

**STAFF REPORT  
GREENFIELD PLAN COMMISSION  
TUESDAY, OCTOBER 9, 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 September 11, 2018 meeting.**
3. **Discussion regarding last Common Council meeting.**
4. **Signage Plan Appeal for meJATC, an existing business located at 6300 W. Layton Ave., submitted by Zach Wenger, b/d/a Lemberg Electric and Dan Lange, d/b/a meJATC. (Tax Key No. 603-9940-000)**

The new owner of the former ITT building, now occupied by meJATC, is proposing a signage plan appeal, requesting additional signage beyond what the Sign Code allows for. The Sign Code states that, “no building may have more than two (2) signs and such signs must be monument and wall type.” For this particular property, the wall sign would be capped at 100 sq. ft. in area and a monument sign would be capped at 67 sq. ft. in area. meJATC is requesting the following signage on the property:

- 18.5 sq. ft. reverse channel letters, back-lit with LED halo lighting that says, “meJATC,” to be located on the east side of the tower feature on the building.
- 18.5 sq. ft. reverse channel letters, back-lit with LED halo lighting that says, “meJATC,” to be located on the south side of the tower feature on the building.
- 38 sq. ft. reverse channel letters, non-illuminated that says, “Electrical Training Center,” to be located on east side of the building.
- 50 sq. ft. reface of the existing pylon sign
- **TOTAL: 75 SQ. FT. WALL SIGNS + 50 SQ. FT. PYLON SIGN = 125 SQ. FT. TOTAL**



All of the wall sign proposals will be placed in locations where there currently are ITT signs. Staff recommends approval of the variance request, as the signs are to scale with the building and are in the locations where past wall signs have been approved.

**Recommendation:** Approve the Signage Plan Appeal for meJATC, an existing business located at 6300 W. Layton Ave., submitted by Zach Wenger, b/d/a Lemberg Electric and Dan Lange, d/b/a meJATC. (Tax Key No. 603-9940-000).

- 5A. **Planned Unit Development Amendment for an expansion to Children’s Hospital of Wisconsin, Greenfield Clinic, an existing medical clinic located at 3365 S. 103 St., submitted by Renee Kubesh, d/b/a Eppstein Uhen Architects, Inc. and Matt Wade, d/b/a Children’s Hospital of Wisconsin. (Tax Key No. 524-8986-025)**
  
- 5B. **Site, Landscaping and Architectural Plans for an expansion to Children’s Hospital of Wisconsin, Greenfield Clinic, an existing medical clinic located at 3365 S. 103 St., submitted by Renee Kubesh, d/b/a Eppstein Uhen Architects, Inc. and Matt Wade, d/b/a Children’s Hospital of Wisconsin. (Tax Key No. 524-8986-025)**
  
- 5C. **Signage Plan Appeal for Children’s Hospital of Wisconsin, Greenfield Clinic, an existing medical clinic located at 3365 S. 103 St., submitted by Renee Kubesh, d/b/a Eppstein Uhen Architects, Inc. and Matt Wade, d/b/a Children’s Hospital of Wisconsin. (Tax Key No. 524-8986-025)**

Items 5A, 5B and 5C may be considered together.

**Overview and Zoning**

Children’s Hospital of Wisconsin, Greenfield Clinic, is proposing a 20,050 sq. ft. building addition to their existing medical office building on S. 103 St. The current Greenway Medical Complex name will be retired, and the building will be re-branded as Children’s Hospital of Wisconsin | Greenfield Clinic. The project will expand access and convenience to the community by shifting outpatient orthopedic services from the main hospital campus to the Greenfield Clinic outpatient setting.



<b>First floor:</b>	<b>Second floor:</b>	<b>Totals:</b>
Existing: 23,082 SF	Existing: 23,082 SF	Existing: 46,164 SF
Addition: 10,577 SF	Addition: 9,473	Addition: <u>20,050 SF</u>
		66,214 SF

Along with the addition, the project will renovate and redevelop several underutilized clinic spaces for new and expanded services. These services include:

- Sports therapy gym connected with the physical therapy renovation
- Expanded orthopedic services
- Expanded audiology clinic
- Teen health clinic
- New elevator to accommodate an ambulance stretcher
- New central registration area
- Renovations to the current Oklahoma Pediatrics (primary care) clinic



The property is zoned Planned Unit Development (PUD). Per the Zoning Code: Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission and, if in the opinion of the Plan Commission such change or addition constitutes a major change to the original plan, a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and

said proposal alterations shall be submitted to the Common Council for approval. The Plan Commission shall find that any modification therein, may be considered a major change if such modification:

- 1) Changes the concept or intent of the approved plan;
- 2) Increases the gross residential density or intensity of use;
- 3) Decreases the total area set aside for common open space or deed restricted open space;
- 4) Changes by more than five (5) percent in the gross floor area for a nonresidential use; or
- 5) Increases by more than five (5) percent the total ground area covered by buildings or structures.

Staff does not feel that the proposed building addition would constitute a public hearing. The nature of the use does not change, programmatically, leaving very little impact on adjacent properties. Residential properties to the west are located in the City of West Allis and would not receive a notification. Properties to the north, east and south are large cooperate commercial uses.

**Site, Landscaping, Lighting and Architectural Plans**

The proposed 20,050 sq. ft. building addition will wrap around the southeast corner of the existing building. The parking lot will be expanded in the northwest portion of the property with the addition of 58 parking stalls and the existing stormwater retention pond will be expanded to accommodate stormwater management requirements with the new building addition. The majority of the interior existing landscape islands will be demolished and existing lighting will be removed to accommodate a complete re-do of the parking lot.

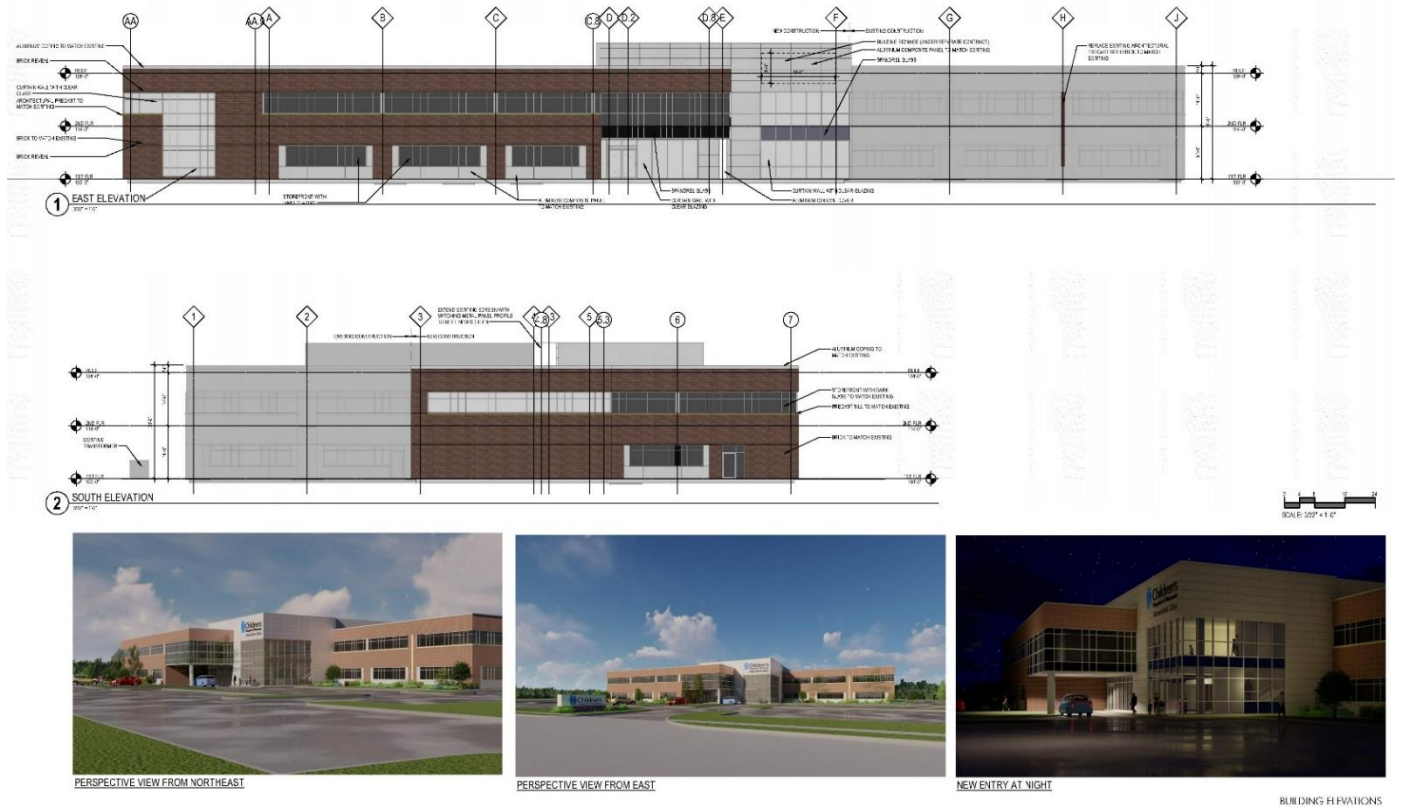


While there is a large shortage of parking spaces, per the City of Greenfield Zoning Ordinance, staff feels that the site will provide ample parking with a ratio of 4.30 stalls/1,000 sq. ft. (current ratio is 4.92 stalls/1,000 sq. ft.).

The City Forester is reviewing the landscape plan and will provide comments/recommended changes to the architect.

A lighting plan will be forthcoming, as an electrical engineer hasn't yet been contracted for the project. If the Plan Commission is comfortable, staff can work with the applicant on the lighting plan review.

The Engineering Department has reviewed the Stormwater Management Plan and has passed information along to MMSD for their review. The architect and civil engineer have been in contact with the Engineering Department regarding stormwater regulations and impacts on the site.



Architecturally, the building addition will blend right in with the existing brick and aluminum composite panel building. The two-story addition includes a large glass entrance and extensive clear glass curtain walls on all facades. Architecturally, staff has no recommended modifications—the addition blends in very well with the building and is constructed of high-quality materials.

Staff recommends that this item be expedited to the October 16, 2018 Common Council meeting.

**Recommendation:** Recommend Common Council Approval of the Planned Unit Development Amendment, Site, Landscaping and Architectural Plans and Signage Plan Appeal for an expansion to Children’s Hospital of Wisconsin, Greenfield Clinic, an existing medical clinic located at 3365 S. 103 St., submitted by Renee Kubesh, d/b/a Eppstein Uhen Architects, Inc. and Matt Wade, d/b/a Children’s Hospital of Wisconsin (Tax Key No. 524-8986-025), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 10 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Completion of City Engineering Division civil plan review process.
2. A revised landscape plan being submitted to the City Forester for review and approval, if applicable.
3. A lighting/photometric plan being submitted to the Community Development Division for review and approval.
4. Completion of revisions to the Stormwater Management Report and Stormwater Management Maintenance Agreement.
5. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
6. 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.
7. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permit.
8. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
9. Common Council approval of the Planned Unit Development Amendment, Site, Landscaping and Architectural Plans and Signage Plan Appeal for an expansion to Children’s Hospital of Wisconsin, Greenfield Clinic, an existing medical clinic located at 3365 S. 103 St.
10. 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.

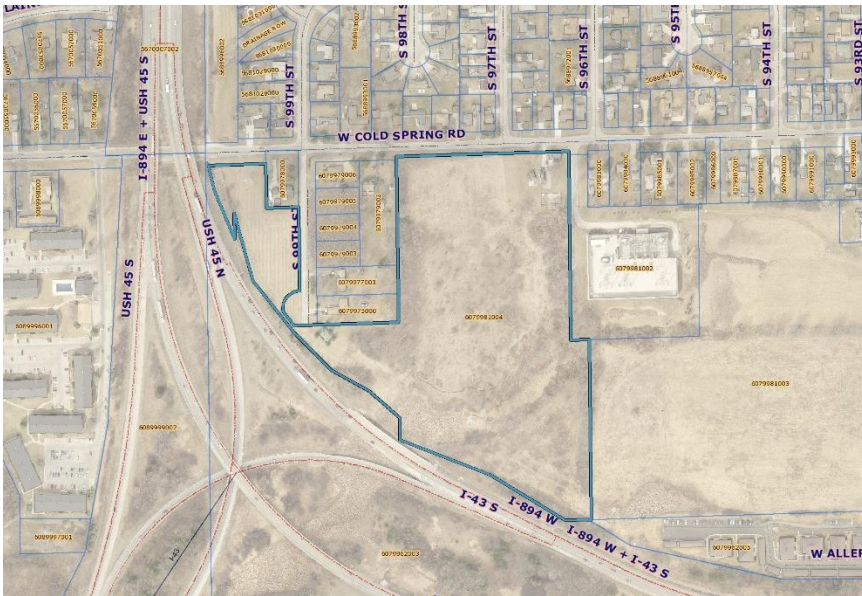
**6. Site, Landscaping and Architectural Plans for Elizabeth Residences Greenfield, a new construction Community Based Residential Facility, to be located at 9633 and 9721 W. Cold Spring Rd., submitted by Richard and John Coury, d/b/a Elizabeth Residence, Inc. (Tax Key No. 607-9981-004)**

**Overview and Zoning**

This 20-acre vacant site is zoned Planned Unit Development, which was approved by the Plan Commission on May 12, 2015 and the Common Council on June 16, 2015, with intentions to develop a senior housing complex. The developers, Elizabeth Residence, Inc., are ready to begin construction



of Phase I with a one-story 60-unit Community Based Residential Facility (CBRF). The current address of the site is 9605 W. Cold Spring Rd., but that address will retire and the new building will have two addresses: 9633 and 9721 W. Cold Spring Rd.



In accordance with sec. DHS 83.04 (2) (f), Elizabeth Residence, operating as a Class C non-ambulatory (CNA) CBRF, may serve residents who are ambulatory, semi-ambulatory or non-ambulatory, one or more of whom are not physically or mentally capable of responding to an electronic fire alarm and exiting the facility without help or verbal or physical prompting. The facility will be staffed 24 hours a day, 365 days a year.

The proposed facility will include a divided client-base between persons with a form of irreversible dementia, such as Alzheimer’s disease, and persons with physical limitations, such as those confined to wheelchairs. Each household has its own dining room, living room and sunroom. Each client group has activity programming tailored to their respective abilities. However, the facility also offers activities jointly with members of both groups; these would include church services, exercise, arts and crafts and intergenerational programming, etc.

Care and services to be minimally provided include the following:

- 24-hour supervision and supportive care
- 3 meals/2 snacks daily

- Information and community referral services
- Leisure time activities
- Community activities
- Transportation arrangement
- Health Monitoring
- Nurse care
- Medication management
- Laundry and housekeeping services
- Individual client based services per ISP

Each prospective resident will be assessed by a nurse, employed by Elizabeth Residence, to determine if their mental, behavioral and physical needs can be met by Elizabeth Residence as determined by their license and staffing. The comprehensive assessment will include all criteria as described in DHS 83.35. Each resident will be re-evaluated at least annually and per change of condition to determine if they continue to be appropriate for placement at Elizabeth Residence.

If a resident requires more than 3 hours a week of skilled nursing care long term due to a medical problem or a prognosis of terminal illness, a hospice program or home health care agency shall, in cooperation with Elizabeth Residence, coordinate the development of a care plan to meet the resident's increased needs. In the event the resident or legal representative waives the services of a hospice or home health agency, a care plan shall be developed which is approved by the primary care physician. Respite care services will be provided by Elizabeth Residence subject to capacity and individual need.

**Monday –Friday Employee Availability**

1<sup>st</sup> shift – 9 caregivers  
 2<sup>nd</sup> shift – 9 caregivers  
 3<sup>rd</sup> shift – 4 caregivers  
 Nurse – 10:00 AM-6:30 PM (on call 24/7 when not in facility)  
 Kitchen – 2.4 staff each shift  
 Activities – 2 staff first shift

**Weekend Employee Availability**

1<sup>st</sup> shift – 8 caregivers  
 2<sup>nd</sup> shift – 8 caregivers  
 3<sup>rd</sup> shift – 4 caregivers  
 Kitchen – 2 staff each shift  
 Nurse – On call  
 Activities – 2 staff first shift

**Site, Landscaping, Lighting and Architectural Plans**

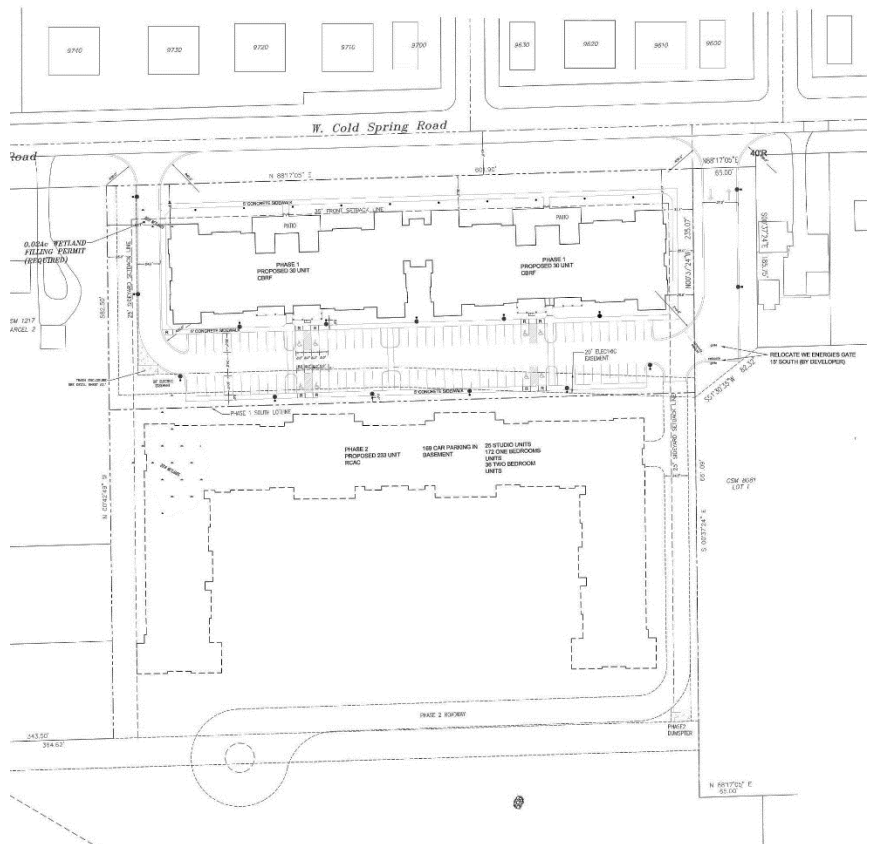
The development includes a one-story 60-unit building on the north portion of the site, set back 35 feet from W. Cold Spring Rd. The building is 20,580 sq. ft. in area and is designed as two wings (each with 30 units) with the common areas (dining rooms, office, great room, patio, activity room, and living rooms) situated in the middle. The building entrances and guest/employee parking areas are on the south side of the building, not visible from W. Cold Spring Rd.

	Zoning Code PUD Standards	Elizabeth Residences Proposal
<b>Minimum Open Space Ratio</b>	0.40	0.78
<b>Maximum Gross Density</b>	25 units/acre	14.67 units/acre
<b>Maximum Net Density</b>	30 units/acre	21.17 units/acre
<b>Minimum Lot Area (acres)</b>	5	19.98
<b>Setbacks</b>	25 ft.	35 ft.
<b>Minimum Dwelling Unit Size for One-Bedroom Units</b>	800 sq. ft.	N/A as these are not true "one-bedroom" units.

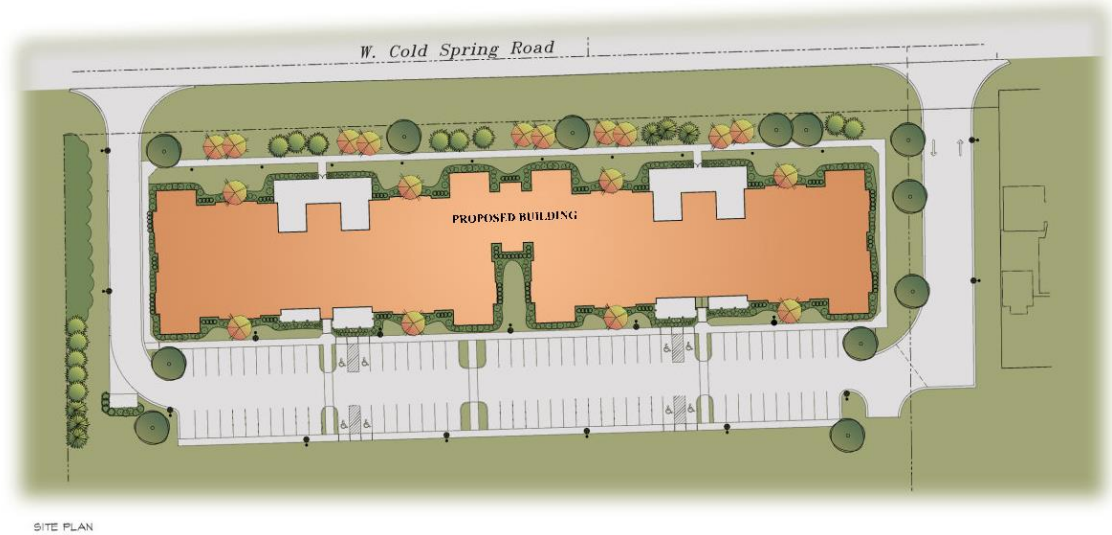
The developer intends to build a Phase 2 development, which would include a multi-story 233-unit Residential Care Apartment Complex (RCAC) facility. This would be more of an independent living building with 25 studio units, 172 one-bedroom units and 36 two-bedroom units. The building would include underground parking for approximately 169 vehicles. Phase 2 would not be developed for a few years and would come before the Plan Commission and Common Council for site, landscaping and architectural review at that time.

The developer has designed the stormwater retention pond, water meter pits, and all utilities with Phase 2 in mind. The Engineering Department has had many pre-submittal meetings with the architect and civil engineer to allow for initial review of these plans.

Site access from W. Cold Spring Rd. comes from the far east and west sides of the property. The east entrance is actually off of land owned by We Energies—their access road to their substation. The developer has an access easement agreement with We Energies for the east entrance, which does need to be amended slightly to allow added room for part of the drive around the site. The easement must also allow for Elizabeth Residences to widen the drive to accommodate the CBRF development. The applicant is aware that a final easement agreement shall be submitted to the Engineering Department for review and approval.

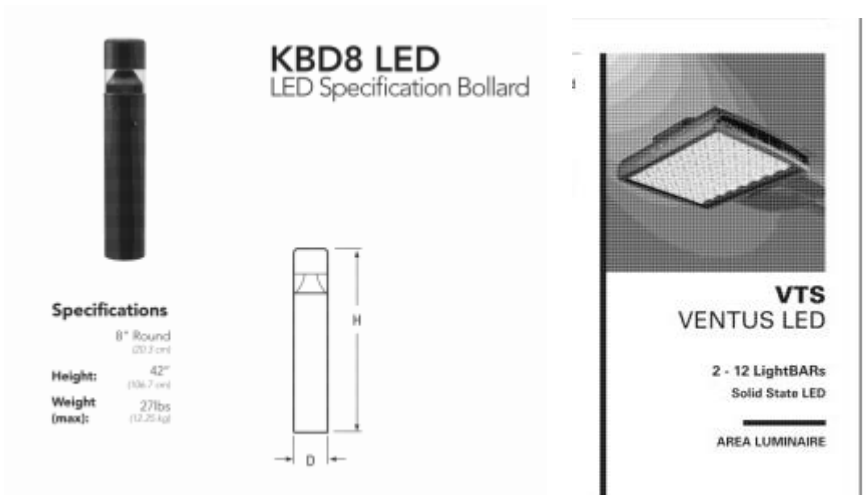


With the CBRF utilizing We Energies' access drive to the east, the development will abut a single-family residence to the east. The house and garage are extremely close to We Energies' property line and the east driveway entrance. Staff recommends that a six-foot high solid fence and landscaping, to be recommended by the City Forester, be added to the site plan, east of the drive, to ensure a proper buffer to the residential home.



The landscape plan is being reviewed by the City Forester. At this point, staff recommends landscaping along the We Energies east property line abutting the residential parcel, and installation of city trees in the right-of-way along W. Cold Spring Rd. All comments and recommended changes from the City Forester will be communicated to the applicant.

The developer has supplied a photometric lighting plan, showing that light splay will not go beyond the property lines. Fifteen (15) 13- ft. black LED light poles with 6" arms will be located on the property, facing straight down, and 10 3.5-foot LED bollards will be located within the site.





WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Architecturally, the one-story building offers varying roof lines and bump-outs, providing aesthetic diversity. Building materials include a variety of the following: stone veneer on the base of the entire building; concrete sills on top of the stone veneer; LP Smartside horizontal siding and trim; LP Smartside shake siding; and, asphalt shingles. Windows in areas of vertical siding include trim edging. Windows in areas of shake siding or stone veneer include a concrete head and full veneer. Decorative louvers are located in some gabled peaks to break up the siding façade. Staff recommends the stone veneer be added to the two entrances on the south façade, under the porches for a higher-quality look as people enter the building. Staff also recommends stone veneer be added to the four (4) flat-roofed façade components and the very centered bump-out on the north façade facing W. Cold Spring Rd.

Staff recommends that this item be expedited to the October 16, 2018 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Site, Landscaping and Architectural Plans for Elizabeth Residences Greenfield, a new construction Community Based Residential Facility, to be located at 9633 and 9721 W. Cold Spring Rd., submitted by Richard and John Coury, d/b/a Elizabeth Residence, Inc. (Tax Key No. 607-9981-004), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 13 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural plans being submitted to the Community Development Division to show the following: (a) a six-foot high solid fence and fence details, and landscaping along We Energies' east property line, abutting the residential home's entire property line, with landscaping to be approved by the City Forester; (b)

stone veneer being added to the two entrances on the south façade, under the porches; (c) stone veneer being added to the four (4) flat-roofed façade components and the very centered bump-out on the north façade.

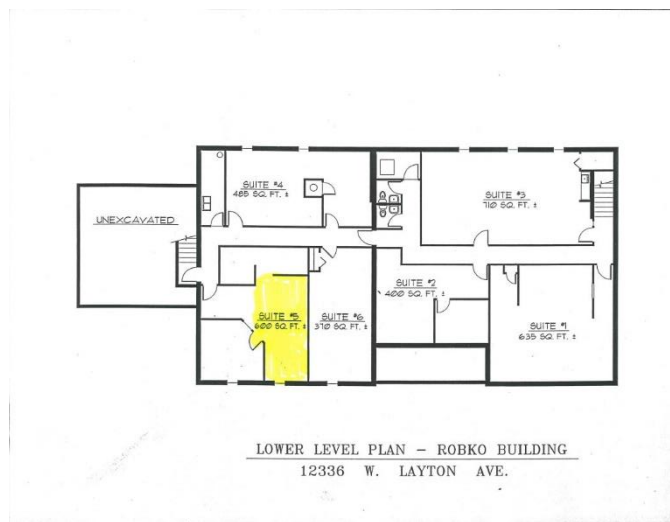
2. Completion of City Engineering Division civil plan review process.
  3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
  4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
  5. Permit application approvals from WDNR for wetland fill permits.
  6. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permits.
  7. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
  8. Payment of the City's impact fee of \$1,806 per new dwelling unit (will be taken in with PUD Agreement).
  9. Common Council approval of a Resolution accepting a "Road Reservation" contained on Certified Survey Map No. 8081, Document 09643386.
  10. Common Council approval of the Site, Landscaping and Architectural Plans for Elizabeth Residences Greenfield, a new construction Community Based Residential Facility, to be located at 9633 and 9721 W. Cold Spring Rd.
  11. 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.
  12. An executed Stormwater Management Maintenance Agreement with the City.
  13. Copies of executed access easement agreements between the applicant and We Energies for the property to the east.
- 7A. Special Use Permit for Mind n Body Connection Therapeutic and Orthopedic Massage, LLC, a proposed massage therapist, to be located within the existing multi-tenant commercial building at 12336 W. Layton Ave., Ste. 5, submitted by Christine Maddox, d/b/a Mind n Body Connection Therapeutic Center, LLC. (Tax Key No. 610-9975-002)**

**7B. Site Plan for Mind n Body Connection Therapeutic and Orthopedic Massage, LLC, a proposed massage therapist, to be located within the existing multi-tenant commercial building at 12336 W. Layton Ave., Ste. 5, submitted by Christine Maddox, d/b/a Mind n Body Connection Therapeutic Center, LLC. (Tax Key No. 610-9975-002)**

Items 7A and 7B may be considered together.

**Overview and Zoning**

The applicant, Ms. Maddox, is proposing to lease approximately 600 sq. ft. for a massage therapy business at 12336 W. Layton Ave. Mind N Body Connection Therapeutic and Orthopedic Massage Therapy a professional licensed massage therapy business. The property is zoned C-1 Neighborhood Commercial District, which permits massage therapists as a Special Use. A public hearing can be scheduled as early as November 20, 2018.



Ms. Maddox is the owner and independent contractor of Mind n Body Connection Therapeutic and Orthopedic Massage, LLC. Types of massages that she offers are sports massage, therapeutic massage, neuromuscular therapy, and cranio-sacral therapy. Hours are Monday – Friday, 9am – 6pm; and Saturday 9am – 2pm.

**Site Plan**

A site and landscaping plan was not submitted, but the site is in good condition and staff has no further recommendations.

- Off-street parking required per code for the massage therapy use = 2
- Off-street parking required per code for other office users (3.3 stalls/1,000 sq. ft.) = 25
- TOTAL off-street parking required = 27
- TOTAL off-street parking provided = 33

**Recommendation:** Recommend Common Council approval of the Special Use Permit and Site Plan for Mind n Body Connection Therapeutic and Orthopedic Massage, LLC, a proposed massage therapist, to be located within the existing multi-tenant commercial building at 12336 W. Layton Ave., Ste. 5, submitted by Christine Maddox, d/b/a Mind n Body Connection

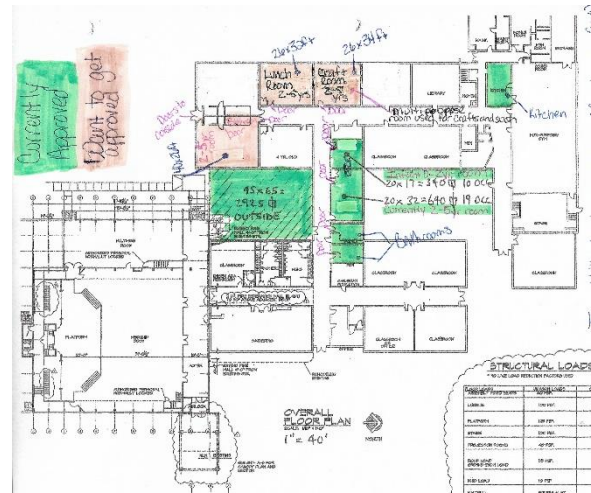
Therapeutic Center, LLC (Tax Key No. 610-9975-002), subject to Plan Commission comments, staff comments, and Common Council approval following a public hearing.

- 8A. **Special Use Review for Little Light of Mine, an existing daycare located at Faith Bible Church at 4175 S. 112 St., submitted by Ann Bieringer, d/b/a Little Light of Mine, LLC. (Tax Key No. 566-9982-001)**
- 8B. **Site Plan for Little Light of Mine, an existing daycare located at Faith Bible Church at 4175 S. 112 St., submitted by Ann Bieringer, d/b/a Little Light of Mine, LLC. (Tax Key No. 566-9982-001)**

Items 8A and 8B may be considered together.

**Overview and Zoning**

The applicant, Ms. Bieringer, is applying to add additional space to an existing daycare at 4175 S. 112<sup>th</sup> Street. The daycare currently leases two classrooms, bathrooms, kitchen and playground from Faith Bible Church. The daycare would like to lease an additional three rooms with 2,756 square feet, bringing the total leased classroom space to 3,736 square feet. The additional classroom space will allow the daycare to separate children of different ages and provide separate spaces for naps, meals, and crafts activities. The property is zoned (I) Institutional District, which permits daycares as a Special Use.



Ms. Bieringer is the owner of Little Light of Mine. The daycare currently employs five teachers and a part-time cook. Hours are Monday – Friday, 6am – 6pm.

**Site Plan**

A site and landscaping plan was not submitted, but the site is in good condition and staff has no further recommendations.

- Off-street parking required per code for the daycare use = 9
- Off-street parking required per code for the church use = 164
- TOTAL off-street parking required = 173
- TOTAL off-street parking provided = 170

Staff recommends that this item be expedited to the October 16, 2018 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Review and Site Plan for Little Light of Mine, an existing daycare located at Faith Bible Church at 4175 S. 112 St., submitted by Ann Bieringer, d/b/a Little Light of Mine, LLC (Tax Key No. 566-9982-001), subject to Plan Commission comments, staff comments, and Common Council approval following a public hearing.

9. **Site, Landscaping and Architectural Plans for a remodel of Olive Garden, an existing business located at 4760 S. 76 St., submitted by Brian Kendrick, d/b/a GMRI, Inc. and Norma Medero, d/b/a HMD Group. (Tax Key No. 617-0085-001)**

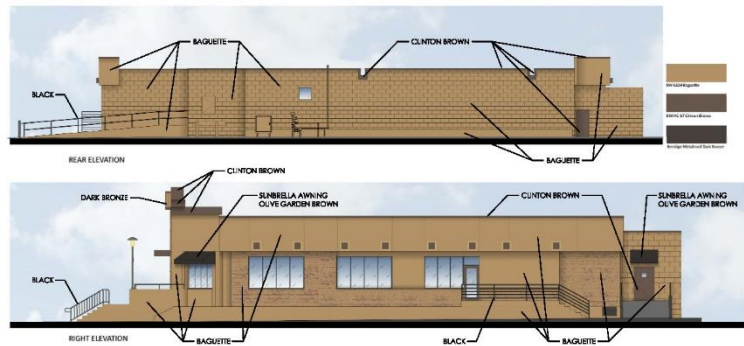


Olive Garden has submitted plans for an exterior remodel of the existing restaurant. The entire facade will be repainted a darker beige color labeled “Baguette.” A stone veneer will be added around the entrance along with new signage, and new brown Sunbrella awnings will replace the existing green awnings. The roof soffit will be painted a dark brown labeled “Clinton Brown.” A small metal roof overhang will accompany the new entrance look and will be painted a dark brown labeled “Dark Bronze.”

The restaurant is also slated for an interior upgrade/remodeled. Exterior construction is targeted for this fall yet. Interior remodeling will take (4) to six (6) weeks, with construction taking place overnight. This is one of the last Olive Garden remodels, corporate-wide.



Exterior remodeling plans were submitted to staff for an initial review in the spring 2018. Staff asked Olive Garden corporate to reconsider the site layout causing poor traffic flow. Olive Garden’s architectural firm has completed a comprehensive site review and has proposed a new traffic pattern throughout the site, allowing vehicles to safely circle around all parking areas.

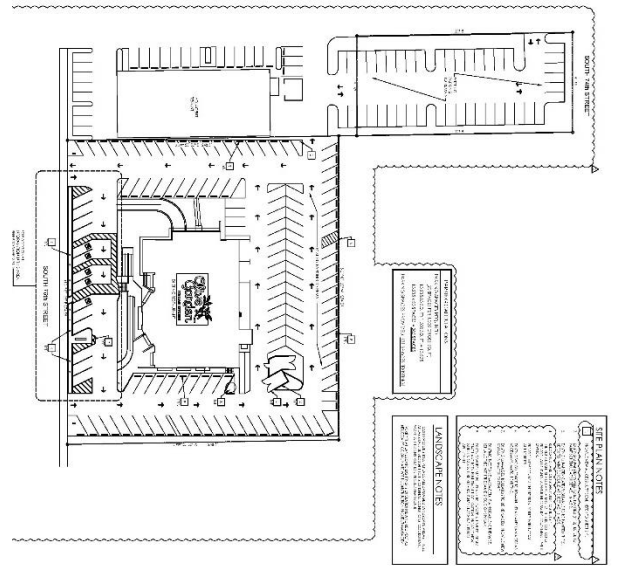


The south entrance will remain an enter-only drive. The north entrance was an exit-only drive, but the proposed site plan identifies it as an entrance and exit drive. Parking along S. 76 St. was a north-only traffic flow, but will be changed to south-only and all parking stalls will be restriped at opposite 45-degree angles accordingly. This forces all traffic that enters from the south drive, to go east to the back parking lot and circle around the building in a counter-clockwise fashion. This also forces all traffic that enters from the north drive, to go south past the front of the building, then turn east towards the back parking lot and circle around the building in a counter-clockwise fashion.

Staff also worked with the applicant on a variety of site improvements, which have been notated on the site plan. They include: new ADA signs being installed along S. 76 St., as the existing signs have been pushed towards the sidewalk over time; replacement of existing damaged bollards; painting of the existing refuse enclosure; installation of “do not enter signs” in appropriate areas, guiding guests through the new parking lot traffic patterns; replacement of dead landscaping/trees; and repair/replacement of damaged/pushed wheel stops throughout the site.

Off-street parking required per code for the restaurant = 205  
 TOTAL off-street parking provided = 131

Staff recommends that this item be expedited to the October 16, 2018 Common Council meeting.



**Recommendation:** Recommend Common Council approval of the Site, Landscaping and Architectural Plans for a remodel of Olive Garden, an existing business located at 4760 S. 76 St., submitted by Brian Kendrick, d/b/a GMRI, Inc. and Norma Medero, d/b/a HMD Group. (Tax Key No. 617-0085-001), to be expedited to the October 16, 2018 Common Council meeting.

- 10A. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 9008 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District. (Tax Key No. 652-9000-000)**
- 10B. Special Use Permit for Power Up Coffee House, a proposed restaurant to be located at 9008 W. Forest Home Ave., submitted by Robert Stockinger, d/b/a Coordinated Power Systems, Inc. and Daniel Beyer, d/b/a Dan Beyer Architects. (Tax Key No. 652-9000-000)**

**10C. Site and Landscaping Plans for Power Up Coffee House, a proposed restaurant to be located at 9008 W. Forest Home Ave., submitted by Robert Stockinger, d/b/a Coordinated Power Systems, Inc. and Daniel Beyer, d/b/a Dan Beyer Architects. (Tax Key No. 652-9000-000)**

Items 10A, 10B and 10C may be considered together.

**Overview and Zoning**

This item was before the Plan Commission in June 2018 for a conceptual review to rezone the property located at 9008 W. Forest Home Ave. from C-1 to C-2 in order to place a future coffee shop/restaurant in a portion of the existing building. The Plan Commission consented to move the project forward with full-blown site, landscaping and architectural plans, which have been submitted for review.

The proposal includes a 1,597 sq. ft. café/restaurant use, and maintenance of 1,789 sq. ft. of office space for Coordinated Power Systems, an existing tenant in the building.



The coffee house will have approximately 30-40 inside seats and 30-40 outside patio seating spaces. The applicants expect that a majority of their customers will visit on bicycles, given the close proximity to the Root River Parkway. In fact, bike parking space is designated/identified on the site plan next to the outdoor patio.

Included in the plan is a food prep area to heat prepackaged sandwiches and soup. The menu is expected to be barista prepared coffee, tea and cold blended drinks along with sandwiches, soups, prepackaged breakfast type

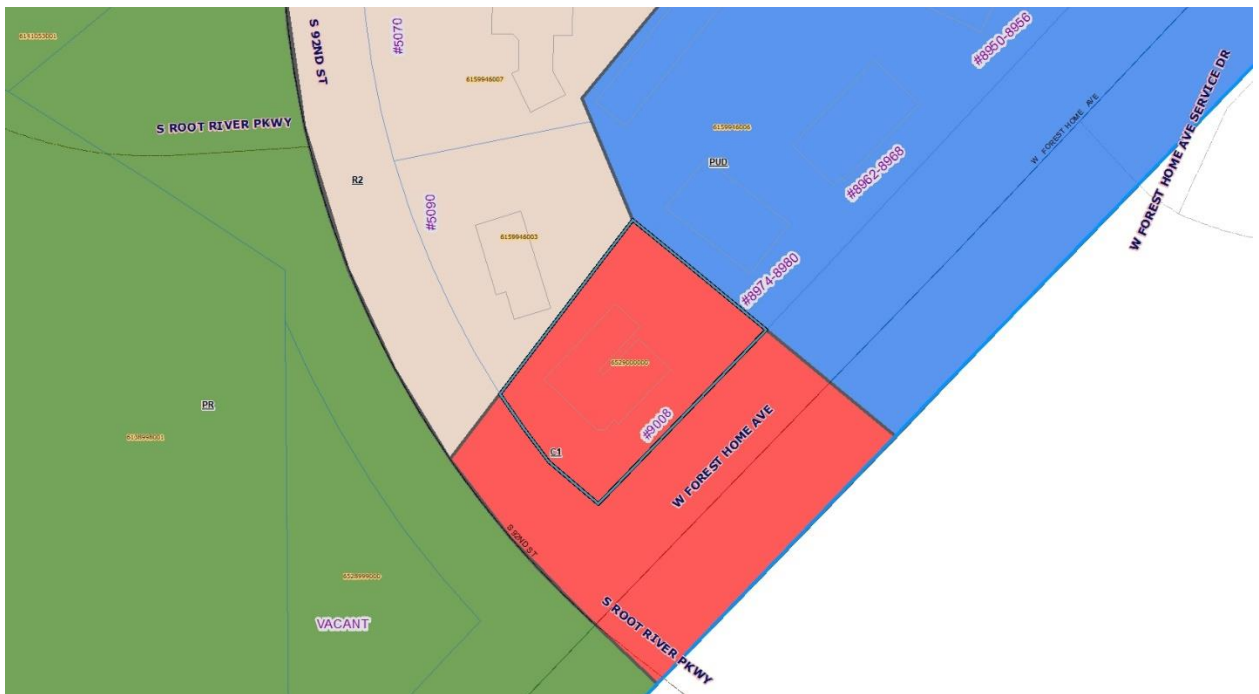


options. The applicants' goal includes using locally grown and produced items as much as possible, such as Purple Door ice cream and locally roasted coffee beans from Anodyne. From

scratch, food preparation is not part of the plan for the coffee house; they will be purchasing prepared foods that would require at the most heating on site.

Hours of operation would be approximately 7:30am - 7pm, Sunday through Thursday; 7:30am – 9:00pm, Friday and Saturday. The applicant may apply for a beer and wine license later in 2019.

The site is zoned C-1 Neighborhood Commercial District, which does not permit any sort of restaurant/café, hence the application to change the zoning to C-2 Community Commercial District, which permits restaurants as a Special Use. The Comprehensive Plan identifies this parcel as being “Neighborhood Business/Office. Generally, neighborhood businesses and offices should be strategically located within neighborhoods and should be designed to enhance neighborhood character.” Staff suggests that the existing office and proposed small café/restaurant would fit within this description.



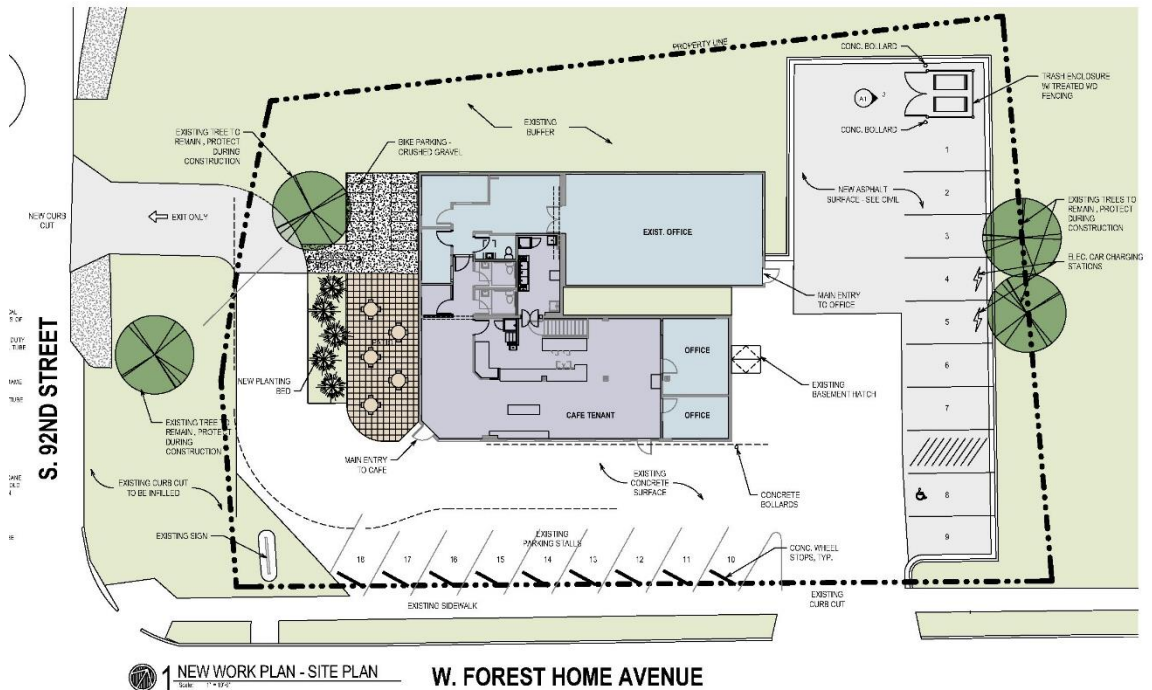
The applicant hosted a neighborhood meeting, using the same mailing list that the City will use for a public hearing. The meeting was held on Monday, October 1<sup>st</sup> at the site. Attendees included the property owner three (3) parcels to the north, the property manager for the apartments to the east, and Alderperson Bailey. The single-family property owner three (3) parcels to the north did not object to the rezoning/café/restaurant concept. A public hearing can be scheduled as early as November 20, 2018.

#### Site and Landscaping Plans

The site plan proposal includes nine (9) new parking stalls on the east side of the property and a relocated driveway (relocated to the north) that exists on to S. 92 St. A four-sided board-on-board refuse enclosure will be constructed at the very north of the new east parking field. Staff

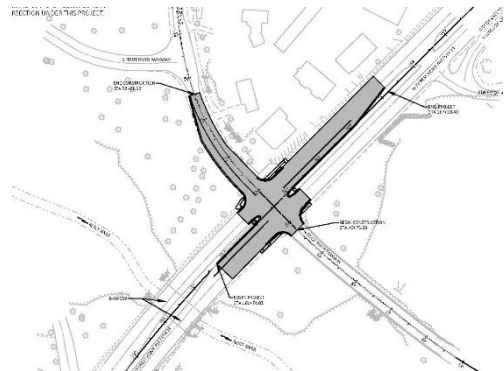
requests that some sort of opening be added to accommodate staff entrance/exit into the enclosure. A personal door would swing into the first parking stall abutting the enclosure. The site plan identifies two parking stalls that will offer electric car charging stations.

With a new parking field to the east of the building being constructed, vehicle headlights will now angle towards the apartment complex to the east. The applicant has agreed to install a six-foot high solid fence along the east property line, to be noted on a revised plan. There are also two (2) dying Ash trees on the east property line. Staff recommends that they be removed and will work with the property owner to the east on an agreement for the tree removal since the trees are right on the property line.



Bike parking will be located at the northwest corner of the building. An outdoor patio seating area will be located adjacent to the west wall of the building, with a new planter bed constructed next to it.

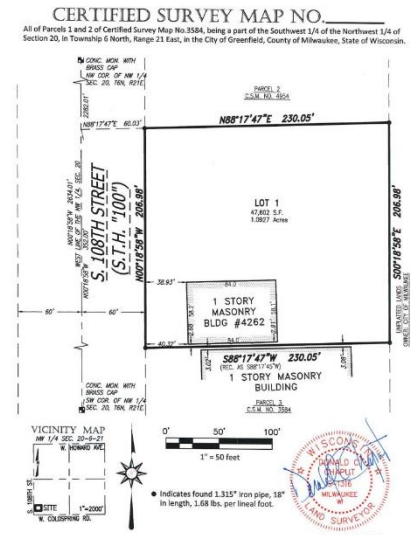
The site includes the relocation/shifting of the existing driveway that exists on to S. 92 St. The driveway will move north to make exiting the site safer. WisDOT traffic signals are scheduled for the intersection of S. 92 St. and W. Forest Home Ave. in 2019. S. 92 St. is a County highway and in conjunction with the lighted intersection work, some repaving of S. 92 St. is slated for next year. The applicant's engineer has begun discussions with the County and WisDOT to do the





3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
4. Permit application and approved plans being submitted to Milwaukee County for necessary driveway permits and the Engineering Department for review.
5. Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 9008 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District; and the Special Use Permit and Site and Landscaping Plans for Power Up Coffee House, a proposed restaurant to be located at 9008 W. Forest Home Ave., following a public hearing.

**11. Certified Survey Map to combine two existing lots located at 4262 S. 108 St., submitted Gary Dickerson, d/b/a Stier Construction and Tim Nolan, d/b/a Nolan Real Estate Mgt., LLC. (Tax Key No. 567-9971-004)**



Nolan Accounting received approval from the Plan Commission and Common Council for a small building addition in July 2018. The site layout includes the office building on the south half of the parcel and a parking lot on the north half. The property falls under one (1) tax key number, but there are truly two (2) lots, split by an east/west property line, in the middle of the tax key parcel. Sole parking lots are not permitted in the City, and at the request of the Plan Commission, Nolan Accounting was asked to come back with a Certified Survey Map to officially combine the two (2) lots into one (1).

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 16, 2018 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Certified Survey Map to combine two existing lots located at 4262 S. 108 St., submitted Gary Dickerson, d/b/a Stier Construction and Tim Nolan, d/b/a Nolan Real Estate Mgt., LLC (Tax Key No. 567-9971-004), subject to Plan Commission and staff comments, to be expedited to the October 16, 2018 Common Council meeting.

- 12A. Special Use Permit for Chill & Grill Pizzeria, a proposed restaurant to be located at 4651 S. 27 St., submitted by Samer Thabteh, d/b/a I Investments, LLC and Christine Schultz, d/b/a Star Supply. (Tax Key No. 599-8893-005)**
- 12B. Site, Landscaping and Architectural Plans for Chill & Grill Pizzeria, a proposed restaurant to be located at 4651 S. 27 St., submitted by Samer Thabteh, d/b/a I Investments, LLC and Christine Schultz, d/b/a Star Supply. (Tax Key No. 599-8893-005)**

Items 12A and 12B may be considered together.

**Overview and Zoning**

Mr. Thabteh and his partner Mr. Jabbar, through I Investments, LLC, have purchased the former Burger King property at 4651 S. 27 St. The property is zoned C-2 Community Commercial District, which permits restaurants as a Special Use. The former restaurant has been vacant for more than a year, which triggers a full Special Use Permit approval process with a public hearing. I Investments, LLC plans to open Chill & Grill Pizzeria, keeping the drive-thru component. The restaurant menu would include items such as pizza, beef, BBQ, sandwiches, appetizers, salads and ice cream. Mr. Thabteh and Mr. Jabbar have been in the commercial business since 1995, ranging from construction and rental properties to supermarkets, convenient stores, and liquor stores.



The proposed restaurant would be open Sunday – Thursday, 10:30am – 12:00am (midnight); Friday and Saturday, 10:30am – 2:00am. The business would employ approximately 12 people. An outdoor seating area with approximately four (4) tables will be located along the west side of the building. A public hearing can be scheduled as early as November 20, 2018.



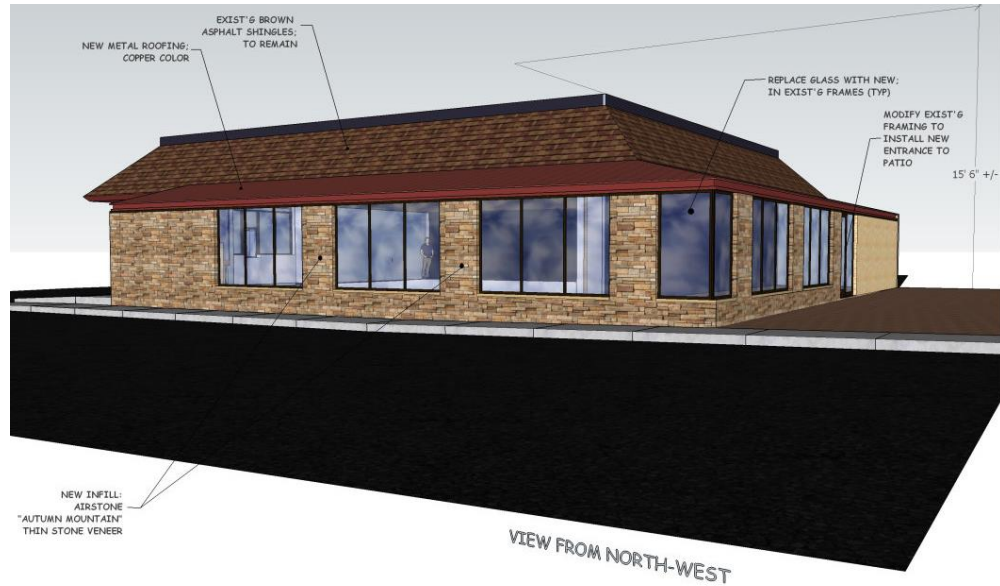


- Demolition and construction in an alternative location of the refuse enclosure. The enclosure is inconveniently located in the middle of the parking lot south of the building. It's in very poor condition. A new four-sided board-on-board enclosure should be constructed, with a personal door, and noted on the plan, including an architectural cut-sheet of the enclosure.
- Notation that the abandoned vehicle height pole will be removed from the south property line, south of the refuse enclosure.



Off-street parking required per code for the restaurant = 70 + 7 queuing spots/service lane  
 TOTAL off-street parking provided = 19  
 The Common Council may waive the parking shortage.

Architecturally, the applicant is proposing to install a thin stone veneer to the east, north and part of the west façades. The south and a portion of the west façade will be painted a tan color. The roofline and existing brown asphalt shingles will remain. A portion of the windows on the north façade will be infilled with the stone veneer. New glass windows will be installed in the remaining window openings. The roof windows on the north façade will be removed, as they are leaky, and will be refinished with a copper color metal roofing. A new copper-colored aluminum fascia will wrap the bottom of the roofline.



**Recommendation:** Recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Chill & Grill Pizzeria, a proposed restaurant to be located at 4651 S. 27 St., submitted by Samer Thabteh, d/b/a I Investments, LLC and Christine Schultz, d/b/a Star Supply (Tax Key No. 599-8893-005), subject to Plan Commission and staff comments and the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plan being submitted to the Community Development Division to show the following: (a) demolition of the existing and construction of a new four-sided board-on-board refuse enclosure with a personal door in a new location; (b)

notation that the abandoned vehicle height pole will be removed from the south property line; (c) revised parking layout, which will be impacted with the relocation of the refuse enclosure; and, (d) any landscaping specie/quantity recommendations as provided by the City Forester.

2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
4. A lighting/photometric plan being submitted to the Community Development Division for review and approval.
5. Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Chill & Grill Pizzeria, a proposed restaurant to be located at 4651 S. 27 St., submitted by Samer Thabteh, d/b/a I Investments, LLC and Christine Schultz, d/b/a Star Supply (Tax Key No. 599-8893-005), following a public hearing.

**13. Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to Mobile Food Services.**

Greenfield’s Municipal Ordinance, as it reads today, requires “mobile food services” (i.e. mobile food trucks) to obtain a Special Use Permit. That Special Use Permit runs with the property, not with the mobile vehicle, so if a truck were to change locations, a Special Use Permit would be required at each address/property that they wish to locate at. At the request of Alderperson Lubotsky, an ordinance amendment has been drafted to change “mobile food services” from Special Uses to Permitted Uses. See the draft Zoning Code amended table below:

		Zoning District Classification											HPO	AO	FW	FF	GFP	SW
NAICS12	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	BP	M-1	I	PR	PUD	{a}	{b}	{c}	{c}	{c}	{d}
722330	Mobile Food Services		P	P	P	P		P				P						

This item would go before the Legislative Committee for review and ultimately a public hearing would be required if the draft ordinance continued to be reviewed by the Common Council.

**14. Community Development Manager Report.**

**15. Adjournment.**