

Resolution #_____ of the City of Brookfield, Wisconsin

Resolution Title: Minor Revision of Plan and Method of Operation for 1005 S. Moorland Road

WHEREAS, the property owner of 1005 S. Moorland Road, submitted an application for a Minor Revision of Plan and Method of Operation for IHOP Restaurant requesting exterior building architecture modifications to add trade dress for the existing building located at 1005 S. Moorland Road; and

WHEREAS, the property is zoned B-5 Gateway Business District, Chapter 17.65 which permits dine-in restaurants; and

WHEREAS, the Planning Staff reported that the proposed building architecture improvements and trade dress application meet the City's "*Site Development and Landscape Standards*",

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

- A. 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
- B. Will be consistent with the Municipal Code because it meets the requirements therein; and
- C. 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
- D. 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 the Council approve the Minor Revision of 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 approves the Minor Revision of Plan and Method of Operation, for IHOP restaurant at 1005 S. Moorland Road, and for modification to the exterior building architecture and application of trade dress, in accordance with IHOP Brookfield Plan Commission Submittal, attached as Exhibit A, incorporated herein.

BE IT FURTHER RESOLVED, that if substantial progress towards the exterior revisions 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.

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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

- Owner: Brookfield Ventures LLC
- IHOP Application Letter by Gurpreet Dhillon, managing member of Brookfield Ventures LLC
- IHOP Brookfield Plan Commission Submittal.pdf
- IHOP Exterior Finishes – Branding Package.pdf
- IHOP Exterior Signs- Branding Package.pdf
- IHOP Exterior Lighting – Branding Package.pdf

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