

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, DECMEBER 8, 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	Excused
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers (alt.)	Present
	Mr. Don Carlson (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager
Ald. Bruce Bailey
Jeff Katz – City Engineer

2. Motion by Mr. Hess, seconded by Ms. Collins to approve the November 10, 2015 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on November 17th and December 1st. At the November 17th meeting the Shorewest building was approved as presented for the Tam's site (68th & Layton), along with the Special Use Review for an ownership change for George Webb's (45th & Forest Home). At the December 1st meeting the public hearing for the rezoning for the Layton Avenue Baptist Church (96th & Layton) was held and passed unanimously.

4. James Krukowski, 4104 W. Grange Avenue, Greenfield, 53221 represented by Rick Hillman, Continental Surveying Services, 2059 Hwy 175, Suite A, Richfield, WI 53076 requests a Certified Survey Map to combine two existing long/deep parcels and then re-divide to create: 3 buildable lots; have a dedication for a future '42nd St.'; and create an outlot for a possible future CSM on the adjacent land currently owned by a family member. Tax Key #646-9947 & 646-9948.

1. Background: The owner wishes to combine two existing long/deep parcels and divide to create three buildable lots. The plan includes a dedication for a future 42nd Street dedication of ROW along east side of S. 43rd Street, and the establishment of an out lot for a future CSM on the adjacent land his daughter owns.

Given the existing lot(s) layout and what is being proposed, each proposed new parcel has some minor limitations within this R-2 zoned area, but yet these aspects don't create an extra-ordinary within this neighborhood:

- Parcel 1 & 2: while both exceed the 15K s.f. minimum, its existing and proposed width is 85'; 100' width is minimum.
- Parcel 3: while this lot width (170') greatly exceeds the 100' minimum, its proposed depth of approx. 85' is short of the 100' minimum and its size is under the 15K s.f. minimum by only 300 s.f. Furthermore given the 'depth' situation, instead of requiring the standard 35' front yard building setback in this R-2 Single Family District, Lot 3 should be permitted a 30' setback due to limited depth of this parcel so the buildable area can be increased proportionately.

2. **Park Fees:** The one new single-family lot being created, Lot 3, will be charged with a Park Impact Fee of \$1,497; payable prior to recording.
3. **Outside Agencies:** The CSM will be reviewed by Milwaukee County Register of Deeds, and City Engineering staff. All corrections, if any, must be completed before recording. The applicant needs to be informed of the following: provided that a) the necessary approvals have been obtained; b) the original CSM map is in order; and c) all applicable charges have been paid, applicant must submit a final signed and notarized CSM to the Engineering Dept. for recording. The City requires a minimum of seven (7) working days to perform its final processing and recording of the CSM. If the applicant requires the CSM to be recorded on, or by a specific date, plan for appropriate lead-time to be sure to submit the necessary materials to the City allowing for its processing time. Failure to submit the necessary materials with the CSM for recording may cause additional recording delays.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 15th Common Council meeting.

Jim Krukowski was present to answer questions.

Motion by Mr. Sponholz, seconded by Mr. Carlson, to recommend approval of a Certified Survey Map to combine two existing long/deep parcels at 5380 S. 43rd Street to then re-divide to create: 3 buildable lots; have a dedication for a future ‘42nd Street’ dedication of ROW along east side of S. 43rd Street; and create an outlot for a possible future CSM on the adjacent land currently owned by a family member, subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 15th Common Council meeting. Tax Key #646-9947 & 646-9948. Motion carried unanimously.

5. **Layton Avenue Baptist Church, 9000 W. Layton Avenue, Greenfield, WI 53228 represented by Clyde Hamer, requests a Site/Building/Landscaping Review to construct a 22,000 s.f. new church building on approx. 5 acres at 9600 W. Layton Avenue; part of this request includes a R-O-W vacation and de-mapping of ‘Chapman Avenue’ as it is shown on this ‘607’ quarter-section map. Tax Key #607-9970-002, 607-9970-003 and 607-9968. *[[Parcel was rezoned to I-Institutional at the Dec. 1st Common Council meeting.]]***

1. **Background:** *[[As a follow-up to the PC favorable recommendation on rezoning the land at 9600 Layton at the October 13th meeting, at the December 1st CC meeting the rezoning to I-Institutional was approved 5 – 0.]]*

The existing Layton Avenue Baptist Church (LAB) property at 9000 W. Layton Ave., is part of the Cobalt/Chapman project, and actually in late October LAB purchased this 4.8 parcel at 9600 Layton. And so as part of that relocation/new building plan attached are the following plan sheets: detailed site, erosion control, building elevations, landscaping, utility, construction details, grading/paving, building sections, interior elevations, room finish schedule, wall sections, floor plan/equipment, and isometric exterior views.

2. **Architectural Review/Exterior Materials:** The proposed building design of the church is composed of a large gable roof with exterior materials consisting of stone piers, fiber-cement shake style siding, wood trim boards wrapped in prefinished metal, asphalt shingle roofing, bronzetone insulating glass windows, and face brick. Large peaks are utilized at the front entrance and contain windows to enhance the architectural quality of the design. The diversity of construction materials adds texture and character to the façade of the building. A product sample board has been prepared and will be presented at the meeting.

The proposed second floor on the western portion of the building includes a mechanical room, future office space, and an adult room. The maximum number of occupants on this level is limited to 49 people since there is only one entry/exit staircase.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The ZC reg. in calculating parking for a church is based upon one of the following factors working off the main worship area:
 - 0.33 space per seat if seats are fixed; or
 - 0.25 space per 20 lineal inches of seating; or
 - One space for every 30 sq. ft. of floor area or portion thereof used for seating in the main sanctuary, whichever is greater.

Based upon the proposed floor plan, the 'fixed seating' category is used in this case. The proposed worship area accommodates 254 seats ($254 \times .33 = 84$ minimum number of parking spaces). The proposed site plan shows 112 stalls, which obviously exceeds the minimum requirements. The parking lot will need to have concrete curb to both protect landscape areas and control/direct storm water run-off.

As noted on the site plan, there is a shared-driveway feature going across the front of the adjacent parcel to the east (9530 Layton), for the purpose of aligning with the existing median cut for west-bound traffic. The other traffic flow aspect is created when a vehicle exits going westerly – but who actually wants to go east -- will then take a U-turn at the median cut in front of 9700 Layton. Both an Access Easement and a Temporary Construction Easement has been entered into by LAB with the owner of 9530.

LAB has been in contact with the Milwaukee County Transportation/Public Works Division, and it is the staff understanding that no other physical site changes are needed to accommodate additional County-type traffic requirements.

4. Storm Drainage/Grading (lot & building): Site plan identifies two storm basins – bigger area to the north and smaller area to the south. A Grading Plan is included, which indicates the flow of water towards these two storm basins. There is a possible wetland in the Northeast corner of the parcel that should not be disturbed by construction.

Planning staff have concerns over the 'long runs' of surface drainage for the south parking lot and invariably seasonal icing issues which result from that type of design. Also, there needs to be further clarification over the west side drainage that discharges westerly at the existing grade instead easterly toward the nearest storm basin. The storm water management plan – see attached – is being reviewed to determine if further information is needed to address these issues.

5. Lighting (building & site): A lighting plan with proposed fixtures and a photometric analysis is still required to gather further information on parking lot and building lighting aspects.
6. Utilities: Water and sanitary mains favor the north side of Layton Ave. (i.e. under the sidewalk and curb area) so that should minimize the need for long road-cuts, but because this is a concrete street 'full-section' repair will be needed. There is a storm lateral already extended into the parcel.

Milwaukee Water will need to review the proposed water connection to the site. Staff has questions regarding the water lines coming out of the building to the service the fire hydrants; typically each hydrant would be 'fed' directly to/from the main lateral coming into the property but before it goes into the building. The sanitary sewer lines need to be enlarged from 4 inches to 6 inches. A clean out pipe is required for every 100 feet of sewer lines.

HVAC/Utility Box Screening: Further clarification is needed on the location of an HVAC system. Is it correct to presume that the 'mechanical room' as shown on the Attic Floor Plan (sheet A2.2) is large enough for this usage. It was noted on the First Floor Plan (A2.1) where a 'Fire' room and an 'Electrical' room are to be located. Appropriate screening is required if situated on the south roof or south side ground level. Confirmation from WE Energies on location of their exterior cabinets is still needed.

In addition, per the floor plan clearly the intent is that the kitchen will be used to support and service large gatherings. Depending upon the extent of what the kitchen will be used for, it likely will need to be upgraded in order to ensure that it satisfies FOG (Fats, Oils, and Grease) prevention and regulation requirements, and including a 'Hood & Duct' ventilation/fire suppression system.

7. Signage: Additional details and information still required. LAB expressed interest in shifting their existing free-standing sign with electronic reader board onto the front of the new development site. Also, staff is aware that LAB is desirous of having a free-standing sign on the north end of the parcel so it will face the freeway.
8. Dumpster/Screening/Gated (materials used): Near the northeast corner of the site; will need enclosure plans, concrete apron, and 'maze' wall alignment or service door access.
9. Fencing: The appropriate buffering of the adjacent residential uses (9640 – west and 9530 - east) may involve both fencing and plantings. The landscaping plan details a buffer between the adjacent properties. Whether that is enough to 'knock-down' head-lights still needs to be evaluated where potentially a fence is still needed.
10. Landscaping/Buffer Yard: In the I-Institutional zone, the desired minimum landscape ratio is 25%. Per the site plan this ratio is at approx. 63% and is achieved because most of the heavily wooded areas at the northwest/west side of the parcels remain as is, and the area to the north is still 'open' as the large retention basin.

The parking lot and front façade of the church are heavily landscaped in the plans. A diversity of trees, bushes, shrubs, grasses, and flowers will be planted throughout the site to buffer neighboring properties and to increase the character of the building and 'street presence' of the site. A quantity of 46 deciduous trees, 21 evergreen trees, 153 shrubs, 18 annual/perennial flowers, and 28 grasses will be utilized to landscape the site.

11. Landscaping Cash Deposit/Letter of Credit: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
12. Street Trees: To be determined by the City Forester. In the proposed plan, two street trees will need to be removed in order to construct the driveways. LAB will need to replant and accommodate for the two lost species.
13. City Forester Site Inspection: The Forester site inspection is currently underway. A detailed tree survey (Sheet A1.2) has been submitted and has been provided to the Forester, along with the Landscaping Plan detail.
14. Hours of Operation: The floor plan identifies providing for a range of youth activities. It would probably be helpful to provide even a preliminary idea of when things are happening at the site during the course of an average week or day – likely just mimicking what occurs already at 9000 Layton but in a newer building of course and under one roof. LAB should include worship, Sunday school, and daycare schedules as an FYI.
15. Sidewalks: The updated site plans should include clear identification of a sidewalk or a pedestrian access route connecting Layton Avenue to the front doors of the church. Current drawings no longer depict these necessary elements. However, the original proposed site plan accommodated a pedestrian access with a sidewalk that connected the road and the main entrance to the facility. A sidewalk is shown wrapping around the east side of the building and running along the north elevation to a patio.

16. Fire Department: The building will need to be on a sprinkler system that adheres to fire code/life safety regulations. These standards may include, but not be limited to: have a 'Storz' building connection for fire pumper purposes and have a 'Knox-Box' key holder near the main entrance. Further clarification is required on the height of the stage in the worship area. If the stage exceeds a specific height, then additional sprinklers may be necessary.
17. Outside Agencies:
 - Milwaukee County Transportation/Public Works Division: traffic impact to/from Layton Ave. and proposed access layout and road-cut/driveway permitting.
 - Wisconsin DOT: largest storm pond draining (point-discharge) onto State Highway ROW, although it 'sheet-drains' now.
 - Milwaukee Water Utility: Should be notified in regards to the building placement and any requirements for a meter pit because of the long lateral situation (i.e. +200 ft. from main)
 - Milwaukee Metropolitan Sewage District (MMSD): Should be contacted regarding any issues of storm water management generated on the site.
18. Erosion Control: An Erosion Control and Site Preparation Map have been completed. However, these maps need to be super imposed on the parcel with the future structure completed.
19. Engineering Comments: Further review underway.
20. Miscellaneous:
 - Official Map changes will be needed (i.e. vacate ROW per CSM #2918) and de-map potential future ROW (i.e. 'Chapman Ave.'). See attached plat map excerpt.
 - Wetland inventory mapping will be required before construction commences.
 - LAB has already requested and been given the 400' radius mailing list (i.e. about 40 tax key #'s) for hosting a neighborhood info. mtg. which they did in October.
 - That same list was used a second time by LAB after they became the property owners (i.e. Nov. 2nd letter) regarding site work they wanted to get started on, and have moved forward with.
 - On Sheet 1.0, the 'Code Summary' section needs corrections to the references used for occupancy, plumbing, and the sprinkler system.
 - LAB have contacted an organization called 'Builders For Christ' which involves teams of volunteers (i.e. approx. 50 - 75 people at a time) on a weekly basis from across the country who come in and help literally do a church raising project. LAB hopes to have this volunteer work-force start in May and go into August.
 - A Certified Survey Map is still needed to combine these three tax key parcels into one lot.

Recommendation: Approve Site/Building/Landscaping Review submittal subject to PC and staff comments, and authorize this item to be forwarded to the December 15th CC mtg.

And also approve the R-O-W vacation and de-mapping of 'Chapman Ave.' as shown within these three existing tax key parcels; authorize the public hearing process to proceed at the appropriate time after the City Attorney and Common Council have approved the corresponding resolution; and forward this matter onto the Board of Public Works for their review and recommendation.

Clyde Hamer and Pastor Keith Cogburn were present to answer questions.

Mr. Erickson gave a review of the project. Mayor Neitzke commented on graphic A1.2 that was shown, which showed the large area at the northwest corner of the site of trees that are being preserved. He noted that every single project that has been proposed for this site, up to this point, has involved the elimination of almost all of the trees. He also stated that of all the uses that would fit in this residential area, he couldn't think of a better use for this site, noting that Layton Avenue Baptist Church is already a neighbor to the surrounding homeowners.

Mr. Hess stated he would like to see Knockout Roses planted on the grounds, as this rose's inventor is a Greenfield resident. Mr. Rogers questioned if there is any possibility of the City acquiring the road that connected the Church property to the Chapman site, to which Mayor Neitzke replied that what makes that a challenge is that there are wetlands in the back, so that a road could probably never be installed anyway.

Motion by Mr. Carlson, seconded by Mr. Sponholz to recommend approval of a Site/Building/Landscaping Review for Layton Avenue Baptist Church to construct a 22,000 s.f. new church building on approx. 5 acres at 9600 W. Layton Avenue, along with a R-O-W vacation and de-mapping of 'Chapman Avenue' as it is shown on this '607' quarter-section map, authorize the public hearing process to proceed at the appropriate time after the City Attorney and Common Council have approved the corresponding resolution; and forward this matter onto the Board of Public Works for their review and recommendation, subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 15th Common Council meeting. Tax Key #607-9970-002, 607-9970-003 and 607-9968. Motion carried unanimously.

6. **'At Home – The Home Décor Superstore', represented by Dane Ridenour, Parkway Construction, 1000 Civic Circle, Lewisville, TX 75067 requests a Site/Building/Landscaping Review and PUD Amendment to renovate/occupy the entire 120K s.f. former Kmart building at 4595 S. 27th Street. Tax Key #599-8922-005.**

UPDATED/REVISED PC NOTES (all in Italics):

--While preliminary plans had been presented to staff earlier, the more detailed/finalized plan set was received on Dec. 2nd, so all staff review was not able to be completed on that level of plan submittal before these initial Notes were distributed on the 3rd.

--It happens that At Home has just converted a closed Kmart in Wauwatosa (on Mayfair Rd., north of Burleigh). Some of these additional comments reflect seeing that recently completed project – or at least completed to the extent that occupancy was able to be released.

--This updated info. along with some stormwater management materials, was discussed with Mr. Ridenour this afternoon (8th) prior to the PC mtg.

1. Background: At Home (AH) is proposing to occupy the entire 120K s.f. former Kmart building, including the northern area where 'Bounce Realm' had been located for the past few years. Attached are the following:
 - PC application and excerpt of their web-site Home Page
 - Pictures of existing building and site from all four directions
 - Signage-related 'branding' info.
 - 11" x 17" plan set includes: color rendition of building exterior; proposed site; general floor layout; more specific fixture/floor layout; and landscaping.
2. Architectural Review/Exterior Materials: The color rendition of the proposed building, identifies a darker and lighter 'grey' tones as the main color combination.
 - East: remove the entire existing canopy and 'Kmart' entrance feature. Lower half of wall would be existing painted brick being painted again, and the upper half of the wall would be a new EIFS material. Four raised parapet wall features have been added to help 'break-up' the wall expanse and are above the approx. 20' high existing wall. The main entry area has like a 'double-gable' roof feature, one at 36' high and the other at 31' high. The main exterior material is EIFS and window glazing.

- North: other than a sign, to be painted a lighter grey
- West: to be painted a lighter grey
- South: to be painted a lighter grey

EIFS is the main exterior material for the entry-way feature and for the four 'bump-outs' on the east elevation. Adding some type of face-brick or comparable product in a wainscoting design (i.e. lower 4' – 5' area) will do two things: improve the durability of the EIFS when it is at this ground-level, and add a needed architectural element to this main side of the building.

The north building face is proposed to painted a light grey. Since this is the other true 'public side' of the building (i.e. sign is proposed for that elevation), it would be more desirable to continue with the same two-tone light grey/dark grey color combination as on the east side.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The 'General Note – Site' description on the Site Plan identifies the improvements proposed for the parking lot, which basically have a 'maintenance' emphasis (i.e. sealcoat, re-strip, re-paint, fill potholes, etc.)

Some documentation needed to better identify the extent of the asphalt repair/replacement, as compared with the basic seal/re-stripping as proposed.

4. Storm Drainage/Grading (lot & building): While the existing catch-basin system will continue to be used, around two of the storm inlets in the front parking lot, two 'biofilter/retention' areas with appropriate types of plantings will be created that are in an 'parallelogram' shape ; each shaped area is the approx. equivalent of 12 parking stalls.

These two biofilter areas have an unusual shape intended to match the angle parking stall alignment. While there is a 'border' or 'transitional' material, squaring off this design would look better and likely function better within the parking lot. And given the large number of parking stalls that will still be readily available, the squaring off isn't a detriment to the site use.

5. Lighting (building & site): Per the 'General Notes – Site' the existing poles will be painted and burnt-out lights will be replaced.

The existing fixtures need to be brought upto City code instead of simply replacing some bulbs. This means cut-off style fixtures. Furthermore, simply painting some of these poles isn't going to be enough to enable them to stay – many need to be replaced given their age/obsolescence.

6. Signage: Per the proposed 'branding' material the signage layout is as follows:
 - East Wall: an 'At Home' (6' high letters) and 'The Home Décor Superstore' (2' high letters)
 - North Wall: an 'At Home' (5' high letters)
 - Monument: add a 4' high 'At Home' cabinet on top of the existing base; overall height would be 10'.

It should be noted that the Bounce Realm sign structure and the pole from a past pylon-type sign both need to be removed.

After the PC packet was distributed, updated AH 'branding book' materials were received. The one difference was for an illuminated pylon-style sign (i.e. dimensions 'TBD') at the NE corner of the site. As a reminder, pylon signs are not allowed per the Sign Code.

7. Dumpster/Screening/Gated (materials used): Will be using existing screened dumpster areas, however, their condition is such that repair/refurbishing is need in obvious locations.
8. Landscaping/Buffer Yard: A very detailed landscaping plan has been submitted. While there is a general sheet with color pictures identifying certain landscaping in certain areas, there also is a more detailed set of materials as well, which can be summarized as follows:

- re-doing all existing curbed landscaping islands
- re-doing all the planting areas along the entrance and S. 27th St.
- 37 broadleaf deciduous trees
- 13 conifer evergreen trees
- 297 broadleaf deciduous shrubs
- 43 conifer evergreen shrubs
- perennials and perennial grasses
- planting background data sheets for the main tree and shrub stock have been provided as well; that info. forwarded to the City Forester.

This site is perfect evidence that having too small of landscaping islands only leads to nothing or very little growing/surviving. Its acknowledged that each landscape island is proposed to be improved/landscaped with a tree and/or bushes/shrubs, in time it will likely just die-out and never be replaced. Why not make the islands bigger (i.e. doubled) so whatever is planted has a better chance of surviving.

All the existing landscaping along the east side of the property – where it seemingly has thrived over the years – is proposed to be removed in its entirety and replaced with new plantings. Given the above comment about too-small of landscaping islands, if these islands got bigger and some of the existing landscaping was left as is – maybe it needs a good trimming instead of removal – then that would free-up available planting stock for the bigger islands.

9. Landscaping Cash Deposit/Letter of Credit: 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.
10. Street Trees: To be reviewed by the Forester.
11. City Forester Site Inspection: Underway
12. Hours of Operation: Needs to be identified
13. Sidewalks: Some sort pedestrian walk-way feature from the front sidewalk to the front door (i.e. painted stripping) will need to be included in the re-seal/re-stripping of the parking lot.
14. Fire Department: Review underway.
15. Police Department: Review underway.
16. PUD Requirements: City staff will prepare draft Developer Agreement.
17. Miscellaneous: NAICS #: 442110 – Furniture Store; Permitted Use in the PUD category.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 15th Common Council meeting.

Dane Ridenour, Parkway Construction, was present to answer questions. Mr. Erickson gave a review of tonight's proposal.

Mr. Ridenour commented on how they are trying to be very responsive to City staff regarding adding landscaping and the possibility of also adding green elements. They proposed doing a bio-infiltration area to cover both the landscaping and green element desires of the City. However, in discussions today with City staff, he learned that the City doesn't feel that this is the best option. Mr. Ridenour said they had previously proposed six islands that bisected the parking lot, and those would not include the bio-filtration. At this point they are open to any options from the City.

Mayor Neitzke pointed out to Mr. Ridenour that the lighting that is currently there is from 1978. Mr. Ridenour said he would need to check with the property owner as to what they would be allowed to do with the lighting. Typically they re-bulb or re-ballast lighting and paint poles.

Discussion occurred on the EIFS and how it is believed that as if it is not protected, it'll end up damaged from shopping carts. It was noted that our code dictates what needs to be used. Mr. Ridenour stated that he believes AH wouldn't have any concerns about adding the wainscoting to the four pilasters. He stated there is a product similar to EIFS that has stone chips embedded in it that is masonry like and perhaps they could present it as an option; but with all their elements, they need to personally clear it with the company CEO, who has the final say. Mr. Ridenour stated they are okay with a "bumpout" design.

Mayor Neitzke said his main concerns are the plans showing a bioswale in an area better suited for parking, the layout that leaves the parking lot being sectioned off and reusing the existing lighting fixtures as presented. He also noted that the parking lot is in poor shape to which Mr. Ridenour noted that he is aware of that and that they would be patch and replace some sections, and with an overall crackfilling and sealcoating of the entire lot. Mayor Neitzke said he feels that due to its condition the lot needs to be redone. This site is one of the two most valuable vacant sites in our City right now and we want it to be top notch. Mayor Neitzke expressed concerns about AH's new Wauwatosa store and how the lot is still in poor shape and we don't want to have that repeated here, especially the visibility they will be getting from traffic along both I-894 and S. 27th Street.

Discussion occurred on the proposed signage. Mr. Ridenour discussed the need for very significant signage, as they are occupying 120,000 square feet. They would like to request to exceed the signage maximums based on the size of the building and parking lot, and have a pylon-style sign at the NE corner of the site. Mayor Neitzke and other Plan Commission members said they have no problem with the pylon sign facing the freeway provided the other elements discussed this evening are addressed.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to forward to the January 5th Common Council meeting a recommendation to approve a Site/Building/Landscaping Review and PUD Amendment for At Home to renovate/occupy the entire 120K s.f. former Kmart building at 4595 S. 27th Street, subject to Plan Commission and staff comments. Tax Key #599-8922-005. Motion carried unanimously.

7. Community Development Manager Report.

At the January 12th Plan Commission will be the Site/Building/Landscaping for Glen of Greenfield (116th & Howard) and the Site/Building/Landscaping for a new building for AT&T, which will be going into the old Shorewest building (76th & Edgerton).

The rezoning for Allied Investment (40th & Layton) is coming before the Common Council on December 15th. Also, a Conceptual Review of Culver's, which is going into the Wendt's tavern space (60th & Layton) will be forthcoming.

Mr. Erickson also gave an update on the King of Glory (84th & Cold Spring) rezoning. When they appeared at the September Plan Commission meeting, the City had asked them to do a survey to be more site specific. We have now received that survey. They still intend to do single family homes, but with larger lot sizes than originally presented, which has prompted some changes to the notice that is being published by using different single-family zoning categories.

Mayor Neitzke spoke on how at the Chapman site work is underway on utility disconnects and site remediation work.

8. **Motion by Mr. Hess, seconded by Mr. Sponholz to adjourn the meeting at 7:50 p.m. Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed December 23, 2015