

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JULY 11, 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	Excused
	Mr. Bradley Sponholz	Excused
	Mr. Steve Rogers	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager

2. Motion by Mr. Rogers, seconded by Mr. Weis to approve the June 13, 2017 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on June 20th.

Public hearings were held for Liberty Express (6745 W. Forest Home) on their request to sell beer and for Habitat for Humanity's ReStore (4150 S. 108), and both were approved as recommended. Also approved as presented were the following items from the June 13th Plan Commission: West Layton Assembly of God Church (11500 W. Layton) parking lot, Fresh Thyme (8680 W. Sura) for beer/wine sales, a new owner of Plato's Closet (7820 W. Layton), a new owner of Las Margaritas (6869 W. Forest Home), and a new owner of Smokers Pub (4267 W. Layton).

4. Scott Lindvall, HGA Architects, 333 E. Erie Street Milwaukee, WI 53202 on behalf of Cobalt Partners, requests a PUD Amendment and Site/Building/Landscaping Review for the five story medical office building with an approx. 35K building foot-print for the Aurora Health Center at 9000 W. Sura Lane; Tax Key #606-9980-005.

1. Background: Aurora Health Care (AHC) is proposing a five story medical office building with an approx. 65K s.f. building pad within the 84 South development; see attached PC application, attachment narrative, and detailed plan set. Per the narrative and when projecting out 6 – 9 months, the combination of the Ambulatory Surgery Center and medical office clinics (MOB) anticipate hiring approx. 170 full time and 30 part time staff members with an average number of 400 patients visiting the facility each day.
2. Architectural Review/Exterior Materials: The medical office is a 5 story brick masonry building with a glassy first floor and projected corner element. The brick is balanced by stone towers that are detailed with windows and metal panel in complementing metal panel. The brick office building contains horizontal bands of glass that balance the red brick solid elements of the façade. There is an overhanging canopy at the building's main entrance to shield pedestrians from inclement weather. The total building height reaches 89 feet. Exterior materials include brick, stone, green metal panel, champagne metal panel, wood metal panel, architectural precast, window frames, and vision glass. Exterior elevation detail and color building renderings and color exterior material identification are attached; a product sample board will be provided at the meeting.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: Per the narrative, the building's occupants are assigned 105 surface parking stalls, with an additional 407 spaces in the parking garage *[[FYI – the parking garage PC submittal will occur at the August mtg.]]*. There is a potential pinch point near the ramp entrance at to the parking garage at that SE corner in anticipation of the demand for parking near the future development site directly east. Further information on turning radius still needed (i.e. 'auto-turn' data). At the southwest corner of the parking lot, the two parking stalls immediately adjacent to the public sidewalk need to be eliminated due to that close proximity (i.e. potential public pedestrian/private vehicle interaction and snow-plowing issues).

From the corner of Sura Lane and along the entire north side of the future parking garage and continuing all the way to the east end of Mid-Box East is a +/-27' wide concrete 'service road' that will provide that daily accessibility for truck deliveries/pick-ups, etc.

4. Storm Drainage/Grading (lot & building): All on-site/roof-top drainage connects to the larger 84 South stormwater management system. See sheet C3.0 for the Grading Plan.
5. Lighting (building & site): Attached is a photo-metric layout. Per the luminaire schedule, the mounting heights (25' pole on a 2'6" concrete base) and fixture style (cut-offs) will be identical to all the parking areas north of Sura (i.e. Box East - Total Wine & Kohl's - Steinhafels, etc.).
6. Utilities: See sheet C4.0 for proposed Utility Plan.
7. HVAC/Utility Box Screening: HVAC units are located on the rooftop and hidden from street view. Transformers and generators are positioned along the building's western elevation and screened by what is called a 'pre-finished screen' fence (i.e. actual product sample needed). All meters should be properly screened or painted to match exterior building materials.
8. Signage: Wall signs are mounted on the upper building elevations: south and north ('Aurora Health Center'), and east ('Sports Health'). It's anticipated that a free-standing sign will be requested as well to be placed within the development, but on a different parcel at the northwest corner of Falcon and Layton (i.e. south of the future D-2 building).
9. Dumpster/Screening/Gated (materials used): The site layout shows that two compactors for trash and recycling are located on the northwestern side of the building. The compactors are screened behind an 11' high fence along the western sidewalk. Given the multiple functionality of this portion of the site/building there isn't a complete enclosure of the compactors. However, there is significant screening of these units via the combination of proposed fencing and building height for any pedestrians, automobile traffic on Sura Lane, and residents in the upper east side of the FRED apartments across the street.
10. Fencing: An 11' high 'pre-finished screen' fence is placed mainly along the west/northwest portion of the site, with a short south section, to screen utilities, compactors, loading dock, etc.
11. Landscaping/Buffer Yard: Extensive landscaping is accounted for throughout the site. Greenspaces will be planted with a total of 33 deciduous trees and over 240 shrubs, and numerous annuals/perennials/grasses. Landscape islands will be mulched with crushed bluestone, which is consistent throughout the 84 South development.

Staff recommends that planting several evergreen trees along the west side of the 11' high screening fence is needed to help 'soften' that wall-effect.

12. Landscaping Cash Deposit/Letter of Credit: A landscaping letter of credit is covered under a separate agreement with Cobalt.
13. City Forester Site Inspection: Underway
14. Hours of Operation: Per the attached narrative, services are anticipated to be open Monday thru Saturday 8am-8pm with a future possibility of scheduled 23 hour stay services in the Ambulatory Surgery Center for 4-6 patients being discharged to home.
15. Sidewalks: On the premise that potentially some Aurora employees may someday live in any of the four adjacent FRED apartments, crosswalks placement/orientation should align with that anticipated pedestrian routed.

16. Fire Department. The medical office building will be sprinkled. The 'Storz' building fire connection location has yet to be identified.
17. Outside Agencies: State application building plans have been submitted.
18. Erosion Control: See sheet C1.0 for further construction site erosion control data.
19. PUD Requirements: City staff will be drafting the initial PIA for the medical office building project; this type of document is needed for all projects within 84 South.
20. Miscellaneous:
 - What is the 'cope salt brine tank' located in the truck area used for?
 - The site plan references 'approx. future lot line' which assumes a future CSM will be done to split off the Aurora parcel area.
 - Sheet C3.0 Grading Plan includes a reference to 'Emergency Entrance Inset'. How does this fit in operationally?

Recommendation: Approve the PUD Amendment and Site/Building/Landscaping Review subject to Plan Commission and staff comments and authorize the requested item to be expedited to the July 18th Common Council meeting.

The following were present: Paula Verboomen, Scott Lindvall, and Mark Wesecoh with HGA Architects, along with Stephen Francaviglia, Jason Neitzel, E.J. Herr, and Tracey Weymelenberg with Aurora.

Scott Yauck gave an update of the current status of the 84 South project.

Mr. Francaviglia then gave some background on what types of services Aurora would be offering at this location. Offered will be general surgery, orthopedic surgery, GI, Urology, and Radiology units, an Imaging Unit, a Pediatrics area, and a pharmacy. They hope to break ground by the end of 2017 and see their first patient by mid-2019. The estimated building construction is approximately \$55 million.

Ms. Verboomen reviewed the plans being shown tonight via a Powerpoint presentation. The building is being positioned so that its entry is on the same face as the entries to the rest of the development. This allowed the building to be placed in "front" of the parking structure to slightly mask it. An image was shown to show the massing of the ambulatory surgery center. The way the building was designed, the front of it is 5 stories, and between the building and parking structure is a one story building that accommodates the loading dock/building services functions. Ms. Verboomen then gave details of the building materials being used.

Patrons would enter off of Sura Lane and then decide to either go toward the parking structure or go the front canopied area of the building to utilize the valet service. They expect 20 percent of patrons to utilize the valet service. Also shown was a landscape plan for the site, with elements incorporated to make it as pedestrian friendly as possible.

Ald. Kastner questioned if the fence will screen out the semi-trailers that will be parked at the site, to which Ms. Verboomen replied that depending on one's vantage point they should. Aurora's presence will be seen from several vantage points and along the freeway. Mayor Neitzke spoke on the importance of signage at a development, and also the value that freeway exposure brings to a development.

Motion by Ald. Kastner, seconded by Don Carlson to recommend approval of a PUD Amendment and Site/Building/Landscaping Review for the five story medical office building with an approx. 35K building foot-print for the Aurora Health Center at 9000 W. Sura Lane; subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Tax Key #606-9980-005. Motion carried unanimously.

5. Bill Ohm, Cobalt Partners, 207 N. Milwaukee Street, Milwaukee, WI 53202 requests the following items as part of the 84 South project:

- **Certified Survey Map to re-split CSM #8905 for a minor change to an ‘inside lot line’ (Kohl’s & Total Wine parcels)**
- **‘D’ Building(s) area: allow a monument sign to be installed**
- **‘D’ Building(s) area: dumpster enclosure relocation**
- **Pylon signage clarification related to the use of the respective tenant branding colors within the various tenant panel inserts for lettering/logo/font purposes.**

1. Background: In 84 South there is a slight revision needed to CSM #8905 (4/17) to shift an ‘inside’ lot line 3-4 inches for the Kohl’s and Total Wine parcels. This also then leads to a small shifting of the building pad, which somehow enables just enough of a little bigger side yard setback that helps with building design/construction regulations.

2. Signage:

‘D’ building – monument sign

See attached PC Write-up with the request for a multi-panel monument sign for the D1-A and D1-B tenants, and see proposed rendition and location (i.e. south of D1-B). As proposed, the panel background color would be consistent but the individual letters could be any color which presumably would match their branding colors. This item is back before the PC because when these buildings and site plan were approved, there wasn’t at the time any thought that additional signage was needed given the close proximity of the south building faces which have wall signage, in relation to Layton Ave.

Existing Pylon Signs and multi-color letters

See attached PC Write-up and existing picture with the request to allow tenants to use their branded colors – instead of just ‘white’ – on all the four main free-standing/pylon signs. Staff believes that the initial Master Sign plan (4/16) and Sign Permit app. (4/17) identified the intention to have this single color – ‘white’ – for the respective tenant panel inserts on any of the free-standing signs. The belief was that while the color consistency would occur on the free-standing signs, the ability for the individual tenant color branding, with their respective logos/symbols (if any) and font preference would be certainly allowed on wall signs.

3. Dumpster/Screening/Gated (materials used): See attached PC Write-up and various site plan layouts related to the dumpster enclosure location on the ‘D’ Buildings Lot. Initially proposed for the southern side of the parcel toward Layton between buildings D1 and D2, but at the 4/17 PC meeting the direction was to shift those enclosures to the north side of the parcel by Sura; site plan showing that shift was done.

This item is back before the PC because per the write-up which makes reference to tenant preference and functionality (i.e. back of building is a shorter, more direct route to enclosures), there is a desire to move the enclosure location back to the original spot as initially proposed.

Attached are renditions of a 'fluted' brick enclosure with a horizontal corrugated metal panel material for the gate(s); intention is to mimic the 'D' building exterior. When the D1-A and D1-B buildings were approved in April, part of the PC direction was to improve the landscaping along that south side area – attached is the revised landscaping plan which does that.

Wherever these enclosures end up, the design still needs either a separate 'service door' or the 'wing-wall' design feature for ease of access.

4. 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 all items as requested from Cobalt subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 18th Common Council meeting:

- CSM – Kohl's & Total Wine
- Dumpster enclosure relocation back between D1-A and D2
- New monument sign south of the D1-B building
- Allow the multi-color tenant branding/logo/font to remain as has been installed for all the free-standing signs/panel inserts.

Scott Yauck and Dan Roskopf with Cobalt Partners were present to answer questions. Mr. Roskopf gave a presentation on this item.

Discussion occurred on the clarification that the signage panels must all be the same color, with the allowance that the multi-color tenant branding may remain, as it has already been installed.

Motion by Mr. Weis, seconded by Ms. Collins, to recommend approval of a Certified Survey Map to re-split CSM #8905 for a minor change to an 'inside lot line' (Kohl's & Total Wine parcels), subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Motion carried unanimously.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend approval of the monument sign to be installed at the 'D' Building(s) area, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Motion carried unanimously.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend approval of the dumpster enclosure relocation in the 'D' Building(s) area, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Motion carried unanimously.

Motion by Mr. Weis, seconded by Ms. Collins, to recommend approval of pylon signage clarification related to the use of the respective tenant branding colors within the various tenant panel inserts for lettering/logo/font purposes, subject to Plan Commission and staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Motion carried unanimously.

- 6. Dick's Sporting Goods, represented by Lori Clark, 345 Court Street, Coraopolis, PA 15108 requests a Special Use in order to sell firearms as a small part of their overall range of products within the former Sports Authority space at Greenfield Place, 5070 S. 74th Street; the 'Hunting Dept.' is 1300 s.f. of the overall 44K s.f. store. Tax Key #617-9975-024.**

1. Background: As part of an anticipated Dick's Sporting Goods interest in occupying the former Sports Authority retail space at Greenfield Place shopping center, a special use permit is required in order to sell firearms. 'Sporting Goods Stores' (per NAICS #451110) is a Permitted Use. However, last August Ordinance #2855 was passed which 'pulls out' from the 'Sporting Goods' category the element pertaining to Gun Shops and/or Firearms/Ammo Sales, which is why this matter is before the PC at this time – see attached.

Part of the attached detailed submittal included:

- Store size = 44K s.f.; Hunting Dept. = 1,267 s.f.; approx. .03% of overall floor space.
 - Overall store floor plan and an enlargement of the Hunting Dept.
 - Information regarding 'Physical Security' measures (i.e. building & firearms & ammo).
 - Information regarding internal policy/practices related to 'Firearms Operations' (i.e. associates → criminal background check; internal & inventory controls)
 - Information regarding 'Regulatory Compliance' (i.e. Firearms Management System → ATF regs.)
2. Police Department: Per attached June 27th email from Chief Wentlandt, vehicle barriers (bollards) must be installed to prevent criminals from using stolen automobiles to breach the store. This method is common throughout Wisconsin and the United States. Also, the PD will work with Dick's regarding potential other concerns (i.e. roof entry and entry from an adjacent business).

Recommendation: Approve Special Use request 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 July 18th Council meeting.

The selling of firearms has been a regular feature at Dick's for years and in this instance, the 'Hunting Dept.' is a very small area within this larger store square footage. The timing of our relatively new ordinance is the only reason this feature of their basic sales inventory, is before the City. Furthermore, it may be possible that Sports Authority and/or its predecessor Sports Mart sold firearms as well.

Discussion occurred on how this is to be considered a minor change and thus would not need a public hearing.

Motion by Ald. Kastner, seconded by Ms. Collins to recommend approval of a Special Use in order for Dick's Sporting Goods to sell firearms as a small part of their overall range of products within the former Sports Authority space at Greenfield Place, 5070 S. 74th Street; with this to be considered a minor change not needing a public hearing, subject to Plan Commission and Staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Note: the 'Hunting Dept.' is 1300 s.f. of the overall 44K s.f. Tax Key #617-9975-024. Motion carried unanimously.

7. Ann Bieringer, Little Light of Mine Childcare LLC, 7010 W. Wells Street, Wauwatosa 53213 requests a Special Use in order to open a daycare business in the former school portions of the Faith Bible Church at 4175 S. 112th Street. Tax Key #566-9982-001.

1. Background: Ms. Bieringer is proposing to open a daycare business at Faith Bible Church. Per her PC application narrative she currently operates an in-home daycare center in Wauwatosa and is seeking to expand into Greenfield. The daycare would rent two adjoining rooms and the outdoor playground. Other additional spaces include the kitchen and children's restroom, which are not in use by the church during operating hours. See attached series of pictures with captions to better identify her location.
2. Hours of Operation: Monday-Friday 6 a.m.- 6 p.m.
3. Miscellaneous: A portion of the independent daycare facility will be assessed through the City Assessor's Office.

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

Ann Bieringer was present to answer questions.

Motion by Ald. Kastner, seconded by Mr. Rogers to recommend approval of a Special Use for Ann Bieringer, Little Light of Mine Childcare LLC to open a daycare business in the former school portions of the Faith Bible Church at 4175 S. 112th Street, subject to Plan Commission and Staff comments, and authorize the public hearing process to begin. Tax Key #566-9982-001. Motion carried unanimously.

8. Maynard Wagner, Advanced Camping Sales Inc., 6606 W. Layton Ave. 53220, represented by Bill Matthews, Anderson Ashton Inc., 2746 S. 166th St., New Berlin 53151 requests a Site, Building, Landscaping Review for a proposed +2,000 s.f. addition on the south side of the existing building for more showroom space. Tax Key #603-9945-000

1. Background: Advanced Camping Sales Inc. (ACS) is proposing to expand their showroom to better accommodate customers in incremental weather. See attached PC app., background narrative, and plan set. Per the narrative, the enhanced showroom frees up additional area for customer parking. Hours of operation and the number of weekly deliveries will remain unchanged after remodeling. ACS projects the increased curb appeal and improved showroom will enable the business to increase employment by thirty percent.
2. Architectural Review/Exterior Materials: The proposed 2,040 square foot addition to the south building façade will bring the showroom closer to the property line along Layton Avenue. The addition creates architectural unity with the existing building by utilizing similar exterior materials. Red brick masonry wraps around the base of the structure, with butler prefinished metal wall panels occupying the upper sections of the building. Similar to the existing elevation, the addition will contain large storefront windows across the south façade. A new component of the storefront is the sunshade protruding above the windows. Furthermore, the addition will place an insulated metal overhead door on the east elevation. The proposed plan is merely a continuation of the existing structure to create additional showroom space.

Staff has concerns about the proximity of the south wall to the south lot line because of the proposed four foot (4') 'sun-shade' extension about the window glazed area.

- Zoning Code: for building setback calc. purposes we measure to a foundation wall.
- IBC (i.e. State building code) considers this sun-shade as an encroachment into their setback definition as it pertains to 'fire-wall' design.

- There is a minimum of 3B construction standards requiring a two hour bearing wall – as it applies to the south wall. Accordingly, the canopy on the south façade can only project one foot from the building. There are no windows permitted in the south wall 3-5 feet from the lot line, unprotected, non-sprinkled, no openings permitted.
 - Alternatively, the depth of the addition (north to south) may need to be reduced from 34' to 30'.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: There are a total of seven parking spaces on site. The site remodeling will create one additional ADA parking stall.
 4. Storm Drainage/Grading (lot & building): Further clarification needed on the status of a trailer sanitary dump station. Staff is unable to determine from a 1971 permit how a dump station on the property is metered and charged.

Attached is an Impervious Area Calc. comparing existing conditions with proposed site conditions.

5. Utilities: A marked gas lateral extends across the property to the west elevation. There is a telephone pole located along the south building facade and underground lines running 1 foot from the sidewalk.
6. Signage: The storefront letters 'ADVANCE CAMPING SALES' will remain on the new addition in a similar size and font style.
7. Landscaping/Buffer Yard: The south building elevation, along the showroom addition, will be landscaped with sixteen smaller shrubs. The plantings will wrap around the southeast corner towards the entryway. Existing trees on the property will be preserved.
8. Landscaping Cash Deposit/Letter of Credit: 125% of the landscaping costs with 30% retained for two years after initial planting. Furthermore, an on-going condition of approval will be that the landscaping will be subject to annual review by the City to make sure all landscaping features are still being maintained, and that any dead/dying landscaping be replaced as necessary
9. Hours of Operation: To remain unchanged:
 - Monday: 9am-7pm
 - Tuesday-Friday: 9am-6pm
 - Saturday: 9am-4pm
 - Sunday: Closed
10. Fire Department: It's uncertain if this existing building is sprinklered; further evaluation of that potential requirement will be needed.
11. Outside Agencies: Mr. Matthews, with Anderson-Ashton, has been asked to contact the Milw. County Dept. of Transportation/DPW regarding the project to see what permitting, if any, may be needed from them.
12. Erosion Control: Permit needed from City Engineering Office prior to any site work starting.
13. Miscellaneous: ACS has two tax key parcels (603-9945-000: building & 603-9944-000: inventory parking) that are adjacent to one another. As part of this overall process, a Certified Survey Map needs to be submitted within 3 months which would combine the two lots into one parcel. That way the east lot which is historically been used mainly for parking (i.e. accessory use) become conforming because it's then part of the same parcel where the principal building is located.

Recommendation: Approve request subject to Plan Commission and staff comments and authorize this item to be expedited to the July 18th Council meeting.

Bill Matthews was present to answer questions, along with Maynard Wagner, the property owner.

Mr. Matthews addressed a technical issue addressed in Item 2 in the Staff Notes. A change from 3 B Construction to 2 B Construction would change the building specifications and the fire wall design. As long as there is at least 3-5 feet or more clearance of the building on the lot they could have windows along the front and a three foot sunshade. They feel that a further conversation with the Building Inspector will get all these specifics hammered out and they will then be in compliance with all Building and Energy codes.

Also discussed was the dump station. It is not currently being used, and has not been for decades. It was questioned if it is attached to the sanitary sewer system, which was unknown. It was decided that it needs to be properly abandoned.

As for the City's desire to have the two lots combined into one parcel, Mr. Matthews stated they don't see any practical reason to do so since what they are proposing has no bearing on the two lots being combined into one. It wouldn't change the way they have been historically using the land. They feel that down the road it would not be practical to have this as one lot under one owner, especially if there was interest with more than one business to go onto this site, which could lead to a need to then have to subdivide the property. Mr. Erickson replied that they are currently not in compliance as they are using the second lot for the parking of vehicles. The City is taking advantage of this proposal to use this opportunity to bring matters into compliance. It was concluded by the Plan Commission that the two lots would be combined.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend approval of Site, Building, Landscaping Review for a proposed +2,000 s.f. addition on the south side of the existing building at Advanced Camping Sales Inc., 6606 W. Layton Avenue for more showroom space, subject to Plan Commission and Staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Tax Key #603-9945-000. Motion carried unanimously.

9. Daniel Linck, Pet World, 5415 S. 27th Street 53221 requests a Site/Landscaping Review for the purpose of constructing a new dumpster enclosure at this location but all potential/viable options would have the enclosure located in what is considered the Front Yard of this property. Tax Key #645-9001-000.

1. Background: Pet World is seeking permission to relocate their dumpster to allow for easier access. The existing enclosure is situated off-site behind the neighboring retailer. Unfortunately, the alley behind the store does not offer sufficient space to accommodate a new dumpster enclosure. Mr. Linck has proposed two alternative locations.

- Option A: Reposition the dumpster along the northwest side of the building.

Staff: While this option will enable garbage truck access via Mallory Avenue, it is not feasible given its proposed placement in the City ROW, plus Mallory is anticipated to be reconstructed and widen thru this 'commercial area' as part of the Capital Improvement Plan.

- Option B: Relocate the dumpster enclosure along 27th Street at the southeast corner of the parking lot. This alternative improves truck accessibility on the Pet World site. Mr. Linck has provided an enclosure plan that he would use presumably wherever the enclosure relocation can be approved; it includes 8' high Stockade Cedar fencing with a concrete pad, and 11 Techny Arborvitae (6' planting height) around its perimeter.

Staff: placing a dumpster so close along the highly trafficked commercial corridor of 27th Street can be an eyesore, especially when there seems to be ample alternative space(s) closer to the building within the parking lot.

As an Option C, even placing the enclosure near the northeast corner of the building could work. Aligning the dumpster with the existing driveway can better accommodate garbage collection, and with proper screening and enclosure materials (i.e. masonry), the enclosure could be blended into the building façade, instead of ‘standing alone’ out in the parking lot.

2. Dumpster/Screening/Gated (materials used): See above.

Recommendation: Since the proposed options place the dumpster in a highly visible location within the site, staff would recommend using brick or stone masonry instead of a wooden fence to enclose the dumpster regardless of the final location. And actually a higher quality material can match the building façade to create continuity within the property if the enclosure were adjacent to the building as referenced as Option C above. The construction of a new dumpster enclosure, if it needs to be in a ‘Front Yard’ should model nearby precedents, such as Famous Dave’s (stone and wood) or Chick-fil-A (brick) where a ‘matching/blending’ with building exterior materials was done.

Approve request subject to Plan Commission and staff comments and authorize this item to be expedited to the July 18th Common Council meeting.

Discussion occurred on denying the request to have the dumpster location at the front of the property. Also, it would need to be constructed of brick or stone, as opposed to wooden fencing.

Motion by Mr. Weis, seconded by Mr. Krenz to deny approval of a Site/Landscaping Review for the purpose of constructing a new dumpster enclosure at Pet World, 5415 S. 27th Street, in what is considered the Front Yard of this property, subject to Plan Commission and Staff comments, and authorize this item to be expedited to the July 18th Common Council meeting. Tax Key #645-9001-000. Motion carried unanimously.

10. Hear/discuss presentation from Scott Jaquish, Park & Recreation Department Director and a Stantec Consulting representative as it pertains to the proposed 2017 – 2022 Comprehensive Outdoor Recreation Plan, which would update the 2011 Plan; consider a recommendation to the Common Council.

1. Background: Mr. Jaquish and Stantec will provide a presentation of the proposed new CORP that is an update of the previous 2011 Plan.

While the Park & Recreation Board has reviewed/approved this proposed new 2017-2022 Plan the PC and CC are involved because the new doc. is intended to then also be an important and critical part of the City’s Comprehensive Land Use Plan. *[[BTW – that plan is 10 years old next year and needs to be updated as well.]]*

2. Park Fees: There is a chapter entitled ‘Estimated Cost Projections for Future Park & Recreational Facilities’ on pp. 44 – 46 (i.e. Park Impact Fee on a per dwelling unit calculation). Within these pages is the background/validation for changing the Park Fee from \$1497/unit to \$1806/unit.

Recommendation: Forward a favorable recommendation to the Common Council to adopt/approve the proposed new CORP 2017 – 2022, and authorize this item to be expedited to the July 18th Common Council meeting.

Scott Jaquish and Erik Swenson with the City of Greenfield Park Department were present to answer questions, along with Brian Lennie of Stantec. Mr. Jaquish gave a summary of the 2011 – 2016 Plan and the updates that they are proposing, and how they work to maintain grant eligibility. Mr. Jaquish listed some additions they are pursuing through grants, such as the creation of a dog park, adding community gathering spots, and a spray pool playground for children.

Motion by Mayor Neitzke, seconded by Ald. Kastner to recommend approval of the proposed 2017 – 2022 Comprehensive Outdoor Recreation Plan, which would update the 2011 Plan; and authorize this item to be expedited to the July 18th Common Council meeting. Motion carried unanimously.

11. Community Development Manager Report.

None.

12. Motion by Mr. Carlson, seconded by Ms. Collins, to adjourn the meeting at 7:40 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed July 17, 2017