

**MINUTES OF THE PLANNING COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JULY 14, 2015**

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

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

ALSO PRESENT: Charles Erickson – Community Development Manager
Jeff Tamblyn – Greenfield Engineering Staff

2. Motion by Ms. Hallen, seconded by Ald. Kastner to approve the June 9, 2015 minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on June 16th. At the meeting the items pertaining to Elizabeth Place assisted care facility (99th & Cold Spring), the new Salvation Army building (29th & Cold Spring) and Roberto's Muffler (27th & Layton) were approved as presented. Further discussions also occurred regarding Best Massage (27th & Layton).

4. Discussion/decision on staff request to initiate the Special Use revocation process for 4691 S. 27th Street, Greenfield, WI (i.e. Supreme Gas & Food) in accordance with Zoning Code section 21.04.0700(J) – Review of Special Use Permits; Tax Key #599-8888. Agenda and staff notes sent to the property owner, Tajinder Singh, 3401 E. Debbie Drive, Oak Creek, WI 53154. *[[Held over from June PC.]]*

1. Background: *The comments below are identical to what was distributed for the June meeting. Any further action was held over to enable Mr. Singh to be present at this meeting.*

This item was referred back to the Plan Commission from the Common Council several months ago with the intent that more complete/detailed plans for site/building improvements were still needed from proposed store operator (Khurram Sajjad Ali) and/or actual property owner (Tajinder Singh), given his promises when he purchased the property in 2010.

Separately, Mr. Ali has withdrawn his prior request for Special Use Review, but the site/building issues remain an 'open' matter. At the April PC, there was discussion about this property and the direction given was for staff to review this situation with the City Attorney. That has occurred and a letter (see attached dated 5/14/15) was sent to Mr. Singh. As of the date of the preparation of these notes, there has been no response from Mr. Singh, nor has the letter been 'returned' from the Post Office for any reason.

See attached PC application and pictures.

Chronology of minute excerpts/emails/letters regarding the review/discussion of this matter (all are attached):

- 2/27/15: Staff met with Mr. Singh and Mr. Ali to discuss issues/concerns that the CC had brought up (i.e. landscaping and condition of asphalt). Mr. Singh indicated that station economics may likely impact how much site/building improvements he is able to do.
 - 2/26/15: Follow-up email to Mr. Ali from staff about the need to meet per 2/19/15 email.
 - 2/19/15: Email from to Mr. Ali, which included the 2/17/15 CC minute excerpt, referring this matter back to the PC.
 - 2/17/15: CC minute excerpt.
 - 2/17/15: Signed letter from Mr. Ali and Mr. Singh with some elements about date specific completion work and other site activities. [[Typo on Mayor's name]].
 - 2/6/15: Email from staff to Mr. Ali, which included the 2/3/15 CC minute excerpt, indicating that action of this item has 'held over' to the 2/17/15 CC meeting and why (i.e. needed time-frame and signatures).
 - 2/3/15: CC minute excerpt.
 - 2/3/15: Letter from Mr. Ali regarding staff meeting with him on-site on 1/13/15 and providing follow-up to that discussion.
 - 1/20/15: Message to Mayor Neitzke and Ald. Kastner from staff to 'hold over' any action at that evening's CC mtg. A meeting with Mr. Ali had occurred a few days earlier asking for a written schedule of site/building improvements – per earlier PC recommendation. Since that info. had not come in, that was the basis for the 'hold over' request.
 - 1/20/15: CC minute excerpt.
 - 1/13/15: PC minute excerpt. There had been a favorable recommendation regarding this item being expedited, subject to PC discussion/recommendations.
 - 9/21/10: CC minute excerpt. Special Use Review approved for Mr. Singh as the new property owner and gas station operator, subject to PC discussion/recommendations.
 - 9/14/10: PC minute excerpt. Favorable PC recommendation occurred, with conditions.
2. Miscellaneous: Given the range of discussion that has occurred already on this matter, also attached is an excerpt of the ZC pertaining to the '*...Review of special use permits...*'. [[21.04.0702(J)(3)]]. The issues/concerns which were the basis of the review in 2010, remain the same as today.

This agenda and staff notes were sent again to Mr. Singh at 3401 E. Debbie Dr., Oak Creek, WI 53134, which is the address listed on the City's Property Search data for this parcel.

Recommendation: Given the history of what has occurred – or not occurred depending you're your perspective -- unless Mr. Singh is able to presented some solid evidence at this meeting that site improvement changes are really able to be done yet this summer, staff believes the PC still needs to seriously consider forwarding a recommendation which would ask the CC to authorize the scheduling of a public hearing to consider the possible termination of the Special Use for Supreme Gas & Food at 4691 S. 27th Street in accordance with ZC section 21.04.0701(J) – Review of Special Use Permits.

Tajinder Singh was present to answer questions and gave some background on this item.

Mr. Singh stated he is hoping to re-brand the station and has three different companies (Hometown, Citgo, Convenience) that he is negotiating with thus far. If that would happen he anticipates that it would involve outside site/building work, canopy work, and an electronic sign.

Mayor Neitzke suggested that this item be held over for a month, and be brought back to the August 11th Plan Commission meeting. Ms. Hallen questioned Mr. Singh if he could provide a timetable when things would be done, to which Mr. Singh replied he would need 30 days to complete the items the City is currently requiring, then went on to say that as for the items needed as part of the branding process, he would then need an additional 30 days to get their work completed. However, Mr. Singh further stated that if he doesn't go with branding the station he will hire contractors to do the work the City has been requesting. Mr. Erickson pointed out that if he goes the route of re-branding the station, the new vendor will have to have the Special Use transferred from Mr. Singh to that party. It was requested that Mr. Singh's business partner also attend the August 11th meeting.

5. **Andy Khullar, 4710 LLC, 8200 W. Brown Deer Road, #301, Milwaukee, WI 53223 represented by Matt Clementi, Senior Project Manager, Stantec, 12075 Corporate Parkway, Suite 200, Mequon, WI 53092-2649, requests a Site/Building/Landscaping Review in order to install compressed natural gas (CNG) vehicle fueling equipment at 4710 S. 108th Street, Greenfield, WI; the CNG proposal would involve the addition of one new fuel dispenser; all remaining gasoline dispensers and convenience store operation would remain the same. Tax Key #613-8995.**
[[Site/Building/Landscaping aspect held over from the May & June PC; Special Use public hearing to occur at July 21st Council mtg.]]

1. Background: *As a follow-up to the discussion at the May PC where a favorable recommendation was made regarding the Special Use amendment for this CNG request, and the discussion at the June PC, Mr. Khullar was asked to review and update his site plan materials to address the following:*

- Provide an elevation view of the 8' high concrete enclosure wall to better show the actual perspective of exterior materials visible to the public (i.e. CMUs and metal gates). See attached rendering, which includes the layout for that portion of the site, providing a 'view' as if a person were standing near the SE corner of the main building.*
- The enclosure wall is an integral colored CMU ('Ironwood') that is predominately a split-face block surface. There is a two-course accent feature with an integral colored CMU ('Butterfield IV') as well.*
- The metal gates and the covered electric room will be 'silver'.*
- Product samples will be presented at the meeting.*

Below are the PC Notes from the May & June meetings. Any changes/revisions are shown in Italics.

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

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

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

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

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

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

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

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

7. Signage: There is a new monument sign design featuring an electronic reader board. The 15' sign has essentially 4 parts: the top section- silver aluminum identifying face, middle section- black electronic price sign, electronic reader board, lower section- red aluminum base.
8. Dumpster/Screening/Gated (materials used): The dumpster has been relocated to the SE corner of the CNG equipment storage area. A 'wing-wall' has been added on the west end of the dumpster. The dumpster is being shifted west from where the new equipment will go, but its orientation for unloading is to the north, into a 'tight' area.
9. Fencing: The split-face CMU masonry fence surrounding the CNG equipment now completely encloses it with a metal gate (matching wall color) allowing access. The previous rendition featured removable bollards to the SE instead of being fully enclosed. The 8' board on board fence now extends along the south side of the lot where the masonry fence ends. The finished side of the fence should face north. There is an existing chain link fence around the adjacent Public Storage site.
10. Landscaping/Buffer Yard: The plan needs to reflect that the sign is not in the public right of way. There are areas of the site where improved landscaping could be achieved.
11. Hours of Operation: 24/7 would remain unchanged.
12. Miscellaneous:
 - A proper enclosure or relocation inside of the ice chest is required.
 - As a reminder no outside displays of materials: wood, soda, salt, windshield fluid, etc. are permitted.
 - When the compressor is running, there is also a potential for noise issues to be noticed. Information about that element of this proposed operation would be helpful (i.e. times of day or average frequency per hour under normal operations or dBH levels, etc).

Recommendation:

May 12th mtg.:

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

July 14th mtg.:

- *Approve subject to PC and staff comments the Site/Landscaping/Signage submittals and forward this recommendation to the July 21st CC meeting when the public hearing on the Special Use amendment is to be considered; action on these site-related aspects to occur that same evening depending upon the outcome of the Special Use amendment consideration.*

Andy Khullar and Matt Clementi with Stantec were present to answer questions.

Mr. Erickson stated that the proposed fencing material is wood in a shadow-box style. It was discussed that a synthetic or "composite" wood material could be used to defer maintenance and maintains its color.

Motion by Ms. Hallen, seconded by Mr. Hess to recommend approval of a Site/Building/Landscaping Review in order to install compressed natural gas (CNG) vehicle fueling equipment at 4710 S. 108th Street; the CNG proposal would involve the addition of one new fuel dispenser; all remaining gasoline dispensers and convenience store operation would remain the same, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting. Tax Key #613-8995. Motion carried unanimously. [Action on this item is dependent upon the outcome of the 7:10 p.m. public hearing].

6. **Richard Nowak, 1032 Winnsboro Drive, The Villages, FL 32162, represented by Rick Hillman, Interline Surveying, 2059 Hwy. 175, Suite A, Richfield, WI 53076 requests a Certified Survey Map for a proposed lot split of a 6 acre parcel at 4671 S. 35th Street, Greenfield, WI to create three single-family lots, Tax Key #621-9996. [[Held over from June PC.]]**

1. Background: *This item was held over pending further review by staff of the discussion at that last meeting. The proposed CSM meets the requirements of the Municipal Code as it relates to minimum lot size/width dimensions and Official Map requirements.*

The issue here, as referenced below with the June staff notes and discussed at the earlier meeting, is that the entire Nowak parcel and the acreage to the south of it which has 5 – 10 separate owners, is encumbered with extensive natural 'development challenges' that include extensive wetland designated areas which seem to 'align' with future '36th St.' and '37th St.' and significant topographical changes. Also, possible future utility alignments need to be accounted for.

The alternate CSM (i.e. 3 'bowling lane' design) in its present format, is in direct conflict with the City's Official Map requirements. For instance, when there is a 'Road Reservation' (i.e. 'dotted lines') shown on the Official Map for a quarter-section and when there is a proposed CSM for that area, then a requirement is the dedication of 'road reservation' land for R-O-W (i.e. 'solid lines').

A possible alternative to enable the 3 'bowling lane' design is for the PC to authorize on a concurrent basis the initiation of a major Official Map change (i.e. 'de-mapping') which would, if successful, eliminate/alter both the current Road Reservation and ROW designations for '36th St.' and '37th St.' north of Barnard and 'Squire Ave.'. It is uncertain what any future development layout or opportunity may exist in this area given the 'natural challenges', but some allowances will be needed to ensure that as part of a potential de-mapping process that there are not any 'land locked parcels' (i.e. existing tax key parcel off of '37th') are left over.

Attachments include overlays done on both survey layouts to show the wetlands with the Official Map alignments. Also included are broader maps to identify all the other properties which would be affected by a larger scale de-mapping.

The notes below represent what was distributed for the June PC mtg. Any changes are in Italics.

Mr. Nowak wishes to split a 6 acre parcel west of 35th Street – between Layton and Barnard -- into three parcels. Lots 1 and 3 would be 105' x 200' = 21,000 s.f. Lot 2 would have the same 21K s.f. buildable area that favors the easterly portion of the site, but the westerly portion or approx. 4 acres, will be a really big backyard for now.

However, because of the very deep lots (east/west orientation) in this undeveloped area going south to Barnard and the existing platted combination of Road Reservations and actual ROW, there is a future potential of development activity which could occur, although there are challenges (i.e. steep grade, potential wetland, land assemblage, utility extensions, stormwater management, etc.).

A few different layout options were considered but weren't viable/practical:

- Three 105' x 780' = 82K s.f. parcels
- Creating three lots along the eastern tier and leave the western 4 acres as an outlot
- Require a subdivision plat where the 'road reservation' becomes R-O-W and easily five or more parcels would be created.

But because there is a future potential of development occurring here, albeit on a larger scale than just this 'back' area, there still is a need for a 20' wide 'Municipal purpose easement' from the 'road reservation bubble' of future '36th Street' going northeasterly to the northwest corner of Lot 1 and then along the entire north side of Lot 1.

2. Storm Drainage/Grading (lot & building): The current drainage pattern of the rear portion of the larger lot generally moves northerly, and then eventually goes easterly.
3. Utilities: Lots 1 and 3 will need laterals extension (water & sanitary) to become buildable someday. Lot 2 is where the former house pad was located and still has utility lines to the parcel.
4. Park Fees: Two new lots are being created. $\$1497 \times 2 = \2994 (due prior to recording of the CSM).
5. 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.

6. Engineering Comments: The results of the Wetland Inventory mapping are still needed. Within proposed Lot 2, the 'Road Reservation' is drawn in, but needs to be dimensioned and tied into the boundary.

Recommendation:

Approve CSM submitted for the June Plan Commission (two 21K s.f. lots and one 205K s.f. lot) subject to staff comments, and authorize this item to be expedited to the July 21st Common Council meeting.

Jeff Tamblyn, City of Greenfield Engineering Dept. was present and gave a review of the Municipal Code sections relating to these matters.

A map was shown with an alternative of a 60 foot right-of-way alignment to maximize potential building if the "bowling alley" layout was done. The official mapping was done of possible future right-of-ways, so that when land was developed the City could acquire land in an orderly fashion for streets and utilities. Eighteen parcels would be affected by a larger scale de-mapping plan to accommodate the "bowling alley" layout. The drainage pattern was discussed, along with where the future utilities would be, so that the City will be able to obtain the necessary easements. With the proposed scenario, there would be a way to service the area to the south of the Nowak parcel with sanitary sewer. However, if it were to be developed in three "bowling alley" style lots, there would be an issue with obtaining easements after the fact with multiple owners.

Mayor Neitzke stated that if it were laid out in the three bowling alley style lots the City could make that contingent upon providing of the easement for future sanitary sewer (of which will probably never go in in that area). Mr. Tamblyn stated that to do that it would need to be recorded on the property deeds, with the location of the easement defined, regardless of if a sanitary sewer easement would ever go in.

The Staff proposed layout was to tie the larger lot to one of the lots on the front (35th Street), and in the future it could be split off. However, the owner did not want to have anything open-ended that needs future attention for the family trust after all their land is sold. It was discussed how the shown road reservation will probably never happen either.

Discussion occurred on how it would be necessary to do this as three long bowling alley lots, and waive the Official Map Ordinance requirements to not include dedication for either roadway or a sanitary sewer easement. Staff was then authorized to proceed with the formal Official Map Revision process for future "36th Street", "37th Street", and "Squire Avenue" in this immediate area.

Motion by Mayor Neitzke, seconded by Ald. Kastner to recommend approval of a Certified Survey Map for a proposed lot split of a 6 acre parcel at 4671 S. 35th Street to create three single-family lots, subject to Plan Commission and staff comments, which includes the waiving of the Official Map Ordinance requirements to not include dedication for roadway, and a sanitary sewer easement, and separately authorizing staff to proceed with the formal Official Map Revision process for future "36th Street", "37th Street", and "Squire Avenue" in this immediate area and authorize this item to be expedited to the July 21st Common Council meeting. Tax Key #621-9996. Motion carried unanimously.

7. **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 Certified Survey Map to combine their two lots into a single parcel as one of the conditions of earlier project approval to construct the grocery/general merchandise structure with an attached garden center, and a separate gas/convenience building at the former Mt. Carmel site, 5700 W. Layton Avenue, Greenfield, WI. Tax Key #602-9947-003 & 602-9945-001.**

1. Background: As required with the prior site/building approvals, Meijer was requested to submit a CSM to combine both existing lots at the former Mt. Carmel site into one parcel. This CSM provides the practical aspect of eliminating any 'inside' lot lines but also as proposed, is dedicating in three locations 'public Right-of-Way' area.
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.
3. PUD Requirements: New CSM will become an important attachment for the PUD agreement.
4. Recommendation:
Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting.

Motion by Mayor Neitzke, seconded by Mr. Carlson, 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 Certified Survey Map to combine two lots into a single parcel for the Meijer store at the former Mt. Carmel site, 5700 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting. Tax Key #602-9947-003 & 602-9945-001. Motion carried unanimously.

8. Zaher Abdulhussein, 521 Southtowne Place, Apt. N-201, South Milwaukee, WI 53172 requests a Special Use Review as the prospective new property owner and operator of Southwest Auto Repair at 5049 W. Loomis Road, Greenfield, WI. Tax Key #647-9973.

1. Background: Mr. Abdulhussein is the prospective new owner of this property and the operator of the existing business. See attached PC application and both background letters:
 - 7/1/15: proposed listing of site/building improvements
 - 7/6/15: identifying that his business would continue to be for auto repair/service and auto body work only.

Also staff has attached:

- Aerial site photo
 - Pictures of the site from 51st St.
 - Excerpt of the utility map for that general area
 - Copy of the 1996 Special Use Permit
2. Storm Drainage/Grading (lot & building): Right now much of the site 'runs' to the East/Northeast. While there is a storm lateral into the front part of the lot off of 51st Street, much of the site/roof-top drainage likely makes its way to a yard drain near the NE corner of the parcel that is actually on the adjacent apartment building site. It may be possible that some of the front parking area could be reshaped to drain into a catch-basin connected to the available storm lateral in order to minimize some of the run-off northeasterly, and that also the grass area beyond the asphalt area along the south side of the parcel be better maintained and/or graded to minimize some of the run-off as well.

3. Hours of Operation: Monday – Saturday: 8 a.m. – 6 p.m.
4. Miscellaneous: The Occupancy Permit walk-thru inspection was done on July 8th. Those findings and needed corrections, would be part of this process as well.

Recommendation:

- Approve the Special Use Review transferring the existing Special Use to Mr. Abdulhussein, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting.
- Separately, request that Mr. Abdulhussein return to the August 11th Plan Commission meeting with some greater specifics on site/building improvements that were proposed in his July 1st letter and the proposed timing for such.

Zaher Abdulhussein, along with Mr. & Mrs. Randa, the property owners, were present to answer questions. A neighbor to the parcel, Mr. & Mrs. Roy Stuesser – 5210 S. 51st Street, was present also.

Mayor Neitzke stated that Mr. Abdulhussein has agreed to install the fence that at one point in time was a requirement of the Special Use. Also, there are some trees along the property line that Mr. Stuesser is hoping to have removed. The property also needs painting, general maintenance, removal of an out-building that is in poor shape, many electrical repairs, and a dumpster enclosure installed in order to enable a Special Use permit to be continued for this new owner. Most importantly the Special Use needs to note that this is to be for a auto repair and body shop business, not for the sale of used cars. There was at one time the ability to sell used cars at this location; however, Mr. Abdulhussein has indicated in his Plan Commission submittal that there would be no used car sales at this location. Mr. Abdulhussein stated he would comply with all site and building implementation items by December 31, 2015 as a condition of the Special Use.

Discussion occurred on the drainage pattern concern that was noted in the Staff Notes. There is an apartment building on the other side of the lot to the northeast and a swale/ditch type layout. The water drains from this Southwest Auto Parcel to the southeast corner of the apartment site, then north to Edgerton where there is a storm sewer. Mr. Stuesser questioned if some sort of pipe could be installed to divert water. Mayor Neitzke said he is not sure there a way to address that, but it can be reviewed with Staff.

Motion by Mayor Neitzke, seconded by Ms. Collins to recommend approval of a Special Use Review for Zaher Abdulhussein as the prospective new property owner and operator of Southwest Auto Repair at 5049 W. Loomis Road, subject to Plan Commission and staff comments, comments which includes the intent to continue auto servicing and auto body repair, but no used car sales anymore, and authorize this item to be expedited to the July 21st Common Council meeting. Tax Key #647-9973. Motion carried unanimously.

9. Carrabba's Italian Grill, 4765 S. 76th Street, Greenfield, WI 53220, represented by Michael DeVere, Michael DeVere Studio 10 pllc, 111 Overhill Drive, Tryon, NC 28782 requests a Site & Building Review for exterior change at this location; Tax Key #616-8995.

1. Background: Carrabba's is proposing some exterior changes to their restaurant. See attached plans/photos/floor plan/color elevations comparing existing and proposed modifications.
2. Architectural Review/Exterior Materials: Basically there are some limited color changes over the 'tower entry elements' on the east and north side, along with some distinctive awnings which will also have some down-lighting accent features.
3. Signage: Some limited changes are being done to the fonts.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting.

Motion by Mr. Carlson, seconded by Ms. Collins to recommend approval of a Site & Building Review for exterior change at Carrabba's Italian Grill, 4765 S. 76th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting. Tax Key #616-8995. Motion carried unanimously.

10. Review staff recommendations regarding ZC text changes to have three Permitted Use categories become designated as Special Uses: Coin Operated Laundries, Fitness Centers, & Other Personal Care Services.

1. Background: Proposed changes to some NAICS categories to convert from 'Permitted Uses' to 'Special Uses', per recommendation from the PD. See attached.

Recommendation:

Approve subject to Plan Commission and staff comments, and authorize this item to be forwarded to the Legislative Committee for further review. Eventually when this item will come to a future Common Council meeting, there will be a public hearing on these text changes.

Motion by Mr. Hess, seconded by Ms. Collins to recommend approval of Zoning Code text changes to have three Permitted Use categories become designated as Special Uses: Coin Operated Laundries, Fitness Centers, & Other Personal Care Services, subject to Plan Commission and staff comments, and authorize this item to be forwarded to the Legislative Committee for their consideration and recommendation to the Council. Motion carried unanimously.

11. Community Development Manager Report.

- Review and consider re-approval of the Site/Building/Landscaping Review approval done in May for Chou's Martial Arts School building at 8550 W. Forest Home Ave. due to the following changes:
 - Building size is being reduced from 7,200 s.f. to 5,300 s.f.
 - Parking lot is also being reduced from 38 stalls to 28 stalls.
 - Reduced building size allows for one tenant instead of two tenants
 - Building exterior materials remain the same. Tax Key #615-9989.

Motion by Mayor Neitzke, seconded by Mr. Hess to approve a revision to the Site/Building/Landscaping Review approval done in May for Chou's Martial Arts School building at 8550 W. Forest Home Avenue, due to the following changes:

- Building size is being reduced from 7,200 s.f. to 5,300 s.f.
- Parking lot is also being reduced from 38 stalls to 28 stalls.
- Reduced building size allows for one tenant instead of two tenants
- Building exterior materials remain the same.

Subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 21st Common Council meeting. Tax Key #615-9989. Motion carried unanimously.

Mr. Erickson stated that Woodsprings Hotels has withdrawn their proposal for an extended stay hotel at 40th & Layton.

Mayor Neitzke then spoke on how there are currently three TIF proposals underway (60th & Layton, Loomis Crossing and the Chapman site). The City has met with its financial advisor, Ehlers & Associates and the City's attorneys, and it appears a tentative agreement is nearing completion for the Chapman Developer's Agreement. The initial Joint Review Board meeting regarding these TIFs is being held July 23rd followed by the Community Development Authority meeting later that same evening. Hopefully on August 11th, a Special Common Council meeting will be held to adopt the TIF creation resolution(s). The Joint Review Board would then meet about a week later for a final determination.

Mayor Neitzke stated that Ald. Karl Kastner has been appointed to the Joint Review Board as the City Member and Denise Collins as the Public Member.

- 12. Motion by Ald. Kastner, seconded by Ms. Collins to adjourn the meeting at 7:35 p.m.
Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

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