

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, SEPTEMBER 10, 2019**

1. The meeting was called to order at 6:00 p.m. by Ald. Karl Kastner

ROLL CALL:	Mayor Michael Neitzke	Excused
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Present
	Ms. Denise Collins	Present
	Ms. Christine Hallen	Present
	Mr. Bradley Sponholz	Present
	Mr. Steve Rogers	Excused
	Mr. Don Carlson (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Kristi Johnson – Community Development Manager
Andrew Stern - Planner

2. Approval of the minutes from the August 13, 2019 meeting.

Motion by Ms. Hallen, seconded by Ms. Collins to approve the August 13, 2019 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the last two Common Council meetings.

Public hearings were held for Starbucks (Loomis & Layton) and Tsunami Car Wash (55th & Layton). Both items were approved as presented.

4. Signage Plan Appeal for Panera Bread, an existing business located at 7840 W. Layton Ave., submitted by Tina Lewis, d/b/a Lemberg Electric, and Frank J. Grainer, d/b/a Frank Grainer Real Estate. (Tax Key No. 605-9956-005)

Panera Bread, an existing business located at 7840 W. Layton Ave., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for and seeking a variance from the approved master signage plan. According to the Sign Code, "The total amount of signage permitted for each tenant space within the MTCB district shall be determined by multiplying the lineal front footage of the tenant space facing the adjacent road/street. The allowed sign ratio is "one square foot to one foot of lineal frontage of tenant space" to a maximum of 50 square feet." The lineal building frontage of Panera is approximately 40 ft., allowing for a total signage of 40 sq. ft. The master signage plan for the multi-tenant commercial building calls for red channel letters for wall signs and monument sign panel inserts with a red background.

Panera is proposing an illuminated wall sign with brown channel letters that is approximately 68.15 sq. ft. This is 28.15 sq. ft. larger than is allowed by code. They are also proposing a monument sign panel insert with a brown background to match the proposed wall sign. The owner of the property has submitted a letter approving the changes to the master sign plan.

Recommendation: Recommend approval of the Signage Plan Appeal for Panera Bread, an existing business located at 7840 W. Layton Ave., submitted by Tina Lewis, d/b/a Lemberg Electric, and Frank J. Grainer, d/b/a Frank Grainer Real Estate. (Tax Key No. 605-9956-005)

Mr. Stern gave a presentation on this item.

Motion by Ms. Hallen, seconded by Ms. Collins, to recommend approval of a Signage Plan Appeal for Panera Bread, an existing business located at 7840 W. Layton Avenue, subject to Plan Commission and staff comments. Tax Key No. 605-9956-005. Motion carried unanimously.

5. **Signage Plan Appeal for Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 St., submitted by Brandon Goldbeck, d/b/a Orthopaedic Hospital of Wisconsin, and Kari Conradt, d/b/a West Allis Blue. (Tax Key No. 617-9983-012)**

Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 St., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. According to the Sign Code, "The total amount of signage permitted for each tenant space within the MTCB district shall be determined by multiplying the lineal front footage of the tenant space facing the adjacent road/street. The allowed sign ratio is "one square foot to one foot of lineal frontage of tenant space" to a maximum of 50 square feet." The lineal building frontage of Orthopaedic Hospital of Wisconsin is approximately 54 ft., allowing for a total signage of 50 sq. ft.

Orthopaedic Hospital of Wisconsin is proposing an illuminated wall sign with white channel letters that is approximately 130.5 sq. ft. This is 80.5 sq. ft. larger than is allowed by code. The sign is proportional to the expanded front entry canopy.

Recommendation: Recommend approval of the Signage Plan Appeal for Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 St., submitted by Brandon Goldbeck, d/b/a Orthopaedic Hospital of Wisconsin, and Kari Conradt, d/b/a West Allis Blue. (Tax Key No. 617-9983-012)

Mr. Stern gave a presentation on this item.

Motion by Mr. Weis, seconded by Mr. Sponholz, to recommend approval of a Signage Plan Appeal for Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 Street, subject to Plan Commission and staff comments Tax Key No. 617-9983-012. Motion carried unanimously.

6. **Signage Plan Appeal for Loomis Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Tim Stephan, d/b/a Canopy Refresh, LLC, and Didar Singh, d/b/a 124th St., Inc.. (Tax Key No. 647-9976-001)**

Loomis Amoco, an existing business located at 5030 W. Loomis Rd., is seeking a signage variance, requesting branding signage to be attached to the existing canopy over the gas station pumps. The Zoning Code section pertaining to standards for special uses in nonresidential districts specifies for gas station canopies, "Canopy roofs shall be architecturally compatible and connected to the main building. Signs or distinctive emblems, but not color banding, may be considered for the canopy by the Plan Commission." The previous Mobile tenant had signage approved for two facades of the existing the canopy fascia.

Loomis Amoco is proposing an illuminated wall sign with black channel letters for both the northeast and southeast elevations of the canopy. Each of these is approximately 24.3 sq. ft. An internally illuminated 30.8 sq. ft. logo sign is proposed for the southwest elevation of the canopy. The canopy fascia is proposed to have a blue or orange lighted fascia bar to match the Amoco color scheme. The total signage for to be added to the canopy is 79.4 sq. ft.

Recommendation: Recommend approval of the Signage Plan Appeal for Loomis Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Tim Stephan, d/b/a Canopy Refresh, LLC, and Didar Singh, d/b/a 124th St., Inc.. (Tax Key No. 647-9976-001)

Mr. Stern gave a presentation on this item. Ald. Kastner requested that all temporary signage desired to be installed be in compliance and installed under permit.

Motion by Mr. Weis, seconded by Ms. Collins, to recommend approval of a Signage Plan Appeal for Loomis Amoco, an existing business located at 5030 W. Loomis Road, subject to Plan Commission and staff comments. Tax Key No. 647-9976-001. Motion carried unanimously.

7. Signage Plan Appeal for HassleLess Mattress, an existing business located at 7740 W. Layton Ave., submitted by Erin Borofka, d/b/a HassleLess Mattress, Inc. (Tax Key No. 605-9944-011)

HassleLess Mattress, an existing business located at 7740 W. Layton Ave., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. According to the Sign Code, "The total amount of signage permitted for each tenant space within the MTCB district shall be determined by multiplying the lineal front footage of the tenant space facing the adjacent road/street. The allowed sign ratio is "one square foot to one foot of lineal frontage of tenant space" to a maximum of 50 square feet." The lineal building frontage of HassleLess Mattress is approximately 69.4 ft., allowing for a total signage of 50 sq. ft.

HassleLess Mattress currently has a 35.8 sq. ft. wall sign above the entry projection. HassleLess Mattress is proposing an illuminated wall sign with white and green channel letters that is approximately 88 sq. ft. This is 38 sq. ft. larger than is allowed by code. The proposed sign would be relocated to the western wall of their tenant space. To accommodate this, the existing awnings would be removed and replaced with smaller awnings. The exterior above the existing signage shows signs of staining from previous signage. This is likely to be more noticeable with the removal of the existing signage.

Staff recommends approval of the wall signage waiver with the condition that the exterior be repainted and/or patched to remove the staining at the time the new signage is installed.

Recommendation: Recommend approval of the Signage Plan Appeal for HassleLess Mattress, an existing business located at 7740 W. Layton Ave., submitted by Erin Borofka, d/b/a HassleLess Mattress, Inc. (Tax Key No. 605-9944-011), subject to the staining on the exterior façade is repainted and/or patched at the time the new signage is installed.

Mr. Stern gave a presentation on this item.

Motion by Mr. Carlson, seconded by Mr. Sponholz, to recommend approval of a Signage Plan Appeal for HassleLess Mattress, an existing business located at 7740 W. Layton Avenue, subject to Plan Commission and staff comments. Tax Key No. 605-9944-011.

- 8A. Special Use Review for Jin's Sushi Seafood & Bar, a proposed restaurant to be located at 7401 W. Barnard Ave., submitted by Yanni Jin, d/b/a Jin's Restaurant, Inc. (Tax Key No. 617-9983-013)**
- 8B. Site and Landscaping Plan Review for Jin's Sushi Seafood & Bar, a proposed restaurant to be located at 7401 W. Barnard Ave., submitted by Yanni Jin, d/b/a Jin's Restaurant, Inc. (Tax Key No. 617-9983-013)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Ms. Jin, has an offer to purchase the former Outback Steakhouse located at 7401 W. Barnard Ave. The applicant proposing Jin's Sushi Seafood & Bar, an all-you-can-eat sushi seafood restaurant and bar in the existing 6,192 sq. ft. restaurant. Jin's Sushi Seafood & Bar will be a full-service restaurant with a table seating, a sit-down sushi bar, and small bar with mixed drinks, wine, beer, and sake. The restaurant will be a higher end version of a traditional Asian restaurant.

The applicant has successfully renovated and operated Lovers Lane Sushi and Seafood Buffet in Franklin. Ms. Jin estimates they will employ a total of fifteen (15) employees. They expect to serve seventy (70) guests on weekdays and one hundred twenty (120) guests on weekends. The approved hours of operation for Outback Steakhouse vary from those proposed by Jin's Sushi Seafood & Bar.

Outback Steakhouse approved hours of operation: Monday – Sunday, 8:00am – 12:00am (midnight).

Jin's Sushi Seafood & Bar: Monday – Sunday, 11:00am – 10:00pm.

A new resolution will need to be approved by the Common Council addressing the modified hours of operation.

Site and Landscaping Plan

The property has been vacant since Outback moved to their new location at the end of 2018. The site is in rough shape, with numerous dead or dying trees, overgrown bushes, tall weeds, and lack of mulch for the landscaped beds. Many of the dead trees are ash trees and should be replaced with another tree species. The refuse container is flaking paint and needs to be repainted. Paint for ADA spaces in the parking lot is faded and should be restriped. The applicant is aware of the condition of the landscaping and has visited the site with the City Forester to mark which trees should be removed and replaced.

Off-street parking required per code for Jin's Sushi Seafood & Bar = 93 (15 spaces per 1,000 sq. ft.)

TOTAL off-street parking provided (based off of site plan) = 99

The applicant does not anticipate any substantial changes to the exterior of the building but has expressed a desire to paint the green standing seam metal roof another color. They have not provided staff with a proposed color for the roof.

The applicant anticipates requesting signage beyond what the sign code allows and will likely be presenting a master sign plan at an upcoming Plan Commission meeting. The signage will likely be similar to that of the former Outback Steakhouse. The wall signage is anticipated to cover the unpainted sections of the gables.

Staff recommends that this item be expedited to the September 17, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and the Site and Landscaping Plans for Jin's Sushi Seafood & Bar, a proposed restaurant to be located at 7401 W. Barnard Ave., submitted by Yanni Jin, d/b/a Jin's Restaurant, Inc. (Tax Key No. 617-9983-013), 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 an occupancy permit associated with the proposed business reviewed by the Plan Commission.)

1. Revised Site and Landscaping Plan being submitted to the Community Development Division to show the following: (a) detailed landscaping plan with landscaping species and quantity modifications at the request of the City Forester, if applicable, with all replanting to be completed by June 2020; and, (b) notation that all faded parking lot striping, included ADA markings, will be repainted by June 2020;
2. All dead/dying trees are removed, bushes trimmed, landscaped areas being weeded and mulched, and the site cleaned up.
3. The refuse enclosure repainted to match existing.

Mr. Stern gave a presentation on this item.

Ms. Jin was present to answer questions. She stated they have an easement agreement for the front of the strip mall, and also stated that she has a proposal for the landscaping work, which she will have completed by occupancy.

Ms. Jin anticipates opening at the end of November or beginning of December. The overall format will be different than that of their Lovers Lane location. This location will have more “live” seafood brought in, rather than the primarily buffet style offerings at the Franklin location.

Motion by Mr. Carlson, seconded by Mr. Krenz, to recommend approval of a Special Use Review and a Site and Landscaping Plan Review for Jin’s Sushi Seafood & Bar, a proposed restaurant to be located at 7401 W. Barnard Avenue subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 17th Common Council meeting. Tax Key No. 617-9983-013. Motion carried unanimously.

- 9A. Special Use Review for Alexi’s Auto Repair & Transport, a new automotive repair business located at 5049 W. Loomis Rd., submitted by Alexis Ponce De Leon, d/b/a Alexi’s Auto Repair & Transport. (Tax Key No. 647-9973-000)**
- 9B. Site Plan Review for Alexi’s Auto Repair & Transport, a new automotive repair business located at 5049 W. Loomis Rd., submitted by Alexis Ponce De Leon, d/b/a Alexi’s Auto Repair & Transport. (Tax Key No. 647-9973-000)**

Overview and Zoning

The applicant is proposing to lease a portion of the property at 5049 W. Loomis Rd., for a general automotive repair shop. The property has two (2) buildings on it—one (1) is currently being used for an auto body repair shop, and the other is vacant but used to be used for auto repair. The property was granted a Special Use Permit in July 2015 for auto body repair and general auto repair. The site is zoned C-1 Neighborhood Commercial District. This particular zoning district does not allow auto repair, but because it is under a Special Use Permit, it allows the City to require a Special Use Review for the new tenant.

The applicant has 20 years of auto repair experience and wishes to open his own shop. The proposed hours of operation are 8:00am – 6:00pm. There will be approximately two (2) to three (3) employees working at the shop. The applicant has entered into an 18-month lease agreement.

Site and Landscaping Plans

The applicant has not submitted any site or landscaping plans as part of the proposal. However, a Special Use Review authorizes the City to review the condition of the property. As mentioned above, there are two different tenants/buildings on this one (1) parcel. The applicant wishes to occupy the eastern building that is set back quite a bit from S. 51 St. The auto body repair shop occupies the western building that is close to W. Loomis Rd. The auto body repair shop, Southwest Auto Body, has a tremendous amount of vehicles stored on the property. On August 12, 2019, Community Development staff along with the City’s Code Enforcer, visited the site and explained to

the applicant, the operator of Southwest Auto Body, and the property owner, that the number of vehicles on the site needed to be reduced, that junk vehicles that were not operational, needed to be removed immediately, and that they needed to immediately stop parking vehicles in the City right-of-way in the vicinity of the driveway. As of September 5, 2019, no improvements were made and an abundant amount of vehicles were stored on site, many of them visibly non-operational.

There are a tremendous amount of code enforcement and site issues on this property. Staff recommends the following improvements be made to ensure future compliance of the entire property.

1. Resurfacing/pavement and striping of the entire parking lot with a notation on the plan that vehicles will be parked only within parking stalls.
2. Construction of a four-sided board-on-board refuse enclosure (a dumpster currently sits in the middle of the property, surrounded by parked vehicles) at a location identified on a site plan.
3. Removal of the chain link fence that is located in the City right-of-way parallel to S. 51 St.
4. Repair of any retaining walls that are deteriorating.
5. Painting of the back buildings that will be occupied by Alexi's Auto Repair & Transport.
6. Replacement of the east door on the back building that will be occupied by Alexi's Auto Repair & Transport.

Staff recommends that items 5-6 be completed prior to occupancy; that plans be submitted to the Community Development Division identifying the improvements listed in items 1-4 within one (1) year; and that the improved work associated with items 1-4 be completed by October 1, 2021. Staff recommends that this item be expedited to the September 17, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Alexi's Auto Repair & Transport, a new automotive repair business located at 5049 W. Loomis Rd., submitted by Alexis Ponce De Leon, d/b/a Alexi's Auto Repair & Transport. (Tax Key No. 647-9973-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 5-6 are to be completed prior to a certificate of occupancy being issued to Alexi's Auto Repair & Transport; plans associated with items 1 through 4 are to be submitted and satisfied with the Community Development Division by October 1, 2010; actual construction of items 1 through 4 are to be completed by October 1, 2021. Items 1 through 4 require the issuance of building permits associated with the proposed project reviewed by the Plan Commission.)

1. Resurfacing/pavement and striping of the entire parking lot with a notation on the plan that vehicles will be parked only within parking stalls.
2. Construction of a four-sided board-on-board refuse enclosure with a personal door at a location identified on a site plan.
3. Removal of the chain link fence that is located in the City right-of-way parallel to S. 51 St.
4. Repair of any retaining walls that are deteriorating.

5. Painting of the back buildings that will be occupied by Alexi's Auto Repair & Transport.
6. Replacement of the east door on the back building that will be occupied by Alexi's Auto Repair & Transport.

Ms. Johnson gave a presentation on this item.

The applicant and the property owner were present to answer questions. Mr. Weis questioned that with the lease being only eighteen months, that the timeline for completing the requested items could not go beyond that. Ald. Kastner pointed out that items 2, 3, and 4 do not have an expense tied to them and could be completed as soon as possible.

The property owner stated he has waited too long for his license to operate at this location, as he is paying taxes, and that the City's requests to clean up/repair the site are not fair. He stated he doesn't see what is wrong at the property from the pictures that were presented and feels it is sufficiently cleaned up. Discussion occurred with the applicant stating he would comply with the required items as soon as possible, with eighteen months being granted for the parking lot paving.

Motion by Mr. Weis, seconded by Ms. Hallen, to recommend approval of a Special Use Review and a Site Plan Review for Alexi's Auto Repair & Transport, a new automotive repair business located at 5049 W. Loomis Road, subject to Plan Commission and staff comments, which required items 2 thru 6 to be completed prior to occupancy and construction associated with item 1 to be completed by March 1, 2021, and authorize this item to be expedited to the September 17th Common Council meeting. Tax Key No. 647-9973-000. Motion carried unanimously.

- 10A. **Special Use Permit for a proposed massage therapy business, Mei Li Spa, to be located at 3775 S. 108 St., submitted by Zhenbo Guo, d/b/a Mei Li Spa. (Tax Key No. 563-9986-008)**
- 10B. **Site Plan Review for a proposed massage therapy business, Mei Li Spa, to be located at 3775 S. 108 St., submitted by Zhenbo Guo, d/b/a Mei Li Spa. (Tax Key No. 563-9986-008)**

Overview and Zoning

The applicant, Zhenbo Guo, is proposing to lease approximately 900 sq. ft. for a massage therapy business within the multi-tenant commercial building at 3775 S. 108 St. The property is zoned C-4 Regional Business District, which permits massage therapists as a Special Use. A public hearing can be scheduled as early as October 15, 2019.

Proposed services provided at the massage therapy business include: Hot Stone Massage, Thai Massage, Trigger Point Massage, Deep tissue Massage, Acupressure Massage, Swedish massage and facial massage. The applicant anticipates two (2)

employees, each of whom will have approved Wisconsin Massage or/and bodywork licenses. They expect 6 to 10 clients per day. Proposed business hours will be 10:00 am – 10:00 pm, seven (7) days per week.

Site Plan

A site plan was not submitted, but the site is subject to review with the Plan Commission and Common Council consider Special Use Permits. The property is generally in good condition. The front parking lot was recently resurfaced and potholes in the rear parking lot have been repaired. The two CMU refuse enclosures in the rear parking lot are in need of repair, as both are missing their doors. There are also two large dumpsters that should be removed if they are not currently being used for a construction project.

Off-street parking required per code for Mei Li Spa = 6 (4 spaces per 1,000 sq. ft., plus one per employee)

Off-street parking required for all other uses: 69

TOTAL off-street parking provided (based off of site plan) = 150

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan for Mei Li Spa, a proposed massage therapy business to be located at 3375 S. 108 St., submitted by Zhenbo Guo, d/b/a Mei Li Spa. (Tax Key No. 563-9986-008), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of occupancy associated with the proposed work reviewed by the Plan Commission.)

1. Replacement/construction of board-on-board refuse enclosure doors.
2. Removal of the large dumpsters from the rear parking lot if not in use for a current construction project. If the dumpsters are in use for a current construction project, removal of dumpsters immediately following project completion.
3. Common Council approval of the Special Use Permit and Site Plan following a public hearing.

Mr. Stern gave a presentation on this item.

The applicant and a translator were present to answer questions. Mr. Stern stated that a background check of the operators was conducted by the Greenfield Police Department, along with their Wisconsin massage licenses, and that there with no issues with either one.

Ms. Hallen questioned if the applicants own other massage parlors in the area, to which the translator relayed that they operated a business in Michigan for four months, which has since closed. Ald. Kastner stated he would like there to be one uniform color for the overall center's façade; to which Mr. Stern replied that that could be incorporated in the conditions of the Special Use. Under discussion it was decided that this painting occur before winter. Ms. Hallen stated she would like the Michigan business background checked as well.

Motion by Mr. Weis, seconded by Mr. Carlson, to recommend approval of a Special Use Permit and a Site Plan Review for a proposed massage therapy business, Mei Li Spa, to be located at 3775 S. 108 Street, subject to Plan Commission and staff comments, a police background check being conducted on the Michigan operation, and also the entire front façade of the multi-tenant commercial building being painted, where the signs are located, prior to occupancy, and authorize the public hearing process to begin. Tax Key No. 563-9986-008. Motion carried unanimously.

11. Certified Survey Map to combine two existing parcels located at 4361 S. 43 St., submitted by David Patrick, owner. (Tax Key No. 601-9990-004)

Mr. Patrick is proposing to remove a property line between the two parcels that he owns. The two parcels, at some point in time, have been combined as one tax key, but that does not remove a parcel line—that simply means that a property owner receives one tax bill rather than two tax bills. The parcel line that splits the two parcels is identified in the picture below with a yellow line.

The reasoning for the parcel line removal is that the owners would like to build a detached garage on the northern stand-alone parcel. However, the municipal code does not allow for the construction of an accessory building without a principal building on the parcel. In order to achieve conformance with the code to move forward with the garage construction, these parcels need to be combined into one (1) so that there is a principal building (the house) on the same parcel as the future garage.

The proposed Certified Survey Map (CSM) removes that “invisible” yellow lot line in the picture above. In addition, the CSM dedicates a 30.01’ x 43.33’ section of land that sticks out of the west side of the northern parcel, as City right-of-way, to be in line with the rear lot lines of the parcels to the north and south.

The Engineering Department staff has submitted comments to the surveyor, requesting editing modifications on the proposed CSM, which will be edited prior to recording of the CSM. Staff recommends that this item be expedited to the September 17, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey to combine two existing parcels located at 4361 S. 43 St., submitted by David Patrick, owner. (Tax Key No. 601-9990-004), subject to Plan Commission and staff comments, to be expedited to the September 17, 2019 Common Council meeting.

Motion by Mr. Carlson, seconded by Mr. Sponholz, to recommend approval of a Certified Survey Map to combine two existing parcels located at 4361 S. 43 Street, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 17th Common Council meeting. Tax Key No. 601-9990-004. Motion carried unanimously.

12. Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments.

The proposed ordinance recommends some general clean-up of certain uses that today, require Special Uses, or are not even permitted in most commercial districts. Or, some uses are permitted in PUDs, but not even allowed in the higher-intensive commercial districts, such as C-4 and C-5 (i.e. S. 76 St. and S. 108 St.). The first chart below lists the uses as they are allowed today (P = permitted, S = Special Use).

		Zoning District Classification											HPO	AO	FW	FF	GF	PS	W	
NAICS12	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	B	P	M-1	I	P	R	PUD	{a}	{b}	{c}	{c}	{c}	{d}
451211	Book Stores	S	S	S	S	S	S	S					S							
451212	News Dealers and Newsstands	S	S	S	S	S	S	S					S							
451220	Prerecorded Tape, CD and Record Stores	S	S	S	S	S	S	S					S							
453910	Pet and Pet Supplies Stores	S	S	S	S	S	S	S					P							
532210	Consumer Electronics and Appliances Rental	S	S	S	S	S	S	S					P							
532230	Video Tape and Disc Rental	S	S	S	S	S	S	S					S							
532292	Recreational Goods Rental	S	S	S	S	S	S	S					S							
532299	All Other Consumer Goods Rental	S	S	S	S	S	S	S					S							
622110	General Medical and Surgical Hospitals							S					P							

The second chart below lists the uses as proposed/amended (P = permitted, S = Special Use).

		Zoning District Classification											H	P	O	A	O	F	W	F	F	G	F	P	S	W
NAICS12	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	B	P	M-1	I	P	R	P	U	D	{a}	{b}	{c}	{c}	{c}	{c}	{d}			
451211	Book Stores	P	P	P	P	P		P					P													
451212	News Dealers and Newsstands	P	P	P	P	P		P					P													
451220	Prerecorded Tape, CD and Record Stores	P	P	P	P	P		P					P													
453910	Pet and Pet Supplies Stores	P	P	P	P	P		P					P													
532210	Consumer Electronics and Appliances Rental	P	P	P	P	P		P					P													
532230	Video Tape and Disc Rental	P	P	P	P	P		P					P													
532284	Recreational Goods Rental	P	P	P	P	P		P					P													
532289	All Other Consumer Goods Rental	P	P	P	P	P		P					P													
622110	General Medical and Surgical Hospitals				P	P		P					P													

A public hearing is scheduled for September 17, 2019. Staff recommends Common Council approval.

Recommendation: Recommend Common Council approval of the Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments.

Ms. Johnson gave a presentation on this item.

Motion by Ald. Kastner, seconded by Mr. Carlson, to recommend approval of an Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 17th Common Council meeting. Motion carried 6-1, with Mr. Weis voting no.

13. Discontinuance of W. Holmes Ave. right-of-way commencing at S. 76 St. and continuing west for approximately 250 feet.

This item is associated with the multi-tenant commercial building proposal that was on the April 9th Plan Commission agenda and approved with by the Common Council on June 18, 2019. Part of the proposal included the closure of W. Holmes Ave., approximately 250 west of S. 76 St. The City recommended that those 250 feet of right-of-way be dedicated to the abutting north and south property owners, and essentially becomes a private drive off of S. 76 St. Per State Statutes, the approval process requires a public hearing of the discontinuance (i.e. "vacation") of the City right-of-way.

The City offers half of the W. Holmes Ave. right-of-way to the north property owner (Art's Cameras Plus) and the other half of the W. Holmes Ave. right-of-way to the south property owner (GMX Real Estate, now owner of 7611 and 7631 W. Holmes Ave.). Staff is seeking a recommendation of approval from the Plan Commission, to the Common Council, on the discontinuance. A public hearing is scheduled for September 17, 2019.

Ms. Johnson gave a presentation on this item.

Motion by Mr. Weis, seconded by Ms. Collins, to recommend discontinuance of W. Holmes Ave. right-of-way commencing at S. 76 St. and continuing west for approximately 250 feet, subject to Plan Commission and staff comments, and authorize this item to be expedited to the September 17th Common Council meeting for public hearing. Motion carried unanimously.

- 14. Comprehensive Plan Update & Housing Reports Project Kickoff**
- a. Review of Project Schedule & Public Participation Plan**
 - b. Updated Demographic, Housing, and Economic Data**
 - c. Opportunity Analysis**

See attached packet of information. The City's consultant, Vandewalle & Associates, Inc., will be providing a presentation at the meeting.

A presentation was given by Jackie Mich with Vandewalle & Associates. It was discussed how every community in Wisconsin is now required to have a Comprehensive Plan, as an outcome of the State Smart Growth Legislation from 1999. Many communities adopted their plans around 2010, the deadline for enacting a plan, with Greenfield adopting theirs in 2019. As this is Greenfield's tenth plan year, they are now required by the State to update their plan.

Several purposes of the Comprehensive Plan include identifying areas for redevelopment or development over the next twenty years, identifying areas of land use and if they are changing or remaining as is, and directing the different types of development, along with any needed utility or transportation facilities required. Per State law, all zoning changes must be consistent with the Land Use Map.

Ms. Mich then gave an upcoming timeline of their data gathering and implementation, with finalization by December 31, 2019.

Discussion then occurred amongst the Plan Commission members and also the two Alderpersons in attendance, Bruce Bailey and Shirley Saryan, with them relaying their questions and comments to Ms. Mich. Ms. Mich stated that all discussion points would be taken into consideration as they prepare each section of the Plan.

- 15. Discussion and decision to adopt Resolution No. 2-2019 to recommend Common Council approval and adoption of the Public Participation Plan.**

Motion by Mr. Carlson, seconded by Mr. Sponholz to adopt Resolution No. 2-2019 to recommend Common Council approval and adoption of the Public Participation Plan. Motion carried unanimously.

- 16. Adjournment.**

Motion by Mr. Sponholz, seconded by Mr. Krenz, to adjourn the meeting at 7:23 p.m. Motion carried unanimously.

At this time, Ms. Hallen took the opportunity to thank Mr. Sponholz for his ten years of service to the Plan Commission, as tonight was his last meeting.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed September 16, 2019