

Resolution Number \_\_\_\_\_ for the City of Brookfield, Wisconsin

Resolution Title: Revision of Plan and Method of Operation for 400 S. Moorland Road

*WHEREAS*, the property owner of 400 S. Moorland Road, submitted an application for a Revision to Plan and Method of Operation for Westmoor Country Club, requesting a 2,000 sq. ft. addition and a 2,700 sq. ft. covered patio addition to the existing building located at 400 S Moorland Road; and

*WHEREAS*, the property is zoned REC Recreational District, Chapter 17.84 which permits a golf course; and

*WHEREAS*, the Planning Staff reports the proposed building addition architecture and site development improvements meet the City’s “Site Development and Landscape Standards”; and

*WHEREAS*, the Plan Commission considered the application for the Revision to Plan and Method of Operation, as required by Section 17.100.070.A. – D., and found it:

- Will not have a substantial adverse effect on traffic safety because the proposed use is substantially similar to the previously approved business operation and the traffic demand will generate less than the 100 vehicles per peak hour -- below the threshold that the City requires a traffic analysis under §17.100.050.J.2.; and
- Will be consistent with the Municipal Code because it meets the requirements therein; and
- Will be adequately served with present or planned municipal services based upon demand for such services in comparison to existing conditions for the subject property – parcel is adequately served by existing City sewer and City water main and the proposed site improvement will not affect the use of such utilities; and
- Will be substantially in conformance with the most recent edition of the Site Development and Landscape Standards, dated April 19, 2022, where applicable, because the proposed building architecture and site improvements fulfill the stated standards therein; and

*WHEREAS*, the Plan Commission recommended approving location, the Revision to Plan and Method of Operation, and the suitability of the site for the use requested at its August 7, 2023, meeting.

*NOW, THEREFORE, BE IT RESOLVED*, that the City of Brookfield Common Council conditionally approves the Location and the Revision to Plan and Method of Operation, at 400 S. Moorland Road, for the 2,000 sq. ft. addition and a 2,700 sq. ft. covered patio addition to the existing clubhouse building for the country club/golf club operation of Westmoor Country Club in accordance with the Site Operations and Development Plans, attached as Exhibit A, and incorporated herein as follows:

Compliance with technical corrections from City staff on the site plan, building plan, and elevations;

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*BE IT FURTHER RESOLVED*, that if substantial progress towards the building addition and the occupation and use of the premise has not occurred by August 15, 2025, then this approval expires as provided in City of Brookfield Municipal Code Section 17.100.080.A.

*BE IT FURTHER RESOLVED*, that the proper city official(s) be hereby authorized and directed to carry out the council's action, including, but not limited to signing documents, implementing technical revisions to documents to effectuate the best interest of the City, and correcting scrivener's errors.

Adopted this 15 August 2023.

Approved:

Mayor Steven V. Ponto

Attested:

City Clerk Michelle Luedtke

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## **EXHIBIT A**

Exhibit A:

- Owner: Westmoor Country Club
- Hours of operation: 7:00 am until 10:00 pm daily
- Statement of Operations/Application Letter by Daniel Morn, General Manager of Westmoor Country Club.
- Civil plan dated: June 28, 2023 by Viericher, including technical corrections presented by the City Engineering Division
- Building plans, elevations, renderings dated: July 3, 2023 by Kahler Slater, including technical corrections
- Compliance with site access, fire suppression, and alarm requirements specified in a missive dated July 11, 2023 by Fire Chief David Mason

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