

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JANUARY 9, 2018**

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: Kristi Johnson – Community Development Manager
Jeff Katz – Director of Neighborhood Services

2. Motion by Mr. Carlson, seconded by Ms. Collins to approve the December 12, 2017 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the Common Council meeting held on December 13th.

At the meeting the following items were approved as presented: The PUD Amendment and Building Review for the Aurora parking structure (9000 Sura Lane) and the Special Use Review for Taquiera Mexico Lindo (5442 W. Forest Home).

4. Sylvia Barocio-Green, 3 Kids & A Truck, 1731 S. 54th Street, West Milwaukee, WI 53214 requests a Special Use to open a business called Hand and Stone Massage and Facial Spa to be located at 8843 Sura Lane in a tenant space within the ‘D-1A’ building at 84 South; Tax Key #606-0053-004.

1. Background: Tenant space in D-1A building – see attached materials/background.

Bobby Green and Sylvia Barocio-Green were present to answer questions.

Ms. Johnson gave some background information on Hand and Stone. The applicant is a franchise owner of Hand and Stone. Hours would be 9:00 am to 10:00 pm Monday- Friday, 8:00 am to 8:00 pm on Saturday, and 10:00 am to 6:00 pm on Sunday. They will employ between 16 to 20 full and part-time staff. Hand and Stone currently operates two other locations in the area; Menomonee Falls and Waukesha, with roughly 300 locations nationwide. Services offered include facials, exfoliations, and massages.

Ms. Johnson explained how this business falls under the Personal Services category and therefore needs a Special Use permit. However, due to multiple prior reviews and approvals at both the Plan Commission and Common Council levels within the overall 84 South project over the past couple of years, it has been determined that this Special Use request is to be considered a ‘minor change’ not needing an additional public hearing.

Recommendation: Approve Special Use request subject to Plan Commission and staff comments, and authorize this item to be expedited to the January 16, 2018 Common Council meeting with the following consideration:

Due to multiple prior reviews and approvals at both the Plan Commission and Common Council levels within the overall 84 South project over the past couple of years, the PC has determined that this Special Use 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.

Motion by Ald. Kastner, seconded by Ms. Collins to recommend approval of a Special Use to open a business called Hand and Stone Massage and Facial Spa to be located at 8843 Sura Lane in a tenant space within the ‘D-1A’ building at 84 South; subject to Plan Commission and staff comments, and authorize this item to be expedited to the January 16th Common Council meeting. Tax Key #606-0053-004. Motion carried unanimously.

5. Steve Pusching, Sr., Greenfield Investments, LLC, 8771 S. 27th Street, Franklin, WI 53132 requests a Site/Building/Landscaping Review for proposed exterior modifications to the Greenfield Pre-Owned Auto Sales & Services at 4333 S. 108th Street; Tax Key #609-9995-002.

1. Background: In Mid-September a ‘Stop Work’ order was placed on the property because overnight scaffolding showed up along the east face toward Hwy. 100 and some exterior/interior work was starting, however, no applicable permits had been submitted. Now three months later, the appropriate Building Permit with some plans has been provided. The other issue at this location is the ‘grandfathering’ of the site for used-car-sales because for the most of 2016-17 it sure looked like the site/building had closed-up. Staff met with the owner who acknowledged that the normal/outside display of used-cars-for-sale had stopped, however, the interim he provided information going back to May 2016 that alternatively ‘whole-sale’ sales of used-cars actively has been maintained, along with some limited vehicle maintenance/servicing but on the inside of the building.
2. Architectural Review/Exterior Materials: The Owner has proposed new 14’ garage door on the north side of the east wall. The existing garage door will be expanded in size to the new 14’ garage door. New Dryvit building material will be applied to various sections of the exterior where there used to be mismatched vinyl siding. All windows will be replaced with the window sizing remaining the same. All wooden pillars will be wrapped in Dryvit material to match the building. The owner already completed tuckpointing/repair of exterior building cracks and repainted the building. Proposed improvements are estimated at approximately \$25,000.
3. Lighting (building & site): The owner plans to sandblast all the light poles, paint them, and re-lamp all the fixtures.
4. Signage: While the Sign Code doesn’t require that the existing pole sign come into conformance with site/landscaping/architectural improvements, staff encourages the property owner to consider replacing the existing pole sign with a modern monument sign in the near future, to continue with the theme of “updating and beautifying the facility,” as stated by the owner. All signage requires staff review and approval prior to a permit being issued.
5. Dumpster/Screening/Gated (materials used): The proposal does not include an outdoor dumpster. All refuse must be kept inside the building. If the owner wants to include an outdoor dumpster in the future, a refuse screening plan must be submitted to the Community Development Division for architectural review and approval prior to any outdoor refuse storage taking place.
6. Fencing: The existing perimeter fencing is leaning over in some sections along the north and south property lines. Fence poles shall be re-staked so the fencing is erected in an upright condition. The fence gate along the west property line should remain closed at all times. A site plan shall be submitted delineating said fence improvements.
7. Landscaping/Buffer Yard: The property currently does not have any landscaping. Staff recommends that with the building improvement proposal, a site and landscaping plan be submitted for review and approval. Staff recognizes that it was not the initial intention of the property owner to make landscaping improvements, and recommends that the owner be given until April 30, 2018 to submit a site/landscaping plan to go before the Plan Commission for approval at that time. Staff recognizes

that making landscape improvements on this site will require some tearing up of the existing parking lot, and due to the expense of these improvements, recommends that the owner be given a year to make said site and landscaping improvements.

8. Landscaping Cash Deposit/Letter of Credit: At the future date of a landscape plan submittal, a landscaping cash deposit/letter of credit in the amount of 125% of the landscaping cost estimate, shall be submitted to the Building Inspections Division for review and approval.
9. Fire Department: The Fire Department has requested access to the building for a fire inspection, which should be facilitated by the property owner.

Miscellaneous: Staff is requesting a copy of the existing access agreement between this site and the property to the north.

Recommendation: Approve the architectural plans subject to a site/landscaping and lighting plan being submitted for review by April 30, 2018, identifying the site/landscaping and lighting improvements as suggested above.

Mr. Pusching was present to answer questions.

Discussion occurred on how the City has an ordinance specifying that all lighting fixtures must be shielded downward; this needs to occur at the site. Ms. Johnson stated that the property owner plans on sandblasting the light poles and replacing the light fixtures. The lighting plan is yet to be submitted. Also, additional landscaping is recommended for the site along Hwy. 100, with additional time be given until April 30th to provide the City both the lighting and landscaping plans.

Ald. Kastner questioned why we would approve now without the lighting and landscaping plan, to which Ms. Johnson replied that she'd be happy to work with the property owner on those items, yet forward the building improvement portion to the January 16th Common Council meeting. Ald. Kastner requested that a site/landscaping plan be submitted to staff by January 31, 2018. Mr. Pusching stated that since he is only sandblasting and relamping the poles he doesn't see why he would need a photometric plan. It was clarified that they would continue to use the existing light fixtures. It was also noted that the asphalt is in poor condition, to which Mr. Pusching replied that he's made repairs thru the years but an underground spring continues to cause problems.

Further discussion occurred on the operations that have been occurring and their compliance with the Special Use restrictions in regard to car sales. Also, it was reiterated that temporary signage ordinances must be complied with.

Discussion occurred to hold the occupancy to open used car sales until a Site/Landscape plan is submitted to Staff for review. The Owner may continue with building improvements once a building permit is issued. By June 1st the lights are to be sandblasted, and the rear lights angled straight down.

Motion by Mayor Neitzke, seconded by Mr. Carlson to recommend approval of a Site/Building/Landscaping Review for proposed exterior modifications to the Greenfield Pre-Owned Auto Sales & Services at 4333 S. 108th Street; subject to Plan Commission and staff comments, and authorize this item to be expedited to the January 16th Common Council meeting. Tax Key #609-9995-002. Motion carried unanimously.

6. **Predrag Maric, Maric Investments LLC, 10416 W. Whitnall Edge Ct., Apt. 202, Franklin, WI 53132 requests a Special Use to open a restaurant called ‘Ambient’ (European/American theme) in the former Jerusalem Pastry building at 4171 S. 76th Street. Included in this submittal is Mr. Maric’s request to also sell alcohol products, so the closing time for the restaurant (10 pm) versus what the applicable Wis. Stats. would allow (2 am) becomes part of the consideration for any Special Use conditions, along with a determination of this being a ‘major’ vs ‘minor’ change which effects potential public hearing scheduling. Tax Key #570-8957-000. *[[Separately he has made a request to the City Clerk’s Office for a ‘Class B Retail Combo’ license (i.e. full liquor license)]]*.**

1. Background: Predrag Maric requests a Special Use in order to open a restaurant called ‘Ambient’ (European/American blend) in the former Jerusalem Pastry building at 4171 S. 76th Street. Included in this submittal is Mr. Maric’s request to obtain a full liquor license, so the closing time for the restaurant (10:00 pm) versus what the applicable Wis. Stats. would allow (2:00 am) becomes part of the consideration/determination.
2. Dumpster/Screening/Gated (materials used): The current condition of the refuse enclosure includes garbage spread all over the ground around the outside of the enclosure. Staff recommends that the new owner clean the refuse area as soon as ownership changes.
3. Miscellaneous: Per Chapter 34 of the Municipal Code, a FOG and food waste control plan that will effectively control the discharge of undesirable materials into the wastewater collection system must be submitted to the plumbing inspector before the occupancy is approved. In addition, the owner shall be required to install in accordance with the State Plumbing Code, at their expense, an approved, properly operated and maintained grease interceptor.

Unanimous Consensus On this Development being a Minor Change. No public hearing required.

Recommendation: Approve the Special Use Permit subject PC and staff comments and authorize this item to be expedited to the January 16, 2018 Common Council meeting. Hours of operation shall cease at 10:00 pm or earlier. The applicant’s Liquor License application will also be considered at the January 16th meeting, pending receipt of a seller’s permit.

Bob Starchevich, on behalf of Mr. Maric, was present to answer questions.

Mr. Starchevich stated that Mr. Maric is considering opening up the front of the building along 76th Street with all glass. There would be no elevation change to the building.

Motion by Mayor Neitzke, seconded by Mr. Sponholz to recommend approval of a Special Use to open a restaurant called ‘Ambient’ (European/American theme) in the former Jerusalem Pastry building at 4171 S. 76th Street, subject to Plan Commission and staff comments, including a 10:00 pm closing time, and authorize this item to be expedited to the January 16th Common Council meeting. Tax Key #570-8957-000. *[[Separately he has made a request to the City Clerk’s Office for a ‘Class B Retail Combo’ license (i.e. full liquor license)]]*.

7. **Raymond Chou, PO Box 283, Brookfield, WI 53008 requests a zoning change (‘R-1Single Family’ → ‘PUD Residential’), a Comprehensive Land Use Plan change (‘Single-Family’ → ‘Mixed Residential’), and a PUD-Site/Building/Landscaping 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. *[[Follow-up to a Conceptual Review at the 11/17 Plan Commission meeting]]***

Item Held Over. No Action Taken.

8. Community Development Manager Report.

Ms. Johnson stated that she attended the neighborhood information meeting for the proposed Pearson Point (11800 W. Beloit). Some neighbor feedback included concern about the ability to rent units at such a high price point. Also it was questioned why not single-family homes, to which the developer stated that would not be financially feasible.

Discussion occurred on changes to future Plan Commission submittals to the commissioners to incorporate more electronic presentations going forward.

9. Motion by Ald. Kastner, seconded by Ms. Hallen, to adjourn the meeting at 7:42 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed January 15, 2018