

**STAFF REPORT
GREENFIELD PLAN COMMISSION
TUESDAY, NOVEMBER 13, 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 October 9, 2018 meeting.**
3. **Discussion regarding last Common Council meeting.**
4. **Signage Plan Appeal for Uncle Paulie’s, an existing business located at 4395 S. 76 St., submitted by Frank Orcholski, d/b/a Uncle Paulie’s. (Tax Key No. 605-9979-002)**

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



Uncle Paulie’s proposal includes the following:

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

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

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

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

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

Items 5A and 5B may be considered together.

Overview and Zoning

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



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

Site Plan

The multi-tenant commercial building is under an approved site and landscaping plan from 1997. The landscaping plan identifies very little landscaping on site. However, most of the landscaping that is shown on the 1997 plan, is not planted. Staff recommends that all missing junipers, trees, etc. be planted to be conformance with the approved plan. Staff also recommends that a raised planter bed or cut-out planter bed be established and installed at the northeast corner of the site, south of the freestanding monument sign.



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



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

Recommendation: Recommend Common Council Approval of the Special Use Permit and Site Plan for Taqwa’s Bakery & Restaurant, to be located within the existing multi-tenant commercial building at 4885 S. 27 St., submitted by Taqwa Obaid, d/b/a Taqwa’s Bakery & Restaurant and Ahmed Abubaker, d/b/a Aa Baker Realtors (Tax Key No. 622-9988-012), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of permits and occupancy associated with the proposed work reviewed by the Plan Commission. Work listed in Item 1 is to be completed by November 2021. Contractors applying for permits should be advised accordingly.)

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

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

2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
4. Replacement of all missing landscaping that is identified on the 1997 approved site plan, to be completed by June 2019.

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

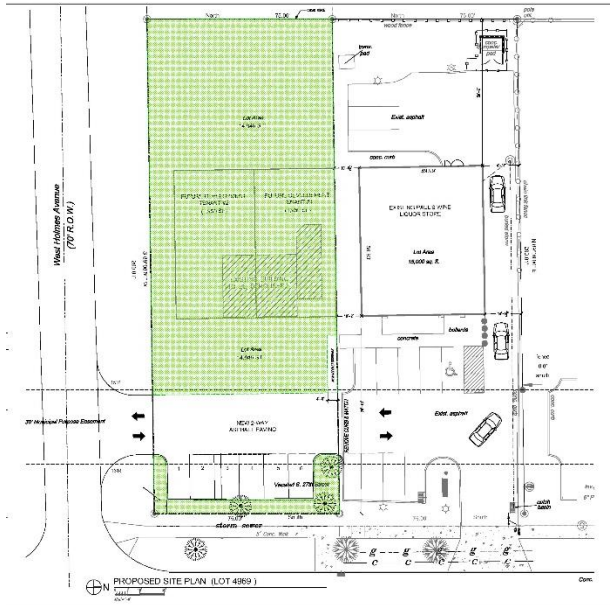
The applicant, Mr. Sidhu, has applied for demolition and site plan review for the tear-down the single-family home located immediately south of the newly-constructed Paul’s Wine & Liquor Store. Mr. Sidhu has control of the property located at 4969 S. 27 St. through a five-year land contract. The proposed plan includes three (3) phases of completion: (1) demolition of the house, construction of a six-vehicle parking area on the vacant parcel abutting S. 27 St., and



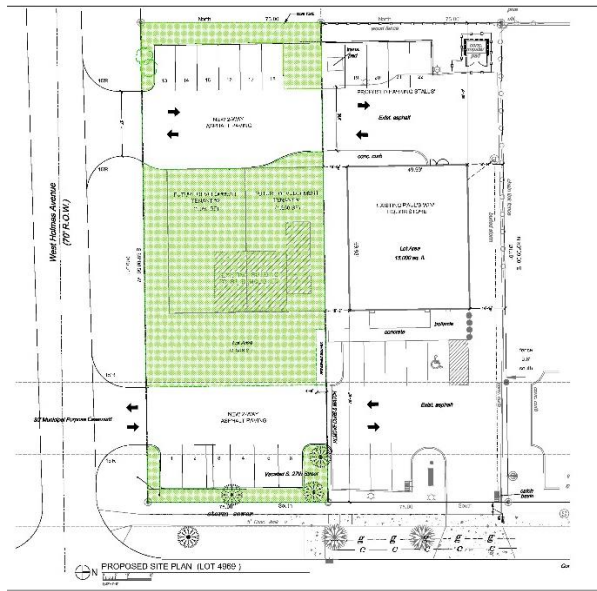
connection of the vacant parcel with the liquor store parcel through a cross-access driveway; (2) construction of a six-vehicle parking area on the vacant parcel on the far west side, and connection of the vacant parcel with the liquor store parcel through a cross-access driveway; and, (3) construction of a roughly 4,000 sq. ft. multi-tenant commercial building on the vacant parcel with additional parking abutting the building.

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

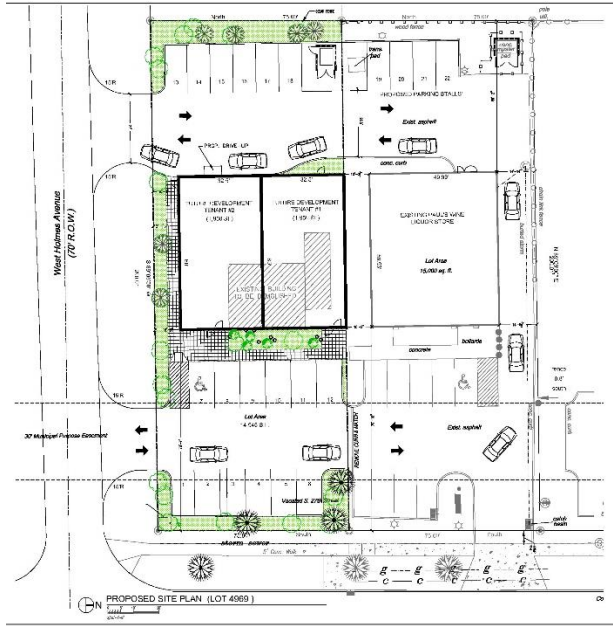
The applicant is proposing to construct the building within the 10-foot north side yard setback—the building would be constructed right up to the north property line. Full site, landscaping and architectural plans will come before the Plan Commission at a future date; however, as part of this application,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



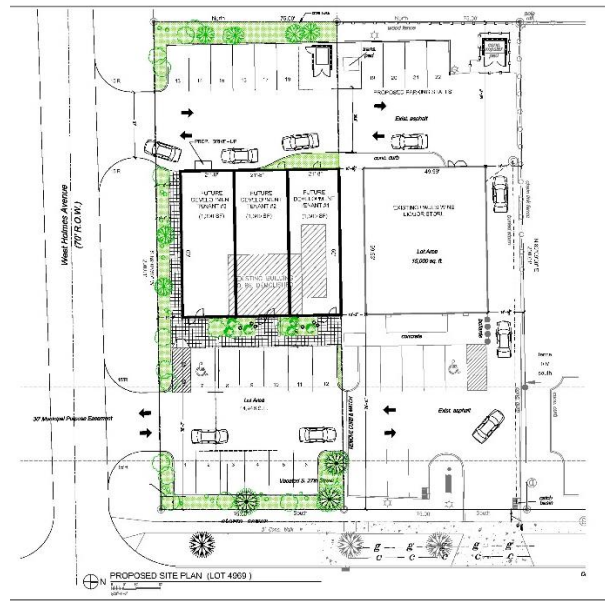
Proposed Phase One



Proposed Phase Two



Proposed Phase Three (2 tenants)



Proposed Phase Three (3 tenants)

The Zoning Code does not allow parking on a property without a principal building. The applicant is seeking approval through phases one and two, to construct parking at 4969 S. 27 St. prior to a building being constructed. Phase One is proposed to take place immediately after Plan Commission and Common Council approval, if received, this fall/winter 2018. Phase Two is proposed to take place in spring 2019, and Phase Three is proposed to take place late fall/winter 2019/2020. Given the regulation that parking is not permitted without a principal building, staff recommends that if the multi-tenant commercial building is not constructed and complete by June 2020, all parking must be removed from 4969 S. 27 St. by August 2020 and the property must be returned to a seeded/grassed condition.

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

1. A grading plan needs to be submitted for each phase. The liquor store site was graded and constructed without staff review and staff has concern how the grading of 4969 S. 27 St. will tie into the liquor store site. A grading plan was submitted for Phase Three, when the building will be constructed, but given the circumstances of the existing conditions, staff is strongly recommending that a grading plan be submitted for each construction phase.
2. Fire hydrant at SE corner of lot needs to be removed/replaced and coordinated with Milwaukee Water Works.
3. Trucking/delivery plan needs to be provided, including truck turn radiuses provided on the site plan. (This item is recommended because there have been truck delivery issues with the liquor store. Semi-trucks delivering product, block traffic on S. 27 St., when maneuvering into the site. The liquor store property is not sufficiently sized to accommodate semi-trucks. Staff would like to receive and review delivery plans for both the liquor store site and 4969 S. 27 St. prior to any future permits being issued.)
4. A catch basing needs to be installed in Phase One at the SE corner of the site.

5. Draft easement agreements between properties for ingress/egress AND for maintenance access to the new building on 4969 need to be provided.
6. A lighting/photometric plan needs to be submitted for 4969.
7. Landscaping plan needs to be submitted for 4969.
8. Parking stall #22 is too short—redesign.
9. Place a poured curb around the transformer pad at 4955.
10. A storm inlet needs to be constructed rather than a concrete flume along the south lot line of 4969.

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

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

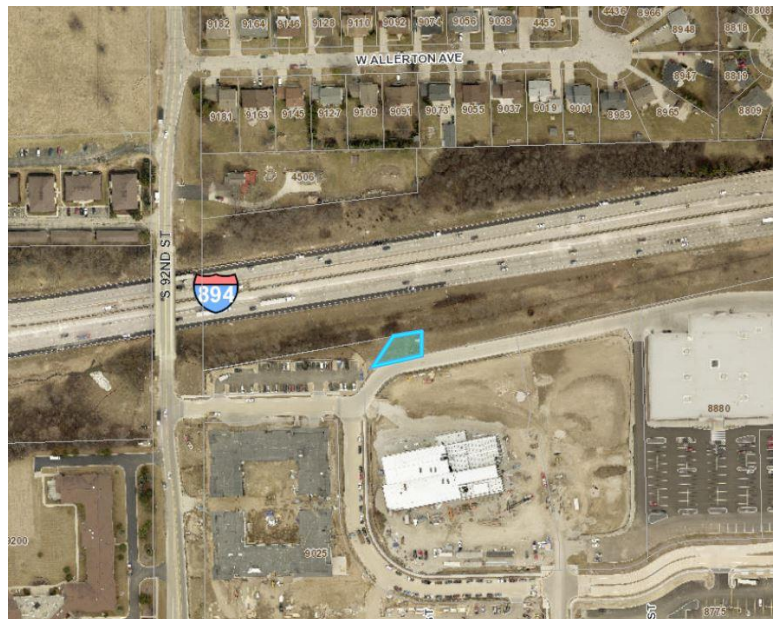
(Items 1 through 11 are required to be satisfied prior to the issuance of a demolition permit and parking lot construction permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) fire hydrant at SE corner of lot being adjusted/replaced (as directed by MSWW); (b) a catch basin being installed in Phase One at the southeast corner of the site; (c) a storm inlet rather than a concrete flume being installed along the south lot line of 4969 St. 27 St.; (d) landscaping quantities and species for Phase One and Phase Two; (e) parking stall #22 being extended in length to meet parking stall regulations; and, (f) poured curb being installed around the transformer pad at the 4955 S. 27 St. site.
2. A grading plan for Phase One, to be approved by the Engineering Department.
3. A grading plan for Phase Two, to be approved by the Engineering Department.
4. Completion of City Engineering Division civil plan review process.
5. A lighting/photometric plan being provided to the Community Development Division for approval.
6. Ingress/egress and access easement agreements between 4969 and 4955 S. 27 St. being submitted to the Engineering Department for review and approval.
7. A trucking/delivery plan for all deliveries to 4969 and 4955 S. 27 St. being submitted to the Community Development Division for review and approval.

8. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
9. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
10. A statement being provided by the applicant that Phase One shall be completed by March 2019; Phase Two shall be completed by July 2019; Phase Three shall be completed by August 2020. If any of these phases are not completed by said deadline dates, the site shall be turned to a completely seeded/grassed condition or required stormwater management measures shall be installed at 4969 S. 27 St. and said property shall be combined with 4955 S. 27 St. through a Certified Survey Map approval process.
11. Permit application and approved plans being submitted to the Engineering Department for necessary driveway permit along W. Holmes Ave.

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

Cobalt Partners is seeking approval for a billboard sign that would be fronting I-894, just north of the Aurora parking structure. When the City approved land uses in 2015 for the 84 South development, a “billboard” was included in the list of possible land uses. A billboard-sized sign does not meet the City’s Sign Code and a sign this size should ultimately be approved by the Common Council.

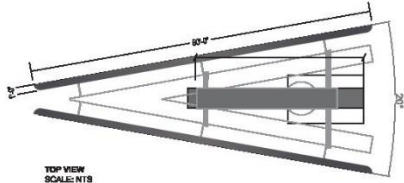


Staff has asked the applicant for a redesign of the sign, as the first take was designed to look just like a typical billboard. The proposed sign is 70 feet in height. Staff’s number one concern is brightness, height and impact on the neighborhood and surrounding residences. The sign manufacturer will provide an explanation of brightness at the Plan Commission meeting. Staff’s number two concern is design, which preferences are in the eye of the beholder. Staff asked for a sign that would incorporate building materials used in the 84 South development. Below are the latest sign design options.

BB.1 D/S BILLBOARD STRUCTURE W/ DIGITAL DISPLAYS (QTY 1) - OPTION 1

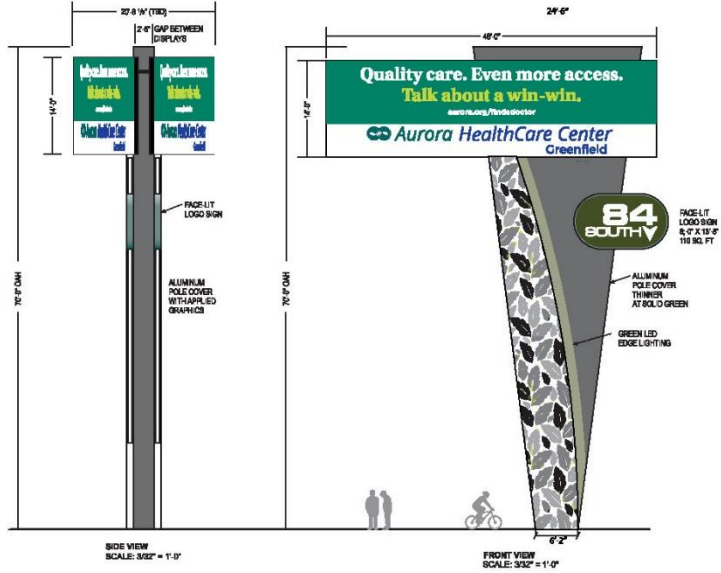
SQUARE FOOTAGE: 672 (MAIN DISPLAY)

ENGINEERING REQUIRED



TOP VIEW
SCALE: NTS

TOP VIEW IS FOR GENERAL REFERENCE FOR VEE MOUNTING ONLY
NOT FOR PRODUCTION



SIDE VIEW
SCALE: 3/32" = 1'-0"

FRONT VIEW
SCALE: 3/32" = 1'-0"

SPECIFICATIONS

1. DR, VEE MOUNTED, CAPTIVE WIND BILLBOARD STRUCTURE
2. 20' X 60" LED FULL COLOR DISPLAY / 16MP PIXELS / 480 PPM / 1440 PPM MATRIX / RF COMMUNICATION
3. SECONDARY LOGO CABINET - FLEX FACE INTERNALLY LIT

NOTES

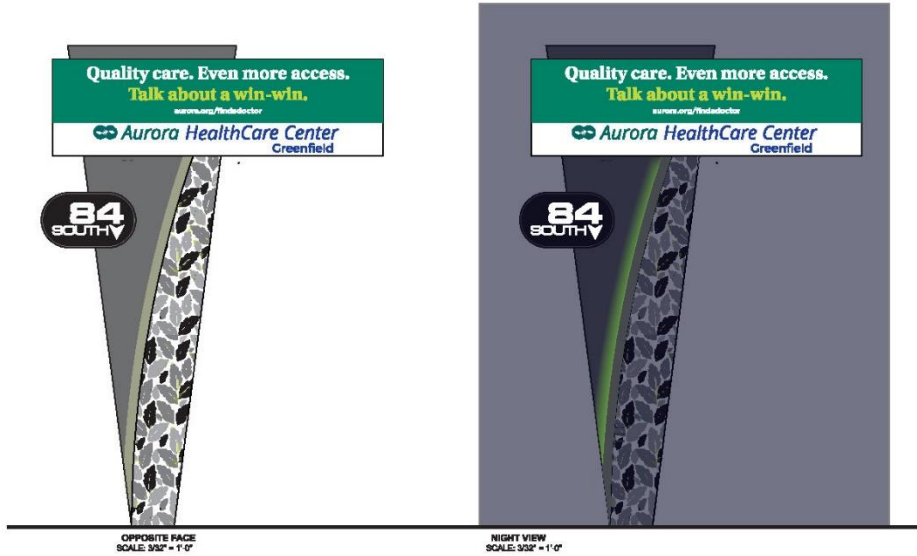
- INTERIOR GRAPHICS ONLY
- VIEWING ANGLE, FOOTING, POLE SIZE TO PENDING ENGINEERING

COLORS/FINISHES
COLORS TO BE DETERMINED

BB.1 D/S BILLBOARD STRUCTURE W/ DIGITAL DISPLAYS (QTY 1) - OPTION 1

SQUARE FOOTAGE: 672 (MAIN DISPLAY)

ENGINEERING REQUIRED



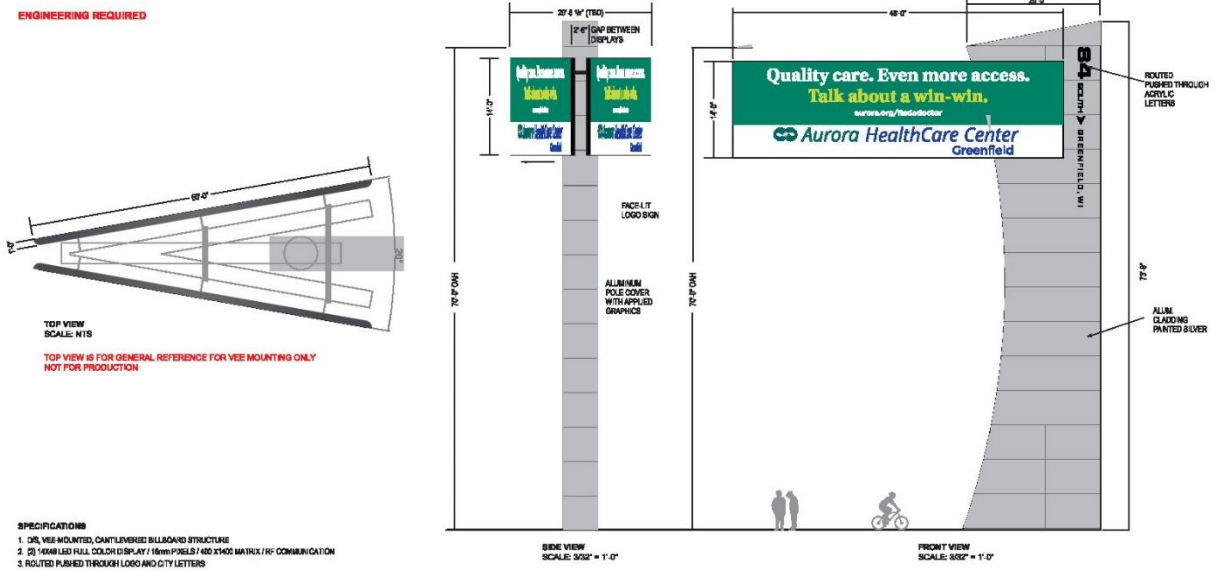
OPPOSITE FACE
SCALE: 3/32" = 1'-0"

NIGHT VIEW
SCALE: 3/32" = 1'-0"

BB.1 D/S BILLBOARD STRUCTURE W/ DIGITAL DISPLAYS (QTY 1) - OPTION 2

SQUARE FOOTAGE: 672 (MAIN DISPLAY)

ENGINEERING REQUIRED



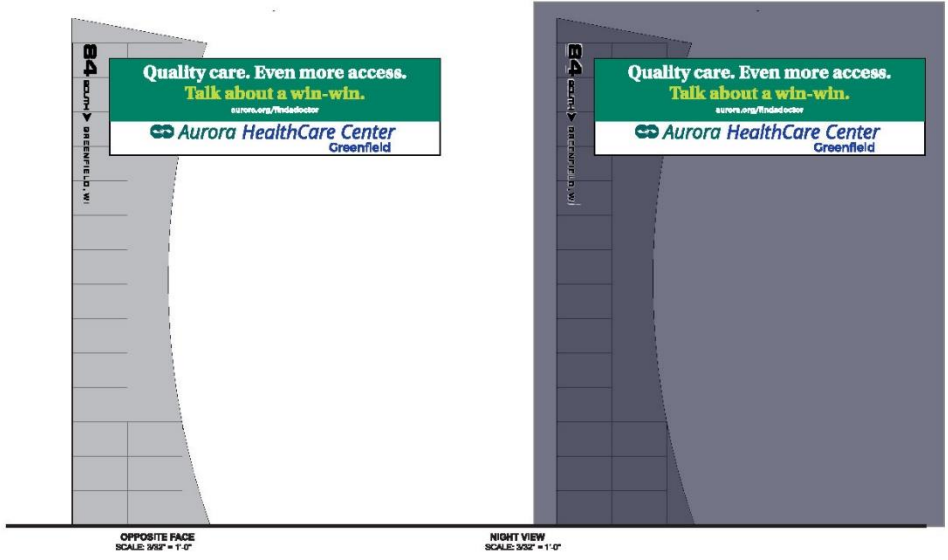
- SPECIFICATIONS**
- DR, VEE MOUNTED, CANTILEVERED BILLBOARD STRUCTURE
 - 2" GAPS BETWEEN DISPLAYS
 - ROUTED PUSHED THROUGH LOGO AND CITY LETTERS
- NOTES**
- INTERIOR CASUALS ONLY
 - VIEWING ANGLE, FOOTING, POLE SIZE TO PENDING ENGINEERING

COLOR/FINISHES
COLORS TO BE DETERMINED

BB.1 D/S BILLBOARD STRUCTURE W/ DIGITAL DISPLAYS (QTY 1) - OPTION 2

SQUARE FOOTAGE: 672 (MAIN DISPLAY)

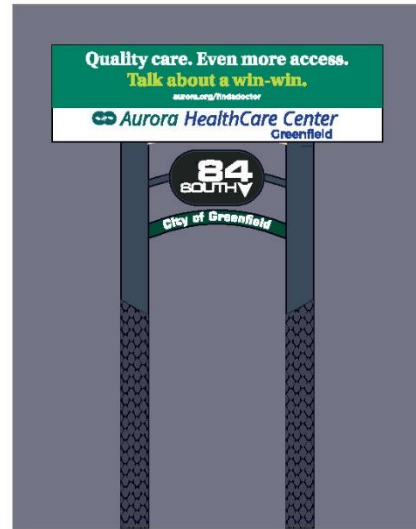
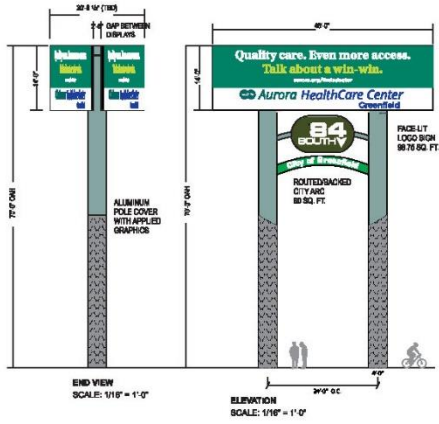
ENGINEERING REQUIRED



BB.1 D/S BILLBOARD STRUCTURE W/ DIGITAL DISPLAYS (QTY 1) - OPTION 3- TWIN POLE

SQUARE FOOTAGE: 672 (MAIN DISPLAY)

ENGINEERING REQUIRED



SPECIFICATIONS

1. DS, VEE MOUNTED, CANTILEVERED BILLBOARD STRUCTURE

2. 4MM LED FULL COLOR DISPLAY / 18mm PELS / 400 X1600 MATRIX / RF COMMUNICATION

3. SECONDARY ILLUMINATED CABINETS / DIGITALLY PRINTED FLEX FACES

NOTES

- INTERIOR CABINETS ONLY
- VIEWING ANGLE, FOOTING, POLE SIZE TBD PENDING ENGINEERING

COLORS/FINISHES

COLORS TO BE DETERMINED





Staff would like to see additional details provided, including architectural renderings of the sign height in comparison to surrounding buildings (the parking structure, the Forte apartments and the Aurora medical office building). In addition, a detailed site plan has not been provided, showing the exact location of the sign and how the sign face angles will be in relation to the parcel lines. The parking structure west tower feature is 52 feet in height and the medical office building is 88 feet in height. The proposed billboard would be almost 20 feet taller than the parking structure. This item will be further discussed at the Plan Commission meeting. Staff does not have a recommendation to provide at this time.

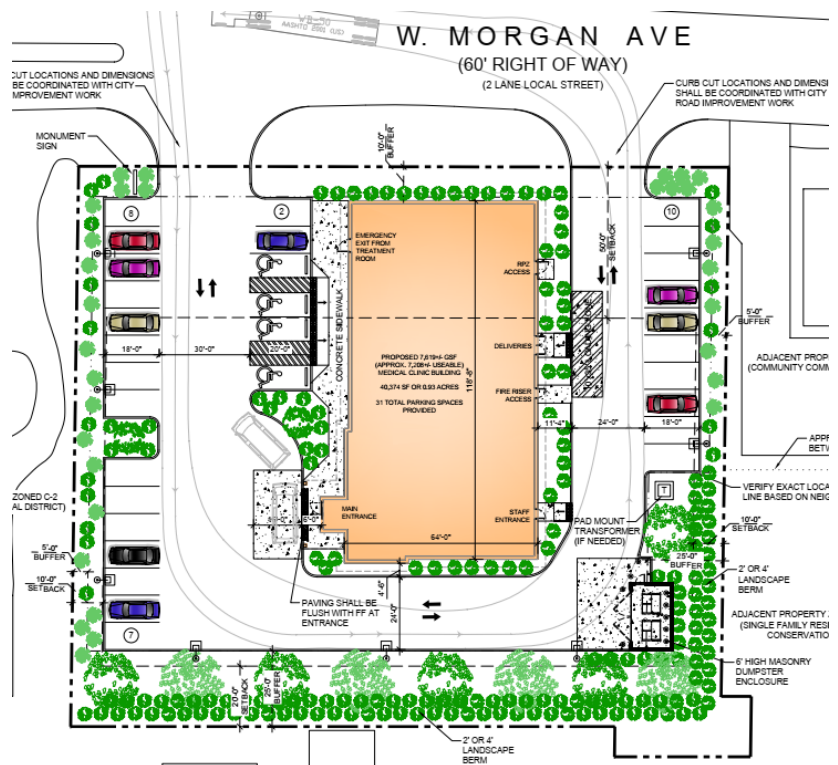
8. **Conceptual Plan for proposed new construction of Fresenius Kidney Dialysis Center, to be located at 5125 W. Morgan Ave., submitted by Dr. Gregory V. Warren, d/b/a MNA Greenfield, LLC. (Tax Key No. 622-0006-000)**



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

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

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



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



“New” clinic prototype design



Clinic in Waukesha

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

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

9. Community Development Manager Report.

10. Adjournment.