

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, MARCH 8, 2016**

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	Excused
	Mr. Steve Rogers (alt.)	Present
	Mr. Don Carlson (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager
Jeff Katz – Interim Director of Neighborhood Services
Ald. Bruce Bailey
Steve Pietroske – Community Development Authority Member
Ben Rucka – Community Development Authority Member
James Hodson – Community Development Authority Member
Troy Chowanec – Community Development Authority Member

2. Motion by Mr. Hess, seconded by Ms. Collins to approve the February 9, 2016 Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on February 17th & March 1st.

At the February 17th meeting At Home (4601 S. 27th Street) and the Greenfield portion of the Marcus Theater project at Southridge Mall were approved as presented. There were no Plan Commission items presented at the March 1st Common Council meeting.

4. King of Glory Church, 4330 S. 84th Street, Greenfield, WI 53228 represented by Chuck Smalley, requests a Certified Survey Map to create three lots: main church parcel and two single-family parcels as a follow-up to the prior approval of a rezoning of these corner lot areas at 83rd & Cold Spring and 83rd & Whitaker. Tax Key #605-0084-001.

1. Background: As the required follow-up to the rezoning/Land Use plan changes approved at the February 2nd CC meeting, King of Glory Church (KOG) is requesting a certified survey map to create three lots: main church parcel and two single family lots at the southeast and northeast corners of the property.

Southeast Parcel: 17,900 square foot single-family lot meeting all R-2 minimum lot requirements (15K s.f. min.). The parcel currently contains a children's playground.

Northeast Parcel: 14,200 square foot single-family lot meeting all R-3 minimum lot requirements (9K s.f. min.). Numerous trees are located throughout this corner area.

2. Parking/Traffic Flow/Access/Curbed Parking Lot: When the NE parcel is ready to be built upon, the existing driveway running through it to/from S. 83rd Street will potentially need to be relocated and extended to Cold Spring Road. Similarly, when the SE parcel is ready to be built upon, the existing playground will likely be removed.

3. Storm Drainage/Grading (lot & building): For future reference only, since there is a noticeable grade change on the northeast lot that will cause water to flow from east-to-west onto the KOG property and potentially toward the neighbor to the south, the grading of the new lot will need to take those aspects into account so that the new house project doesn't shift run-off to its neighbors.
4. Utilities: The new residential lots technically are 'unimproved parcels'. However, laterals will need to be extended into the respective lots from the nearby water, sanitary, and storm mains into the new lots by prospective buyers.
5. Park Fees: \$1497 X 2 = \$2994 is needed prior to the CSM recording.
6. 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 March 15th Common Council meeting.

Motion by Ald. Kastner, seconded by Mr. Weis to recommend approval of a Certified Survey Map to create three lots for King of Glory (4330 S. 84th Street): main church parcel and two single-family parcels as a follow-up to the prior approval of a rezoning of these corner lot areas at 83rd & Cold Spring and 83rd & Whitaker, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 15th Common Council meeting. Tax Key #605-0084-001. Motion carried unanimously.

5. **Marc Lovora, MJL LLC (d/b/a Laveers), W174 S7206 Lake Drive, Muskego, WI 53150 requests a Special Use Review as the new owner/operator of the Bottoms Up Pub at 5105 W. Cold Spring Road. Tax Key #602-9999-001.**

1. Background: Mr. Lovora is applying for a Special Use Review as the new owner of what was formerly Bottoms Up Tavern. The new owner will continue with the same business operation as a tavern with some limited food service under a new name of Laveers. The last change of this nature at this location was in 2006.

The construction of this building in 1957 was a trend-setter of sorts in that it was an example of 'mixed used development', or in this case, tavern on the first floor with a residence on the second floor.

2. Parking/Traffic Flow/Access/Curbed Parking Lot: Sometime in the future when the parking lot is improved, taking advantage of the storm sewer lateral that is extended to the north property line from Cold Spring west of the driveway, would be a desirable action. The existing condition of the parking lot has likely been accelerated over the years due to lack of sufficient drainage.
3. Storm Drainage/Grading (lot & building): See #2.
4. Signage: Separately a sign vendor has taken out appropriate permit for a sign face change for the on-building sign.

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

Marc Lovora was present to answer questions.

Motion by Mr. Carlson, seconded by Ms. Collins, to recommend approval of a Special Use Review for Marc Lovora as the new owner/operator of the Bottoms Up Pub at 5105 W. Cold Spring Road, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 15th Common Council meeting. Tax Key #602-9999-001. Motion carried unanimously.

6. Rafael Luciano, PENSEC Inc., 1492 W. Mequon Road, Mequon, WI 53092 requests a Special Use Review as the new owner/operator of the McDonalds Restaurant at 5040 S. 76th Street. Tax Key #617-9975-032.

1. Background: McDonalds Restaurant on S. 76th Street, as a Special Use, is changing from one franchisee owner to another which is why this item is before the PC. As a refresher it was in 2010 the major re-working of the site and a brand new building occurred, and so this 'Review' process enables a transferring of any/all applicable terms/conditions of that approved project to be transferred from the prior owner (McEssy Investment) to Mr. Luciano and his business entity.
2. Miscellaneous: As part of the ownership change a new occupancy permit is needed, and an initial walk-thru has already occurred.

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

Motion by Mr. Carlson, seconded by Mr. Hess, to recommend approval of a Special Use Review for Rafael Luciano, as the new owner/operator of the McDonalds Restaurant at 5040 S. 76th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 15th Common Council meeting. Tax Key #617-9975-032. Motion carried unanimously.

7. James Logan, JJ Logan Enterprises LLC, W289 N6349 Blackhawk Drive, Hartland, WI 53029 requests a Special Use Review to become the new owner/operator of Playoffs Pub on 8222 W. Forest Home Avenue. Tax Key #605-0170.

1. Background: James Logan requests a special use permit review in order to become the new owner and operator of the Playoffs Pub business. This parcel actually is owned by B & A Investments – see attached email regarding the lease arrangements. The property has served as a restaurant/ bar for many years.

Mr. Logan intends to keep the same hours and operations as it has been for the past five years by the current operator (Dawn Gonyo Kaml). In 2012 she received approval for a special use amendment to expand the 'alcohol premise area' to include the entire backyard which then became, as proposed, a fenced-in sand volleyball courts and patio – see attached public hearing notice and aerial photo.

2. Signage: Sign Permit for permanent wall signage still needed; banner-type that is on the wall now only good for temporary purposes.
3. Miscellaneous: Separately Mr. Logan has been in contact with the City Clerk's Office regarding appropriate transfer of existing Class B alcohol license process/procedure.

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

James Logan, the applicant, and Dawn Kaml, the current leasee of Playoffs, were present to answer questions.

Motion by Mr. Weis, seconded by Ms. Collins, to recommend approval of a Special Use Review for James Logan to become the new owner/operator of Playoffs Pub on 8222 W. Forest Home Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 15th Common Council meeting. Tax Key #605-0170. Motion carried unanimously.

8. Gary & Lynn Welk, Welk's Automotive Service Inc., 8333 W. Layton Avenue, Greenfield, WI 53220 requests a Special Use amendment to sell beer in the convenience store portion of their business. Tax Key #616-8987-004.

1. Background: The owners of Welk's Automotive Service would like to sell beer in the convenience store portion of their business. This product would be located in approximately 3 doors of their 13-door walk up cooler system, with locks placed on the doors for times of the day when legal sales hours couldn't occur (i.e. 9 p.m. to 6 a.m.). No other operational changes are proposed. See attached PC application and convenience area pictures.
2. Miscellaneous: The last site change/amendment process was in 2003 for a second carwash bay. Separately, the Welks have made the necessary contact with the City Clerk's Office regarding the formal licensing process/procedure.

In a prior conversation with Ms. Welk, staff discussed the public hearing process via the 400' radius map and notification of those respective adjacent property owners. While the map/mailling list has not yet been created, as always staff will provide that information to any applicant so that they could choose to initiate some type of a neighborhood info. sharing if desired in advance of any formal hearing at a subsequent CC mtg. Just doing a rough count there may be about 5 - 10 property owners.

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

Gary and Lynn Welk were present to answer questions.

Motion by Mr. Carlson, seconded by Ald. Kastner to recommend approval of a Special Use amendment to sell beer in the convenience store portion of Welk's Automotive Service Inc., 8333 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #616-8987-004. Motion carried unanimously.

9. Red Robin Gourmet Burgers, represented by Joe Zamora, 400 West Ontario Street, Unit 708, Chicago, IL 60654 requests a Building Review pertaining to exterior color changes proposed for the Red Robin Restaurant at 7575 W. Edgerton Avenue. Tax Key #650-8998-007.

1. Background: Red Robin (RR) is proposing to repaint portions of all four sides of the building exterior. This is as a combination for maintenance purposes and for some corporate image changes. Separately, RR has submitted plans/permit applications for some interior remodeling and exterior signage font-type changes. RR has been at this location for 10 years and no operational changes are occurring as part of this process.
2. Architectural Review/Exterior Materials: RR will be repainting sections of the building façade in accordance to its new corporate image. Per the Exterior Finishes schedule, portions of the exterior will remain in 'Classic Burgundy' and 'Heartthrob Red' on what may be described as the 'bump-out' or accent areas around the building. The new change appears to be made to the remaining exterior brick-panel walls in what is called 'Warm Stone' color (i.e. grayish) which actually is a better match for the lower 'Sandstone' panels.

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

Joe Zamora with Red Robin was present to answer questions.

Motion by Ms. Collins, seconded by Mr. Rogers, to recommend approval of Building Review pertaining to exterior color changes proposed for the Red Robin Restaurant at 7575 W. Edgerton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 15th Common Council meeting. Tax Key #650-8998-007. Motion carried unanimously.

10. Scott Yauck, Greenfield Development Partners Holding LLC, 207 N. Milwaukee Street, Milwaukee, WI 53202 is presenting a Conceptual Project Review of the preliminary site layout and preliminary building plans for the ‘84 South’ development project which is the 40-plus acre area between Layton/84th/I-894/92nd Street.

1. Background: Presentation of the preliminary site layout and preliminary building plans for ‘84 South’ will be provided.

Recommendation: No formal action necessary – but staff is very supportive of the development project progress/ideas/intentions presented thus far.

Steve Morales with Rinka Chung Architects was present to discuss the project and answer questions, but first gave a Powerpoint presentation of the proposal. He started by showing the access points to the South and the West. The development breaks down with commercial mid-box type retail uses along the north side of the site, along the southeast portion is a commercial cluster of smaller retail buildings and along some outlots to the west. There are greenspace buffers along the multi-family buildings. The shaded out areas shown on the preliminary site plan are still in flux.

Mr. Morales stated that the theme here is connectivity. There is a complete pedestrian connection, as well as striped and painted bike lanes. The site has items like boulevards and traffic calming devices to ensure pedestrian and bike safety.

Rinka Chung has tried to make the site as dense as possible to make the economics work, as well as to create more of an urban approach to the development. Being a type of city-center site, a way to do this is to develop pads where the buildings are anchoring the corners and where the buildings are close in proximity to each other, some in the form of outdoor dining patios,

Mr. Morales went on to say that outdoor greenspace is a very important component of this site, so it doesn’t feel like a strip mall or parking lot, but rather a welcoming space to be, thus creating a sense of community. Landscaping, bio-swales and rain gardens are used to contribute to this feeling. Pedestrian-friendly connections throughout bring you back to the buildings, and traffic-calming measures further ensure pedestrian safety. The plan for stormwater management includes building two below grade storm traps, rather than using ponds which take up a lot of acreage, and make using the site to its best economic advantage difficult.

Ald. Kastner questioned the depth of the parapet walls to hide the mechanicals to which Mr. Morales replied they are 42”.

Mr. Hess questioned if the landscaping plan would include Knock-Out Roses (whose creator is a Greenfield resident) and a green roof, to which Mr. Morales replied they would look into possibly incorporating the roses. As for the roof, it is a matter of economics and the developer would need to make that determination.

Mr. Morales then gave a review of the elevations. They are using materials that withstand time, yet are replaceable for maintenance purposes, with an emphasis on using as much glass as possible. It is necessary to have loading docks along the back or north side with posted signs to aid deliveries. In low maintenance areas they are trying to incorporate wood as often as practical. In areas that receive a lot of sun and rain, they would use a wood look material. As for the rear side of the buildings, they will use the same attention to materials as they would the front and sides.

Ald. Kastner questioned the rear truck turning radius. Mr. Morales replied that the center area is for large scale trucks to do turn-arounds and will be constructed of a heavy-duty concrete.

Ald. Bailey questioned the lighting at the busiest entrances and if provisions have been made to shield the neighbors from it. Mr. Morales said the plan is designed to get patrons in and out of the site quickly, so they traffic should flow smoothly along Layton. As for the lighting, they are proposing 25 foot poles with decorative LED lighting.

Mayor Mike Neitzke said this is a first phase of a large development, with the commercial phase happening first, followed by the residential component. Mr. Morales said that is correct and a type of “plaza feature” is shown that ties the two phases together with greenspace components.

Scott Yauck with Cobalt Partners stated they are down to four remaining houses that have to be moved or demolished along 92nd Street, followed by the church and the two houses they own. The church and their houses are expected to remain until Spring 2017. Otherwise construction could begin in July for the two buildings that front the freeway, with completion scheduled for Spring 2017. Steinhafels will remain at its current location until their new location is built. There has been strong interest in the project and they are in negotiations with 11 tenants, who are national vendors. Utility construction will begin in the next 30-45 days and they hope to go vertical in July.

Mr. Hess questioned who the tenants they are talking to are, to which Mr. Yauck replied these national vendors have yet to make any announcement so they are unable to make public any intentions as of yet. Mr. Yauck feels that within 60 days they would begin making announcements as to what tenants have signed on, as they are about three-quarters through their negotiations.

Mayor Neitzke stated that at one point there was discussion of a hotel, and there was an early site plan showing a hotel near 84th Street. Mr. Yauck replied that they’ve engaged a hotel market study, however, a challenge of a hotel is that they typically want a lot of nearby office development. However, they are keeping that option open as they believe there would indeed be interest.

Mr. Erickson questioned when they feel they would be returning to the Plan Commission with a Site/Building/Landscaping plan for the north buildings, to which Mr. Yauck replied they will return to the April meeting.

Conceptual Review. No action needed.

11. Community Development Manager Report.

Mr. Erickson spoke on Journal Sentinel articles on County park lands and noted that Greenfield’s actual City and County park lands are appropriately zoned, however, there are two remnant parcels along 112th Street between Beloit and Cold Spring. At the April Plan Commission meeting will be the process to start the rezoning based upon a request from Milwaukee County Executive Chris Abele for these parcels.

Also, Mr. Erickson referenced an article on the sale of the Chapman School building and what that means for the Greenfield School District. Also mentioned in the article were changes that will be occurring at the middle school and grade schools. Depending on the scale of those changes, it would potentially generate a need to come before the Plan Commission at a future date.

Cho's Martial Arts has submitted another building rendition to add a roof element to their design. Even though they were before the Plan Commission last July, the owners are still working on their building design and hope to move forward.

Mayor Neitzke noted that Plan Commission member Fred Hess has announced his plans to retire from the Plan Commission next month. He spoke on the time commitment members make and thanked Mr. Hess for his contributions.

12. Motion by Ms. Collins, seconded by Mr. Hess, to adjourn the meeting at 7:15 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed March 21, 2016