

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, MARCH 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	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager
Jeff Katz – Director of Neighborhood Services

2. Motion by Mr. Sponholz, seconded by Ms. Hallen to approve the February 14, 2017 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on February 22nd & March 7th. At the February 22nd meeting the modifications to the apartment component at the 84 South Project were approved. There were no Plan Commission items at the March 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. *[[Held over from February PC.]]*

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. Wos, the 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.

Mr. Erickson said Aaron Adelman, representing T-Mobile, had submitted a letter stating that the height, weight and wind load factors support that the tower would be able to bear the load of the antennas. Furthermore, the difference between the T-Mobile request and last year's Verizon request is the number of antennas (6 vs. 12) and mounting heights (90' vs. 115'). Mr. Adelman's letter indicates that "... it is certain that (older) tower is structurally capable of handling T-Mobile's proposed loading, but probably would not be capable of handling Verizon's..."

Ald. Kastner questioned the letter as it does not have any engineering statistics to show that the tower can support the additional weight. Ms. Hallen stated that the letter claims the tower is structurally sound at 82%. Ald. Kastner said these are just assumptions, we have not received a factual report. He questioned if we received from Mr. Vos, the property owner, that he would grant access to the site. Mr. Erickson said no, that has not been received. It was determined that this item be held over until an approval letter from Mr. Vos is received as indicated in these and the February Plan Commission notes.

Item held over.

5. Derek Williamson, DVM, 7110 327th Avenue, Burlington, WI 53105 requests a Special Use Review as the prospective new owner of the Crawford Animal Hospital practice and property at 4607 S. 108th Street. Tax Key #609-0036-001.

1. Background: Crawford Animal Hospital is an animal care operation that was approved in 2005, which serves mostly dogs and cats. Dr. Williamson, as the new business/property owner, will continue with a similar plan of operation. Per his PC submittal, there is no intention to make significant indoor or outdoor modifications to the building or property.
2. Parking/Traffic Flow/Access/Curbed Parking Lot: To remain unchanged. Deliveries will follow the existing schedule, consisting of one to several times weekly. Customers visiting will vary depending on the time of year, but generally 20-40 per day spaced out in 15-30 minute increments.
3. Hours of Operation: 8 a.m.- 8 p.m.; Mondays-Fridays & 8 a.m.- 4 p.m. Saturdays.

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

Derek Williamson, DVM was present to answer questions.

Motion by Mr. Weis, seconded by Ms. Collins to recommend approval of a Special Use Review as for Derek Williamson, DVM as the prospective new owner of the Crawford Animal Hospital practice and property at 4607 S. 108th Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 21, 2017 Common Council meeting. Tax Key #609-0036-001. Motion carried unanimously.

6. 84 South Mid-Box West LLC, represented by Bill Ohm, Cobalt Partners, 207 N. Milwaukee Street, Milwaukee, WI 53202 requests a Certified Survey Map to split Lot 2 of CSM #8874 into two parcels within 84 South.

1. Background: Cobalt Partners are proposing to creating a two lot CSM by splitting Lot 2 of CSM #8874. The western lot will consist of 4.2 acres (183K s.f.) for Tenant A4 (i.e. retailer use). The eastern lot would be 1.9 acres (83K s.f.) for Tenant A6 (i.e. Total Wine).

2. 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 March 21st Common Council meeting.

Scott Yauck, Cobalt Partners, was present to answer questions.

Motion by Ms. Hallen, seconded by Mr. Rogers to recommend approval of a Certified Survey Map to split Lot 2 of CSM #8874 into two parcels within 84 South, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 21st Common Council meeting. Motion carried unanimously.

7. **Daniel Kabara, Rinka Chung Architects, 756 N. Milwaukee Street, Milwaukee, WI 53202, on behalf of Cobalt Partners, requests a PUD Amendment/Site, Building & Landscaping Review for the Mid-Box West building for Kohl's and Total Wine (80k s.f.) at 87th & Sura Lane in 84 South.**

1. Background: This 80K s.f. building is a continuation of the ongoing 84 South retail development. It occurs between the Midbox East and Steinhafels buildings currently under construction. The building(s) are designed for Total Wine & More (A6), and a yet unnamed tenant (A4).
2. Architectural Review/Exterior Materials: Per the attached color rendering, the building façade continues with a similar complimentary architectural character/theme and building materials as the surrounding development. Both retail tenant spaces feature corrugated metal panels, wood canopies, clear glazed storefront windows, brick masonry, precast concrete, wood look cladding, and EIFS. The retail spaces feature a continuous building façade along the southern elevation. However, the two stores actually will have a one foot gap between them (i.e. partially related to the new CSM (i.e. Item #6 on this agenda). A product sample board should be presented at the PC meeting. Other site-related detail is also provided with the submittal materials.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: On sheet C7.0 – Master Site Plan, is a 'Parking Table' which provides a square footage/ratio/stall count breakdown attributable to Building A3, A4, and A5. However, due to the 'fluidity' of site/building design aspects which have occurred in this general area west of Mid-Box East over the past number of months, sufficient parking still remains for all the retail users but the Table may need to be tweaked or updated slightly to reflect these respective building changes.
4. Storm Drainage/Grading (lot & building): Part of the master site storm management plan.
5. Lighting (building & site): Part of the master site lighting plan.
6. Utilities: Part of the master site utility plan.
7. HVAC/Utility Box Screening: To be screened by appropriate roof design features.
8. Signage: Signs will be placed across the main entrance, side, rear of the building. Three sizes are depicted: The Type A sign is located on the north elevation and contains a max sign area to be 9' tall by 36' wide. Type B, located on the north and south elevation, will have a max sign area of 5' tall by 40' wide. The Type C sign, placed on the east elevation, will have a max sign area of 10' tall by 40' wide. Further review between Cobalt and staff will be occurring on these aspects to ensure consistency with the prior approved Master Sign Plan.

9. Dumpster/Screening/Gated (materials used): Per review of Sheet C7.2 – Site Plan, the location of appropriately sized enclosure(s) still is needed – unless of course all refuse is contained inside the building somewhere near the loading dock features on the north side of the building.
10. Landscaping/Buffer Yard: Part of the master site landscaping plan. See Sheet C22.0/C22.1/C22.7C22.9 – Landscaping Plan for more details. Trees, shrubs, and flowers will be planted across the main building façade. In addition, landscape islands are installed throughout the parking lot containing both trees and small plants. This portion of the master site plan will feature 30 deciduous trees.
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. Street Trees: Part of the master site landscaping plan for all the new public streets within 84 South.
13. City Forester Site Inspection: Underway.
14. Sidewalks: Included along both sides of the new public streets.
15. Fire Department: Buildings to be sprinklered.
16. Erosion Control: Required from Engineering Dept. before any site work can proceed.
17. PUD Requirements: A PUD Amendment doc. will be drafted by City staff consistent with on-going site/building improvement projects.

Recommendation: Approve amendment request subject to Plan Commission and staff comments and authorize this item to be expedited to the March 21st Common Council meeting with the following consideration:

- Due to multiple prior reviews and approvals at both the Plan Commission and Common Council levels, the Plan Commission 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.

Steve Morales with Rinka Chung Architects was present to answer questions, along with Scott Yauck and Dan Roskopf with Cobalt Partners, and Tony Vodnik with CW Purpero.

Mr. Morales gave a summary of tonight’s item. The landscape is reminiscent of what is occurring to the east and west at the site, and is handled in the same fashion as the traffic-calming methods used along the curb edge. The materials are also in line with what is being used. The elevations are also consistent with the development and were created with the Kohl’s architecture team. Entrances are set back to enhance depth and all these elements break down the scale of a very large building to keep it from appearing as one vast expanse.

Mr. Morales gave a Powerpoint presentation and a narrative of the images. The 3-D rendering shows the materials of wood and aluminum cladding, along with the precast panels, and the glazing at the entrance. Also shown are the plantings chosen to break up the expanse of concrete as one approaches the store.

Mayor Neitzke stated that in regard to the announcement of Kohl’s moving from Greendale to Greenfield there was a lot of “chatter” that Greenfield had solicited Kohl’s to our community. Mayor Neitzke stated that he wants to be crystal clear that there was no solicitation by Greenfield in any manner to entice them to leave Southridge; there is a market rate rent associated with this property and nothing Greenfield did influenced their decision. It is an honor to have Kohl’s investing in the 84 South project. The movement has been for larger retailers to move away from mall settings and even into smaller locations. Kohl’s remaining in the area is a positive for the southwest side of Milwaukee County, as opposed to leaving entirely.

Motion by Mr. Sponholz, seconded by Ms. Hallen to recommend approval of a PUD Amendment/Site, Building & Landscaping Review for the Mid-Box West building for Kohl's and Total Wine (80k s.f.) at 87th & Sura Lane in 84 South, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 21st Common Council meeting. Motion carried unanimously.

- 8. Skott Motriarti, Music-Go-Round, 5042 S. 74th Street, Greenfield, WI 53220 (Greenfield Place Center), requests a new Special Use (used merchandise sales) associated with the business relocation into the former F & F Tire building and property at 7425 Holmes Avenue which he now has purchased, and also a Site, Building & Landscaping Review for exterior building and site improvements at this new location. Tax Key #617-9975-021.**

1. Background: Music Go Round (MGR) is planning to move its business into the vacant building on Holmes Avenue near the Greenfield Shopping Center, previously occupied by Tire America. Owners are remodeling both the interior and exterior of the building. MGR is also seeking a Special Use as it pertains to the 'used merchandise sales' component of the overall business operation at this new location. See attached detailed site/building improvement plans.
2. Architectural Review/Exterior Materials: The new renovations made to the outside of the building will create additional continuity with the surrounding commercial spaces. The existing red brick on the building will remain unchanged. However, other building materials include new gray brick, corrugated metal wall panels, silver horizontal break metal accent bands, different shades of gray metal coping, aluminum window frames, and anodized aluminum storefront entry doors. See sheet number A-201 for more details.

Initial Building Inspector review noted the following: building requires the installation of a drinking fountain, service sink, and two forms of building egress.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The improvements made to the site will reduce the amount of parking from 19 stalls to 16 standard spaces plus 1 accessible stall. New asphalt, striping, curbing/gutter, and parking curb-stops are proposed to be installed in the lot.

Based upon the Demo Site Plan (C-100), the entire parking lot is being demolished. On the Site Plan (C-101), an extensive amount of new curb/gutter is being installed but there remains areas where there are curb-stops (i.e. no curb/gutter) are shown. ZC regs. require concrete curb/gutter on all the perimeter parking areas.

An interesting conundrum of sorts is shown due in part to the proposed landscaping improvements to the site both at the building foundation and site perimeter. A 'pinch-point' is created along the east side of the lot that would be 20' wide for a short portion of the north/south drive aisle on the eastern side of the building by the 74th St. drive approach; as shown on the plan the existing approx. 27 foot wide aisle would be reduced to 20 feet wide. ZC regs. would require a minimum of 24 feet for drive aisles width simply to accommodate ease of vehicular movements, so further re-working of that portion of the site plan will be needed.

4. Storm Drainage/Grading (lot & building): There is an existing storm inlet located on the northwest corner of the parking lot. Since the parking lot looks to be re-constructed, the combination of a grading plan and/or storm inlet extension per the 'curb/gutter' related staff comments in #3, may be needed to then better handle parking lot storm run-off.

Given positive site-related changes in that it appears that there is less hard-surface overall, an 'Impervious Area Calculation Form' should be prepared for Engineering staff review and annual reporting to MMSD.

5. Lighting (building & site): Three decorative LED light/fixtures will be installed on 20 foot high poles on the eastern, northern, and western edges of the parking lot. Other new lighting fixtures include 6 LED goosenecks and 3 LED recessed cans for the building. See sheets C-106 and C-107 for additional information and photometric layout. Furthermore, as shown of the Lighting Plan, the new pole bases will be in landscaped areas, so then the concrete base cannot be higher than six inches (6") above grade.
6. Utilities: No Changes.
7. HVAC/Utility Box Screening: No Changes.
8. Signage: The building elevation sheet identify wall signage MGR as mounted on the dark gray corrugated wall panel on the northern façade. This and any other signage will be handled via the standard Sign Permit app. process with staff.
9. Dumpster/Screening/Gated (materials used): A new dumpster enclosure is mounted on a heavy duty concrete pad along the eastern building façade. Staff noted that a man-door or 'wing-wall' should be placed on the enclosure. In addition, landscaping should be planted east of the dumpster to provide additional screening because existing asphalt is proposed to be removed in that general area.
10. Landscaping/Buffer Yard: MGR will make significant improvements to the site through new landscaping plantings and adding more landscaping area by removing asphalt. 4 trees, 20 coniferous shrubs, 42 deciduous bushes, and 49 flowering plants will be added throughout the site. See page C-108 for more details.
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. Street Trees: Two street trees are located along Holmes Avenue. The City Forester should be contacted about the potential need for planting of additional street trees along 74th Street.
13. City Forester Site Inspection: Underway.
14. Hours of Operation: 10am-8pm Mondays-Fridays, 10am-6pm Saturdays, and 12-4pm Sundays.
15. Sidewalks: As part of a new front entry-way, some new concrete walk is being installed.. Staff recommends that in an east/west alignment, a combination of adding 'stripped' pavement markings across the parking lot and a short section of concrete walk in the terrace area be done in order to access the City sidewalk on 74th Street.
16. Fire Department: The Fire Department will identify if the building already contains a sprinkler system, or will need to install one.
17. Police Department: MGR has been in contact with the Police Department about the 'Second-hand Licensing' aspect of this business at the new location.
18. Miscellaneous: Background regarding the Special Use:
 - 1997: when the Zoning Code was re-written in its entirety, 'Used Merchandise Stores' were a Special Use in all Commercial categories, but for whatever reason not in a PUD area. The categorization of uses back then followed the SIC listing (Standard Industrial Classification; 4-digit numbering system; 5932 – Used Merchandise Stores).
 - 2010: MGR received its Occupancy Permit for its current location. Likely took out and received separately the 'Second-Hand License'.
 - 2013: Ord. 2769 was passed called 'Permitted & Special Uses in the Non-Residential Zoning Districts'; this was a complete re-working of this category because the SIC was replaced with NAICS (North American Industry Classification System; now a 6-digit numbering system; 453310 – Used Merchandise Stores). However, this type of use is now a S-Special Use in a PUD area, which includes this parcel, along with all other non-residential zoned categories.

Recommendation: Approve both requests subject to Plan Commission and staff comments and authorize this item to be expedited to the March 21st Common Council meeting. Staff believes this Special Use request can be considered a 'minor change' not needing a public hearing because:

- It's an established Greenfield business in good-standing, which is basically moving westerly across the parking lot of Greenfield Place to 7425 Holmes.
- This new location actually is more centralized within this commercially zoned area –the closest residential zoned area is about 500' to the west on the other side of S. 76th Street and about 700' to the east; of course then the commercial tier of properties on a north/south alignment is from south of Edgerton to I-894.
- A new Second-hand License though would still be needed from the City Clerk's Office for the new location.

Skott Motriarti, with Music-Go-Round, and John Kutz with MSI General were present to answer questions.

Motion by Ms. Hallen, seconded by Mr. Weis, to recommend approval of a new Special Use (used merchandise sales) associated with Music-Go-Round business relocation into the former F & F Tire building and property at 7425 W. Holmes Avenue, consider it a minor change not needing a public hearing, and also approve a Site, Building & Landscaping Review for exterior building and site improvements at this new location, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 21st Common Council meeting. Tax Key #617-9975-021. Motion carried unanimously.

9. Mike Bluemel, Bluemel's Garden & Landscape Center, 4930 W. Loomis Road, Greenfield, WI 53220 requests a Special Use Amendment and Site/Building/Landscape Review for the installation of a new shade cloth area, new gravel area, and new street frontage landscaping on what formerly was the '4920 Loomis Avenue' lot, but was combined via a previously approved CSM. Tax Key #620-9960-006 and 620-9952.

1. Engineering Comments: Background: Bluemel's is submitting a follow-up to last year's relocation of three greenhouses. The expansion includes enlarging the shade cloth area to the east, installing a new playground, and improving the landscaping along the south property line abutting Loomis Road. See attached PC application with a narrative and corresponding pictures.
2. Architectural Review/Exterior Materials: The shade cloth area will be expanded behind the greenhouses in order to provide a better shopping flow for customers. Construction will match the existing design.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: As part of the WisDOT project currently scheduled for 2020 for the rebuilding of Loomis, Bluemel's has had discussions with WisDOT regarding those pending plans and the impacts for both truck and customer access to the site. For the 4930 parcel, it is anticipated that WisDOT will close the existing Loomis median cut opposite of the westerly Bluemel driveway, while the easterly drive approach would remain as a right-in/right-out approach. This median closure likely would be done cause this is the start of an expected longer 'stack lane' for vehicles going southwesterly that want to turn east onto Edgerton. Toward that end, the site plan submitted shows the desire to shift the former driveway for 4920 to the northeast, which then would be at the west lot line of 4840.

Due to the angle of Loomis in relation to the parcels and at the same time trying to accommodate truck turns in/out of the lot, it is Bluemel's desire to eventually as part of a new WisDOT plan, to get a median cut that would align with the proposed drawing that depicts this proposed re-located driveway.

However, it should be noted though that the other parcel Bluemel's acquired last year to the east of them at 4830, has an existing median cut really close by that right now serves primarily Stu's Flooring, but it almost has an ideal alignment also to what now is Bluemel property. At this point it is uncertain what design alternatives WisDOT may be analyzing, but from the City staff perspective it

may take some widening of that existing “..Stu’s..” median, along with a stack-lane(s) which could provide the desired in/out Loomis access Bluemel’s is looking for long-term, although further east than maybe hoped for initially. So this could be another alternative that WisDOT will be looking at since ‘spacing’ between median cuts/intersections is a key design feature they always will look at.

4. Storm Drainage/Grading (lot & building): Bluemel’s constructed a gravel parking lot east of the Shade Cloth/Greenhouse structures (4920) for employees and at some point a new driveway will go in and potentially further hard-surface type improvements (i.e. gravel and/or asphalt) may occur at the 4830 lot. MMSD and City regs. considers gravel, and of course asphalt and roof-tops, to be an impervious surface.

Staff has a concern that as these incremental site changes take place including more ‘material storage structures’ (see picture; these structures don’t show up on any plan from last year or this year), that what is being avoided is the preparation of a true stormwater management plan (i.e. currently a ½ acre of new ‘hard’ surface and/or greater than 2 acres of disturbed area is the MMSD threshold but that potentially is to be reduced).

Accordingly, staff would request that Bluemel’s work with a civil engineering firm to prepare such stormwater mgt. plan which takes into account both short-term and long-term site/building plan improvements in order to better monitor these activities occurring throughout the Bluemel property, and have it completed by July 1st for staff review. BTW – significant wetland and floodplain areas are in the northerly portions of the Bluemel property(ies). See #25 Engineering Comments for greater specificity.

5. Utilities: There still is ‘fluid seepage’ coming from the grassy/tree area of the former 4920 lot, which continues going onto the sidewalk in this area. Whether this has anything to do with the previous capping of the water and sanitary laterals for when the house demo at 4920 took place is unknown, but it is a reoccurring issue that has yet to be addressed by Bluemel’s.
6. Signage: As referenced in the narrative and on the site plan, in conjunction with whatever happens with the future WisDOT road improvement project and driveway closures and median changes, the potential relocation of the Bluemel’s monument sign from ‘4930’ to 4920’ is included within the landscaping design. Attached is a picture of their current free-standing sign.
7. Fencing: A 6’ high decorative wrought iron fence will be installed along the west/south/east edges of the improved playground, of which is also shifted easterly a little on the site.
8. Landscaping/Buffer Yard: New landscaping will encompass the playground along Loomis Road frontage. Over 150 plantings will be installed in the landscaping project. Plants include a variety of deciduous trees, shrubs, bushes, and annual/perennial flowers; existing tall evergreen trees would be removed.
9. 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.
10. City Forester Site Inspection: Underway
11. Erosion Control: Needed from the Engineering Office prior to any site work starting.
12. Engineering Comments:
 - Wetland delineation for entire site.
 - Because the recent addition of the hoop huts and gravel roadway/parking area on Lot A and B, staff believes that the overall site has had an increase of more than ½ acre of impervious area and greater than 2 acres of disturbed area. Per MMSD and WI DNR regulations, storm water management is required. The submittal of a storm water management plan is required before any further land disturbing activities or site layout changes can occur. If applicant feels this is not the case, they should provide pre and post impervious area / disturbed area calculations for area A and area B, complete with accurate exhibits (survey quality) completed by a professional engineer for review by the City. Hand drawn sketches are not sufficient. Hoop huts, gravel

roadways and gravel parking areas are considered impervious by City, MMSD and WI DNR standards.

- The CSM to combine all of the lots needs to be re-approved and recorded. A follow up review is also needed by the Milwaukee County Register of Deeds.
- A master site plan should be created for the entire site so the City has an accurate depiction of what is on the site currently and what is being proposed.
- A master grading plan should be created for the entire site.
- A master utility plan should be created for the entire site, if warranted.

Recommendation: The request before the Plan Commission is straight-forward in that it pertains to some basic aspects of site improvements related to the nature of business → landscaping a frontage area, upgrading the playground, and adding a shade cloth area. Staff has no concerns about those items but has outlined larger scope site-as-a-whole issues which we believe need to be addressed.

With that in mind, staff recommendation is to ‘hold’ this item to the next Plan Commission meeting (April 11th) to enable Bluemel’s to come up with a time-line/action plan which addresses the issues as identified in these notes/attachments.

Mr. and Mrs. Bluemel did arrive during the discussion. Overall the Plan Commission was supportive of the plan with its landscaping, playground, shade cloth area and fencing components. But there was concern over the impervious surface and how the City would be in compliance with MMSD and DNR standards. The proposed improvements need to be such that there is no adverse impact at the site as we cannot put the City’s receiving a Stormwater Discharge Permit in jeopardy, thus opening us up to disciplinary action by the DNR. Upon review by Staff it appears that more than one-half acre of impervious area and greater than 2 acres of disturbed area have occurred. Mr. Bluemel stated he does not feel he has created any impervious surface. It was determined that Mr. Bluemel should meet with the Engineering Dept. as to what must occur.

Motion by Mayor Neitzke, seconded by Ald. Kastner to recommend approval of a Special Use Amendment and Site/Building/Landscape Review for the installation of a new shade cloth area, new gravel area, new fencing, and new street frontage landscaping at Bluemel’s Garden Center, 4930 W. Loomis Road, on what formerly was the ‘4920 Loomis Avenue’ lot, but was combined via a previously approved CSM, subject to Plan Commission and staff comments, which includes but not limited to, that by October 15, 2017 a stormwater management plan, wetland delineation for the entire site, and a master site/grading plan all be prepared, and authorize this item to be expedited to the March 21st Common Council meeting. Tax Key #620-9960-006 and 620-9952. Motion carried unanimously.

10. Eyad Suleiman, Cloud 9 Vape/Black Stone LLC, 1524 W. Plainfield Avenue, Milwaukee, WI 53222 requests a Special Use to open a retail store for selling electronic cigarette products or a ‘vape store’ at 3775 S. 108th Street within the Garden Mall; no smoking of the product(s) would occur within the building. Tax Key #563-9986-008.

1. Background: Per the attached PC application and project description, Cloud 9 Vape is a non-smoking vape shop that offers electronic cigarette products. Customers will be prohibited from smoking within their leased area. The tenant will occupy 900 square feet of space within the Garden Mall. An excerpt of the proposed Letter of Intent with the property management firm (CBRE) reads, in part, “...Use: A retail store specializing in the sale of electronic cigarette products (‘vape’) and for no other purposes...”.

Attached is an excerpt of the Zoning Code NAICS listing where ‘electronic cigarette stores’ are categorized as a Special Use in all commercial zoned categories under ‘453998 – All Other Miscellaneous Store Retailers (except Tobacco Stores)’.

Since there are Municipal Code limitations and State applicable regulations regarding ‘smoking’, Mr. Rausch (City Health Director) was asked to review this PC application. Attached are his comments pertaining to the prohibition of smoking, and a reference that if this business were opened, that the operator could not provide sampling or use of vaping devices with the business per the Code citations he listed.

2. Signage: Any signage would need to follow the Master Sign Program for the Garden Mall regarding type/size/color of any wall sign and panel insert on the free-standing sign.
3. 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. Sulieman. If he wants 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 his determination.

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

Eyad Sulieman was present to answer questions.

Motion by Mayor Neitzke, seconded by Ms. Hallen, to recommend approval of a Special Use to open a retail store for selling electronic cigarette products or a ‘vape store’ at 3775 S. 108th Street within the Garden Mall; no smoking of the product(s) would occur within the building, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key #563-9986-008. Motion carried unanimously.

10-a. Omar Hamden, OOH Development, 11900 W. Ryan Road, Franklin, WI 53132 requests a Special Use Review for the purpose of re-opening the former ‘Griddlers Restaurant’ at 7510 W. Layton Avenue; new name will be ‘Route 76’. Tax Key #604-9966-001.

1. Background: Per the attached PC application and project description, Mr. Hamden wants to re-open the closed (less than a year) former Griddlers/George Webb restaurant (i.e. building constructed in 1984 for Webbs). His intention is to create more of a 50’s theme diner, so while there isn’t any exterior changes, it would be more interior building modifications.

He notes in his write-up a desire to host classic auto shows on a Sunday, to take advantage of the availability of parking at Robert Haack (i.e. same property owner) and Munro Muffler (i.e. closed on Sundays).

2. Parking/Traffic Flow/Access/Curbed Parking Lot: No changes proposed.
3. Signage: New sign will be handled via over-the-counter sign permit.
4. Dumpster/Screening/Gated (materials used): Located just north of the building.
5. Hours of Operation: No longer 24/7; breakfast thru supper-time.
6. Outside Agencies: Since Layton Avenue is a County Trunk Highway, any future/potential site changes would also need to be reviewed/approved by Milwaukee County.

Recommendation: Approve the transfer of a ‘restaurant’ Special Use to continue at this location subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 21st Common Council meeting.

Omar Hamden was present to answer questions.

Motion by Ms. Hallen, seconded by Ms. Collins to recommend approval of a Special Use Review for Omar Hamden for the purpose of re-opening the former ‘Griddlers Restaurant’ at 7510 W. Layton Avenue; new name will be ‘Route 76’, subject to Plan Commission and staff comments, and authorize this item to be expedited to the March 21st Common Council. Tax Key #604-9966-001. Motion carried unanimously.

- 10-b. Steve Evans, The Chakra Shop, 7406 W. Layton Avenue, Greenfield, WI 53220 requests a Special Use for the purpose of adding ‘psychic services’ to their retail business which presently sells candles, incense, oils, and spirituals gifts. Tax Key 604-9964-000.**

1. Background: Per the attached PC application and project description, Mr. Evans is requesting the ability to also do ‘psychic services’ which requires a Special Use. Also attached is the description he provided for the retail business when it opened last August.

Attached is an excerpt of the Zoning Code NAICS listing where ‘psychic services’ are categorized under ‘812990 – All Other Personal Services’, which is a Special Use in all commercial zoned categories.

2. Signage: Presently there is a temporary-type sign/banner still in-place; that additional time allowance that Mr. Erickson provided is soon to expire; meaning that permanent signage will be needed.
3. 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. Evans. If he wants 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 his determination.

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

Steve Evans and Eva Johns were present to answer questions. Mayor Neitzke mentioned that there is no handicap accessible parking at the site, and also the steepness of the parking lot grade may be a problem ADA-wise. There should be further conversations with property owner David Kyhn as to adding handicap parking.

Motion by Ms. Hallen, seconded by Mr. Sponholz, to recommend approval of a Special Use for the purpose of adding ‘psychic services’ to their retail business The Chakra Shop, 7406 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize the Public Hearing process to begin. Tax Key 604-9964-000. Motion carried unanimously.

11. Community Development Management Report.

Mayor Neitzke reported that earlier today a presentation to Moody’s, who then rates the credit worthiness of the City for the last borrow for the 84 South project occurred, and will go out for bid for bonds next week.

- 12. 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 March 20, 2017