

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JULY 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	Present
	Ms. Denise Collins	Present
	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
Ald. Bruce Bailey

2. Motion by Ms. Hallen, seconded by Mr. Carlson to approve the June 14, 2016 Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on June 21st

At the meeting the following items were approved as recommended by the Plan Commission:

- The rezoning of Milwaukee County park land at 112th & Cold Spring.
- The Special Use amendment of Jens's Beverage (4312 W. Howard Avenue)
- The Site/Building changes and Special Use for Bluemel's (4930 W. Loomis Road)
- General site layout options for the 84 South project
- The Certified Survey Map for 5366 S. 51st Street (with a possible future park area)
- Parking lot layout changes for Pick N Save (4279 S. 76th Street)

4. Craig Landre, Greenfield Real Estate LLC, 611 N. Barker Road, Brookfield, WI 53045 requests a rezoning (O-Office to C-4 Commercial) and a Comprehensive Land Use Map change (Planned Office to Planned Business) of their vacant 1.5 acre parcel immediately west of the First Weber building at 10521 W. Layton Avenue. Tax Key #613-8996-018.

1. Background: The owners of this 1.5 acre vacant parcel (Greenfield Real Estate LLC) due west of the First Weber building (106th & Layton), have submitted a request to both change the zoning (O-Office to C-4 Commercial) and Comprehensive Land Use Plan designation (Planned Office to Planned Business). See attached 4/26/16 letter from Mr. Landre providing further background. There basically are two reasons:
 - C-4 offers significantly more Permitted Uses (250 vs. 190) and Special Permitted Uses (120 vs. 35) options when compared with an Office designation.
 - Given that this parcel has been available since 2008, sufficient time has lapsed where the market has been 'tested' to help determine that Office use viability, or lack thereof at this location.
2. Parking/Traffic Flow/Access/Curbed Parking Lot: Any new development will need to share a driveway with the First Weber building.

For sake of discussion only and assuming this parcel eventually is rezoned, First Weber/GF Real Estate LLC has a little greater evaluation to do when considering who to sell the property too at some point. Given the 'shared usage aspects' which exist with these parcels, then whom is going to be a compatible business neighbor has greater importance because this isn't a stand-alone-parcel anymore.

3. Storm Drainage/Grading (lot & building): Any new development will share in the existing stormwater retention basin (i.e. storm runoff into it and maintenance of).
4. Outside Agencies: See attached full email from Chief Wentlandt. In part, his comments indicate that from departmental service needs, that Office zoned uses generally have a substantially lower impact than Commercial zoned uses. He suggested that further reducing Greenfield's Office zoned areas in favor of Commercial (i.e. retail) is not healthy long-term, and noted the City should be looking towards expanding Office zoning and uses rather than limiting it.
5. Miscellaneous: The property owner mailing list created by the 400' radius lines around this parcel will be shared with Mr. Landre. If he wants to do some basic outreach in advance of the formal public hearing at a future Common Council meeting 8 – 10 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, both the rezoning (*O-Office to C-4 Commercial*) and Comprehensive Land Use Plan change (*Planned Office to Planned Business*) as requested for this parcel, and authorize the respective public hearing processes to proceed.

Craig Landre, Greenfield Real Estate LLC and Wayne Foster, the realtor, were present to answer questions.

Mr. Weis asked about Chief Wentlandt's email, referencing his perspective of the rezoning request, in that it would create spot zoning. Mayor Neitzke stated he disagreed with it in part because it was noted that the zoning map itself may be a little confusing because of where the "C-3" printed on the map is in relation to the subject parcel; C-4 is the predominant adjacent zoning.

It was noted this would require a public hearing and proper notification in the *Greenfield NOW*. As an aside, Mayor Neitzke noted that the Greenfield NOW has had several mishaps as of late in not publishing notices on the dates that we provided, thus holding up development for those relying on the notice being published accurately.

Motion by Mr. Rogers, seconded by Mr. Carlson, to recommend approval of a rezoning (*O-Office to C-4 Commercial*) and a Comprehensive Land Use Map change (*Planned Office to Planned Business*) of the vacant 1.5 acre parcel immediately west of the First Weber building at 10521 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #613-8996-018. Motion carried unanimously.

5. **SDI Greenfield LLC, represented by Emily Kaminsky, Robbins, Salomon & Patt LTD, 180 North LaSalle Street, Suite 3300, Chicago, IL 60601, requests a Special Use Review as the new operator of the Sonic Restaurant at 4763 S. 27th Street. Tax Key #622-9988-007.**

1. Background: Per the attached 6/30/16 letter, the operator of the restaurant is changing from 'SDI Greenfield WI LLC' to 'SDI Greenfield LLC' – no other operational changes are occurring; it should be noted though that the property ownership is also changing from 'Northland Landlord LLC' to 'NAAM Ventures 2 LLC'. Via this process the new operator/owner will be made aware of the requirements and responsibilities associated with the approval in 2010 of that initial Special Use Permit.

Recommendation: Approve Special Use Review request subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 19th Common Council meeting.

Motion by Mr. Carlson, seconded by Mr. Weis, to recommend approval of a Special Use Review for SDI Greenfield LLC as the new operator of the Sonic Restaurant at 4763 S. 27th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 19th Common Council meeting. Tax Key #622-9988-007. Motion carried unanimously.

6. Bob's Discount Furniture, represented by John Bradshaw, Camburas & Theodore, 2454 East Dempster Street, Des Plaines, IL 60016, requests a Site/Building Review for modifications to the exterior of the HH Gregg building at 4585 S. 76th Street. Tax Key #605-9944-013.

1. Background: Bob's Discount Furniture is planning on moving into the HH Gregg building on S. 76th Street. The retail store offers everyday value-priced furniture and bedding. The company has over 65 showrooms in 12 states, and is currently expanding throughout the Midwest. No other changes proposed to the building or site.
2. Architectural Review/Exterior Materials: The submitted 'before/after' plans show an addition of eight storefront windows and modifications to the east and north building facades. The windows will have new black Sunbrella fabric awnings. The main entrance will consist of Dryvit with chocolate mousse and oyster shell colors (see attached color rendering and product identification page).
3. Signage: The attached elevations show the intention for both wall signs. Separately a Sign Permit submittal will still be needed.
4. Miscellaneous: This PC request will naturally create a public record. What specific efforts HH Gregg management is undertaking to inform their staff at this location of this change, is uncertain but clearly must be done on a timely basis.

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

John Bradshaw with Camburas & Theodore and Jim Dentici, the property owner, were present to answer questions. It was noted that it was not public knowledge until now that HH Gregg is leaving this location. Ms. Hallen questioned what is happening to HH Gregg's employees? Mr. Dentici believed that they would be given the opportunity to interview, if interested, with Bob's. He continued by saying that it appears they HH Gregg is taking themselves out of the market, with the intention to wind down their operations in October and close; with Bob's Discount Furniture, then coming in to do the remodel, with an anticipated opening in January, 2017.

Mr. Dentici then gave some background information on the history of Bob's Discount Furniture, and how furniture stores look for locations where there are other furniture stores nearby for the convenience of potential customers who are weighing their options.

Motion by Mr. Rogers, seconded by Mr. Carlson, to recommend approval of a Site/Building Review for modifications to the exterior of the building at 4585 S. 76th Street for Bob's Discount Furniture, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 19th Common Council meeting. Tax Key #605-9944-013. Motion carried unanimously.

7. Linda Lutz, Greenlin, 7316 Edgehill Road, Greendale, WI 53129 requests a Conceptual Project Review for her interest in opening a dog/cat day-care business, with also elements of retail, grooming, and potentially some veterinary care in the former Greenfield News & Hobby Store at 6815 W. Layton Avenue; nature of request requires an eventual Special Use with public hearing process to occur. Tax Key #617-0117.

1. Background: Ms. Lutz is interested in opening a dog and cat day-care business, which also has elements of retail, grooming, and potentially some veterinary care as well in the former GF News & Hobby Store. Attached to provide further background are the following:
 - Aerial photo of site
 - PC app. with a narrative entitled ‘Business Description for Greenlin Boarding & Grooming (DBA – Accommodating Petz)’
 - Handout prepared by Ms. Lutz when she hosted a neighborhood info. meeting on-site on June 28th.
 - 400’ radius map. Prior to that meeting, she was given a mailing list based upon this usual dimension line that would be used for any type of proposal needing a Special Use – of which Pet Care Services is one of those. That mailing list with approx. 35 tax key parcels did include the new owners of the parcel to the east – Shorewest.
 - Excerpt of the Zoning Code NAICS listing for ‘Pet Care Services’ (#812910) – indicates that this is a Special Use anywhere in GF.
 - Excerpt of the NAICS book for Pet Care Services
- [[BTW – in May, 2015 a Special Use was approved with conditions for ‘Dane Junction Antique Mall’ for this location. That Special Use is no longer valid because it was never used/initiated within a 12 month period after approval. Those conditions included the “...successful passage of a site and landscaping plan...”. During that CC public hearing there was discussion concerning these features which included, but wasn’t limited to, such things as the non-conforming free-standing sign and very limited front landscaping.]]
2. Dumpster/Screening/Gated (materials used): As indicated in the business description, they would be using regular disposal for their solid waste, so that enclosure will need to be shown on a subsequent site plan.
3. Fencing: In discussions with Ms. Lutz, she indicated that there would be a proposed ‘outside run’ for the animals in her care, and that fenced area would likely be on the west side of the building. Furthermore, she indicated that there is a type of ‘electronic noise activation unit’ which only dogs can hear, which somehow ‘instructs’ them to not bark when they are outside. Further detail will be needed on a subsequent submittal.

Recommendation: No formal action needed at this time. Special Use process would be the next step should Ms. Lutz choose to proceed.

Linda Lutz was present to answer questions.

Mayor Neitzke and other Plan Commission members said they are okay in general with the proposal, which would need to address the sounds and smells from animals issues that are of concern to the neighbors, which Ald. Bailey agreed, as he has been contacted about these same issues.

Ms. Lutz stated they would be taking the dogs outside. It was questioned if there would be veterinarian services at this location, to which Ms. Lutz stated that at this time, there would be no vet services, as that poses an issue with the new Healthy Paws animal care facility that recently opened at 74th & Holmes. As that offers vet services, they are not seeking them out at this location at this time.

There would be an outside fence area that has an electronic sound wave feature that keeps dogs from barking. Animal drop off would be at the front and back, with there being an outside run on the west side, created with synthetic landscape materials. Fencing will be chain link on the inside and vinyl on the outside. There are no anticipated changes to the outside of the building, with Ms. Lutz being open to whatever signage is desired by the City.

This item would need to return to the Plan Commission for a Special Use request, with site-related elements presented at that time.

Conceptual Review – No Action Required.

7– a. Adoration Lutheran Church, 3840 W. Edgerton Avenue, represented by George Becker, requests a Site/Building Review for the purpose of installing/erecting a 25’ high steeple on the church roof. Tax Key #621-9903.

1. Background: Adoration Lutheran Church wishes to install/erect a 25 ft. steeple on the roof on the easterly side of their building, which would be above the worship area.
2. Architectural Review/Exterior Materials: The 700 lb. steeple has a base width of 5 ft. It will feature a 4 ft. aluminum cross, rectangle simulated louvers, crinkle-glass windows, lightning protection, and round louvers at the base. See attached pictures, steeple diagram, and the ‘insert’ of the steeple on the existing building elevation drawings.

Steeple is provided by a company in Alabama, and the church will be hiring a local contractor for the installation. Part of the Building Permit submittal will need appropriate ‘roof strength’ verification calcs.

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

George Becker was present to answer questions.

Motion by Mr. Rogers, seconded by Ms. Hallen to recommend approval of a Site/Building Review for the purpose of installing/erecting a 25’ high steeple on the church roof at Adoration Lutheran Church, 3840 W. Edgerton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 19th Common Council meeting. Tax Key #621-9903.

8. Community Development Manager Report.

- **Continue the discussion about an alternative to the August 9th regular meeting time due to the need for an Primary Election that same day in the Council Chambers given the unavailability of the regular polling place at Maple Grove Elementary School because of summer-long interior renovations.**

Under discussion it was decided to hold the August Plan Commission meeting on Wednesday, August 10th, immediately following the scheduled 6:30 p.m. Finance & Human Resources Committee in the Council Chambers.

Ms. Collins mentioned that the City is holding a fundraiser at Jersey Mikes (79th & Layton) between July 19 thru July 23 for the Park & Recreation Department. Cards are available in the Park & Rec office for a free sub with a donation, with goes toward a scholarship fund.

Also, Ms. Collins mentioned that there are many activities planned at the new Amphitheater at Konkel Park, with details on upcoming events listed on the City website.

Mr. Carlson mentioned that the City’s Beautification Committee is holding its annual Garden Tour of Greenfield on Saturday, July 16th. Tickets may be purchased at the Park & Recreation Dept. at City Hall, the Greenfield Library, or at Bluemel’s, 4930 W. Loomis Road.

- 9. Motion by Mr. Weis, seconded by Mr. Carlson, to adjourn the meeting at 7:30 p.m.
Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed July 26, 2016