

**STAFF REPORT
GREENFIELD PLAN COMMISSION
TUESDAY, MAY 8, 2018
6:30 PM**

ROOM 100 – CITY HALL – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220

- 1. Roll Call**
- 2. Approval of the minutes from the April 10, 2018 meeting.**
- 3. Discussion regarding last Common Council meetings.**
- 4A. Special Use Review for a new fitness center, to be located within the 84 South development at 8900 Sura Ln., submitted by Bill Ohm, d/b/a Greenfield Development Partners Holdings, LLC. (Tax Key No. 606-9980-014)**
- 4B. Site, Landscaping, Architectural and Signage Plans for a new fitness center, to be located within the 84 South development at 8900 Sura Ln., submitted by Bill Ohm, d/b/a Greenfield Development Partners Holdings, LLC. (Tax Key No. 606-9980-014)**

Items 4A and 4B may be considered together.

84 SOUTH | BUILDING A2



RINKA|CHUNG
ARCHITECTS

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION
SCALE: 1/32" = 1'-0"

APRIL 17, 2018
180223

Overview and Zoning

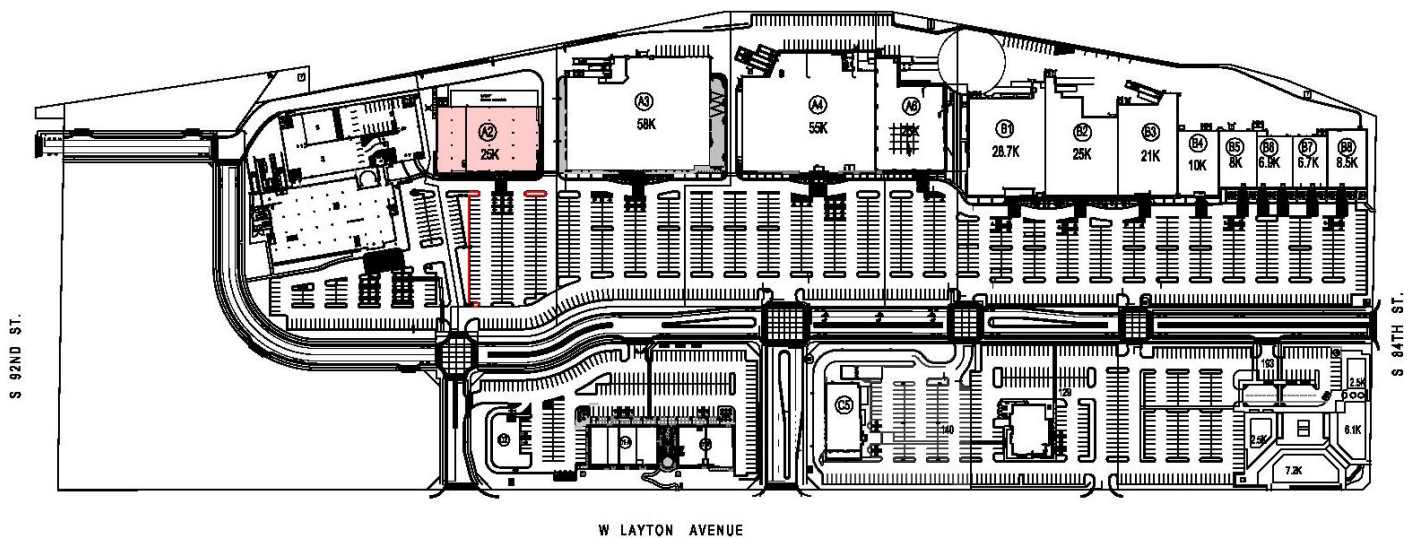
The developers of the 84 South project have submitted an application for a new construction fitness center, to be located in between Steinhafels and the Aurora Healthcare medical office building. The site is zoned Planned Unit Development (PUD), which requires “health clubs” to obtain a Special Use Permit. The 25,000



sq. ft. new building will be occupied by a fitness tenant engaged in a 10-year minimum lease on the property, with a proposed opening at the end of year 2018. The tenant will staff 50+ employees total, with between 5-20 employees working at a given time. Hours of operation will be 5:00am – 11:00pm. Peak hours will generally take place 5:00-8:00am and 4:00-7:00pm. Peak times for this use are typically complimentary to the existing adjacent uses.

Plan Commission has waived the public hearing process on other Special Use Permit uses within the 84 South development due to the extensive original public participation process for the development itself. Staff recommends that a public hearing is not needed for this application and that the Special Use Permit review be expedited to the May 15, 2018 Common Council meeting.

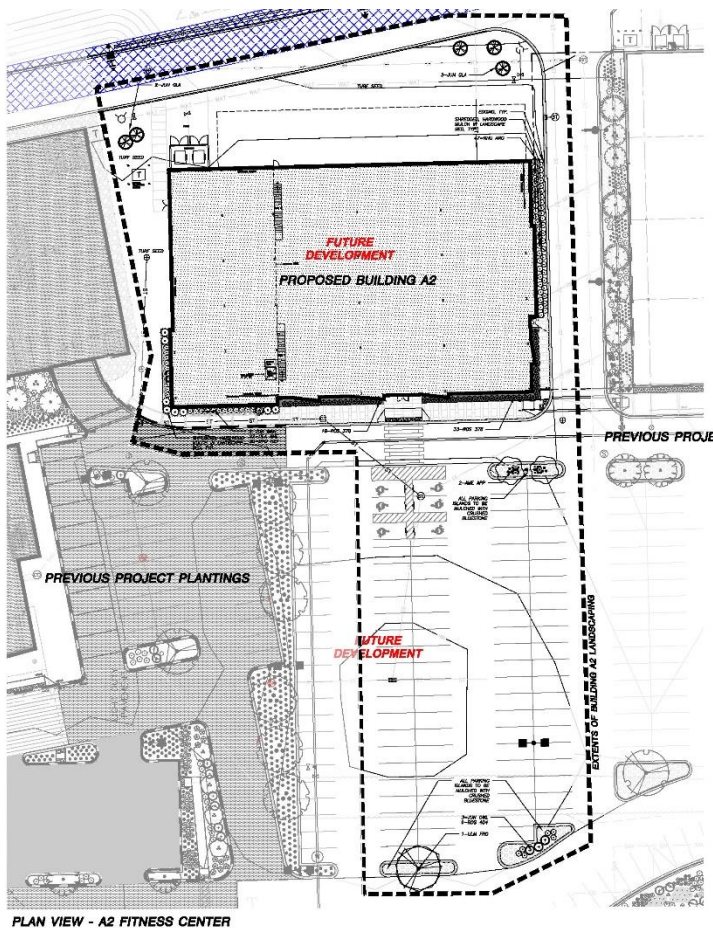
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Site and Landscaping Plan

The site and landscaping plan in front of the fitness center is consistent with the rest of the development. Landscaping will be placed on parking aisle end caps.

The site plan identifies an opportunity for a 5,000 sq. ft. future expansion on the north side of the fitness building, facing the freeway. For the time being, that area will be landscaped with turf seed. Any future expansion will have to go before the Plan Commission and Common Council for approval and architectural review.



A refuse enclosure will be located on the northwest corner of the building with an employee opening slot being provided so employees don't leave swinging gates open.

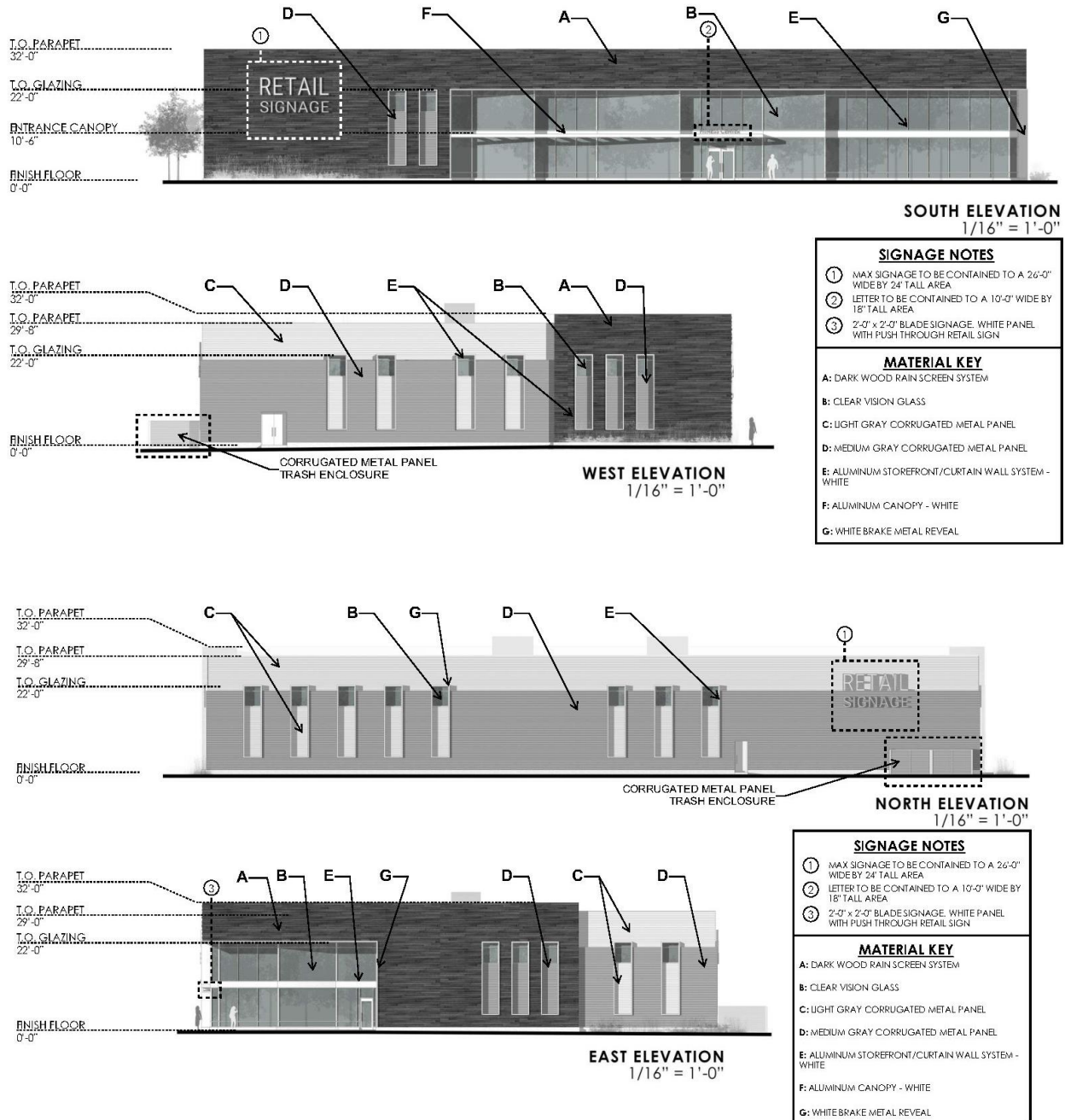
On-site parking for 138 vehicles will be dedicated to the fitness center. Employees will be given specific instructions on where to park, particularly at peak times. Overflow parking at peak times can be accommodated in adjacent lots.

Architectural Plans

The south/front façade of the building will be constructed of a Dark Wood Rain Screen System, which is a Hardwood siding colored and designed to look like dark wood, and an extensive amount of clear vision glass, providing an open and welcoming entrance. The clear vision glass will be vertically broken into an upper and lower portion by a white aluminum storefront/curtain wall system and an aluminum canopy projecting over a portion of the front façade. To the

left/west of the glass atrium the façade includes two (2) vertical elements with clear vision glass on the top and medium gray corrugated metal panels below. The fitness center's signage will be situated to the left/west of the vertical elements.

The east/right façade of the building includes a continual wrapping of the Dark Wood Rain Screen System material for the southern 95 feet, then the architectural materials transition to a light gray and dark gray corrugated metal panel system. The Dark Wood Rain Screen System portion of the façade includes three (3) of the vertical glass/metal panel elements and the corrugated metal panel façade includes two (2) of the vertical elements.



The north/rear façade facing the freeway will be constructed of the light gray and dark gray corrugated metal panel system with a total of eight (8) vertical glass/metal panel elements. A second wall sign will be located on the western portion of the north wall, above the refuse enclosure. The refuse enclosure will be constructed of corrugated metal panel to blend with the

north building façade. As mentioned above, a personnel door was added to the enclosure to accommodate employees so they don't have to use the big swinging gates.

The west/left façade of the building includes a continual wrapping of the Dark Wood Rain Screen System material for the southern 43.5 feet, then the architectural materials transition to a light gray and dark gray corrugated metal panel system, wrapping from the north/rear façade. The Dark Wood Rain Screen System portion of the façade includes three (3) of the vertical glass/metal panel elements and the corrugated metal panel façade includes four (4) of the vertical elements.

Signage

The master signage plan proposal for the fitness center includes:

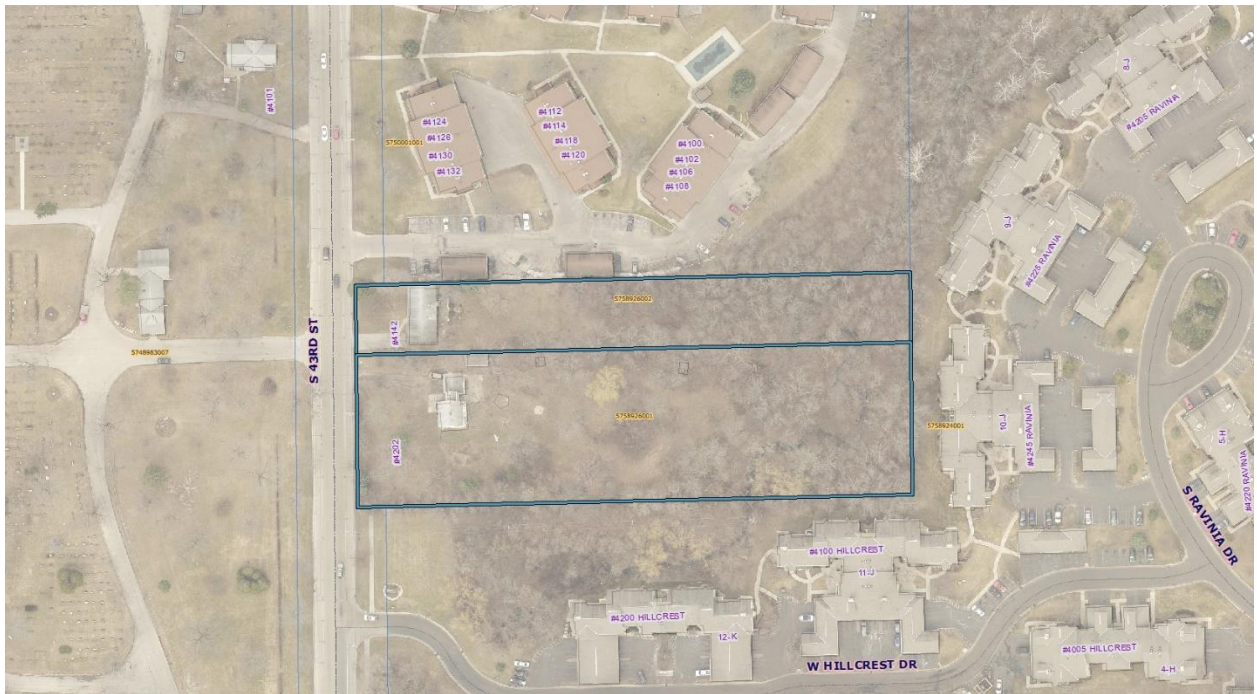
- On the south/front façade, maximum signage to be contained to a 26' wide x 24' tall area (to be located on the western portion of the south wall).
- On the south/front façade, 10' wide x 18" tall signage to be located on the canopy over the front door.
- On the east/right façade, a 2' x 2' blade sign (white panel with push-through retain signage).
- On the north/rear façade, maximum signage to be contained to a 26' wide x 24' tall area (to be located on the western portion of the north wall).

Recommendation: Recommend Common Council approval of the Special Use Permit and the Site, Landscaping, Architectural and Signage Plans for a new fitness center, to be located within the 84 South development at 8900 Sura Ln., submitted by Bill Ohm, d/b/a Greenfield Development Partners Holdings, LLC (Tax Key No. 606-9980-014), subject to Plan Commission comments, staff comments, and the following conditions:

1. A revised Site, Landscaping, Architectural and Signage Plans being submitted to the Community Development Division to show the following: (a) additional building elevation dimensions; (b) an employee door opening being identified on all plans; and, (c) curb cut being identified in the north area of the building on all plans.
2. Common Council approval of the Special Use Permit for a new fitness center, to be located within the 84 South development at 8900 Sura Ln., submitted by Bill Ohm, d/b/a Greenfield Development Partners Holdings, LLC, to be expedited to the May 15, 2018 Common Council meeting.

- 5A. Certified Survey Map to combine two existing parcels located at 4142 and 4202 S. 43 St., submitted Kenneth Sidello, d/b/a Sidello Property, LLC. (Tax Key Nos. 575-8926-002 and 575-8926-001)**
- 5B. Site, Landscaping, Architectural and Floor Plans for The Sanctuary at Cherokee Point, a proposed multi-family apartment complex to be located at 4142 and 4202 S. 43 St., submitted Kenneth Sidello, d/b/a Sidello Property, LLC. (Tax Key Nos. 575-8926-002 and 575-8926-001)**

Items 5A and 5B may be considered together.



Overview and Zoning

The developer is proposing to build three (3) 10-unit apartment buildings at 4142 and 4202 S. 43 St. The concept plan and rezoning request (rezoning to Planned Unit Development) was previously reviewed and approved by the Plan Commission and Common Council in September and December, 2016. At this time, the developer is prepared to move forward with a Certified Survey Map to combine two (2) existing parcels and to receive full site, landscaping and architectural review. There are currently two (2) single-family homes located on the two (2) parcels, which are owned by the developer and would be demolished as part of this proposal.

The developer's goal is to preserve the park-like setting of the land by including a bird sanctuary, a pergola, fountains, raised beds for planting with running water, and a pavilion for grilling.

Each building will have three (3) lower units and seven (7) upper units, each with an attached garage. Select units will have fireplaces; every unit will have either a patio or patio balcony with some units having a second balcony; each unit will have full-size washer and dryer; each unit will be furnished with high-end appliances; and each unit is designed with an open concept floorplan. There will be a total of 18 two-bedroom units and 12 one-bedroom units.

First Floor:

1. Unit 1: 1,204 sq. ft., 2-bedroom, 2-bathroom
2. Unit 2: 869 sq. ft., 1-bedroom, 1-bathroom
3. Unit 3: 1,236 sq. ft., 2-bedroom, 2-bathroom

Second Floor:

4. Unit 4: 1,094 sq. ft., 2-bedroom, 2-bathroom
5. Unit 5: 1,364 sq. ft., 2-bedroom, 2-bathroom
6. Unit 6: 1,102 sq. ft., 1-bedroom, 1-bathroom

7. Unit 7: 1,033 sq. ft., 1-bedroom, 1-bathroom
8. Unit 8: 1,101 sq. ft., 1-bedroom, 1-bathroom
9. Unit 9: 1,359 sq. ft., 2-bedroom, 2-bathroom
10. Unit 10: 1,094 sq. ft., 2-bedroom, 2-bathroom

	Zoning Code PUD Standards	The Sanctuary at Cherokee Point Proposal
Minimum Open Space Ratio	0.40	0.57
Maximum Gross Density	8 units/acre	9.93 units/acre
Maximum Net Density	12	16.57 units/acre
Minimum Lot Area (acres)	5	3.20 acres, approved September/December, 2016.
Setbacks	25 ft.	31 feet – front yard 15.8 feet – north side yard 20.8 feet – south side yard
Minimum Dwelling Unit Size for One-Bedroom Units	800 sq. ft.	869+ sq. ft.
Minimum Dwelling Unit Size for Two-Bedroom Units	1,000 sq. ft.	1,094+ sq. ft.

The maximum gross and net density requirements are not met with the proposed development; however, the Plan Commission and Common Council approved the PUD rezoning in 2016 knowing that the minimum lot area was not being met per code, and knowing that the developer had a conceptual plan showing three (3) 10-unit buildings. The buildings are confined to a small area, allowing for extensive open space in the rear and allowing the developer to exceed the minimum open space ratio. The north and south side yard setback requirements are not met with the proposed development; however, the north side yard abuts garages for the northern multi-family development, and the south side yard abuts a large wooded area and the closest abutting multi-family apartment building is set back 95 feet south of the lot line. Staff does not foresee major issues with the proposed setback and density requirements that are not met and suggests that the Plan Commission recommend that the Common Council waive the requirements.



Certified Survey Map

In preparation of the future multi-family development, the developer has submitted a Certified Survey Map to combine the northern 1.0-acre lot and the southern 2.19-acre lot. In addition to the lot combination, the developer will grant 30 feet of land for City right-of-way along S. 43 St., creating a new 3.0417-acre lot.

The Engineering Department staff has submitted comments to the surveyor, requesting some 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 May 15, 2018 Common Council meeting.

Site and Landscaping Plan

The proposed buildings will be situated with one facing S. 43 St. and the other two (2) being tucked behind the front building, to the east. The front building will be set back 31 feet from the new front lot line, or approximately 44 feet from the sidewalk. There currently is no sidewalk in front of the property, but there is one that ends at the property to the south, and as part of this proposed development, the sidewalk will extend north to the northern-most property line of the proposed project. There will be one (1) driveway entrance to the development off of S. 43 St., situated south of the front building. Existing curb cuts from the current homes will be closed.

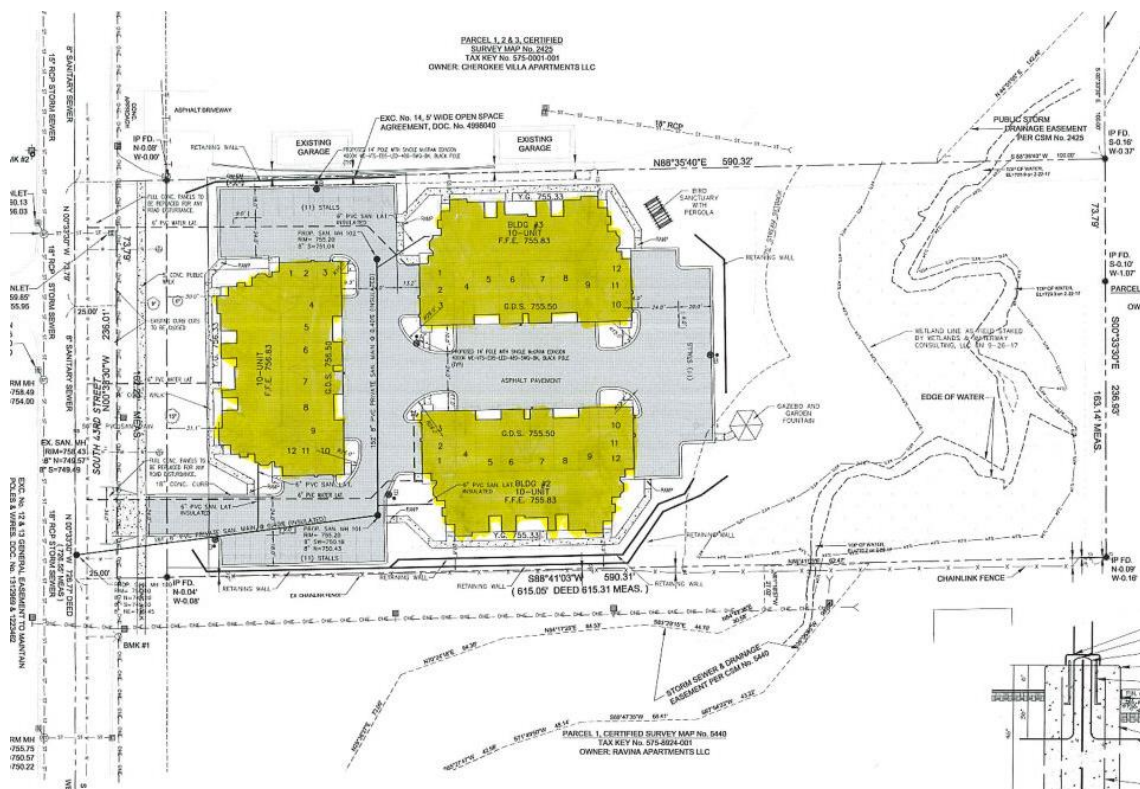
Building acreage: 0.64 acres

Parking and walkway acreage: 0.66 acres

Green space acreage: 1.90 acres (59%)

Parking Stalls required: 54 spaces for tenants + 11 spaces for guests = 65 total.

Parking Stalls provided: 36 spaces for tenants in garage + 33 surface spaces for guests = 69 total, of which 2 are designated ADA stalls, per code requirement.



The Engineering Department has thoroughly reviewed the site plans and has submitted comments to the developer pertaining to stormwater management, Milwaukee Water Works

future involvement, easements, etc. The comments were minor enough that the Engineering Department feels comfortable working with the developer on necessary modifications.

The developer has supplied a photometric lighting plan, showing that light splay will not go beyond the property lines. Five (5) 13-ft. black LED light poles with 6" arms will be located on the site, facing straight down. Coach-style lights will be placed at each entry door and garage door. Staff has asked for a revised photometric plan reflecting the coach light placements, coach light design details, and colored detailed light pole specification to be supplied, as a condition of approval.

The City Forester is reviewing the landscape plan and anticipates minimal comments/specie modification suggestions. Those comments will be forwarded to the developer and plan modifications can be handled between staff and the developer.

The City Forester also walked the site with the developer to discuss the City's Natural Resource Features Protection Intent. The City's policy is that 70% of the existing trees over 4" in diameter be preserved on this type of development. The entire east end of the site, starting at the berm, will not be developed due to wetland designation. That and the large percentage of ash on site should make it reasonably easy to meet the City's preservation policy. The developer and City Forester will walk the site again once the site is staked out.



VTS
VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE



Architectural Plans

All three (3) buildings are identically designed and have nice elevation variations with multiple bump-outs. The buildings will be constructed of a combination of brick veneer, brick sills, cement fiber horizontal siding and trim, and cement fiber tripped wood posts. For the most part the lower portion will be constructed with the brick veneer and the upper portion will be constructed with the cement fiber horizontal siding. There are some areas where the brick veneer are carried up into the second floor of the building. The roof will constructed of architectural textured shingles with aluminum gutter fascia and soffit. Balconies will have aluminum railings. Some windows will include shutters on the sides. Material samples will be presented to the Plan Commission at the meeting.

Staff did ask for some stone material to be added to portions of the second story to break up larger sections of horizontal siding. Staff also suggested wood garage doors to build up building material quality. The developer was not receptive to the suggestions. These could be debated between the Plan Commission and the developer at the meeting.



Recommendation: Recommend Common Council approval of Certified Survey Map to combine two existing parcels located at 4142 and 4202 S. 43 St. and the Site, Landscaping, Architectural and Floor Plans for The Sanctuary at Cherokee Point, a proposed multi-family apartment complex to be located at 4142 and 4202 S. 43 St., submitted Kenneth Sidello, d/b/a Sidello Property, LLC. (Tax Key Nos. 575-8926-002 and 575-8926-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 8 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) the addition of stone materials in some sections of the second floor of the buildings; (b) wood garage doors; (c) colored light pole specifications and coach-style building light details; (d) photometric plan reflecting building light fixture locations; (e) any landscaping specie/quantity recommendations as

provided by the City Forester; and, (f) all sidewalk ramping being shown to not run into poured curbs.

2. A revised Civil Plan Set and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.
 3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
 4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
 5. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permit.
 6. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
 7. Permit application approvals from WDNR for wetland fill permits, if applicable, per NR 151.125.
 8. 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.
- 6A. Special Use Permit for a car wash to be located at Braeger Ford, located at 4201 S. 27 St., submitted by Katie Kanczynski, d/b/a VJS Construction on behalf of John Maneage, d/b/a Braeger Ford. (Tax Key No. 576-9995-001)**
- 6B. Site, Landscaping and Architectural Plans for a car wash to be located at Braeger Ford, located at 4201 S. 27 St., submitted by Katie Kanczynski, d/b/a VJS Construction on behalf of John Maneage, d/b/a Braeger Ford. (Tax Key No. 576-9995-001)**



Items 6A and 6B may be considered together.

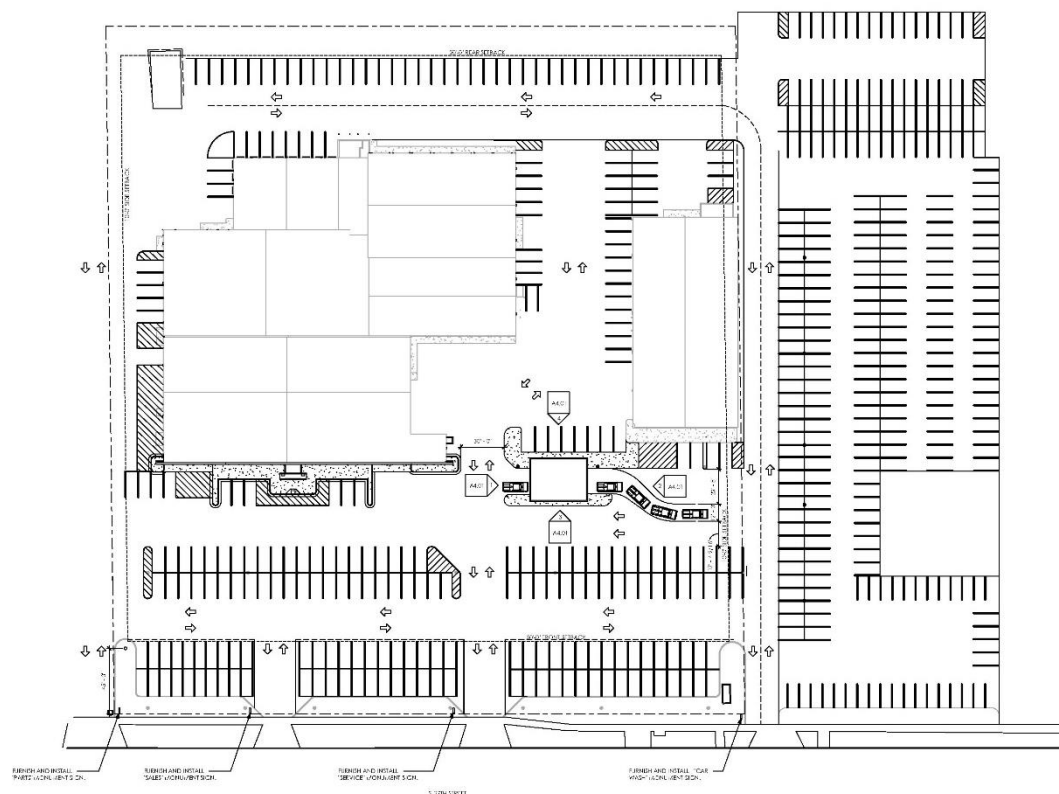
Overview and Zoning

Braeger Ford is proposing to construct a new building on their existing site for a full service touchless car wash. The property is zoned C-2 Community Commercial District, which requires car washes to obtain a Special Use Permit. A public hearing will be required before the Common Council on June 19, 2018. The car wash will operate 24 hours/day and the proposed use of the car wash is to be utilized publicly and by employee/service department employees for customer cars. There will be one (1) employee working on site that will maintain the car wash as needed and there are another 55 employees working the existing facilities during normal business hours. There is an existing car wash located internally within the main building that is old and inefficient and will be removed. This space will be utilized as work space in Braeger's existing facility. The anticipated start date of the car wash building is July 15, 2018.

Per 21.04.0801 of the Municipal Code, the maximum number of accessory structures in the C-2 Community Commercial District shall be determined by the Plan Commission at the time of site plan review. The Braeger Ford property currently has one (1) accessory structure: the Collision Center. The proposed car wash would be the second accessory structure on site.

Site and Landscaping Plan

The proposed stand-alone car wash will be situated between the main sales building and the collision center, but slightly further east, closer to S. 27 St. Site parking will be revised and lots regraded to accommodate the new construction and sidewalks. Seven (7) parking stalls will be striped along the west side of the building. Vehicles will enter and queue from the north, drive through the building, and exit through the south side. They will then be able to go left (east) or



right (west) out of the car wash. There will be sufficient room for queuing/stacking for four (4) vehicles. Two (2) light poles will be relocated to accommodate for the new construction.

The entire Braeger Ford parcel provides 530 parking spaces, broken down as follows:

90 employee parking spaces

65 customer parking spaces

359 display parking spaces

16 overflow parking spaces (customer or employee)



The architect has yet to provide “required” parking calculations per Code, which will be provided in time for the Plan Commission meeting.

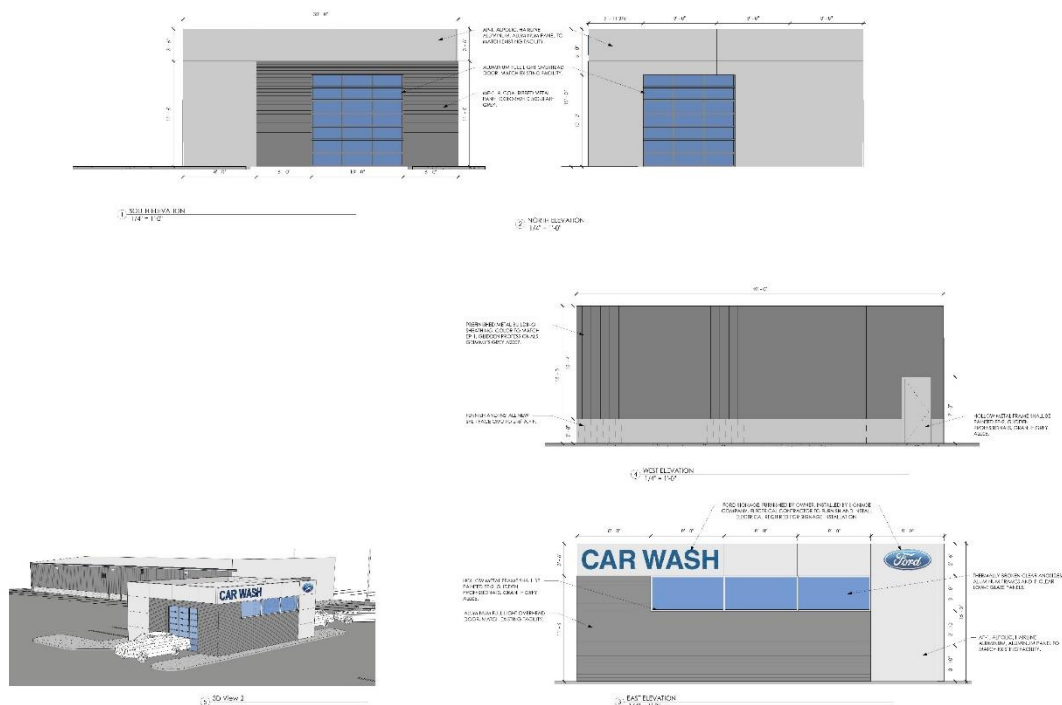
The site plan surrounding the car wash has large areas of concrete slab on grade around the building. Staff would like to see some of this space filled with landscaping rather than extensive concrete slabs.

The architect is working on a photometric plan update, which will be reviewed by

staff. Staff does not anticipate any issues as the proposed new construction is located in the middle of the site.

Architectural Plans

The proposed 1,200 sq. ft. building is approximately 40' x 27' in area. Accessory structures are limited to one (1) story or 25 feet in height in the C-2 District. The proposed building is 15 feet



in height. All building materials will match the adjacent buildings on site. Materials include: aluminum panels, ribbed metal panels, and clear anodized aluminum storefront glass panels.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for a car wash to be located at Braeger Ford, located at 4201 S. 27 St., submitted by Katie Kanczynski, d/b/a VJS Construction on behalf of John Maneage, d/b/a Braeger Ford. (Tax Key No. 576-9995-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 6 are required to be satisfied prior to the issuance of an occupancy permit associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

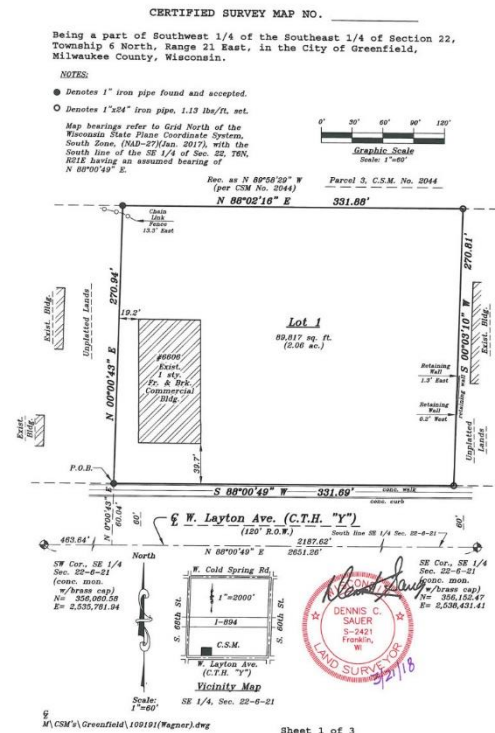
1. A revised Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) ADA stall configurations matching on all site plans; (b) landscaping being installed around the perimeter of the car wash, to be approved by the City Forester; and, (c) a traffic warning sign being installed at the exit of the car wash warning vehicles to check for cross traffic.
 2. A revised Site Plan and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.
 3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
 4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
 5. A Master Signage Plan being submitted for Plan Commission review.
 6. A Photometric Plan being submitted for Community Development Division review.
 7. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
- 7. Certified Survey Map to combine two existing parcels located at 6606 W. Layton Ave., submitted by William Matthews, d/b/a Anderson Ashton, Inc. on behalf of Maynard and Jeanette Wagner, d/b/a Advance Camping Sales, Inc. (Tax Key Nos. 603-9944-000 and 603-9945-000)**

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 May 15, 2018 Common Council meeting.



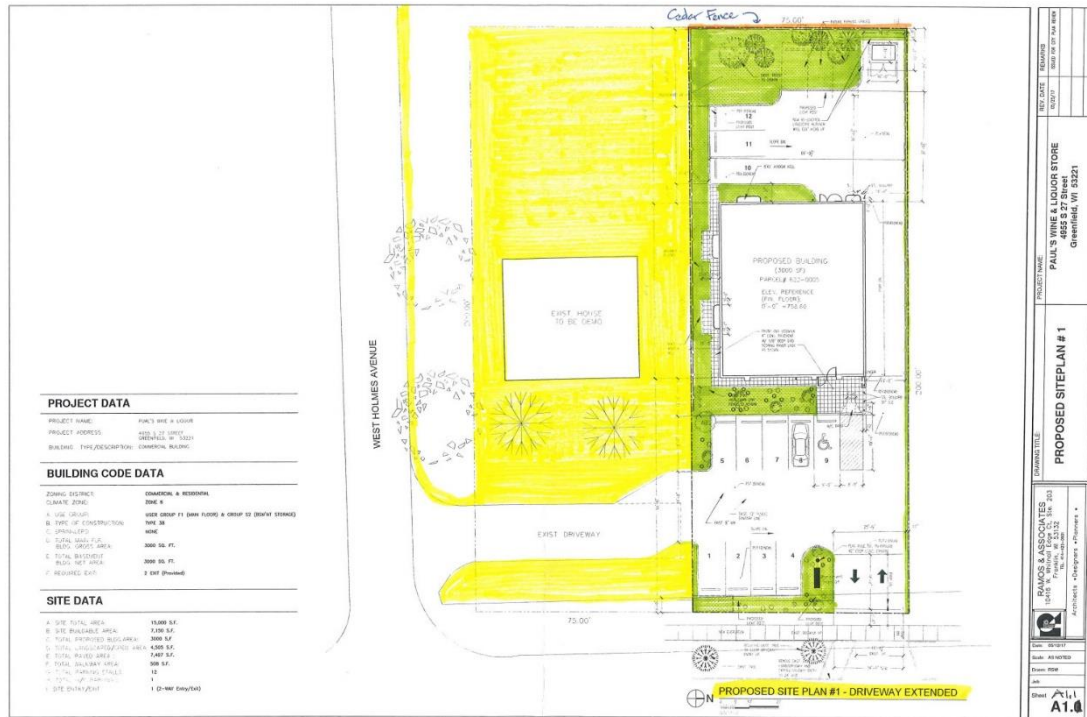
Recommendation: Recommend Common Council approval of the Certified Survey Map to combine two existing parcels located at 6606 W. Layton Ave., submitted by William Matthews, d/b/a Anderson Ashton, Inc. on behalf of Maynard and Jeanette Wagner, d/b/a Advance Camping Sales, Inc. (Tax Key Nos. 603-9944-000 and 603-9945-000), subject to Plan Commission and staff comments, to be expedited to the May 15, 2018 Common Council meeting.

8. **Conceptual Plan for a proposed commercial building to be located at 4969 S. 27 St., submitted by Gerry Ramos, d/b/a Ramos and Associates on behalf of Paul Sidhu. (Tax Key No. 622-0006-000)**

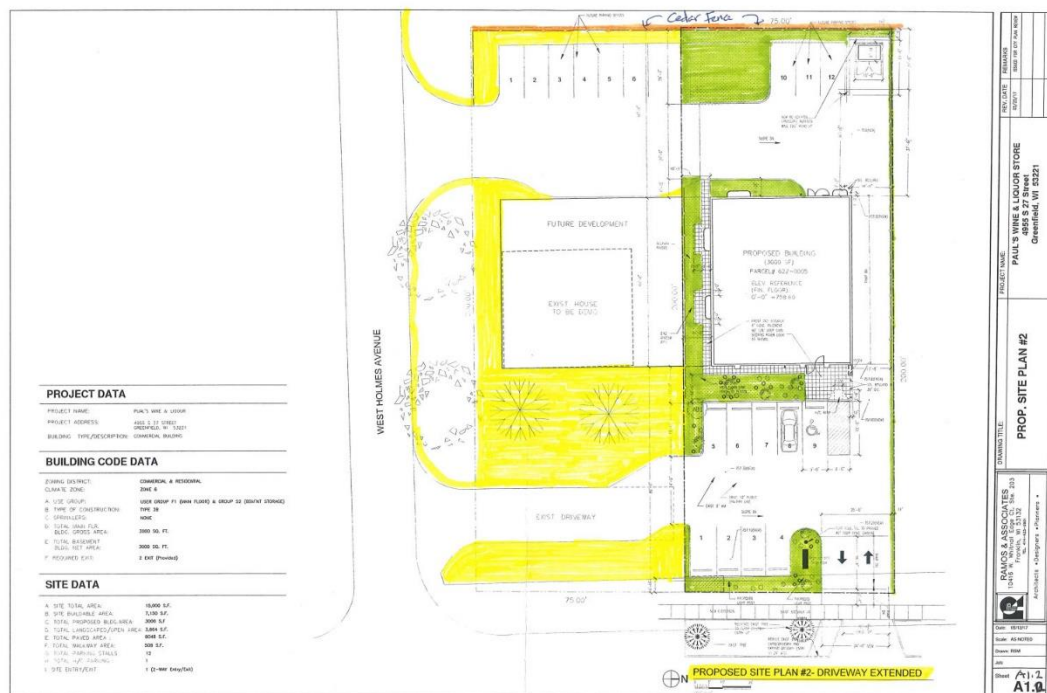


Mr. Sidhu, owner of Paul's Wine and Liquor Store to the north (4955 S. 27 St.) has arranged control of the former residential property to the south at 4969 S. 27 St. through a five-year land contract. The former occupant of the residential home has vacated the premises and Mr. Sidhu is before the Plan Commission for a conceptual review/suggestion on how to develop 4969 S. 27 St. The property is zoned C-2 Community Commercial District. Mr. Sidhu has proposed a phased redevelopment plan for the former residential property, as follows:

- A. Open access between 4969 S. 27 St. and 4955 S. 27 St. by extending the former frontage road that remains in the front of 4969 to the north, allowing vehicles to access both properties while avoiding S. 27 St. An easement agreement between the two properties would need to be approved by the City.



- B. Open access between 4969 and 4955 by constructing a parking lot along the western portion of 4969 and creating a drive aisle to the western portion of 4955, in preparation of a future building on 4969 and increasing traffic flow between the two (2) parcels. An easement agreement between the two properties would need to be approved by the City.



- PROPOSED SITE PLAN #3 - LOT 4067 S. 27TH ST.**

PROJECT DATA

PROJECT NAME: PAUL'S WINE & LIQUOR
 PROJECT ADDRESS: 4955 S 27 STREET, GREENWICH, VT 05021
 BUILDING TYPE/DESCRIPTION: COMMERCIAL BUILDING

BUILDING CODE DATA

ZONING DISTRICT: COMMERCIAL & RESIDENTIAL
 ZONE: S
 USE GROUP: 1 (BANK, FINANCIAL & GROUP 12 (BRIGHT STORAGE))
 TYPE: 1B
 NAME: NONE
 4300 (2) TYPED
 TOTAL BUILDING: 4300 (2) TYPED
 4300 (2) TYPED

SITE DATA

A. SITE TOTAL AREA: 1.00 AC
 B. SITE BUILDING AREA: 1.00 AC
 C. TOTAL PROPOSED BLDG AREA: 1.00 AC
 D. TOTAL UNDEVELOPED/PAVED AREA: 1.00 AC
 E. TOTAL PAVED AREA: 1.00 AC
 F. TOTAL PAVED AREA: 1.00 AC
 G. TOTAL PAVED AREA: 1.00 AC
 H. TOTAL PAVED AREA: 1.00 AC
 I. TOTAL PAVED AREA: 1.00 AC
 J. TOTAL PAVED AREA: 1.00 AC

19



Instead, staff suggests that Mr. Sidhu's proposal should start with the new curb cut further west along W. Holmes Ave., then open the access between 4969 and 4955 on the western part of the property. This would allow vehicles to access the new wine and liquor store in a more safe manner from W. Holmes St., away from the busy traffic of S. 27 St. After this phase is complete, Mr. Sidhu can explore future development options for 4969 S. 27 St.

9. **Community Development Manager Report.**
10. **Adjournment.**