

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, APRIL 9, 2019**

1. The meeting was called to order at 6:30 p.m. by Mayor Michael Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Excused
	Ms. Denise Collins	Present
	Ms. Christine Hallen	Present
	Mr. Bradley Sponholz	Excused
	Mr. Steve Rogers	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Kristi Johnson – Community Development Manager
Andrew Stern – City Planner

2. Approval of the minutes from the March 12, 2019 meeting.

Motion by Ald. Kastner, seconded by Ms. Collins to approve the March 12, 2019 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the last Common Council meeting.

At the March 19th meeting the public hearing was held for Dunkin' Donuts (7575 W. Cold Spring) and the item was approved as presented.

4A. Special Use Permit for Complete Mobile Drug Testing, to be located at 4805 S. 74 St., Suite B, submitted by Milka Krecak, d/b/a Complete Mobile Drug Testing. (Tax Key No. 617-9983-0147)

4B. Site Plan Review for Complete Mobile Drug Testing, to be located at 4805 S. 74 St., Suite B, submitted by Milka Krecak, d/b/a Complete Mobile Drug Testing. (Tax Key No. 617-9983-0147)

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant is proposing to occupy 1,260 sq. ft. of tenant space for a drug testing business within the Edgewood Center multi-tenant commercial building at S. 74 St. and W. Barnard Ave. The site is zoned C-4 Regional Business District, which permits "All Other Miscellaneous Ambulatory Health Care Services" (NAICS code 621999) as a Special Use. The drug testing business collects urine, hair or saliva samples that go to a certified lab for testing. Most of their customers spend less than 10 minutes in the office for the test. The main reason for testing in the office is for pre-employment or random selections that are requested by an employer. Mobile Drug Testing occasionally receives post-accident and reasonable suspicion/cause donors as well. The business has a 3-year lease term for this particular tenant space. This proposal requires a public hearing, which could be scheduled as early as May 21, 2019.

The applicant moved locations to the most eastern building on the site, applied for building permits for tenant improvements, and started operating without the building permits being closed and without an occupancy permit.

The business will employ six (6) people, two (2) are usually in the office and the other four (4) are usually traveling to employers' businesses or hospitals to conduct work. Hours of operation will be 8:30am – 5:00pm, Monday – Friday.

Site Plan

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in relatively good condition. The proposed tenant requires six (6) parking spaces and the entire multi-tenant commercial building center (two buildings totaling 13,818 sq. ft.) requires 69 off-street parking spaces (5/1,000 sq. ft.). A total of 74 off-street parking spaces are provided on the property.

During a site visit, staff noticed that a sign panel has been added on the monument sign without a sign permit. A permit must be applied for prior to an occupancy permit being issued.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Complete Mobile Drug Testing, to be located at 4805 S. 74 St., Suite B, submitted by Milka Krecak, d/b/a Complete Mobile Drug Testing (Tax Key No. 617-9983-0147), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of an occupancy permit associated with the proposed project reviewed by the Plan Commission.)

1. Common Council approval of the Special Use Permit, following a public hearing.
2. A sign permit being applied for and approved by the Community Development Division.

Milka Krecak was present to answer questions.

Motion by Ald. Kastner, seconded by Ms. Collins, to recommend approval of a Special Use Permit for Complete Mobile Drug Testing, to be located at 4805 S. 74 Street, Suite B, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 617-9983-0147. Motion carried unanimously.

Motion by Mr. Carlson, seconded by Ald. Kastner, to recommend approval of a Site Plan Review for Complete Mobile Drug Testing, to be located at 4805 S. 74 Street, Suite B, subject to Plan Commission and staff comments. Tax Key No. 617-9983-0147. Motion carried unanimously.

- 5A. **Special Use Review for an ownership change to Famous Dave's, an existing business located at 5077 S. 27 St., submitted by Annette Johnson, d/b/a Famous Dave's Ribs, Inc. (Tax Key No. 622-9944-002)**
- 5B. **Site Plan Review for an ownership change Famous Dave's, an existing business located at 5077 S. 27 St., submitted by Annette Johnson, d/b/a Famous Dave's Ribs, Inc. (Tax Key No. 622-9944-002)**

Items 5A and 5B may be considered together.

Overview and Zoning

Famous Dave's Ribs, Inc. ("franchisor") is purchasing the Famous Dave's location at 5077 S 27th from Team R n B Wisconsin LLC ("franchisee"). The location is zoned C-2 Community Commercial District, which allowed restaurants as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The location will still be operated under the name Famous Dave's and will not incur any significant changes to the location. No construction will take place to the interior or exterior of the building structure. The hours of operation will remain the same, which are 11:00 am to 10:00 pm, daily.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site appears to be in relatively good condition. A few site conditions should be fixed/addressed prior to an occupancy permit being issued:

1. Remove catering vehicles/storage from the parking lot.
2. Cleaning of grease/stains on the concrete slab in front of the refuse container enclosures.
3. Remove unpermitted banner on east facing façade.
4. Clean up garbage around perimeter of site.
5. Repainting weathered/peeling louvered shutters.
6. Remove all outdoor storage items adjacent to building along south elevation.
7. Construct a fence to screen employee door and sidewalk on south elevation.

Off-street parking required per code for Famous Dave's = 141 (20 spaces per 1,000 sq. ft.)

TOTAL off-street parking provided (based off of site plan) = 85

Staff recommends that this item be expedited to the April 16, 2019 Common Council meeting.

Recommendation: Recommend Common Council Approval of the Special Use Review and Site Plans for Famous Dave's, an existing business located at 5077 S. 27 St., submitted by Annette Johnson, d/b/a Famous Dave's Ribs, Inc. (Tax Key No. 622-9944-002), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of an occupancy permit associated with the proposed project reviewed by the Plan Commission.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show a fence screening the concrete slab and sidewalk adjacent to the south façade.
2. A letter from the applicant stating the following: (a) all catering vehicles will be stored off-premises; (b) grease and stains on the concrete slab in front of the refuse container enclosures will be cleaned by July 2019; (c) unpermitted banner will be removed immediately; (d) garbage around the site has been removed; (e) louvered

shutters will be repainted by July 2019; (f) no materials will be stored outside; (g) a wood fence will be constructed the concrete slab and sidewalk adjacent to the south façade.

No one was present on behalf of Famous Dave's to represent this item.

Ms. Hallen questioned the timeframe to complete the requested improvements. Mr. Stern replied the refuse area and shutter items are to be completed by July, 2019, and the fence by July 2020.

Motion by Mayor Neitzke, seconded by Ms. Hallen, to recommend approval of a Special Use Review for an ownership change to Famous Dave's, an existing business located at 5077 S. 27 Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 16th Common Council meeting. Tax Key No. 622-9944-002. Motion carried unanimously.

Motion by Ald. Kastner, seconded by Ms. Collins, to recommend approval of a Site Plan Review for an ownership change to Famous Dave's, an existing business located at 5077 S. 27 Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 16th Common Council meeting. Tax Key No. 622-9944-002. Motion carried unanimously.

- 6A. **Special Use Permit for Evan Miller Tattoo & Fine Art, a proposed tattoo shop to be located at 4840 S. 76 St., submitted by Evan Miller, d/b/a Evan Miller Tattoo & Fine Art. (Tax Key No. 617-9983-012)**
- 6B. **Site Plan Review for Evan Miller Tattoo & Fine Art, a proposed tattoo shop to be located at 4840 S. 76 St., submitted by Evan Miller, d/b/a Evan Miller Tattoo & Fine Art. (Tax Key No. 617-9983-012)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant seeks to operate a single-artist operated tattoo studio, renting a suite out of Phenix Salon Suites at 4840 S. 76 St. The multi-tenant commercial building site is zoned C-4 Regional Business District, which would allow a tattoo parlor as a Special Use. The applicant is a Wisconsin-licensed artist with one-year of in-shop experience from 2012-2013. The applicant has a background in art and has spent time studying art styles, technique, and the theory of the tattoo craft. He has extensive knowledge of the tattoo application process, tattoo aftercare, as well as the best equipment, supplies, and products. The applicant will not have additional employees and will have hours of operation of 12:00pm – 9pm, daily.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use permits. The site is primarily paved parking surface with a number of landscaped islands. There is one refuse container for the multi-tenant building located on the adjacent parcel of the former Outback Steakhouse restaurant. The site is in good condition, though staff did observe damage to the base of the monument sign. Staff recommends the base of the monument sign is repaired prior to occupancy.

Staff recommends that a public hearing be scheduled for this item, as soon May 21, 2019.

Recommendation: Recommend Common Council Approval of the Special Use Permit and Site Plans for Evan Miller Tattoo & Fine Art, a proposed tattoo shop to be located at 4840 S. 76 St., submitted by Evan Miller, d/b/a Evan Miller Tattoo & Fine Art. (Tax Key No. 617-9983-012), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of permits and occupancy associated with the proposed work reviewed by the Plan Commission.)

1. Common Council approval of the Special Use Permit, following a public hearing.
2. Repair/reconstruction of the concrete base of the monument sign located on the northwest corner of the subject parcel.

Evan Miller was present to answer questions.

Motion by Ms. Hallen, seconded by Ms. Collins, to recommend approval of a Special Use Permit and a Site Plan Review for Evan Miller Tattoo & Fine Art, a proposed tattoo shop to be located at 4840 S. 76 Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 617-9983-012. Motion carried unanimously.

- 7A. Special Use Review for a tenancy change to New Massage, an existing business located at 4158 S. 108 St., submitted by Bo Chen, agent, and Guihong LiMay, d/b/a New Massage. (Tax Key No. 567-9972-004)**
- 7B. Site Plan Review for a tenancy change to New Massage, an existing business located at 4158 S. 108 St., submitted by Bo Chen, agent, and Guihong LiMay, d/b/a New Massage. (Tax Key No. 567-9972-004)**

Items 7A and 7B may be considered together.

Overview and Zoning

Guihong Li-May is the prospective buyer of the existing New Massage foot and body massage business at 4158 S. 108 St. New Massage occupies approximately 1,790 sq. ft. within the existing multi-tenant commercial building. The property zoned C-4 Regional Business District, which allows a massage business as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The new owner will operate New Massage in the same manner as it is currently run. The business hours of operation are 9 am to 10 pm, seven (7) days per week. The applicant will initially be the only employee but may hire up to two (2) independent contractors to work out of the space. The business has been open for four (4) years in the current location. The applicant has four (4) years of experience in the massage profession and is properly licensed in Wisconsin.

Site, Landscaping, Lighting and Architectural Plans

The perspective business owner does not plan any exterior building alterations. The site is in good condition with grass and landscaping on the west and north of the building. Staff observed doors on the trash enclosures on the north and south of the property left open. Additionally, trash was seen in the alley behind the building. These conditions

were also observed at this location at the time of the Jazzercise Special Use review in January 2019. Staff has again reached out to the landlord to address the garbage and open refuse container doors.

Off-street parking required per code for New Massage = 8 (4 spaces per 1,000 sq. ft.)

Off-street parking required for all other uses: 104

TOTAL off-street parking provided (based off of site plan) = 85

Staff recommends that this item be expedited to the April 16, 2019 Common Council meeting.

Recommendation: Recommend Common Council Approval of the Special Use Review and Site Plan New Massage, an existing business located at 4158 S. 108 St., submitted by Bo Chen, agent, and Guihong LiMay, d/b/a New Massage. (Tax Key No. 567-9972-004), subject to Plan Commission comments and staff comments, to be expedited to the April 16, 2019 Common Council meeting.

The future operator of the business was present, along with her interpreter, to answer questions.

The operator was questioned by the Plan Commission as to when the business will close nightly (10:00 pm; perhaps 9:00 pm), the number of employees (one initially, potentially will expand to three), if she had operated a similar business previously (yes), and if she was State licensed in massage (yes). Also, it was noted by Ms. Johnson that this business was reviewed by the Police Department, as is our policy for this type of use.

Motion by Mr. Carlson, seconded by Mayor Neitzke, to recommend approval of a Special Use Review and a Site Plan Review for a tenancy change to New Massage, an existing business located at 4158 S. 108 Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 16th Common Council meeting. Tax Key No. 567-9972-004. Motion carried unanimously.

- 8A. Special Use Permit for World Class Tattoo Co., a proposed tattoo shop to be located at 6213 S. 27 St., submitted by Francisco Flores, d/b/a World Class Tattoo Co. (Tax Key No. 691-9841-015)**
- 8B. Site Plan Review for World Class Tattoo Co., a proposed tattoo shop to be located at 6213 S. 27 St., submitted by Francisco Flores, d/b/a World Class Tattoo Co. (Tax Key No. 691-9841-015)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant seeks to operate a tattoo and body piercing studio, leasing a 720 sq. ft. location at 6213 S. 27 St. The multi-tenant commercial building site is zoned PUD Planned Unit Development, which would allow a tattoo parlor as a Special Use. The applicant has over twenty (20) years of experience as a tattoo artist and ten (10) years of experience with body piercing. The applicant has owned his current tattoo business since 2009 and has been at his current address for the past eight (8) years. This will be the applicant's second location. The applicant will have five (5) employees and will have hours of operation of 12:00pm – 8:00 pm, Tuesday to Saturday.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use permits. The parcel contains two (2) multi-tenant commercial buildings with a large shared paved parking lot with a number of landscaped islands.

The site is in need of improvements. There are numerous refuse containers behind both of the multi-tenant commercial buildings. These should be removed and consolidated to larger containers within four-sided board-on-board enclosures with personnel doors. The fence along the west property line is in disrepair and needs replacement. The site was littered with trash and debris, which should be removed and cleaned up prior to occupancy. Staff recommends that the Plan Commission grant an extension of time/phased site and landscaping improvement plan, allowing the property owner time to complete the improvements by July, 2020.

Off-street parking required per code for World Class Tattoo Co. = 18 (2 spaces per chair, plus 1 spare per employee)

Off-street parking required for all other uses: 314

TOTAL off-street parking provided (based off of site plan) = 317

Staff recommends that a public hearing be scheduled for this item, as soon May 21, 2019.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plans for World Class Tattoo Co., a proposed tattoo shop to be located at 6213 S. 27 St., submitted by Francisco Flores, d/b/a World Class Tattoo Co. (Tax Key No. 691-9841-015), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of occupancy associated with the proposed work reviewed by the Plan Commission. All work associated with the proposed project is to be completed prior to September 30, 2021.)

1. Common Council approval of the Special Use Permit, following a public hearing.
2. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: reconstruction of a board-on-board fence along the west property line.
3. A letter from the property owner indicating that all trash and storage behind the buildings has been removed and the property cleaned up.

Both Mr. Flores, the applicant, and J.J. Alaily, the property owner, were present to answer questions. Mr. Stern gave a review of the item and noted several issues at the site relating to garbage and screening. Mr. Alaily stated that they have recently taken on a new property management company and are in the process of cleaning up the site. Mr. Alaily questioned the City's desire for a new dumpster enclosure, as he feels that is a huge additional expense when they have been putting a substantial amount of money into the center recently. Discussion occurred that tenants are responsible for their trash removal arrangements and often don't want to spend more money for additional dumpsters/increased pick-ups. It was noted that to have loose trash at a site is never acceptable, and this property will be monitored by Code Enforcement for compliance.

Also, it was reiterated that there is a need to maintain fencing, which is an ongoing request of the City at this site. Board-on-board fencing needs to be used. A completion date for the construction of new fencing along the west property line of September 30, 2021 is being granted.

Motion by Mr. Carlson, seconded by Mr. Krenz, to recommend approval of a Special Use Permit and a Site Plan Review for World Class Tattoo Co., a proposed tattoo shop to be located at 6213 S. 27 Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 691-9841-015. Motion carried unanimously.

- 9A. Special Use Review for an ownership change to BP, an existing gas station and convenience store located at 4405 W. Loomis Rd., submitted by Bilal Amjad, d/b/a Ali's Group, Inc. (Tax Key No. 620-9989-003)**
- 9B. Site Plan Review for an ownership change to BP, an existing gas station and convenience store located at 4405 W. Loomis Rd., submitted by Bilal Amjad, d/b/a Ali's Group, Inc. (Tax Key No. 620-9989-003)**

Items 9A and 9B may be considered together.

Overview and Zoning

Mr. Amjad is purchasing the existing BP gas station and convenience store located at 4405 W. Loomis Rd. The property is zoned C-3 Highway and Commercial Service Business District, which permits gas stations with convenience store as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The new owner will operate the gas station and convenience store in the same manner as is currently run. Hours of operation will be 24 hours/day, seven (7) days/week. Mr. Amjad currently operates another gas station/convenience store in Greenfield located at 5909 S. 27 St.

Site Plan

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site appears to be in relatively good condition. A few site conditions should be fixed/addressed prior to an occupancy permit being issued:

1. Clean up piles of salt located next to the canopy poles.
2. Remove all outdoor storage (windshield wiper fluid, fire wood, salt bags, drums of liquid near the car wash entrance, etc.)
3. Clean up garbage around perimeter of site.
4. Remove old sign posts with no sign attached.

In addition, the property does not have a refuse enclosure and shares the enclosure with the abutting Paul's Liquor property to the south. Today, these two properties are under one ownership. With the proposed ownership change, some sort of agreement needs to be entered into between the two (2) property owners for the sharing/use of the refuse enclosure/container located at 4415 W. Loomis Rd. The agreement must be provided to the Community Development Division prior to an occupancy permit being issued.

Staff recommends that this item be expedited to the April 16, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for an ownership change to BP, an existing gas station and convenience store located at 4405 W. Loomis Rd., submitted by Bilal Amjad, d/b/a Ali's Group, Inc. (Tax Key No. 620-9989-003), subject to Plan Commission comments, staff comments, and the following conditions, to be expedited to the April 16, 2019 Common Council meeting:

(Items 1 and 2 are required to be satisfied prior to the issuance of an occupancy permit associated with the proposed project reviewed by the Plan Commission.)

1. A letter from the applicant stating the following: (a) piles of salt located next to the canopy poles are cleaned up; (b) all outdoor storage (windshield wiper fluid, fire wood, salt bags, drums of liquid near the car wash entrance, etc.) is removed from the property; (c) garbage around perimeter of site is cleaned up; and, (d) old sign posts with no sign attached are removed from the property.
2. A copy of an easement agreement between the owners of 4405 and 4415 W. Loomis Rd. for the use/access of the refuse enclosure/container located at 4415 W. Loomis Rd.

The owner was unable to attend tonight's meeting as he is out of the country.

Motion by Ald. Kastner, seconded by Ms. Collins, to recommend approval of a Special Use Review and a Site Plan Review for an ownership change to BP, an existing gas station and convenience store located at 4405 W. Loomis Road, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 16th Common Council meeting. Tax Key No. 620-9989-003. Motion carried unanimously.

- 10A. **Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 7631 W. Holmes Ave. from Single Family to Planned Business. (Tax Key No. 616-0002-000)**
- 10B. **Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 7631 W. Holmes Ave. from R-2 Single-Family Residential Conservation District to C-4 Regional Business District and rezoning the property located at 7611 W. Holmes Ave. from C-2 Community Commercial District to C-4 Regional Business District. (Tax Key Nos. 616-0002-000 and 616-0001-001)**
- 10C. **Certified Survey Map to combine two existing parcels located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects and Kevin Mottlowitz, d/b/a GMX Real Estate Group, LLC. (Tax Key Nos. 616-0002-000 and 616-0001-001)**
- 10D. **Site, Landscaping and Architectural Review for proposed new construction of a multi-tenant commercial building, to be located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects and Kevin Mottlowitz, d/b/a GMX Real Estate Group, LLC. (Tax Key Nos. 616-0002-000 and 616-0001-001)**

The developer, GMX Real Estate Group, LLC is proposing the acquisition and consolidation of 7611 W. Holmes Ave. and 7631 W. Holmes Ave. for a combined +/- 1.2 acre site at the southwest intersection of S. 76 St. and W. Holmes Ave. The developer is proposing a commercial project which encompasses one (1) proposed building,

approximately 9,836 sq. ft. in size, with a drive-thru facility to accommodate approximately three (3) tenants. With the successful tenant openings in the 84 South project in the trade area, the developer stated that there continues to be strong potential demand for additional restaurants and retailers who have a desire to locate within the Greenfield marketplace. GMX Real Estate Group has substantial leasing interest from a number of national and regional restaurants. The intention is to start construction in Fall 2019 with planned tenant openings scheduled for Summer 2020.

The project development team consists of: Andrew Goodman, Kevin Mottlowitz and Paul Takacs of GMX Real Estate Group, LLC; Mike Colombo and Scott Shust of JTS Architects; Scott DiGilio and Matt Whisler of RTM Engineering; and, Tod Stanton of Design Perspectives. Collectively, the development team is based in the Chicagoland area but has been involved with in excess of 8,000,000 sf of retail projects across the country. A few of the teams' most recent Wisconsin-based projects include The Shoppes of Lake Geneva, which includes Starbucks, AT&T, MOD Pizza, Game Stop and Aspen Dental; and The Shoppes at Drexel Square in Oak Creek, which includes Potbelly Sandwich, Five Guys Burgers, MOD Pizza, Orange Leaf Frozen Yogurt and Men's Hair House.

GMX Real Estate Group is seeking to rezone both development parcels to C-4 Regional Business District. The western parcel, 7631 W. Holmes Ave., is currently zoned R-2 Single-Family Residential Conservation District, and the eastern parcel is currently zoned C-2 Community Commercial District. The developer is also requesting the Plan Commission and Common Council to consider a Land Use Map Amendment to the 2008 City of Greenfield Comprehensive Plan for the western residential property. The Land Use Map identifies that parcel as remaining Single Family. The proposed amendment would change that parcel's land use to PB Planned Business, consistent with the parcels fronting S. 76 St. (see map to the right, highlighting commercially-development parcels on the west side of S. 76 St., in green hatch-style, INCLUDING the proposed residential parcel located at 7631 W. Holmes Ave., which is colored blue next to the pink already-commercially-zoned parcels).

The Comprehensive Land Use Map amendment request requires a lengthier public input process, where State Statutes require a 30-day public comment period after the publication of the request. This pushes the public hearing out to June 18, 2019, also considering the fact that the Common Council does not meet on the first Tuesday of the month during the summer.

The developer is also seeking zoning exemptions for parking (shortage) and setbacks, which will be discussed more in detail. GMX Real Estate Group anticipates at least one (1) future tenant to require a Special Use Permit (likely some sort of restaurant use with an outdoor patio area). A wide range of retail, restaurant and related land uses are permitted within this zoning district and this district is intended to provide the principal zoning district for commercial development.

The concept plan for this proposal was before the Plan Commission on December 11, 2018, at which time the majority of the Plan Commission expressed a positive desire for the development. Two (2) neighborhood meetings were held on January 3, 2019 and February 13, 2019. The developer spent a considerable amount of time and resources modifying the site plan for the second neighborhood meeting, after several meetings with City staff to discuss traffic concerns that were voiced during the first neighborhood

meeting. The developer is proposing two (2) different site layouts: one (1) with a right-out-only driveway onto W. Holmes Ave., and the second, completely closing off W. Holmes Ave. at the western lot line of the proposed development, in line with Art's Cameras Plus to the north.

Certified Survey Map

The developer is proposing to purchase and combine two (2) separate parcels, into one 1.2577-acre parcel.

Site, Landscaping and Architectural Plans

At the recommendation of the City, the developer has explored an alternative site plan where W. Holmes Ave. is closed at the western lot line of 7631 W. Holmes Ave., lining up with the western lot line of Art's Cameras Plus. The proposed street closure addresses an existing traffic issue where cars cut through W. Holmes Ave. at a fast pace, heading to or from S. 76 St., and it addresses concerns that added traffic from the proposed shopping center development, will not be able to go west into the residential neighborhood and will be forced to exit onto S. 76 St. The developer also is proposing an alternative site plan where W. Holmes Ave. remains open, and traffic existing the proposed shopping center development will physically be forced to turn right/east only, towards S. 76 St., keeping new traffic out of the western residential neighborhood. The developer and City staff, including the Engineering Department, would prefer to see the closure of W. Holmes Ave. vs. the alternative site layout of keeping W. Holmes Ave. open and forcing a right-only exist out of the proposed site.

If approved, many details regarding the closure of W. Holmes Ave. need to be worked out. Two (2) options include the City vacating the right-of-way, which requires a lengthy public hearing and approval process where the north and south abutting property owners would be offered the opportunity to purchase half of W. Holmes Ave. This would require extensive easement agreements between the City (and possibly other governmental agencies) and the property owners for all underground and aboveground utilities. The other option would be to keep W. Holmes Ave. as a public right-of-way. These details have yet to be worked out, pending the decision on whether or not to close W. Holmes Ave.

Staff recommended that the developer design the site layout with the building as close to the street frontage as possible, preserving the urban edge with a building rather than a parking lot. This results in the building encroaching within the C-4 setback requirements. Per Sec. 21.04.0304 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration."

The proposed site layout includes the 25-ft. high, ±9,800 sq. ft. building constructed in the northeast corner of the site, abutting S. 76 St. and W. Holmes Ave. The construction of a new pedestrian sidewalk connecting the site to S. 76 St. along W. Holmes Ave. is included in the site design. The parking will be located in the long north/south section of the reverse L-shaped site, west of the building. The drive-thru will start on the south side of the building, wrap along the east end abutting S. 76 St., and finish on the north side of the building, guiding traffic to the driveway entrance on the far northwest corner of the site. The refuse enclosure will be located just southwest of the drive-thru entrance. Staff commented to the developer that some details need to be worked out regarding the

ability of tenant staff to roll garbage containers out to the enclosure—a sidewalk likely needs to be added along the south building façade to accommodate refuse takeout. Minor site details such as these can be worked between the developer and staff after City approvals.

Three (3) landscape islands are located within the parking field and perimeter landscaping is supplied along S. 76 St., W. Holmes Ave., along the eastern property line south of the building, along the most southern property line, and along the entire western property line. An 8-ft. board-on-board wood fence is proposed along the western portion of the southern property line. The eastern portion of the southern property line abuts a commercial property, Kessler's. There is not room on the proposed site plan for landscaping, as the drive-thru is situated along the property line. Kessler's property has some landscaping along their northern-most property line. The developer is proposing a 6-ft. high board-on-board wood fence along the entire western property line, which would continue north into the proposed t-intersection/dead end of W. Holmes Ave., and would connect to the existing fence along Art's Cameras Plus' western property line.

The developer is anticipating that some sort of restaurant user would occupy approximately 4,536 sq. ft. of tenant space. The other two (2) tenant spaces would likely be some sort of permitted retail user. If a restaurant user chooses to occupy any space within this building, they would be required to go through a public hearing process in front of the Plan Commission and Common Council. Assuming that users described above would occupy the building, 118 parking spaces would be required, the way the Zoning Code reads today. The proposed development includes a drive-thru, which the developer anticipates would be heavily used, not making parking as demanding as the Code implies it should be. Also, national restaurant users that the developer is soliciting, have a standard 10 spaces/1,000 sq. ft. criteria, which would be met with the proposed site layout for a 4,536 sq. ft. restaurant. The proposal includes 72 off-street parking spaces. The Common Council has historically waived parking shortages for similar developments throughout the City. Again, parking will be re-analyzed if/when a restaurant user goes through the public hearing process. If this shopping center development were to be composed of all retail users, 49 off-street parking spaces would be required (5/1,000 sq. ft.).

The plans include a small 325 sq. ft. outdoor patio area on the northwest corner of the building. The patio includes a 42" black decorative aluminum fence surrounding the perimeter.

Revised refuse enclosure plans need to include a personnel door or opening for employees to enter/exit. The enclosure will be constructed of brick to match the building materials and will be large enough to accommodate two (2) containers. Staff would also request that a detailed truck delivery and refuse pick-up schedule and maneuvering/drop-off route be provided for review.

The building will be constructed of split-face stone and a brick veneer, along with aluminum storefront glazed windows and doors on the entire main base. The upper signage portions of the building will be constructed of a mixture of stone, brick and EIFS. The developer added vertical building differentiations so you can visually see that there are three (3) different tenant spaces. In addition, the roof height varies between 22, 23, 24 and 25 feet. The elevations will include a variety of pre-finished dark bronze and

white aluminum copings, and stone sills and caps will be added where different building materials meet. A mixture of black fabric Sunbrella-type awnings and dark bronze metal canopies are proposed above storefront windows and entrances. Staff does not recommend any changes to the proposed building elevations.

Signage

The shopping center building elevations include tenant signage on all four building elevations, which exceeds the Sign Code's limitations. Given that this building will be highly visible from all four sides, staff recommends approval of the concept of signage on all four sides. A Master Signage Plan will need to be provided.

Recommendation: Recommend Common Council Approval of the Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 7631 W. Holmes Ave. from Single Family to Planned Business, Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 7631 W. Holmes Ave. from R-2 Single-Family Residential Conservation District to C-4 Regional Business District and rezoning the property located at 7611 W. Holmes Ave. from C-2 Community Commercial District to C-4 Regional Business District, Certified Survey Map to combine two existing parcels located at 7611 and 7631 W. Holmes Ave., and the Site, Landscaping and Architectural Review for proposed new construction of a multi-tenant commercial building, to be located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects and Kevin Mottlowitz, d/b/a GMX Real Estate Group, LLC (Tax Key Nos. 616-0002-000 and 616-0001-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 10 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised site and landscaping plans being submitted to the Community Development Division to show the following: (a) a personnel door or opening in the refuse enclosure; (b) landscaping species and quantity modifications at the request of the City Forester, if applicable; (c) grease trap access being relocated, if applicable; and, (d) notation of the location of the metal guard rail on the site plan.
2. A revised Civil Plan Set and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.
3. A lighting/photometric plan being submitted to the Community Development Division for review and approval.
4. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
5. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
6. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permit (if applicable).

7. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
8. All electric powerlines being constructed underground and an electric utility plan being submitted to the Engineering Department for review.
9. A Master Signage Plan being submitted for Plan Commission review.
10. Common Council approval of the Comprehensive Land Use Map Amendment, the rezoning, and the Certified Survey Map.

Ms. Johnson gave a summary of this item to date. Present tonight were the following:

Andrew Goodman, Kevin Mottlowitz and Paul Takacs - GMX Real Estate Group, LLC
Mike Colombo and Scott Shust - JTS Architects
Scott DiGilio - RTM Engineering
John Berghammer - Innovative Construction Solutions

Mr. Goodman then gave a presentation of the project. Mr. Carlson stated he feels the proposed traffic option of closing W. Holmes Avenue west of the proposed development would address the concerns of the residents and also stated that new development lessens the tax burden on individual homeowners. Mayor Neitzke spoke on the ongoing issue with people speeding thru this neighborhood, and how the proposed layout would help to alleviate that problem.

Ms. Hallen questioned the width of the landscaping buffer. It would be 6' with a solid wood fence.

Mayor Netizke spoke on the City's desire to make the best use of a site, while trying to balance the desires of the neighbors and the progression of development. He also spoke on how many zoning and planning practices applied in the past are simply not feasible to today's commercial development.

Ms. Johnson outlined what steps would be needed to proceed. This project would require a public hearing for the Land Use Plan Amendment and the rezoning. Therefore, to meet the 30 day notification requirement, the hearing would be held on June 18th. The public hearing is the place for the expression of public comment and/or any letters of support or opposition. Also, it was noted that any potential future restaurant-type use would require a separate public hearing, following the item appearing before the Plan Commission.

If there will be a closure of Holmes Avenue, than that item would need to appear before the Board of Public Works, followed by a public hearing if the road were to be vacated. If the eastern portion of Holmes Avenue is to be vacated, that procedure would involve the City offering the northern half of the parcel to Art's Cameras Plus and the southern half of the parcel offered to the south property owner. If these changes are made, the road would no longer be Holmes Avenue along 76th Street; it would become a private

drive. The City's Engineering Department is working on all the needed easements and utilities that must be in place for this process. Also, as this would become private property, the City would no longer be responsible for its maintenance, such as plowing.

Motion by Ald. Kastner, seconded by Mr. Rogers, to recommend approval of:

An Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 7631 W. Holmes Avenue from Single Family to Planned Business, subject to Plan Commission and staff comments, and authorize the public hearing to begin.

An Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 7631 W. Holmes Avenue from R-2 Single-Family Residential Conservation District to C-4 Regional Business District and rezoning the property located at 7611 W. Holmes Avenue from C-2 Community Commercial District to C-4 Regional Business District, subject to Plan Commission and staff comments, and authorize the public hearing to begin.

A Certified Survey Map to combine two existing parcels located at 7611 and 7631 W. Holmes Avenue, subject to Plan Commission and staff comments, and subject to Engineering input, and with closure to W. Holmes Avenue, and also with a design consideration to not disturb the driveway of the property to the west of Art's Cameras Plus due to the closure of W. Holmes Avenue.

Tax Key Nos. 616-0002-000 and 616-0001-001. Motion carried unanimously.

Motion by Ald. Kastner, seconded by Mr. Carlson, to recommend approval of a Site, Landscaping and Architectural Review for proposed new construction of a multi-tenant commercial building, to be located at 7611 and 7631 W. Holmes Avenue, subject to Plan Commission and staff comments, subject to Engineering input, and with closure to W. Holmes Avenue, and also with a design consideration to not disturb the driveway of the property to the west of Art's Cameras Plus due to the closure of W. Holmes Avenue. Tax Key Nos. 616-0002-000 and 616-0001-001. Motion carried unanimously.

11. Community Development Manager Report.

Ms. Johnson noted that the an item pertaining to a billboard at the 84 South Development will be presented at the May 14th Plan Commission

12. Adjournment.

Motion by Ald. Kastner, seconded by Ms. Collins, to adjourn the meeting at 8:25 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant