

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, AUGUST 12, 2014**

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	Present
	Ms. Denise Collins	Excused
	Mr. Frederick Hess	Present
	Ms. Christine Hallen	Excused
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers (alt.)	Present
	Mr. Don Carlson (alt.)	Excused

ALSO PRESENT: Charles Erickson – Community Development Manager
Rick Sokol – Director of Neighborhood Services
Aldersperson Bruce Bailey

2. Motion by Mr. Sponholz, seconded by Mr. Rogers to approve the July 8, 2014 minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on July 15th.

At the meeting public hearings were held for Special Uses for Brass Tap (7808 W. Layton) and Vape Haven (4156 S. 108th Street). Both were approved as presented. The approval action of Vape Haven was applied to a second e-cigarette business, A & N Smoking Solutions, which will be located at 6180 W. Layton Avenue. An ordinance is being prepared by the Police Dept., the Health Dept., and the City Attorney relating to e-cigarette sales. Also approved were the proposed renovations at Burger King, 4651 S. 27th Street.

4. Jeff Grundy, Friends on Forest Home, 5644 W. Forest Home Avenue, Greenfield, WI 53220 request a Certified Survey Map to combine four parcel remnants into one lot, Tax Key #556-8974-002.

1. Background: Mr. Grundy/Friends on Forest Home requests a Certified Survey Map to combine four remnant parcels into one lot, which was a prior condition of a Special Use Review.
2. Outside Agencies: The CSM is being reviewed by Milwaukee County Register of Deeds, and City Engineering staff. All corrections, if any, must be completed before recording. The applicant needs to be informed of the following: provided that a) the necessary approvals have been obtained; b) the original CSM map is in order; and c) all applicable charges have been paid, applicant must submit a final signed and notarized CSM to the Engineering Dept. for recording. The City requires a minimum of seven (7) working days to perform its final processing and recording of the CSM. If the applicant requires the CSM to be recorded on, or by a specific date, plan for appropriate lead-time to be sure to submit the necessary materials to the City allowing for its processing time. Failure to submit the necessary materials with the CSM for recording may cause additional recording delays.

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

Motion by Mayor Neitzke, seconded by Mr. Weis to recommend approval of a Certified Survey Map to combine four parcel remnants into one lot at Friends on Forest Home, 5644 W. Forest Home Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the August 19th Common Council meeting. Tax Key #556-8974-002. Motion carried unanimously.

5. Scott Linden, Destination Daycare & Pre-School, requests a Special Use Review to continue with the child day care use at 11530 W. Layton Avenue, formerly done at this location by Kingdom Care Child Center, Tax Key #609-9945-001.

1. Background: Destination Daycare & Pre-School requests a Special Use Review to continue with the child day care formerly done at this location by Kingdom Care Child Center. See attached PC application with the description; intent is operating the day care for up to 50 children.
2. Hours of Operation: 6:30 a.m. – 6:00 p.m.

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

Representatives from the day care were present to answer questions.

Motion by Mr. Weis, seconded by Mr. Hess to recommend approval of a Special Use Review to continue with the child day care use at 11530 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the August 19th Common Council meeting. Tax Key #609-9945-001. Motion carried unanimously.

6. Bilal Amjad, Ali's Oil Co., 5909 S. 27th Street, Greenfield, WI 53221 requests a Special Use Review as the new owner of the gas/convenience store/car wash at this same location (f/k/a: Ken's Shell), Tax Key #691-9999-002.

1. Background: Ali's Oil Co. 53221 requests a Special Use Review as the new owner of the gas/convenience store/car wash at this same location of the former Ken's Shell. See attached description on the PC application.
 - ♦ 1994: Initial Special Use approved
 - ♦ 2003: Special Use was amended to reflect the construction of a two-bay car wash.
2. Hours of Operation: Approved for the gas/convenience store is 24/7, however, per the PC application the current actual hours are 5:00 a.m. to midnight. But there is a limitation on the car wash hours per the Special Use agreement of 6:00 a.m. – 11:00 p.m. daily.

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 August 19th Common Council meeting.

Bilal Amjad was present to answer questions.

Motion by Mr. Weis, seconded by Mr. Sponholz to recommend approval of a Special Use Review for Bilal Amjad, as the new owner of the gas/convenience store/car wash at 5909 S. 27th Street, Greenfield, WI 53221, subject to Plan Commission and staff comments, and authorize this item to be expedited to the August 19th Common Council meeting. Tax Key #691-9999-002. Motion carried unanimously.

7. Kevin Enright, K2 Structures LLC, 601 S. Cushing Park Road, Delafield, WI 53018, on behalf of William Radler, 10020 W. Meadow Drive, requests a Plan Commission waiver to enable a third accessory structure (i.e. two is maximum allowed) on the parcel, plus it is proposed to be in a flood plain area northeast of his house, Tax Key #613-1000-001.

1. Background: Kevin Enright, on behalf of the property owner William Radler, requests a Plan Commission waiver to enable a third accessory structure called an 'Observatory Structure' to be on the parcel (i.e. two accessory structures are max. allowed; other two existing are a gazebo at 196 sq. ft. and a 'root cellar' at 310 sq. ft.). See attached plans and narrative dated 7/30/14 from Mr. Enright. The proposed location is centrally located on the property to enable a 360° view of Mr. Radler's gardens, and the lower portion will be used as a potting station and for other plant management purposes.
2. Architectural Review/Exterior Materials: The structure would be 25' above grade at its highest point (15' max. allowed), and approx. 530 s.f. [196 + 310 = 530 = 1,036 sq. ft. combined for these accessory structures]. It will have dimensional shingles to match the existing house (i.e. green with a little tan), it would have a hardi-board siding (i.e. green trim with tan to match house), and will be supported by 6" x 6" cedar beams held up by a metal bracket.

The structure is designed in this manner to account for occasional water level issues in the garden-area of the parcel (i.e. it's in a 'Floodway'). More specifically per the City's Floodplain Zoning ordinance, the structure plans have been reviewed to ensure:

- It is not designed for human habitation
- It is anchored to resist flotation, collapse, and lateral movement (i.e. 6" x 6" beams connected via ½" carriage bolts to a ¼" metal bracket embedded into a 24" wide x 4' deep concrete footing)
- It will not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of a regional flood (i.e. decking is well over the minimum of two feet of 'free-board' necessary).

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

Kevin Enright was present to answer questions. The staff comments above on the flood plain zoning issues in regard to building and construction were reiterated. It was noted that the other two accessory structures on this property are a gazebo and a root cellar; keeping that in mind, no special exceptions are being granted to the homeowner.

Motion by Ald. Kastner, seconded by Mr. Weis to recommend approval of a Plan Commission waiver to enable a third accessory structure as proposed at 10020 W. Meadow Drive, subject to Plan Commission and staff comments, and authorize this item to be expedited to the August 19th Common Council meeting. Tax Key #613-1000-001. Motion carried unanimously.

8. Dale Rome, Verlo Mattress Factory, represented by Nic Maciejewski, Berengaria Development, 301 N. Broadway, Suite 300, Milwaukee, WI 53202 requests a Site/Building Review for the exterior changes to the Verlo Mattress store at 6501 W. Layton Avenue, Tax Key #618-9989-001.

1. Background: Verlo Mattress Factory is undergoing a re-branding of their 13,800 s.f. store at this location for both the exterior and interior. See attached narrative, pictures, and plans for further background.

2. Architectural Review/Exterior Materials: The updated entrance element will feature stained cedar rain screen and white composite metal panels. The existing north/northwest EIFS façade above the windows will be painted blue. The storefront windows will remain unchanged, but below the windows the existing masonry will be painted grey; the remainder of the building will be painted grey as well. A product sample board will be presented at the meeting.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: No changes proposed.
4. Signage: New signage is proposed at the entrance and north façade per the building elevations.
5. Miscellaneous: On a temporary basis while work is being done inside, a tent will be installed on the parcel to the east (6417 Layton) to accommodate product storage and display; they have permission from that owner.

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

Nic Maciejewski and Dale Rome were present to answer questions.

Motion by Mr. Sponholz, seconded by Mr. Rogers to recommend approval of a Site/Building Review for the exterior changes to the Verlo Mattress store at 6501 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the August 19th Common Council meeting. Tax Key #618-9989-001. Motion carried unanimously.

9. **John Maneage, Braeger Ford, 4201 S. 27th Street, Greenfield, WI 53221 represented by Katie Kawczynski, VJS Construction Services, W233 N2847 Roundy Circle West, Pewaukee, WI 53072 requests a Site/Building/Landscaping Review and Special Use amendment to demo the existing showroom building and then construct a new showroom addition onto the existing service building at 4201 S. 27th Street, Tax Key #576-9997-001.**

1. Background: Braeger Ford (BF) is proposing to demo their existing 8,000 sq. ft. showroom building on the easterly portion of the lot, and then construct a new 15,000 s.f. showroom addition onto the east side of the existing service building at this location. See attached PC application and detailed plan set. [[It should be noted that there is a separate northerly building on this parcel which is not in the project, plus there is a parcel to the north under the transmission lines owned by American Transmission Co., from which Braeger has an agreement for vehicle storage; no changes proposed there either.]]
2. Architectural Review/Exterior Materials: The main entrance will feature a prefabricated tower extending above the roof. The outermost portion of the façade, including the tower that will be 29' high, will be aluminum panel. Beneath that paneling will be new split faced concrete masonry units (CMU) on the side and rear elevations with a three (3) foot height from ground level. The side and rear elevations also use granite grey standing seam roofs. The front (east) elevation features 7 overhead doors (4 on the addition) surrounded by slate grey ribbed metal panel. The addition's north face also adds one (1) overhead door. In an effort to combine the new-with-the-old, the existing building and matching metal sheathing addition will be repainted grey, along with a siding band above the east façade's metal paneling. Also, CMU's will be added around the building base where it's not in place now. Material sample board will be presented at the meeting.

Typically there is a desire to limit the number of garage doors facing the street. The new addition will both block some existing doors, but add a couple of its own on the new east side for 'Service' use which is fine. Some of the existing doors on the east side of the existing Service Building will remain simply given the functionality of merging 'old' with 'new'. A minor change though is that at the SE corner of the new building there is a 'new car delivery' area which has two garage doors facing east. Staff would believe those could be shifted 'around-the-corner' to the south side of the building and the same ability to use that space is retained.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: 119 total spaces are proposed. The site plan shows a breakdown of proposed locations for: vehicle display, customer, employee, and snow storage. The proposed site plan identifies actually using an existing drive approach that is effectively 'blocked' by the existing showroom building, as a new drive aisle to the front door of the new addition. The continued use as is of the other existing drive approaches is also shown.
4. Storm Drainage/Grading (lot & building): Will use existing storm drainage system. A sheet for Master Grading/Paving is included which shows the intention of 'shaping' the new asphalt pavement to 'direct' surface run-off. The general topography of the site is higher on the west (i.e. 694 @ west line) with its contours going lower toward the east (i.e. 688 near the sidewalk). The east edge of the parking lot will need to be curbed to help contain surface run-off but then re-direct it via curb 'cuts' where existing catch-basins are located along the terrace area west of the sidewalk.
5. Lighting (building & site): Extensive detail is provided for new lighting fixtures for the easterly side of the parcel, which includes: photometrics; fixture cross-sections (i.e. cut-off 'shoe-boxes'); pole bases that are the required 6" above grade when 'protected' and 2' above grade when 'unprotected'; there is a combination of 2 head/3 head/4 head fixtures proposed; depending upon the fixture wattage (320 or 750 or 1000), some mounting heights are at 20', but increased to 25' (at staff suggestion) along the most easterly tier to enable better light 'spread' and uniformity throughout the site. Similar to what has been done with other car dealers, the vehicle display area will be sufficiently illuminated.
6. Utilities: Will use existing utility lines coming into the property, but there likely is some lateral extensions to the new building area.
7. HVAC/Utility Box Screening: New building will be designed to provide the screening.
8. Signage: The proposed new wall signage on the addition includes 2 Ford logo signs (4' x 9'), a business identifying sign (4' x 25'), and a "service" (2' x 10") sign. As proposed, the existing free-standing signs would remain as is (i.e. one is a pylon and one is a monument). Staff would believe that the existing pylon could have a 'skirt' or 'shroud' added to the lower portion to then give the appearance of a monument style sign.
9. Dumpster/Screening/Gated (materials used): Will use existing enclosure.
10. Landscaping/Buffer Yard: The proposed landscaping consists on creating some parking aisle end-caps coming into the site that have some bushes/shrubs/grasses. The site plan indicates that after the project is over, that approx. 13% of the site will be 'open space'. It should be noted, however, that is achieved via the proposed removal of an approx. 50' deep area along the entire rear asphalted area, which is then shown as the 'snow storage area'.

While adding green space anywhere on this site is positive effort, staff believes that further efforts need to be concentrated on 'shifting' some of the proposed internal parking lot plantings, but more so strengthening what is the 'street presence' landscaping, because there isn't any shown along that public frontage:

- West of the sidewalk is a narrow (i.e. 3' – 5') grass area that is actually R-O-W. This will remain grass.
- While this isn't intended to visually block the entire vehicle display area, several (i.e. 7 – 10) curbed 'tree islands' that are uniformly spaced along that east edge are really needed. These would be big enough to enable a 2 ½" – 3" caliper tree to be planted and allow for future growth.
- Retain only the most easterly end-cap islands (i.e. in the vehicle display area) when coming in from S. 27th St.
- Any plantings proposed for the 'middle' end-caps should be removed, but then shifted to create some foundation planting areas next to the building.

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. Sidewalks: Existing sidewalk remains.
13. Fire Department: The new building portion will need sprinkling. Working with the FD for any other life-safety measures for the balance of the building will need to occur as well as part of this new construction.
14. Outside Agencies: A State building plan review will be needed prior to any City permitting being able to be released.
15. Erosion Control: A phasing plan is included (1/2/3) to reflect on-site changes as the overall project moves from one phase to the other. Permitting needed from the City Engineering Office prior to any site work beginning.
16. Miscellaneous: Separately Mr. Maneage has contacted staff about the possibility of using TIF #3 – Developer Incentive funds (i.e. ‘Pay As You Go’ variety) to assist with some gap-financing arrangement.

Although this may seem strange given the nature and scale of the overall site improvement, but staff will be recommending that this is a ‘minor change’ to the Special Use, or not needing a public hearing. Part of the reason is the exact same use continuing and the nature of the abutting neighbors land uses: cemetery to the north; 11 acre vacant parcel to the west; commercially used parcels to the south; and City of Milwaukee commercial uses to the east.

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 August 19th Common Council meeting.

John Maneage with Braeger Ford and Katie Kawczynski and Rich Wiloch with VJS Construction Services were present to answer questions.

A review of landscaping and potential changes occurred. Ald. Kastner questioned if the front parking stalls could be eliminated and that area landscaped. Ms. Kawczynski responded that their plan was in keeping the landscape island requirement and lighting within our Zoning Codes. They would prefer to get rid of the islands that run east to west and put in a buffer along the entire frontage for more ease in maintenance and snow plowing. Ald. Kastner said he’d prefer to keep the islands and also have the buffer. Mr. Maneage spoke on how it is his goal to hide the cars too. He’d prefer to add greenery to the front and leave the middle area open for cars. Discussion occurred on how to combine some islands and add additional landscaping out front.

It was the general consensus that the commission was okay with the two garage doors for the “new car delivery” area to still face easterly as proposed.

Motion by Mr. Weis, seconded by Mr. Hess to recommend approval of a Site/Building/Landscaping Review and Special Use amendment to demo the existing showroom building and then construct a new showroom addition onto the existing service building at Braeger Ford, 4201 S. 27th Street, subject to Plan Commission and staff comments, which include considering this a minor change not needing a public hearing, and authorize this item to be expedited to the August 19th Common Council meeting. Tax Key #576-9997-001. Motion carried unanimously.

- 10. James Ostrowski, Meijer, 855 S. Randal Road, St. Charles, IL 60174, represented by David Behrens, Greenburg Farrow, 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005 requests a Conceptual Project Review in conjunction with the proposed construction of a 190K s.f. grocery/general merchandise structure with a 20K s.f. attached garden center, and a separate gas/convenience building at the former Mt. Carmel site, 5700 W. Layton Avenue, Tax Key #602-9947-003 & 602-9945-001.**

1. Background: Meijer requests a Conceptual Project Review in conjunction with the proposed construction on the former Mt. Carmel site, 5700 W. Layton Ave. of an approx. 190K s.f. grocery/general merchandise structure with an approx. 20K s.f. attached garden center on the east side of the building, and a separate gas/convenience building on the SW corner; overall parcel size is approx. 24 acres. See attached five page 'Description of Proposal', preliminary site plan, and preliminary building elevation sheets for both buildings for greater details about their proposal for this site and other historical/operation information about the Meijer company.

Meijer also provides interior leasable space (typically banks and other complimentary services). Those potential occupants have not been finalized, but the building elevations depict the general expected façade in anticipation of those tenants occupying their respective portions of the building. The fuel center, located at the southwest corner of the site has 6 pump islands (12 pumping stations). The vacuum, air pump unit, propane cage, and ice chest will be screened/located along the east exterior of the convenience store.

2. Architectural Review/Exterior Materials: The façade is mainly comprised of a brick imprint precast panel ('macadamia' with 'tanbark' accents and accent bands). Precast stone bands occasionally divide the two panel colors. The two main entrances are to each side of the main "Meijer" central sign. They each extend above the roof at varying heights including the glass storefronts. 'Award blue' metal fascia bands containing licensee signage are above each entrance.

Within the context of the City's Site Development Standards for building design, the following elements are provided for:

- 'façade articulation' for some elements of the building foot-print
- 'shade coverage' variables for the canopy features over the entrances
- 'horizontal roof plane' variables where the roof-line heights above-grade can vary from 21' to 29' to 32' to 37' to 40'.
- 'fenestration' variables for the raised window/storefront entrance feature

There is a consistent general building design and use of color combinations for their new Wisconsin stores (i.e. Grafton, Oak Creek, Sussex, & Wauwatosa; staff has these respective building elevations for comparison purposes only). The Meijer reps. will discuss their ability/flexibility in working with municipalities to consider a range of exterior material options, and certainly a lot of that consideration involves the orientation of the building on a parcel, whom/what are the neighboring land uses, etc. As a small example, maybe more of actual stone or brick is used instead of a pre-cast panel that is either 'smooth face' or has a 'brick' imprint.

With this site the overall building orientation is shown as follows:

- South: main front façade; in this 'view' also is the gas/convenience store
- West: loading dock area and other ancillary uses for the store operation; grade change in that NW corner of the site will partially screen this perspective from S. 60th Street.
- North: rear of the building facing I-894.
- East: Garden Center portion of the site, which also includes employee parking area and large storm basin.

The gas/convenience building is intended to match the main store's façade materials and colors. However, an initial staff concern is that the 'white' canopy with a 'blue' band has no architectural 'connection' color-wise or design-wise with either building (i.e. the 'blue' band isn't considered as any significant 'connection'). When recent gas/convenience store new construction has taken place over the years here (i.e. BP @ 124th & Layton; BP @ 27th & Layton; Speedway @ 60th & Cold Spring), the PC made a real effort to ensure that the canopy design incorporated design elements of the main building. It could utilize a similar earthtone color scheme (i.e.- tanbark/macadamia), and/or the white support beams under the canopy could have brick cladding, etc. These other local examples are intended to simply show possible alternative design options to maintain a stronger design connection between canopy and store in terms of color, materials, and shape; not just standard flat rectangle.

In the project narrative and as shown on the site plan, there is a 'screen wall' design on both the south side and southwest corner of the building for cart storage.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: A Traffic Impact Analysis (TIA) is underway now, and its review will involve the City, WisDOT and Milw. County. Broad elements to be reviewed include but are not limited to:

- As noted on the site plan, there is a proposed traffic signal at the existing Layton driveway for Mt. Carmel – this is subject to Milw. County approval.
- Related to the potential of a signalized intersection at this location, discussions have occurred with the GF School District about the merits of having a driveway and sidewalk go south from this point, stay east of the baseball field, and make a connection at the northeast corner of the high school parking lot. Everyone is aware of the grade challenges and 'tightness' of that general area, but it's believed to really improve school-related traffic flow by having a second street for ingress/egress.
- The site plan identifies that the other main entrance is off of S. 60th Street, and that the 6-bay loading dock element is on the west side of the building. Since it's anticipated that many of the semi-truck deliveries will be exiting onto S. 60th Street from either west-bound or east-bound I-894, the TIA will be addressing the ability of trucks to access the site going south on 60th and crossing over via the left turn lane in what is the existing drive-way access to/from Mt. Carmel now. The project narrative indicates that on average there typically are 3 – 4 semi-truck deliveries per day, with increased frequency during the holidays. In addition, other vendors will be coming to/from the site. The site plan 'super-imposes' a semi-truck handling various turning movements entering/exiting/traversing the site. Obviously the purpose is to design sufficient for those types of turns for the bigger vehicles.
- The fuel center is proposed to have a one way entrance from Layton and a one way exit onto 60th Street (north).

Other parking-related aspects include:

- The site plan shows the stall count (including barrier-free) as: 688 (main store) + 14 (gas/convenience) = 702.
- Staff is comfortable with the overall amount of parking being provided when thinking about how the last big-box (i.e. Walmart Supercenter) parking has worked, but have reviewed the ZC for those guidelines given this proposal. The site plan makes a reference to '...parking required per ordinance..' = 772 stalls. Based upon the building square footages, in order to get '772' would involve a 4 stall per 1,000 ratio. Assume for 'easy math' 193,000 total building square feet ÷ 1,000 = 193. 193 x 4 = 772 stalls.

However, the ZC regs. for a 'Grocery Store' is 6 stalls/1,000; for a 'Shopping Center' it is 5 stalls/1,000; and for a Gas Station w/Convenience it is 8 stalls/1,000. Further clarification needed on how the 4 stalls per 1,000 s.f. calculation meets the '...parking required per ordinance...'.

- Park stall size (9' x 20') with both a 25' and 26' aisle/s meet ZC regs.
 - A drive-up pharmacy is proposed for the southeast corner of the main building looping clockwise.
 - Parking lot has concrete curbing.
4. Storm Drainage/Grading (lot & building): As noted on the site plan, a large tract of land (approx. 3 – 4 ac.) are at the NE corner of the site is set aside for the storm basin. With all new basins, a stormwater management report/analysis will be prepared for City and MMSD review/approval. It's possible some of the design of the basin will incorporate some of the wetland elements on that portion of the site near Honey Creek.
 5. Lighting (building & site): Site plan identifies various locations for proposed parking lot lights. Greater detail and photometrics will be included in a subsequent submittal.
 6. Utilities: The Mt. Carmel building(s), like this building foot-print location favors the northerly side of the parcel. It may be possible that some of the existing water and sanitary system as it comes into the site will still be able to be used, which might preclude the need for any road cut(s). For example, there is a water main which circles the entire Mt. Carmel building. Further review of that sizing/capacity/locations and utility plan preparation is underway.
 7. HVAC/Utility Box Screening: Parapet wall design will screen the roof-top HVAC units. The west side of the building also includes other building operational features, so the screening of that element will be part of the continued review.
 8. Signage: The two existing on site billboards are expected to be removed. As noted on the building elevation, there is a large wall sign (i.e. approx. 8' high) and other accents on the building, plus a couple of free-standing signs are near the entrances for the main store. The site plan references that the free-standing signs are 'pylons', but Meijer reps. are aware that a monument-style will be needed. The gas/convenience store has its own signage elements on the canopy and free-standing pricing signs.
 9. Dumpster/Screening/Gated (materials used): Clarification is needed on the location and screening of the ice chest, outside sales, and propane cage at the gas/convenience building. It's understood that having propane outside the building is a basic Fire Code element, and the proposal description suggests the propane and ice chest are all screened and located against the east wall, but that 'screening' feature will need to be further identified. From past experiences, having seasonal outdoor sales at the gas/convenience store (i.e. wood to soda to salt to ____) is specifically not allowed in the ZC. Allowing it here only 'opens-the-door' for this type of stuff to multiply throughout the City given the large number of gas/convenience stores. The dumpster enclosure needs to include either a 'service door' or a 'maze' wall entry element.
 10. Fencing: The garden center on the east is surrounded by a 'black' decorative fence.
 11. Landscaping/Buffer Yard: In reviewing site layout options, staff has recommended to Meijer that creating more landscape perimeter areas such as along Layton (i.e. 25' – 35' wide) and having bigger landscape islands on the parking stall 'end-caps', would probably work best instead of having multiple and smaller 'islands' in the parking lot, and the current site plan has incorporated those types of suggestions.

The PUD-Commercial zoning district has a desired 35% greenspace ratio. While a precise calculation hasn't been prepared yet, staff would believe that the overall site will actually be close to that percentage given the nature of the preliminary layout, which as referenced above, includes a large area at the northeast corner of the site for storm basin purposes.

12. Hours of Operation: Both the store and the fuel center operation are open 24/7, however full access to the fuel center convenience store will only be from 6:00 a.m. – 11:00 p.m. with transactions outside those hours occurring via a ‘lazy-susan’ device with a fuel center employee.
13. Sidewalks: The existing sidewalk along the north side of Layton and east side of S. 60th Street naturally remain, but there likely will be some re-laying of portions of it in relation to proposed new drive approach locations. A private sidewalk is provided near the Layton access to/from the SE corner of the building and from S. 60th St. to/from the SW corner of the building.
14. Fire Department: The buildings will be sprinklered, and there likely will be other life safety measures the FD will be considering.
15. Police Department: Site plan review underway.
16. Outside Agencies: Given the scale of the project and the fact that Meijer’s has approvals in at least four other SE Wisconsin communities, they are familiar with working with a host of state/local agencies and in this case it will include: MMSD, Milw. County, Milw. Water, DNR, WisDOT, Wis. Dept. of Commerce, FEMA.
17. PUD Requirements: Since the existing zoning is PUD-Commercial (i.e. actually going back to 1997 when this formal designation was made), given the nature of the Meijer’s proposal it will be considered a PUD amendment, naturally as a ‘major change’ needing a public hearing. Concurrent with that will be the respective Special Use requests that will be combined under one broad public hearing for multiple items.
18. Miscellaneous: Staff has discussed with Meijer reps. the potential of acquiring the ‘May’ properties at the SE corner of the site, but they have indicated that they don’t have an interest in them. Separately staff has discussed with the property owner – Barb May – some of the potential impediments to her property (i.e. wetlands and flood-plain) which would need to be resolved either by her or any prospective buyer in the future. At this point, she and other family members are not ready to hire outside persons/companies to address or correct those elements.

Recommendation: No formal action taken at this time. Staff is supportive of this proposal, and as indicated above, is intending to the extent possible, to have the PUD amendment, the respective Special Uses (i.e. gas/convenience store, alcohol product sales in the grocery store, pharmacy drive-up, outdoor display/sales, etc.), and the Site/Building/Landscaping Review be on a concurrent ‘track’ in coming before the PC, and then with subsequent public hearings/review/approval actions by the CC. The coordination of City actions in relation to outside agency(ies) reviews/approvals will be necessary as well.

Jim Ostrowski with Meijer and Paul Phillips with Greenburg Farrow, the architect, were present to answer questions and to give some background information on the business and tonight’s proposal via their commentary and power-point presentation.

Meijer was started in 1934 by Hank Meijer, a barber, who started supplying groceries to his clients as an amenity. Hank Meijer, along with his son Fred, grew the business as a grocery store. In the 1960’s Fred invented the “Super Center” concept; which is grocery with general merchandise. Today Meijer is in five states, has 200 stores, and is the fifteenth largest publically held company in the United States.

Mr. Ostrowski highlighted some of the unique features of Meijer; including their free prescription program, which fills several medications free of charge, and to date has dispensed over 20 million free prescriptions for children’s antibiotics, cholesterol, diabetes and prenatal vitamins. They sponsor many local community events and are focused on feeding the hungry through Feeding America.

Mr. Phillips then discussed some of the site features. A feature of the gas station is a “lazy susan” that dispenses commonly purchased items such as milk and bread to customers while they pump gas, so that one never needs to make a trip inside the store. Access to purchase in the store is until 11:00 p.m., while the gas station pumps are open 24/7.

Their goal is to maintain as much of the existing landscaping as possible along 60th Street and also add to that to visually enhance, and yet soften, the view from Layton Avenue.

Mr. Phillips discussed how the canopy picks up the design elements of the building and also stated they are open to any City recommendations.

Ald. Kastner questioned outside sales to which Mr. Phillips replied they plan to have LP sales and an ice bin that would need to be screened. They have adequate cart corrals to keep carts contained and have twice as many handicapped stalls as is required by code. Another convenience they offer is a drive-thru pharmacy. They also have several outside tenants leasing space within the building which offer services, such as a bank or a salon.

Mayor Neitzke spoke on how, for a tax standpoint, this site was a low-performing property and how the City historically had evolved in a sort of hodge-podge manner, and never having a defined “downtown” or a “city center” area. A type of city center has since been created with the Library, Police and Fire Departments along Layton, along with a newly renovated high school across the street. One of the challenges to further develop Layton had been the former Mt. Carmel, but now we have the opportunity with Meijer to further expand this area, and also expand the tax base. Mayor Neitzke noted that Meijer is not requesting any TIF assistance or City assistance, but there was some discussion on how a project of this nature maybe could be a catalyst for other nearby public improvements via a range of public financing options. There has been investigation if a traffic signal could be installed at the entrance off of Layton Avenue, which is something the City desires.

Mr. Rogers questioned if there would be electronic recharging stations at the gas station, to which it was responded that this is something they are aware of and are open to possibly implementing one day. Mr. Hess questioned if there would be wind turbines and a green roof, to which it was responded that those are not things that Meijer is considering at this time.

Conceptual review – no action required.

11. Samir Amin, on behalf of the House of Wisdom, 11615 W. Layton Avenue, P.O. Box 210246, Milwaukee, WI 53221 requests a Conceptual Project Review as it relates to their acquisition of an adjacent single-family house at 11637 W. Layton Avenue and discuss the nature of the potential future uses and the need for possible future rezoning and Comprehensive Land Use Plan changes, Tax Key #611-9000-002.

1. Background: House of Wisdom (HW) requests a Conceptual Project Review as it relates to their acquisition of an adjacent single-family house/parcel at 11637 Layton in order to discuss the nature of the potential future uses, and the need for possible future rezoning and Comprehensive Land Use Plan changes. See attached PC application, Description of Proposal narrative, and preliminary site plan that provides further background on their desires and ideas for using both the house and the area south of the house.
2. Architectural Review/Exterior Materials: This may not really be applicable now, but the HW reps. have discussed the future possibility of some small expansion of the ‘worship/prayer’ area of their building. The potential of this really only works if they can ultimately use the 11637 parcel.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: Currently the HW has a 24 stall parking lot south of its building.

4. Storm Drainage/Grading (lot & building): If a new parking lot were done on the west parcel (11637 Layton Ave.) with the continue access via its existing parking lot to/from 116th Street, it would require usual proper stormwater drainage controls such as but not limited to curbing/grading/catch-basin, etc., and depending upon how big it got, then potentially stormwater management (i.e. storm pond) so as to not affect the neighboring property to the south of the church (4741/4743 S. 116th St.) or west of the new church parcel (11705 Layton).
5. Landscaping/Buffer Yard: When a parking lot goes onto what had historically been a residential lot, there always is a 'landscape buffer' requirement. That 'buffering' can include variables pertaining to its width, potential for a berm and/or fence, range of landscaping types/quantities, etc.

Attached simply as a nearby example of new parking lot and landscape buffering, is an aerial photo of the Korean Baptist Church at 11840 Layton, that had undertaken a church building renovation/expansion and corresponding parking lot expansion – after a favorable rezoning in 2005 -- to proceed in the manner they did.

6. Miscellaneous: During the most recent discussion with the HW reps., it was suggested that prior to the August PC some efforts be done to contact the owners of the two immediately adjacent parcels (i.e. 4741-43 S. 116th & 11705 Layton) to determine what might be some initial reaction from those owners. In addition, HW reps. have been informed about the 400' radius property owner notification process and the ability to host a neighborhood meeting(s) as well.

Also, for further background purposes, a religious use on the 11615 parcel dates back to 1981 (i.e. New Apostolic Church). Finally, if HW chooses to return with a rezoning and Land Use Plan change request(s), and if these are approved by the CC, then HW would need to have a CSM done to combine both lots.

Recommendation: No formal action needed at this time. HW is aware that the next formal action is returning to the PC with a request for a rezoning and for a Comprehensive Land Use Plan change, which would occur on a concurrent basis with its full public notice and hearing process.

The positive aspects that staff sees here is that the HW is taking the initiative up-front to address both current and future growth/expansion issues for their membership, instead of an almost after-the-fact perspective which seemingly has occurred elsewhere in the community.

Samir Amin and representatives of the House of Wisdom were present to answer questions.

Mr. Amin stated that the House of Wisdom has met with the neighbors at 4741-4743 S. 116th Street and 11705 W. Layton Avenue and they did not have any problems with this proposal. There are no future plans to ever raze the house, it will be used as a residence for clergy, with possibly some babysitting and children's programs during services occurring and some use of the kitchen on occasion.

Mayor Neitzke commented that there is always a concern in situations like this in that if the initial concept is successful then additional nearby properties are sought for purchase for possible schools, additional parking, etc. Mr. Amin stated at this time they are only pursuing 11637 W. Layton and currently it more than meets their needs.

Mayor Neitzke noted that this idea would involve changing zoning and also changing the Comprehensive Land Use Plan. These are big changes, as time was taken to develop the Plan in the best interest of the City and future development. However, the City also recognizes the value of providing religious facilities to residents. Further discussion on how there is a difference in using the house for residential purposes versus when you begin adding additional paving and creating a "commercial" parking lot; it is a matter of keeping things compatible in the neighborhood, not changing the neighborhood by buying up houses.

It was the consensus of the Plan Commission that the parking lot, if needed in the future when potentially the worship center is expanded, be located in the front or north side of the house at 11637 W. Layton.

Conceptual review – no action required.

12. James Krahn, J.J. Krahn Inv., 13810 Greenhaven Court, New Berlin, WI 53151 requests a Conceptual Project Review for a proposed lot split of a 3.4 acre parcel at 12310 W. Cold Spring Road to create four single-family lots, Tax Key #565-9968.

1. Background: James Krahn requests a Conceptual Project Review for a proposed lot split of a 3.4 acre parcel at 12310 W. Cold Spring Rd. to create four single-family lots. See attached PC application.

[[This exact same request and staff comments have been shifted from the July PC agenda materials. John Walters, a son of the past owners (i.e. now in a trust), had previously submitted his interest in proposing the same lot split alignment, but never finalized his PC application. So the narrative below is nearly identical – other than name changes -- to what was prepared for last month's meeting.]]

Mr. Krahn has submitted a proposal to split this approx. 3.4 acre parcel into four lots which would align with the four sets of utility extensions (i.e. water and sanitary laterals) which were extended into this parcel over 30 years ago. The westerly three lateral sets align with the open area of the orchard. While the most easterly set of laterals do not directly go north into the existing house, previously according to Mr. Walters, there isn't any basement for the house and these laterals are 'angled' into the building following wherever the prior well and septic lines were located. Staff has taken that preliminary drawing from Mr. Krahn and overlaid it on a scaled cadastral map, to show that – rounded off – that three 28K s.f. lots and one 46K s.f. lot could be created. This base map also shows the effect of ROW dedication along both the west side and south side of the parcel to be consistent with those respective dedicated ROWs for adjacent parcels. [[The underlying zoning is R-1 Single-Family which has a minimum lot size of 15K s.f. and a minimum lot width of 100'; 115' for a corner lot.]]

In reviewing this matter further, staff has found some 1981 PC minutes for when CSM #4012 was being considered. This was looked at simply to try and determine why the survey immediately north of this Walter's parcel showed a 'bend' for the proposed 123rd St. ROW dedication. As indicated in those minutes, there is a "...curve in the proposed S. 123rd St. so that it will swing past the home fronting on West Cold Spring and through their orchard...". It was indicated at that time that the above referenced water/sanitary laterals were already into the Walter's parcel.

Albeit that PC review was +30 years ago, staff believes that prior action via those minutes provides a basis for supporting at this time – if a CSM or subdivision plat were eventually submitted – to have that 123rd Street ROW as is platted to the north, be continued through this Walter's parcel to Cold Spring. Furthermore, it's acknowledged that if 123rd Street were extended southerly to Cold Spring, that one set of existing laterals would not be used.

However, staff does not believe that the layout of this parcel must be 'tied' to some lateral locations installed likely in the 1970's. The extension – at least on paper – of '123rd St.' would be consistent with City development practices over the years of getting ROW dedication which fits in the overall grid-street layout alignments when types of land divisions are being proposed. And in this instance, it very likely may enable some additional single-family development to occur on the land-locked parcels to the north where the potential exists for up to eight lots.

Staff has taken the liberty of doing some very rough ‘paper layouts’ just to see what alternatives may exist (i.e. please note that no specific lot size dimensions/calcs. have been done). It was noted in the 1981 minutes that actually five (5) lots could be created on this parcel while at the same having the dedication of ‘123rd Street’. Also, the existing house can be retained as is, with the potential of a future ‘split’ of that parcel to create a north and a south lot.

2. Storm Drainage/Grading (lot & building): A review of MMSD regs. for ‘residential infill’ as it relates to the need for a stormwater basin was done. An area that is less than five (5) acres does not need a basin (see attached regs.) which is a good thing because that doesn’t take away developable area; further follow-up was done with an MMSD staff person for affirmation one way or another and we are awaiting that response.
3. Park Fees: \$1497 for every new lot created.
4. Miscellaneous: With the development of any kind these days, a ‘site wetland inventory analysis’ will be needed. This topic is brought up simply because a similar analysis was done for the area to the north of Plainfield ‘extended’ along this same ‘123rd Street’ alignment about 10 years ago, and those findings effectively ended the attempt at that time for a single-family subdivision that potentially would have been along both sides of 123rd St. from Plainfield to Waterford (i.e. just south of Wildcat Creek condos).

As the PC would be familiar, the construction/installation of infrastructure for new residential development like potentially exists here is ‘developer-driven’, or in other words, the cost upfront for doing all the new streets/grading/sewer/water extensions is the responsibility of the developer/owner(s).

Recommendation: No formal action needed at this time. Staff would be supportive of splitting this parcel but doing it in a manner which provides for the dedication of ‘123rd St.’ extended southerly to Cold Spring with the subtle ‘curve’ alignment around the existing house, but with a four (4) lot layout now and still leaving open the potential of splitting the easterly lot into two parcels at a later date if there was a desire to remove the house. The 5th ‘new’ lot could be serviced via utilities that would be extended northerly in conjunction with developers/owners to the north which effectively have been land-locked since the early ‘80s. A CSM would be needed to create four or less lots at this time.

Mr. Krahn was present to answer questions. Mayor Neitzke noted that if this was being brought forth with a CSM at this meeting tonight it would be approved and forwarded on to the next Common Council meeting because there isn’t a need really to extend “123rd Street Right-Of-Way” since access to the area to the north is via Plainfield Right-Of-Way at 124th Street.

Discussion on if a cul-de-sac would be needed. Mr. Krahn stated he’d prefer a cul-de-sac be on the land to the north of this parcel. It was responded that nothing has been approved yet for the lands to the north as this has not been platted yet for an actual subdivision.

Conceptual review – no action required.

13. Community Development Manager Report.

Mr. Erickson noted that there will be updated plans for the EZ-Storage facility, 3645 W. Loomis Road, at the September Plan Commission meeting. Also at that meeting the item pertaining to the Temporary Use permit for parking that was approved by the Council in May for Al Huda, 5075 S. 43rd Street, will be coming forward then.

- 14. Motion by Ald. Kastner, seconded by Mr. Weis to adjourn the meeting at 8:20 p.m.
Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

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