

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, DECEMBER 9, 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	Present
	Mr. Frederick Hess	Present
	Ms. Christine Hallen	Excused
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers (alt.)	Present
	Mr. Don Carlson (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager

2. Motion by Mr. Hess, seconded by Ms. Collins to approve the November 11, 2014 minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meetings held on November 18th and December 2nd. At the November 18th meeting a public hearing was held regarding an alley vacation at 27th & Tuckaway Drive. Action on that item will be held over for a couple of months pending site-related work to be done by the Department of Public Works. At the December 2nd meeting the Special Use public hearing for Denny's was held, with the item being held over pending follow-up by Denny's on the hours of operation. During the course of the public hearing there was a willingness of their behalf to not have 24/7 hours every day of the week, and instead have 24/7 only on the weekends and holidays, with discussion occurring on which holidays that would include.

4. Vijay Patel, Durgha LLC, 6625 S. 46th Street, Franklin 53132 requests a Special Use Review in order to transfer a Special Use approved this past March for Paul Sidhu (Paul's Wine & Liquor, LLC) to open a restaurant called 'India Gardens' and serve alcohol products at 7640 W. Forest Home Avenue. That earlier approval had a different business operator and now there also is a different 'theme' for the restaurant (i.e. Mexican → Indian). Tax Key #605-9976.

1. Background: In 2012 Paul Sidhu obtained a Special Use for the former Balkans Restaurant site; he had proposed a pizzeria/Italian combo at that time, but that expired after a year because he never used it as a result of actually opening a restaurant. However, earlier this year he returned with a 'new' Special Use request (i.e. Mexican theme this time) that was approved (see attached 3/11/14 PC & 4/2/14 CC minutes).

Mr. Patel has proposed to open 'India Garden Restaurant' which as the name implies, has an 'Indian' theme – see attached PC application, sample menu, preliminary floor plan, and aerial photo. As noted on the application, he is also interested in periodically using the basement area under the restaurant as a party room – it supposedly already has two separate means for exiting purposes (i.e. this aspect will need to be reviewed further with both Fire and Building Inspectors).

[[Mr. Sidhu also actually had obtained and paid for the appropriate alcohol license for this site, but it could not be issued because this location was never 'ready' for it to be used. Nonetheless, separately Mr. Patel has already contacted the Clerk's Office regarding the submittal of appropriate application for the CC consideration at a later date of the transferring of that Class 'B' license from Mr. Sidhu to Mr. Patel.]]

One of the conditions of that earlier Special Use was Mr. Sidhu agreeing to limit his night-time hours so that the business would close by 11:00 p.m. (i.e. Class 'B' license allows being open until 2 a.m.). Mr. Patel will be closing earlier at 10 p.m., but opening earlier per below.

2. Fencing: An additional condition previously agreed to was erecting a fence and painting the garage as suggested by a neighbor; this still needs to be done when weather permits.
3. Hours of Operation: Mon. – Fri.: 10 a.m. – 10 p.m., and Sat. & Sun.: 7 a.m. – 10 p.m.

Recommendation: Approve subject to Plan Commission and staff comments, and consider this a minor change not needing a public hearing. This application is to still have a restaurant but with an earlier daily closing time at 10 p.m., so the only basic difference is featuring a different menu theme ('Indian' instead of 'Mexican'). Expedite this request to the December 16th Common Council meeting.

Vijay Patel was present to answer questions. Mr. Erickson pointed out that this operator is requesting hours of operation to 10:00 p.m., rather than the approved 11:00 p.m.

Motion by Mayor Neitzke, seconded by Mr. Weis to recommend approval of a Special Use Review in order to transfer a Special Use approved this March, 2014 for Paul Sidhu (Paul's Wine & Liquor, LLC) to Vijay Patel to open a restaurant called 'India Village' and serve alcohol products at 7640 W. Forest Home Avenue, subject to Plan Commission and staff comments, one of which includes a closing time of 10:00 p.m. instead of 11:00 p.m., and authorize this item to be expedited to the December 16th Common Council meeting. Tax Key #605-9976. Motion carried unanimously.

5. **Josephine Ellis, Adams Solution LLC, 4555 N. 87th Street, Milwaukee, WI 53225 requests a Special Use in order to open a dollar store in a vacant unit, 4649 S. 108th Street, of the Omega Plaza multi-tenant building; Tax Key #609-0033-001.**

1. Background: Ms. Ellis is proposing to open her own non-franchise type of dollar store called 'Janaii Dollar Store' in a vacant tenant unit in the Omega Plaza at 4649 S. 108th Street. See attached PC application and email regarding the types of retail items proposed to be available.

The reason this type of use is considered a Special Use now is that in March, 2013 a Zoning Code (ZC) amendment was passed based upon a complete re-doing/overall of the entire Listing of Permitted and Special Permitted Uses in Non-Residential zoning districts. The 'new' ZC adopted in 1998 had relied on a SIC listing (Standard Industrial Classification) which dated back to 1987, while the revised classification version called NAICS (North American Industrial Classification System) was created dated 2007; the ZC version adopted last year had been updated as of 2012.

In the interest of full disclosure, staff (Mr. Erickson) gave incorrect information to Ms. Ellis when she first contacted him in October. He said that this type of use was a Permitted Use, and would only need an Occupancy Permit/inspection process since she was not doing any structural changes within the tenant space. Under the former SIC listing (#5399 – Miscellaneous general merchandise stores), this type of use would be a 'P' – Permitted Use. However, under the NAICS listing (#452990 – All Other General Merchandise Stores), this type of use is listed as an 'S' – Special Permitted Use. He thought, without checking the NAICS listing (!), that a basic retail use like this selling these smaller new items and not second-hand merchandise, would be okay. Ms. Ellis then relied on that incorrect information and proceeded to enter into lease discussions/agreements without factoring in the time-line for a Special Use process. The building Occupancy Permit items have been satisfied by Ms. Ellis, but her opening has been delayed.

- [[These listings were established by the Executive Office of the President – Office of Management & Budget in the 1970s and revised over the years. While the federal government has its own reasons for using these types of documents, the ZC uses it basically for the categorization of Permitted and Special Permitted Uses under 11 different non-residential zoning classifications.]]
2. **Parking/Traffic Flow/Access/Curbed Parking Lot:** The parking requirement for a miscellaneous free-standing retail store is 5 stalls/1,000 s.f. of building area. The building is approx. 13,500 s.f. 13.5 X 5 = 68; there are 73 stalls on-site (see attached site plan that was recently used for the Denny's Restaurant request).
 3. **Dumpster/Screening/Gated (materials used):** The gate on the dumpster enclosure near the southwest corner of the building needs maintenance by the property owner to provide a true enclosure.
 4. **Hours of Operation:** 9:00 a.m. – 9:00 p.m. daily.

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing given the type of retail items being sold, and authorize this matter to be forwarded to the December 16th Common Council meeting.

Josephine Ellis was present to answer questions. Ald. Kastner questioned if there would be contact made with the owner about what signage is allowed. Mr. Erickson responded that he has had contact with a sign vendor for this space and will reiterate what temporary signage is allowed as per our sign code. Furthermore, with any multi-tenant situation he always request a "sign-off/approval" from the property owner or manager. It was noted that the property owner needs to repair the dumpster enclosure.

Mayor Neitzke noted that the required blue signage is hard to see and it might be okay to use box lettering. He also stressed that any temporary signage needs to comply with our timeframes.

Motion by Mr. Sponholz, seconded by Mr. Rogers, to recommend approval of a Special Use for a dollar store in a vacant unit at 4649 S. 108th Street, in the Omega Plaza multi-tenant building, 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 December 16th Common Council meeting. Tax Key #609-0033-001. Motion carried unanimously.

6. **David Boyd, GMBI Inc., 1000 Darden Center Drive, Orlando, FL 32837, represented by Felipe Guerrero, hmd Group Architects, 10556 NW 26 Street, Suite D-101, Doral, FL 33172 requests a Site, Building, Landscaping Review as part of exterior changes proposed for the Olive Garden at 4760 S. 76th Street; Tax Key #617-0085-001.**

Item withdrawn by Applicant's Representative.

7. **Al Schienpflug, Water Stone Bank, 11200 W. Plank Court, Wauwatosa, WI 53226, represented by Brad Kropp, Perspective Design, 11525 W. North Avenue, Wauwatosa, WI 53226 requests a Special Use and Site/Building/Landscaping Review for the purpose of constructing a 3,500 s.f. full service bank with two drive-up bays and one ATM/Night Deposit Bay at 5000 W. Loomis Road; Tax Key #620-9967. [[Prior approval of this request occurred in 2008.]]**
 1. **Background:** WaterStone Bank (WSB) is returning with plans to construct a 3,500 s.f. bank with two drive-up bays on their parcel at 5000 Loomis (or NE corner of 51st & Edgerton). They had a prior approval in 2008, but obviously never proceeded with construction but did buy the parcel. Attached is some detailed background on the history of WSB and their proposed Plan of Operation for this site.

- The site plan submitted now was identical to what had been approved six years ago, but subsequently has been revised -- to a limited degree as described in #3 below -- to address concerns from the City Engineer and Police Chief, with important assistance from WSB reps. So all the related detailed plan sheets (i.e. grading, landscaping, utility, lighting, etc.) that are attached reflect this initial submittal, but are being adjusted by WSB's architect/engineer.*
2. Architectural Review/Exterior Materials: The façade is brick with 'cultured' stone wainscoting and a hip-like, architectural 'hickory' shingled roof with a raised entry element. The raised tower reaches about 30'. Each side, except the east, features a decorative circular louver. Attached are both the color elevation and detailed elevation plan. A product sample board will be presented at the meeting.
 3. Parking/Traffic Flow/Access/Curbed Parking Lot: Attached is the revised site plan referenced above; the specific changes involve the following:
 - Eliminating an initially proposed 'exit-only' driveway onto Edgerton that would have handled the vehicles for employee parking, drive-thru exiting, and ATM/night deposit drive-up. See attached email from the Police Chief providing further background. That employee parking area now has a 90 degree angled parking, instead of 45 degree, with access only to/from the north, instead of being able to continue southerly onto Edgerton as originally submitted.
 - WSB still desired to have a drive-up capability for the ATM/night deposit. So a third drive-up lane was added north of the building by a combination of shifting the building pad approx. 5' south and narrowing the 'pork-chop-shaped' landscape island north of the building from 10' to 5'. The ATM/night deposit location is then shifted to the northwest corner of the building, from the west side.
 - To create some space for a third 'stacking lane', the curbed landscaped island – mostly of which is on Hair Mania's parcel, was made narrower anywhere from 3' – 5' depending upon where a measurement is made.
 - Another change made pertained to shifting the south curb line of the southeastern parking area northerly to facilitate easier vehicular movements by having a more uniform depth north of the parking stall area. This alteration would also provide more landscape area along the southern edge.

It should be noted that in 2008 WSB, as the then new owner of the property, and Hair Mania entered into a 'Cross-Access & Parking Easement Agreement' – see attached recorded document.

All parking and drive areas have concrete curbing. The minimum width of the connecting road to Hair Mania is the required 24 ft. The required parking for a 'financial use' is 5 stalls/1,000 s.f. of building area, with a drive-thru stacking capability of 6 vehicles per lane, and 1 space per employee. ($3,500 \div 1000 = 3.5 \times 5 = 18$; +5 employees = 23 stalls required). There are 16 stalls on-site; 23 if counting the lower portion of Hair Mania's southernmost lot. Per the attached aerial photo, Hair Mania has an additional 30 stalls to the north on their site.

Similar to what was done in 2008, the proposed shifting of the building pad and parking layout is done per ZC Table 21.04.0302(c) which enables the PC to cooperatively work with an owner/applicant/developer to create ideally a better site design for all parties. This same ZC element is applicable in all Non-Residential zoning categories.

4. Storm Drainage/Grading (lot & building): The grading plan as initially submitted shows an intent of collecting all the site and roof-top storm drainage and directing it to the storm main in S. 51st Street. However, since this section of S. 51st was just milled/re-paved this past summer, in order to avoid a major road-cut on that street WSB has been asked to re-design the collection system to see if it's possible to instead utilize a storm inlet that is along the north side of Edgerton -- due south of the SE corner of the proposed building.

5. Lighting (building & site): WSB will be using several types of light fixtures on the site and building per the attached detailed submittal. The two decorative cylindrical wall fixtures at the main entrance should create a wall wash. The parking lot lights are full cutoff LED fixtures with a 16' pole and 5" base. The fixtures under the drive-thru canopy are recessed as required. There are a few wall packs with down-lighting. A photometric layout is provided as well. Overall light levels are very balanced, and as would be expected and desired, the higher light levels are by the main entrance on the east side of the building and in the drive-thru area.
6. Utilities: An existing sanitary lateral will be used coming from Edgerton, and an existing 1" water lateral will be replaced with a 6" service to enable sprinkling of the building.
7. HVAC/Utility Box Screening: The site plan shows two possible locations for the A/C condensing unit (NE or SW corner of building) and both areas show screening-type landscaping around them. Naturally this will be finalized when the actual building permit materials are submitted
8. Signage: WSB is proposing three wall signs in addition to the monument sign. Under code, only 2 wall signs are allowed. Since WSB is on a 'double corner' a third wall sign is a legitimate request.
 - The total available signage is 153 s.f. (width of building = 70' X 1.5 = 105 + 24 + 24 (i.e. double corner allotment) = 153 s.f.
 - The total wall signage as proposed is 60 s.f. + 28 + 28 = 116 s.f.
 - The total signage part of the monument (WSB + electronic reader board + ATM) is about 80 s.f. [[The monument sign as proposed is too high at 12'8" – 10' is max. allowed -- and is being revised so some of this initial sign square footage calc. may be reduced.]]
 - The total signage of approx. 196 still may need to be reduced.
 - Per the Sign Code, we don't allow 'box signs'. In this instance, the proposed wall signs are of that style with a 10" protrusion from the wall. However, there are design alternatives which can include being recessed into a sign 'cavity' or have some type of 'collar' as a designed 'edge'. For instance, Staff is comfortable with the use of the brick columns which extend on the south face as a way of limiting visibility of these box signs from the side.
 - The addressing will show '5000', not '4958'.
9. Dumpster/Screening/Gated (materials used): The enclosure is 6' high a cedar fence with the SE and SW corners having a brick veneer surface that would match the building materials. A concrete slab and apron is to be used, and the required 'man-door' is provided.
10. Fencing: None proposed but because more vehicles will be directed north as they leave drive-thru and employee parking area due to the site layout re-design, that alignment is directly toward the house at 5050 S. 51st Street, and so there may be a concern about head-lights shining into/onto that house. Although a staggered planting alignment of 7' high evergreens is proposed as a way of 'knocking down' the lights, it may be possible that until those mature and grow-into-one-another, that some 6' high wood fencing on that western 1/3 portion of the shared lot line could be needed to help with that 'knock-down' effort (i.e. the dumpster enclosure location will provide that type of 'screening' already).
11. Landscaping/Buffer Yard: R-3 Residential exists on the parcel to the north off at 5050 S. 51st, so there is a need for a landscape buffer yard. The current site plan calls for a 20' landscape buffer along the northwestern part of the property. The desired buffer width is a minimum of 25', however, the 20' buffer can work here because of the increased plantings in this area as shown on the landscaping plan – staggered planting alignment of 20 seven foot high (planting height) Junipers on an 8' spacing.

Other planting types for foundation plantings and along the exterior of the parking lots along 51st and Edgerton include:

- 3 ornamental trees
- 130 deciduous shrubs
- 114 containers of perennials
- 57 containers of ornamental grasses

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: The City Forester is currently reviewing the landscape plan to determine the planting specimens and the number of tree inches needing to be replaced because a large number of tree inches will be lost on this site, and will need to be made up through other plantings as recommended if these are “specimen trees” (i.e. hard woods). He has been provided with a copy of the landscape plan for review as well. WSB should contact the City Forester for a site visit if they haven’t already.
14. Park Fees: 25,197 s.f. X \$.05 = \$1,260.
15. Hours of Operation:
 - Lobby:
 - Monday – Friday, 9:00 a.m. – 5:00 p.m.
 - Saturday, 9:00 a.m. – 12:00 p.m.
 - Drive Thru:
 - Monday – Friday, 8:30 a.m. – 5:30 p.m.
 - Saturday, 8:30 a.m. – 12:00 p.m.
16. Sidewalks: WSB will be installing sidewalk for ADA access purposes to/from their front door.
17. Fire Department: Building will be sprinklered.
18. Police Department: As referenced earlier, see attached email from the Police Chief on the initial site plan submittal.
19. Outside Agencies: Obtain approval from Milwaukee Water Works for the proposed water service connection. Any work done in the Loomis ROW will potentially require any WISDOT permitting.
20. Erosion Control: An erosion control plan is included
21. Miscellaneous: WSB needs to contact the owner of 5050 S. 51st Street – Antonio & Maria Diaz – about this project and show them the revised site plan and proposed landscape buffer plan along the shared lot. Mr. & Mrs. Diaz have owned this parcel since 2004, so it’s likely they would be familiar with what had been proposed/approved in 2008.

Attached are the meeting minute excerpts for both the CC (3/4/08) and PC (2/12/08).

Recommendation: Approve both the new Special Use and Site/Building/Landscaping plans subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing because of the similarity of what is proposed now as compared with what was approved in 2008, and authorize this item to be expedited to the December 16th Common Council meeting.

Al Schienpflug with Water Stone Bank and Brad Kropp with Perspective Design were present to answer questions. Mr. Erickson gave some background information on this request and the request submitted in 2008.

The general consensus of the Plan Commission is that they are in favor with the overall design of the building and site.

Motion by Mayor Neitzke, seconded by Ald. Kastner to recommend approval of a Special Use as a minor change not needing a public hearing because of the similarity of the proposal today when compared with 2008, and Site/Building/Landscaping Review for the purpose of Water Stone Bank constructing a 3,500 s.f. full service bank with two drive-up bays and one ATM/Night Deposit bay at 5000 W. Loomis Road, subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 16th Common Council meeting. Tax Key #620-9967. Motion carried unanimously.

- 8. James Ostrowski, Meijer Stores Limited Partnership, 855 S. Randal Road, St. Charles, IL 60174, represented by Paul Phillips, Greenberg Farrow, 1050 S. Grider Street, Appleton, WI 54914 requests a PUD Amendment/Site, Building, Landscaping Review/Special Uses (gas/convenience store, alcohol product sales in the grocery store, pharmacy drive-up, & outdoor display/sales) for the proposed construction of a 193K s.f. grocery/general merchandise structure with a 22K s.f. attached garden center, and a separate 2,500 s.f. gas/convenience building at the former Mt. Carmel site, 5700 W. Layton Avenue, Tax Key #602-9947-003 & 602-9945-001. [[Follow-up to discussion at the August & September Plan Commission meetings.]]**

1. Background: [[The following narrative is similar to what had been presented at two earlier PC meetings, *but any new substantial comments applicable to site and/or building changes are in Italics.*]]

This request is a follow-up to prior reviews at the August PC (Conceptual Project Review) and a PUD Amendment/Site, Building, Landscaping Review (SBL)/Special Uses at the September PC meeting. The action taken at the last meeting was to authorize the public hearing process to get underway, *and that hearing will be held at the 1/6/15 CC meeting. Separately, Meijer had requested to shift what had been initially scheduled for the October PC, to this meeting.*

Extensive materials are attached and will be referenced through this narrative:

- 12/2/14 letter from GreenburgFarrow (GF – Meijer architect/engineer) related to prior City review comments. This letter is very important in that it outlines/details the responses GF is providing on behalf of Meijer, and should be reviewed concurrently when these PC Notes are being reviewed, because a verbatim word-for-word may not be repeated for all the respective responses. This seven page letter is broken down as follows:
 --pp. 1 – 2: pertaining to a Storm Water Mgt. Review email from AECOM dated 9/10/14.
 --pp. 2 – 5: pertaining to a 10/8/14 letter from Jeff Tamblyn – DNS Engineering Div.
 Also see #25 – Engineering Comments of these Notes.
 --pp. 6 – 7: pertaining to further Plan Staff site/building plan review dated 10/22/14 & 10/28/14. *[[Keep in mind that these were made prior to the receipt of the building plan 'flip' as described below.]]*
- The major site change from the earlier review is that now on the west side of the building is the garden center and the loading dock aspect is on the east side of the building. Also, review comments from WisDOT – factoring in future preliminary road improvement design possibilities for I-894 and the S. 60th bridge -- have impacted some site layout and building placement aspects.
- Full range of detailed site plans (most recent date: 12/1/14) and building plans (store: dated 10/31/14 and gas/convenience building: dated 12/1/14). 22 pages total.
- Stormwater Report dated 12/1/14 as it relates to the design of the site/roof-top collection system and design of the retention basin. The summary portion is attached
- *As of doing their 'site due diligence', a soils analysis was done. The summary portion is attached of a Draft document titled 'Subsurface Exploration and Geotechnical Engineering Evaluation' and dated 10/24/14.*

- *Traffic Impact Analysis dated 11/18/14. Overall this document is a couple of hundred pages long; attached are approx. +/-25 pp. which is the main narrative and key exhibits. Actually this document was prepared for review/comment not only by the City, but by WisDOT and Milw. County Traffic Engineering Division. See pp. 16 – 18 for the 'Recommendations & Conclusion' section.*

As previously discussed at the earlier PC meetings, Meijer has proposed to construct on the former Mt. Carmel site, 5700 W. Layton Ave. an approx. 193K s.f. grocery/general merchandise structure with an approx. 22K s.f. attached garden center, and a separate 2,500 s.f. gas/convenience building on the SW corner; overall parcel size is approx. 24 acres. See attached five page 'Description of Proposal' (*i.e. distributed again*), for greater background 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. have discussed 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. 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.

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

- South: main front façade; in this 'view' also is the gas/convenience store. *Per the exterior finish legend, the main exterior material is a 'precast panel with a brick imprint' that is either a 'macadamia' or a 'tanbark' color. Staff believes that actual stone (where shown as 'tanbark') and brick (where shown as 'macadamia') are needed on this façade instead of the precast panel. Furthermore, in the area between the west entrance and the SW corner of the building, that some type of design feature is needed to break-up that 'long wall' (i.e. the use of a 'projecting rib' or 'reveal' or 'offset' could work). Stone columns are needed as part of the garden center fencing facing to the south.*

See p. 6 of 12/2/14 letter (Response 1) which reads “...We have added two pilasters between the ‘Fresh’ entry canopy and the corner pilaster element to help break up the mass as requested. We have also added a brick imprinted precast kneewall along the front of the Garden Center at the south to dress up that feature. Per Meijer’s direction we are maintaining the imprinted brick precast wall material along all facades...”

- 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. Since this is a very ‘public’ side as well given the entrance close by, actual stone and brick are needed instead of pre-cast panels. [[Garden Center now on the west side.]]

See p. 6 of 12/2/14 letter (Response 2) which reads “...Per Meijer direction we have maintained the imprinted precast panels along this elevation which is also broken up by the addition of the larger pilasters elements with cornice...”

- North: rear of the building facing I-894. The use of the pre-cast panels with the brick imprint can work on this façade, but some design feature is needed to break-up the really ‘long wall’ similar to the comment about the south face and SW corner.

See p. 6 of 12/2/14 letter (Response 3) which reads “...Per Meijer direction we are maintaining the rear elevation as designed with the large corner pilaster elements. The different planes of the material as well as the color differences dress up the façade and break up the plane of the wall length...”

- East: Garden Center portion of the site, which also includes employee parking area and large storm basin. The use of the pre-cast panels with the brick imprint can work here as well, but some ‘wrap-around’ feature of the desired stone and brick combination is needed at least just past the pharmacy drive-up window. [[Loading dock now on the east side.]]

See p. 6 of 12/2/14 letter (Response 4) which reads “...As currently designed the large corner pilaster elements wrap around both front and rear at the corners. The different planes of the material as well as the color differences dress up the façade and break up the plane of the wall length...”

The gas/convenience building is intended to match the main store’s façade materials and colors. There was an early staff concern about the initial submittal of ‘white’ canopy with a ‘blue’ band having no architectural ‘connection’ color-wise or design-wise with either building (i.e. the ‘blue’ band isn’t considered as any significant ‘connection’). However, this submittal now reflects revisions such as the ‘white’ being replaced with the ‘macadamia’ (or tan) color on the canopy and on the support beams, and also the support beams have brick-cladding on approx. the lower half of the beams.

The prior review of these elements for gas/convenience store designs was based upon review of new construction that had taken place over the years here (i.e. BP @ 124th & Layton; BP @ 27th & Layton; Speedway @ 60th & Cold Spring), where the PC made a real effort to ensure that the canopy design incorporated design elements of the main building. These other local examples were 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.

The exterior of the gas station –needs to match the main building – no panels. Screening details for the propane/ice chest are still needed.

See p. 7 of 12/2/14 letter (Response 1 & 2) which reads “...Per Meijer direction, we have maintained the imprinted precast panels along these elevations...”

A product sample board and presentation regarding these panels will be presented at the meeting.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: Attached for the earlier PC meetings was the narrative portion of a report entitled 'Initial Redevelopment Review' (dated 8/22/14) that was prepared by TADI (Traffic Analysis & Design - Cedarburg) which has been submitted to WisDOT, Milw. County, and the City Engineer. The document's purpose is to essentially raise the broad question of whether or not a full TIA (traffic impact analysis) will be needed, and their own conclusion(s) is 'Yes' to that question, which staff concurs. 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 *at the time* identifies that the other main entrance is off of S. 60th Street, and that the 6-bay loading dock element *is now* on the *east* side of the building. Since its 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 (*i.e. Sheet C204*) from both S. 60th Street and '57th Street'. Obviously the purpose is to ensure that the design is sufficient for those types of turns for the bigger vehicles.
- The fuel center was proposed to have a one way entrance from Layton and a one way exit onto 60th Street (north). *Per the attached letter to Keri Williams (GF), City Engineering staff has learned from Milwaukee County that the 'entrance only' opening proposed for along Layton Ave. will need to be removed. Similarly, staff believes that the 'exit only' onto S. 60th and subsequent plan change of 'entrance only' from S. 60th Street, needs to be removed.*
- Staff has raised the question to GF about the pros/cons that were considered when internal building layout options were being considered, which then might have impacted the site layout. Specifically, what would happen if the load-dock area were on the east side of the building and the garden center area were on the west side of the building?
- Very preliminary plans have been received from WisDOT regarding potential future roadway and bridge improvements for both I-894 and S. 60th. It would appear to have some impact on the current Meijer site plan at its NW corner, but how much is still be evaluated by the GF team.
- *The driveway off of Layton at '57th' is needs to be dedicated R-O-W at least back to the same depth of the adjacent 'May' parcels (*i.e. +/- 270*).*

Other parking-related aspects include:

*Parking calculations use the building sizes (193,000 s.f. – main building & 2,500 s.f. gas/convenience) ÷ 1,000 to determine if the required parking is met.
 $193,000 \div 1,000 = 193$ and $2,500 \div 1,000 = 2.5$*

The ZC Parking regs.:

-- 'Department Store': 4 stalls/1,000 s.f.; $193 \times 4 = 772$ stalls

-- 'Gas Station w/Convenience': 8 stalls/1,000 s.f.: $2.5 \times 8 = 20$ stalls

- The site plan shows the stall count (including barrier-free) as: 688 (main store) + 14 (gas/convenience) = 702. Overall the number of handicap stalls (27) is sufficient per code.
 - $688 \div 193 = 3.6 \text{ stalls/1,000 s.f.}$
 - $14 \div 2.5 = 5.6 \text{ stalls/1,000 s.f.}$
 - Parking stall size (9' x 20') with both a 25' and 26' aisle/s meet ZC regs.
 - A drive-up pharmacy is proposed for the southwest corner of the main building looping clockwise.
 - Parking lot has concrete curbing.
 - See Sheet C500 for parking lot signage/stripping plan.
 - The attached site plan materials include a 'truck turning' template for a cab/trailer that is approx. +/-70' long. See Sheet C204.
 - *It's understood that when using the 'Department Store' category use for parking purposes, the amount of on-site parking that is provided is less than these specific ZC regulations. However, for comparison purposes when thinking about how the last big-box parking calculation was done in 2010 for the Walmart Supercenter, they were at 4.2 stalls/1,000 s.f. parking (i.e. $148,000 \text{ s.f.} \div 1,000 = 148$; 625 stalls provided $\div 148 = 4.2$). When viewing the 'parking operation' of the Supercenter over the years at different times of a day/week, clearly sufficient parking is provided. Using some of that practical/anecdotal application is the basis of staff being satisfied that sufficient parking is provided for with the approx. 700 stalls being on-site.*
4. Storm Drainage/Grading (lot & building): Attached is the summary of the Stormwater Management Report. The proposed grading plan is also attached. 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.

The conclusion of the report dated 12/1/14 is that the "...Storm Water Management Plan has been designed with permanent post-construction storm water management features. Discharge rates will be controlled per the requirements of the City and MMSD. The site has been designed to manage water quality for the development in accordance with DNR requirements...."

Also, see Sheet C300 – Overall Grading Plan and the last two pages of the 11"x17" submittal which are detailed survey data of the existing building/site.

5. Lighting (building & site): Attached is the photometric grid and luminaire schedule for the various locations of the overall lighting.

Sheets C801 & C802 are lighting related. While the descriptions on C802 may provide the answer, clarification is needed as to if these fixtures are true cut-off style fixtures, plus it is uncertain which fixtures are under the gas/convenience store canopy because those lights need to be 'flush' with the under-side of the canopy. Heights of the pole bases need to be clarified since 6" above grade is what is desired for curbed landscape areas, and two feet (2') high is fine within parking lots (i.e. unprotected poles).

Proposed mounting heights are at 33' for the main lighting poles, with 1000 watt being the highest.

6. Utilities: Attached is the proposed Utility Plan. The Mt. Carmel building(s), like this building footprint location favors the northerly side of the parcel. It may be possible that on a limited basis 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). However, most of the utility lines within the site are new installations.

See Sheet C400.

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: Attached is the proposed signage plan. The two existing on-site billboards are expected to be removed. As noted on the front building elevation, there is a large wall sign (i.e. approx. 8' high) and on the north (freeway side) as well. Plus there are other accents on the building, a couple of free-standing signs are near the entrances for the main store. The gas/convenience store has its own signage elements on the canopy and free-standing pricing signs.

Overall signage detail is on sheet C501.

- Store signage = 845 s.f.
- Convenience store = 75 s.f.
- Monument signs (2 - store & 1 - gas) = 230 s.f.
1,150 s.f.

Since the proposed monument sign background is 'white', the Sign Code requires that the background be opaque so that at night only the letters are lit. Overall height of just under 10' is per code. Keeping the monument sign off of S. 60th Street at least 25' back from the lot line, as proposed, will be important due to 'sight-line' concerns for exiting vehicles and north-bound traffic.

9. Dumpster/Screening/Gated (materials used): Clarification is needed on the location and the type of 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 still needs to be further identified. From past experiences, having seasonal outdoor sales at the gas/convenience store, *whether it's by the building and/or within the canopy area* (i.e. wood to soda to salt to auto maintenance products, etc.) is specifically not allowed in the ZC and that standard needs to be maintained. 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 here. The dumpster enclosure still needs to include either a 'service door' or a 'maze' wall entry element.

See p. 7 of the 12/2/14 letter (Response 5) which reads "...The trash enclosure wall is a brick imprinted precast concrete wall that matches the building. The service gate is a solid wood face on a steel frame.

Staff believes having this dumpster in the 'front yard' of this corner lot due west of the gas/convenience store is not desirable. A more 'screened' location, at the very least, is on the north side of the gas/convenience building or at its northeast corner, where the access could be aligned with a drive aisle.

10. Fencing: The garden center on the west side is surrounded by a 'black' decorative fence.

More brick columns are needed particularly on the south face of the garden center.

11. Landscaping/Buffer Yard: Attached is the proposed and detailed landscaping plan (i.e. six pages, but the site is 'divided' into four areas to better enable specific review. As noted previously, 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.

On an overall basis, there are approx. 65 trees being planted (Autumn Blaze Red Maple, Shademaster Honey Locust, Prairie Fire Crab Apple, Greenspire Linden), approx. 1,000 bushes/shrubs, and other items such as annuals/perennials, grasses, and ground covers.

The PUD-Commercial zoning district has a desired 35% greenspace ratio. As noted on the site plan materials, while the overall site is approx. 24 acres, about 9 acres is pervious area (39%). This calculation naturally includes the large area at the northeast corner of the site for storm basin purposes.

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: Landscaping plan review underway. *A more detailed analysis will be provided by Mr. Fermenich – City Forester.*
14. 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.
15. 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, one location from S. 60th St. to/from the SW corner of the building, and one location from S. 60th Street to the gas/convenience building.
16. Fire Department: The buildings will be sprinklered, and there likely will be other life safety measures the FD will be considering.
17. Police Department: Site plan review underway.
18. 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 Workforce Development, FEMA.
19. Erosion Control: Will be needed from the City Engineering office prior to any site work starting.

An erosion control plan is included in the plan submittal. See Sheets C304 & C305.

20. PUD Requirements: Since the existing zoning is PUD-Commercial (i.e. actually going back to 1997 when this formal designation was made – see attached CC minute excerpt), 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.
21. Miscellaneous: Staff had previously 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 a current 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.

Part of the Special Use request pertains to ‘outdoor display/sales’. At the SW corner of the store building is a proposed ‘Outdoor Sales Area’ (i.e. surface is concrete), that is surrounded by the Pharmacy drive-up lane. The narrative/plans presented thus far are ‘silent’ on any specificity of what types of materials will be on display or sold there.

Clarification needed on that aspect and how customers in that ‘sales area’ are ‘protected’ from vehicles – beyond a concrete curbing element -- in the immediately adjacent pharmacy drive-up lane, the east/west aisle along the front of the building, and the north/south aisle leading to the garden center area.

22. Engineering Comments: *Below is the 10/8/14 letter to GF from Mr. Tamblyn detailing these comments (also refer to the 12/2/14 GF response letter on these items):*

- *Plan review comments are attached. Comments are based on plan set dated August 29th, 2014. Given the items discussed during our October 2nd, 2014 meeting regarding the pending Traffic Impact Analysis (TIA) and WI DOT, the City is anticipating design changes. Based on the plans submitted to date, we are providing the following general comments at this time.*
- *Land Division: A Certified Survey Map (CSM) will need to be prepared to combine property within development prior to/in conjunction with development construction. Any easements being dedicated to the City should be included on the CSM to eliminate the need for separate easement documents.*
- *Demolition: A demolition plan should be prepared to identify demolition phasing, trucking routes/tracking pad, how utilities are being abandoned, erosion control measures that may be needed, etc.*
- *Erosion Control: An erosion control plan needs to be prepared and included in the plan set. Given the scope of the development, a phased erosion control plan from demolition to finished grading is required. The City typically likes to see Type D inlet baskets for inlet protection. WI DNR Construction Site Storm Permit (formerly NOI) may be applicable.*
- *Environmental / Wetland / Floodplain: Based on the plans provide, it appears that wetland delineation has been completed on the site and that wetland mitigation is not warranted at this time. Please provide City with a copy of the wetland delineation concurrence paperwork from the WI DNR.*

Based on the plans provided, a Letter of Map Revision (LOMR) for flood plain will be required from FEMA. City is working with Developer on the submission of LOMR paperwork.

- *Grading: Given design/layout changes are anticipated, there are no grading comments at this time. Provide a detailed grading plan to reflect those changes.*
- *Water Main: Obtain water main review comments from Milwaukee Water Works. Water main system subject to review by Greenfield Fire Department. Details should be provided for meter pits – location, size, etc.*

With the proposed design, there appear to be several water main crossings with the storm sewer. We did not find any vertical information provided for said water main. Confirm elevations for clearance and WM freezing issues.

- *Storm Sewer – Storm Water Management: Please refer to September 10, 2104 storm water management plan review comments from AECOM. Additional comments may be added as development design/layout is modified. The southernmost storm sewer line must outlet into the storm water management basin. Given the size and location of the storm water management basin, it appears that the top of the embankment will be used to accommodate future construction equipment used for basin maintenance. Basin design should be such to accommodate said constriction equipment.*
- *Sanitary Sewer Standards: CCTV existing private main and provide video to City for review. If warranted, rehabilitation may be needed on existing private main to address I/I issues and other defects. Conduct private sanitary manhole inspections and forward data to City, including photos. If warranted, rehabilitation on existing private manholes may be needed. Of specific concern is the existing manhole that you are proposing to connect into. There are several existing lines coming into this manhole and its condition may warrant more extensive rehabilitation based on its condition.*

All new sanitary sewer MH's to have external seals. In addition, external seals should be added to existing sanitary manholes that are going to remain. Sanitary sewer manholes are to have solid covers. The City requires Neenah R-1661 covers. Those sections of sanitary sewer that are being abandoned should be identified and include a note indicating how they are being abandoned. A 4" PVC is servicing the gas station from your 8" main. Please verify that a 4" service will be sufficient.

Also, we assume there are clean-outs located at the angle points; however they have not been noted. Following installation of any new sanitary sewer, City will require post construction CCTV and manhole inspection. During construction, steps must be taken to ensure that debris is not deposited into City sanitary sewer.

- Pavement / Roadway: A Traffic Impact Analysis (TIA) is required for I-894/I-43, W. Layton Ave. and S. 60th St. Said TIA is currently under review by the WI DOT and may impact the development design / layout.

In preliminary discussion with Milwaukee County, the 'entrance only' opening along W. Layton Ave. will need to be removed. The 'exit only' opening onto S. 60th St. will need to be removed. Traffic exiting onto S. 60th St. shall utilize the main S. 60th St. development entrance/exit.

[[The 12/2/14 letter from GF (see Response 27) reads "...This driveway has been removed from the plan. An 'entrance only' has been added in its place; this is accounted for in the TIA...". For the reason(s) that the City Engineering staff in its 10/8/14 letter indicated that the 'exit only' opening needed to be removed, the same rationale also applies to not wanting an 'entrance only' from S. 60th Street. Mainly it's too close to the corner even if there is a separate 'turn lane' shown.]]

It appears that private curb and gutter has a 19" cross-section. For those sections that connect into public streets, the curb and gutter cross-section shall match the cross-section of the public street through the curb return radius.

- Lighting: City street lighting modification will need to be identified once TIA impacts and pavement design changes to public streets are determined. Private lighting has not been reviewed at this time. Private lighting comments will be forthcoming as part of site, building and landscape review.
- Non-City Utility Standards: A specific plan sheet has been provided showing the location of existing non-City utilities, however a specific plan has not been provided to detail how existing non-City utilities are being abandoned, nor where non-City utilities are being installed.
- General Comments: A Developers/PUD Agreement will need to be executed between Developer and City. City will provide a draft version of the agreement once the site design is closer to being finalized and plan review issues are further along. Please provide impervious area calculations for existing and proposed conditions. Appendix A of the City's Infrastructure and Development Design Manual was forwarded previously.

Recommendation: Staff is supportive of the overall redevelopment of this site with both buildings and general site layout as proposed by Meijer. However, at this point staff would suggest actually not forwarding any recommendation to the CC in advance of the 1/6/15 public hearing at this time, but re-visit this matter at the 1/13/15 PC meeting.

The reasons being:

- Meijer prefers no formal action from the CC at the Jan. 6th mtg., so there isn't any need to 'hurry it' through the PC review process now (i.e. other 'outside entities' still need to approve various elements of the project such as WisDOT and FEMA).
- PC could then consider elements as a follow-up to whatever may be presented/discussed at the public hearing.
- There may be a need for Meijer to still address certain 'open' elements referenced above and/or which may come up separately at the Dec. 9th PC meeting.
- Due to the large scale of this project naturally a great deal of materials are being distributed to the PC, and maybe without as much lead-time as normally would be desired.
- Staff is concerned about the -- in so many words -- rejection by Meijer of the suggestions to improve the south exterior by using actual stone and brick instead of the wholesale use of the

panels. Like most municipalities, we have Site Development Standards, where these design features are basic elements that are relied upon. But the idea of using more stone/brick for a Meijer building is not an original idea. Staff simply extracted from the 'exterior finish material legend' of approved projects in Grafton, Oak Creek, Sussex, and Wauwatosa.

At this site:

- except at the SW corner, most of the west side is 'covered' by the garden center, so the predominate use of panels is ok;*
- the north side is next to the freeway and is the back of the building, so the use of panels is ok;*
- except at the SE corner, most of the east side is now the loading dock area, so the predominate use of panels is ok.*

Jim Ostrowski with Meijer and Paul Phillips with Greenburg Farrow, the architectural firm, were present to answer questions.

Mr. Erickson gave a review of the project to date.

Mayor Neitzke questioned the materials that will be used on the front. Mr. Phillips replied that it will be precast concrete. Discussion occurred that it will be painted to look like brick. It was noted that this is similar to what is being done at the Grafton store. Mr. Phillips reviewed a Power Point presentation they had prepared using a rendering of a recently completed store in Illinois. The intent was to show multiple perspectives from 5' to 400' the "look" of pre-cast panels versus real brick, in hopes to show that one cannot visually determine what is precast and what is real brick depending upon proximity.

Mr. Ostrowski then spoke on how over the last few months while performing their due diligence that they have come up with significant developmental roadblocks at this site, both with the existing building and in the ground. Mayor Neitzke then asked that aren't these types of things mitigated in the cost of the property. Mr. Ostrowski replied that yes, that is normally the case, but to say that this site is comparable to other sites that they are developing in Wisconsin, no it is not. This site has significant cost increases in relation to those other sites, with its obstacles making it almost financially undevelopable. However, they are still pursuing their plans and moving forward.

Mayor Neitzke noted that this is the largest private project the City has ever had and the City, Milwaukee County and the Greenfield School District are all open to making significant investments around this site. Mayor Neitzke then went on to say that the building really has to look good, it doesn't matter if it is precast (he cited an office building on Loomis that was done with precast panels and one would never be able to tell), but it needs to be quality precast. He would like to see perhaps metal eaves or canopies to break up the front of the building and add some depth.

Discussion then occurred on the gas station. Mayor Neitzke stated that there is a lot of opposition to it. He cited upgrades at several stations and the canopy designs that were required of them by the City, and also several newer developments in Greendale (Chick-Fil-A and US Cellular) and the architectural elements they used. Mr. Phillips then said that they are looking to the City for input, to which Mayor Neitzke said the City can't really get into the designing of the building as we do not know the costs involve and Meijer's budget. Mr. Phillips said he could do some color changes to break up the façade; but to include some elements, such as spandrel glass, would add significant cost.

Mr. Erickson noted some differences in the roofline that do exist and how the Illinois example has a bumpout, he pointed out that that Illinois roofline (despite the bumpouts) is fairly similar. A “brownstone” multi-tenant appearance would be desirable. It was questioned if the tan being used was a required corporate color to which it was replied that the tan shade is not a corporate shade, but the red and blue shown are. Discussion occurred on the use of various shades of brown to break up the façade, which provides a better visual from a distance rather than different sizes of brick.

It was questioned if there could be a pedestrian entrance or sidewalk from Layton to which it was replied there is one planned, running along the west side of the driveway to the front of the store. There will also be a sidewalk at 60th Street, and there will be one by the gas station. Mayor Neitzke noted that there is a lot of traffic from 60th Street, coming down the hill, and there are currently plans being drawn up to improve flow at that intersection. Also discussed was how this will be part of the new City Center and that it is the City’s desire to integrate Meijer’s design to be a part of the overall City Center.

Discussion occurred on the originally proposed ‘right-in-only’ driveway from Layton Avenue near the gas station portion of the site. That driveway has now been removed because Milw. County said they didn’t want that access so close to the corner where the right-turn ‘stacking lane’ for S. 60th Street is located. Similarly, it is also recommended by City Engineering staff that there not be a ‘right-in-only’ driveway from S. 60th Street either even if there is a proposed separate stacking lane. It’s believed that this proposed driveway for the gas station is too close to the corner where it would create unnecessary conflicts due to multiple turn movements/traffic flow/pedestrian issues. The PC members concurred. Besides, moving that access point from S. 60th further north would not be a good idea as well.

An option suggested was the idea of moving the pumps to the north side of the convenience building so that access to the pumps would then be closer to the main driveway-in from S. 60th Street. Mr. Ostrowski said he would check with his ‘operations’ department to discuss that idea further. Mr. Phillips stressed that in order to have the gas station be part of their development, they need a third access point at the site.

Overall, the Plan Commission consensus was that the use of panels on the building is okay, provided that there is some color tweaking to add depth, the gas station canopies need to be consistent with the last three locations that have been recently approved (the Speedway at 60th & Cold Spring, the BP at Loomis & Layton and the BP at 27th & Layton), all of which have more “design elements” to them which are consistent and compatible with the main building, and more discussion is needed on access points and traffic flow impacts.

Item held over to the next meeting.

9. Community Development Manager Report.

Mr. Erickson stated as a result of a letter received today, that the Al Huda mosque and Mr. Mian have withdrawn their proposal for a rezoning and Land Use Plan Change to pave their lots for additional parking, and will instead hopefully rely on staggered service times to alleviate neighborhood parking issues.

10. Motion by Mayor Neitzke, seconded by Mr. Weis to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

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