

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JUNE 12, 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	Present
	Ms. Denise Collins	Present
	Ms. Christine Hallen	Present
	Mr. Bradley Sponholz	Excused
	Mr. Steve Rogers	Present
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Kristi Johnson – Community Development Manager

- 2. Approval of the minutes from the May 8, 2018 meeting.**
Motion by Ms. Collins, seconded by Mr. Rogers to approve the May 8, 2018 Regular Meeting minutes, with a correction to be made to P. 12, Paragraph 9 to read Village of Greendale, not Village of Greenfield. Motion carried unanimously, with Ms. Hallen abstaining.
- 3. Discussion regarding the May 15, 2018 and May 29, 2018 Common Council meeting.**
All Plan Commission items presented at the May 15 Common Council meeting were approved as presented.
- 4A. Special Use Review for 68th Street Pub, a new tavern tenant to be located at 6800 W. Layton Ave., submitted by Greg Grabowski, d/b/a Grabber Partners, LLC. (Tax Key No. 604-9921-000)**
- 4B. Site and Landscaping Plans for 68th Street Pub, a new tavern tenant to be located at 6800 W. Layton Ave., submitted by Greg Grabowski, d/b/a Grabber Partners, LLC. (Tax Key No. 604-9921-000)**

Items 4A and 4B may be considered together.

Overview and Zoning

Mr. Grabowski will lease the existing tavern located at 6800 W. Layton Ave. The property is zoned C-1 Neighborhood Commercial District, which permits taverns as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The new owner will operate 68th Street Pub in the same manner as is currently run. Hours of operation will be Sunday – Thursday, 11am – 2am; Friday – Saturday, 11am – 2:30am. Mr. Grabowski anticipates employing roughly six (6) people.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site needs some improvements. A large portion of the parking lot is not paved; wood wheel stop timbers are pushed into the grass; part of the refuse enclosure should be reconstructed; a driveway

approach along S. 68 St. leads to grass and should be closed; and a railing needs to be constructed for the front patio, per building code. Staff recognizes that recommended site improvements are expenses that the tenant likely was not expecting with the purchase of the tavern, and recommends that the Plan Commission grant an extension of time/phased site and landscaping improvement plan, allowing the applicant to complete the improvements by year-end, 2020. Staff recommends that this item be expedited to the June 19, 2018 Common Council meeting.

Signage

The property has two (2) pylon signs in the front along W. Layton Ave. Staff recommends that one (1) of the signs be removed by the end of 2018 to come closer to compliance with the sign code.

Recommendation: Recommend Common Council approval of the Special Use Review and the Site and Landscaping Plans submitted by Greg Grabowski, d/b/a Grabber Partners, LLC, (Tax Key No. 604-9921-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. All work associated with the proposed project are to be completed prior to year-end 2020.)

1. A Site and Landscaping Plan being submitted to the Community Development Division to show the following improvements: (a) paved parking lot showing parking calculations, ADA parking requirements, and poured curb; (b) a re-constructed refuse enclosure, including a personal door; (c) handrails being constructed on front patio, per building code (to be completed in 2018); and, (d) removal of one freestanding sign.
2. Permit application and approved plans being submitted to the Engineering Department for necessary driveway removal permit along S. 68 St.
3. A Civil Plan Set and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements prior to the parking lot being paved.
4. Common Council approval of the Special Use Review for 68th Street Pub, a new tavern tenant to be located at 6800 W. Layton Ave., to be expedited to the June 19, 2018 Common Council meeting.

Greg Grabowski was present to answer questions. Ms. Johnson stated Mr. Grabowski has told staff he would like to extend the parking lot and utilize the drive on 68th Street, of which the City would need to see some sort of site and landscaping plan for this area. It was determined that the desired improvements could be done on a stepped basis, with completion by December, 2020. Ald. Kastner asked Mr. Grabowski if he planned to reach out to the neighbors, to which Mr. Grabowski said he does plan to do that. It was also mentioned that, as there is no fencing, some sort of buffer should be installed.

Motion by Mr. Weis, seconded by Ms. Hallen to recommend approval of a Special Use Review for 68th Street Pub, a new tavern tenant to be located at 6800 W. Layton Avenue, submitted by Greg Grabowski, d/b/a Grabber Partners, LLC., subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 19th Common Council Meeting. Tax Key No. 604-9921-000. Motion carried unanimously.

Motion by Mayor Neitzke, seconded by Mr. Weis to recommend approval of a Site and Landscaping Plans for 68th Street Pub, a new tavern tenant to be located at 6800 W. Layton Avenue, submitted by Greg Grabowski, d/b/a Grabber Partners, LLC., subject to Plan Commission and staff comments, and to the two year stepped improvement plan, and authorize this item to be expedited to the June 19th Common Council Meeting. Tax Key No. 604-9921-000. Motion carried unanimously.

- 5A. Special Use Review for Greenfield BP, a new gas station tenant to be located at 4715 S. 27 St., submitted by Ramzon Charania, d/b/a Greenfield Pantry, Inc. (Tax Key No. 622-9999-000)**
- 5B. Site and Landscaping Plans for Greenfield BP, a new gas station tenant to be located at 4715 S. 27 St., submitted by Ramzon Charania, d/b/a Greenfield Pantry, Inc. (Tax Key No. 622-9999-000)**

Items 5A and 5B may be considered together.

Overview and Zoning

Mr. Charania has an accepted offer to purchase the existing gas station located at 4715 S. 27 St. The property is zoned C-3 Highway and Commercial Service Business District, which permits gas stations with convenience store as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The new owner will operate the BP gas station and convenience store in the same manner as is currently run. Hours of operation will be 24/7. Mr. Charania will employ roughly two (2) fulltime employees and two (2) part-time employees. Mr. Charania currently owns other gas stations in West Allis.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site needs some improvements, specifically in the northwest corner, along W. Layton Ave. Snow plows seem to have beaten up the poured curb and pushed over a bollard. Staff recommends that the curb be re-poured and the bollard be replaced by the end of 2018. In addition, all flags must be removed from the site immediately (a non-conforming Boost flag is located in the northwest corner of the property). Temporary advertising flags, such as the Boost flag, are not permitted. Staff also recommends that the property owner keep an eye on garbage scattered throughout the site and make an effort to pick up garbage on a daily basis around this busy intersection. Staff recommends that this item be expedited to the June 19, 2018 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site and Landscaping Plans for Greenfield BP, a new gas station tenant to be located at 4715 S. 27 St., submitted by Ramzon Charania, d/b/a Greenfield Pantry, Inc. (Tax Key No. 622-9999-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 2 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. All work associated with the proposed project are to be completed prior to year-end 2018.)

1. A letter being submitted to the Community Development Division stating that the northwest corner of the property will be improved by year-end 2018 with new poured curb and installation of a new bollard, and all advertising flags will be removed from the property immediately.
2. Common Council approval of the Special Use Review for Greenfield BP, a new gas station tenant to be located at 4715 S. 27 St., to be expedited to the June 19, 2018 Common Council meeting.

No one was available to represent the applicant. Ms. Johnson stated she had spoken with Mr. Charania about the City's desire to have the pennant flags removed, the garbage cleaned up from the site, and also the curb and bollard improvements, which we are asking to be completed by the end of 2018.

Motion by Ms. Hallen, seconded by Ms. Collins, to recommend approval of a Special Use Review and Site and Landscaping Plans for Greenfield BP, a new gas station tenant to be located at 4715 S. 27 St., submitted by Ramzon Charania, d/b/a Greenfield Pantry, Inc., subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 19th Common Council meeting. Tax Key No. 622-9999-000. Motion carried unanimously.

- 6A. Special Use Review for Uncle Paulie's Brick Oven Pizzeria, a new restaurant tenant to be located at 4395 S. 76 St., submitted by John Fuchs, d/b/a Fuchs & Boyle, S.C. (Tax Key No. 605-9979-002)**
- 6B. Site, Landscaping and Floor Plans for Uncle Paulie's Brick Oven Pizzeria, a new restaurant tenant to be located at 4395 S. 76 St., submitted by John Fuchs, d/b/a Fuchs & Boyle, S.C. (Tax Key No. 605-9979-002)**

Items 6A and 6B may be considered together.

Overview and Zoning

The former Mad Dog Saloon has a new tenant: Uncle Paulie's Brick Oven Pizzeria. The property is zoned C-4 Regional Business District, which permits full-service restaurants as a Special Use. The change in tenancy triggers review of the Special Use permit, site conditions, etc. Uncle Paulie's will serve its signature brick oven pizzas and will offer a large selection of wine and specialty and craft beers. The goal is to open in summer 2018. Uncle Paulie's will employ roughly 25-35 new staff members and will be operated by Jack Riccobono and Frank Orcholski.

Kitchen hours of operation: Monday - Thursday: 3pm - 10pm; Friday - Saturday: 3pm - 1:00am; Sunday: 11am - 10pm. The occupant load will be 174 patrons.

Site and Landscaping Plan

The applicant submitted a landscape plan around the southeast corner of the building and in the parking lot islands in the general east area of the property. The parking lot is huge with very little greenspace. There are several painted islands throughout the site where staff recommends poured curb and landscaping be installed, specifically on the west portion of the site. In addition, staff recommends that landscaping be installed along the entire stretch of W. Forest Home Ave., and that the western-most driveway be closed along Forest Home, allowing for more landscaping. Staff recognizes that these added expenses were not expected by the tenant and that the applicant be given until year-end 2019 to complete the recommended site and landscaping improvements.

Required parking per code (20 spaces/1,000 gross sq. ft.), 5,449 gross sq. ft. = 109 parking spaces required

Provided parking spaces: 93 (which includes 3 ADA stalls)

The refuse enclosure is constructed of slatted chain link fence and is kept wide open on the south side, facing the parking lot. Staff recommends that a new board-on-board refuse enclosure with a personal door be constructed and shown on revised plans.

Architecture

The applicant is not proposing any architectural improvements to the building. Staff recommends that the rooftop HVAC unit be screened and that screening plans be submitted to the Community Development Division for review and approval.

Staff recommends that this item be expedited to the June 19, 2018 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site and Landscaping Plans for Uncle Paulie's Brick Oven Pizzeria, a new restaurant tenant to be located at 4395 S. 76 St., submitted by John Fuchs, d/b/a Fuchs & Boyle, S.C. (Tax Key No. 605-9979-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. All work associated with the proposed project are to be completed prior to year-end 2019.)

1. A Site and Landscaping Plan being submitted to the Community Development Division to show the following improvements: (a) required vs. provided parking calculations; (b) a board-on-board refuse enclosure, including a personal door; (c) additional landscaping along W. Forest Home Ave., subject to review and approval by the City Forester; and, (d) closing of the western-most curb cut along W. Forest Home Ave.
2. Permit application and approved plans being submitted to WisDOT for necessary driveway removal permit along W. Forest Home Ave.

3. Common Council approval of the Special Use Review for Uncle Paulie's Brick Oven Pizzeria, a new restaurant tenant to be located at 4395 S. 76 St., to be expedited to the June 19, 2018 Common Council meeting.

Jack Riccobono was present to answer questions.

Discussion occurred on the continual concern of parking at this site. Reviewing the plans, it was determined best to remove the proposed islands from the parking lot, a potential problem during snow removal season, and to just leave the grass areas along the front (shown as two ovals along W. Forest Home). To remove the driveway entrance would gain a parking stall or two on the street. Also it was desired to have the corner nearest the entrance landscaped, and also noted that the dumpster enclosure needs to be reinstalled. Mr. Riccobono spoke on the interior improvements they've made, their menu offerings, and how they will be featuring specialty wines. It will be a completely different atmosphere from the prior occupant, with an upscale feel.

Motion by Ms. Hallen, seconded by Ms. Collins, to recommend a Special Use Review and Site, Landscaping and Floor Plans for Uncle Paulie's Brick Oven Pizzeria, a new restaurant tenant to be located at 4395 S. 76 St., submitted by John Fuchs, d/b/a Fuchs & Boyle, S.C., subject to Plan Commission and staff comments, and with additional landscaping islands within the parking lot and additional landscaping along W. Forest Home Ave., subject to review and approval by the City Forester; and authorize this item to be expedited to the June 19th Common Council meeting. Tax Key No. 605-9979-002. Motion carried unanimously.

- 7A. **Special Use Review for Friends on Forest Home, a new tavern tenant to be located at 5614 W. Forest Home Ave., submitted by Thomas Mettill, Sr., d/b/a T&J Mettill, LLC. (Tax Key No. 556-8974-002)**
- 7B. **Site and Landscaping Plans for Friends on Forest Home, a new tavern tenant to be located at 5614 W. Forest Home Ave., submitted by Thomas Mettill, Sr., d/b/a T&J Mettill, LLC. (Tax Key No. 556-8974-002)**

Items 7A and 7B may be considered together.

Overview and Zoning

Mr. Mettill is a new tenant taking over the existing tavern located at 5614 W. Forest Home Ave. The property is zoned C-2 Community Commercial District, which permits taverns as a Special Use. The change in tenancy triggers review of the Special Use permit, site conditions, etc. The new owner will operate Friends on Forest Home in the same manner as is currently run. Hours of operation will be Sunday – Thursday, 11am – 2am; Friday – Saturday, 11am – 2:30am. Mr. Mettill will employ roughly eight (8) to 10 people. Friends on Forest Home has a hall for rent behind the main bar that can be rented for hosting a variety of events.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. Various poles that surround the parking lot are in poor condition and falling over and need to be fixed/replaced. In addition, parking lot curb stops have been pushed into the grass and need to be removed.

A tent-like structure has been installed in the northwest corner of the building area, which looks like a smoking area. This tent is not to code and needs to be removed immediately. A screened-in smoking area should be constructed with permanent building materials, not a temporary tent. If the applicant is interested in pursuing a more permanent screened-in outdoor smoking area, architectural plans need to be submitted to the Plan Commission for review.

Staff recommends that this item be expedited to the June 19, 2018 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review for Friends on Forest Home, a new tavern tenant to be located at 5614 W. Forest Home Ave., submitted by Thomas Mettill, Sr., d/b/a T&J Mettill, LLC (Tax Key No. 556-8974-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 2 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. All work associated with the proposed project are to be completed prior to year-end 2019.)

1. Site and Landscaping Plan being submitted to the Community Development Division to show the following: a) full board-on-board fence along the site perimeter and, b) cut-off light fixtures on light poles.
2. Common Council approval of the Special Use Review for Friends on Forest Home, a new tavern tenant to be located at 5614 W. Forest Home Ave., to be expedited to the June 19, 2018 Common Council meeting.

No one was present to represent the applicant.

Mayor Neitzke noted that the fencing around the perimeter needs to be continuous, six foot board-on-board fencing, not the current "pole" fence, and needs to be installed by the end of 2019. It was also noted that the parking lot lighting needs to be cut-off fixtures.

Motion by Mr. Carlson, seconded by Mr. Weis, to recommend approval of a Special Use Review and Site and Landscaping Plans for Friends on Forest Home, a new tavern tenant to be located at 5614 W. Forest Home Ave., submitted by Thomas Mettill, Sr., d/b/a T&J Mettill, LLC, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 19th Common Council meeting. Tax Key No. 556-8974-002. Motion carried unanimously.

- 8A. Special Use Permit to provide various individual and family services and community food services for The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., submitted by Alejandro Yanez, d/b/a The Salvation Army Cold Spring. (Tax Key No. 576-9980-000)**
- 8B. Site and Landscaping Plans for The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., submitted by Alejandro Yanez, d/b/a The Salvation Army Cold Spring. (Tax Key No. 576-9980-000)**

Items 8A and 8B may be considered together.

Overview and Zoning

The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., is proposing a variety of services that require a Special Use Permit. The property is zoned I Institutional District, which permits individual and family services and community food services as a Special Use. The Special Use Permit triggers review of site conditions, etc.

The Salvation Army intends to provide community outreach services such as: computer program educational training for youth and adults; family counseling, leadership and family workshops; emergency assistance; senior citizen activities; back-to-school supplies, coats for kids and Christmas assistance. The Salvation Army's Community Engagement Specialist, a degreed social work employee, will provide assistance to families. These services include but are not limited to: family assessments; providing thrift store vouchers; providing emergency financial assistance with utility bills; referrals to shelters; and other programs and services provided by The Salvation Army and other metro-Milwaukee area agencies.

In partnership with Milwaukee Hunger Task Force (HTF), the Choice Pantry will initially open one (1) day/week to serve zip code 53221. After six (6) months, The Salvation Army and HTF will assess the needs of the community and will consider expanding the pantry availability to a second day of the week and will also consider serving an additional zip code.

Food pantry patrons will park at The Salvation Army, which has 70 parking spaces available. Patrons will wait their turn to be served inside of the building. Salvation Army employees and volunteers will provide food pantry services. Seasonal services include registration for special Christmas giving programs, such as Toy Shop sign-up, Coats for Kids sign-up, and Back-to-School supplies.

A public hearing is scheduled for June 19, 2018 for the proposed individual and family services and community food services, which was expedited at the request of the Common Council last month.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site is in good condition and staff does not have any recommended site or landscaping improvements.

Recommendation: Recommend Common Council approval of Special Use Permit and the Site and Landscaping Plans to provide various individual and family services and community food services for The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., submitted by Alejandro Yanez, d/b/a The Salvation Army Cold Spring. (Tax Key No. 576-9980-000), subject to a public hearing being held and approved.

Ms. Hallen asked that the Common Council waive the fees for the Special Use Permits, as they are providing a valuable service for our community. Mayor Neitzke stated only the Common Council may waive fees, to which Mr. Rogers stated he supports the waiving of the fees also. It will be noted at the Public Hearing the request to waive the permit fees.

Motion by Ms. Hallen, seconded by Mr. Rogers, to recommend approval of a Special Use Permit to provide various individual and family services and community food services for The Salvation Army, an existing business located at 2900 W. Cold Spring Road, and also Site and Landscaping Plans, subject to Plan Commission and

staff comments, and with a request of Council to waive the fees for the Special Use permit, subject to Plan Commission and staff comments, with the public hearing to be held on June 19th. Tax Key No. 576-9980-000. Motion carried unanimously.

9. **Certified Survey Map to divide an existing parcel located at 4200 S. 76 St., submitted by Joel Staffilino, d/b/a Brixmor Spring Mall, L.P. and Andrew Scott, d/b/a Dykema Gossett PLLC. (Tax Key No. 571-8984-006)**

Brixmor Spring Mall has submitted a proposal to carve off the southwest corner of the existing 25.91-acre Spring Mall site where Walgreens is located. The new larger lot will be reduced to 23.848 acres and the new smaller lot that will contain Walgreens, will be 2.0669 acres in area.

The Engineering Department staff has submitted comments to the surveyor, requesting minor modifications on the proposed CSM, which will be edited prior to recording of the CSM. Staff recommends that this item be expedited to the June 19, 2018 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map to divide an existing parcel located at 4200 S. 76 St., submitted by Joel Staffilino, d/b/a Brixmor Spring Mall, L.P. and Andrew Scott, d/b/a Dykema Gossett PLLC. (Tax Key No. 571-8984-006), subject to Plan Commission and staff comments, to be expedited to the June 19, 2018 Common Council meeting.

Motion by Ald. Kastner, seconded by Mr. Weis, to recommend approval of a Certified Survey Map to divide an existing parcel located at 4200 S. 76 St., submitted by Joel Staffilino, d/b/a Brixmor Spring Mall, L.P. and Andrew Scott, d/b/a Dykema Gossett PLLC, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 19th Common Council meeting. Tax Key No. 571-8984-006. Motion carried unanimously.

10. **Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District, submitted by Joel Staffilino, d/b/a Brixmor Spring Mall, L.P. and Andrew Scott, d/b/a Dykema Gossett PLLC. (Tax Key No. 571-8984-006)**

Brixmor Spring Mall has submitted a proposal to rezone the southwest portion of the property located at 4200 S. 76 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District. The property is split-zoned; meaning it has two (2) different zoning classifications on one (1) parcel. The C-3 zoning appears to be the remnants of a former gas station located at the southwest corner of the property, prior to Walgreens' construction. For cleaning-up purposes, Brixmor is requesting one consistent zoning classification, which staff strongly recommends approval of. The rezoning would follow the existing zoning boundaries, eliminating the C-3 zoning district from the right-of-way at the intersection of S. 76 St. and W. Cold Spring Rd., and on Brixmor's private property.

A public hearing will be held for the rezoning, which could take place as soon as July 17, 2018.

Recommendation: Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District, submitted by Joel Staffilino, d/b/a Brixmor Spring Mall, L.P. and Andrew Scott, d/b/a Dykema Gossett PLLC. (Tax Key No. 571-8984-006), subject to a public hearing being held and approved.

Motion by Mayor Neitzke, seconded by Mr. Weis to recommend approval of an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 571-8984-006. Motion carried unanimously.

- 11A. Certified Survey Map to combine two existing parcels and a portion of a third parcel located at 8300 W. Layton Ave. (formerly 8302 W. Forest Home Ave. and 8222 W. Forest Home Ave.), submitted by Abbegail Sivwright, d/b/a La Macchia Group. (Tax Key Nos. 605-0169-000, 605-0170-000 and 605-0165-002)**
- 11B. Site, Landscaping, Architectural and Floor Plans for a proposed credit union, to be located at 8300 W. Layton Ave. (formerly 8302 W. Forest Home Ave. and 8222 W. Forest Home Ave.), submitted by Abbegail Sivwright, d/b/a La Macchia Group. (Tax Key Nos. 605-0169-000, 605-0170-000 and 605-0165-002)**

Items 11A and 11B may be considered together.

Overview, Zoning and Certified Survey Map

A credit union is proposing to purchase The Drift Inn tavern and Edge West tavern located at 8302 and 8222 W. Forest Home Ave., and a sliver of property owned by Penny Mustard Furniture located at 8380 W. Layton Ave. The two (2) taverns would be demolished to make room for new construction of a one-story 4,050 sq. ft. freestanding credit union branch. A Certified Survey Map will combine the land from the three (3) different parcels to form one (1) new lot.

The properties are all zoned C-2 Community Commercial District, which permits credit unions as a permitted use. The proposed credit union has more than 30 locations in southern and northeastern Wisconsin. This branch will employ roughly 12-14 people. Hours of operation will be:

Monday – Thursday:	Lobby: 9am – 5pm	Drive-thru: 8:30am – 5:30pm
Friday:	Lobby: 9am – 6pm	Drive-thru: 8:30am – 6pm
Saturday:	Lobby: 9am – 1pm	Drive-thru: 9am – 1pm
Sunday:	Closed	

Site, Landscaping and Screening

The newly-formed 1.645-acre site will encompass the 4,050 sq. ft. building, parking, and a drive-through component in the back (north side) of the building. Both existing curb cuts along the W. Forest Home Ave. frontage road will be closed and a new curb cut will be constructed. The existing curb cut along W. Layton Ave. will be reduced in size. Staff is recommending that a Traffic Impact Analysis (TIA) study be completed. The proposed use

may likely impact traffic movements and the County (W. Layton Ave.) and the State (W. Forest Home Ave.) may have recommended modifications at that intersection. The applicant has been informed of the TIA recommendation.

Parking Stalls required: 5 spaces/1,000 sq. ft. = 20.25 spaces
 1 space per employee = 13 spaces
 6 queuing spaces per drive-thru service lane

Parking Stalls provided: 39 total + 6 queuing spaces per drive-thru service lane

The northeast section of the parking lot includes two (2) groupings of seven (7) parking stalls. Staff does not feel that those 14 parking spaces will be needed, as there is sufficient parking closer to the building, and has recommended that the applicant identify these spaces as “future parking.” This will reduce pavement and would save the applicant some upfront construction costs. If the applicant feels that those 14 spaces are needed down the road, a revised site plan will not need to go before the Plan Commission, as the approved plan would identify the spaces today.

The plan includes a refuse enclosure in the northeast corner of the parking lot. Staff has recommended that an alternative location be considered to better accommodate the Waste Management truck. This modification can be worked out between staff and the application. A four-sided elevation of the refuse enclosure needs to be submitted. Staff recommends the enclosure be constructed of brick to match the building, and that a personal door be added to the enclosure.

The landscape plan has been submitted to the City Forester for review. Landscaping will be installed along the entire W. Forest Home Ave. frontage road, and along the east, north and west property lines. In addition, an area approximately equivalent in size to the building footprint, will be kept open with grass, to the immediate east of the property. Landscaping will also be installed along the base of the building. The City Forester had some suggested specie changes, which can be worked out with the landscape architect. The municipal code requires 780 sq. ft. of landscaping per the 39-stall parking lot, which the proposal exceeds. The code-required quantity of trees and shrubs are all met.

The Engineering Department has reviewed the plans and stormwater management, utility, infrastructure, etc. comments have been passed along to the applicant.

Architecture

The credit union is proposing a high-quality material building, constructed entirely of a brick veneer and a clear glass store front. The architectural style offers variations on all elevations with a beautiful angled rooftop feature in the front along W. Layton Ave. The rooftop soffit/fascia will be constructed of a metal UNA-CLAD material. The glass front will include a curtain wall system, constructed of anodized aluminum structural reinforced framing, black in color. Four cedar-wrapped columns will hold up the angled rooftop in the front of the building. As the rooftop angle decreases towards the back of the building, the upper portion of the façade will be constructed with a medium bronze-colored metal panel. The brick will include two different tones, adding variation to the façades. Staff does not have any recommended architectural changes.

Floor Plans

The credit union 4,050 sq. ft. floor plan includes seven (7) offices, an open teller and waiting area, a break room, vault, and bathrooms. The glass building façade will open to the lobby/waiting area.

Lighting Plan

The applicant has supplied a photometric lighting plan, showing that light splay will not go beyond the property lines. Ten (10) 19' 6"-tall black LED light poles will be located on the site, facing straight down. The building will also include recessed downlights. The original photometric plan showed lighted bollards around the building, but the credit union intends to utilize more light poles rather than bollards. Staff has asked for a revised photometric plan reflecting the final lighting plan intent.

Recommendation: Recommend Common Council approval of the Certified Survey Map to combine two existing parcels and a portion of a third parcel located at 8300 W. Layton Ave. (formerly 8302 W. Forest Home Ave. and 8222 W. Forest Home Ave.), and the Site, Landscaping, Architectural and Floor Plans for a proposed credit union, to be located at 8300 W. Layton Ave. (formerly 8302 W. Forest Home Ave. and 8222 W. Forest Home Ave.), submitted by Abbegail Sivwright, d/b/a La Macchia Group, (Tax Key Nos. 605-0169-000, 605-0170-000 and 605-0165-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 9 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) four-sided elevations of the refuse enclosure, to be constructed of brick to match the building, with a personal door; (b) alternative location of the refuse enclosure, if applicable; (c) the 14 parking stalls located on the east side of the parking lot, being identified as "future parking"; (d) a revised photometric plan reflecting the elimination of lighted bollards and any other intended light changes; (e) proposed and required parking calculations; and any landscaping specie/quantity recommendations as provided by the City Forester.
2. A revised Civil Plan Set and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.
3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
5. Traffic analysis being conducted, considering projected traffic counts, with acknowledgement that recommendations may impact site modifications that can be worked out with various governmental entities.

6. Permit application and approved plans being submitted to WisDOT and Milwaukee County for necessary driveway permits.
7. Approvals from WDNR/MMSD for public sanitary sewer extensions, WDNR/Milwaukee Water Works for public water main extensions, and WDNR/MMSD for stormwater management.
8. All electric powerlines being constructed underground and an electric utility plan being submitted to the Engineering Department for review.
9. An executed Development Agreement signed by the applicant prior to construction for the required improvements. Said Development Agreement will require certain security and cash payments/deposits from applicant and will be defined in the Agreement once drafted by the City.

Abbegail Sivwright, La Macchia Group, was present to answer questions. Mr. Weis stated that with banks selling off branches, brick and mortar financial institutions are not good, long-term businesses. He also feels there is a better use for this parcel. Ms. Hallen agreed with Mr. Weis' statements.

Using an overhead view of the site, Mayor Neitzke spoke on how this location has several access challenges coming off of the frontage road along the expressway. There is a need to make a cleaner entrance and exit point at the site, and also to improve visibility and safety. The site has good demographics, high traffic counts, and has great overall potential.

Ms. Sivwright stated that they have done a fair amount of due diligence in preparing the site and construction timeline, and feels that to now need to change gears to clean up the access challenges at the site would be an expected expense they did not foresee being required by the City. Mayor Neitzke replied that what was discussed today would be expand upon their proposal and make things better overall.

Ms. Sivwright stated that they would like to be given approval to move forward with their plans as presented. If they are not granted approval, they will then address any issues at that time. Mayor Neitzke stated that there will be upcoming meetings with City staff on these issues, to which Ms. Sivwright stated they are willing to work with the City in meeting their desired goals.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend approval of a Certified Survey Map to combine two existing parcels and a portion of a third parcel located at 8300 W. Layton Ave. (formerly 8302 W. Forest Home Ave. and 8222 W. Forest Home Ave.), and the Site, Landscaping, Architectural and Floor Plans for a proposed credit union, submitted by Abbegail Sivwright, d/b/a La Macchia Group, subject to Plan Commission and staff comments, and authorize this item to be expedited to the June 19th Common Council meeting. Tax Key Nos. 605-0169-000, 605-0170-000 and 605-0165-002. Motion carried 4-2, with Mr. Weis and Ms. Hallen voting no.

12. **Conceptual Plan for a proposed three-unit condominium complex, Forest Way Condominiums, to be located at 48** S. 87 St., submitted by Jim Czerwinski. (Tax Key No. 615-9987-002)**

Mr. Czerwinski has an offer to purchase the vacant property located on the east side of S. 87 St., just north of W. Forest Home Ave. and KinderCare and is proposing a conceptual plan to construct a three-unit condominium complex consisting of two (2) attached units and one (1) single unit. Each one-story unit would be approximately 1,500 sq. ft. in area with two-car attached garages. Exterior finishes include partial stone facades, LP Smart siding, and wood garage/exterior doors. Interior finishes would include semi-custom cabinetry, granite/quartz countertops, and hardwood/tile floors. The sale price per unit is anticipated to be approximately \$325,000.

The site is zoned Planned Unit Development (PUD), which would allow for the two (2) buildings on one (1) parcel. The property is 0.58 acres and is part of a larger PUD zoning district.

	Minimum Code Requirements	Proposed
Minimum open space ratio	0.40	0.57
Maximum gross density	4.64	3
Maximum net density	6.96	3
Minimum front/rear/side yard setback	25 ft.	25 ft.
Minimum distance between buildings	20 ft.	20 ft.

Jim Czerwinski was present to answer questions.

Discussion occurred on how there have been other interested parties for this site and how past proposals have been met with neighborhood angst. It was discussed how this would blend into the neighborhood. Mr. Czerwinski stated their plan meets the requirements for the site. It would be well landscaped and thus offer a better view than the current red roof of Kinder Care. Ms. Hallen questioned if there is presently an active market for condos, as we have had numerous requests for condos to be rezoned to apartment use, to which Mr. Czerwinski replied their research shows this site would be viable for condos. Ms. Johnson stated that the proposed use is conforming and meets the Comprehensive Land Use.

Ald. Kastner questioned if there had been outreach to the neighbors, to which Mr. Czerwinski replied he had not done so. It was discussed that two units would be better suited to this site, with the City favoring residential use. Mr. Czerwinski stated that single family use doesn't fit his financial goal for this site.

The Plan Commissioners were polled on their favorability of the project:

- Mr. Carlson – Feels fits in the area; but wants the neighbors to weigh in their opinion
- Mr. Rogers – Is more for the project than against it
- Ms. Hallen – Prefers single family use at site
- Ms. Collins – Prefers single family use at site
- Mr. Weis – If it ends up multi-family, would prefer two units
- Ald. Kastner – Wants the neighbors to weigh in

Mr. Czerwinski stated that he stands by what he is proposing and that what he is proposing also meets our requirements. He is disappointed by the fact that the two surrounding neighbors could determine the outcome and his ability to proceed with this project.

Conceptual Review Only. No action required.

13. Conceptual Plan for a proposed rezoning of the property located at 9008 W. Forest Home Ave., from C-1 Neighborhood Commercial District to C-2 Community Commercial District, and potential limited service restaurant user, submitted by Robert Stockinger, d/b/a Coordinated Power Systems, Inc. (Tax Key No. 652-9000-000)

Project description provided by the applicant:

This project intends to convert a portion of a building located at 9008 W Forest Home into a neighborhood café. The intention is to serve the residents and businesses in our immediate area as well as the bike and walking traffic on the Root River Parkway. We recognize that we are located in primarily a residential area and our intention is to offer a business that will bring value to our neighbors and neighborhood while providing a service for those using the Root River Parkway.

The existing building is approximately 3,290 sf and with this project, approximately 1,560sf will be converted from a professional service use to a restaurant use. The restaurant will have approximately 30-40 inside seats and outside patio seating. We also expect that we will have take away service. In addition to parking for cars we have a designated bike parking area. The number of car parking spaces is a bit below the number required by ordinance we expect that a portion of our business will come from the biking and walking traffic on the Root River Parkway.

Included in the plan is a commercial kitchen for food preparation. The menu is expected to be barista prepared coffee, tea and cold blended drinks along with sandwiches, soups, breakfast type options and light entrees. Our goal includes using locally grown and produced items as much as possible, such as Purple Cow ice cream and locally roasted coffee beans.

Hours of operation would be around 7:30a – 6p or 7p with later hours on Friday and Saturday. We are thinking of offering music during the later hours on Friday and Saturday. Later hours would mean 9p. It is in the plan to apply for a beer and wine license.

The use of this project requires a zoning change from C-1 to C-2. We believe this change in zoning is consistent with the mixture of C-1 and C-2 zoning parcels that are located in this area of Forest Home. The project meets the requirements of Landscape Area Ratio indicated in the code for a C-2 district (LSR of 0.2) and meets the bufferyard distance requirement for a C-2 district adjacent to a R district (25'-0). The required 2'-0" berm will be installed if further analysis indicates it is required. The project does not meet the zoning requirement for parking stalls provided, however because the intent of the facility is to serve a large contingent of bike and pedestrian users from the parkway, we believe that amount of parking stalls is not needed. The plan submitted shows 21 stalls, and is 16 stalls short of the required 37 stalls that would be required with the current zoning requirements.

Our site plan shows bicycle parking and an exterior patio along the Parkway. At this time it is not known if there this project will make any improvements to the exterior façade.

Robert Stockinger, Coordinated Power Systems, Inc. was present to answer questions. Mr. Stockinger stated that while he is leasing this location from the property owner, with an intent to purchase, he recently purchased the home behind this property. He has no current intentions for the home other than currently leasing it out, but in the future may use it for expansion of their business. If that were to occur it would be desired to combine the two parcels into one.

Discussion occurred on the limited parking at the site, which does have some available area to expand the parking. However, to do that expansion there would be a need to get rid of some parking in areas where it currently is, but was not allowed. A special use is required if the use is ultimately restaurant or restaurant/bar, which would define the areas of use.

Conceptual Review Only. No action required.

14. Master Signage Plan for Aurora Health Care, to be located within the 84 South Development at 8960 & 9000 Sura Ln., submitted by Deb Burton, d/b/a Poblocki Sign Company, LLC. (Tax Key No. 606-9980-013)

Aurora Health Care has submitted a master signage plan proposal for the health care building and the parking structure:

Main Building:

Northwest Corner, Facing North:

Sq. Ft. 582.77 sq'

Description: Logo + Name

Southeast Corner, Facing South: Sq. Ft. 178.76 sq'

Description: Logo + Name

Southwest Corner, Facing South:

Sq. Ft. 105.74 sq'

Description: Logo + Children's Health + Logo

Northeast Corner, Facing East: Sq. Ft. 94.72 sq'

Description: Logo + Name

Parking Garage:

Southeast Corner, Facing South:

Sq. Ft. 58.03+12.29 sq'

Description: Logo + Name

Southeast corner, Facing South:

Sq. Ft. 636.04 sq'

Description: Billboard like sign (electronic display sign) + Name/Logo

[Backup sign if large electronic display sign isn't approved]

Southeast Corner, Facing South:

Sq. Ft. 116.61 sq'

Description: Name + Logo

Staff does not recommend approval of the large electronic display sign on the north side of the parking structure, for safety and aesthetic purposes. The sign could easily become a distraction to drivers on the freeway, and would easily become a nuisance to the residential properties on the north side of I-894.

Recommendation: Approve the Master Signage Plan for Aurora Health Care, to be located within the 84 South Development at 8960 & 9000 Sura Ln., submitted by Deb Burton, d/b/a Poblocki Sign Company, LLC, not including the electronic display sign. Tax Key No. 606-9980-013

Item held over.

- 15. Temporary Signage Plan Appeal for Outback Steakhouse, to be located within the 84 South Development at 8625 Sura Ln., submitted by Brad Hammen, d/b/a Outback Steakhouse. (Tax Key No. 606-0053-007)**

Outback Steakhouse would like to post two “Coming Soon” banners on the property. The banners will be 8'x3' and hang on the fence. One banner will hang on the north-facing fence and the other on the south-facing fence. Banners will be hung until 11/27/2018.

Recommendation: Approve the Temporary Signage Plan Appeal for Outback Steakhouse, to be located within the 84 South Development at 8625 Sura Ln., submitted by Brad Hammen, d/b/a Outback Steakhouse. (Tax Key No. 606-0053-007)

Motion by Mayor Neitzke, seconded by Mr. Carlson to recommend approval of a Temporary Signage Plan Appeal for Outback Steakhouse, to be located within the 84 South Development at 8625 Sura Lane, subject to Plan Commission and staff comments. Tax Key No. 606-0053-007. Motion carried unanimously.

- 16A. Special Use Permit for Calvary’s Christian Academy Early Childhood Center, a proposed daycare to be located at 3131 S. 100 St., submitted by Shelina Harvey, d/b/a Resurrection Power Ministries. (Tax Key No. 524-8996-002)**
- 16B. Site Plan for Calvary’s Christian Academy Early Childhood Center, a proposed daycare to be located at 3131 S. 100 St., submitted by Shelina Harvey, d/b/a Resurrection Power Ministries. (Tax Key No. 524-8996-002)**

Items 16A and 16B may be considered together.

This item was before the Plan Commission in April 2018 and the Plan Commission held the item, pending Calvary obtaining a lease agreement with We Energies for the parking lot on the east side of S. 100 St. Both Calvary and We Energies have signed a letter of intent, with the lease to begin July 1, 2018. Staff recommends approval of the project with the same conditions of approval that were recommended at the April 10, 2018 Plan Commission meeting, subject to a full parking inventory being submitted to the Community Development Division for review.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan for Calvary’s Christian Academy Early Childhood Center, a proposed daycare to be located at 3131 S. 100 St., submitted by Shelina Harvey, d/b/a Resurrection Power Ministries (Tax Key No. 524-8996-002), subject to Plan Commission and staff comments, and a public hearing being held and approved.

Shelina Harvey present to answer questions. Ms. Harvey stated they have entered into a lease with We Energies for the parking area across the street, providing them the additional parking they need.

Motion by Mayor Neitzke, seconded by Ms. Hallen to recommend the Special Use Permit and the Site Plan for Calvary's Christian Academy Early Childhood Center, a proposed daycare to be located at 3131 S. 100 Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 524-8996-002. Motion carried unanimously.

17. Community Development Manager Report.

Ms. Johnson noted that the ribbon cutting was held for Grate Mac & Cheese. Café Zupas is open and doing well. The construction of the Aurora medical building is coming along. As of June 1st the first tenants moved into the first completed building of the Forte Apartments. Other 84 South tenant spaces under construction are Mod Pizza, Men's Hair House, and Hand and Stone Massage. There are still discussions underway for the future development at the corner of 84th & Layton, including a public park with wi-fi connectivity.

At the July Plan Commission will be submittals for remodels of the McDonalds at both 27th & Cold Spring and at Hwy. 100 & Layton.

18. Adjournment.

Motion by Mr. Carlson, seconded by Ms. Hallen, to adjourn the meeting at 8:47 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed June 18, 2018