

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

1. The meeting was called to order at 6:30 p.m. by Mayor Michael Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Excused
	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
Kristi Johnson – Community Development Manager
Jeff Katz – Director of Neighborhood Services

2. Motion by Mr. Sponholz, seconded by Ms. Hallen to approve the October 10, 2017 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on October 17th and November 7th.

At the October 17th meeting the following items were approved as presented: Outback Steakhouse Site/Building/Landscaping and Special Use for their future location in the 84 South development, Total Wine Special use for their future location in the 84 South development, and Von Hasle Jewelry Advisors (4811 S. 76) Special Use. There were no Plan Commission items at the November 7th Common Council meeting.

Separately, at the October 10th Plan Commission a request for a Special Use for a massage business was made by Q Massage (3777 S. 108 Street). We have now received written notice to withdraw the request, as the applicant has left the area.

4. Gary Stetz, 9851 Carousel Court, Wisconsin Rapids, WI 54494, representing the Estate of Dorothy Stetz, requests a Certified Survey Map for a proposed split of their existing parcel at 5320 S. 51st Street into two lots; both proposed parcels would meet the R-2 minimum square footage requirements, but would be less than the 100' minimum width; Tax Key #647-9966-000. *[[Follow-up to an earlier review at the September Plan Commission meeting.]]*

1. Background: At the September PC meeting, the PC approved a preliminary CSM regarding the desire of the Estate of Dorothy Stetz to divide this +35K s.f. parcel into two lots in a manner similar to the exact same sized parcel immediately to the north (CSM #7165 – in 2002), which also was part of the Stetz family (i.e. Francis) at the time. Actually a variance regarding those respective lot dimensions was granted in 1981. As it stands now, the new parcel will be an unimproved lot.

The Estate has now simply returned for the formal CSM submittal consistent with that earlier review – see attached proposed CSM and excerpt of the 9/12/17 meeting.

The proposed split would meet the R-2 lot minimum square footage of 15,000 s.f. (i.e. +20K s.f. and +15K s.f.), but would be less than the 100' minimum width (i.e. 98' and 77'). These square footages reflect the 'net' parcel sizes after R-O-W dedication. Also, a review of neighboring parcel square footages per the GIS Map Search, shows that the proposed lots are comparable size-wise.

2. Storm Drainage/Grading (lot & building): Prior to the recording of the CSM, the owner shall submit a proposed grading plan for review and approval by City. Said grading plan shall establish the proposed house and yard grades for the lot, including any proposed swale locations of overland flow directions. The grading plan shall be prepared by a Registered Land Surveyor or a Professional Engineer and include their stamp/seal.
3. Utilities: All three utilities (water/sanitary/storm) are in S. 51st Street, but no laterals were extended into the southerly portion of 5320. For sake of discussion only and assuming a future CSM is actually done, whether the Estate chooses to sell the south parcel as an 'unimproved lot' (i.e. no laterals extended to the lot line), or sell it as an 'improved lot' (i.e. laterals extended), remains their choice.

Ultimately no Building Permit for a new house would be issued for the proposed south lot until the lateral extensions are installed because per City codes, no well or septic system is allowed when utilities are available → in S. 51st Street.

4. Park Fees: When a new residential lot(s) or apartment units are created, there is a Park Fee payment required. Per the recently adopted Comprehensive Outdoor Recreation Plan 2017- 2022, that new rate per new dwelling unit would be \$1,806; that ordinance change (#2873) occurred at the 9/19/17 CC meeting.
5. 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 request to be expedited to the November 21st Common Council meeting.

Claudia Stetz was present to answer questions.

Motion by Mayor Neitzke, seconded by Ms. Collins to recommend approval of a Certified Survey Map for a proposed split of the existing parcel at 5320 S. 51st Street into two lots; both proposed parcels would meet the R-2 minimum square footage requirements, but would be less than the 100' minimum width; subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 21st Common Council meeting. Tax Key #647-9966-000. Motion carried unanimously.

5. **Aldi, Inc., 4615 W. Layton Avenue, Greenfield, WI represented by Mark Seidl, Pinnacle Engineering Group, 15850 W. Bluemound Road, Suite 210, Brookfield, WI 53005 requests a Site/Building/Landscaping Review for a proposed 2,500 s.f. addition on the east side of the existing building which also includes some interior store remodeling, site lighting and landscaping improvements; Tax Key #620-9979-008.**

1. Background: The proposed expansion project involves the adding of approximately 2,500 SF along the entire east side of the existing building. The work proposed includes constructing a new façade/entrance, updating mechanicals and providing customers with a new open concept sales floor. See attached PC application, background letter with floor plan, and detailed building and site plan set.
2. Architectural Review/Exterior Materials: Since the expansion area includes the NE corner – or main customer entry-way – the re-design and construction becomes very important. The design and materials to be complimentary of the existing building. See attached color elevation; exterior material sample board to be provided at the meeting.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: The access to/from the site will not change and the overall number of parking stalls will remain the same at 106 stalls. Sheet C-4 identifies where some of the parking lot will be reconstructed/re-paved.
4. Storm Drainage/Grading (lot & building): Updated Storm Water Management Maintenance Agreement (SWMMA) and a formal Operation & Maintenance (O&M) agreement are required and have been requested. Sheet C-5 pertains to Grading & Erosion Control.
5. Lighting (building & site): Part of the site work includes a complete re-working of the parking lights by removal of the existing really short, Shepard Hook-style lights, and replacing them with cut-off LEDs on 20' poles; see attached photo-metric and cut-sheets. Any new concrete light pole base should be no more than 6" (six inches) above grade when located in protected areas (i.e. landscaped areas) which is the case at this parcel. In the proposed photometric light level calculation plan (PHO 1.1) the concrete bases are shown as being 2'6" tall.
6. Utilities: The existing sanitary sewer lateral along the east side of the building will be removed because of the building expansion area, and a new lateral installed east of the new building foot-print; Sheet C-4 includes the Utility Plan.
7. HVAC/Utility Box Screening: The existing mansard-style roof will continue to screen the roof-top mechanical units.
8. Signage: New wall signage will be installed within the new entry-way element.
9. Dumpster/Screening/Gated (materials used): Current 'inside' collection area will not change.
10. Landscaping/Buffer Yard: The existing landscaping will be refurbished with a combination of new plantings (i.e. deciduous trees/shrubs and grasses) worked in with some of the existing layout. See Sheet LSP1.1 for the detail.
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. City Forester Site Inspection: Review underway.
13. Hours of Operation: No Change; remain at 9 a.m. to 8 p.m.
14. Sidewalks: Page C-4 and C-6 of plan submitted indicates a 6' wide integral walk path. Need to confirm ADA compliance; such as with ramp accessibility.
15. Erosion Control: Provided in C-5. Appropriate permitting needed from City Engineering Office prior to any site work getting started.
16. Engineering Comments: See attached 11/2/17 letter from Mr. Tamblyn to Mr. Seidl.

Recommendation:

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

Tom Howald and Mark Seidl were present to answer questions. Mr. Seidl stated one of their main objectives was to get the lighting up to their standards, along with improving upon the existing landscaping.

Motion by Ald. Kastner, seconded by Ms. Collins, to recommend approval of a Site/Building/Landscaping Review for a proposed 2,500 s.f. addition on the east side of the existing Aldi, 4615 W. Layton Avenue, which also includes some interior store remodeling, site lighting and landscaping improvements; subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 21st Common Council meeting. Tax Key #620-9979-008. Motion carried unanimously.

6. Stu's Flooring, 4820 W. Loomis Rd., represented by Craig Ellsworth, The Architectural Firm, 575 W. Madison Street, Waterloo, WI 53594 requests a Site/Building/Landscaping Review for a proposed 5,500 s.f. warehouse addition on the north side of the existing building; Tax Key #620-9958-000.

1. Background: Stu's Flooring is proposing to do a 5,500 s.f. addition to on the north side of their building for warehouse space. See attached PC application with narrative, and detailed building and site plan submittals. A unique aspect of this addition is that it is proposed to be built over the existing 'dry' pond as to not disturb the storm water management for the site. This is accomplished by the use of 'helical' pillars or anchors
2. Architectural Review/Exterior Materials: The addition is designed to look exactly like the existing building with the use of wood panel siding and metal building siding. The attached plans include color rendition with the addition 'photo-shopped' onto the page. In addition, there is a detailed floor plan and building elevation sheets.

Within the north side of the floor-plan for the addition, shows a permanent fixed storage rack. Code requires that this rack not be supported by walls of building and weight of rack and contents must be added to 250 PSF live load design conditions for warehouses. Footings & foundation design must also take into account the rack loads. Steel frame building walls will need to follow design load combinations as shown in 2009 IBC.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: The site plan shows adding nine parking stalls near the entrance off of Loomis, or just west of the house at 4800 Loomis. Since the plan identifies that this is a 'wetland fill' area, appropriate DNR permitting will also be needed. Furthermore, even though the house serves as a 'headlight-blocker' for most of the proposed new stalls, the angle of the stalls still can shine into vehicles headed southwesterly on Loomis. Some form of year-round planting is needed to provide the 'head-light blocker' feature – instead of a fence.
4. Storm Drainage/Grading (lot & building): The extension over the airspace of drainage basin may have an impact on the current 'natural' condition resulting in foliage dying off (i.e. no sun light), raising a potential future concern that what is left becomes 'dirt' which then impacts the nature of the storm management techniques and erosion issues later on.

Attached is the narrative portion of the 'Storm Water Management Plan Addendum' prepared by North Shore Engineering. Also attached is a 11/1/17 letter from Mr. Tamblyn to Mr. Hensel with North Shore Engineering related to plan review comments and also requesting that a new Operation and Maintenance Plan to be created, with the understanding that the proposed O&M plan should call out specific practices as needed and including a checklist that is provided for the owner to use for post-SWM inspections. The SWM system on the property includes pipes, inlets, stormceptors, a dry detention basin, parking lot sweeping, etc.

5. Dumpster/Screening/Gated (materials used): To be located at Northwest corner of the raised addition; screened by vertical wall metal siding element intended to match the building.
6. Landscaping/Buffer Yard: See note #3.

7. Sidewalks: A sidewalk or walking path must be put in – not be optional as shown on the plan -- to serve the new nine stalls because having the business driveway serve as the ‘walk-way’ here is not a good thing. So of course the walk must be ADA compliant, 5 feet wide, with a detectable warning ramp at the south end, etc.
8. Fire Department: The sprinkler system must extend to the proposed addition.
9. Outside Agencies: DNR review required as noted above for the wetland fill area, plus also their concurrence that have a building in the ‘air-space’ over a storm retention feature is allowed.
10. Erosion Control: Appropriate permit needed from City Engineering Dept. prior to any site/building work getting started.

Recommendation:

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

Craig Ellsworth and Steve Ulik, the owner of Stu’s, were present to answer questions.

Ald. Kastner questioned stormwater calculations for impervious surface. Mr. Ellsworth said some of the water comes from the roof and goes into the pond.

Motion by Ald. Kastner, seconded by Mr. Sponholz, to recommend approval of a Site/Building/Landscaping Review for a proposed 5,500 s.f. warehouse addition on the north side of Stu’s Flooring, 4820 W. Loomis Road, subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 21st Common Council meeting. Tax Key #620-9958-000.

7. **Raymond Chou, PO Box 283, Brookfield 53008 requests a Conceptual Project Review for a proposed market-rate multi-family apartment called ‘Pearson Point’ on a 6.5 acre parcel at 11800 W. Beloit Road; specifically it would be for 24 two-bedroom units and 24 one bedroom units with predominately ‘inside’ garage parking for all units; Tax Key #565-9955-007.**

1. Background: Mr. Chou has submitted a proposal for 24 – two bedroom apartments and 24 -one bedroom apartments, or 48 units total on a 6 acre site. See attached PC application, narrative, site and building plan materials, and color renditions. It’s anticipated that Mr. Chou will be providing a power-point presentation at the meeting regarding his proposal.

About 10 years ago there was interest in the site for a smaller seven lot single-family subdivision called ‘Carleton Pointe’ – see attached. Related to the site is some background info. pertaining to geotechnical analysis as it may affect foundations/floor slabs; attached is simply the cover sheets of this +15 page document. Mr. Chou is familiar with this report. It’s dated from 2015, which is believed to be an updated version from a similar analysis done +10 years ago.

Mr. Chou hosted a Neighborhood Information Meeting here at the City Hall on October 18th. Attached is the 400’ radius map used to create that mailing list – this dimension is the same that would be used for the eventual required rezoning and Land Use Plan change needed for this project to proceed. Three neighbors attended and seemed supportive of his proposal.

2. Architectural Review/Exterior Materials: See attached preliminary color renderings. The 48 units would be ‘stacked’ with the garages and the one bedroom unit on the ‘ground floor’ with the two bedroom unit on the upper floor. A review of the preliminary floor plans indicate that ‘steps’ need to be used for any of the units. Provisions will be needed to provide some handicap accessible units to be included in the development per City building code.

3. Parking/Traffic Flow/Access/Curbed Parking Lot: Access is proposed to only be from Beloit Rd., and no other southerly access to/from Cold Spring. The site plan identifies some of the existing topography, and presently there is approx. an 8' – 10' grade differential between Beloit and the site. Since Beloit is a County Trunk Highway, it's anticipated that the creation of a deceleration lane and acceleration lane will be needed per usual County expectations to safely move traffic into and out of the development.
4. Storm Drainage/Grading (lot & building): Storm water basin will be needed of course. On the Carleton plat and CSM, a portion of the site is designated as 'Preservation Pearson Point is seeking relief from the previous CSM concerning the 'preservation easement' on the west and south side of the parcel. Essentially the 'relief' is to have the storm retention basin in that area.
5. Utilities: Nearby Milwaukee water main is a dead end. Most likely will require a loop back to another water main; such as the water main on the other side of Beloit in order to service the development, or alternatively a meter pit for the development as proposed.
6. Landscaping/Buffer Yard: Per the site data sheet, the green space is 52%. The Zoning Code minimum in a residential setting like this is 40%.
7. Park Fees: 48 x \$1806/unit = \$86,688
8. Fire Department: Sprinkler fire suppression required for all units.
9. Outside Agencies: Milwaukee County for access to Beloit Rd. Likely involve a deceleration and acceleration lanes.
10. Miscellaneous: Mr. Chou has said he has 'under contract' the vacant single-family lot west of 11610 Cold Spring; his intention would be to dedicate/donate it to the City to create a 'dog park'. He will expand on his idea at the meeting.

Recommendation: No formal action needed at this time. Staff has a favorable perspective on the idea of multi-family use at this location.

Raymond Chou and William Wang were present to answer questions, and provided a powerpoint presentation.

Mr. Chou gave some background history on the investors involved in this project. As principals, the investors have been involved in high-end residential construction. This site was a former fill site and has been actively marketed for years. There was a zoning change made for single-family use. Mr. Chou stated that this site makes the most sense financially for a developer as multi-use.

Mr. Chou stated they feel there is an opportunity for high-end residential rentals, catering more towards younger people. They would be open concept, constructed of high-end materials and finishes. There would be 48 units comprised of 24 one bedroom/one bath units and 24 two bedroom/two bath units, with all units having their own attached garage. They estimate this development would provide real estate taxes of \$1 million over the next ten years. As they are lower than the surrounding homes and the neighboring wooded area, they would have a minimal visual impact on the surrounding neighbors. They request to be rezoned with an MR-1 classification.

Mayor Neitzke referenced an Illinois marketing firm, Tracy Cross, which does valuation of market analysis. Their analysis shows a demand for apartments in this area, as people are looking to leave their homes yet remain in the area, with condo demand on the down-turn recently. This site was not economically feasible for single-family home building, as the cost to implement the infrastructure for five to 10 homes would never show a developer profit upon completion. Studies show the role of single-family homes are going to decline dramatically over the next ten, twenty, thirty years. While the site presents many challenges, it also cannot remain undeveloped. As a City we need to keep growing to enhance the overall value of our community.

There is concern that Cold Spring Road is not wide enough for this type of development, which is part of the reason the only access to the site is from Beloit. Also, the City would like as many trees retained as possible. Going forward there would be a need for a grading plan being submitted. Generally the City desires that with such a development that it be high-quality, with high-quality finishes and adequate grading that does not have an adverse impact on the neighborhood.

Ald. Kastner said he doesn't feel there is enough space for a dog park on the 116th & Cold Spring lot, but perhaps an area with picnic tables could be incorporated into the plan, with it necessary that there be demonstrated neighborhood support for this. He stated there is something to be desired in the materials being presented, which could be of a higher quality. Also, it is desired that there be connectivity with a trail system, integrating with the bicycle paths.

Dan & Christy Bergen -11610 W. Cold Spring Road. The Bergen's stated that they are next door to this site and upon hearing of the potential dog park they are concerned as they have two small children. They moved into their home in March, 2017 and at that time the property was not offered for sale. Now their concern is how the City is going to work with this developer and the impact on their home.

Conceptual Review. No formal action required.

8. Community Development Manager Report.

--All the Community Development Authority and Zoning Board of Appeals members are being invited to attend this portion of the meeting for the following:

- Staff to provide a general update on pending and/or anticipated development activities (i.e. there are no action items)
- Meet the new Community Development Manager due to the retirement of the current CD Manager in early January.

Mayor Neitzke summarized current activity in Greenfield. At Konkel Park future work includes construction of the final phase of the new amphitheater project that began in 2017, with the utility work having been completed. The remaining work will be funded by block grants and a significant private donation, along with some developer's park fees. At 84 South development Aurora is having its groundbreaking on November 15th. The facility will include services for an ambulatory surgery center, children's health, gastroenterology, general surgery, imaging, radiology and laboratory services, obstetrics and gynecology, orthopedics, otolaryngology, pain management, sports medicine and physical therapy services, and a pharmacy

Also a grand opening is being held for the condos at 116th & Howard, along with a grand opening occurring at ReStore, Habitat for Humanity's store at 4150 S. 108 Street.

At the 84 South development, the original Steinhafels store is in the process of preparing for demolition, with their new location set to open at 8880 W. Sura Lane. A press release was recently issued about the development that will occur at the former Steinhafels site at 84th & Layton, with a combination of tenant spaces and a center outdoor activity space. The Beautification Committee has some funds that will potentially go toward public art at this corner. Also noted was the fiber optic network that was recently installed throughout Greenfield, connecting several schools. There is a plan to expand upon this with a "library carousel", which would provide library access to the mid/western portion of Greenfield, providing wi-fi in a park-like setting.

Construction is underway for the three restaurant spaces coming this Spring; Café Zupas, Mod Pizza, and Grate Mac & Cheese. Total Wine is set to open March or April. Some structural and soil issues occurred recently at the Kohl's construction site, which are in the process of being resolved, with a March opening still anticipated. The initial fitness component at the site is still in place, with it having a first floor location and other development above it.

At the time of development the site was valued at \$6-7 million, upon completion value will be approximately \$165 million, with the real development value in excess of \$200 million.

Also the assets of Sears Holding Corp were recently purchased, with Mayor Neitzke stating he met with that ownership group on the redevelopment of the Sears site, (with the former Sears Auto Center being in Greenfield), and provided them leads on developers interested in that area.

Mr. Erickson then gave his update. The Glen of Greenfield has submitted their final permit so they've completed their proposed buildout. The former Allis Chalmers site at 118th & Morgan had its recent owner foreclosed on by the County, so that is now available for potential development.

The Woodlands condo project, 117th & Beloit, has been resurrected by the same developer as the Glen of Greenfield with 5 side-by-side buildings being developed. A parcel at 119th & Edgerton has interest from a developer who currently specializes in senior housing. He is in the preliminary stages with investigating wetland issues and gauging neighborhood interest. A conceptual review may perhaps come before the Plan Commission in February. A unique feature of this parcel is that it straddles Hales Corners & Greenfield, with a private roadway being proposed off of Edgerton Avenue, and then utilizing the existing utilities on the northern end.

The interest in the former Budget Cinema site by Point Burger has not materialized any further from their conceptual review at the September Plan Commission, with the City hoping for more overall development coming with the Point Burger proposal. At the former Office Depot, 4940 S. 76, Sky Zone trampoline park is in the processing of moving into that space, along with the property owner doing an exterior renovation of the building, which also includes Petco. Unfortunately the Spring Mall remains a challenged site, with Roundy's still leasing the old building for storage, thus not providing any incentive for the property owner to market the site.

Off of 37th & Edgerton a single-family subdivision is currently underway. At 28th & Cold Spring, Fiduciary Real Estate Development, the developer who is currently constructing the apartments at 84 South, is interested in this site, with it being investigated if a TIF arrangement would apply.

Finally, Mr. Erickson introduced Kristi Johnson as the new Community Development Manager. Also in attendance at tonight's Plan Commission were several members of the Community Development Authority and the Zoning Board of Appeals, to meet Kristi and welcome her to her new role.

9. Motion by Mr. Carlson, seconded by Mr. Sponholz, to adjourn the meeting at 8:00 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed December 4, 2017