

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, APRIL 12, 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	Excused
	Ms. Denise Collins	Present
	Mr. Frederick Hess	Present
	Ms. Christine Hallen	Present
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers (alt.)	Present
	Mr. Don Carlson (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager
Jeff Katz – Interim Director of Neighborhood Services
Alderson Bruce Bailey.

2. Motion by Mr. Hess, seconded by Ms. Collins to approve the March 8, 2016 Meeting minutes. Motion carried 6-0-1 with Ms. Hallen abstaining.

Mr. Carlson addressed the Plan Commission that tonight is Mr. Hess's last meeting and he thanks him for his eleven years of service. Mayor Neitzke on behalf of the Plan Commission also thanked Mr. Hess for his time and commitment.

3. Discussion regarding the Common Council meeting held on March 15th & April 6th.

At the March 15th meeting the public hearing was held for Culver's (6031 W. Layton) and approved as presented, along with the site/building plan. Also at the March 15th meeting approval was granted to the King of Glory Church (4330 S. 84th Street) for their Certified Survey Map, and the exterior changes to Red Robin (7575 W. Edgerton Avenue). An item that may develop into a future Plan Commission item is the 11 acres of land west of Braeger Ford. There is interest in doing market-rate apartments at this location, with the City's financial consultant exploring TIF options, with a potential developer.

There were no Plan Commission items at the April 6th Common Council meeting.

4. Teig Whaley-Smith, Milwaukee County, Office of the County Executive, 901 N. 9th Street, Milwaukee, WI 53233 requests a rezoning of two parcels it owns on the east side of S. 112th Street between Beloit Road and Cold Spring Road from 'R-2 Single-Family' to 'PR – Park & Recreation'; also needed as part of this request is a Comprehensive Land Use Plan change:

- North lot (1.7 ac.): from 'Single Family' to 'Public Park & Open Space'.
- South lot (2.5 ac.): from 'Two Family & Townhouse' to 'Public Park & Open Space'

Tax Key #566-9970-001 & 566-9976-001.

1. Background: Milwaukee County has requested that two remnant parcels they own on the east side of S. 112th Street between Beloit and Cold Spring, be rezoned to 'PR' – Park & Recreation'. See attached 2/29/16 letter from County Executive Chris Abele on this matter.

As noted in the letter, there isn't any specific proposed park-related use being considered. Rather the request is based upon the combination of being owned by the County, maintained by the County Dept. of Parks & Recreation, and is currently "...used for parkways, trails, and environmental management...".

Part of this request will also then include the need for a Land Use Plan change. North lot: from 'Single Family' to 'Public Park & Open Space', and the South lot: from 'Two Family & Townhouse' to 'Public Park & Open Space'.

Attached are excerpts of the Zoning Map and the Comprehensive Land Use Plan for this area, aerial photo, and pictures of the parcels from adjacent street(s).

2. Miscellaneous: The property owner mailing list created by the 400' radius lines around both of these parcels will be shared with Milw. County. If they want to do some basic outreach in advance of the formal public hearing(s) at a future Common Council meeting 8 – 12 weeks from now – similar to what is suggested for all other items coming before the CC that include a public hearing -- then that will be their consideration.

Recommendation: Approve both mapping changes needed for each lot per this request subject to Plan Commission and staff comments, and authorize the public hearing process for both changes to proceed.

Jeremy Lucas with Milwaukee County was present to answer questions. Mayor Neitzke discussed the need for these changes in order to clear up discrepancies among the zoning classifications. Ms. Hallen questioned why as County land is it zoned Single-Family, and therefore what does the County intend to do with this land? Mr. Lucas replied that there will be no change in the use, and it will continue to be maintained by the County Parks Department, with tonight's request to align the zoning properly to a Park designation, to continue that use.

Mr. Sponholz questioned why it couldn't be used as a residential use, to which Mayor Neitzke replied that the lay of the land at these locations would probably be defined as wetlands, which would make it undevelopable. Mr. Lucas stated that in Greenfield, there were only two smaller parcels that needed their zoning reclassified, in comparison to some of the other neighboring municipalities which have much bigger changes to make.

Ald. Kastner questioned if the Right-Of-Way along 112th & Cold Spring would be reconfigured with a conforming width, to which Mr. Erickson replied that tonight's request is to align the zoning. If there is a desire to change the Right-Of-Way component it would require a new Certified Survey Map being created. Mayor Neitzke stated that currently there are some issues and concerns with regard to potential future Right-Of-Way acquisition associated with this parcel. In the spirit of cooperation we are not requiring a Certified Survey Map, with it being noted that it is the City's hope that the County understands how important it is for a municipality to develop its infrastructure. Mr. Lucas stated that the County agrees with Mayor Neitzke's statement and does not foresee an issue with the dedicating at some point of those narrow strips of land (i.e. 10'-12' wide) along both S. 112th Street and Cold Spring Road.

Motion by Mr. Hess, seconded by Mayor Neitzke, to recommend approval of a rezoning of two parcels that Milwaukee County owns on the east side of S. 112th Street between Beloit Road and Cold Spring Road from ‘R-2 Single-Family’ to ‘PR – Park & Recreation’; subject to Plan Commission and staff comments, and also needed as part of this request is a Comprehensive Land Use Plan change are the following:

- North lot (1.7 ac.): from ‘Single Family’ to ‘Public Park & Open Space’.
- South lot (2.5 ac.): from ‘Two Family & Townhouse’ to ‘Public Park & Open Space’

And authorize the public hearing process to proceed. Tax Key #566-9970-001 & 566-9976-001. Motion carried unanimously.

5. Benjamin Cruz, 6815 W. Edgerton Avenue, Greenfield, WI 53220 requests a Special Use Review as the new owner/operator of Jimmy K’s Bar & Grill at this same location. Tax Key #650-9000-006.

1. Background: Mr. Cruz is the new owner/operator of Jimmy K’s @ 6815 Edgerton. Racquetball facility was approved in the late ‘70’s and the adding of a restaurant/bar occurred in the earlier ‘80’s with multiple names over the years. Proposed new operator indicates on the PC application that ‘...everything will stay the same when it was Jimmy K’s originally...’.
2. Fire Department: Per a recent site visit from the FD, there is a need to install and update all emergency lighting in order to comply with state building and fire codes.
3. Miscellaneous: This specific request is only applicable to the bar and restaurant component of the business at this location. The fitness and pool area are not currently operating, and before they could be re-opened it will require major renovations and improvements to be guided by applicable permitting process, along with the PC and CC review/approval sequence.

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

Benjamin Cruz was present to answer questions.

Motion by Mr. Hess, seconded by Mr. Sponholz, to recommend approval of a Special Use Review for Benjamin Cruz as the new owner/operator of Jimmy K’s Bar & Grill at 6815 W. Edgerton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Tax Key #650-9000-006. Motion carried unanimously.

6. JP Patel, Mahi Hospitality Corp., (d/b/a Golden Key Motel), 3600 S. 108th Street, Greenfield, WI 53228 requests a Special Use Review as the new owner/operator of the Golden Key Motel at this same location. Tax Key #562-9978.

1. Background: Mr. Patel is the new owner of this business, and he indicates per the attached PC application that all operations will remain the same. This lodging facility was first constructed in 1959, which pre-dates the first ZC of the City. However in 1998 when the last major re-doing of the entire ZC occurred, ‘Hotels & Motels’ became categorized as a Special Use (see attached ZC excerpt) which is why this process is needed for Mr. Patel.
2. Miscellaneous: The last PC review pertaining to this parcel occurred in 2004 as a Conceptual Review. The prior owner (Mr. Njegovan) was considering doing a two-story addition containing six new guestrooms on the south building unit (i.e. addition to the west toward Hwy. 100).

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

JP Patel was present to answer questions. It was noted that Mr. Patel would live in the home behind the motel.

Motion by Mr. Hess, seconded by Ms. Collins, to recommend approval Special Use Review for JP Patel, Mahi Hospitality Corp., as the new owner/operator of the Golden Key Motel, 3600 S. 108th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Tax Key #562-9978. Motion carried unanimously.

7. **Joey Gudgeon, Joey's George Webb LLC, 4171 S. 3rd Street, Milwaukee, WI 53218 requests a Special Use Review as the new owner/operator of the George Webb Restaurant at 4845 W. Forest Home Avenue, Greenfield, WI. Tax Key #531-0222-001.**

1. Background: Joey Gudgeon is the new owner of this George Webb Restaurant. He intends to keep business operations the same per his PC application.

As circumstances would have it, the exact same request had come before the PC last November (see attached mtg. minutes excerpts) from Ryan Stamm. Noted in those comments, and still applicable, was that there regularly is garbage around the parking lot which needs to be picked-up daily, plus and updating of the building exterior and landscaping should be done as well. Finally, the signage lighting is in need of repair also.

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

Joey Gudgeon was present to answer questions. Mr. Carlson questioned if this was going to remain as a 24/7 location, to which Mr. Gudgeon replied yes, it would. Mr. Sponholz questioned if there were any measures planned to increase security, to which Mr. Gudgeon replied that they are putting measures in place.

Motion by Mr. Hess, seconded by Mr. Sponholz, to recommend approval of a Special Use Review for Joey Gudgeon as the new owner/operator of the George Webb Restaurant at 4845 W. Forest Home Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Tax Key #531-0222-001. Motion carried unanimously.

8. **Rick Carney, CC Retail Holdings LLC (d/b/a Clothes Mentor), 18000 W. Bluemound Road, Brookfield, WI 53045 requests a Special Use to open a resale business selling pre-owned brand name clothing for adult women in a 4K s.f. tenant space in the Greenfield Place shopping center; specific unit is 5020 S. 74th Street. Key #617-9975-024.**

1. Background: Mr. Carney is interested in opening a 'Clothes Mentor' (CM) business in a 4K s.f. space @ GF Place (74th & Holmes). They are a resale clothing chain selling pre-owned brand name clothing for adult women; sort of a Plato's Closet for women, not teens. See attached detailed narrative and pictures regarding this proposal. The need for the Special Use is due to this proposal being categorized as a 'used merchandise store' – see excerpt of Zoning Code and NAICS book (#453310).

Last April the PC considered a request from Goodwill (GW) for a Special Use in the former 22K s.f. Office Depot space at 4940 S. 76th Street because of their 'used merchandise store' classification; the public hearing on that matter occurred at the July CC meeting where the Special Use was denied.

The CM location, as a 'used merchandise store' is approx. 500' - 600' to the southeast of what was the proposed GW location which, as noted above, had a public hearing as a 'major change'. However, in this instance staff believes that the CM request can be viewed differently than GW and therefore be considered a 'minor change not needing a public hearing' because of the following combination:

- Scale of CM business is much smaller than GW (4K s.f. vs. 22K s.f.)
 - Available products are limited to just adult women @ CM instead of a broader range of products available at a GW.
 - GF Place as a whole is a much larger retail center and CM is but one of many uses.
 - Prior use in this tenant space @ GF Place was, per the owners (Bonnie Mgt.), 'New To You Kids' which sold used children's clothing, toys, and furniture. However, there never was a Special Use request from that business when they took out their Occupancy Permit request back in 1999.
 - GW was proposing to do significant changes to the entire parcel and all four sides of the building – no exterior building/site changes needed/proposed for or on behalf of CM.
2. Fire Department: New occupants will need to take into consideration the sprinkling system should any partition walls become modified during renovations.

Recommendation: Approved 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 April 19th Common Council meeting.

Rick Carney was present to answer questions. Ms. Hallen questioned where they get their merchandise from to which Mr. Carney replied that items are brought to the store by their customers in exchange for cash or store credit.

Motion by Mr. Hess, seconded by Ms. Hallen, to recommend approval of a Special Use to open a Clothes Mentor resale business selling pre-owned brand name clothing for adult women in a 4K s.f. tenant space in the Greenfield Place shopping center; specific unit is 5020 S. 74th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Tax Key #617-9975-024. Motion carried unanimously.

9. Hani Alboushi, 343 W. Allerton Avenue,, Milwaukee, WI 53207 requests a Special Use Amendment and Site/Building Review to open Jerusalem Pastries in the vacant Pizza Hut building at 4171 S. 76th Street, Greenfield, WI. Tax Key #570-8957.

1. Background: Mr. Alboushi is the new property of this site and is now proposing to open a business called 'Jerusalem Pastries' in the vacant Pizza Hut on S. 76th Street. See attached PC application, sample menu, and proposed building renovation plans.
2. Architectural Review/Exterior Materials: Mr. Alboushi is proposing to do the following:
Demo the entire front (east) and eastern front half of both the north and south sides by removing the existing trapezoid-shaped windows, board & batten siding, and brick veneer behind the board/batten. Re-install new board & pattern siding to match the existing similar siding on the rest of the building and also add new rectangular shaped windows.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: No changes proposed.
4. Miscellaneous: The rationale for the 'amendment' instead of a 'special use review' is that this is a 'food business' use, but clearly somebody not wanting to do the same thing as Pizza Hut.

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing, and authorize this item to be expedited to the April 19th Common Council meeting.

Hani Alboushi along with his interior designer were present to answer questions and spoke briefly on the changes they are proposing to create a new appearance, separate from the Pizza Hut standard that exists now.

The plan is for neutral colors, and to fill in the corner windows. The change to the window further takes away from the traditional Pizza Hut style. Some color samples they are thinking about were distributed.

Mayor Neitzke requested that a color rendition be provided before the April 19th Common Council meeting. It was noted there will also be more than pastries, with a variety of Middle Eastern foods/Lebanese foods.

Motion by Mr. Hess, seconded by Mr. Rogers, to recommend approval of a Special Use Amendment and Site/Building Review to open Jerusalem Pastries in the vacant Pizza Hut building at 4171 S. 76th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Motion carried unanimously. Tax Key #570-8957.

- 10. Aaron Fischer, Laser Tag Pro, 4260 L S. 76th Street, Greenfield, WI 53220 (i.e. south building of Spring Mall) requests a Special Use Amendment to shift his business location westerly to occupy both the former Sears and former Dots tenant spaces; his current location would then become vacant. Tax Key #571-8984-008.**

1. Background: Aaron Fischer, owner/operator of Laser Tag in the south building of Spring Mall (i.e. Special Use approved in 2014), has worked out an agreement with Brixmor (property owner) to shift this business westerly in that south building to occupy both the former Sears and former Dots vacant tenant spaces. See attached PC application under 'Description of Proposal' for further details, a preliminary floor plan, and acknowledgement from Brixmor of this proposal being okay. New business name is 'Battle Reality'.
2. Signage: Due to past history with signage concerns, no new Occupancy Permit will be issued until a proposed new sign package for both free-standing (i.e. panel insert) and wall style is prepared so that when the Sign Permit is submitted to the City, it has already been reviewed and approved by the appropriate property owner rep. (i.e. Dana Meadowcroft – Brixmor Property Group). The complete covering of the windows will not be permitted anymore.
3. Miscellaneous: Necessary building permits for any alterations made to the facility will be required prior to any work starting. Plus, Mr. Fischer needs to follow-up with Mary Kapelis – Health Dept. his reference to '...basic food service...' and what that really means within this context.

Recommendation: Approve subject to Plan Commission and staff comments, consider this a minor change not needing a public hearing, and authorize this item to be expedited to the April 19th Common Council meeting.

Aaron Fischer was present to answer questions. Mayor Neitzke noted that there is a greater higher/better use for this entire parcel overall and we hope that is accomplished.

Mr. Fischer stated he anticipates several months to complete renovations before he can open.

Motion by Mr. Hess, seconded by Ms. Hallen to recommend approval of a Special Use Amendment for Aaron Fischer, Laser Tag Pro to shift his business location westerly to occupy both the former Sears and former Dots tenant spaces at Spring Mall, 4260 S. 76th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Motion carried unanimously. Tax Key #571-8984-008.

11. Jennifer Twist, Walmart, 2001 SE 10th Street, Bentonville, AK 72716 represented by Jarmon Peregoy, Dean Carlson Engineers, 7068 Ledgestone Commons, Bartlett, TN 38133 requests a Site/Building Review to construct a 3,200 s.f. addition near the NE corner of the Walmart Supercenter at 10600 W. Layton Avenue for additional office space and meeting rooms. Tax Key #608-9995-010.

1. Background: Walmart (WM) wants to construct a 3,200 s.f. building expansion for additional office space and meeting/training room area on the E/NE corner of the building; main access would be from inside the existing building (approx. 30' wide X 110' long). Attached is the foot-print of the building, and floor plan for the addition and for the entire store as a point of reference. Also attached are color pictures of this E/NE corner area.

Prior to this submittal, staff had requested WM to provide some background info. that would indicate that somebody had analyzed other potential locations within the site. Part of the application materials includes a reference to why being near the SE corner of the building wouldn't work (i.e. truck turning radius area) and north of the building (i.e. underground storm detention area).

2. Architectural Review/Exterior Materials: See attached color rendering where the intent is to match the existing 'brown' exterior color with integrally colored split-face CMU.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: While there is no loss of parking stalls, during the construction of this proposed addition, any access to/from the north side of the building would appear not to be possible given the tightness and proposed utility re-location work.
4. Storm Drainage/Grading (lot & building): New roof-top will connect with existing storm main system.
5. Utilities: A new addition on the northeast corner will require rerouting of several major utilities. However, placing the added building space on the southeast corner will not require any rerouting, but will impact the turn radius for trucks.
6. Fire Department: The placement of seasonal storage containers in this 'back area' sometimes tend to over-load the site which could limit fire truck access to the back of the building.
7. Outside Agencies: Milwaukee Water Utility will be involved because of the relocation of the water main around this portion of the site.
8. Miscellaneous: Staff still believes that placing the proposed addition immediately adjacent to the east wall in this same area where the trash compactor is located, would be a better location. Yes there would be a need to re-locate the compactor but alternatively:

- There would be one less wall to build
- No need to design the building around two adjacent utility junction boxes
- There would likely be no need to relocate any underground lines as proposed for water, electric, telephone, and storm sewer (or certainly not as much utility work)
- Likely not disturb their vehicle access routes around that side of the building to the degree this project as proposed will.
- Historically it has not been unusual for WM to place multiple 'seasonal storage boxes' in this same E/NE area precisely where this building is proposed. Where will those go now?

While it is acknowledged that there may be limited site options, the one selected would seem to create significantly more logistic/functional/operational issues than is necessary for what is a basic project when considering this is a 3K s.f. addition to a 150K s.f. building.

This proposed addition is on the back corner of the WM building so its effectively screened from public visibility since the main front elevation is on the west side. If WM wants to do a more complicated/costly project, then that is their choice.

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

Steve Kendall was present to answer questions. Ald. Kastner questioned while they are choosing to place this in this area, rather than butting it up against the building, and stated due to the depth of this trash compactor area that this is just a problem waiting to happen because then becomes a dark alcove. Mr. Kendall replied there are not many places on the site that this trash compactor can go, and this is the best option. It was questioned if there would be security cameras installed in this area to which Mr. Kendall replied that he did not know. Mr. Rogers agreed with Ald. Kastner that the depth of this area is a major concern so anything to increase security in this area is needed. It was discussed to make additional security measures a condition of this item's approval.

Motion by Mr. Hess, seconded by Mr. Rogers, to recommend approval of a Site/Building Review to construct a 3,200 s.f. addition near the NE corner of the Walmart Supercenter at 10600 W. Layton Avenue for additional office space and meeting rooms, subject to Plan Commission and staff comments, and with the provision that additional security measures be provided in this area, and authorize this item to be expedited to the April 19th Common Council meeting. Motion carried unanimously. Tax Key #608-9995-010.

12. Jeff Binkert, One Headlight Paversports, LLC, (d/b/a House of Harley), 6221 W. Layton Avenue, Greenfield, WI 53220 requests the following items:

- **Certified Survey Map to combine the 'parking lot' parcel and the 'building' parcel into one lot at this same location.**
- **Site/Building Review to remove the existing shingled roof façade element on both the northwest and west portions of the building, and replace it in-kind with a new raised (13' high) open-air deck feature.**
- **Special Use to serve alcohol products at events sponsored by them and others for customers during limited hours and events on this new proposed deck and under it as well. Intent is to have a single 'regular' license applicable year-round instead of the multiple temporary licenses they apply for throughout the year for both inside and outside events. However, any actual licensing related to this request is a totally separate matter handled by the City Clerk's Office and would only be pertinent if this Special Use is ultimately approved. Tax Key #618-9996-006 and 618-9995-001.**

1. Background: House of Harley (HoH) is making multiple proposals:

- **Certified Survey Map: combine the 'parking lot' parcel and the 'building' parcel into one lot at this same location. This step has been needed for a while now, and this request satisfies that matter. See attached CSM.**
- **Site/Building Review: remove the existing shingled roof façade element and existing columns on both the northwest and west portions of the building, and replace it in-kind with a new raised (13' high) open-air deck feature.**
- **Special Use: HoH would like to serve alcohol products (i.e. beer/wine/liquor) at events sponsored by them and others for customers during limited hours and events on this new proposed deck and under it as well. See attached 'Attachment to Application' which provides a background on this aspect. The intent is to have a single 'regular' license applicable year-round instead of the multiple temporary licenses they apply for throughout the year for both inside and outside events. *[[Regardless of the outcome of this Special Use request, HoH has indicated their desire to still construct this deck.]]***

As noted in the Attachment narrative, this design is intentionally done to provide a ‘separateness’ as it relates to the actual ‘alcohol service area’ and access to/from this same area in relation to the main retail/shop area for cycle sales/service/equipment/clothing sales, etc. occurring at this location. That design requirement is part of pertinent sections of Wis. Stats. Chp. 125 – Alcoholic Beverages which were provided to HoH by the City Clerk earlier this year. For instance, access to the proposed deck from the parking lot is via an outside stairway and access from the inside is essentially down the hallway from the second floor area where the HoH offices are located where an existing window is removed and replaced with a new double door.

Since HoH does not fit the traditional characteristics of where a ‘Class B Retail Combo’ (beer/wine/liquor) is usually found like for a bar or restaurant, its anticipated that further review of the licensing aspect of this request will be occurring by the City Clerk’s Office with the City Attorney and appropriate staff at the State alcohol licensing department.

2. Architectural Review/Exterior Materials: See attached proposed color rendering providing two different perspectives (i.e. looking SE and looking NE), a schematic roof plan and cross-section, and pictures of these same sections of the existing building. Per the plan, there are new galvanized steel columns, joists, purlins, IPE wood decking, cable-strand ‘fencing’, and two new sloped shed roofs at the NW corner with one roof having the Harley logo. Product sample board will be provided at the meeting.
3. HVAC/Utility Box Screening: A review of the proposed new deck design as it relates screening rooftop HVAC in that western portion of the building, still needs to be considered.
4. 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.
5. Miscellaneous: In a prior conversation with HoH reps. 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.

Still being reviewed by staff is the aspect of handicap accessibility to from this second-level deck design.

6. Recommendation: Approve subject to PC and staff comments as follows:
 - Both the CSM and the Site/Building Review, and authorize this item to be expedited to the April 19th CC mtg.
 - Special Use to serve alcohol products as proposed, and authorize the public hearing scheduling process to proceed.

Jeff Binkert and Kristin Wacker with House of Harley were present to answer questions, along with Chris Hau with Quorum Architects.

Mayor Neitzke stated that having defined events throughout the season is very different from a defined bar and therefore they may still need to obtain Temporary Uses for those vs. just having a year-round license that would cover all instances. This still needs legal review as to how State statutes apply in this situation.

Ald. Bailey questioned if there was a band playing on the deck, what if it became an issue with the neighbors in regard to noise? Mr. Binkert replied there would be no hard rock and music would stop after 8:30/9:00 p.m. Ald. Kastner stated that perhaps the proposed vertical elements on the deck if made bigger may help with the noise. Ms. Hallen asked if there would be an elevator to the roof deck, to which it was replied that there isn't an elevator to the upper level, and so that is why the ground level area below the deck would be part of the proposed "alcohol premise area" to provide ADA accessibility. Mayor Neitzke questioned how it could be considered ADA compliant if one could not access the both the deck and the lower areas. This needs to be further explored as to full ADA compliance.

Mr. Hess questioned if they wish to serve liquor in addition to beer, to which Mr. Binkert replied that in the past they've been able to obtain beer licenses for their specific events and if they couldn't obtain the full alcohol license (liquor and beer) they'd then get a Class B beer permit. Their intention is to construct the deck regardless of what level license they'd be able to permanently obtain. The deck is a way to have 300 or so people on site, while out of their showroom/store area.

Ald. Kastner said he feels that the corner of the deck needs more height at the roof element, which would help during inclement weather. Mr. Hau replied they've looked into several options to add vertical elements to this area, but they are trying to keep as much visible area over the parking lot as possible and minimize site line disruptions. He stated they are trying to use very durable and sustainable materials. Ms. Hallen questioned if the deck could be closed in, to which Mr. Binkert replied that to enclose the deck in some manner is cost prohibitive. He feels they won't be using it beyond September so there isn't a need to accommodate winter weather. Paul, a representative with KPH who has been hired to design the deck spoke on the plans. He stated that where they are now is in line with Harley's budget. They will try to apply anything desired by the City if it can be kept in line with Harley's budget.

Mr. Hess stated he is in favor of the proposal.

Motion by Mr. Hess, seconded by Ms. Collins to recommend approval of a Certified Survey Map to combine the 'parking lot' parcel and the 'building' parcel into one lot at this same location at House of Harley, 6221 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Plan Commission meeting. Motion carried unanimously. Tax Key #618-9996-006 and 618-9995-001.

Motion by Mr. Hess, seconded by Mr. Rogers to recommend approval of the Site/Building Review to remove the existing shingled roof façade element on both the northwest and west portions of the building, and replace it in-kind with a new raised (13' high) open-air deck feature at House of Harley, 6221 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Plan Commission meeting. Motion carried unanimously. Tax Key #618-9996-006 and 618-9995-001.

13. **Scott Yauck, Greenfield Development Partners Holding LLC, 207 N. Milwaukee Street, Milwaukee, WI 53202 requests the following items as it relates to the '84 South' development project which is the 40 plus acre area between Layton/84th/I-894/92nd:**

- **Certified Survey Map as revised from an earlier review at the January, 2016 PC mtg.**
 - **Site/Building/Landscaping Review for two buildings: 1) Mid-Box East which is a 123K s.f. multi-tenant single story retail building in the northeast corner of the development site; and 2) Mid-Box West which is a 143K s.f. multi-tenant single-story retail building in the central/northern area of the development site.**
 - **Overall master site plan review and consideration**
 - **Overall master signage plan for both free-standing and wall signs**
1. Background: As a follow-up to the Conceptual Project Review done at the March PC, the 84 South group has prepared the attached detailed information for these project elements:
- Certified Survey Map as revised from an earlier review at the January, 2016 PC mtg.
 - Site/Building/Landscaping Review for two buildings:
 - 1) Mid-Box East which is a 123K s.f. multi-tenant single story retail building in the northeast corner of the development site
 - 2) Mid-Box West which is a 143K s.f. multi-tenant single-story retail building in the central/northern area of the development site.
 - Overall Master Site Plan review, which includes features related to 'Density & View Corridors', 'Connection', 'Outdoor/Greenspace'. On the site plan attachment, there are four sections: overall Master Site Plan; that doc. is then more detailed via a separation and/or enlargement of the site plan into western/central/eastern plan sheets. Also on this same sheet is the 'Site Plan Data' which provides an estimated breakdown of overall site size (18.5 ac.), pavement area (10.4 ac.), building area (6.1 ac.), and green space (2.1 ac.).
 - Overall master signage plan for both free-standing and wall signs
2. Architectural Review/Exterior Materials: As displayed during the Conceptual Review meeting, the building materials display a similar architectural unity consisting of corrugated metal panels, cement board cladding, clear glazed storefront windows, wood-look cladding, backlit glass curtain walls, pre-fab metal signage, masonry, recessed channel light finishing. Both buildings do include a continuation of a 'wrap-around' design element on the sides.

Within the packet respective buildings are 'Proposed Rendering' color sheets, which provide greater clarity/scale/perspective to the front/side building elevations and the significant corresponding architectural treatments as it relates to positive design amenities, use of materials, accent lighting, etc. The front face of both buildings are off-set or staggered approx. 40' to give some additional variation.

Mid-Box West (MBW) contains three larger square footage retail outlets. The storefronts contain an inviting public façade with large entrances, landscaping, and windows that wrap around to the east and west elevations. The northern elevation, facing I-43/894, features large wall signs to further advertise and capitalize on automobile traffic. The top of the parapet wall is 30' with the 'bump-up' or change in the horizontal roof plane at 36' high where the signage is proposed on both sides. The back of the retail stores primarily serve as truck and dumpster access points. This building does have some north elevation architectural design features for a tenant and a 'bump-up' for rear signage. Additional architectural treatment includes an upper band (14' top to bottom) of dark corrugated metal panel and a lower course (16' top to bottom) of a darker masonry product. Staff is still evaluating whether some modest additional architectural feature(s) and/or decorative/screening fencing could work on that entire north elevation.

Mid-Box East (MBE) retail spaces consist of eight retailers ranging from 30,000 s.f. to 6,000 s.f. Similar design materials are utilized throughout the southern building façade, including large storefront windows, wood and metal cladding, and graphic paneling. A type of ‘foundation’ landscaping area is consistent throughout and along the southern façade with a good variety of trees, shrubs, and grasses which provides a good aesthetic feature to complement the building treatments, along with an element of façade articulation.

The north elevation of MBW, in effect, drew attention to the different architectural treatment of the MBE north elevation. Comparatively MBE lacks substantial architectural design beyond a different color masonry product and some accent lighting. Ironically in the effort to provide loading dock facilities and the need to ‘work with’ the curvature of the north lot line, the north building faces of both buildings do have façade articulation variables.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The Master Site Plan provides a Parking Table where each proposed tenant space has been calculated using ZC parking ratios applicable to that respective user (i.e. 4 stalls/1,000 s.f. or 2.25 stalls/1,000 s.f., etc.). All the stalls are 20’ deep with a 24’ wide aisle. The parking stall counts applicable to these respective initial users are fine, but more importantly the provision of sufficient parking on an overall site basis as future uses and buildings come in, appear to be properly accounted for in the Parking Table. Staff believes that further review, on a minor scale, of some parking lot islands still may be needed (i.e. create ‘end caps’ instead of having islands in the middle of a R-O-W of stalls).
4. Storm Drainage/Grading (lot & building): Two large underground storm vaults are located beneath the parking lot in front of the MBW building. A Master Grading Plan is provided along with more detailed sheets for the western/central/eastern site layout breakdowns. Stormwater Management Plans and this Grading Plan are currently under review by staff and consultant.
5. Lighting (building & site): Photo-metric layout has been prepared and is attached. While a decorative lighting fixture is anticipated to be used, the specific style or cut-sheets as identified on the Lighting Schedule has not been presented yet. For light poles within a landscape area (i.e. protected), the pole bases are to be no more than six inches (6”) high. For unprotected poles, the bases can be two feet (2’) high.
6. Utilities: A Master Utility Plan is provided along with more detailed sheets for the western/central/eastern site layout breakdowns. Overall, three water meter pits are proposed. Review underway by staff and consultant.
7. HVAC/Utility Box Screening: All HVAC units contain additional rooftop setbacks from the building façade, making them hidden from the storefronts.
8. Signage: Four taller panel-insert-type monument sign locations have been submitted.
 - Three monument signs will be located at the respective entrances: two @ Layton Avenue and one @ 84th St. Each of these signs 32’ tall and 10’5” wide, and each panel is 2’8” x 8’4”. Each sign will have a 4’ high concrete base with landscaping around it. During the day, the sign will not be illuminated. However, in the evenings, the monument sign contains LED lighting features that give it the ability to change color and rotate appearance as desired and scheduled. Retailers will be displayed on the monument sign with a backlighting feature. The overall signable area for each sign is 28’ x 8’4” = +/- 230 s.f. x 3 = 690 s.f. total.
 - The fourth free-standing sign location is along the northern edge of the site behind MBE, and it contains the same design/illumination elements as the other three monument signs. This large scale pylon sign is intended naturally to take advantage of the proximity of I-894 visibility. The sign dimensions are 46’ tall, 15’2” wide, and a base height of 9’, and each panel is 4’ x 12’4”. The overall signable area is 37’ x 12’4” = +/- 450 s.f.

Staff has no concerns about the free-standing signage proposal.

The proposed wall signage package is on the last page of each building submittal entitled ‘Sign Program’. As easily identified on the building elevation materials, there is an intent to have wall signs on both the south and north elevation, which clearly is important and needed given the immediate proximity of I-894; and there are some side signage for an end-cap tenant(s). On this ‘Sign Program’ there is the Note section which identifies a potential ‘signable area’ – which understandably is different from an actual proposed specific wall sign. For instance, a phrase reads “...Max Letter signage to be contained to a 10’ tall by 40’ wide area...”, or 400 s.f.

MBE = +/- 2,900 s.f.

MBW = +/- 4,080 s.f.

+/- 6,980 s.f. of signable area

However, staff is concerned about the overall cumulative massiveness of this potential wall square footage because it won’t be uncommon for a perspective tenant to zero in on ‘their’ dimensioned area and say “...*Well, the building plan identifies that we have up to 400 s.f. on the south side and 400 s.f. on the north side...so we should be able to get 800 s.f....*”. And then that same scenario will be multiplied by each respective tenant wanting to come in whether it is this first generation, or the inevitable next generation of tenants who will want to be here.

9. Dumpster/Screening/Gated (materials used): In the site plan detail as broken down for the three respective areas (western/central/eastern) and on the north building elevations, are the references for the trash enclosures. Detail on those enclosure materials is still needed, plus there is a need to include a ‘maze alignment’ feature for the enclosure wall, or include a ‘service door/entrance’.
10. Fencing: North of the A4 tenant space, there is a reference to 96 L.F. of block retaining wall. A cross-section of that design still is needed. Decorative fencing is on the east side of MBW.
11. Landscaping/Buffer Yard: The Landscaping Plan, like other categories above, has been separated out by area as with the following sheets:
 - Overview – site as a whole
 - Building Façade Landscape Plan Treatments 1 – 4 & 5
 - Parking Lot Islands 1, 2, & 3 – Plan Overview
 - Streetscape Plans 1 & 2; Streets A & B
 - Streetscape Plan 3 – Sura Lane
 - Streetscape Plans 4 & 5 – Sura Lane
 - Streetscape Plans 6, 7, & 8 – Sura Lane
 - Landscape Details, Notes & Specs.

Given the above reference and those respective ‘settings’, clearly the development contains numerous plantings throughout the site, which will be implemented in a phased manner. Façade treatment landscaping incorporates a diversity of species to improve the storefront design and provide a sense of place for pedestrians. Parking lot islands are heavily landscaped with deciduous trees, bushes, grasses, and flowers. Streets running through the site contain trees surrounded by plantings with composted mulch. The small median on Sura Lane will have shorter plantings surrounded by ‘no-mow’ lawn.

12. 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.
13. Street Trees: Trees will be further planted along Layton Avenue, 84th Street, and the newly constructed Sura Lane. Other staff/consultant will be doing further review of the proposed landscaping in the R-O-W as well (i.e. bio-swale features along the north side of Sura), particularly as it relates to the ‘level of maintenance’ potentially needed, and by whom.

14. City Forester Site Inspection: The City Forester has been sent the entire set of landscaping plans for further review and comments.
15. Park Fees: Not applicable with the commercial development.
16. Hours of Operation: Not Applicable (N/A)
17. Sidewalks: Sidewalks are provided throughout the site to encourage pedestrian traffic and increase the walkability of the mixed use development. Within some of the plan detail, there are references to 'wood stamped concrete planks' and 'scored concrete' throughout the development site.
18. Fire Department: All buildings will be sprinklered, and there may be other life-safety measures which will become applicable. For instance, on each building the location of the 'Storz' connection is something that still is under review.
19. Police Department: Review underway.
20. 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.

Other outside agencies include Milwaukee Water, Milwaukee Metropolitan Sewerage District (MMSD), DNR, US Army Corps of Engineers, Milwaukee County DPW & Transportation Division, and WisDOT.

21. Erosion Control: Two phases of Erosion Control plans have been submitted and have been approved.
22. PUD Requirements: Developer Agreement Amendment will be needed to incorporate both the new building construction aspects.
23. Miscellaneous: The project site had included two small remnant pieces of land that WisDOT still owned near the NE corner of the site. Cobalt has now acquired them – or will soon – and there may be a need to re-visit that aspect at a future PC mtg.

Recommendation: Consider the following combination:

Approve subject to Plan Commission and staff comments and authorize these items to be expedited to the April 19th Common Council meeting:

- CSM as revised/updated
- Building Plans
- Overall Master Site Plan
- Free-standing portion of the proposed Signage Plan

Approve subject to Plan Commission and staff comments but direct these elements to the May 17th Common Council meeting to allow for more staff/consultant review time and potential modifications worked out with the 84 South team:

- Site (including infrastructure) and Landscaping Plans
- Wall sign portion of the proposed Signage Plan

Scott Yauck, Bill Ohm and Dan Roskopf with Cobalt Partners were present to answer questions, along with Steve Morales and Lila Guizado with Rinka Chung Architects.

Discussion occurred on the light fixtures (Phillips Stoneo) that have been selected and how they are properly screened to illuminate the lot and meet City code. Mr. Morales then gave a review of the construction materials that will be used. They will be using long lasting materials, and gave a review of those items from the presentation boards that were brought for tonight's meeting. They are seeking approval of four signs. The signage will consist of a 46' high monument sign along I-43/I-94 and along Layton Avenue (across from Supreme Court), which will be the main intersection into the site. There are two smaller signs (32' high), one at the westerly entrance and one at 84th Street. Further discussion occurred on the sign sizes, locations and appearance. They will be landscaped along the bases. The Plan Commission consensus was to lower the sign at the main entrance to 32' high.

As for the sign along the freeway, the further west the sign is placed it would in turn reduce the time to view it and thus react to maneuver to exit the freeway. Next the amount of signage was discussed and the square footages that are allowed. Obviously all the tenants would like to have larger signs but they've tried to best accommodate everyone with tonight's sign plan. Tenant signs are still individual to their logos, with the signage being proportionate to the building and in compliance with our sign code. There will be individually lit channel letters, one of the highest quality signs one can have.

Discussion on how there will be directional signage inside the site to guide visitors. It was questioned if there was the ability to cut down the brush along the freeway for the sign to which it was stated that we have no control over that land and that is unfortunate.

Ms. Hallen questioned the number of retail spaces for the project, and it was replied that 11 spaces are shown with this plan for MBE and MBW. She then questioned if they would be leased long-term (such as 10-15 years) and it was replied that 10-15 years would be common for those retailers. There is not enough room for all those that have expressed interest in leasing space.

Dirk Stallman, Marketing Director with Steinhafels then spoke on the proposed location. Their current store dates to 1970, but it's time for a new facility. Signage is critical to them. This store will be their most distinctive looking location and is very much in the "spirit" of the center.

Mayor Neitzke noted that this project has significant involvement with the City. One would expect most retailers to try to incorporate their corporate standards in the design at all costs, but we've found they are willing to compromise to keep the architectural integrity and design uniqueness that make this project distinctive. He appreciates the efforts of Rinka Chung, Cobalt and Mid-America in this regard.

There is still significant final review of the project that needs to occur, which will occur in phases. The roadway plan shown is complete, and utility work is currently underway. Stormwater plans will begin being implemented in late May, with the first phase of buildings in breaking ground in July. There is a potential for an element being added to the project that would increase the overall value to from approx. \$107 million to \$140-\$150 million. To do this would require some re-examining of the finances and TIF contribution. The installation of the stormwater system added \$9 million to the site's tax revenue over the life of the TIF.

Motion by Mr. Hess, seconded by Ms. Collins to recommend approval of the following items from Greenfield Development Partners Holding as it relates to the '84 South' development project which is the 40 plus acre area between Layton/84th/I-894/92nd, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting:

- **Certified Survey Map as revised from an earlier review at the January, 2016 PC mtg**
- **Site/Building/Landscaping Review for two buildings: 1) Mid-Box East which is a 123K s.f. multi-tenant single story retail building in the northeast corner of the development site; and 2) Mid-Box West which is a 143K s.f. multi-tenant single-story retail building in the central/northern area of the development site.**
- **Overall master site plan review and consideration**
- **Overall master signage plan for both free-standing and wall signs**

Motion carried unanimously.

- 14. Consider request from the King of Glory Church, 4330 S. 84th Street, Greenfield, WI to defer the payment of a Park Fee for the two single-family lots that have been approved to be created via a CSM at 83rd & Cold Spring and 83rd & Whitaker, from the ‘time-of-recording-requirement’ to whenever a building permit is taken out for each respective new lot. 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, at the March PC meeting the King of Glory Church (KOG) submitted 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.

Part of those March PC Notes included the standard reference that a Park Fee payment is needed whenever ‘residential lots’ are created (i.e. \$1497 per lot) and that payment is needed prior to the CSM recording. But KOG has requested a deferral of that requirement until such time as a building permit is taken out – see attached 3/29/16 letter.

BTW – the reference to this same Park Fee payment situation was part of the PC Notes when the rezoning request from KOG came before the PC back in September.

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

Motion by Mr. Hess, seconded by Mr. Rogers, to recommend approval from King of Glory Church, 4330 S. 84th Street, to defer the payment of a Park for the two single-family lots that have been approved to be created via a CSM at 83rd & Cold Spring and 83rd & Whitaker, from the ‘time-of-recording-requirement’ to whenever a building permit is taken out for each respective new lot, subject to Plan Commission and staff comments, and authorize this item to be expedited to the April 19th Common Council meeting. Motion carried unanimously. Tax Key #605-0084-001.

- 15. Review staff recommendations regarding Zoning Code text changes to have Gun Shops and Firearms/ammo sales to become designated as Special Uses in all non-residential zoning categories.**

1. Background: Periodically there are inquiries about the sale of firearms in a retail setting such as a retail-type gun shop and/or where firearms is simply one of many products being sold within that business setting. A ‘gun shop’ is categorized within the NAICS (North American Industry Classification System) as ‘#451110 - Sporting Goods Store’ and currently is considered a Permitted Use.

A 'shooting range' type use where firearms could be sold as well, for instance, is a Special Use but only in the M-1 Industrial area (i.e. included in the last ZC text modification done in October, 2015).

The intention with this proposed text change is to be consistent as it relates to anything involving firearms in that it is considered a Special Use. See attached proposed ZC text changes.

2. Police Department: See attached portion of an email exchange staff and Chief Wentlandt had regarding his support for closing any potential 'loophole' as it relates to what is or isn't a Permitted Use vs. a Special Permitted Use.

Recommendation: Approve subject to PC 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 CC meeting, there will be a public hearing on the proposed ZC text change.

Motion by Mr. Hess, seconded by Ms. Hallen to recommend approval of Zoning Code text changes to have Gun Shops and Firearms/ammo sales to become designated as Special Uses in all non-residential zoning categories, subject to Plan Commission and staff comments, and authorize this item to forward on to the Legislative Committee. Motion carried unanimously.

16. Community Development Manager Report.

Mr. Erickson stated that a patio proposal for Habanero's (7840 W. Layton) was submitted when their Special Use review came before the Plan Commission last October. They are interested in upgrades to include a pergola with stone elements, wood beams, and landscaping. The Plan Commission consensus was supportive of this overall revision.

Also, Greenfield Highlands is interested in pursuing a proposal to change their PUD Amendment to go from only condos to multi-family apartments, due to slow condo sales; this is an item likely to come before the Plan Commission soon.

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

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed April 25, 2016