

**-MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, OCTOBER 8, 2019**

1. The meeting was called to order at 6:00 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. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. Michael Braswell (alt.)	Excused
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Kristi Johnson – Community Development Manager

2. Approval of the minutes from the September 10, 2019 meeting.

Motion by Ald. Kastner, seconded by Mr. Weis, to approve the September 10, 2019 Regular Meeting minutes. Motion carried unanimously, with Mr. Rogers abstaining.

3. Discussion regarding the last two Common Council meetings.

Jin's Sushi Seafood & Bar (7401 W. Barnard) was approved as presented. Discussion occurred regarding Alexi's Auto Repair & Transport (5049 W. Loomis); leading to the Council holding over the item. Since that time, the Applicant has exited his lease with the property owner and will not be moving forward with the proposal. The Discontinuance of W. Holmes Avenue right-of-way was approved, along with the Ordinance Amendment regarding various changes to Special Uses and Permitted Uses, however the Council did divide Animal Pet Store/Pet Supply into two categories: Pet Stores, which would sell pets, would require a Special Use Permit, while Pet Supply Stores would be a permitted use.

4. Certified Survey Map to combine two existing parcels located at Advanced Camping Sales, 6606 W. Layton Avenue. (Tax Key Nos. 603-9944-000 and 603-9945-000)

This item was before the Plan Commission and Common Council in May 2018. The required edits to the CSM never took place and approval expired. The exact same proposal is now before the Plan Commission, with the required edits. The CSM will be recorded within the State Statute limitation of 12 months.

Advance Camping came before the Plan Commission in July 2017 for a proposed front addition to their existing sales building. The Plan Commission and Common Council required, as a condition of approval, that the property owner combine two (2) separate

parcels as they are configured today, into one (1) official parcel. The eastern-most parcel does not have a building on it, yet stores campers and trailers as its only use. Vehicle parking/storage cannot a sole use of a property without a principal building.

As a condition of approval, the property owner has submitted a Certified Survey Map, officially combining 6606 W. Layton Ave. (1.238 acres) with the vacant property to its east (0.822 acres), creating a new 2.06-acre parcel.

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 October 15, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map to combine two existing parcels located at Advanced Camping Sales, 6606 W. Layton Ave. (Tax Key Nos. 603-9944-000 and 603-9945-000), subject to Plan Commission and staff comments, to be expedited to the October 15, 2019 Common Council meeting.

Motion by Mr. Weis, seconded by Ms. Collins, to recommend approval of a Certified Survey Map to combine two existing parcels located at Advanced Camping Sales, 6606 W. Layton Avenue, subject to Plan Commission and staff comments, and authorize this item to be expedited to the October 15th Common Council meeting. Tax Key Nos. 603-9944-000 and 603-9945-000. Motion carried unanimously.

5. Signage Plan Appeal for Jin's Sushi Seafood & Bar, a proposed business located at 7401 W. Barnard Ave., submitted by Paul Butler, d/b/a Bauer Sign and Lighting, and Jessie Jin, d/b/a Jin's Sushi Seafood & Bar. (Tax Key No. 617-9983-013)

Jin's Sushi Seafood & Bar, a proposed business located at 7401 W. Barnard Ave., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. The Sign Code limits the number of walls signs to one (1) sign per business site. Jin's is requesting two (2) 45.52 sq. ft. wall signs for the proposed restaurant. The signs would be along the W. Barnard Ave. elevation and west elevation facing the parking lot. The former Outback Steakhouse at this location also had two (2) wall signs located in the same locations.

Recommendation: Recommend approval of the Signage Plan Appeal for Jin's Sushi Seafood & Bar, a proposed business located at 7401 W. Barnard Ave., submitted by Paul Butler, d/b/a Bauer Sign and Lighting, and Jessie Jin, d/b/a Jin's Sushi Seafood & Bar. (Tax Key No. 617-9983-013)

Motion by Mr. Carlson, seconded by Mr. Krenz to recommend approval of a Signage Plan Appeal for Jin's Sushi Seafood & Bar, a proposed business located at 7401 W. Barnard Avenue, subject to Plan Commission and staff comments. Tax Key No. 617-9983-013. Motion carried unanimously.

6. Conceptual Plan for The Lokal, a component of the 84 South development at the northwest corner of S. 84 St. and W. Layton Ave., submitted by Scott Yauck, d/b/a 84 South Restaurants, LLC, and Audry Grill, d/b/a RINKA, Inc. (Tax Key No. 606-0053-008)

The developers have modified the conceptual plan from the August 2019 submittal. The major change is going from three (3) buildings at the southwest corner of the development site, to two (2) buildings. The buildings are designed to incorporate rooftop seating/dining areas. A multi-use central plaza is situated between the two (2) buildings. Included in the submission were some conceptual renderings. Detailed plans will be submitted in the near future.

Steve Morales with RINKA was present to give a presentation on the item and to answer any questions.

Mr. Morales stated that, based upon the feedback they received at the August 9th meeting, they worked with the client to incorporate those comments into tonight's presentation.

The goal is to create a vibrant "destinational location" within the City, for residents and visitors to Greenfield. At this point Mr. Morales gave his presentation, highlighting the items that were incorporated into the plans based on the feedback of the August 9th meeting.

Located on the southeast corner of the overall 84 South development will be two buildings being proposed for the site, C-1 and C-2. C-2 will be the beer hall and/or a larger food and beverage establishment. It is a two-story space with limited seating on the second floor as well as some outdoor seating. The first floor is designed as a space that flows out into the center. Across from that is the C-1 building, with a public market space for between 8-10 vendors. This will be two levels, with space upstairs for seating as well as some small event space. These spaces spill onto the beer garden space in the center, consisting of a large food hall in the center, with a bar and full kitchen, as well as a private dining area on the south end that can also serve as overflow seating.

The tiered seating at the south, between the two buildings, is dual purpose, both creating a variety of seating options for patrons, along with a sound and visual buffer along Layton Avenue. Also shown are accommodations for both bicycle parking and refuse enclosures.

Mr. Morales spoke on some potential uses of the site. Seasonal uses that could be accommodated; a temporary ice rink, a holiday tree, or an area for ice curling, with the ability to bring in temporary heating.

The 10' X 10' stalls could be used for a farmer's market, a Christmas-type market or an art-type fair.

A 60' X 110' field area could be used for such things as a temporary soccer field for weekend events or special tournaments.

Also, there is space to accommodate a sporting event "viewing party". The seating in this area is easily convertible to a stage area, for entertainment acts or an "Oktoberfest" type event.

At this point a presentational video was shown.

Ms. Collins stated she is impressed with the landscaping, the green spaces, flowers and plantings; and also likes all the windows and lighting, and suggested perhaps incorporating herb gardens into the space. She also noted that perhaps there could be a space for the sport of curling, as there is not a space nearby that offers that.

Ald. Kastner questioned if there would be an event coordinator employed to manage the happenings at the facility. Mr. Morales responded that ideally there would be someone to handle things; be it if the developer or the City sharing in the coordination efforts.

Mr. Rogers questioned if they took into consideration the suggestion at the past Plan Commission of some sort of covering over the structure. Mr. Morales responded that doing so, via State guidelines, generally pushes a structure of this size into a Building-type category, which increases costs. There are ways to provide temporary type covers, which can be stored and installed for the season. Also a permanent cover goes against the design's intent to provide openness.

Conceptual Plan. No action required.

- 7A. Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**
- 7B. Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District - Residential. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**
- 7C. Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petrauski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**

Items 6A, 6B and 6C may be considered together.

Overview and Zoning

The applicant, Greg Petruski, Infinity Development, is proposing a senior development called “GreatLife Greenfield – The Woods.” Mr. Petruski owns the 11.38-acre property on the north side of W. Edgerton Ave. at approximately S. 118 St. There are two (2) abutting, smaller properties to the immediate west, split by a small east-west right-of-way, both owned by Michael Zach. Those two (2) properties are 1.24 and 1.26 acres in size. Mr. Petruski has developed over \$100MM of senior living, healthcare, and multi-family projects over the past 30 years under various names and brands. He has five (5) years of Healthcare Finance and Business Development experience for Aurora Healthcare and 26 years of specific experience in senior living development, construction, and operations for self-owned and managed companies. The last senior living operating company that he owned, sold to a publicly-traded REIT in 2017. Current projects in development include a \$25MM mixed-use senior living project and a \$6MM 55+ condo project in the Village of Mukwonago.

The proposal includes a Comprehensive Land Use Map amendment request (from Single Family to Mixed Residential) and a rezoning request (from R-1 Single-Family Residential District to PUD Planned Unit Development District - Residential) for all three (3) of these parcels. The application is seeking approval to build an active senior living community. The larger 11.38-acre site would include a 192-unit multi-story building for independent living, and a future development of four (4) side-by-side townhouses (eight additional units). The smaller properties, owned by Michael Zach, would increase in size with a request to discontinue/vacate the right-of-way, increasing the land area by approximately 0.36 acres, so a total of approximately 2.86 acres. The proposal on Mr. Zach’s land includes six (6) side-by-side townhouses, totaling 12 future units. Details of all of the townhouses (12 + 8 units) are not included in this proposal and will come at a future date. However, the land use map amendment and rezoning requests encompass the land where the future townhomes would be constructed. Mr. Zach will keep his 2.86 acres of land separate from Mr. Petruski’s development. Easement agreements will be in place prior to any permitting. A public hearing is required for both the land use map amendment and the rezoning requests.

The proposed rezoning of PUD Planned Unit Development allows for flexibility to have more than one (1) main unit on a parcel, which would be needed for the proposed 192-unit building complex plus the townhomes. The zoning code requires a minimum land area of five (5) acres for a residential PUD. The total land area requested for a rezone in this particular application equals 14.24 acres (which includes the current W. Vogel Ave. east-west right-of-way splitting Mr. Zach’s properties).

All units on the site will be dedicated to senior living, average age 55+. The development preserves a significant amount of wetlands and trees. There are no public roads going through the senior living development.

The unit mix includes studios, one-bedroom units, one-bedroom + dining/den units, and two-bedroom units. The main (192-unit) building provides approximately 116 spaces of enclosed, underground parking, with an additional 84 surface spaces. Potential amenities in the building include a concierge, fitness center, hair salon & spa, theater

room, chapel, library, and dining room. Rental prices would be inclusive of utilities, amenities, and meal allowances and would be market-rate based on comparable senior living developments. The development will also offer shuttle services to local activities, etc.

Due to the variety of amenities provided within the main building, the proposed GreatLife development would include a mixture of staff. The tentative staffing plan includes:

Executive Concierge/Assistant (1-2) 9am - 5pm - 1st shift
 Food Service Chefs (1-2) 6am-5pm - 1st shift
 Food Service Concierge's (1-4) 8am - 6pm - 1st shift
 Housekeepers (1-3) 7am - 7pm - 1st shift & 2nd shift
 Maintenance (1-2) 7am-7pm - 1st shift & 2nd shift
 Activity Concierge's 1-3 9am-5pm - 1st shift
 Business/Rental Office 1-2 9am - 5pm - 1st shift

The buildings are situated on the site to allow for up to 250-foot of distance of landscape buffers to neighboring homes and to retain as much of the existing green space, forestry, and wetlands as possible. The development is designed to promote active lifestyles for the residents and minimize the need for vehicular use. By preserving much of the existing forestry, the new and existing residents can benefit from the use of the wooded trails. The exterior of the building is intended to fit within the natural landscape.

The chart below breaks down Residential PUD standards vs. the proposal:

	Zoning Code PUD Standards	GreatLife Proposal
Minimum Site Area	5.00 acres	Approx. 14 acres
Minimum Open Space Ratio	0.40	0.40
Maximum Gross Density	20	15.17
Maximum Net Density	25	30.78
Setbacks	25 ft.	Front – 25+ ft. Rear – 25+ ft. Side – varies 5 ft. to 40 ft.
Minimum distance between buildings	$\frac{3}{4}$ the height of the tallest building (i.e. 36 ft.), or 20 ft., whichever is greatest	Varies, min. 20 ft.
Minimum dwelling unit size for one-bedroom units	800 sq. ft.	700 sq. ft.
Minimum dwelling unit size for one-bedroom with den	1,000 sq. ft.	900 sq. ft.
Minimum dwelling unit size for two-bedroom units	1,000 sq. ft.	1,200 sq. ft.

Unit count summaries are described in the chart below:

Unit Count by Level	
Name	Count

LEVEL 01

STUDIO	45
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LEVEL 02

1 BED	32
1 BED + DEN	7
2 BED	8

LEVEL 03

1 BED	35
1 BED + DEN	7
2 BED	8

LEVEL 04

1 BED	35
1 BED + DEN	7
2 BED	8

Grand total: 192 192

FUTURE TOWNHOUSES	12
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FUTURE COMMUNITY BASED SENIOR LIVING	8
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TOTAL UNITS ON SITE	212
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Unit Count by Type	
Name	Count

1 BED	102
1 BED + DEN	21
2 BED	24
STUDIO	45

Grand total: 192 192

FUTURE TOWNHOUSES	12
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FUTURE COMMUNITY BASED SENIOR LIVING	8
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TOTAL UNITS ON SITE	212
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Public hearings will be held on the rezoning and proposed 2008 Land Use Map amendment, with the Plan Commission's recommendation to hold such hearings. Ordinance amendments will need to be approved by the Common Council for the rezoning and land use amendment. If the Plan Commission recommends that said public hearings be held, they could be scheduled as soon as December 17, 2019. In addition, the developer will be required to enter into a Planned Unit Development Agreement with the City, to be drafted by staff. As previously mentioned, the proposed multi-unit senior housing complex requires a Land Use Map amendment from Single Family to Mixed Residential.

Properties to the north are developed as single-family with a substantial amount of wooded land between the this development and the single-family subdivision. Properties to the east include one (1) single-family home and then institutional uses that include an elementary and high school. Properties to the immediate south are planned for single-family homes in the Village of Hales Corners with land owned by Mr. Petruski. Properties on the south side of W. Edgerton Ave. are developed as single-family, also in the Village of Hales Corners. Properties to the west are a combination of single-family and undeveloped land. The proposal has minimal impact on the residential uses to the north and west, as it does not include an extension to two (2) public roads to the west: W. Holmes Ave. and W. Carpenter Ave. and no access to the subdivision to

the north. There will be zero traffic from the proposed development that will spill onto these public roads, as the only access to the GreatLife development is through a private drive that connects to W. Edgerton Ave. In addition, the proposed development acts as a properly-planned transition and buffer between single-family uses to the west, and institutional/school uses to the east.

Mr. Petruski has held many neighborhood meetings throughout the years of planning for this proposed senior housing project with the most recent held on Monday, August 12, 2019.

Site and Landscaping Plans

To fully understand the context of the proposed development, one must understand the municipal and parcel boundaries in this area of the City. The municipal boundary, dividing the City of Greenfield and the Village of Hales Corners runs parallel with W. Edgerton Ave., approximately 200 ft. north of W. Edgerton Ave. The northern side of W. Edgerton Ave. is aligned with single-family homes, where the homes are in the Village. A few of these owners have an extended back yard into the City of Greenfield, where they received two (2) different tax bills—one from the City and one from the Village. The development's only entrance/exit is a private driveway off of W. Edgerton Ave., which begins in the Village of Hales Corners, and extends north into the City of Greenfield, 200 ft. north of W. Edgerton Ave. Once in the City municipal boundaries, the driveway will be lined with a combination of decorative and canopy/shade trees, and large evergreen and deciduous shrubs on both sides. To the left will be two (2) retention ponds and then the four-story X-shaped senior housing building and surrounding parking lot. The future 12 townhomes (six buildings) will be situated to the west and the future eight townhomes (four buildings) will be situated to the north of the main building.

The site plan design looks as though there is a drive connecting to W. Holmes Ave. However, this is a fire lane, emergency-use-only lane. It will not look like a drive—it will have plantings in the center of the wheel paths and actually functions as a walking path in certain areas. There will be some sort of barrier that only the Fire Dept. can access at the end of the public W. Holmes Ave., to prevent vehicles from entering the GreatLife development from the west. The design of the “barrier” has yet to be worked out between the architectural team and Fire Dept.

The entire drive will have a poured curb. Private walking paths surround the entire 192-unit building and meander throughout the property, including within the preserved wooded area to the north. The building will have two (2) entrances, the main one being on the south centered section of the building and the other being in the northeast centered section of the building. The design includes a front porch patio that wraps along one entire wing (the wing to the left of the main entrance) that includes patio tables and chairs for seating and also a section for front porch dining, as the kitchen is located near the front entry. The rear center area includes an outdoor patio with seating and a fire pit, overlooking the natural preserved woods and a walking path. A bocce ball area is designed in the back of the building, running parallel with one of the X-shaped wings. A second entry/drop-off area is located in the back, between two (2) wings. This is likely the entrance that shuttle services (and ambulances, when needed) would most frequently use. One (1) refuse enclosure of proposed on the east side of the building

near the underground parking ramp. Refuse enclosure details have yet to be provided. Staff recommends that the enclosure be constructed of brick to match the building and include a personnel door. There will also be a retaining wall in this vicinity of the site, along the underground parking ramp. Staff requests that revised plans show material and design details of the retaining wall, which shall be constructed of a decorative masonry material to match the building.

The building includes underground parking for 116 vehicles. There is only one (1) entrance/exit to the underground parking, situated on the west side of the building. There are 84 surface parking spaces. Parking calculations are described in the chart below. The proposal exceeds the minimum required parking by 16 stalls. This overall figure includes the future development of the 12 townhomes on Mr. Zach's properties and the future development of the 8 townhomes north of the main building.

PARKING		
	Main Building	Proposed
# of Dwelling Units	147	
1.0 space per Dwelling Unit (50% to be enclosed)	147	116 (Underground)
0.25 space per dwelling unit (guest parking)	37	84 (Surface)
	184	200
	Townhouses	Proposed
# of Dwelling Units	12	
2.0 space per Dwelling Unit	24	24
	24	24
	Community Based Senior Living	Proposed
# of Dwelling Units	8	
2.0 space per Dwelling Unit	16	16
	16	16
	TOTAL Required Parking On Site	TOTAL Proposed Parking On Site
	224	240

Per Greenfield Code of Ordinances, section 21.02.2013, dwelling unit is defined as One (1) or more rooms in a residential structure, or other structure properly zoned for residential uses, which are arranged, designed, used, or intended for use by one (1) family, plus not more than four (4) lodgers, for living or sleeping purposes, and which includes complete kitchen facilities permanently installed. Studio units in this development will not include full kitchens, and as such are not counted as dwelling units with respect to parking as they will be inhabited by people who likely aren't driving and hence would not have a high demand of parking.

The Engineering Department has thoroughly reviewed the site and civil plans and has submitted comments to the developer pertaining to stormwater management, Milwaukee Water Works future involvement, easements, etc. There is a 30-foot right-of-way that runs along the east property line, once planned as S. 118 St. Milwaukee Water Works has requested that the water line be moved within that right-of-way and that it become a public water main. These, and other comments are minor enough that the Engineering Department feels comfortable working with the developer on necessary modifications.

The developer's engineering team is still working on a photometric lighting plan. Staff has communicated that light shall not splay beyond the property lines, which is not concerning considering the development is located in the middle of the property.

Building and stand-alone light fixture design details have yet to be submitted for review. If the Plan Commission agrees, staff is comfortable working out the design details with the developer and architect.

The landscaping plan includes building base plantings, perimeter plantings, trees along all drive aisles and a mixture of deciduous and evergreen trees and shrubs, perennials, ornamental grasses and grass. The site will include two (2) water features—one by the front entrance near the end of the canopy, and the other in the rear of the building, near back patio. The City Forester is reviewing the landscape plans and has also walked the site with the developer to discuss the City's Natural Resource Features Protection Intent. A final report was published in April 2018, which the City Forester has a copy of. The developer's engineering team remains in contact with the City Forester regarding tree preservation and landscaping design. Staff feels comfortable that the design team and City Forester can work out any landscaping comments/modifications.

Floor Plans

GreatLife Greenfield – The Woods will include a four (4)-story, 192-unit main building, designed in an X-like shape. The basement level includes underground parking for 116 vehicles, utility rooms, garbage areas and a tenant storage area. The main, or first floor, includes the following: **(Wing 1)**: amenities (fitness/pool/physical therapy area, bathrooms, spa room, staff break room, theater/chapel room, game/activity room, library, leasing offices and staff offices; **(Wing 2)**: common area, 12 studio units; **(Center Area)**: kitchen, dining room, living room, concierge, mail room, office; **(Wing 3)**: common area, 17 studio units; **(Wing 4)**: 16 studio units. The second floor includes 32 one-bedroom units, seven (7) one-bedroom with a den units, eight (8) two-bedroom units and resident storage areas. The third and fourth floors are identical, each including 35 one-bedroom units, seven (7) one-bedroom with a den units, eight (8) two-bedroom units and resident storage areas. The building includes two (2) elevators in the center area and a set of stairs at the end of each wing.

Architectural Plans

The main building is designed with a sleek, modern look with construction materials intended to blend in with the wooded area. The building has a flat roof. It will be constructed of a combination of a unitized brick wall system on portions of the base (and carried up to the fourth floor on some elevations), a wood-look panel wall system and a fiber cement panel wall system as an accent material. The building includes a substantial amount of windows. Each upper-level unit will include a balcony constructed with a clear guardrail system. The first floor building elevation includes an aluminum storefront window system in the floor areas where programmed amenities/offices/dining areas are located. The main entrance is designed with a canopy feature, protecting people from the weather as they drop off or pick up residents and guest. The canopy is designed to a height that can accommodate an ambulance. There is also an open drive just south of the canopy that can accommodate a fire truck if needed. At the end of the canopy is a water feature and some sort of signage identifying the development. Another smaller canopy is incorporated into the rear eastern entrance, again with an open drive around the canopy that can accommodate ambulance and fire truck access.

Staff does not have any suggested building material or design change recommendations. Below are a number of building renderings and elevations.

Recommendation: Recommend Common Council approval of the Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential, the Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District – Residential, and the Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petruski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 14 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. A revised Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) four-sided refuse enclosure constructed of brick to match the building with a personnel door; (b) retaining wall design and material details; (c) a new “north back elevation” drawing incorporating the underground garage façade; and, (d) any landscaping specie/quantity recommendations as provided by the City Forester.
2. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department.
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. A letter of credit or other form of security for Engineering expenses, as required per the Planned Unit Development Agreement.
6. A photometric plan and colored cut-sheets and design details of all exterior lighting, including on the building.
7. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
8. All necessary new easement agreements (utility, cross-access, etc.) being approved by the Engineering Department and recorded and old easement

agreements being released and recorded where necessary, as directed by the Engineering Department.

9. Permit application approvals from WDNR for wetland fill permits.
10. Village of Hales Corners approval and recording of the Certified Survey Map which includes the private driveway entrance into the City of Greenfield property located at 11940 W. Edgerton Ave.
11. Common Council approval of the Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential following a public hearing.
12. Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District – Residential following a public hearing.
13. An executed Planned Unit Development (PUD) Agreement signed by the applicant and the City. Said PUD Agreement will require certain security and cash payments/deposits from applicant and will be defined in the Agreement once drafted by the City.
14. Common Council approval of the proposed discontinuance of the W. Vogel Ave. right-of-way.

Ms. Johnson gave some background on this item. This is a 192 unit senior housing complex that is one building, then there is a phased plan for an additional 8 townhouse units in the future to the north, and 12 townhouse units in the future to the west, all on approximately 14 acres. Current Zoning is R-1 Single-Family, with the Comprehensive Land Use Map identifying this land as single-family use.

The proposal is to rezone this to a Planned Unit Development (PUD) for mixed residential which would act as a “buffer” in the transition between I-Institutional (a heavy use) to Single-Family to the west. The Comprehensive Land Use Map from 2008 identifies this area as single-family which could act as a buffer, with the request for the mixed residential Comprehensive Land Use map amendment.

The majority of requirements are being met; gross density, net density, setbacks (with a slight exception of a 5 foot differential at one corner of the building), with some dwelling unit sizes slightly smaller than what the code requires, while other are slightly exceeding the minimum dwelling unit size.

Amenities offered included concierge services, a fitness center, salon, spa, theater room, chapel, library and shuttle services.

The proposal exceeds the required parking by 16 spaces. They are proposing 240 parking spaces, of which 116 are underground, while the requirement is 224.

Steve Morales with RINKA spoke on the presentation. He stated tonight's presentation incorporates the comments and considerations they have been presented via many sources as they prepared their proposal. Mr. Morales stated they take pride in their efforts to address buffering their proposed projects with the surrounding neighborhood. A major goal was to preserve the woodlands, working the Greenfield City Forester and their civil engineer, as well as providing heavy greenery for screening.

Mr. Morales spoke on the amenities and the wellness options that will be provided for residents, as well as the community aspect that the social atmosphere brings to them. Discussion occurred on the building heights and elevations in relation to the surrounding structures.

Access to the site would be off of Edgerton Avenue. Holmes Avenue would be identified as being for emergency vehicles only, not for public access.

At this point a presentational video was shown.

Mr. Weis stated that he was interested in what the view would be will like from the neighbor's perspective, and feels that what is being presented is very protected, and has taken the neighbors' concerns into consideration.

Ald. Kastner stated he had received correspondence from neighboring residents, and one of the main concerns was the increase in traffic along Holmes Avenue. Mr. Morales responded that as Holmes will be for emergency vehicles only, they would work with the Fire Dept as to how they want that identified and how it would be closed off to be for their use only.

Mayor Neitzke acknowledged that he has heard various concerns over the years about any potential development occurring at this site. With this proposal the "cut-thru" is a major concern of those directly affected, along with the increased traffic flow in general. Other concerns have been preserving the woodlands, grading, water flow and stormwater detention, and the visual impact of the buildings. This proposal takes all those things into consideration. Also, the proposed buffering has been created to minimize impact. To the west of this development, there is a proposed development, which will be surrounded on three sides by single-family homes. To the east is the Whitnall School parcel.

He acknowledged the group of neighbors in attendance at the meeting, stating that the time to express opinion is at the officially noticed public hearing. However, he did allow several in attendance the opportunity to speak.

Paul Stassi – 12120 W. Holmes. Mr. Stassi questioned if there would be a representative at the public hearing to answer questions; it was replied yes, there would be. He said he feels that this project has snowballed to the point where it most assuredly is going to happen and feels that neighbors don't have much input along the way.

Another neighboring resident spoke (no name or address stated). Resident stated she is across the street and that her main concern is speeding. She is also concerned about water flow.

Mr. Morales responded that by code no water may leave the site. It all must to be collected and dealt with on site. This is regulated by MMSD, the DNR and local code.

Barry McLaughlin – 12225 W. Holmes Avenue. He questioned if the process of obtaining City approvals is documented. Mayor Neitzke stated Plan Commission agendas and staff reports are on the City's website. However, construction-type documents such as engineered drawings, as-builts, building plans, etc. are not available online. The Plan Commission meeting addresses if conceptually the project makes sense, followed by what is needed technically to construct the development. The final decision to allow this development is made by the Common Council, with this project's public hearing scheduled for December 17th. If approved, the developer at this point would begin the building permit process by first submitting plans to the State. The developer is requesting a two year approval; as he also has a project in Mukwonago he is developing and is not sure which project would begin first.

Nicole Tomczyk – 12100 W. Edgerton Avenue. She asked if the December 17th meeting is a public meeting. It was replied yes, with those Greenfield residents within a 400' radius receiving notification. For those residents in Hales Corners, the Hales Corners Village Clerk receives a copy of the notification and proceeds accordingly with their processes.

Motion by Mr. Rogers, seconded by Ms. Collins to recommend approval of

An Ordinance to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential,**

An Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District – Residential,**

A Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Avenue,**

Subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002. Motion carried unanimously.

8. Community Development Manager Report

Ms. Johnson stated there will be several major projects coming before the November and December Plan Commission.

9. Adjournment.

Motion by Mr. Carlson, seconded by Mr. Weis, to adjourn the meeting at 7:32 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

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