

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JUNE 14, 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	Excused
	Ms. Christine Hallen	Present
	Mr. Bradley Sponholz	Excused
	Mr. Steve Rogers	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager

2. Motion by Ms. Hallen, seconded by Mr. Rogers to approve the May 10, 2016 Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on May 17th. At the meeting the following items were approved as recommended by the Plan Commission: The five remaining buildings of Greenfield Highlands (110th & Cold Spring), the potential three locations for the 27th Street Strategic Action Plan, and Certified Survey Maps for both Glen of Greenfield (116th & Howard), and one to combine two lots in the 3600 block of 33rd Street.

4. Gurmeet Arora, Jen's Beverage Center, represented by Steven Sharpe, 5110 S. Loomis Road, Waterford, WI 53185 requests a Special Use Amendment and a Site/Building/Landscaping Review for a proposed alteration plan for both the exterior and interior of Jen's Beverage Center at 4312 W. Howard Avenue. Tax Key #555-8979. *[[Item held over from the May PC.]]*

This item was held over from the May Plan Commission for the purpose of the owner and architect to address various items as raised by the Plan Commission and staff. Below represents the exact Plan Commission notes that were distributed for that May meeting, no other updates received as yet.

1. Background: The owners wish to construct a +1,300 s.f. addition to the existing business building to accommodate growth and make the building ADA accessible. Mr. Arora became the new property and business owner last May. Part of the application materials includes a narrative from Mr. Sharpe; included in that info. is a reference to a neighbor issue to the north which apparently has been resolved by PD.
2. Architectural Review/Exterior Materials: The existing garage will be removed with the proposed addition to the business. The addition will feature additional display cases, beer cave, walk-in cooler, storage areas, office, and improved restrooms. Architectural materials consist of an 'EIFS hard coat', pre-finished metal coping, fabric awnings, ceramic tile accents, and outdoor light fixtures. See attached site, building, and floor plans.

Still needed to be identified: Finished color(s) on all four sides; the north and west exterior materials; and a product sample board.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: Access points will remain the same; parking lot is already curbed.

4. Storm Drainage/Grading (lot & building): Storm water accumulates in the northeast corner of the parking lot. As part of the overall site/building investment, staff would suggest the owner to raise the grade of the parking lot in the northeast corner. This will force storm water to run off into the existing sewer on the southeast end where a storm main is close by in the west 'parking lane' of south-bound S. 43rd Street. An impervious area calculation form is attached.
5. Lighting (building & site): No changes proposed for the parking lot, but the building elevation references what would appear to be an accent-type light fixture for 'wall-wash' purposes; cut-sheet on fixture needed.
6. HVAC/Utility Box Screening: Building HVAC location needs to be identified. If on the roof-top, it will need to be properly screened.
7. Signage: Existing monument sign to remain in place. See attached pictures which also includes a wall sign (i.e. 'Angry Orchard' that was never permitted and needs to be removed).
8. Dumpster/Screening/Gated (materials used): Plans need to identify dumpster and/or refuse collection location and necessary screening if outside.
9. Fencing: The fence behind the business belongs to the neighboring residential property.
10. Landscaping/Buffer Yard: No site landscaping currently exists. The proposed landscaping plan borders the parking lot with five Little Leaf Linden trees, along with other shrubs, bushes, and flowers.
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. City Forester Site Inspection: Review underway.
13. Hours of Operation: No change.
14. Sidewalks: Sidewalks currently do not exist on the corner of 43rd Street and Howard Avenue. Staff recommends installing sidewalks on both of these frontages as part of this project. Along 43rd Street, there is a small gap but just in front of 3865/67 S. 43rd. This gap, along with what exists to the west on the north side of Howard, would be filled by future GF sidewalk installation projects on these quarter-section streets.
15. Fire Department: Review underway.
16. Police Department: Review underway.
17. Erosion Control: Needed from the Engineering Office prior to construction.
18. Miscellaneous: No outside product storage is permitted. Presumably it is an unused ice machine, but it currently sits next to the garage on site.

The property owner mailing list created by the 400' radius lines around this parcel will be shared with Mr. Arora. If he wants to do some basic outreach in advance of the formal public hearing at a future Common Council meeting 4 – 6 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 his determination.

Recommendation: Approve subject to Plan Commission and staff comments. Since this building project is considered a major change, a public hearing has been scheduled for June 21st.

Steve Sharpe and Gurmeet Arora were present to answer questions. Mr. Sharpe stated that tonight's plans are a compromise of their desires and the city's requests and they are satisfied with the end result.

Motion by Ald. Kastner, seconded by Mr. Carlson to recommend approval of a Special Use Amendment and a Site/Building/Landscaping Review for a proposed alteration plan for both the exterior and interior of Jen's Beverage Center, 4312 W. Howard Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 21st Common Council meeting. Tax Key #555-8979. Motion carried unanimously. *[[No action to occur until the 7:15 public hearing has concluded]]*

5. **Jeff Jones, HGR Development LLC, 9 S. 151 Skylane Drive, Naperville, IL 60564 requests a Conceptual Project Review for the purpose of constructing a 14,600 s.f. ‘Point Blank Range & Gun Shop’ on the 1.5 acre parcel immediately west of the First Weber building at 10521 W. Layton Avenue; ultimately a rezoning, a Comprehensive Land Use Map change, and a Special Use approval would all be needed should this project go forward. Tax Key #613-8996-018. *[[Item held over from the May PC.]]***

This item was held over from the May Plan Commission for the purpose of having further legal review done. Attached is that May 31st response form Reinhart Boerner to the May 19th memo and packet that Mr. Erickson had prepared. Below represents the exact Plan Commission notes that were distributed for that May meeting.

1. Background: Point Blank Range & Gun Shops (PB), via HGR Development, is proposing to construct a 14,600 s.f. building on the vacant 1.5 acre parcel west of the 1st Weber office building lot. PB is a company out of Cincinnati Ohio that currently owns and operates six stores throughout the Midwest region. In addition to the PC application, other materials included are the following:
 - 4/22/16 letter from Mr. Jones on ‘...why this site...’ information.
 - Detailed narrative as prepared by Tom Willingham – CEO, on the PB Concept and Store Business Model. The business model focuses on three profit generators: education, retail sales, and an indoor shooting range.
 - Picture of a finished PB building.
 - Preliminary site plan super-imposed onto this proposed parcel
 - Proposed floor-plan
 - Document entitled ‘PB Construction Plans’ with an emphasis on sound abatement efforts.
 - 4/26/16 email from Craig Landre, member of Greenfield Real Estate LLC (i.e. property owner). It reads, in part, regarding their efforts since 2008 to find someone interested in constructing an office building, and that the only serious inquiries have been retail uses.

Staff has attached the following:

- Aerial photo of general area
 - Excerpt of the Zoning Map for the area; this parcel was rezoned to ‘O-Office’ in 2005 when the 1st Weber project was approved.
 - Ord. #2826 (Oct., ’15) which designated that ‘Shooting Ranges’ were a Special Use but only allowed in an M-1 Light Industrial zoning district.
 - Excerpt of the 4/12/16 PC minutes where a proposed ordinance text change was recommended for approval where gun shops and firearm/ammo sales are a Special Use in most non-residential zoning categories. This matter has been forwarded to the Legislative Committee and its May 16th meeting, which would later have a public hearing at a future Common Council meeting.
2. Architectural Review/Exterior Materials: Staff believes that the exterior building design for the PB building should include some architectural features/materials with the neighboring 1st Weber building. The picture of a finished PB building is that it’s essentially a concrete ‘box’ with a raised ‘turret-like’ element on a corner. If there is a desire to be in a predominately commercial/retail area, then the building exterior will need to incorporate more commercially-friendly design amenities.
 3. Parking/Traffic Flow/Access/Curbed Parking Lot: The preliminary site plan identifies the continued use of the shared driveway onto Layton and having approx. 60 stalls on-site, with PB desiring 85. The idea of doing a shared parking arrangement with 1st Weber is certainly fine given the respective ‘peak times’ of normal usage.

In general, having the entire front yard being a parking lot isn't the most desired design layout element. Rather, 'flipping' the parking lot to the south so the building is the more prominent feature on the property is preferred, and at the same time is also more complimentary to the 1st Weber building layout.

4. Storm Drainage/Grading (lot & building): An updated storm water plan will be required before any actual construction begins on the site. Current site drainage flows to the pond east of the 1st Weber building. While that pond was designed to accommodate runoff from the west lot, a review of specific vs. potential development is needed.
5. HVAC/Utility Box Screening: Additional roof-top screening will be required for HVAC and utility boxes that are associated with a shooting range.
6. Signage: Example of a PB wall sign is on the finished building picture.
7. Dumpster/Screening/Gated (materials used): A proposed location is shown near the SE corner of the building.
8. Fencing: Based upon the site plan, it would appear that there is a fenced-in area on the east side of the building, but it is unclear what that area is for – further identification needed.
9. Landscaping/Buffer Yard: Proposed open space area is 18K s.f. or 27% of the site.
10. Fire Department: Review underway.
11. Police Department: Review underway.

Recommendation: No formal action needed at this point.

- Planning staff had mixed reviews on the idea of a shooting range and gun shop at this location – regardless of whether or not someone owns firearms or not.
- Clearly a rezoning and Land Use Plan change are both needed into some category other than 'Office' for anything like this proposed PB use.
- Based upon the preliminary floor plan, the predominate use square footage-wise of this building would appear is as a 'shooting range' (i.e. 9K s.f. of the 15K s.f. building per the business model narrative). The importance of that is because the predominate use is typically the guide for determining the appropriateness of the use in a respective zoning category (ies). *[[Knowing PB's NAICS # would be beneficial in that regard as well; North American Industry Classification System.]]*
- This would then mean an 'M-1 Light Industrial' zoning category is needed based upon the presumption that its NAICS # is 713990.
- Which then would raise the basic/rhetorical land use question of '...Is it a good thing to spot-zone to an 'M-1 Industrial' category a 1.5 ac. parcel in the middle of the entire commercial/retail/office corridor in and along Hwy. 100 thru GF?...'.
- Alternatively though, making a change to a 'Commercial' category (likely C-4) could be considered if the business were more predominately a retail gun shop/classroom, with a very limited shooting range component.

Trey Smith, HGR Development, and Wayne Foster, Commercial Realtor, were present to answer questions.

A review of the legal opinion prepared by the Reinhart law firm was read, in part, by Mayor Neitzke. From the opinion: "The proposed use of the property as both a shooting range and a sporting goods store is likely not permitted under the current code in either the Manufacturing district or the Business district, because neither district allows both uses as either Permitted or Special, and neither of the proposed uses is accessory to the other use". This was in response to the question that arose at the April Plan Commission meeting.

To continue with the Reinhart opinion, “Greenfield has several options to allow the proposed project to proceed as planned. Greenfield can amend its code to include a sporting goods store as a Permitted use or a special use in a Manufacturing district, or include a shooting range as a Special Use in the Business district. Greenfield can also rezone the property as a Planned Unit Development district and permit both of the proposed uses. As a further option the developer can attempt to procure a variance from the Zoning Board of Appeals for one of the uses.

Discussion followed on how proceeding with a variance is probably the best option, rather than trying to revise the code to fit the proposed use. Initially the property owner would need to make the request to rezone the property to change it to Commercial. The matter here, conceptually, is what the land, and the Zoning Code, allow or enable to be on this site.

Mr. Smith stated his reason for coming before the Plan Commission was to determine if the City was amenable to bringing this type of business into the community. Mayor Neitzke responded that it’s not a clear matter of if it’s a right or wrong business type but a matter of what the property is zoned as, and from there what can be done on it. As what is being discussed is clearly not an office use, it cannot be supported as this point, as the current zoning is Office.

Conceptual Review – No formal action required.

6. **Scott Yauck, Greenfield Development Partners Holding LLC, 207 N. Milwaukee Street, Milwaukee, WI 53202 requests consideration of the following items as it relates to the ‘84 South’ development project which is the +40 acre area between Layton/84th/I-894/92nd:**
 - Site/Building Review for optional layout(s) as updated from the 4/12/16 Plan Commission meeting..**
 - Updated Land Use Plan narrative/map to reflect modifications made to-date from initial formal approval in April, 2015 (Ord. #2819).**

1. Background: Updates will be provided at the meeting by Cobalt on the following items:

- Site/Building optional layout(s) since the 4/12/16 Plan Commission meeting.
- Land Use Plan narrative/map to reflect modifications made since the initial formal review/approval in April, 2015.

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

Steve Morales with Rinka/Chung and Dan Roskopf with Cobalt were present to answer questions.

Mr. Roskopf gave a review of the two current site layouts and mentioned that there may be a third layout. The square footage will be consistent overall, with the change equating to 20% +/-.

Mr. Roskopf & Mr. Morales reviewed tonight’s plan. Mid-Box West is the eight individual boxes on the east side of the street. Within that configuration they’ve got all the tenants lined up. The area in the middle has three different potential options for that space. The larger user of the three spaces is now requesting a bigger footprint. If that occurs, it would become a stand-alone space, then the square footage removed from this area would be added to the Mid-Box East portion. They are requesting, that upon staying consistent with the architecture and the general style of the site plan is if they have the ability to change the square footage on one by 20%; keeping in mind that that percentage of space would shift to the other section of the plan.

Motion by Ms. Hallen, seconded by Mr. Rogers to approve of the following items as they relate to the '84 South' development project which is the +40 acre area between Layton/84th/I-894/92nd, subject to Plan Commission and staff comments:

- **Site/Building Review for optional layout(s) as updated from the 4/12/16 Plan Commission meeting.**
- **Updated Land Use Plan narrative/map to reflect modifications made to-date from initial formal approval in April, 2015 (Ord. #2819)**

and authorize this item to be expedited to the June 21, 2016 Common Council meeting. Motion carried unanimously.

- 7. Cheri Ruszkiewicz, S74W12908 Courtland Lane, Muskego, WI 53150, on behalf of the Raymond Senk Family, requests a Certified Survey Map for their property at 5366 S. 51st Street which would create two single-family lots fronting on 51st Street (24K & 33K) and establish a +2.2 acre Outlot in the rear or eastern portion of the existing parcel. Tax Key #647-9963.**

1. Background: The Raymond Senk family wishes to divide their + 3 acre property on 51st Street into three separate lots. Two of the lots will front 51st Street with the existing house lot and a new single-family lot to the north of it (i.e. 33K and 24K sq. ft. respectively), and the third parcel as an Outlot (+2.2 ac.) would be to the east or rear portion of the site.

As a separate but potential future matter, discussions have occurred between the Senk family and a nearby GF property owner who is interested in acquiring the Outlot. Their long-term interests are to acquire the wooded areas in the eastern portion of this and other nearby lot(s) with the intention of when all assembled, to then donate the Outlots/parcels to the City in order to create a passive park area like Towering Woods on 88th & Howard; (i.e. a future rezoning needed of course).

2. Parking/Traffic Flow/Access/Curbed Parking Lot: The Senk property contains '*future Right-Of-Way (ROW) designations*' for the potential on-paper connections involving S. 51st Street, S. 49th Street, and W. Clayton Crest Avenue. As it relates to these '*future ROW designations*' there are different actions to consider as follows:
- 'Clayton Crest' from its current dead-end going westerly to '49th St.': convert the 60' wide '*future ROW designation*' to actual City ROW. The reason for wanting this portion to become ROW is simply to keep open the option of a new street connection which would eliminate both the Clayton Crest and S. 49th St. dead-ends and access to this potential passive park.
 - 'Clayton Crest' from '49th St.' westerly to S. 51st St.: remove the 60' wide '*future ROW designation*' but then create a 20' wide '*municipal purpose easement*' along the northerly edge. Potential purpose could be for drainage and/or pedestrian access.
 - '49th Street' from its current dead-end going southerly to the south lot line of the Senk parcel: leave as is until further assemblage occurs and then evaluate potential options later such as: leave as is or abandon or make a '*road reservation*' on the CSM so the City can connect to the existing ROW further to the south in the future if needed, or it can be released if not needed.

When S. 51st Street was reconstructed a few years ago, there is a second driveway approach currently on S. 51st Street northwest of the existing house. The approach may be utilized to create a looped driveway for the existing home or as a new driveway to a future home on the northern lot, depending on the boundary of the two parcels. However, the use as a separate drive-way to the rear of the house or a future detached garage would not be allowed though.

3. Storm Drainage/Grading (lot & building): Storm main dead-ends are on the south end of S. 49th Street and in the middle of the Clayton Crest cul-de-sac.
4. Utilities: Existing storm, sanitary, and water mains dead end at S. 49th Street and W. Clayton Crest Avenue. Staff discussion has occurred where Milwaukee Waterworks will be contacted regarding

their potential/future interest someday to connect those two dead-end water mains in order to ‘..complete the loop...’. Furthermore, should a future public park be created in the wooded area, there may be a need for water/sanitary laterals to be extended into the parcel to service any bathrooms or fountains.

5. Park Fees: The new single-family lot (#2) will trigger the need for a Park Impact Fee of \$1497; payable prior to the recording of the CSM.
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 June 21st Common Council meeting.

John and Cheri Ruszkiewicz were present to answer questions. Discussion occurred on if a 20’ municipal purpose easement is necessary or not along the northern portion from “49th St” west to S. 51st St. The PC consensus was that it was not necessary and the following was decided for existing future ROW designations:

- ‘Clayton Crest’ from its current dead-end going westerly to ‘49th St.’: approve the conversion of the entire 60’ wide ‘*future ROW designation*’ to actual City ROW.
- ‘Clayton Crest’ from ‘49th St.’ westerly to S. 51st St.: approve the removal of the 60’ wide ‘*future ROW designation*’ and authorize it to be de-mapped; but not approve of the creation of a 20’ wide ‘*municipal purpose easement*’ along the northerly edge of this same area.
- ‘49th Street’ from its current dead-end going southerly to the south lot line of the Senk parcel: leave as is until further assemblage occurs and then evaluate potential options later.

Motion by Ms. Hallen, seconded by Mr. Rogers, to recommend approval of a Certified Survey Map for the property at 5366 S. 51st Street which would create two single-family lots fronting on 51st Street (24K & 33K) and establish a +2.2 acre Outlot in the rear or eastern portion of the existing parcel subject to Plan Commission and staff comments regarding the existing ‘*future ROW designations*’ within this parcel:

- ‘Clayton Crest’ from its current dead-end going westerly to ‘49th St.’: approve the conversion of the entire 60’ wide ‘*future ROW designation*’ to actual City ROW.
- ‘Clayton Crest’ from ‘49th St.’ westerly to S. 51st St.: approve the removal of the 60’ wide ‘*future ROW designation*’ and authorize it to be de-mapped; but not approve of the creation of a 20’ wide ‘*municipal purpose easement*’ along the northerly edge of this same area.
- ‘49th Street’ from its current dead-end going southerly to the south lot line of the Senk parcel: leave as is until further assemblage occurs and then evaluate potential options later.

subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 21st Common Council meeting. Tax Key #647-9963. Motion carried unanimously.

8. John Gutierrez, Target Store, 4777 S. 27th Street, requests a Special Use Amendment in order to sell wine and liquor products, in addition to the 2009 approval to sell beer. Tax Key #622-9988-016.

1. Background: Target is interested in selling wine and liquor products in addition to their current license to sell beer (i.e. that Special Use approved in 2009). These alcohol will be shelved in the same section of the store where beer is currently located. Separately they have been in contact with the City Clerk's Office regarding appropriate licensing.

Attached are the background narrative, pictures, and floor plan.

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 June 21st Common Council meeting.

John Gutierrez, Target store manager, was present to address any questions. The discussion amongst the Plan Commission members was to be supportive of their Amendment request, but believe that this should be considered a 'major change' needing a public hearing.

Motion by Ms. Hallen, seconded by Mr. Carlson, to recommend approval of the Special Use Amendment request from Target for their 4777 S. 27th Street location to also sell wine and liquor products in addition to the 2009 approval to sell beer, subject to Plan Commission and staff comments but consider this a major change needing a public hearing; and authorize the public hearing scheduling process to proceed. Tax Key #622-9988-016. Motion carried unanimously.

9. Tom Howald, Director of Real Estate, ALDI, 9342 S. 13th Street, Oak Creek, WI 53154 at 4225 S. 108th Street requests a Site/Building/Landscape Review to create a proposed 550 s.f. addition near the southeast corner of the building to bake and sell bread. Tax Key #566-9962-002.

1. Background: ALDI is preparing to add an estimated 544 s.f. to the south building wall to construct an in-store bakery. There will be no changes to the current plan of operation and they do not anticipate any store closures during construction. ALDI will also remodel the interior sales floor to the updated corporate paint and graphics package. See attached: Site & Utility Plan; Grading & Erosion Control Plan; Building Elevation & Floor Plan; and Landscaping Plan.
2. Architectural Review/Exterior Materials: The new bakery addition will match the existing exterior with brick masonry and windows along the upper portion of the wall.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: Both handicapped parking stalls will be shifted easterly where an existing landscape island is converted along with stripping and concrete sidewalk ramp changes made. Overall ample parking stall count remains.
4. Storm Drainage/Grading (lot & building): New roof-top area will be connected to the existing storm main approx. 50' away. No other site changes occurring.
5. Utilities: Sanitary sewer will be extended into the addition.
6. HVAC/Utility Box Screening: The bakery will need to be upgraded in order to ensure that it satisfies the 'FOG' ordinance (Fats, Oils, and Grease) prevention and regulation requirements, and including a 'Hood & Duct' ventilation/fire suppression system.
7. Landscaping/Buffer Yard: ALDI will install new landscaping along the south/southwest portion of its property: 2 broadleaf deciduous trees, 3 conifer evergreen trees, 9 deciduous shrubs, 9 evergreen shrubs, and 9 perennial grasses will be planted in the southern buffer yard.
8. 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.

9. Erosion Control: Needed from the City Engineer office prior to any site work starting.
10. Miscellaneous: The addition may require an amendment to the developer's agreement.

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

Tom Howald was present to answer questions. Mr. Howald stated that this is one of Aldi's test locations for this product.

Motion by Mr. Rogers, seconded by Ms. Hallen, to recommend approval of a Site/Building/Landscape Review to construct a proposed 550 s.f. addition near the southeast corner of Aldi, 4225 S. 108th Street, to bake and sell bread, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 21st Common Council meeting. Tax Key #566-9962-002. Motion carried unanimously.

10. **John Harris, W138 Lilac Avenue, Genoa City, WI 53128 requests a Site/Building/Landscape Review on behalf of Valvoline Instant Oil Change at 4839 S. 27th Street as it relates to new corporate image branding for signage and building exterior. Tax Key #622-9991.**

1. Background: Valvoline is updating its corporate image and renovating its building façade and signage.
2. Architectural Review/Exterior Materials: The existing Valvoline exterior is a tan color along the bottom portion of the building, with the upper 3/4 painted cream. The updated building façade facing S. 27th Street will contain a new 2' x 23' fascia element spanning across the length of the two opaque background, along with a raised architectural feature/tower will be added at the NE corner of the building above the main entrance.
3. Signage: Valvoline is removing its large (96 s.f.) and tall (35' high) pylon sign and replacing it with a 28 s.f. monument sign that is 10' high. The new logo will be featured with the words "Valvoline Instant Oil Change" directly below. The monument sign is internally illuminated with an opaque background; a halo lighting feature is behind the "V". Add the '4839' to both sides of the lower shroud.

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

Motion by Mayor Neitzke, seconded by Mr. Carlson to recommend approval of a Site/Building/Landscape Review on behalf of Valvoline Instant Oil Change, 4839 S. 27th Street, for new corporate image branding for signage and building exterior, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 21st Common Council meeting. Tax Key #622-9991. Motion carried unanimously.

11. **Max Dickman, Roundy's, 875 E. Wisconsin Avenue, Milwaukee, WI 53202 requests a Site Review for some proposed parking lot layout modifications for the Pick 'N Save at 4279 S. 76th Street. Tax Key #570-8952-005.**

1. Background: Roundy's has proposed updating its parking lot layout; the store actually opened in 2011. Per the attached PC application, the intent is to address the following concerns: traffic bottleneck in the northeast corner; traffic flowing too quickly across the lot; reducing intersections/points of conflict; and widening turns for better circulation.

2. Parking/Traffic Flow/Access/Curbed Parking Lot: Part of the Roundy's submittal is an analysis dated 3/9/16 of the parking lot layout from TADI, a traffic engineering consulting firm. Included in the TADI review references three separate site visits, and the thought process behind the proposed internal layout modifications. See attached.

The staff perspective of the 'marked-up' site plan is that it would to the following:

- Creates a west half and an east half of the parking lot because the existing long north/south landscape island(s) become 'connected' to one another; this then essentially cuts-off the existing east/west main two-way drive aisle thru the site.
 - While on the far north end and south end, a vehicle can still gain access to the other 'half', its likely most vehicles parking on the west side will be coming/going via Cold Spring and most vehicles parking on the east side will be coming/going via 76th Street.
 - Convert former 'main east/west drive aisle' on the west side of the lot adds approx. 25 stalls on the northern portion of the parking lot; presumably the addresses the customer '...can there be more stalls closer to an entrance...' perspective.
 - Although it isn't part of the 'marked-up' site plan, would the closure of the 'right-hand-turn-only for south-bound on 76th Street vehicles' at the NE corner of the parking lot have any value in this overall evaluation, in part because certainly a right-hand turn capability is about 100' further south at the main entrance?
3. Police Department: Chief Wentlandt's detailed review email of 5/31/16 is attached and makes a number of suggestions; this was sent directly to Mr. Dickman.

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

Max Dickman was present to answer questions and gave a review of some items that they were told would be beneficial, stating that they are open to City suggestions. He stated they are open to an LED flashing stop sign, as per a neighbor's suggestion to them, but that they are not a fan of speed bumps, also a suggestion of that same neighbor, as they provide problems in dealing with lot maintenance in regard to plowing.

Ald. Kastner questioned if a pedestrian crossing Right-of-Way sign would be beneficial, even though this is not a crosswalk. Mr. Dickman responded that he feels a flashing LED stop sign would be a better answer.

Mr. Dickman referenced an email he received from Police Chief Brad Wentlandt, in which a raised pedestrian way was suggested. Mr. Dickman said the lot has many mature trees, and as such there would be no way to put in a raised walkway unless they gutted the big trees that give the lot character, and take away from a "sea of asphalt" appearance. They do have pedestrian ways at some of their other stores, but find that most people do not use them.

Mayor Neitzke said that this parking lot layout is what he receives the most complaints about. He stressed that the design was not the City's doing.

Ms. Hallen suggested that Mr. Dickman talk with Police Chief Wentlandt now instead of later. Mr. Dickman agreed and again stated that they are open to City suggestions.

Mr. Krenz said the transformer box located near the site by the Cold Spring driveway contributes to a lot of their problems as it would seem to block sight lines. Mr. Dickman said he found that if ones stops in an exact spot you are able to see in all directions however, that is not the case as that is a matter of perception. They want to make sure that instead of people making a rolling stop, bypassing the

transformer, that they are alerted to the need to make a full stop before crossing the public sidewalk. It was asked if Staff could check if the box would be able to be relocated and/or if We Energies could move it.

Mr. Dickman stated Roundy's is actively looking at this time of installing the flashing LED stop sign, and hope to have it done this season (summer).

Motion by Ald. Kastner, seconded by Ms. Hallen, to recommend approval of a Site Review for proposed parking lot layout modifications for the Pick 'N Save at 4279 S. 76th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 21st Common Council meeting. Tax Key #570-8952-005. Motion carried unanimously.

12. Mike Bluemel, Bluemel's Garden & Landscape Center, 4930 W. Loomis Road, requests the following:

- Certified Survey Map: include the adjacent lot at 4920 W. Loomis Road**
- Special Use: new Blum Coffee Garden feature**
- Site/Building/Landscape Review: relocation of three greenhouse structures, a new shade cloth area, a new outdoor patio area, new gravel area on 4920 lot, installation of decorative and security fencing, and use of the new acquired parcel at 4830 W. Loomis Road. Tax Kay #620-9960-006, 620-9952, and 620-9959.**

1. Background: Bluemel's have completed a number of site changes in the last year or so. Attached is the PC application, along with a detailed narrative with corresponding color pictures (#1→#11) and site drawings (#1 → #7) providing further background.

The specific agenda items used to cover these aspects include:

- CSM: Acquired the adjacent 36K s.f. lot 4920 Loomis. It is zoned C-2 but was used residentially. There is a need to combine that lot into their larger +10 acre parcel because some of their greenhouse buildings now straddle the shared lot line. *See attached survey.*
- Special Use: Bluemel's have also created a Blum Coffee Garden in the remodeled product display area of the main building. [[BTW – Building Permit and a Food License were taken out for this interior and patio work.]] *See pictures #3, #4, #5, and drawing #4.*
- Site/Building/Landscaping Review: Relocation of three greenhouse structures, a new shade cloth area, a new outdoor patio area, new gravel area on the 4920 lot, installation of decorative and security fencing around the property. *See pictures #1, #2, #6, #7, #8, #9, #10, #11, #12, #13, and drawings #4, #5.*

Use of 4830 Loomis (4.3 acres; formerly owner → John Pink): The narrative provides background on this recent parcel acquisition; *see pictures #12, #13, and drawing #7.* Per the write-up, there is a desire to use a metal building and a shed for storage; these structures favor the northerly portion of the lot. Separately though on the southerly portion of the lot the house potentially may be used as a rental per Mr. Bluemel, and there happens to be yet another garage south of the house for anyone using it as a rental.

Clearly the intent is to try and 'separate' the parcel usage (i.e. house → rental and storage buildings → landscaping business), and that is fine. Yet at the same time because there now is the same parcel ownership, there is +1,000 feet of shared lot line between 4930 and 4830, and there is a desire to use/access 4830 via 4930, staff believes that pending CSM actually be 'held over' until such time as this +4 acre parcel is included under one CSM for the entire Bluemel business area.

2. Architectural Review/Exterior Materials: The structures that are involved here the greenhouse structures and shade cloth element. *See pictures #8, #9, #10.*
3. Parking/Traffic Flow/Access/Curbed Parking Lot: In looking to the future, Bluemel's parking stall requirements may change with the additional retail space. The square footage will need to be provided in future submittals to determine if additional parking stalls are required. *See drawing #6.*
4. Storm Drainage/Grading (lot & building): After the purchase of the 4920 W. Loomis Road property and after removing the house and garage, Mr. Bluemel installed gravel onto the lot, and added a four foot (4') high berm along the entire east side of it to help re-direct run-off coming from the 4930/4920 lots so it would not 'run' easterly onto 4840 Loomis; it was re-directed southerly more toward Loomis. *See drawings #1, #2, #3.*
5. Fencing: For security purposes, Bluemel's will be proposing installing a six foot (6') high decorative fencing along the Loomis Road frontage and an eight foot (8') high chain link fencing across its side and rear boundaries.
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 as follows, subject to Plan Commission and staff comments, and authorize these items to be expedited to the June 14th Common Council meeting:

- Special Use for the Blum Coffee Garden and consider it a minor change not needing a public hearing.
- Site/Building/Landscaping Review for the range of site/building changes identified above.

'Hold over' any action on the proposed CSM for the approx. 11 acre existing Bluemel parcel until such time as a revised CSM is provided which would then include the +4.3 acre parcel at 4830 W. Loomis Road.

Mike and Lori Bluemel were present to answer questions.

Mayor Neitzke stated that at this point it is premature to do the CSM portion of the request. Mayor Neitzke stated that in regard to any improvement they plan to make on the other lot, 4830 W. Loomis Rd, to please let the City know. Mr. Bluemel stated that currently they are not sure what they plan to do with the house on that property, and are exploring their options.

It was discussed that as part of the 8' high security-type chain link fencing that Bluemel's wants to install, there would need to be a black vinyl coated fencing along the entire east side adjacent to Stu's Flooring.

Mr. Bluemel stated that when the landscaping is complete at the 4920 lot the intention is to enclose the lot with wrought-iron fencing, but at this point they can't pinpoint the exact location for this as they are still assessing if the newly-built greenhouses are large enough.

Motion by Mayor Neitzke, seconded by Mr. Carlson to recommend approval of the following at Bluemel's Garden & Landscape Center, 4930 W. Loomis Road, subject to Plan Commission and staff comments:

- **Site/Building Review for optional layout(s) as updated from the 4/12/16 Plan Commission meeting.**
- **Updated Land Use Plan narrative/map to reflect modifications made to-date from initial formal approval in April, 2015 (Ord. #2819)**

and authorize this item to be expedited to the June 21st Common Council meeting. Tax Key #620-9960-006, 620-9952, and 620-9959. Motion carried unanimously.

13. Community Development Manager Report.

Mr. Erickson reported that due to the August 9th Primary Election, the Plan Commission meeting cannot be held in the Council Chambers on Tuesday, August 9th, and an alternative date/location will need to be decided.

Mr. Erickson spoke on how there is an occasion when one neighbor has a fence and the neighbor desires to place a fence next to the neighbor's fence. As fencing can go to the lot line, there could arise an issue with maintaining the fencing. He asked if anyone sees any value to having a setback allowance that could accommodate this. Comments were made that often times bigger problems would be created when allowing for a distance between fencing in regard to getting in equipment to mow and maintain the area.

It was noted that there was a handout passed out where the Plan Commission members were invited to participate in an upcoming Strategic Planning Workshop that the Library Board and Staff will be doing.

14. Motion by Mr. Carlson, seconded by Ms. Hallen, to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed July 5, 2016