

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, NOVEMBER 13, 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	Excused
	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
Andrew Stern - Planner

**2. Approval of the minutes from the October 9, 2018 meeting.
Motion by Ald. Kastner, seconded by Ms. Collins to approve the October 9, 2018
Regular Meeting minutes. Motion carried unanimously.**

3. Discussion regarding last Common Council meeting.
At the November 7th Common Council meeting the Planned Unit Development Amendment, the Site, Landscaping and Architectural Plans and the Signage Plan Appeal for Children's Hospital of Wisconsin, Greenfield Clinic (3365 S. 103 Street) were approved as presented. It was noted that they met with neighbors via hosting two open houses, with only one neighbor coming forth.

4. Signage Plan Appeal for Uncle Paulie's, an existing business located at 4395 S. 76 St., submitted by Frank Orcholski, d/b/a Uncle Paulie's. (Tax Key No. 605-9979-002)

Uncle Paulie's, an existing restaurant located at 4395 S. 76 St., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. According to the Sign Code, "total number of signs permitted for each business site shall not exceed one wall sign and one monument sign" with the exception that "a business site with over 300 feet of lot frontage may have a third permanent sign (*only a monument sign*) not exceeding 24 square feet in area and not exceeding the total calculated sign square footage (1.5 × lineal building front footage)." The lineal building frontage of Uncle Paulie's is 161 ft., allowing for a total signage of 200 sq. ft. Uncle Paulie's is located on a corner lot, allowing for an additional monument sign per the Sign Code but not for an additional wall sign. Uncle Paulie's is requesting one additional wall sign beyond what is allowed in the Sign Code.

Uncle Paulie's proposal includes the following:

- A. East wall: 23.22 sq. ft.
- B. South wall: 23.22 sq. ft.
- C. Monument sign: 7.94' tall, 37.22 sq. ft.
- D. TOTAL: 83.66 sq. ft.

Signs were installed on the premises by the sign contractor without permits.

Recommendation: Approve the Signage Appeal for Uncle Paulie's, located at 4395 S. 76 St., submitted by Frank Orcholski, d/b/a Uncle Paulie's. (Tax Key No. 605-9979-002)

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend approval of a Signage Plan Appeal for Uncle Paulie's, an existing business located at 4395 S. 76 Street, submitted by Frank Orcholski, d/b/a Uncle Paulie's, subject to Plan Commission and staff comments. Tax Key No. 605-9979-002. Motion carried unanimously.

- 5A. Special Use Permit for Taqwa's Bakery & Restaurant, to be located within the existing multi-tenant commercial building at 4885 S. 27 St., submitted by Taqwa Obaid, d/b/a Taqwa's Bakery & Restaurant and Ahmed Abubaker, d/b/a Aa Baker Realtors. (Tax Key No. 622-9988-012)**
- 5B. Site Plan for Taqwa's Bakery & Restaurant, to be located within the existing multi-tenant commercial building at 4885 S. 27 St., submitted by Taqwa Obaid, d/b/a Taqwa's Bakery & Restaurant and Ahmed Abubaker, d/b/a Aa Baker Realtors. (Tax Key No. 622-9988-012)**

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant, Ms. Obaid, is proposing to lease approximately 1,900 sq. ft. of tenant space in the 12,024 sq. ft. multi-tenant commercial building located at 4885 S. 27 St. This is the multi-tenant commercial building to the south and east of Target along S. 27 St., where ATI Physical Therapy is located. The applicant would lease the two (2) western-most tenant spaces for a proposed bakery and restaurant. The restaurant would offer a variety of middle-eastern dishes, such as beef, chicken kabobs and Shawarma.

The property is zoned C-2 Community Commercial District, which permits restaurants as a Special Use. A public hearing can be scheduled as early as December 18, 2018. Restaurant/bakery hours of operation would be Monday – Sunday, 7:00am – 10:00pm. The restaurant/bakery is anticipating employing approximately six (6) people to start with. Ms. Obaid has 15 years of experience in the food industry, most recently as a district manager for KFC, Long Johns and Taco Bell (YUM company).

Site Plan

The multi-tenant commercial building is under an approved site and landscaping plan from 1997. The landscaping plan identifies very little landscaping on site. However, most of the landscaping that is shown on the 1997 plan, is not planted. Staff

recommends that all missing junipers, trees, etc. be planted to be conformance with the approved plan. Staff also recommends that a raised planter bed or cut-out planter bed be established and installed at the northeast corner of the site, south of the freestanding monument sign.

The site itself is in need of pavement improvements. All the formed asphalt has been crushed over time by snow plows. The entire parking lot and rear alley-like drive should be resurfaced and restriped. In addition, the south property line retaining wall is leaning and is in disrepair and should be entirely reconstructed. Staff has been in contact with the property owner/landlord about the requested site improvements and staff is recommending to give the property owner a total of three (3) years to make the following unexpected improvements that came to light due to the Special Use Permit requested by a potential tenant:

1. New formed asphalt/poured curb around the entire parking lot
2. Paint light pole bases
3. Resurface/restripe parking lot
4. Resurface rear drive behind building
5. Add landscaping around monument sign
6. Replace landscaping that is at the front NE corner of the property
7. Construct bollards around fire hydrant at NE corner of property (unless not required due to a new landscape bed)
8. Reconstruct retaining wall and fencing along south property line
9. Reconstruct existing refuse enclosures to make them complete 4-sided board-on-board enclosures, with a personnel door (masonry walls can stay if in good condition)
10. Construction a new 4-sided board-on-board refuse enclosure, with a personnel door, for the bakery/restaurant in rear
11. Identify trucking/delivery plan/routes for bakery/restaurant
12. Removal of garbage in back of site (mattresses laying on ground)
13. Modification of existing site plan, to delineate all site improvements and proposed timeframe for said improvements

Recommendation: Recommend Common Council Approval of the Special Use Permit and Site Plan for Taqwa's Bakery & Restaurant, to be located within the existing multi-tenant commercial building at 4885 S. 27 St., submitted by Taqwa Obaid, d/b/a Taqwa's Bakery & Restaurant and Ahmed Abubaker, d/b/a Aa Baker Realtors (Tax Key No. 622-9988-012), 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 and occupancy associated with the proposed work reviewed by the Plan Commission. Work listed in Item 1 is to be completed by November 2021. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) new formed asphalt/poured curb around the entire parking lot; (b) light pole bases being repainted; (c) resurfacing/restriping of the entire parking lot; (d) resurfacing of the rear drive behind building; (e) additional landscaping around monument sign, to be approved by the City Forester; (f) bollards being constructed around the fire

hydrant at the northeast corner of the property (unless not necessary due to a new landscape bed); (g) reconstruction of the existing south retaining wall, design to be approved by the Community Development Division; (h) reconstruction/replacement of all refuse enclosures, to be 4-sided board-on-board enclosures with a personnel door (masonry walls may stay if in good condition); (i) construction of a new 4-sided board-on-board refuse enclosure, with personnel door, for the bakery/restaurant in the rear of the property; and, (j) identification of trucking/delivery plan/routes for bakery/restaurant.

2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. 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.
4. Replacement of all missing landscaping that is identified on the 1997 approved site plan, to be completed by June 2019.

It was noted that the property owner was not able to attend tonight's meeting as he had previously scheduled out of town commitments. Discussion occurred on how it has been many, many years since the site has been improved upon and it is in very rough shape, particularly the condition of the parking lot, the retaining wall and the fence. Many things are occurring at this site that, from a Code standpoint, need to be remedied as the center is adjacent to a residential neighborhood.

Discussion also occurred on the signage, and how the small size is not very visible from S. 27th Street. The Plan Commission recommended that signage for Taqwas could be in the same size range as the ATI Physical Therapy sign (which would normally require a signage approval waiver). It was noted that Target will vacate early 2019 and improvements to this site are essential to help boost the marketability of the Target site. Mayor Neitzke cited the poor condition of the parking lot and how it impacts the State's stormwater requirements, which Greenfield must adhere to. Tonight's proposed three year improvement plan is simply too long for the multitude of items that require addressing much sooner than that. Discussion occurred on the need for a letter to the property owner of items that must be addressed immediately (i.e. removal of old mattress and debris behind site). Ald. Kastner stated he feels while repair to the retaining wall is important, improving the parking lot is a bigger priority than the retaining wall. Discussion occurred on how for the safety of all concerned at the site the wall needs to made be a high priority. Additionally, the fencing is so far-leaning it does not serve the intended purpose of a fence, and also the dumpster enclosure is not properly containing refuse, which is a Code requirement.

It was noted that Staff is looking into what site improvements can be required under Code Enforcement, with simple clean up measures of debris and such occurring regardless of a future formal plan with Code Enforcement. As of now, the site improvement requirements are pending, dependent on the City Attorney's recommendations, if the 1997 site plan can be used as a basis for code enforcement at the site. Atty. Sajdak's findings will be discussed at the public hearing.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend approval of a Special Use Permit and a Site Plan for Taqwa's Bakery & Restaurant, to be located within the existing multi-tenant commercial building at 4885 S. 27 Street, subject to Plan Commission and staff comments, and to include a sign waiver for a larger size, and also subject to the City Attorney's and Staff's review of the current Special Use and what may be required under today's enforcement code, and authorize the public hearing process to begin, with such hearing being scheduled at the next available date. Tax Key No. 622-9988-012. Motion carried unanimously.

6. Site and Landscaping Plans for the demolition of a single-family house and proposed site design for commercial use of the property located at 4969 S. 27 St., submitted by Gerry Ramos, d/b/a Ramos and Associates on behalf of Paul Sidhu, owner. (Tax Key No. 622-0006-000)

The applicant, Mr. Sidhu, has applied for demolition and site plan review for the tear-down the single-family home located immediately south of the newly-constructed Paul's Wine & Liquor Store. Mr. Sidhu has control of the property located at 4969 S. 27 St. through a five-year land contract. The proposed plan includes three (3) phases of completion: (1) demolition of the house, construction of a six-vehicle parking area on the vacant parcel abutting S. 27 St., and connection of the vacant parcel with the liquor store parcel through a cross-access driveway; (2) construction of a six-vehicle parking area on the vacant parcel on the far west side, and connection of the vacant parcel with the liquor store parcel through a cross-access driveway; and, (3) construction of a roughly 4,000 sq. ft. multi-tenant commercial building on the vacant parcel with additional parking abutting the building.

The property is zoned C-2 Community Commercial District. Future tenant uses and whether they are permitted or would require a Special Use Permit, will be forthcoming based on the Zoning Code.

The applicant is proposing to construct the building within the 10-foot north side yard setback—the building would be constructed right up to the north property line. Full site, landscaping and architectural plans will come before the Plan Commission at a future date; however, as part of this application, the owner is requesting permission to construct within the setback regulation, in order to prepare plans and seek out future commercial tenants. Per Sec. 21.04.0302 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration."

The Zoning Code does not allow parking on a property without a principal building. The applicant is seeking approval through phases one and two, to construct parking at 4969 S. 27 St. prior to a building being constructed. Phase One is proposed to take place immediately after Plan Commission and Common Council approval, if received, this fall/winter 2018. Phase Two is proposed to take place in spring 2019, and Phase Three

is proposed to take place late fall/winter 2019/2020. Given the regulation that parking is not permitted without a principal building, staff recommends that if the multi-tenant commercial building is not constructed and complete by June 2020, all parking must be removed from 4969 S. 27 St. by August 2020 and the property must be returned to a seeded/grassed condition.

Staff supplied comments to the applicant regarding additional information that is needed prior to a demolition permit being issued:

1. A grading plan needs to be submitted for each phase. The liquor store site was graded and constructed without staff review and staff has concern how the grading of 4969 S. 27 St. will tie into the liquor store site. A grading plan was submitted for Phase Three, when the building will be constructed, but given the circumstances of the existing conditions, staff is strongly recommending that a grading plan be submitted for each construction phase.
2. Fire hydrant at SE corner of lot needs to be removed/replaced and coordinated with Milwaukee Water Works.
3. Trucking/delivery plan needs to be provided, including truck turn radiuses provided on the site plan. (This item is recommended because there have been truck delivery issues with the liquor store. Semi-trucks delivering product, block traffic on S. 27 St., when maneuvering into the site. The liquor store property is not sufficiently sized to accommodate semi-trucks. Staff would like to receive and review delivery plans for both the liquor store site and 4969 S. 27 St. prior to any future permits being issued.)
4. A catch basing needs to be installed in Phase One at the SE corner of the site.
5. Draft easement agreements between properties for ingress/egress AND for maintenance access to the new building on 4969 need to be provided.
6. A lighting/photometric plan needs to be submitted for 4969.
7. Landscaping plan needs to be submitted for 4969.
8. Parking stall #22 is too short—redesign.
9. Place a poured curb around the transformer pad at 4955.
10. A storm inlet needs to be constructed rather than a concrete flume along the south lot line of 4969.

While many conditions of approval exist prior to a demolition permit being issued, staff recommends approval of the phased site plan for the demolition of 4969 S. 27 St. and future commercial use and associated site plan of the same property.

Recommendation: Recommend Common Council Approval of the Site and Landscaping Plans for the demolition of a single-family house and proposed site design for commercial use of the property located at 4969 S. 27 St., submitted by Gerry Ramos, d/b/a Ramos and Associates on behalf of Paul Sidhu, owner (Tax Key No. 622-0006-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 11 are required to be satisfied prior to the issuance of a demolition permit and parking lot construction permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) fire hydrant at SE corner of lot being adjusted/replaced (as directed by MSWW); (b) a catch basin being installed in Phase One at the southeast corner of the site; (c) a storm inlet rather than a concrete flume being installed along the south lot line of 4969 St. 27 St.; (d) landscaping quantities and species for Phase One and Phase Two; (e) parking stall #22 being extended in length to meet parking stall regulations; and, (f) poured curb being installed around the transformer pad at the 4955 S. 27 St. site.
2. A grading plan for Phase One, to be approved by the Engineering Department.
3. A grading plan for Phase Two, to be approved by the Engineering Department.
4. Completion of City Engineering Division civil plan review process.
5. A lighting/photometric plan being provided to the Community Development Division for approval.
6. Ingress/egress and access easement agreements between 4969 and 4955 S. 27 St. being submitted to the Engineering Department for review and approval.
7. A trucking/delivery plan for all deliveries to 4969 and 4955 S. 27 St. being submitted to the Community Development Division for review and approval.
8. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
9. 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.
10. A statement being provided by the applicant that Phase One shall be completed by March 2019; Phase Two shall be completed by July 2019; Phase Three shall be completed by August 2020. If any of these phases are not completed by said deadline dates, the site shall be turned to a completely seeded/grassed condition or required stormwater management measures shall be installed at 4969 S. 27 St. and said property shall be combined with 4955 S. 27 St. through a Certified Survey Map approval process.
11. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permit along W. Holmes Ave.

Gerry Ramos was present to answer questions.

Ms. Johnson gave an overview of this item, stressing that the concept has changed from the original plan of connecting the two buildings to keeping them separate, as that exempts them from stormwater retention requirements. As the site is zoned C-2, there are many options for future tenants.

The following has been stated to Mr. Ramos by Staff: Phase 1 shall be completed by March, 2019, Phase 2, additional parking to the west, to be completed by July, 2019, and Phase 3 completed by August, 2020. If any of these phases are not completed by said deadlines, the site shall be returned to a completely seeded, grassed condition or required stormwater management measures shall be installed on the site and then they would need to combine the two sites via a Certified Survey Map. It was noted that the City is responsible for keeping sites' stormwater management in compliance with regulations. Ms. Johnson stated she has not heard any feedback from either Mr. Sidhu or Mr. Ramos on these timelines.

Mr. Weis questioned why the City would consider this plan in phases; why not wait until they are prepared with plans to move forward and go from there? Ms. Johnson replied that a reason for the request at this time is they are experiencing issues with truck deliveries at the liquor store and are trying to help alleviate that. Ald. Kastner stated he'd like to see Phase I occur, have the house demolished, and have the island of landscaping installed at the corner. It was the general consensus of the Plan Commission that at this time the house be demolished and a grading plan be implemented, along with a plan for a driveway that would alleviate trucks from blocking 27th Street. It was reiterated to Mr. Ramos that there is no support for a parking plan up front close to S. 27 Street, but there was support for parking in the rear/west end until full site, landscaping and architectural plans for a building have been approved in the near future.

at this time as there has been no building plan submitted that would in turn support that parking plan.

Therefore, under discussion, the following items were determined to be required:

Items 1 through 10 are required to be satisfied prior to the issuance of a demolition permit and parking lot construction permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) demolition of the house and construction of six (6) parking stalls and a connection drive between 4969 and 4955 S. 27 St. on the west end of the site only; (b) fire hydrant at SE corner of lot being adjusted/replaced (as directed by MSWW); (c) a catch basin being installed at the southeast corner of the site; (d) a storm inlet rather than a concrete flume being installed along the south lot line of 4969 St. 27 St.; (e) landscaping quantities and species; (f) parking stall #22 being extended in length to meet parking stall regulations; (g) poured curb being installed around the transformer pad at the 4955 S. 27 St. site; and (h) a board-on-board fence being constructed along the west property line with the structural poles facing the east side of the fence.
2. A grading plan for the proposed demolition and west parking phase, to be approved by the Engineering Department.
3. Completion of City Engineering Division civil plan review process.

4. A lighting/photometric plan being provided to the Community Development Division for approval.
5. Ingress/egress and access easement agreements between 4969 and 4955 S. 27 St. being submitted to the Engineering Department for review and approval.
6. A trucking/delivery plan for all deliveries to 4969 and 4955 S. 27 St. being submitted to the Community Development Division for review and approval.
7. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
8. 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.
9. A statement being provided by the applicant that the demolition and west parking area shall be completed by July 2019. If plans for construction of a new commercial building on 4969 S. 27 St. have not been submitted by July 2019 for Plan Commission and Common Council review, the site shall be turned to a completely seeded/grassed condition or required stormwater management measures shall be installed at 4969 S. 27 St. and said property shall be combined with 4955 S. 27 St. through a Certified Survey Map approval process.
10. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permit along W. Holmes Ave.

Motion by Mr. Weis, seconded by Mr. Rogers, to recommend approval of Site and Landscaping Plans for the demolition of a single-family house and proposed site design for commercial use of the property located at 4969 S. 27 St., subject to Plan Commission and staff comments, and to support only Phase II, including the removal of the home, addressing the stormwater issue along the former frontage road via the use of a grading plan, and allowing the construction of a back driveway to connect the two properties, and also a referral to the Board of Public Works with regard to a creation of a cul-de-sac along Holmes Avenue, and authorize this item to be expedited to the November 20th Common Council meeting. Tax Key No. 622-0006-000. Motion carried unanimously.

7. **Signage Plan Appeal for a digital freestanding sign, to be located at the 84 South Development at 9100 W. Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC and Sarah Peters, d/b/a Jones Sign. (Tax Key No. 606-9980-015)**

Item held over.

8. **Conceptual Plan for proposed new construction of Fresenius Kidney Dialysis Center, to be located at 5125 W. Morgan Ave., submitted by Dr. Gregory V. Warren, d/b/a MNA Greenfield, LLC. (Tax Key No. 622-0006-000)**

MNA Greenfield, LLC is proposing to construct a new, single-story, outpatient clinic for use by Fresenius Medical Care (FMC) to provide dialysis services for patients at 5125 W. Morgan Avenue. The proposed building will be approximately 7,623 gross square feet and will contain 21 in-center dialysis patient stations, associated physician/nurse and other staff support areas, including equipment infrastructure to support the dialysis operations.

The property is 0.91 acres in size and currently contains Morgan Avenue Greenhouses, Inc. The proposed development would entail demolishing the existing commercial building and associated greenhouses for use as the kidney dialysis center. The construction is proposed to start in January 2019 and continue through early summer. The property is zoned C-2 Community Commercial and a kidney dialysis center is a permitted use in that zoning district.

The dialysis center would begin with two treatment shifts, which would be performed 6:00AM to 5:00PM, Monday through Friday. The clinic may add a third treatment shift if there is sufficient demand and would operate 6:00AM to 5:00PM Monday through Saturday. At full capacity, the center would be staffed by 10 staff members at any given time. The majority of patients will be delivered to the clinic and picked up following treatment and will not contribute to the needs of on-site parking.

This proposal is before the Plan Commission as a concept plan. Alderperson Linda Lubotsky has requested a neighborhood meeting. There would be no public hearing required for this permitted use. The applicant is planning to submit full site, landscaping and architectural plans before the Plan Commission and Common Council in December.

The applicant has submitted pictures of other FMC clinics in the Milwaukee area. The most recent construction is located at 27th & Oklahoma, which was designed with their most recent "prototype" clinic. Prior to this design, a clinic was constructed in Waukesha. The Waukesha building has much more architectural design features and staff recommends that the proposed Greenfield clinic be designed and proposed before the Plan Commission in December, following the Waukesha clinic design.

As part of the conceptual plan review, the applicant is requesting the Plan Commission's opinion on the request to construct the new building within the 25-foot front yard setback restriction. Per Sec. 21.04.0302 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration." Staff recommends approval of the proposed front yard setback encroachment. Good planning policy places buildings up near the street, rather than setback and parking being located along the street frontage. In addition, the greenhouse building is situated within the front yard setback restriction and the proposed new building location would maintain the urban street edge. Without the requested setback "waiver," the proposed use and construction would not be feasible as the site is not large enough to accommodate for a 25-foot front yard setback.

Jason Pyne was present to answer questions.

As this is a permitted use, the City is not required to notify the neighbors. However, it was noted that Ald. Linda Lubotsky requested of the applicant a notification of some 300 homes, as she has concerns over the users of this type of business and wants their input.

Dr. Gregory Warren spoke on their other centers and how they operate. He stated that the majority of their patients are dropped off for their treatment. The proposed parking ratio is adequate for this use. This type of business is a great fit and a great use for this site. The access was questioned for those taking transit options how they would get from the City sidewalk to the building. It was stated that a connection point sidewalk would be added to the plan to accommodate this. Also it was stated there needs to be a designated area for ambulances, and turn radius to accommodate a full sized fire trucks, which needs to be shown on a revised plan.

Conceptual Review. No action required.

9. Community Development Manager Report.

At the December the following items will be presented: Fresenius Kidney Dialysis will be bringing in their proposal, a proposal for a retail development off of 76th and Holmes, and a proposal for a digital billboard at 84 South (item was held over tonight). A conceptual plan for the corner of 76 & Cold Spring may also be at the December meeting.

10. Adjournment.

**Motion by Mr. Weis, seconded by Ms. Collins, to adjourn the meeting at 8:14 p.m.
Motion carried unanimously.**

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed November 19, 2018