

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, MAY 12, 2015**

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

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

ALSO PRESENT: Charles Erickson – Community Development Manager
Rick Sokol – Director of Neighborhood Services
Alderson Bruce Bailey
Casey Steinke – Planning Department Intern

2. Motion by Ms. Collins, seconded by Ms. Hallen, to approve the April 14, 2015 minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meetings held on April 21st & May 5th. At the April 21st meeting the following items were approved as presented: Change of Operator at Subway (4166 S. 108th Street), Change of Operator at The Tower Restaurant (6869 W. Forest Home), the Special Use for Eats & Treats (5442 W. Forest Home), and the Verizon co-locate item at the Law Enforcement Center (5300 W. Layton). There were no Plan Commission items at the May 5th Common Council meeting.

4. Joshua Willbanks, 5407 Lory Drive, Greendale, WI 53219 requests a Special Use to open ‘Dane Junction Antique Mall’ in the former Greenfield News & Hobby building at 6815 W. Layton Avenue; intent is to have antique dealers setting up individual spaces to display and sell their items; Mr. Willbanks currently owns/operates D.J.’s Antiques at 4805-B S. 74th Street; Special Use needed for a ‘used merchandise store’. [[Item initially reviewed at April PC but Held Over to this meeting.]] Tax Key #617-0117.

1. Background: *This is a follow up to the initial submittal at the April PC which authorized the public hearing process to begin. That public hearing will be at the May 19th CC meeting.*

The owners/operators of the existing D.J.’s Antiques & Consignment at 4805-B South 74th Street since 2009, have submitted a proposal for the vacant GF News & Hobby property at 6815 W. Forest Home, to create ‘Dane Junction Antique Mall’ (DJAM) where antique dealers would be allowed to set up individual spaces for display and sell their items. DJAM will collect rent for the rented spaces and manage the operations of the mall. All persons selling items must meet the guidelines set forth by DJAM. This 6815 parcel is approx. 42K s.f., and the building is approx. 15K s.f.

See attached lengthy submittal which includes:

- PC application
- Description of Services & Operations and Conclusion
- License Agreement

- Rules & Regulations
 - Dealer Information
 - Preliminary Floor Plan
 - Several pages of pictures for both the existing building interior and site/building exterior
 - Several pages of pictures of types of merchandise
 - Excerpt of the NAICS list for #453310 – Used Merchandise Stores, of which ‘antique shops’ is an example of categorized uses.
2. Architectural Review/Exterior Materials: No changes are proposed.
 3. Parking/Traffic Flow/Access/Curbed Parking Lot: The attached narrative includes 1 handicapped stall (2 are required for the existing number of stalls; only 1 seems to have been originally installed). No changes proposed. There are approx. 50 parking stalls on-site.
 4. Lighting (building & site): There may be a need to add emergency egress lighting.
 5. Signage: There is no proposal yet, but naturally the existing sign face will change to reflect the different business use. Discussion at the last PC meeting involved the idea of shifting the free-standing sign easterly (i.e. sight-lines) and making a smaller monument style sign as a result given the tightness of that front yard area.
 6. Dumpster/Screening/Gated (materials used): Will using existing enclosure at the SE corner of the building.
 7. Landscaping/Buffer Yard: No specific changes proposed yet, but as the pictures show this site has very limited landscaping. Accordingly, staff would suggest that this Special Use timing process enables some type of improved landscaping plan to be prepared. That could include, but not be limited to, the following: add some foundation plantings along the north side of the building near the main entrance; add some trees along the existing grass area on the east side of the parcel; and/or expand the existing landscaping areas at the NW and NE corners of the parcel by ‘losing’ a few parking stalls.

This proposed landscaping plan should be prepared/finalized in time for the public hearing in 4 – 6 weeks at that CC meeting.

8. Landscaping Cash Deposit/Letter of Credit: When a landscaping plan is submitted, the following are pertinent financial security requirements: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
9. City Forester Site Inspection: Would occur later upon submittal of a landscaping plan.
10. Hours of Operation: Daily, 10 a.m. – 7 p.m.
11. Sidewalks: Some type of defined pedestrian access is needed to/from the main entrance to/from the sidewalk either on Layton or on 68th Street. That could be an actual sidewalk from 68th Street (i.e. some grade issue though) or pavement stripping through the front parking lot.
12. Fire Department: To be determined.
13. Police Department: Issue #1: In other communities, these antique malls have sometimes turned into “indoor flea markets”. Note concerns regarding garbage and discarded items accumulating behind store. Issue #2: Special use for “used merchandise”. Does this mean the special use could then be transferred to Goodwill, St. Vincent or Salvation Army? Isn’t there a different category that would limit the use to “antiques”?
14. Engineering Comments: There is a chronic drainage/seepage issue which the owner needs to investigate: water seeps from the ground onto the sidewalk to the east, the source of which is currently unknown.
15. Miscellaneous:
 - A building permit will be required if any cubicle or other permanent walls are being constructed.

- A 'second-hand' license will need to be obtained from the City Clerk's office as well. It could be considered at the same CC meeting when the public hearing is to be held – depending upon when that application is taken out.

Via these PC notes, DJAM will be informed about the formal public hearing process involving a Special Use request in that these are held at a CC meeting typically 4 – 6 weeks after the PC has made a recommendation to the CC. Part of the process involves mailing the hearing notice to all property owners within 400' of the parcel boundaries about 2 weeks in advance of the mtg., along with a single notice in the GF NOW weekly newspaper. Furthermore, as a practical matter, staff also suggests that when applicants who have a project that requires a formal public hearing at a future CC meeting, that it can be important to make an effort to 'reach-out' to the now affected neighboring property owners in advance of the formal public hearing so that the impacted property owners are better informed about what is actually being proposed earlier than later. This is done by staff providing electronically the exact same property owner mailing list based upon the same 400' radius line. An applicant can host a neighborhood information meeting on-site or at a separate location or here at the City Hall or go door-to-door, or do a mailing, etc. The list was forward to DJAM on April 28th.

One of the conditions of the Special Use approval at the 4805 location was that no auctions will be allowed. That same feature needs to be applicable here as well.

Recommendation: Forward a favorable recommendation to the May 19th Common Council, subject to Plan Commission and staff comments.

Ald. Kastner questioned if a landscape plan showing the requested additional landscaping had been submitted to which Mr. Erickson said nothing had been submitted, and neither of the applicants are here either. As it was part of the requirement and was requested at the April Plan Commission it will need to be presented before the May 19th Common Council meeting. Discussion on a possible drainage problem where on the east side there is a slight bank, where water seeps through the ground and can create an icy condition on the sidewalk. There hasn't been any success in identifying a way to correct this matter; however, this is the time to address it and investigate it once again. Also noted was the large monument sign, of which the current placement causes a sight-line and maneuvering capability problem, therefore it needs to be moved to a better location.

Motion by Ms. Hallen, seconded by Ms. Collins, to recommend approval of a Special Use to open 'Dane Junction Antique Mall' in the former Greenfield News & Hobby building at 6815 W. Layton Avenue; subject to Plan Commission and staff comments, and authorize this item to be expedited to the May 19th Common Council meeting. Tax Key #617-0117. Motion carried unanimously.

5. Gurmeet Arora, Arora Trading Inc., 6963 S. Carmel Drive, Franklin, WI 53132 requests a Special Use Review as the new owner/operator of Jen's Liquor Store at 4312 W. Howard Avenue, Tax Key #555-8979.

1. Background: Gurmeet Arora is looking to take over Jen's Liquor store, with no change in operation. The last Special Use Review was approved in November 2010.
2. Miscellaneous: One of the conditions of that earlier approval was that the 'ice storage container' which is outside now, needs to be inside the building. That situation remains 'open' because the ice chest is still outside. However, it should be noted that Mr. Arora has discussed with staff the idea of removing the garage building and replacing it with a small building addition.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the May 19th Common Council meeting.

Gurmeet Arora's brother was present to answer questions.

Mayor Neitzke mentioned to the applicant that there are rules for temporary signage and asked that they abide by them, which Mr. Arora agreed.

Motion by Mr. Carlson, seconded by Mr. Sponholz, to recommend approval of a Special Use Review for Gurmeet Arora, Arora Trading Inc., as the new owner/operator of Jen's Liquor Store at 4312 W. Howard Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the May 19th Common Council meeting. Tax Key #555-8979. Motion carried unanimously.

6. Greg Grabowski, G & J Partners LLC, 3936 W. Madison Blvd., Franklin, WI 53132 requests a Special Use Review as the new operator of The Edge Sports Bar (f/k/a Scuttlebutt Lounge) at 5175 S. 27th Street; Key #645-0008.

1. Background: Mr. Grabowski will become the new operator of the former Scuttlebutt tavern at 5175 S 27th Street; the last similar change was in 2002.
2. Parking/Traffic Flow/Access/Curbed Parking Lot: The extended storage of vehicles and/or trailers on-site for days/weeks at a time, can no longer occur.
3. Hours of Operation: Open seven days per week, and will follow applicable Wis. Stats. regs. for a business with a Class B Liquor license.
4. Miscellaneous: The last approval in 2002 included the provisions regarding the hours of outside service/consumption on the existing deck to be limited to a 9:00 p.m. closing time on Sunday thru Thursday, with an allowance to 11:00 p.m. on Friday and Saturday.

In 2007 we adopted some 'outside patio/deck design and operational guidelines' (i.e. follow-up to State law changes on smoking). Those guidelines had an allowance up to 10:00 p.m., but if there is an immediately adjacent residential area, then the patio/deck needed to close by 9:00 p.m.

Recommendation: Approve subject to Plan Commission and staff comments with the understanding that the outside patio operation will be consistent with the City's requirements, and authorize this item to be expedited to the May 19th Common Council meeting.

Greg Grabowski was present to answer questions.

Motion by Mr. Carlson, seconded by Ald. Kastner, to recommend approval of a Special Use Review for Greg Grabowski, G & J Partners LLC, as the new operator of The Edge Sports Bar (f/k/a Scuttlebutts Lounge) at 5175 S. 27th Street; subject to Plan Commission and staff comments, and authorize this item to be expedited to the May 19th Common Council meeting. Tax Key #645-0008. Motion carried unanimously.

7. Faisal Farooqui and Tajammul Syed, 6229 S. 27th Street, 53221 requests a Special Use to open a Middle Eastern casual dining restaurant in a vacant tenant space in the Greenfield Emporium Square at 6225 S. 27th Street; Key #691-9841-015.

1. Background: These business partners are interested in opening a Middle Eastern casual dining operation in the Greenfield Emporium Square, adjacent to their existing business the 'Smokers Xone'. Their desire is to use the 800 s.f. premise they would be leasing for a carry out/dine in restaurant serving fresh chicken, lamb, beef rolls, burgers, and chicken wings with different flavors in a Middle Eastern style.

They have entered into lease discussions with the new property owner, per the attachments. Also attached is a preliminary floor plan. They have spoken with the George Webb operator regarding their plans and he supposedly is supportive.

2. Hours of Operation: 10 AM – 10 PM daily
3. Fire Department: They will need the appropriate hood/duct fire suppression system.
4. Police Department: Oppose. Same owner up for cigarette license revocation (i.e. Smoker's Xone).
5. Miscellaneous: Via these PC notes, the applicants will be informed about the formal public hearing process involving a Special Use request in that these are held at a CC meeting typically 4 – 6 weeks after the PC has made a recommendation to the CC. Part of the process involves mailing the hearing notice to all property owners within 400' of the parcel boundaries about 2 weeks in advance of the mtg., along with a single notice in the GF NOW weekly newspaper. Furthermore, as a practical matter, staff also suggests that when applicants who have a project that requires a formal public hearing at a future CC meeting, that it can be important to make an effort to 'reach-out' to the now affected neighboring property owners in advance of the formal public hearing so that the impacted property owners are better informed about what is actually being proposed earlier than later. This is done by staff providing electronically the exact same property owner mailing list based upon the same 400' radius line. An applicant can host a neighborhood information meeting on-site or at a separate location or here at the City Hall or go door-to-door, or do a mailing, etc. The list has not been created yet.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize the public hearing process to begin.

Faisal Farooqui was present to answer questions.

It was noted that there aren't any affected residential neighbors nearby. Mr. Farooqui spoke on how there are three other restaurants in the center: George Webbs, Cousins Subs, and China House, whom he spoke to about his intentions to open a middle eastern restaurant. He said they are in favor of it coming; with it being noted that he did not make contact with the Cousins owner yet. He spoke on how they are familiar with him as the owner of the Smokers Xone, a tenant in the strip center, and that he is opening the restaurant to fill a gap in the area for middle-eastern cuisine.

Motion by Mr. Hess, seconded by Mr. Carlson, to recommend approval of the Special Use to open a Middle Eastern casual dining restaurant in a vacant tenant space in the Greenfield Emporium Square at 6225 S. 27th Street; subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #691-9841-015. Motion carried unanimously.

8. **Jing Yu, Best Massage, 4879A S. 27th Street 53221 requests a Special Use (retro-active) to operate a massage parlor in a tenant space at this same location; Key #622-9988-012.**
 1. Background: Jing Yu is applying for a Special Use permit at the request of the City for their massage therapy business which moved into a vacant tenant space in December 2014 in what is called Canopy Square (i.e. by Target). This is being done on an after-the-fact basis due to staff error by Mr. Erickson. Prior to an ordinance change in March, 2013 as it pertained to the ZC listing of Special Permitted Uses & Permitted Uses, massage-type businesses were considered a Permitted Use. He gave incorrect information to the Building Inspector when the occupancy permit was submitted that this use was still in the Permitted Use category instead of the Special Use category. See attached 4/7/15 letter.
 2. Signage: The current wall signage doesn't match the master sign plan for the center (requires white-only letters, and doesn't allow box signs). Staff has met with Ms. Yu to discuss the necessary corrections to this matter.
 3. Hours of Operation: 10 AM – 9 PM daily

4. Police Department: Oppose. Business advertisement indicates possible illicit activity. [[Ms. Yu has indicated that they no longer use those sources (i.e. Milwaukee.backpage.com or Milwaukee.craiglist.org), but rather word-of-mouth.]]

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing. However, the City reserves the right to review the Special Use under ZC 21.04.0701 – General Standards for Special Use if there are future concerns about operational elements of this business at this location.

Ms. Yu was present to answer question.

Discussion occurred on the type of advertising that was being used to promote Best Massage that initiated the Police Department's concerns. Mr. Erickson then provided the materials the Police Dept. had forwarded to him. Ms. Yu stated that she didn't really know about Craiglist and that other massage businesses had their businesses listed on it so she decided to put hers on it. As for the phone number listed, Ms. Yu said she didn't have a business phone yet when that computer advertising was done, so she is not aware as to what that number listed is for. Ms. Yu said her friend does this type of advertising on the computer and she would have been the one that prepared that ad. The pictures shown are not her employees though.

It was requested that additional information on the operation be provided at the next Plan Commission meeting and that the item should be held over. For instance, what does it mean if someone wanted a table table shower?

Item held over.

9. Allied Investments, 4131 W. Loomis Rd., 53221 requests a rezoning of 4001 W. Loomis Rd. and 4047 Loomis Rd. from M-1 Industrial to O-Office for the purpose of constructing a 50K s.f. medical office building on these parcels (17K s.f. building foot-print w/3 stories). Tax Key #600-9960-004 and 600-996-003.

1. Background: Allied Investments requests a rezoning from M-1 Industrial to O-Office of the following two parcels:
 - 4047 Loomis Rd.: 1.35 acre parcel owned by K & D, LLC
 - 4001 Loomis Rd.: 1.75 acre parcel owned by the City of GF

The rezoning purpose is for the construction of a 50K s.f. medical office building on these parcels (17K s.f. building foot-print w/3 stories).

Concurrent with this request but as a separate agenda item, the City will initiate the rezoning process for the Park and Ride lots and off-ramp remnants to PUD-Mixed Use.

2. Architectural Review/Exterior Materials: Attached is a preliminary rendition of a predominately brick building.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: The proposed site plan shows the capability of having 185 surface parking stalls. The requirement for an office is 3.3 stalls per 1,000 of floor area. $50 \times 3.3 = 165$ stalls.

The proposed site layout is done in a manner to accommodate the existing shared roadway which goes through the 4047 parcel to enable access to/from a Loomis median cut.

Further refinement of an access route to/from Loomis from within the larger Loomis Crossing future layout plan may require some review/revision of that design.

4. Storm Drainage/Grading (lot & building): A storm basin is shown on the SE corner of the parcel.
5. Utilities: Sanitary and water are in Loomis, and storm main is near the SE side of the parcel.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize the public hearing process to proceed. Allied will be returning to the Plan Commission with an appropriate Site/Building/Landscaping Review.

Item held over at the request of the applicant.

10. Richard Coury, Flexers 1 & 2, LLC, 6340 N. Green Bay Road, Glendale 53209 requests a PUD-Site/Building/Landscaping Review for Elizabeth Place for the first of two 30-unit CBRFs at 9605 W. Cold Spring Rd.; rezoning of this parcel for this use was approved in 2010. Tax Key #607-9981-004.

1. Background: [[Since this submittal is a follow-up to rezoning and Land Use Plan changes for this parcel that were approved in 2010, some of those same PC Notes are being re-used with all new comments reflecting the current proposal written in *Italics*. As a refresher, see attached public hearing notice and site plan from 2010.

This Richard Coury request is for the first of two 30-unit Community Based Residential Facilities (CBRFs) at 9605 W. Cold Spring Rd. Besides these two CBRFs, the previous version featured a third structure – done in two phases -- with 90 additional units for senior independent living apartments. The independent living apartments are not part of this submittal at this time.

These buildings would be constructed on some of the vacant land *previously* owned by WE Energies. This land is part of the 20.2 acre parcel that contains the old farmhouse and *formerly* a barn, a sizeable portion *was* encumbered by Butler Garter Snake habitat, WE Energies tower easements, and ‘wraps-around’ to approx. 100th & Cold Spring. The construction of these buildings, as proposed, would ‘cluster’ the development on the northerly and buildable portion of the site, and *will* require the removal of the old *house* structure.

The two 30 unit buildings will be built on the northern section of the parcel so as to be near Cold Spring Road with the main entrances on the south side of the buildings, with the retention basin also to the south.

Assuming full build-out as originally approved: 150 units ÷ 20.2 acres = 7.4 units/acre. Since this type of project has a PUD designation, the comparable density calc. for ‘Housing for Older Persons/Elderly’ is 20 units/acre.

2. Architectural Review/Exterior Materials: *The buildings use a combination of red and beige fiber cement siding-type ‘shingle’ and horizontal siding with stone veneer wainscoting. The roof materials are gray asphalt shingles. All facades are accented with numerous gables and windows with white fiber cement trim. The front entrance features fiberglass columns and patios with railings. Building #2 will eventually have a connecting walkway to building #1. Also attached is the proposed floor plan.*

When CSM #8081 was done in 2008, there was a portion of the Cold Spring frontage which was put into a 'road reservation' mainly because the ultimate R-O-W line would then go thru the old house. Once this structure is removed, then the 'road reservation' is eliminated and the additional 15' of R-O-W is dedicated to the City. This becomes important for a number of reasons, one of which pertains to the front yard building setback requirement. Under the PUD, a minimum of a 25' building setback needs to be provided. The front yard building setback will be approx. 35' from the 'new' R-O-W line. Whether or not some slight shifting southerly of the building pad/parking lot occurs (i.e. which will then encroach into the 20' electric easement) to create more front yard space, will need to be evaluated further.

The attached drawings show the single story 30-unit buildings with a pitched roof with asphalt shingles (i.e. architectural version preferred) and gables to break up the roof line. Additionally, cultured stone and fiber cement board is used in the lower portion of the building, and a fiber cement shingle is used towards the roof in the gables. A floor plan is included in the packet and a color rendition will be presented at the meeting.

Patios are proposed for the north side of the building, and on the south side of the building there is a porch and a covered shelter area. Since the site 'drops-off' 10' – 15' from north to south, it is anticipated that the combination of having the assisted single-story buildings in front of it and the grade difference, will enable a *potential future* three-story building to blend in well when viewing the area from Cold Spring looking south.

3. *Parking/Traffic Flow/Access/Curbed Parking Lot: 40 parking spaces are provided. Mr. Coury must verify that the shared driveway easement with WE Energies is in place. Staff is concerned that the east driveway shows the need for two 'north-bound' lanes the entire length of the driveway. While having a third 'stack/turning lane' near Cold Spring makes sense, having that width the entire distance doesn't seem necessary for the amount of traffic that will be leaving the site at one time. Clarification is needed on when the west parking lot and driveway would be installed.*

Since the residents of the 30 unit buildings would not be driving, fewer spaces are needed for those buildings. Calculations that take into account the number of employees per shift will be needed to determine the required number of parking spaces. The parking calc. for 'assisted living' is 0.5 spaces per unit plus 1 space per employee on the largest shift. 20 spaces are provided behind each of the 30 unit buildings.

4. *Storm Drainage/Grading (lot & building): The stormwater management plan either must be prepared now to reflect future hard surface for phase 2 and 3, or the plan will have to be redone at that time to reflect updates. Although the Utility Plan does show having a storm collection system, the rooftop and parking lot drainage details also must be addressed.*

A storm drainage/collection system has been shown for the buildings and parking lot, including the required storm water retention pond. Although 'finished floor' elevations are shown and existing grades are shown on the 'grading plan sheet', but no proposed new grades are shown yet to accommodate the development. See Engineering comments.

5. *Lighting (building & site): There are 21 full cutoff shoebox light fixtures along walkways and the parking lot (see photometric plan). For a residential use, the pole height needs to be maxed at 20' high with the concrete pole bases being no more than 6" (six inches) above grade.*

A photo-metric grid layout is shown, along with cut-sheets for bollard and cut-off type fixtures. The parking lot lighting will be screened by the buildings which will minimize/eliminate any light spill-over to the north.

6. Utilities: *A utility plan has been proposed, including a water main meter pit. See Engineering comments for further review. There is a major underground electrical line/easement running east-west through the middle of the parcel and then turns north toward Cold Spring. These two buildings are located north of the easement. Due to sanitary system capacity issues to the north of Cold Spring in this neighborhood, the first building's lateral is angled westerly to connect to the available manhole structure that then flows westerly.*

For sanitary sewer, three sanitary main connections are proposed; one for each building and one along the west side of parcel for a future use to the south. The 'angling' of the water main extension may need to be modified so it's a straight 90 degree connection, to be determined by Milw. Water Works. A water main line is extended south of the parking area for the future building(s).

A proposed 30' wide sanitary easement (east to west) is shown further to the south on the site then going due west along the west lot line. The importance of this easement is that the sanitary sewer line for the east 25 acres of the former WE Energies land (i.e. south of Fire Station #2) needs to go thru this particular easement and eventually connect at 99th & Cold Spring. While this may be someone else's future problem, the actual ability for a sanitary line to be constructed further to the west is in question given the existing location of the ATC lattice-tower and its existing easement in that area. Alternatively, that proposed easement may need to 'turn north' along the west side of the 90-unit building and enable a future connection to the sanitary line proposed for this building.

7. HVAC/Utility Box Screening: *Although there are small 'boxes' that are labeled 'unit condensers' which are away from the building and in front of each unit, additional HVAC details are still needed.*

Within the floor plan there are a couple of mechanical rooms. It is uncertain yet if these are related to the building HVAC system.

8. Signage: *None identified but presume that there will be some limited signage.*
9. Dumpster/Screening/Gated (materials used): *There are two dumpsters at the rear center of the property, each with a 6 foot high wood enclosure. The plan indicates two locations for dumpsters near the rear parking lots. Assuming that "wheeled" containers will not be in the enclosures, the alignment for the second enclosure will need to be angled similarly as what is done for the first enclosure simply for the ease of future pick-up. The enclosure(s) will need either a 'maze' entry-way design or a service door.*
10. Fencing: *The outdoor patio areas will be fenced to ensure that residents do not meander from the premises.*
11. Landscaping/Buffer Yard: *The building perimeter is surrounded by a variety of Evergreen and deciduous shrubs filled in with perennials and ornamental grasses. There are 19 total shade & ornamental trees with two 2.5 caliper trees in the rear parking lot, and the rest spread in the front yard. See the Landscape Plan (A 1.2) for details.*

Also the landscaping plan seems to indicate the desire to retain whatever trees have grown up along the south side of Cold Spring (i.e. officially in the City R-O-W), but yet '...remove any buckthorn and honeysuckle from existing tree line...'. If part of this front existing 'screening' is removed (i.e. undesirable tree species), there needs to be a plan for replacing it with desirable species to maintain the screening effect.

12. Landscaping Cash Deposit/Letter of Credit: *When a landscaping plan is submitted, the following are pertinent financial security requirements: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.*
13. City Forester Site Inspection: *Underway*

14. Park Fees: $\$1497/\text{unit} \times 30 \text{ units} = \$44,910$
15. Hours of Operation: 24/7
16. Sidewalks: A 'pedestrian' easement needs to be designated along the southern edge of the parcel along the border of the former snake habitat (i.e. within the same sanitary easement), and also extend to approx. 100th and Cold Spring. In addition, a 'north/south leg' is shown to enable access to/from approx. 96th & Cold Spring. A sidewalk layout is also provided for through-out the site. The long-range intent is so that a walking path/trail can be installed and potentially in the future, it is connected to the other trail 'leg' in the potential residential development to the east of this parcel off of 92nd Street, which would come out at roughly 92nd and Allerton.
17. Fire Department: *A Storz building sprinkler connection is needed on the east side of the first building and west side of the second building.*

All buildings will be sprinklered, and a hydrant is south of the building(s) between the dumpster enclosures. It may be possible that other life-safety design features will be needed by the Dept. To assist with the movement of emergency personnel and vehicles, when the 90-unit building is being considered, a roadway along the perimeter of the building is requested. If the roadway around the entire building is not feasible, driveways along the eastern and western edges is requested with a sidewalk linking the two along the southern side of the building. Similarly, a walk-way along the northern portion of the assisted living buildings has been provided.

18. Police Department: Absolutely requires pedestrian access to the site and sidewalks on Cold Spring Road to accommodate patients and visitors as well as access to the bus line for employees (Route 67 runs on 92nd St.).
19. Outside Agencies: *Verify that no ATC approval is needed, and necessary WE Energies authorizations have occurred both for shared access and doing work within their easement (i.e. water main extension thru easement south of building), etc.*

The MMSD and DNR will need to be involved regarding storm management plan review and sanitary sewer connections; and Milw. Water Utility regarding the meter pit.

20. Erosion Control: *This will be handled through a submittal to the City Engineer's Office.*
21. PUD Requirements: If this project receives the necessary City approvals, then a Developer's Agreement and its requirements will be entered into with Mr. Coury.
22. Engineering Comments:
 - Proposed development shall comply with applicable storm water requirements of City of Greenfield Chapter 30, MMSD Chapter 13, and Wisconsin Administrative Code NR 151.12.
 - Confirm intent for private water main system.
 - Related to the proposed sanitary sewer system:
 - Utilize existing 6-inch sewer laterals provided to the property for proposed CBRF buildings.
 - Provide information relative to sanitary service for future independent living structure.
 - Sanitary sewer provision will be necessary for adjacent "Greenfield Park II", a planned condominium development to the southeast. Required sewer alignment and depth shall be fully coordinated with WE Energies and the "Greenfield Park II" developer.
 - Provide the required right-of-way dedication for West Cold Spring Road.
23. Miscellaneous:
 - *The building code referenced on the plan cover sheet should reflect '2009' IBC codes, not 2006.*
 - *The easement for the pedestrian sidewalk should be included within the sanitary easement.*

- *Further review with the City Attorney has occurred since this location is in the 2nd Aldermanic District, as it relates to the possible consideration needed to include the granting of an exception – per applicable Wis. Stats. [[62.23(7)(i)(2)]] -- to the # of CBRF residents in an aldermanic district. This is the same statute that was used to deny a CBRF on S. 68th St. last year, however, this aspect will need to be re-visited given the context of the prior approval of this project five years ago.*

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the next Common Council meeting on May 19th. This recommendation is made with this understanding in mind:

- While the intent now clearly is consistent with what had been approved in 2010, still five years have gone by.
- Next CC mtg. isn't until June 16th
- Staff will work with Mr. Coury and his team to put together the necessary PUD agreement and attachments, but site work (other than the demo of the old house) isn't ready yet to proceed until those elements and all outside entities have done their respective reviews/approvals.

Richard and John Coury were present to answer questions. A brief explanation of the plans was given, with it noted that nothing has really changed much from their prior submittal/approval, except with a breezeway being added between the two buildings. They still want to do two 30-unit buildings but phased. When done, yes it will be essentially one 60-unit building.

They stated they will send out a flyer of the plans to those within a 400' radius, from a mailing list they will obtain from the City, just to provide a neighborhood update prior to any Common Council action.

Discussion occurred on what is allowed in the We Energies power line easement area, as there is a slight change to the plan from the previous plan.

Mr. Coury noted that they are keeping the parking lot and site lighting contained to not affect the neighbors, and that the traffic study they submitted previously showed what they would generate is minimal.

Motion by Ald. Kastner, seconded by Mr. Hess to recommend a PUD-Site/Building/Landscaping Review for Elizabeth Place for the first of two 30-unit CBRFs at 9605 W. Cold Spring Road; subject to Plan Commission and staff comments. Tax Key #607-9981-004. Motion carried unanimously.

- 11. Andy Khullar, 4710 LLC, 8200 W. Brown Deer Road, #301, Milwaukee 53223 represented by Mark Moore, Stantec Consulting Inc., 1971 Route 34, 2nd Floor, Wall Township, NJ 07719, requests a Special Use Amendment and a Site/Building/Landscaping Review in order to install compressed natural gas (CNG) vehicle fueling equipment at 4710 S. 108th Street; the CNG proposal would involve the conversion of one of the existing gasoline dispensers; all remaining gasoline dispensers and convenience store operation would remain the same. Tax Key #613-8995.**

1. Background: Mr. Khullar is proposing to install compressed natural gas (CNG) vehicle fueling equipment at 4710 S. 108th Street. The CNG proposal would involve the conversion of one of the existing gasoline dispensers; all remaining gasoline dispensers and convenience store operation would remain the same.

The southeast corner of the site will include a range of equipment:

- Three 48” spherical shaped CNG storage containers – 67” overall height
- Single natural gas dryer tower – 99” o.h.
- Single natural gas compressor – 103” o.h.
- There is a separate enclosure area for a ‘...proposed electric room...’

Attached is brief summary entitled ‘Natural Gas Basics’. Separately, since this is a new aspect to traditional gas station operations here in GF, Mr. Khullar’s was asked to make a submittal to the appropriate State review/approving agency; that approval has been received and is attached.

2. Architectural Review/Exterior Materials: While there are no exterior changes shown to the main building or the car wash building, the physical changes will be on the SE corner of the parcel and along the south lot line.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: The staff’s perspective is that this is a relatively small parcel to begin with (28K s.f.), and often is ‘tight’ already when vehicles are coming/going and occasional car wash ‘stacking’ is factored in as well.

With that in mind, is the combination of a larger overall CNG fenced-in area – when compared with the existing dumpster enclosure -- and now the dumpster enclosure being relocated into some of that same vehicle maneuvering space and allow for periodic fuel semi-truck deliveries in the same area, create an undesirable ‘tightness’ for vehicle maneuvering? This may become a self-imposed hardship/conundrum Mr. Khullar is creating for himself.

4. Lighting (building & site): There are two proposed new light poles (on the north and east sides of the site). Concrete bases can only be 6” (6 inches) above grade because the locations are protected by a concrete curb, not two feet. Mounting height and fixture style details still needed.
5. Utilities: No water, sanitary, or storm laterals are affected.
6. HVAC/Utility Box Screening: The plan shows either an 8’ high or 9’4” high masonry wall (i.e. varies based upon which plan sheet is looked at - so clarification needed). A cross-section specific of the wall is provided but it’s uncertain of what the exterior material color or texture may be; that detail needs to be provided.

Access to the CNG area is via chain link fence/gate material. It’s assumed but not known yet that it would be a matching height of the enclosure wall; also whether some screening slats would be included is uncertain.

7. Dumpster/Screening/Gated (materials used): The dumpster is being shifted west from where the new equipment will go, but its orientation for unloading is to the north, into a ‘tight’ area.
8. Fencing: There is an existing chain link fence around the adjacent Public Storage site.
9. Landscaping/Buffer Yard: There are areas of the site where improved landscaping could be achieved.
10. Hours of Operation: 24/7 would remain unchanged.
11. Miscellaneous:
 - A proper enclosure or relocation inside of the ice chest is required.
 - As a reminder no outside displays of materials: wood, soda, salt, windshield fluid, etc. are permitted.
 - When the compressor is running, there is also a potential for noise issues to be noticed. Information about that element of this proposed operation would be helpful (i.e. times of day or average frequency per hour under normal operations or dBH levels, etc).

Recommendation: Take two actions:

- Approve Special Use amendment request subject to Plan Commission and staff comments, and authorize the public hearing process to begin. It's true there isn't an immediately adjacent residential area, rather a more commercially-based, but this is a newer form of motor vehicle fueling operation that should be fully vetted through the public hearing process.
- Mr. Khullar should return to the June PC meeting with the site improvement details requested above and which may likely include other elements requested by the Plan Commission.

Mr. Khullar, the station owner, and Mark Moore, Stantec Consulting Inc., were present.

Mayor Neitzke stated that due to the prominence of the corner that there needs to be improvements made to visually enhance the wall and gate.

It was also noted that the advertising that is currently on the car wash is not allowed to be there and needs to be removed. Discussion occurred on how the landscaping needs to be freshened up/improved, and better fencing needs to be added on the south side. There also needs to be more delineation of the turn radius for the car wash, especially if larger vehicles are attempting to enter/exit the site.

Mr. Hess questioned if the Greenfield Fire Dept. had reviewed this, to which Mr. Khullar replied that the State of Wisconsin, which covers this, has reviewed and approved it.

The primary user would be smaller vehicles (Chrysler and Ford are making vehicles this would apply to), not semis.

Motion by Ald. Kastner, seconded by Ms. Hallen to recommend approval of a Special Use Amendment to install compressed natural gas (CNG) vehicle fueling equipment at Andy's, 4710 S. 108th Street; subject to Plan Commission and staff comments; the CNG proposal would involve the conversion of one of the existing gasoline dispensers; authorize the public hearing process to proceed; and request Mr. Khullar return to the June Plan Commission with updated site/landscaping plans. Tax Key #613-8995. Motion carried unanimously.

- 12. Brad Schlossmann, Schlossmann's Honda City, 3450 S. 108th Street, 53228 represented by Nathan Laurent, Keller Inc., W204 N11509 Goldendale Rd., Germantown 53022 requests a Special Use Amendment and a Site/Building/Landscaping Review for a proposed 36,000 s.f. expansion and renovation of the existing building at 3450 S. 108th Street; Tax Key #524-8978-003.**

1. Background: Schlossmann Honda (SH) is planning a 36,700 s.f. expansion of their service facility via a building addition south and east of their current structure; last major building renovation was in 2010. This project will have two phases and the facility will remain in full operation during the entire construction: building the addition first, and then followed by demolishing the current service facility for the new service drive entrance. See attached 2-page description dated 4/27/15 and plan details including a color rendering.

Essentially about 7,800 s.f. will be used for the service drive lane and entrance to the new service garage and about 28,900 s.f. for a state of the art service center which will have 39 service bays (2 – alignment; 4 – quick service; & 33 – technician bays).

2. Architectural Review/Exterior Materials: The existing seven overhead doors facing Hwy. 100 will be replaced with five glass ones. The new façade will match the existing west elevation 'look' (split-faced CMU, EIFS, ACM panel), and that is wrapped around to a portion of the south side.

The rest of the building will have a split-face CMU wainscoting effect, with metal panels. There are two overhead doors in the rear (east) and one on the south face.

As shown on the site plan along the south side of the addition, due to the 'step' or 'jog' in the Morgan R-O-W line the building setback is seven feet (7') from the lot line at that point, and is three feet (3') from the lot line at the SE corner of the building addition. Where there isn't the R-O-W 'step' or 'jog', the building has a 20' setback at the SW corner of the building addition.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: There are no changes to the existing public access points to/from Hwy. 100 or Morgan.
4. Storm Drainage/Grading (lot & building): Storm water from the roof will be tied into the existing storm sewer connection. The catch basin on the southeast part of the lot (currently where the addition will go) may need to be extended/relocated.
5. Landscaping/Buffer Yard: The cover letter makes a reference to "...there will be some revised landscaping along the west and south green space areas. We request the ability to work with staff on these plans prior to the issuance of the building permit once final civil design is complete...".

While acknowledging the above comments, given the existing layout of the site and this proposed project scale, there isn't much 'new' landscape area available on the SH parcel. However, where a more pressing landscaping-type need exists pertains to Street Trees. The City Forester will be asked to review the Master Street Tree Planting schedule to determine what is still needed along Morgan. When that determination is made, SH will be asked to contribute to that cost.

6. Landscaping Cash Deposit/Letter of Credit: However, if there is still some substantial landscaping done on-site as referenced above in #11, then the normal requirements would apply. Which means that when a landscaping plan is submitted, the following are pertinent financial security requirements: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
7. Street Trees: See above (#11)
8. City Forester Site Inspection: Underway
9. Fire Department: Sprinkling is required of all the new and renovated areas.

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing, and authorize this item to be expedited to the May 19th Common Council meeting. It's acknowledged that the scale/size of this proposed improvement clearly is not 'minor', however, the basic functionality of what is occurring within the dealership on-site is not changing – it's just in a bigger and/or a newer setting.

Nathan Laurent with Keller Inc., the architect, was present to answer questions.

Motion by Mayor Neitzke, seconded by Ms. Collins to recommend approval of a Special Use Amendment and a Site/Building/Landscaping Review for a proposed 36,000 s.f. expansion and renovation of the existing building at Schlossmann's Honda City, 3450 S. 108th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the May 19th Common Council meeting. Tax Key #524-8978-003. Motion carried unanimously.

13. **Corey & Liz McClure, Cho's Martial Arts School, 6163 W. Forest Home Ave., Milwaukee 53220 represented by Bill Matthews, Anderson Ashton, Inc., 2746 S. 166th St., New Berlin 53151 requests a PUD Amendment and a Site/Building/Landscaping Review for a proposed 7,200 s.f. new building at 8550 W. Forest Home Ave.; 4,100 s.f. would be used for the martial arts business and 3,100 s.f. would be available as a tenant(s) lease space; Tax Key #615-9989. [[Adjacent parcel @ 8606 Forest Home Ave.; Tax Key #615-9988 also affected by this potential Amendment.]]**

1. Background: Cho's Martial Arts (CMA) is proposing to construct a new 7,200 s.f. building at 8550 Forest Home which is approx. a 1.8 acre parcel. About 4,100 s.f. is designed for CMA and 3,100 s.f. would be available as a tenant(s) lease space. See attached PC application and 4/28/15 background letter from CMA.

PUD Amendment

- This is needed because in 2007 this 8550 parcel and the adjacent 8606 parcel were approved for an office condominium project called "Marvin's Garden". See attached site plan and hearing notice as it pertained to that project, which obviously never went forward. The CMA proposal only pertains to 8550.
- Furthermore, while CMA clearly is a commercial-type use, there is a change in that this is not office condos and is not anywhere to the scale of what the 'Marvin' proposal was desired to become.

ZC NAICS listing (North American Industry Classification System)

- A martial arts school is categorized as '611620 – Sports & Recreation instruction' and is a P-Permitted Use in the PUD column. See attached listing.
2. Architectural Review/Exterior Materials: The lower half of the front façade is primarily comprised of 10' tall windows separated by beige brick veneer columns. The four corners, along with the entrance, feature "forest blend" colored stone veneer columns. The majority of windows also feature "sandstone" metal awnings. The top of the façade, separated by white/gray metal caps above the windows, is defined by "chocolate" panels ("clay" colored on the building's corners) divided by lighter panels to break up the façade. The rear is shingle panels matching the color of the front façade, with four metal doors. The corners and front parapet walls provide some articulation to break up the roof line.

Attached plans provided further detail including a floor plan. A product sample board will be presented at the meeting.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: Multi-tenant centers require 5 stalls per 1000 s.f. $7.2 \times 5 = 36$; 38 are provided. Parking lot is curbed, and the two handicapped stalls are immediately adjacent to a ramp leading to the sidewalk along the front of the building. Appropriate stall depth (18') and aisle width (24') are provided.
4. Storm Drainage/Grading (lot & building): The topography of the site 'runs' from southwest to northeast – actually there is a drainage swale along the northeast side of the parcel. The curbed parking lot has three 3' wide 'curb cuts' to handle the parking lot run-off, which will go into the swale and then flow toward Forest Home into an inlet at the southeast corner of the parcel. The roof-top runoff goes into a new storm lateral along the rear of the building and connects to a catch-basin along Forest Home.

Per the site plan, the net increase in the impervious surface area is 14,500 s.f., so no stormwater basin is required.

5. Lighting (building & site): There are three wall lights proposed for each of the front (cut-off style) and rear (wall sconce/cut-off) of the building; see Photometric page for details.
6. Utilities: Water lateral and sanitary lateral connections will be made into the respective mains on the north side of Forest Home.
7. HVAC/Utility Box Screening: While there is a one foot high parapet wall, clarification still needed on how this roof-top HVAC units are to be screened. Mr. Matthews indicated that the HVAC will be ground-mounted and north of the building.
8. Signage: There is one wall sign with the business name above the entrance, with the intent of having a monument sign in the front or south of the building.

9. Dumpster/Screening/Gated (materials used): The dumpster, located at the northeast corner, has a 6' enclosure; gates with a wing-wall or service entrance still needed.
10. Landscaping/Buffer Yard: There are a variety of trees (15 total) and shrubs (84) around the southwest and southeast perimeter of the building, also providing shielding along Forest Home Ave. There are also three ornamental trees proposed in the rear of the building to help shield the parking lot from homes to the northwest. However, this type of species, if it's intended for screening purposes and/or to 'knock-down' headlights, should be evergreen trees, and at least two or three more actually planted in this area.
11. Landscaping Cash Deposit/Letter of Credit: When a landscaping plan is submitted, the following are pertinent financial security requirements: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
12. City Forester Site Inspection: Underway
13. Hours of Operation: 10 AM – 9 PM
14. Fire Department: Building will not need to be sprinklered, per new State Regulations, pertaining to the nature of the use, type of construction, and size of building.
15. Outside Agencies: Since Forest Home is a State highway, appropriate '...Work in their ROW...' permit(s) will be needed for the new driveway and utility connections.
16. Erosion Control: Needed from City Engineering Office prior to any site work beginning.
17. PUD Requirements: A PUD agreement will be drafted by City staff regarding this project.

Miscellaneous: A copy of these PC Notes, attachments, and agenda were also mailed to the owner of 8606 Forest Home – Jerome Warkoczewski. The effect of this amendment since it pertains only to 8550, would retain the PUD – Commercial designation for his one acre parcel that remains narrow (73') and long (594').

Recommendation: Approve the PUD Amendment and the Site/Building/Landscaping Review requests subject to Plan Commission and staff comments but forward that recommendation to the June 16th Common Council meeting – not expedited to the May 19th Common Council meeting.

This timing is based upon the following combination:

- The construction of a new building in itself, along with the fact that the building and the project are different from what had been previously approved, typically would be considered a 'major' change(s) needing a public hearing.
- The CC summer meeting schedule starting in June (once per month instead of twice) limits available meeting dates.
- Because this is a PUD, that hearing time-line is longer (i.e. two notices in the GF NOW instead of one) would mean a likely hearing not until the July 21st CC mtg.
- Given the changes being proposed, some basic public out-reach is still needed.
- With that in mind, staff will provide a mailing list for CMA to contact – based upon usual 400' radius dimension around parcel. This is done to enable some type of 'out-reach' be done to the now affected neighboring property owners. CMA can host a neighborhood information meeting on-site or at a separate location or here at the City Hall or go door-to-door, or do a mailing, etc.
- This out-reach effort must be completed prior to the June 16th CC meeting so the results of that neighboring/adjacent property owner contact can be presented/shared with the CC as part of their consideration on this matter.
- The other practical aspect is that the plan set materials were received on April 29th, so full staff review hasn't necessarily been completed yet.

Mr. Erickson gave some background information on the project. There was a question on drainage issues to which the area was shown on a map showing the wetland delineation area on the northerly portion of the lot. It was stated that there is no desire in the future to develop the back portion of the site.

Mr. Matthews stated the while they realize the importance of neighborhood outreach, the owner is under a tight time constraint to close on the parcel. They plan to hand out packets to the neighbors tomorrow because staff has already given them the 400' radius map/ mailing list. Mayor Neitzke stated that he recalls there wasn't a lot of concern among the residents adjacent when the much larger "Marvin Gardens" project was proposed several years ago, so he doesn't see much negative reaction coming over this much smaller scale project. As this is less adversely affecting the property it should be considered a minor change, therefore not needing a public hearing.

Mr. Erickson stated that he met with the neighbor, Jerome Warkoczewski, 8606 W. Forest Home, and he seemed to be amenable to this project.

Motion by Ald. Kastner, seconded by Mr. Carlson to recommend approval of a PUD Amendment and a Site/Building/Landscaping Review for a proposed 7,200 s.f. new building at 8550 W. Forest Home Ave.; 4,100 s.f. would be used for Cho's Martial Arts School and 3,100 s.f. would be available as a tenant(s) lease space; subject to Plan Commission and staff comments, and authorize this item to be expedited to the May 19th Common Council meeting with the understanding the applicant immediately contact neighbors per the 400' radius mailing list, and report their findings at that meeting. Tax Key #615-9989. Motion carried unanimously.

- 14. Scott Bixler, AIA, Milwaukee WI Greenfield LLC, 8621 East 21st Street North, #250, Wichita KS 67206, represented by Scott Maier, Kimley Horn, 200 S. Executive Drive, Suite 101, Brookfield 53005 requests a Conceptual Review for a proposed 124-unit extended-stay hotel called 'Woodsprings Suites' that would be a 45K s.f. building (4 stories) on a 2.5 acre parcel at 4040 W. Layton Ave.; Tax Key #600-9943-002 & 600-9943-003.**

1. Background: On behalf of Woodsprings Suites, Mr. Bixler is proposing a 124-unit extended stay hotel at 4040 Layton Ave. and the vacant lot to the west. The 2.5 ac. site would have a 45,052 s.f. building (4 stories/45' high). As a refresher, these were the same lots from a year ago that Lakeland College had obtained a positive recommendation by the PC on that type of rezoning request.

The nature of this proposed use will require a rezoning and a Special Use regardless of the zoning category chosen – see attached excerpt of the ZC's NAICS listing. The likely category would be PUD to provide flexibility regarding building height, set-backs, and signage square footage. The adjacent parcels to the east have a PUD designation from 2009 for a funeral home.

2. Architectural Review/Exterior Materials: The preliminary elevations show the building being a mix of brick and earth-toned siding elements with a gray shingled pitched roof. There is some articulation to break up the front façade, along with a canopy at the front entrance.

The building foot-print clearly is at a right-angle to Layton and is shown to be real close to Layton – which would be allowed under the TIF (i.e. it matches the south building face of the existing house). An interesting question is raised: Does having a 4-story structure that is right on Layton vs. favoring the northerly side of the lot, create a unusual 'sight-line' along that portion of Layton?

That south building elevation really needs to be improved with more brick and architectural enhancements, and that front landscape area would need to be heavily landscaped to screen the parking lot.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The preliminary plan totals 124 parking stalls; ZC requirement is one stall per room with an allotment for employees.

The site plan shows extending access both east and west into each neighboring lot to align with existing median cuts. The current owner of all 4 properties (TCB Development) would have to enter into a shared access agreement with any lot that has a driveway running through it, should this project proceed in its current form. The site plan is super-imposed over an aerial photo of the existing parcels – effect of this layout would involve the demolition of three off-site/adjacent houses; all owned by TCB.

4. Storm Drainage/Grading (lot & building): Stormwater management will be needed, and given the topography where the land ‘runs’ from south to north, it’s presumed that location would be the north end of the parcels which are shown as ‘open’.
5. Signage: The initial proposal shows four wall signs (one each side of the building) and its presumed a monument sign will be added as well. The ‘cabinet’ style wall signs need to be individual letters or the cabinet(s) need to be recessed into the façade. Staff perspective is that four wall signs are too many.
6. Landscaping/Buffer Yard: The PUD requirement is 35% of the site is landscaped area. No site breakdown is provided yet to know how close the site is to that percentage.
7. Police Department: We are fundamentally opposed to a “value” weekly rate hotel in the city. These are high-service-demand properties. When located in close proximity to a medical campus or college, they provide a low cost alternative to a hotel stay. Unfortunately, when located next to an urban setting, they bring much more. Check the activity at Suburban and Hideaway.
8. Outside Agencies: Milwaukee County will be critical given the proposed Layton Ave. access points. WisDOT will become involved because the storm basin needs to drain into the WisDOT R-O-W.

Recommendation: No formal action needed at this time. Staff is split on this request on these two broad points:

- Support: Improves the lodging availability within the City
- Not Support: Concerns about whether an ‘extended stay’ type of hotel is desirable.

Scott Bixler and Scott Maier were present to answer questions and gave some background information on Woodsprings Suites. They are the number one leading extended stay hotel in the “economy” brand. “Economy” means they do not have restaurants in their hotels or many of the additional amenities that one would find in some of the other mid-scale hotels, all as part of the strategy they’ve developed over the past ten years. This concept fits a niche in the hotel industry and they’re excited about entering this market as they have been in a very positive growth mode over the last several years.

Mr. Carlson stated that he used an extended stay hotel for about 7 months during Desert Storm. He questioned the type of client they foresee serving in this area. It was replied the average stay is less than 30 days. Their client base is construction workers, industrial personnel, military personnel, those relocating from one home to another, traveling nurses, etc. They feel they would achieve an average occupancy rate of 85%.

Mayor Neitzke stated that hotels are generally classified as “flags”; and the City has had a strong interest in attracting a mid to high flag hotel. He questioned the use of the word “economy” in their presentation, and while this type of facility serves a purpose, he doesn’t feel this location is the best choice for one. He cited the Police Department’s notes that they are fundamentally opposed to a value weekly rate hotel in the City as they are generally high service demand properties.

Mr. Bixler stated that their hotels are only accessible from an inside entrance. They also have security cameras, security lighting, etc. He asked that they not be lumped in with other less desirable, crime ridden motels. It was questioned why they scan everyone's ID's; to which it was replied that that is their policy and if they feel they need to do a background check, they will then do one.

The weekly rate at this location would be between \$300-\$400. If they are at 90% capacity, they will then charge rooms at a single night's rate.

Ms. Hallen and Mayor Neitzke both stated that this is a residential neighborhood and the uses best suited for this type of site are low impact (such as a funeral home or a college, both of which were proposed for this location). Mr. Carlson stated he feels that this use would be low impact, as everyone is not coming and going at the same time, and also in many situations, one's employer would be paying the bill for their employees stay. Mr. Sponholz pointed out that that the hotel's customers would be using other businesses in the City, which is a positive for local business owners.

Mayor Neitzke said he can see the need for extended stay hotels, but doesn't feel this location is the place for one, and that it also needs an adequate buffer.

Mr. Hess stated he doesn't like the location. Mr. Carlson mentioned that he was in favor a few years back about a possible hotel at 107th & Edgerton. Mr. Bixler questioned what is the Land Use plan for this area; to which Mr. Erickson replied that the area from the church to Loomis Road is designated Planned Mixed Use, which fits what is needed for a hotel. Mayor Neitzke stated an elevation from Layton Avenue of what it would look like from that vantage point would be helpful.

The consensus of the Plan Commission was Mr. Carlson and Mr. Sponholz indicating in favor, and Mayor Neitzke, Ms. Hallen, Mr. Hess and Ms. Collins indicating not in favor. Ald. Kastner was not in favor of the location, but stated at this time that he would need to see more architectural design elements and better buffering.

Mayor Neitzke also noted that the entire lot would be impervious surface and there needs to be accommodation for stormwater retention. Mr. Bixler stated there is a stormwater retention pond in the back that they would incorporate into the design.

It was requested that a better site rendition be provided in color and Ald. Kastner also noted that additional buffering needs to be added along the west side.

Mr. Carlson questioned if in addition to property taxes the City would receive any funds from the hotel/motel tax fund to which Mayor Neitzke stated that it looks like the Legislature will be doing away with this option in the next few years.

Conceptual Review – no action needed.

15. City staff requests rezoning of the City owned parcels at 4239 Loomis Rd. and 4253 Loomis Rd. from M-1 Industrial to PUD - Mixed Use and to zone the parcels which are included in the Memo of Understanding that the City has with WisDOT for the Park & Ride Lot and remnant parcels north of the new west-bound I-894 off-ramp, all to PUD – Mixed Use. Tax Key # 600-0081-005, 600-0081-004, 600-9958-001, 600-9957-002, 600-9956-003, and 600-9955-004.

1. Background: City staff requests rezoning of the City owned parcels at 4239 Loomis Rd. and 4253 Loomis Road from M-1 Industrial to PUD - Mixed Use and to zone the parcels which are included in the Memo of Understanding that the City has with WisDOT for the Park & Ride Lot and remnant parcels north of the new west-bound I-894 off-ramp, all to PUD – Mixed Use.

This request is being done concurrently with a separate agenda item for the rezoning of 4001 Loomis and 4047 Loomis.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize the public hearing process to proceed.

Item held over to the June 9th Plan Commission meeting at the request of staff. Intent would be to have this request occur at the same time as the Allied Investment request (Item #9). .

16. Community Development Manager Report:

Update regarding Supreme Gas & Food Station at 4691 S. 27th Street.

Mr. Erickson stated that he had talked to the City Attorney on this matter, and a letter to the owner will be sent out stating they need to submit definitive plans for improvements, otherwise the Plan Commission will be considering to recommend to the Common Council that the revocation process to rescind their Special Use begin.

17. 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

Distributed May 29, 2015