

ORDINANCE NO. 2067-06
by the Plan Commission

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE PURPOSE OF
CONSTRUCTING AN APPROXIMATE 24,150 SQ. FT. ADDITION WITH 148
STALL PARKING LOT ADDITION TO THE EXISTING CHURCH AT
BROOKFIELD CHRISTIAN REFORMED CHURCH,
14155-14135-14025 BURLEIGH ROAD and 3085-3055 N. LILLY ROAD**

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on the 8th day of May, 2006; and

WHEREAS, notice of said hearing was duly given as required by law, and the Common Council received the Plan Commission report on the said request prior to final Council action thereon.

NOW, THEREFORE, the Common Council of the City of Brookfield do ordain as follows:

PART I. Pursuant to Section 17.108.050 of the Municipal Code, there is hereby granted a conditional use for the purpose of constructing an approximate 24,150 sq. ft. addition to the existing church with a 148 stall parking lot addition at Brookfield Christian Reformed Church, 14155, 14135, 14025 Burleigh Road and 3085, 3055 N. Lilly Road.

PART II. Brookfield Christian Reformed Church is located at 14135 W. Burleigh Road and is identified as Parcel 1 in CSM No. 6517. The site is zoned "R-2" Single-family Residence District. Parcel 2 of CSM No. 6517 located at 14155 W. Burleigh Road is Milwaukee Christian Church. It is also zoned "R-2" and governed by the previous conditional use ordinances as well conditional use ordinances no. 1643 and 1736. Although both uses are located on separate parcels, they share parking facilities and development characteristics. Floor Area Ratio, lot coverage and landscape surface area have been calculated across the balance of the two parcel's building area. Brookfield Christian Reformed Church acquired three adjacent single-family homes located at 14025 W. Burleigh Road, 3055 and 3065 N. Lilly Road. Brookfield Christian Reformed Church proposes razing the homes and consolidating the property with the aforementioned lands to create one lot via certified survey map for the purpose of constructing an approximate 24,150 sq. ft. church addition and a 148 stall parking lot expansion to accommodate growth in the church in order to return to one service on Sundays and use the remainder of the space for Sunday school and ministry activities.

PART III. Churches and schools are classified as conditional uses and regulated by section 17.108 of the Municipal Code. Conditional uses are permitted in any zoning district subject to a public hearing process and approval of plan and method of operation. The size of the building addition, additional lot coverage and expansion of the conditional use boundary requires a public hearing per Section 17.108.050 B.1.a. of the Municipal Code.

PART IV. Said approval is subject to all conditions listed in the July 10, 2006, Plan Commission minutes.

PART V. The land upon which the conditional use is proposed is described as follows: Lots 1, 2, and 3 of Certified Survey Map No. 1650, Section 14, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin; a.k.a. 14025 W. Burleigh Road, 3065 N. Lilly Road and

3055 N. Lilly Road, respectively; and

Parcel 1 of Certified Survey Map No. 6517, Section 14, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin; a.k.a. 14135 W. Burleigh Road; and

Parcel 1 of Certified Survey Map No. 8741, Section 14, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin; a.k.a. 14155 W. Burleigh Road.

PART VI. This ordinance shall be in full force and effect from and after its passage and publication.

ADOPTED AND APPROVED ON July 18, 2006

Kristine A. Schmidt, City Clerk

Jeff R. Speaker, Mayor

Published: July 27, 2006