

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON WEDNESDAY, SEPTEMBER 13, 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	Excused
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager
Jeff Katz – Director of Neighborhood Services
Bryan Haas – Project Engineer

2. Motion by Mr. Sponholz, seconded by Mr. Carlson to approve the August 10, 2016 Regular Meeting minutes. Motion carried 6-0-1 with Mr. Rogers abstaining.

3. Discussion regarding the Common Council meeting held on August 16th.

At the meeting the public hearing for the Greenfield Highlands conversion from condos to apartments occurred, and that request was denied, therefore the owners have decided to build as condos and rent out the units. It was noted that there was a delay in this coming before the Common Council due to a publishing error in the Greenfield NOW. Mayor Neitzke stated that legal counsel's opinion was that if one decides to rent or lease their property there is nothing that the City can do via enforcement measures to prevent this from occurring. Also the public hearing for Zoning Code text changes pertaining to gun shops and making them Special Uses in all applicable categories occurred, and was approved as presented.

4. Kenneth Sidello, Sidello Property LLC, 4864 S. 10th Street, Milwaukee, WI 53221 requests a rezoning (from R-3 Single Family to PUD – Residential) and a Comprehensive Land Use Plan change (from Single Family to Mixed Residential) for a proposed market-rate multi-family apartment development called 'The Sanctuary at Cherokee Point' at 4142 & 4202 S. 43rd Street consisting of three 10-unit buildings on this 3.2 acre site; Tax Key #575-8926-001/002. *[[Follow-up to Conceptual Review at the August Plan Commission.]]*

1. Background: As a follow-up to the Conceptual Project Review discussed at the August PC for his proposal that would involve the removal of the two existing single-family homes at this location in order to develop a multi-family, market rate apartment project consisting of three 10-unit buildings on a 3.2 acre wooded site, Mr. Sidello has submitted the materials to initiate the rezoning and Comprehensive Land Use Plan change:

- Rezoning: fm. R-3 Single Family to PUD – Residential
- Land Use: fm. Single Family to Mixed Residential

The plans submitted for the Conceptual Review have been updated to reflect the adding of the following: in the area along the sidewalk that is shown to encompass the storm water basin, there is proposed a bird sanctuary with pergola, a gazebo/garden fountain, a raised garden; and additional detail on parking counts (inside/outside) given the nature of the unit design. The overall 30 unit total is broken down as follows: 12 one-bedroom units and 18 two-bedroom units.

Due to the nature and topography of the site, approx. the easterly 1/3 will remain undeveloped due to existing wetlands and edge of bluff (i.e. overall from west to east the topography drops about +/- 25'). Attached is an aerial photo which identifies the adjacent other multiple-family apartments (i.e. Ravinia and Cherokee Village), along with an excerpt of the Zoning Map, Comprehensive Land Use map, and topography map for this area.

[[In discussions with staff regarding this overall 'process', Mr. Sidello has indicated that he would be submitting the appropriate PC app. follow-up for 'Site/Building/Landscaping Review' (S/B/L) within the next couple of months. The intent would be to 'use' the 3 – 4 month public hearing(s) scheduling process to enable that S/B/L material to be reviewed and considered by the PC on a timely basis so all these items could be at the same CC meeting.]]

2. Architectural Review/Exterior Materials: Attached are a color rendition for all the elevations, a floor plan for the proposed buildings, and an identification of the various exterior materials (i.e. brick veneer & sills; cement fiber horizontal siding/trim; aluminum gutter/soffit; and architectural textured shingles).

Staff likes the various design features of the building with this most recent submittal. Per our Site Development Standards terminology, the building(s) have the following desired variables: façade articulation; vertical departure; shade coverage; horizontal/diagonal roof planes; and fenestrations (windows).

One of the aspects of the site which is going to be harder to address is the close proximity of the proposed north building and the back-side of at least one the garages on the Cherokee Village parcel that would appear to be within a few feet of the shared lot line. The north side of the Sanctuary building is its 'front' elevation.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: Per the site plan there is a single 24' wide driveway to/from S. 43rd St. leading to an 'inside courtyard' type layout with just about all the garages facing 'inside'. Two of the buildings have a parking stall outside '...its garage...' along with two separate outside parking areas of about 22 stalls total. Also, a review of building foot-print layout plan shows that at least a single car 'inside' garage is provided for each unit (i.e. garage depth ranges from approx. 20' – 35', and a width range from 12' to 20').

Overall the initial stall count:

- Garage: 42
- Outside of garage: 40
 $82 \div 30 = 2.7 \text{ stalls/average/unit}$

4. Storm Drainage/Grading (lot & building): As shown on the site plan, a storm water basin has been identified. The developers will be over the .5 acre of new impervious surface so MMSD and WI DNR storm water management regulations should apply. Wetlands were defined in 2012 and may require updated wetland delineation.

While subsequent design details would address this matter, it should be noted that the storm basin would be on the edge of what is shown as the '...line of bluff...'. So the 'strength' of the downhill slopes will need to be reviewed closely.

5. Utilities: A private interceptor main for sanitary will require approval from MMSD and DSPS. Milw. Water will require a meter-pit to be installed as part of providing water service to the buildings. All sanitary sewer manhole locations need to be located in a paved part of the roadway or parking lot for maintenance access.
6. Dumpster/Screening/Gated (materials used): No dumpster enclosure identified in the site plan, but the current layout would seem to provide ample room for an enclosure(s). Alternatively though, there may be 'inside' storage requirement for each unit to be responsible for.
7. Fencing: A decorative fence/railing along the east side of the walking path, given the proximity to the 'line of bluff' may have some practical safety value.
8. Landscaping/Buffer Yard: As noted above because of the natural features of the site, the approx. easterly 1/3 of the site will remain in an 'as is' condition, which then means the Open Space ratio of 40% (i.e. assuming a PUD-Residential zoning) should easily be exceeded when also considering other green-space areas within the site.
9. Park Fees: \$1,497 per unit x 30 = \$44,910.
10. Sidewalks: Sidewalks are shown to wrap around the development in order to provide for general pedestrian activity within the site, and also to increase accessibility for emergency services.
11. Fire Department: Fire sprinkler system needs to be installed in each building.
12. Outside Agencies: MMSD, Wisconsin DNR, Wis. Department of Safety and Professional Services, and Milwaukee Water Utility.
13. PUD Requirements: A Developer Agreement would be prepared by City staff to guide/control development activity.
14. Miscellaneous: Later on a CSM to combine the lots and also dedicate an approx. 55' deep swath along the entire +235' parcel width, will be needed if these requests are approved.

Mr. Sidello's firm owns/developed/constructed the multi-family buildings at the SW corner of S. 43rd and Howard.

The property owner mailing list created by the 400' radius lines around this parcel will be provided to Mr. Sidello. If he wants to do some basic outreach in advance of the formal public hearing at the future Common Council meeting 10 – 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 his determination.

Recommendation: Approve rezoning and Comprehensive Land Use Plan change subject to Plan Commission and staff comments, and authorize the public hearing(s) process to proceed.

Staff believes that a multi-family development will be a good fit for this site particularly given that the immediate neighbors to the north/east/south are multi-family uses (i.e. Cherokee Village and Ravinia); Good Hope Cemetery is across the street to the west. Furthermore, the 'natural limitations' on the easterly 1/3 of the site require a clustering of any building or development type on the balance of the site.

Kenneth Sidello was present to answer questions. Mr. Sponholz questioned how far the front building would be off of 43rd Street, to which Mr. Sidello replied the Right-Of-Way is 55 feet and with the setback it will be approximately 80 foot off of 43rd Street. They will try to preserve as many of the existing trees as possible.

Motion by Mr. Carlson, seconded by Ald. Kastner to recommend approval of Comprehensive Land Use Plan change (from *Single Family* to *Mixed Residential*) and a rezoning (from *R-3 Single-Family* to *PUD-Residential*) for a proposed market-rate multi-family apartment development called 'The Sanctuary at Cherokee Point' at 4142 & 4202 S. 43rd Street consisting of three 10-unit buildings on this 3.2 acre site, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #575-8926-001 and 575-8926-002. Motion carried unanimously.

5. John Maneage, President/CEO, Braeger Ford, 4201 S. 27th Street, Greenfield, WI 53221 requests a Plan Commission Waiver to allow a roof sign on the remodeled Body Shop building at this location; Tax Key #576-9995-001.

1. Background: Mr. Maneage is requesting a PC Waiver for locating a roof sign on the newly renovated Body Shop at Braeger Ford. As detailed in the attached explanation from Mr. Maneage, they started re-modeling the Body Shop in late fall of 2015 and hired a structural engineer to ensure that the roof could adequately support the monument sign.

However, the problem is that the Sign Code doesn't allow "roof signs" and the sign was installed in February 2016 without any prior permit which would have identified that code limitation aspect, which in retrospect, would then have been the more ideal time for applying for this proposed waiver.

Attachments:

- PC application and 8/23/16 email narrative providing background from Mr. Maneage.
- Color picture of the roof sign.
- Cross-section drawings from a structural engineer pertaining to the 'ceiling framing plan' and 'sign support plan' (i.e. Lavern Nall – Strass-Maguire & Assoc.; Mequon)
- Additional 'Structural Calculations for: Sign Support & Interior Remodel' from Mr. Nall.
- Excerpt of Sign Code (19.25 – Prohibited lighting, movement, and signs)
- Excerpt of Sign Code (19.62 – PC review)

Recommendation: None at this time.

However, some staff believe that accepting the request could set a negative precedent to other businesses in the community who may be considering a similar type of sign, and also it is still unclear who installed the monument sign on the roof of the auto body shop.

Conversely, some staff believe that when factoring in the major financial investment done on both the Braeger Ford buildings (exterior & interior) and the entire site improvements (i.e. landscaping, lighting, paving) within the past couple of years that this roof sign does blend well within the context of the entire property improvements and doesn't create an unusual aesthetic element.

John Maneage was present to answer questions.

Motion by Mayor Neitzke, seconded by Mr. Carlson to recommend approval of a Plan Commission Waiver to allow a roof sign on the remodeled Body Shop at Braeger Ford, 4201 S. 27th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting. Tax Key #576-9995-001. Motion carried unanimously.

6. Andrew Hundt, Cutting Edge Sporting Goods LLC, 3825 W. Mary Ann Drive, Franklin, WI 53132 requests a Special Use Review as the new owner/operator of the Play It Again Sports at 7499 W. Layton Avenue; a 'Used Merchandise Store' is considered a Special Use; Tax Key #617-0082-004.

1. Background: Mr. Hundt will be the new owner of the existing Play It Again Sports located in the Layton Plaza shopping center; the business operation will remain the same. The Zoning Code now requires a Special Use permit for businesses selling used merchandise, including sporting goods but didn't back in 2007 when the last occupancy change occurred. See attached excerpts of the ZC and NAICS book for this category of use.

2. Hours of Operation: To remain unchanged.
 Monday – Friday: 10 AM – 7 PM
 Saturday: 9 AM – 5 PM
 Sunday: 12 PM – 4 PM
3. Outside Agencies: While this note doesn't have anything to do with the nature of this business operation, but more as a type of 'FYI': in 2017, Milwaukee County will be reconstructing the median on Layton Avenue between 76th and 72nd Streets, or due north of this property. At this point the understanding is that the existing median cut will be closed but then a new cut shifted further to the east – which in turn may lead to some corresponding parking lot modifications within Layton Plaza.
4. Police Dept: Mr. Hundt has been in contact with the Police Department representative regarding the need for a second-hand dealer license.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting.

Mr. & Mrs. Andrew Hundt were present to answer questions.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend approval of a Special Use Review for Andrew Hundt as the new owner/operator of the Play It Again Sports at 7499 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting. Tax Key #617-0082-004. Motion carried unanimously.

7. **Kristin Gottlieb, 2855 S. 34th Street, Milwaukee, WI 53215 requests a Special Use to open a martial arts school called Tri-City Black Belt Academy at 6403 W. Forest Home Avenue; Tax Key #572-8992-006.**

1. Background: Ms. Gottlieb is a 6th degree black belt and has proposed to teach classes focused on self-defense for the members of the community, all ages and abilities – see attached narrative dated 8/7/16 and outside/inside color pictures of this tenant space. The facility will have only one employee.

The need for the Special Use that 'martial arts instruction' is categorized in the NAICS under 611620 – Sports & Recreation Instruction, which is a Special Use in all Commercial zoning districts.

2. Architectural Review/Exterior Materials: No site/building modifications are proposed to enable this tenant space to be used.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: There are 14 parking stalls in the front and 6 spots in the back of the building. Frequency of customer visits will be limited to 15 minutes prior to and after class times. A handicap parking stall should be identified/marked by the property owner.
4. Hours of Operation:
 Mondays and Wednesdays: 4:30 - 7 PM
 Tuesdays and Thursdays: 6:45 - 9 PM
 Fridays: Occasional Parents Night Out
 Saturdays/Sundays: Testing/Seminars

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

Kristin Gottlieb was present to answer questions.

Motion by Ald. Kastner, seconded by Ms. Collins, to recommend approval of a Special Use for Kristin Gottlieb to open a martial arts school called Tri-City Black Belt Academy at 6403 W. Forest Home Avenue, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #572-8992-006. Motion carried unanimously.

8. Ali El Hashash, Holyland Grocery & Bakery, 2755 W. Ramsey Avenue, Greenfield, WI 53221 requests a Site, Building, & Landscaping Review for the purpose of constructing a new upper façade design feature at this location; Tax Key #691-9984-001.

1. Background: Mr. El Hashash is submitting architectural plans for the purpose of constructing a new upper façade design feature. In addition, Holy Land Grocery intends to now occupy the entire building by shifting the existing bakery in the grocery area into the adjacent tenant space which formerly was 'Check-Cash Advance'.
2. Architectural Review/Exterior Materials: The proposed façade will create architectural unity throughout the building. Existing aluminum/glass windows and doors will remain in the same locations. However, EIFS will be used to create oval/half-moon arches above the windows and doors. The building EIFS will feature 'red clay' trim and 'doeskin' color schemes to match the current brick. An oval arch is located at the center of the façade with 'Holy Land Grocery & Bakery' underneath. Color samples will be presented at the meeting.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: The site plan shows 21 parking spaces with 2 handicap stalls. However, the owners are required to create a van handicap accessible parking stall, which requires an 8ft loading and unloading aisle.
4. HVAC/Utility Box Screening: The rooftop HVAC system is located on the eastern edge of the building. Its current location is visible from the ground level. The proposed building façade improvements adds one foot of height to the structure. This will provide some additional screening, but not solve the issue.
5. Signage: The existing pylon sign on the south east corner of the parking lot will remain unchanged. A new sign will be located under the oval arch at the center of the building. The building elevation sheet shows the intent for the wall sign.

Based upon the color picture of the existing building, further evaluation of the window signage will be needed. Essentially, are these murals or are these signs?

6. Dumpster/Screening/Gated (materials used): The dumpster is located on the east side of the building and is currently not screened. New improvements will feature an enclosure with a fence, gate, and man maze to offer increased screening.
7. Landscaping/Buffer Yard: Per the attached aerial photo, the paved area of the site essentially goes to the ROW line of both Ramsey and S. 28th Street. However, there is an approx. 8' – 10' wide grassy area south of the sidewalk that is ROW. Staff recommends planting of two or three street trees in this green space between the parking lot and sidewalk – with the species to be determined by the City Forester.
8. Street Trees: See above.
9. City Forester Site Inspection: See above.
10. Fire Department: The relocated bakery operation will require the necessary fire protection system as determined by the FD.
11. Miscellaneous: The restroom in the bakery needs to be handicap accessible.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council Meeting.

Gerry Ramos was present to answer questions.

It was mentioned that the window signage in the form of a mural at this location exceeds the limit, and that for both aesthetics and the safety of those inside, compliance of not exceeding 25% of the area needs to be met on window signage. Also, some LED lighting remains installed around the windows and that is not allowed and will need to be removed.

Motion by Mr. Weis, seconded by Mr. Carlson, to recommend approval of a Site, Building, & Landscaping Review for the purpose of constructing a new upper façade design feature at Holyland Grocery & Bakery, 2755 W. Ramsey Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting. Tax Key #691-9984-001. Motion carried unanimously.

9. Dar Al Hikmah and the House of Wisdom, 11615 W. Layton Avenue, represented by Fouad Saab, Saab Design LLC, 1630 Church Street, Wauwatosa, WI 53213, request a Site, Building, & Landscaping Review for the purposes of doing a building expansion of the worship area and support space which will include both exterior and interior renovations; Tax Key #611-9000-006.

1. Background: Early last year, the rezoning of the adjacent single-family parcel at 11637 Layton was approved that House of Wisdom (HW) had purchased and a CSM was done as a follow-up to combine the two properties. Part of the reason of doing those things was to enable at some the ability of the HW to prepare/plan for improvements inside and outside of their existing building. The attached building/site plans detail both the exterior and interior changes (i.e. added worship space seating and new dining and kitchen area).
2. Architectural Review/Exterior Materials: The architecture of the building will have residential characteristics. Exterior materials include natural cement stucco, modular masonry brick, and precast stone. See attached color rendition; product samples will provided at the meeting. A new covered entry-way is created along the southwest side of the building, facing the parking lot. The eastern side of the floor space will continue to feature the main worship space.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: The proposed site plan allows for 23 parking stalls. As noted in the floor plan, there are 91 rectangular shapes which represent an area for a 'rug'. Zoning Code has different requirements in trying to calculate sufficient on-site/off-street parking stall counts. Based upon the proposed floor plan, the calc. used was *1 space per 30 square feet of floor area or portion thereof used for seating in the main sanctuary* need to be provided. The floor plan indicates 918 square feet of seating in the worship space, which will require 31 parking stalls.

The alternative method for calculating parking is permitting .33 spaces per seat in the worship area. The new addition to the House of Wisdom will create a total of 91 'seats' (i.e. rugs in this instance). Using this method, the applicant should have 30 parking stalls.

The HW is still working on parking alternatives which could include one or both of the following in some combination:

- Have additional parking incorporated into their existing driveway in some capacity – without having to put in a separate parking lot north of the single-family building at 11637.
- HW has had discussions with the church to the northeast, West Layton Avenue Assembly of God (11530 Layton) for additional parking since the HW use is predominately on Fridays, whereas with the Assembly would be Saturdays and Sundays.

HW was asked to provide by the PC meeting time an answer to which alternative, or combination, is to be used to address the on-site/off-street parking requirements.

4. Storm Drainage/Grading (lot & building): New/existing roof-tops will need to be connected to storm mains.

5. Lighting (building & site): No changes proposed.
6. Utilities: The current northeast corner of the building is approximately 17 ft. from the sanitary sewer easement. The new proposed addition will not encroach into that sanitary easement area.
7. HVAC/Utility Box Screening: Needs to be identified.
8. Dumpster/Screening/Gated (materials used): A trash enclosure is located at the western portion of the parking lot. The dumpster is screened with a fence and gate.
9. Landscaping/Buffer Yard: Per the site plan, existing mature landscaping is north of the building and new plantings would occur along the south side of the building – a landscaping schedule (i.e. type/species/number) still needed.
10. 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.
11. Fire Department: The kitchen will need a fire suppression system to receive FD approval.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council Meeting.

Fouad Saab was present to answer questions.

Mayor Neitzke noted that nearby Korean Baptist Church, had previously made a major financial investment to their landscaping and now we the City will hold the House of Wisdom to that same standard. Ald. Kastner questioned if there could be more landscaping to the south of the existing parking lot for more screening, to which Mr. Fouad replied “yes” but likely in a second phasing/future project.

Mayor Neitzke stated that when the rezoning of the church parcel (11637 W. Layton) occurred in 2015, he received correspondence from a neighbor requesting that there be fencing or landscaping installed, to which Mr. Fouad said that is not a problem, as they want to be good neighbors.

Motion by Mr. Carlson, seconded by Mr. Sponholz, to recommend approval of a Site, Building, & Landscaping Review for the purposes of doing a building expansion of the worship area and support space at House of Wisdom, 11615 W. Layton Avenue, which will include both exterior and interior renovations, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting. Tax Key #611-9000-006. Motion carried unanimously.

- 10. Jim Flowers, Enterprise Rent-A-Car Company of Wisconsin LLC, S17W22650 Lincoln Avenue, Waukesha, WI 53186 requests a Special Use and a Site, Building, & Landscaping Review to operate a car rental business in the former Midas Muffler location at 4377 S. 27th Street; Tax Key #599-8947-001.**

1. Background: Jim Flowers on behalf of Enterprise Rent-A-Car Company of Wisconsin, LLC, is seeking a Special Use permit to operate a car rental business. Enterprise plans to invest in improving the entire property, including repaving and expanding the parking lot, upgrading lighting, adding security cameras, replacing signage, repairing the building exterior, reducing the number of garage stalls and doors, complete renovation of the building interior, and expanding the fencing to screen the dumpster and rear vehicle storage/parking area. See attached PC application and project narrative.

A critical aspect of the narrative is the sentence of "...we will not rent commercial trucks or sell automobiles out of this location..."; otherwise there is conflict with certain Zoning Code provisions/limitations.

2. Architectural Review/Exterior Materials: The renovated building will maintain the same footprint, size, and shape as the existing structure. However, the façade facing S. 27th Street is modified to allow for the expanded office space. The number of garage doors will be reduced from six to three doors. A new entrance and windows will fill in the previous garages. Brick and existing wall panels will be painted in both dark and light beige colors. Building materials include a masonry base, an aluminum storefront with blue tinted insulated glass, metal wall panels, prefinished aluminum flashing, and cornice molding.

Actual material color samples are supposed to be presented at the meeting which will provide for better comparison because the printed color rendition skews what is purported to be 'light beige' and 'dark beige', which is important given that these are the pre-dominate color combination.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The new parking lot layout identifies 29 standard stalls (9'x18') and 1 handicap van accessible stall, totaling 30 parking spaces. Enterprise is expanding the parking lot behind the building and adding curb and gutter.
4. Storm Drainage/Grading (lot & building): The site plan shows the intention of adding a new catch-basin near the SE corner of the building. A WisDOT catch basin is located on the northwest corner of S. 27th Street and W. Bottsford Avenue, approximately 65 feet south of the Enterprise driveway.

Since part of the proposed plan is to add a new curbed/parking area on the west side of the lot, staff has concerns about tributary drainage coming from properties to the west/northwest (i.e. 3' – 5' higher) that potentially would get 'dammed up' with a curbing element (i.e. typically required with new parking areas). While surface drainage 'arrows' are shown on the site plan, factoring in the tributary aspects will still be needed as part of any grading/paving plan. Whether that involves a drainage swale/ditch or yard drain or strategic areas of 'no curb head' or another idea, will need to be evaluated further.

5. Lighting (building & site): Four LED light poles will be installed in the parking lot. A pole will be located on the north side of the lot in the front, two along the south parking lot and driveway, and one on the west side of the property behind the building.

The proposed cut-sheet for the proposed cut-off style fixtures, along with 'House Side Shields' is attached (i.e. important because of the adjacent residential use to the west and south). Also, since all the pole bases are in landscaped areas and behind curbs, they cannot be any higher than six inches (6") above grade. However, the proposed mounting height of 25' is five feet (5') too high, and need to be reduced to a 20' (twenty foot) mounting height.

6. Signage: Two sign plans have been submitted by Enterprise. However, the Option 1 creates potential 'sight-line' visibility issues for drivers exiting the site from the south drive approach looking for south-bound traffic. Option 2 is a better option in that it reuses the existing monument sign with the added corporate logo and color scheme. An additional sign will be mounted on the trade dress above the entrance. The building sign will be 4' high by 20' width (80' sq. ft.).
7. Dumpster/Screening/Gated (materials used): The dumpster is located on the southwest corner of the parking lot. A new 6 foot high wooden fence will enclose the dumpster. A 'wing wall' or 'man-door' feature will still be needed to be detailed in the site plans. Additional parking lot landscaping will be planted adjacent to the dumpster location to provide further screening and buffering for the neighbor.
8. Fencing: A new 6' high wooden fence will replace the existing chain link fence along the western edge of the property. Even though that will be a good improvement and stating the obvious, prior to that existing fence removal occurring verification of '...whose fence it is?...' since it appears to be right on the shared lot-line, should occur before removing it. Additional 6' high wood fence

wraps around to the NW corner of the building and along the south side of the lot upto the equivalents of the mid-point of the south building face. It's believed that this amount of wooden fence will help 'knock-down' vehicle head-lights.

9. Landscaping/Buffer Yard: Where possible existing trees and shrubs are left in place, with the intent to be supplemented by new plantings (trees and bushes) to create a buffer along the property as per the attached plan. One evergreen tree and a deciduous tree will be planted in the northwest and southwest corners of the rear parking lot. In addition, a planting strip is created along the front of the building with a variety of flowers and shrubs.
10. 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.
11. City Forester Site Inspection: Underway
12. Hours of Operation:
 - Monday – Friday: 7:30 AM – 6 PM
 - Saturday: 9 AM – 1 PM
 - Sunday: Closed
13. Miscellaneous: As identified on the proposed floor plan, the airlock doors entry-way is not handicap accessible. The entrance to the building will also need to have a ramp or appropriate grading in order to be handicap accessible.

Attached is a short note from Ald. Lubotsky indicating her support for this request.

Midas as the previous user was obviously auto-related, and certainly Enterprise is auto-related. However, staff believes that there was enough distinction between these two types of auto-uses, plus the fact that Enterprise is proposing some significant site/building changes, was enough of a basis to consider this request as a 'major change' needing a public hearing.

The property owner mailing list created by the 400' radius lines around this parcel for the Special Use public hearing will be shared with Mr. Flowers. 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 both requests subject to PC and staff comments, and authorize the public hearing process to proceed. The Site/Building/Landscaping Review aspects of this request will be on the same Common Council agenda as the public hearing. It is suggested that any 'open' items that need further review/revision be addressed so that they are properly resolved by the time that public hearing is held.

Jim Flowers and Dan Galzewski, the project architect, were present to answer questions. Ald. Kastner questioned if they could update their website to reflect this as a Greenfield address, rather than West Allis, which is what is shown.

Motion by Ald. Kastner, seconded by Mr. Weis to recommend approval of a Special Use and a Site, Building, & Landscaping Review to operate an Enterprise car rental business in the former Midas Muffler location at 4377 S. 27th Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #599-8947-001. Motion carried unanimously.

11. Jeff Natrop, Renner Architects LLC, 643 E. Erie Street, Milwaukee, WI 53202 on behalf of 'Mister Car Wash', requests a Special Use Review and Site Plan amendment in order to proceed with the 2015 approved plan for 'Sudz Wash & Lube' at 10685 W. Layton Avenue; Tax Key #613-8996-016.

1. Background: As the prospective new property/business owner of the existing car wash/auto service at this location, Mr. Dave Hail (aka: Mister Car Wash; MCW) via Mr. Natrop has submitted plans indicating the desire to carry out the same site/building improvements that were approved last year for David Ausloos (aka: Sudz Wash and Lube). The only minor changes would be as follows (see attached PC app. and September 6th email):
 - Different signage of course
 - Oil change will not be in use.
 - Alterations will be made to the layout of the vacuums to bring them closer to the building instead of near the west lot line

Attached is also an excerpt of the 9/8/15 PC minutes on the Sudz project and that site plan.

2. Architectural Review/Exterior Materials: See attached color renditions and building elevation plan sheets. These include: complete re-imaging of the building including copper-penny standing-seam roofs over the existing car wash and oil change facility after an approx. two foot course of concrete block is added onto the existing block wall; existing and any new block wall will be painted what appears to be a 'grey' tone; constructing a small addition to house dumpsters and vacuums inside the building; the new (4) front overhead garage doors would be anodized aluminum with insulated glass; and install a new vacuum system that would replace the 25-year old existing system with 16 vacuum stations; as proposed there would be 5 stations up front and 11 now along the west side of the building. As noted on the pictures, each vacuum station consists of a double circular 'yellow' and 'black' piping/tubing alignment; the 11 stations on the west side of the site would also have a 'red' canopy/sun screen feature.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: Since the same building is being used in the same manner, then naturally the vehicle 'flow' on a counter-clockwise basis remains the same with the two access points on Layton. Employee parking area on the east side of the parcel will remain but be improved.
4. Storm Drainage/Grading (lot & building): As noted on the site plan, three existing catch-basins within the lot will still be used.
5. Lighting (building & site): As shown on the site lighting plan, the intention is to replace and supplement the existing lighting with new LED lighting. Fixtures 'A' and 'B' have the 'cut-off' design element and along the east side is some wall-pak fixtures in the drive-around lane. The upper portions of the new raised roof elements (i.e. cupolas) have accent or 'wash' – type lighting.

Staff had a concern previously with Sudz and still does with MCW about the proposed use of what is listed as Fixture 'C' which is a flood-light type style – 11 of them around the property – some of which may be existing and some of which may be new. The idea of 'wall wash' type lighting, accent lighting, and down lighting in parking lot are all consistent with general ZC standards, but the use of 'flood-lights' typically would be discouraged.

6. Signage: 'MCW will replace the old 'Sudz Wash and Lube' sign in the tower of the building. Additional rebranding will take place throughout the car wash. MCW's intent is to completely re-face the existing free-standing sign with new MCW graphics (approx. 107 s.f.) In addition, there are five wall signs proposed:

- North: In the upper roof area a 'MCW' (57 s.f.)
- East: In the upper roof area a 'MCW' (57 s.f.)
- South: In the upper roof area a 'MCW' (57 s.f.)
- West: In the upper roof area a 'MCW' (57 s.f.)

Sign Code calc. uses width of the building facing the street (80') with a multiplier (1.5) as the basis for determining maximum allowable signage (both wall and free-standing combined, plus there is a limitation on the number of wall signs – one for an 'inside' lot'. $80 \times 1.5 = 120$ s.f. available overall for a site. It's not uncommon where the number of wall signs is greater than 'one' but in that situation the overall signage square footage is still being met.

In this instance, there is way too much overall signage square footage: $107 + 57 + 57 + 57 + 57 = 335$ s.f. or +215 s.f. extra as proposed. Even if there was a 'grandfathering' of the amount of square footage for the free-standing (i.e. just a re-face were being done and nothing else), then having as proposed the four 57 s.f. signs in the upper roof area is still creating the square footage imbalance which still needs to be addressed by removal of the proposed wall signage.

7. Dumpster/Screening/Gated (materials used): Outside enclosure is at the far south end of the parcel by the employee parking area. Wing-wall alignment still needed.
8. Landscaping/Buffer Yard: Part of this proposal from MCW is to implement the landscaping plan that had also been approved previously for Sudz. That includes removing all the overgrown existing landscaping and installing all new extensive landscaping to improve the overall appearance of the entire site and screen views of the storage facility to the west.

On the attached landscaping plan clearly the overall site detail is provided with the detail for the Schedule and a picture of the respective proposed species. Also a greater degree of specificity is shown where elements of the plan have been enhanced/enlarged being referenced as four 'Blow Up' areas: A – front of the building; B – back of the building; C – along the west side of the property toward Public Storage; and D – southwest of the building.

9. Landscaping Cash Deposit/Letter of Credit: When a landscaping plan is submitted, the following are pertinent financial security requirements: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
10. Hours of Operation: Car wash: 7 a.m. to 9 p.m. Monday – Saturday; and 7 a.m. – 7 p.m. on Sunday.
11. Miscellaneous:
 - Even though this is certainly in a non-residential area, is there 'sound creation' data as it relates to the vacuum system with 16 units/stalls.
 - As part of the building improvements, having a car wash backflow prevention test should be done and register those findings with the State as needed.
 - When the permit submittals are done, a review of the total site lighting allowance should be done (i.e. per 2009 International Energy Conversation Code – Sec. 505.6.2).

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council Meeting.

Jeff Natrop and Dave Hail were present to answer questions. It was stated that there are currently 150 Mister Car Wash locations nationwide. As an aside, it was stated that any future signage be kept to a minimum and in accordance with our Sign Code.

Motion by Ald. Kastner, seconded by Mr. Rogers, to recommend approval of a Special Use Review and Site Plan amendment in order for ‘Mister Car Wash’ to proceed with the 2015 approved plan for ‘Sudz Wash & Lube’ at 10685 W. Layton Avenue; subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting. Tax Key #613-8996-016. Motion carried unanimously.

- 12. Ryan & Elizabeth Bosman, 10942 W. Wildwood, #312, West Allis, WI 53227 request a Special Use Review as the new owner/operator of the existing ‘Starship Bodyworks’ (i.e. tattoo shop & body piercing) at 4380 S. 76th Street; proposed new name will be ‘Harvest Moon’; Tax Key #604-9986.**

1. Background: Mr. & Mrs. Bosman are to become the new owner/operator of the existing ‘Starship Bodyworks’ tattoo and body piercing business that is within the retail clothing shop at this location. No change in the business operation is proposed. The initial Special Use was approved in 2003 and the last Special Use Review app. was in 2013 (see attached PC minutes excerpt). Customers are served on a walk-in basis and/or by appointment.
2. Hours of Operation: 10 a.m. – 9 p.m. daily

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council Meeting.

Elizabeth Bosman was present to answer questions.

Motion by Mr. Carlson, seconded by Mr. Sponholz to recommend approval of a Special Use Review for Ryan & Elizabeth Bosman as the new owners/operators of the existing ‘Starship Bodyworks’ (i.e. tattoo shop & body piercing) at 4380 S. 76th Street; proposed new name will be ‘Harvest Moon’, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 20th Common Council meeting. Tax Key #604-9986. Motion carried unanimously.

- 13. Community Development Manager Report.**

Mayor Neitzke gave an update on various ongoing projects such as Aerotropolis, 84 South and At-Home’s grand opening.

- 14. Motion by Mr. Carlson, seconded by Mr. Weis, to adjourn the meeting at 7:20 p.m. Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed September 20, 2016