

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, DECEMBER 12, 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	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Charles Erickson – Community Development Manager
Kristi Johnson – Community Development Manager

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

3. Discussion regarding the Common Council meeting held on November 21st and December 5th.
At the November 21st meeting the Aldi (4305 W. Layton) Site/Building/Landscaping was approved as recommended, along with the CSM at 5320 S. 51 Street and the Site/Building/Landscaping for Stu's Flooring (4820 W. Loomis). There were no Plan Commission items at the December 5th meeting.

4. Laura & Lino Portillo request a Special Use Review to open a take-out style restaurant called Taqueria Mexico Lindo at 5442 W. Forest Home Avenue, in the tenant space formerly used by Don Lumbre's Mexican Take-Out Restaurant; Tax Key #556-8988-001.

1. Background: Laura & Lino Portillo requests a Special Use Review to open a take-out style restaurant called Taqueria Mexico Lindo at in the tenant space formerly used by Don Lumbre's Mexican Take-Out Restaurant. See attached PC application and narrative; Don Lumbre's had been approved last April.

Staff is supportive of Mr. & Mrs. Portillo wanting to start their business in this location. However, they need to work with the property owner to come up with a time-table for the addressing several site-related issues per the attached pictures:

- Rear area of the building needs much attention: windows are broken/boarded up.
 - Garbage seems to be everywhere around the perimeter and in back.
 - Brush is overgrown.
 - Dumpster(s) aren't actually enclosed anymore.
 - Remove pavement between sidewalk and curb to create a landscape area (i.e. grass & one or two trees in ROW as determined by the City Forester).
 - Too much window signage (i.e. no more that 25% of the window glaze area can be covered).
 - Replace the front awning and include new signage on it.
2. Architectural Review/Exterior Materials: New awning as approved by staff.
 3. Signage: See above.
 4. Dumpster/Screening/Gated (materials used): See above.

5. Landscaping/Buffer Yard: See above.
6. Street Trees: See above.
7. City Forester Site Inspection: See above.
8. Hours of Operation: Tuesday – Friday: 9 a.m. – 7 p.m.; Saturdays: 7 a.m. – 7 p.m.; and Sundays: 7 a.m. – 3 p.m.

Recommendation: Approve subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 13th Common Council meeting with the following requirement:

- By that meeting Mr. & Mrs. Portillo, working with the property owner Mr. Piano, will come up with a definitive time-table for addressing/correcting/repairing the items listed above.
- If by that Dec. 19th meeting, that time-table cannot be prepared for whatever reason(s), then defer action to the January 2nd Common Council meeting.

Laura & Lino Portillo were present to answer questions.

The requested timeframe for the property owner to repair the dumpster area and replace some pavement between the curb and sidewalk was discussed. Ms. Portillo stated that Mr. Piano told her he could have it done this month. However, given this time of year, it was determined that come Spring, 2018 to July 1, 2018 at the latest would be acceptable, and that the City would like written assurance that the owner would be able to accommodate that timeframe.

Ald. Kastner questioned the business name, Taqueria Mexico Lindo, to which Ms. Portillo replied it translates to Beautiful Mexico.

Motion by Mayor Neitzke, seconded by Ald. Kastner to recommend approval of a Special Use Review for Laura & Lino Portillo to open a take-out style restaurant called Taqueria Mexico Lindo at 5442 W. Forest Home Avenue, in the tenant space formerly used by Don Lumbre's Mexican Take-Out Restaurant; subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 13th Common Council meeting. Tax Key #556-8988-001. Motion carried unanimously.

5. **Mark Weseloh, HGA Architects, 333 E. Erie Street, Milwaukee, WI 53202, on behalf of Cobalt Partners, requests a PUD Amendment and Building Review for the adjacent parking structure for the Aurora Heath Center medical office building at 9000 W. Sura Lane; Tax Key #606-9980-005.**

1. Background: Aurora/Cobalt have proposed modifying the exterior materials of the parking structure that would still be in the exact same spot immediately north of the Aurora office building. Their premise, in short, is to better 'tie-in' the materials for the adjacent office building with this structure. As a quick re-cap it was during the July PC/CC meeting cycle, that the approval for the medical office building occurred, and then the parking structure review/approval occurred during the August PC/CC cycle.

Overall structure height will be designed/engineered to be approx. 55' high (i.e. office is approx. 90' high). However, it's Cobalt's intent to 'phase-in' this construction, so not all the 'decks' will be constructed initially, but the elevator component will be built in anticipation of the full build-out. Certainly sufficient parking will be provided for Aurora, but the unknown at this point is what potentially may be the use in the immediately east building. If that entity by chance needs some structured parking to go with the surface stall count, then the deck(s) can be added accordingly. If it's not needed, then there is no need to over-build at this time.

The TIF #6 Amendment approved this past Spring and the corresponding Third Amendment to the 84 South Development Agreement, included funds for the building of this parking structure via a Pay-As-You-Go requirement (i.e. developer financed).

HGA will again provide a detailed power-point presentation at the meeting.

2. Architectural Review/Exterior Materials: See attached color renderings from a variety of perspectives. Also attached is the rendering of the initial approved structure. Essentially what had been a ‘metal screening’ element is proposed to be replaced with more of concrete aggregate combination. Proposed material samples will be presented at the meeting.

Staff review comments:

- Clarification of P. 2 of the submittal identifying ‘red circles’ that show a stone material as compared with the two styles of concrete aggregate – don’t understand the comparison.
 - With the removal of the initially proposed/approved ‘metal screening material’, the result is that now there are very long horizontal ‘openings’ between the decks. Is there a way of adding vertical elements to provide a ‘window-like’ appearance? Example would be similar to a new Aurora parking structure @ 89th & Lincoln.
 - The extent of the architectural relief for the NE corner and SE corner of the structure is one inch (1”) reveals on a horizontal plane. The NW corner with the glass element from top to bottom is well done, so while maybe more glass isn’t needed at the NE or SE corners, some additional architectural relief would seem to be applicable at those corners.
3. Parking/Traffic Flow/Access/Curbed Parking Lot: Per the August narrative, the building’s occupants are assigned over 100 surface parking stalls, with an additional +400 spaces in the parking garage.

Per that earlier narrative, when projecting out 6 – 9 months from when the facility is actually opened, 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.

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.
5. Lighting (building & site): Lighting plans for the top-deck and the interior decks have been prepared and will remain the same style (i.e. LED cut-off fixtures). See attached.
6. Signage: Consistent with the discussion at the July PC when the office building was approved, the structure renderings does identify the placement of some wall signs.
7. Fire Department: Given the nature of the structure, it will not be sprinklered but in the HGA discussions with the Fire Dept., a ‘stand-pipe’ feature will be in the stair-well and elevator portions of the structure.
8. PUD Requirements: The existing PIA will be amended to reflect this modification.

Recommendation: Approve the PUD Amendment and Building Review subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 13th Common Council meeting.

Paula Verboomen, HGA Architects, and E.J. Herr with Aurora were present to answer questions, along with Dan Roskopf and Scott Yauck with Cobalt Partners. It was noted that due to technical difficulties the planned PowerPoint presentation could not be shown.

Mayor Neitzke asked why they are choosing to remove the screening. Ms. Verboomen said as they narrowed down the exact numbers of the structure, they reevaluated the validity of the screen and its size relative to the overall structure. This brought up several other concerns, including maintaining the screening. The option presented tonight was chosen as it best “paired up” with the Aurora building as the stone and precast concrete materials tied-in. Another focus was where the signage could best be placed.

The stall count has been reduced from 538 stalls to 409 stalls. Even with this reduction, the medical office building has adequate parking given the overall combination of structural parking and surface stalls. It was questioned if there would ever be a future need for more stalls would it be possible to add on to the parking structure, to which Mr. Herr replied that yes, that could occur, where 1 ½ more “deck” levels could be added.

Motion by Mr. Sponholz, seconded by Ms. Collins, to recommend approval of a PUD Amendment and Building Review for the adjacent parking structure for the Aurora Heath Center medical office building at 9000 W. Sura Lane; subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 13th Common Council meeting. Tax Key #606-9980-005. Motion carried unanimously.

6. **Doug Dorger, Apex Investments, 7343 W. Layton Avenue, representing Andreas Bouraxis, 7343 W. Layton LLC, request a Conceptual Project Review to discuss alternative land use concepts for 7343 W. Layton: 1) convert existing single-family to a two-family building or 2) convert existing single-family to a combination of light commercial & single-residence, with the long-range intent to convert completely to light commercial in the next few years as the market calls for it. Tax Key #617-0099-000.**

1. Background: Owner and current occupant both have submitted a PC application, narrative, and floor plan layout options as background for discussing possible alternative land use concepts for 7343 W. Layton:

Convert existing single-family to a two-family building (R-4 Single & Two-Family zoning)

OR

2) Convert existing single-family to a combination of light commercial & apartment (C-1 with Special Use), with the long-range intent to convert completely to light commercial in the next few years as the market calls for it.

Also attached is an aerial site photo, excerpts of the Zoning Map, Comprehensive Land Map and Comprehensive Land Use plan narrative for ‘Neighborhood Business/Office.

2. Parking/Traffic Flow/Access/Curbed Parking Lot: If this would become a C-1 site, a more defined parking area for the proposed Commercial use, would need to be identified on a site plan as part of the rezoning request (i.e. Site/Building/Landscaping Review submittal), and then of course, actually installed.
3. Miscellaneous: If there are combined commercial and residential uses within this building, then a one-hour fire wall would need to be created between the two distinct uses.

Recommendation: No formal action needed at this time. The general staff perspective is as follows: Do not support any ‘R-4 Residential’ rezoning to enable a duplex on this corner. It’s simply too much of a ‘spot zoning’ scenario, and inconsistent with the Land Use Map.

If a zoning change were to occur, that having this parcel become a C-1 Commercial designation is at least consistent with the Land Use Map. However, based upon the preliminary floor plan for this type of change, the predominate use per building square footage needs to become much more commercial than currently shown.

Doug Dorger was present to answer questions. He stated he is asking tonight what could be a better use for the structure. He had added an addition to the property and was intending on staying there, then got an offer to purchase, which he accepted. He then discovered the property was suited for light commercial, which he thought was the City's desired long-term use.

Mayor Neitzke stated that the conversion of a house to business can be a problem as compared with removing the two houses and constructing a new commercial use; better long-term investment. A light commercial use such as a bank is very low impact in comparison to a restaurant. Neighborhood Business and Office is the current designation in the Land Use Plan for this parcel. Mr. Dorger stated that the owner of this parcel and the lot next door is open to the conversion to both lots into one parcel. It was stated townhouse use would not make sense at this corner, as it is a busy corner. Mr. Dorger said he originally thought of converting half the site to office type space, then upon his moving out of the residential portion, convert the remainder to business/office space. He stated his intent tonight was to get feedback on possibilities. Mr. Dorger stated that he gave the property owner (whom he is currently renting from) his notice to move, which prompted the investigation into what could be done with the site.

In order to move forward with any option, it would require a public hearing to rezone, as the current designation is Single Family and changes would require a Commercial zoning. Also a submittal for any type of use would require a parking plan.

Conceptual Review. No action required.

7. Community Development Manager Report.

Mr. Erickson noted that the ten year statutory review of the Land Use Plan is coming up next year. The Zoning and Sign codes are now twenty years old, and while they've had periodic updates through the years, there may be some changes coming relating to the Charette between City of Milwaukee along 27th Street. Also needing clarification with the City Attorney is Chapter 28 – the Fair Housing Code. The converting of the Plan Commission packets to electronic format is being explored for implementation.

Also, CSM's are in the process along S. 51st Street for a land assemblage, with the idea of making a Park dedication to the City. At the November Plan Commission meeting a conceptual review of Pearson Point (118th & Beloit) occurred, with their anticipated return in January. Also there is a possibility of developing the parcel at 119th & Edgerton, as a developer who works in senior housing is interested in this site that also borders Hales Corners.

Mayor Neitzke then summarized some 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 some recent development underway is the Aurora facility, along with three restaurant spaces coming this Spring. Also, a press release has been issued for the proposed LoKal retail and community space at the corner of 84th & Layton, where the Steinhafels building is in the process of coming down.

As tonight's meeting is the last for Chuck Erickson, Community Development Manager, due to his upcoming retirement, Mayor Neitzke took this opportunity to thank Chuck for his dedication and service to the City. The Plan Commission members echoed his sentiments and wished Mr. Erickson well.

8. **Motion by Mr. Carlson, seconded by Mr. Sponholz, to adjourn the meeting at 7:55 p.m. Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed December 13, 2017