

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 14, 2017**

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

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

2. Motion by Mr. Sponholz, seconded by Ms. Hallen to approve the January 10, 2017 Regular Meeting minutes. Motion carried unanimously. Mr. Erickson reported that a few days after this meeting the Special Use for Meijer to sell alcohol at the gas station (5900 W. Layton) was withdrawn by them.

3. Discussion regarding the Common Council meeting held on January 17th & February 7th.
Prior to the public hearing scheduled for the January 17 meeting, also withdrawn was the Special Use for Power Massage, 3777 S. 108th Street. CSMs were approved as presented for parcels at 105th & Howard and 38th & Grange.

There were no Plan Commission items at the February 7th meeting.

4. T-Mobile, represented by Aaron Adelman, SMJ International, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393, requests a Special Use Amendment to install six new antennas on the south cellular tower and place cabinets at the base of the existing rear yard fenced-in area of Bill's Auto Service at 4737 S. 108th Street; Tax Key #612-8997-006.

1. Background: T-Mobile is proposing to put co-locate antennas on the older (1st) cell tower at Bill's Auto at 4737 S. 108th Street. The installation will include six new antennas at approx. 90' high, as well as the placement of cabinets at the base; existing antennas are at approx. 102' high. See attached PC application, tower and ground cabinet plans, and a Structural Analysis Report has been received as part of this application. The summary of that report reads '...based upon the analysis results the structure meets the requirements per applicable codes...the tower and foundation can support the equipment as described in this report...'.

For further background information, in 2015 when Verizon made its successful Special Use submittal for the second tower on this parcel, the existing tower was '...deemed unusable for Verizon due to structural issues...' to accommodate anymore co-locates.

2. Architectural Review/Exterior Materials: Per sheet A-0, a portion of the most easterly T-Mobile antenna is extending beyond the boundary of the chain-link fence, which is assumed to be the approved site easement area. Further review/revision/clarification with the property owner (Mr. Wos) will be needed.

3. Miscellaneous: Given the unusual ‘tower-area-ownership’ history which exists at this parcel as it relates to this older tower, before any Building Permit can be released T-Mobile or Mr. Adelman will need to provide an approval/agreement has been entered into with Mr. Vos – property owner.

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 February 22nd Council meeting.

Gong Lin with SMJ International was present to answer questions. Mr. Erickson reviewed what appears to be conflicting structural engineering reports. In 2015 Verizon basically said “...the existing tower wasn’t strong enough for what we want to do, so we need a new tower...”, and now T-Mobile is saying “... the older tower is fine for what we want to do...”; so the end result is confusing.

Mr. Lin addressed this matter by stating that in 2015 when Verizon wanted to add their equipment to the tower that their analysis possibly covered the adding of a different item than what is being requested tonight. As for what T-Mobile wants to put up, the weight and height requirements are met for compliance with it being structurally sound. Essentially, as different carriers have different specifications that could result in conflicting reports as to what the tower can accommodate. Mayor Neitzke spoke on how State law supersedes municipal interest in the placement of cell towers within a community.

It was determined that based on the conflicting structural engineering reports as to what the older tower can hold, that this should be held over until the next meeting when a more definite explanation can be brought forth.

Item held over.

5. Daniel Cortez and Jamie Davis, 5085 S. Greenbrook Terrace, Apt. 2203, Greenfield, WI 53220 request a Special Use in order to open a kickbox/fitness business called ‘9 Round’ in the Greenfield Towne Center at 6186 W. Layton Avenue; Tax Key #603-0198-002.

1. Background: Mr. Cortez and Ms. Davis have proposed to open new fitness/kickboxing gym in a vacant tenant space in the Greenfield Towne Center at 61st Street and Layton Avenue. Per the attached detailed business description, 9Round is a mid-to-upper scale fitness center that provides a full body workout with a trainer in a 30 minute circuit format.
2. HVAC/Utility Box Screening: 9Round will install an internal spiral HVAC system.
3. Signage: The only exterior modifications include signage, which will need to be consistent with the Master Sign Plan for this multi-tenant center.
4. Dumpster/Screening/Gated (materials used): Use existing on-site dumpster.
5. Hours of Operation: Monday-Friday: 8am-8pm; Saturday: 8am-12pm; Sunday: Closed
6. Miscellaneous: Typically a public hearing for a new Special Use request will occur 4 – 6 weeks from the PC meeting date, at a future Common Council meeting. The property owner mailing list created by the 400’ radius lines around this parcel for the public hearing will be shared with Mr. Cortez and Ms. Davis. If they want to do some basic outreach in advance of the formal public hearing at a future Common Council meeting similar to what is suggested for all other items coming before the Council that include a public hearing, then that will be their determination.

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

Neither the applicants nor a representative appeared on this item’s behalf.

Motion by Mr. Carlson, seconded by Ms. Collins, to recommend approval of a Special Use in order to open a kickbox/fitness business called ‘9 Round’ in the Greenfield Towne Center at 6186 W. Layton Avenue; subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #603-0198-002. Motion carried unanimously.

- 6. Thomas Dexter, HWAG2 LLC, 6133 S. 27th Street, Greenfield, WI 53221 requests a PUD Amendment/Special Use Review as the new owner of both the parcel and the existing ‘Mike Juneau Tri-City Hyundai’ dealership at this location; new business name will be ‘Hyundai Greenfield’. Tax Key #691-9841-009.**

1. Background: Mr. Dexter is a representative of this new LLC entity that will become the new owner of both the property and the existing Hyundai dealership at 6133 S. 27th Street. Per the PC application, there are no changes to the existing business other than this ownership aspect.

The last similar amendment was in 2012, but that involved greater site and building renovations as part of the conversion from the then Mitsubishi to Tri-City Hyundai. So part of the reason this request is comparatively ‘smaller’, is because the change now is ‘...within the brand...’ versus having a completely new brand back then.

2. Signage: Any new business signage will be handled via the over-the-counter Sign Permit process.
3. Hours of Operation: To remain unchanged: Monday-Friday: 7am-8pm; Saturday: 7am-5pm; and Sunday: Closed

Recommendation: Approve PUD Amendment/Special Use Review subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 22nd Common Council meeting.

Cliff Lowder and Becker Kilvinger were present to answer questions.

Mr. Weis questioned if there was any desire on behalf of the City to address any site issues, to which Mr. Erickson replied no, there was not.

Ald. Kastner stated there seems to be a lot of dealerships changing ownership entities to which Mr. Lowder stated yes, that seems to be the trend lately.

Motion by Ms. Hallen, seconded by Mr. Weis, to recommend approval of a PUD Amendment/Special Use Review for HWAG2, LLC as the new owner of both the parcel and the existing ‘Mike Juneau Tri-City Hyundai’ dealership at 6133 S. 27th Street under the new business name of “Hyundai Greenfield”, subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 22nd Common Council meeting. Tax Key #691-9841-009. Motion carried unanimously.

- 7. Craig Raddatz, Fiduciary Real Estate Development, 789 N. Water Street, Suite 200, Milwaukee, WI 53202 requests an amendment to the PUD/Site, Building, & Landscaping Review approved last October regarding the construction of multi-family apartment buildings on an overall 7.5 acre area on the west side of the 84 South development site:**
- The overall site plan with four buildings remains consistent but the overall apartment unit count is reduced from 360 to 268. This is done by eliminating the fourth floor of all four buildings.
 - Overall 444 parking stalls will be provided through a combination of under-each-building and surface parking; part of this development area includes a .8 acre parcel to the north which will include surface parking. The previous ‘under the plaza’ parking feature is eliminated.

- Still remaining just south of Building A2 will be a 3,400 s.f. area which will include a leasing office and common space features such as an outdoor pool, club room, fitness studio, tanning room, and other interior/exterior amenities.

The PC Notes below are similar to what was distributed for the October, 2016 PC meeting when this item was previously reviewed/recommended for approval by the PC/subsequently approved by the CC. As noted on the agenda, the main reason for the amendment is as follows:

--The overall site plan with four buildings remains consistent but the overall apartment unit count is reduced from 360 to 268. This is done by eliminating the fourth floor of all four buildings.

--Overall 444 parking stalls will be provided through a combination of under-each-building and surface parking; the previous 'under the plaza' parking feature is eliminated.

Therefore, as it relates to the proposed Amendment any edits will have the strike-outs feature followed by *new language/numbers being shown in Italics*. Attached are the updated/revised applicable site and building plans which Mr. Raddatz will review further at the meeting.

1. Background: Fiduciary Real Estate Development (FRED) has submitted detailed plans and project narrative as it relates to the market-rate multi-family apartments in 84 South at S. 92nd Street and Sura Lane. This type of use and for this specific area of the overall Cobalt/84 South development project, is consistent with the rezoning/Land Use Plan change for the +40 acre area as approved in April, 2015.

The overall 7.53 acre (6.74 ac./south + .79 ac./north) development area consists of four ~~4-story~~ 3-story apartment buildings. ~~with plaza/podium and surface parking.~~ The total unit count is ~~360~~ 268 [[~~360~~ 268 units ÷ 7.53 = ~~47.8~~ 35.6 units/acre]]. All four buildings are designed with an ~~over plaza/podium~~ covered or under building and surface parking with a hardscape/landscaped plaza area at the first floor level.

The proposed ~~360~~ 268 apartment units include the following layout options: studio, one bedroom, one bedroom with den, two bedroom, and ~~two three bedroom with den.~~ FRED plans to begin construction of A1 ~~and A2~~ in Spring, 2017 *and A2 in Summer, 2017*. The project narrative has further background on common area amenities, residence unit finishes, residence mix/square footages, and parking. See Sheets ASP-100 (color overall site plan) and C1.0 (site dimension & pavement ID plan).

Number of units per apartment building (also see Sheet A400 for unit floor-plans):

- Building A1 – ~~87~~ 65 Units
 - Building A2 – ~~83~~ 61 “ (which includes a 3,800 s.f. common space & *maintenance operational features*).
 - Building B1 – ~~95~~ 71 “
 - Building B2 – ~~95~~ 71 “
- ~~360~~ 268 “

Per Sheet C1.0, the listed 'Site Plan Data' breakdown as it pertains to the main 6.7 ac. site is as follows:

- Pavement Area = 1.1 ac. or 16 %
- Building Area = 3.6 ac. or 54%
- Green Space Area = 2.0 ac. or 30%

2. Architectural Review/Exterior Materials: Building materials include masonry (utility size units), aluminum storefront and vinyl windows, composite horizontal siding, composite panel siding, and aluminum wall cap. The color palette reflects cream, gray, and brown earth tones that are contrasted with ~~white~~ gray and black panel siding. The apartment units feature balconies with aluminum railings that bring additional character to the building façade. Large windows provide a sense of transparency and create horizontal edges across each floor of the building. Color elevations are attached (Sheets A210/A211/A212), and a product sample board will be presented at the meeting.

~~Per the narrative, the one-story 1,500 s.f. maintenance/operations on the northern .8-acre parcel will be designed similar to the overall architectural design of the main buildings.~~

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The project narrative provides more detailed and extensive/operational/functional historical data which FRED and their architect have based their parking counts on via both covered and surface stalls for the site. Sheet ASP-100 includes a parking table/break-down detail for the entire site and all four buildings, and the 'Lower Level Plans' identifying the under-building parking stall layouts for all four buildings.

There are a total of ~~565~~ 444 parking stalls to accommodate the residents and guests visiting the multi-family apartments. Buildings A1 and A2 will ~~share 208 covered parking stalls each contain~~ 64 covered or under-building parking stalls, while buildings B1 and B2 will each contain ~~109~~ 73 underground spaces. The overall site contains an average of ~~1.57~~ 1.66 parking stalls per unit (~~565~~ 444 stalls ÷ ~~360~~ 268 units = ~~1.57~~ 1.66)

Parking Stalls:

- Covered – ~~426~~ 274
- Surface – ~~139~~ 170
- ~~565~~ 444

The driveway width of the main entrance ~~may not be able~~ *has been revised to* adequately enable larger trucks to access the site. Project engineers were asked to run an 'Auto-Turn' software program to determine if the driveway is sufficiently designed (alignment/width) to allow for truck access for garbage/snow-plows/moving/fire vehicles.

4. Storm Drainage/Grading (lot & building): See Sheet C2.0 (site grading) and C3.0 (site storm sewer plan) for further detail. All drainage aspects within this site have been incorporated into the master stormwater management plan for 84 South. So any run-off from this site will first go easterly into the containment structures under the parking lot of Mid-Box West and Mid-Box East. From there storm drainage eventually makes its way westerly and discharges west of the 92nd Street bridge over I-894.
5. Lighting (building & site): Lighting plans are provided for Sura Lane. *However, a detailed on-site lighting plan is still needed.*
6. Utilities: See Sheet C4.0 for further detail. An 8 inch water lateral is to be installed into each building for both domestic and fire protection services.
7. HVAC/Utility Box Screening: Mechanical rooms and storage facilities can be found in the underground parking layout as shown on Sheet A100.

Further identification of whether or not some roof-top units are anticipated so that if that is the case, then sufficient 'screening' is provided.

8. Signage: Ground sign eventually would be at the entrance, plus some '84' window decals may be included as well.
9. Dumpster/Screening/Gated (materials used): Dumpsters are located in the underground parking structures.

- FRED has been asked to follow-up on some operational features (i.e. frequency of pick-up) and adequacy of dumpster square footage space given the number of tenants. The 'refuse' position within the garage may create challenges for garbage collectors to access the dumpsters for buildings A1. *This had been an initial concern with the 'under-the-plaza' parking feature, but isn't anymore with the changes for the now parking-under-each-building modification.*
10. Fencing: The courtyards along Layton Avenue in buildings B1 and B2 will be fenced to offer further privacy. A section of fence will be erected along South 92nd Street between buildings A2 and B1. In addition, the pool deck will be enclosed with a fence. The color 3-D renderings offer a perspective of the decorative fencing, but at the appropriate time further fence design, materials, and height need to be determined.
 11. Landscaping/Buffer Yard: *Since the building pads remain in essentially their same 'foot-prints', it's anticipated that relatively minor-scale modifications of the landscaping plan will be occurring. Nonetheless, staff will be working with the City Forester and FRED's landscape architect as needed to make any revisions in accordance with City requirements.*

See Sheets L.0 and L.1 (dated 10/5/16) for extensive detail regarding the landscaping shown for the perimeter of the site, parking lots, pool deck, and courtyards which have a variety of trees, evergreen shrubs, deciduous shrubs, and perennials. Approximately 92 deciduous trees, 12 evergreen trees, 150 evergreen shrubs, 350 deciduous shrubs, and 160 perennials will be planted throughout the site.

~~Also on Sheet L.0 is the detail for the 'green roof planting chart' which is over the plaza/podium parking area between Buildings A1 and A2, and in the 'courtyards' of both B1 and B2. This is proposed as a combination of sedum species mat (with shade tolerance differences), grass, and concrete pavers.~~

12. Landscaping Cash Deposit/Letter of Credit: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary.
13. Street Trees: Layton Avenue contains existing street trees that stretch the length of the site. Coordination between FRED and Cobalt Partners will need to occur regarding responsibility for street tree planting along Sura Lane.

See Note 20, but future plantings in the public R-OW along S. 92nd Street should be delayed until potential street reconstruction occurs in 2019 – per latest info. from Milw. County.

14. City Forester Site Inspection: Underway
15. Park Fees: \$1,497 x 360 268 units = ~~\$538,920~~ \$401,196 is that new grand total, but approx. \$254K of this amount was pre-paid prior to the end of December.
16. Sidewalks: Existing and/or proposed sidewalks wrap around the entire FRED site on Layton Avenue, 92nd Street, and Sura Lane. Plus there are other internal walk-ways as well.
17. Fire Department: The multi-family apartment buildings will be sprinkled. As building plans start coming together, contact with the FD about the strategic location of their desired 'Storz' connection location for each building will be needed.

As noted above, FRED ~~has~~ had been asked, *which they did*, to provide an 'Auto Turn' analysis because the main driveway off of Sura Lane as ~~currently~~ then designed seems 'tight' where potentially a wider turn radius is needed in order to provide a range of truck types accessibility, including potentially a ladder truck. *FRED has made further revisions to this entry-way and others per FD recommendations.*

18. Outside Agencies: DNR 'NOI' required.

- While it's still too early for any plan specifics, a Milwaukee County rep. in their Public Works/Transportation division has just recently informed the City Engineering Office that they want to proceed with a street improvement project of South 92nd Street for 2019 (i.e. from Howard on the north to Forest Home on the south). *Scale/type of project is not yet determined, but 2019 is also when WisDOT is planning on installing traffic signals at 92nd and Forest Home.*
19. Erosion Control: Needed from Engineering Office prior to any site work beginning. Proposed plan is shown on Sheet C2.0.
 20. PUD Requirements: City staff will be drafting the initial Developer Agreement for the FRED project; this type of document is needed for all projects within 84 South.
 21. Miscellaneous: Per the FRED narrative, their desire is to start construction next Spring. As those construction details get more refined in the upcoming months, a ~~little~~ further information/clarification on the different phases of development ~~are needed~~ *has been coming in from FRED and Purpero (i.e. 84 South construction mgr.). For instance, one of the remaining Layton Ave. Baptist houses on the east side of S. 90th Street will be used as FRED's construction office. Also, it's likely that S. 90th is also a main construction access for FRED and it's contractors. The Landscaping Plan (L.O) identifies a 'Phase 1' and a 'Phase 2' area. Basically, does that create a 'template' for what will be any other site prep. work such as paving/grading/utilities?*

Recommendation: Approve all the requested amendment items subject to Plan Commission and staff comments with the following consideration:

- Due to multiple prior reviews and approvals at both the PC and CC levels, the PC has determined that this amendment request is to be considered a 'minor change' not needing an additional public hearing. That is because what is being proposed is consistent with those earlier reviews and approvals.
- This approval includes all four buildings and associated site work: A1/A2/B1/B2
- Authorize all the requested items to be expedited to the February 22nd Common Council meeting.

Craig Raddatz with Fiduciary Real Estate Development and Scott Yauck with Cobalt Development were present to answer questions.

Mayor Neitzke spoke on some points to date on the apartment element at the 84 South project. Initially proposed were 216 units. The last time this item came before the Plan Commission it had 360 units shown. Another review of the plans resulted in today's plan of 268 units, which was determined to be economically best for the project. The added cost of the plaza parking element and having a fourth floor were significant so therefore it was eliminated. In the 18-24 months since this project was proposed, interest rates have changed, as have construction costs. He noted that many nearby communities are providing development assistance that would exceed traditional norms to lure development in. Greenfield is taking a fiscally prudent approach in this regard.

Ald. Kastner questioned if the same architectural firm is being used for this project as a similar one happening in Oak Creek, to which it was replied no, it was not. Ald. Kastner stated he preferred the roof line of the Oak Creek development over what is being presented tonight. Mr. Yauck spoke on how at their last presentation in October they spoke on increasing the density with the hope that they could add about 100 units to the project, but further analysis led to tonight's proposal for 268 units. As for the overall appearance, FRED is trying to tie in the apartment design with the other buildings in the development to create harmony. Rinka Chung, the Cobalt project architect, provided feedback in working with FRED's architect on achieving this. Mr. Weis stated he also found the roofline at the Oak Creek apartment project more appealing, and that roofline caps should be added. Ald. Kastner stated that other developers have created architecturally appealing apartments without any subsidy from the City, and that as we are invested in this project we should have more say and standards to make this the best it can be.

It was determined that an architectural review of the roof elevations would be submitted before the February 22nd Common Council meeting in order to keep the project moving along via City approvals. Mr. Raddatz stated that a 3-D rendering would be created for this purpose. Mr. Raddatz also discussed how at the last presentation the buildings came off as too white and would age with a dirty appearance. They have made changes so the colors will be predominately a light gray with dark gray, burnt brown, and black elements.

Mr. Raddatz stated that the goal is a May 1st groundbreaking for the apartment project overall, with about 11 months to complete a building. All the foundations will be poured in 2017, and overall completion will be earlier than originally thought.

Mayor Neitzke stated that there is a Community Development Authority meeting next week regarding a TIF plan amendment, as the overall 84 South project is now larger than originally proposed, unrelated to tonight's apartment element proposal. Again, the City's goal is to continually keep this overall project moving along to completion to begin recovering our investment via the enhanced tax base.

Motion by Ald. Kastner, seconded by Mr. Weis, to recommend approval of an amendment to the PUD/Site, Building, & Landscaping Review approved last October regarding the construction of multi-family apartment buildings on an overall 7.5 acre area on the west side of the 84 South development site:

- **The overall site plan with four buildings remains consistent but the overall apartment unit count is reduced from 360 to 268. This is done by eliminating the fourth floor of all four buildings.**
- **Overall 444 parking stalls will be provided through a combination of under-each-building and surface parking; part of this development area includes a .8 acre parcel to the north which will include surface parking. The previous 'under the plaza' parking feature is eliminated.**
- **Still remaining just south of Building A2 will be a 3,400 s.f. area which will include a leasing office and common space features such as an outdoor pool, club room, fitness studio, tanning room, and other interior/exterior amenities.**

Subject to Plan Commission and staff comments, with the understanding that further architectural review of the roof line elevation revisions are deferred to the Common Council, and authorize this item to be expedited to the February 22nd Common Council meeting. Motion carried unanimously.

8. Community Development Manager Report.

Scott Yauck with Cobalt Partners gave an update on the 84 South project. The midbox east building is scheduled for completion in May/June to turn over to the tenant, and then about another 120 days for their personalization of the space. By Labor Day, with the exception Fresh Thyme, all stores in this section should be open. Steinhafels is underway. The middle building will be Total Wine, with opening approximately January, and other tenants yet to be named. Portillo's plans to open in April/May.

The existing Steinhafels should come down in late Fall. Plans for additional buildings will be submitted in the next 60-90 days, with hopeful tenants being in the fitness and office use categories. The schedule is moving along better than originally anticipated.

The demolition of the Layton Baptist Church at 90th & Layton will begin in April, as they move into their new location at 9600 W. Layton Avenue fairly soon.

9. **Motion by Mr. Weis, seconded by Ms. Collins, to adjourn the meeting at 7:20 p.m.
Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed February 17, 2017