

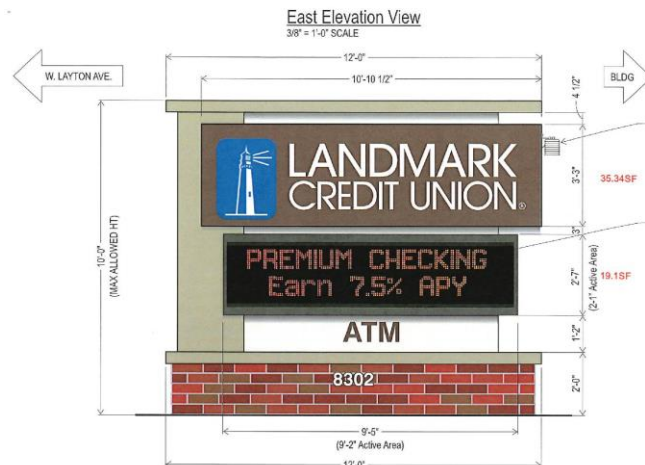
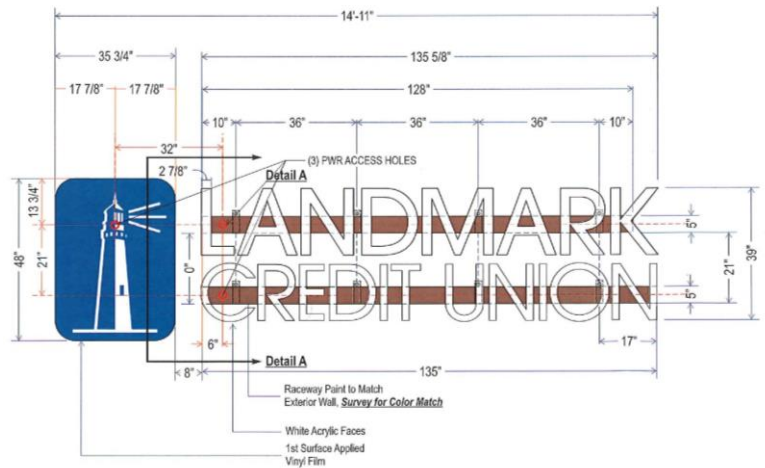
PLAN COMMISSION STAFF REPORT

Tuesday, November 12, 2019 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the October 8, 2019 meeting.**
3. **Discussion regarding last Common Council meetings.**
4. **Signage Plan Appeal for Landmark Credit Union, a proposed business located at 8300 W Layton Ave., submitted by Eric Rohs, d/b/a Sign Effectz, Inc., and Dave Peci d/b/a Landmark Credit Union (Tax Key No. 605-0165-004)**

Landmark Credit Union, a proposed business located at 8300 W. Layton Ave., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. The Sign Code permits gross allowable sign square footage permitted for each business site by multiplying the lineal building front footage by a factor of 1.5 square feet with a maximum of 200 square feet permitted. The total number of signs permitted for each business site is limited to one wall sign and one monument sign. The proposed Landmark Credit Union building will have 121 feet of lineal building front footage, allowing for a maximum of 181.5 sq. ft. of signage. This property is a corner parcel, which allows an additional 24 sq. ft. of signage, for a total of 205.5 sq. ft.

Landmark seeks a waiver to erect two (2) 59.7 sq. ft. wall signs, one



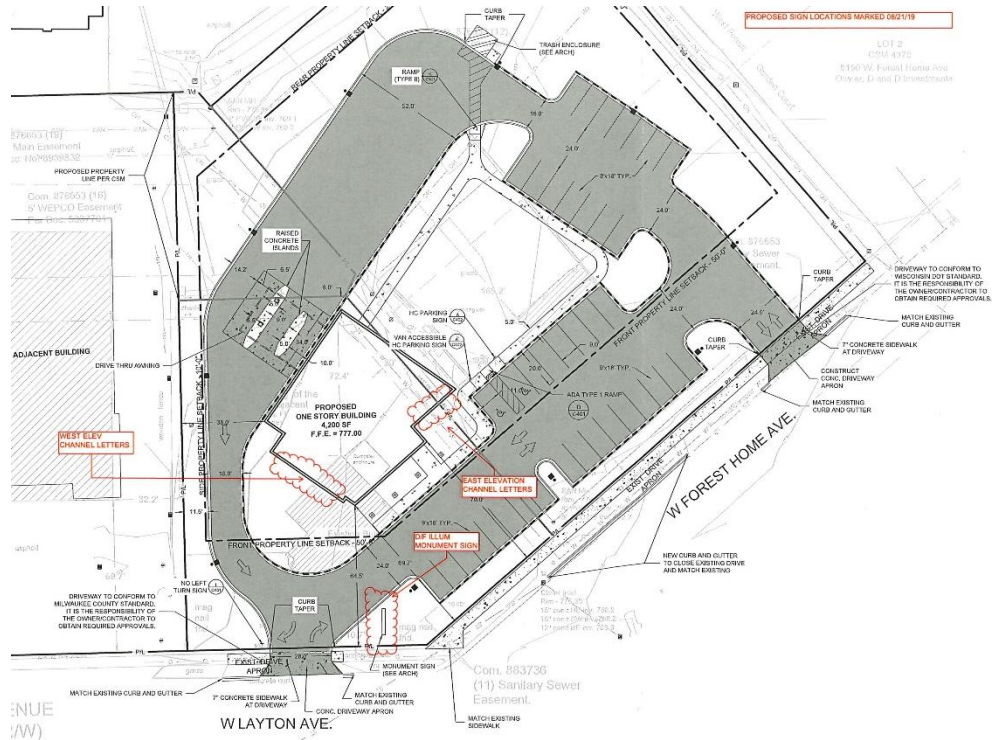
each to be placed on the W. Layton Ave. and W. Forest Home Ave. building facades. Landmark is also proposing an 86.7 sq. ft. monument sign with 19.8 sq. ft. changeable copy sign along W. Layton Ave. The Sign Code limits monument sign size to no greater than 30 percent of the gross allowable sign square footage, or 61.7 sq. ft. for Landmark Credit Union. They also request a waiver for a monument sign to exceed this size limit.



3 PROPOSED WEST ELEVATION - CHANNEL LETTERS
A-200 (1) Req'd 1/8" = 1'-0" Scale



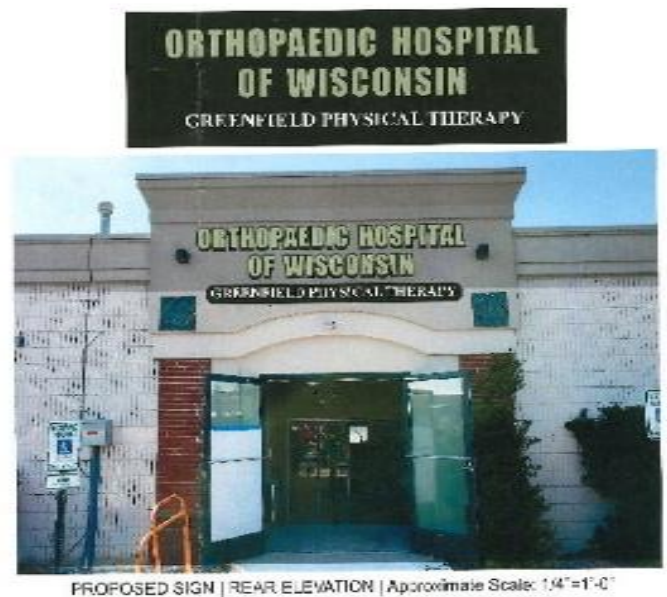
4 PROPOSED EAST ELEVATION - CHANNEL LETTERS
A-200 (1) Req'd 1/8" = 1'-0" Scale



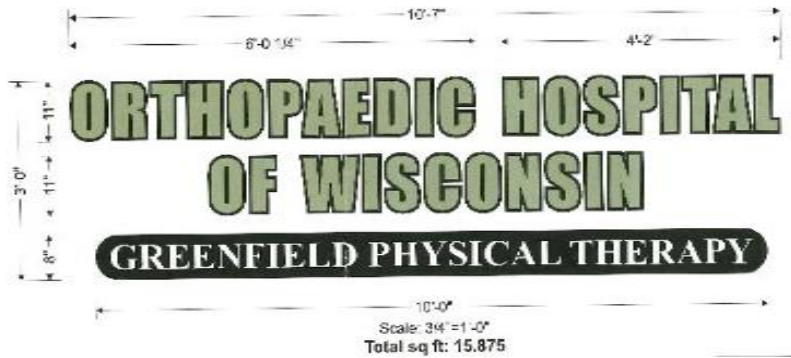
Recommendation: Approve the Signage Plan Appeal for Landmark Credit Union, a proposed business located at 8300 W Layton Ave., submitted by Eric Rohs, d/b/a Sign Effectz, Inc., and Dave Peci d/b/a Landmark Credit Union (Tax Key No. 605-0165-004).

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

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



Orthopaedic Hospital of Wisconsin was approved for a signage waiver for a 130.5 sq. ft. wall sign on the S. 76 St. façade at the September Plan Commission meeting.



They are now requesting a waiver for an additional

illuminated wall sign on the rear parking lot façade with tan channel letters. The proposed sign is approximately 31.75 sq. sq. ft. Approval of this sign would result in this tenant space having 112.25 sq. ft. of signage beyond what is allowed by the Sign Code. All other tenants in the multi-tenant commercial building have wall signs on both the S. 76 Street and rear parking lot facades.

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

- 6. Amended Site, Landscaping and Architectural Plans for proposed new construction of a multi-tenant commercial building, Shops at Greenfield, to be located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects, and Andrew Goodman, d/b/a GMX Real Estate Group, LLC. (Tax Key Nos. 616-0002-000 and 616-0001-001)**

Overview and Zoning

This project was approved by the Plan Commission on April 9, 2019 and the Common Council on June 18, 2019. The developer, GMX Real Estate Group, LLC, now owns both parcels that make up the development. In addition, the City approved the street vacation of W. Holmes Ave. along the lineal length of the development. The developer's initial site layout was based off of potential lease agreements, of which not all have come to fruition. This recent application alters the site plan by removing the initially-proposed drive-thru component and increasing the tenant spaces from three (3) to four (4). If future tenants require a Special Use permit, separate public hearings will be held for those particular uses.

Site and Landscaping Plan

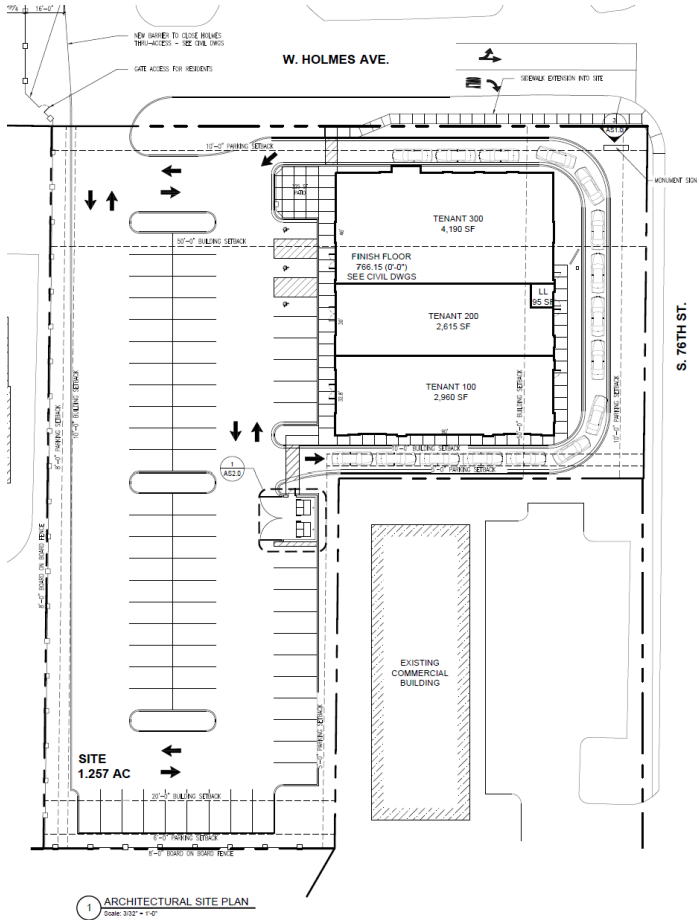
As mentioned above, the amended site plan eliminates the drive-thru component, which would have started on the south side of the building, wrapped around the east, and vehicles were to exit on the north side of the building. With the elimination of the drive-thru, the developer has increased the size of the building:

Old building footprint: 89.34' wide (E/W) x 108.94' long (N/S)

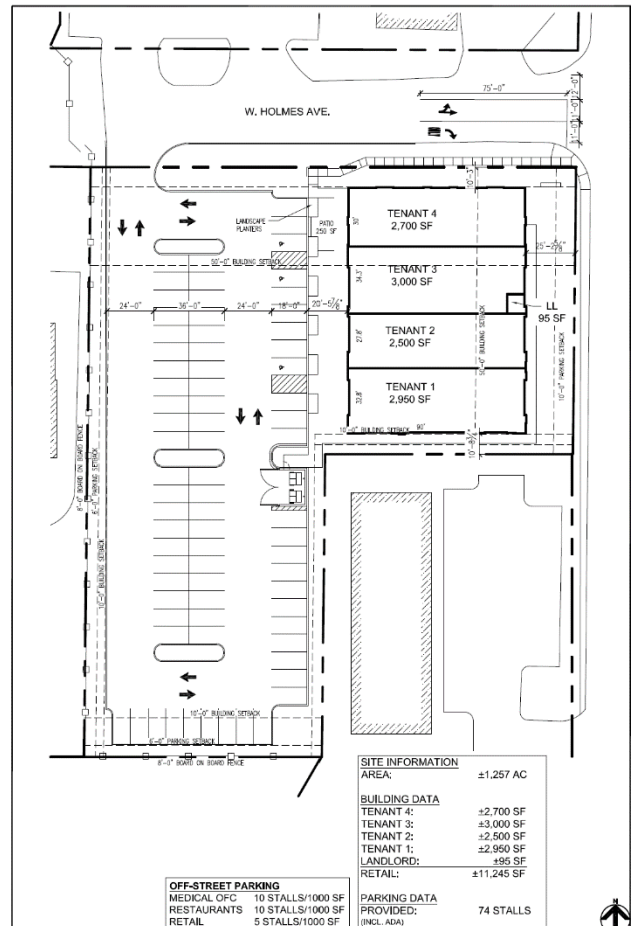
9,732 sq. ft.
 38.89 ft. setback from east property line
 Three (3) tenant spaces

New building footprint: 90' wide (E/W) x 124.39' long (N/S)
 11,195 sq. ft.
 25.21 ft. setback from east property line
 Four (4) tenant spaces

Old Site Plan



New Site Plan



The developer is projecting tenant space sizing to be: 2,950 sq. ft.; 2,500 sq. ft.; 3,000 sq. ft.; and, 2,700 sq. ft. in area.

With the elimination of the drive-thru, landscaping will be increased along the east side of the building. A landscape plan will be provided at the Plan Commission meeting.

Staff had recommended to the developer to modify the location of the site entrance/driveway cut, shifting it east, in line with the eastern parking lot drive aisle, and to also move the refuse enclosure location. The driveway entrance shifting would possibly allow for more green space at the northwest corner of the site for snow storage. The architect and engineers said that these two (2) recommended changes would not be feasible with the grading.

Architectural Plans

The amended site layout stretches the building an extra 16 feet, north-south, which modifies the architectural plans slightly, but generally the building design will stay the same. Building materials include brick veneer and split-face stone as the base, and EIFS and prefabricated metal panels in the upper sign areas. The west and south elevations include aluminum storefront windows. The east elevation includes mostly spandrel windows with some storefront windows at the southern tenant space. The north elevation will be constructed of stone and brick materials, with spandrel and storefront window systems.



West



North

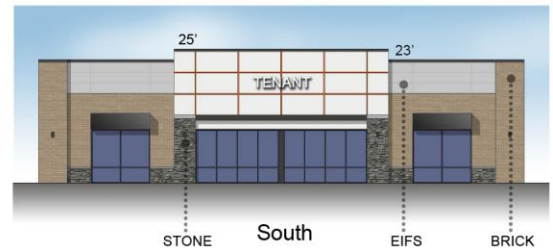
METAL PANEL



East

EIFS

SPANDREL

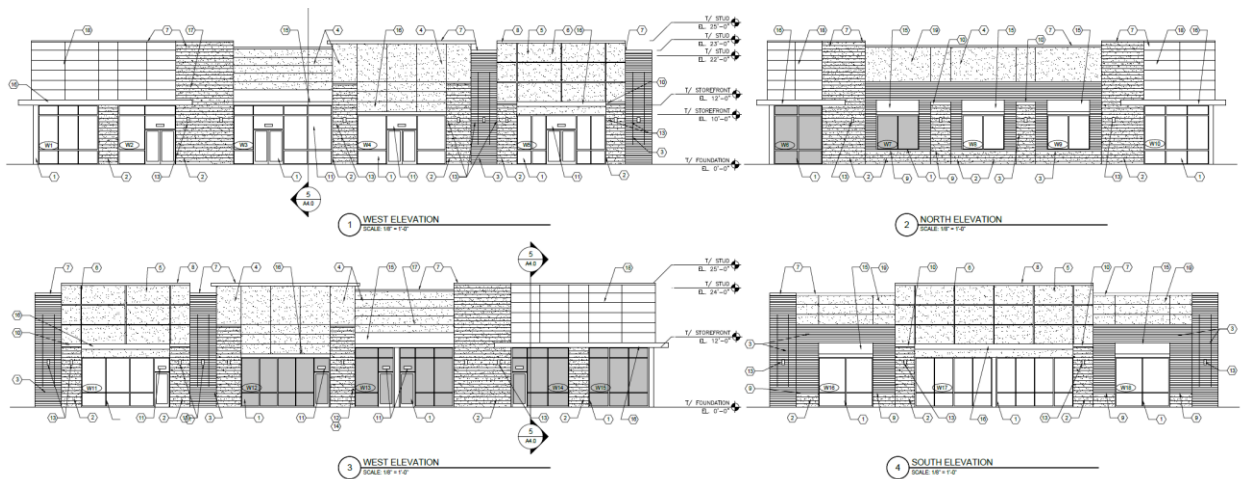


South

STONE

EIFS

BRICK



EXTERIOR ELEVATION KEYNOTES

- ① 4 1/2" KAWNEER 15451 ALUMINUM STOREFRONT SYSTEM W/ CLEAR 1" INSULATED GLAZING (NON-TINTED, NON-REFLECTIVE) DARK BRONZE FINISH
- ② SPLIT-FACE STONE - NORTON ESTATE STONE - SHOULDICE DESIGNER STONE
- SM770 SABLE - SPEC MIX OR EQUAL
- ③ BRICK VENEER - HERITAGE VELOUS - CAROLINA CERAMICS
- SM100 GRAY - SPEC MIX OR EQUAL
- ④ EIFS - PWS COOL GRAY 10 (SM7075 WEB GRAY) - SANDPEBBLE FINE - STO OR EQUAL
- ⑤ EIFS - WHITE (PER TENANT) - SANDPEBBLE FINE - STO OR EQUAL
- ⑥ EIFS REVEAL (WIDE) - ORANGE (PER TENANT) - SANDPEBBLE FINE - STO OR EQUAL
- ⑦ PRE-FINISHED ALUMINUM COPING - DARK BRONZE - UNA-CLAD OR EQUAL
- ⑧ PRE-FINISHED ALUMINUM COPING - WHITE (PER TENANT) - UNA-CLAD OR EQUAL
- ⑨ STONE SILL - NORTON ESTATE STONE - SHOULDICE SMOOTH
- ⑩ STONE CAPS - NORTON ESTATE STONE - SHOULDICE SMOOTH
- ⑪ PROVIDE BUILDING ADDRESS ABOVE FRONT ENTRY DOOR & ON REAR ACCESS DOOR. TYPICAL ALL DOORS. PROVIDE LETTERING FOR SPRINKLER ROOM AND FIRE ALARM PANEL ON DOOR TO LANDLORD ROOM
- ⑫ LANDLORD KEY BOX - MASTERLOCK 5423D
- ⑬ EXTERIOR WALL SCONCES MOUNTED AT 9'-0" AFF TO CENTER OF J-BOX
- ⑭ KNOX BOX AT LL ROOM - 3200 SERIES - DARK BRONZE
- ⑮ FABRIC AWNING W/ CLOSED END - BLACK - SUNBRELLA OR EQUAL
- ⑯ METAL CANOPY - DARK BRONZE
- ⑰ EIFS REVEAL - SEE WALL SECTION FOR DETAIL
- ⑱ METAL PANELS - RED
- ⑲

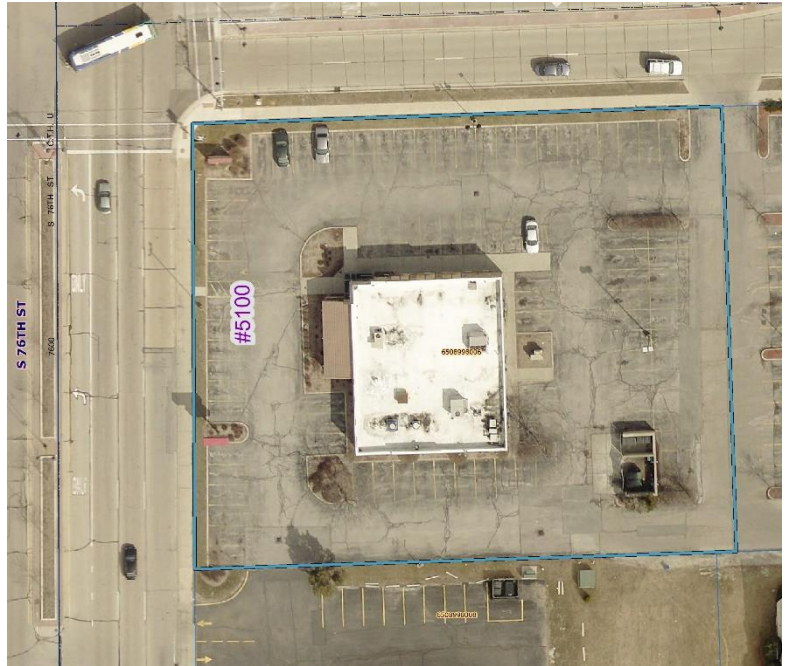
Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for proposed new construction of a multi-tenant commercial building, Shops at Greenfield, to be located at 7611 and 7631 W. Holmes Ave., submitted by Scott Shust, d/b/a JTS Architects, and Andrew Goodman, d/b/a GMX Real Estate Group, LLC (Tax Key Nos. 616-0002-000 and 616-0001-001).

- 7A. Special Use Review for an ownership change to Applebee's Bar + Grill, an existing business located at 5100 S. 76 St., submitted by Seenu Kasturi, d/b/a Wisconsin Apple, LLC, and Kent Billingsley, agent. (Tax Key No. 650-8998-006)**
- 7B. Site Plan Review for an ownership change to Applebee's Bar + Grill, an existing business located at 5100 S. 76 St., submitted by Seenu Kasturi, d/b/a Wisconsin Apple, LLC, and Kent Billingsley, agent. (Tax Key No. 650-8998-006)**

Items 7A and 7B may be considered together.

Overview and Zoning

Wisconsin Apple LLC has accepted an offer to purchase the existing Applebee's Bar + Grill at 5100 S. 76 St. The location is zoned C-4 Community Commercial District, which allowed restaurants as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The location will still be operated under the Applebee's name and will not incur any significant changes to the location. No construction will take place to the interior or exterior of the building structure.



The hours of operation will remain the same, which are 11:00 am to 1:00 am, Sunday through Thursday and 11:00 am to 2:00 am, Friday and Saturday. This location employs approximately 45 employees and has approximately 300 customers per day. The Agent, Kent Billingsley, has 4 years of experience as VP of Operations. The menu will remain the same as the current menu including, but not limited to, casual dining items, appetizers, entrées to include steak, chicken and seafood. Beer, wine, liquor and non-alcoholic beverages are also available to customers.





Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site appears to be in relatively good condition. Some of the plant material on the approved landscape plan is missing and/or dead and needs to be replaced, including most, if not all, of the ash trees onsite. The pylon sign onsite is non-conforming and the Sign Code states “any change in ownership, tenancy of premises, and/or changes in special use shall necessitate that the signs for the premises be brought into compliance with the provisions” of the Sign Code. The pylon sign should be replaced with a conforming monument sign within a year. Other issues to be fixed/addressed prior to an occupancy permit being issued include:

1. Patching parking lot potholes and deteriorated asphalt
2. Cleaning of grease/stains on the concrete slab in front of the refuse container enclosures
3. Cleaning up garbage around perimeter of site
4. Installation of bollards to protect the electric box at the rear of the building
5. Replacement of failing doors/door supports on the refuse enclosures

Off-street parking required per code for Applebee's = 82 (15 spaces per 1,000 sq. ft.)
TOTAL off-street parking provided (based off of site plan) = 89

Staff recommends that this item be expedited to the November 19, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and the Site Plan Review for an ownership change to Applebee's Bar + Grill, an existing business located at 5100 S. 76 St., submitted by Seenu Kasturi, d/b/a Wisconsin Apple, LLC, and Kent Billingsley, agent (Tax Key No. 650-8998-006), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 & 2 are required to be satisfied prior to the issuance of building permits and a Certificate of Occupancy 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: detailed landscaping plan with landscaping species and quantity modifications at the request of the City Forester, if applicable, with all replanting to be completed by June 2020
2. A letter from the applicant stating the following: (a) parking lot potholes have been patched and repaired; (b) grease/stains on the concrete slab in front of the refuse container enclosures have been cleaned; (c) garbage around site has been cleaned up; (d) protective bollards have been installed around electric box at the rear of the building; and, (e) doors/door supports for the refuse enclosure have been repaired or replaced.

(The work listed in item 3 is required to be satisfied by November 2020. Contractors applying for permits should be advised accordingly.)

3. A signage plan being submitted to the Community Development Division for review and approval including the removal of the pylon sign and construction of a code-conforming monument sign on the property.

8A. Special Use Permit for Holistic Home & Hospice, an existing home health care service, located at 8777 W. Forest Home Ave., submitted by Sahr Lebbie, d/b/a Holistic Home & Hospice. (Tax Key No. 615-9945-003)

8B. Site Plan Review for Holistic Home & Hospice, an existing home health care service, located at 8777 W. Forest Home Ave., submitted by Sahr Lebbie, d/b/a Holistic Home & Hospice. (Tax Key No. 615-9945-003)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant is proposing to occupy 3,770 sq. ft. of tenant space for a home health care services business within the multi-tenant commercial building at 8777 W. Forest Home Ave. The site is zoned C-1 Neighborhood Commercial District, which permits “Home Health Care Services” (NAICS code 621610) as a Special Use. Holistic Home & Hospice is a

home health company based locally in southeast Wisconsin that provides services to patients in the comfort of their home. They work with a multidisciplinary team that includes doctors, nurses, social worker, chaplain, CNA, personal care workers and their administrative staff. Their speciality is in home care by providing personal and supportive care as well hospice by providing end of life care at the comfort of the client's home. This proposal requires a public hearing, which could be scheduled as early as December 17, 2019.





The business will employ six (6) people, two (2) are usually in the office and the other four (4) are usually traveling to employers' businesses or hospitals to conduct work. Hours of operation will be 8:30am – 5:00pm, Monday – Friday.

The business has been located in their current space since early 2017 but did not obtain a Certificate of Occupancy and was unaware their use required a Special Use Permit. The business has a number of expired building, plumbing, and electrical permits which were never finalized by the respective inspectors. Monument signage was also added without obtaining a sign permit.

Site & Landscaping Plan

A site and landscape plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in fair condition. The proposed tenant requires thirteen (13) parking spaces and the entire multi-tenant commercial building center (6,570 sq. ft.) requires 22 off-street parking spaces (3.3/1,000 sq. ft.). Staff is unable to determine the number of existing off-street parking spaces provided due to lack of site plan or painted parking spaces onsite.

Other issues to be fixed/addressed prior to an occupancy permit being issued include:

1. Patching parking lot potholes and deteriorated asphalt
2. Removal of numerous dead/fallen trees along property perimeter
3. Lack of designated parking spaces
4. Lack of curb in the parking lot resulting in standing water in holes in lawn
5. Storage of materials in the rear of the building
6. Lack of landscaping consistent with requirements in the Zoning Code

Staff recommends a site plan and landscape plan be provided to the Community Development Division prior to holding a public hearing. If the site plan and landscape plan are not provided prior to the December 17th Common Council meeting, staff recommends a “No Occupancy” notice be placed on the business and the business cease operations until all outstanding items are resolved.

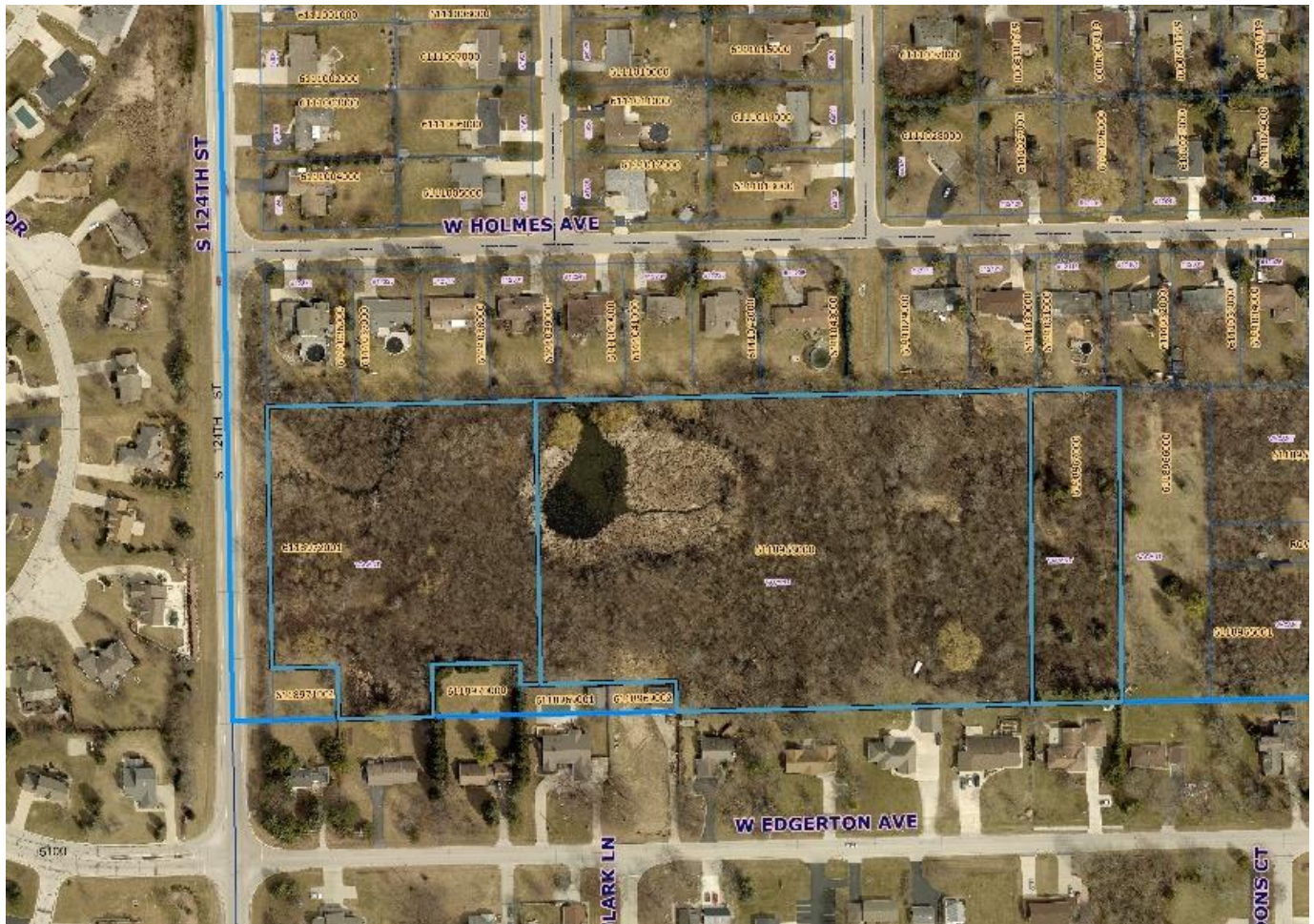
Recommendation: Recommend Common Council approval of the Special Use Permit and the Site Plan Review for Holistic Home & Hospice, an existing home health care service, located at 8777 W. Forest Home Ave., submitted by Sahr Lebbie, d/b/a Holistic Home & Hospice (Tax Key No. 615-9945-003), subject to Plan Commission comments, staff comments, and the following conditions:

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

1. A Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) parking lot striping designating off-street parking spaces; (b) curbing added to all areas of parking lot and drive circle; and, (c) landscaping materials added to the site in compliance with the requirements of the Zoning Code. All work associated with the proposed project is to be completed prior to December 2020.
2. A letter from the applicant stating the following: (a) parking lot potholes have been patched and repaired; (b) deteriorated portion of the lawn has been repaired; (c) materials stored behind the building have been removed; and, (d) dead/fallen trees have been removed

3. Permits taken out to final/close the work completed under the expired building, electric, and plumbing permits.
 4. A sign permit being applied for and approved by the Community Development Division.
 5. Common Council approval of the Special Use Permit, following a public hearing.
- 9A. Resolution to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the properties located at 50** S. 124 St from Public Park & Open Space to Mixed Residential (Tax Key No. 611-8972-001) and for the properties located at 50** S. 124 St. from Single Family to Mixed Residential (Tax Key Nos. 611-8968-000 and 611-8967-000)**
- 9B. Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 50** S. 124 St. from R-1 Single-Family Residential District to PUD Planned Unit Development – Residential (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)**
- 9C. Site, Landscaping and Architectural Plans for The Grove, a proposed multi-family apartment complex, to be located at 50** S. 124 St, submitted by James Heffermam, d/b/a DOMI Development, LLC. (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)**

Items 9A, 9B and 9C may be considered together.



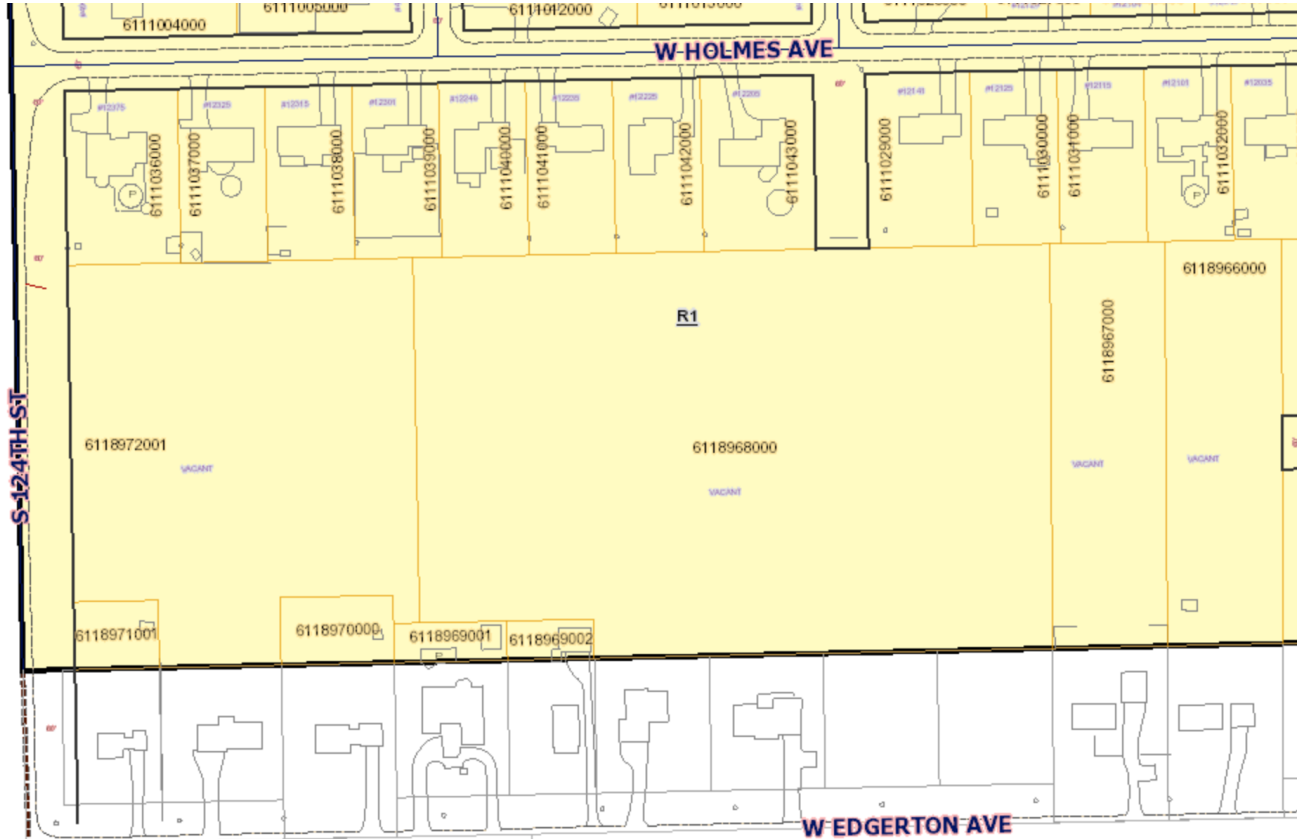
Overview and Zoning

The applicant, James Heffernan, has submitted an application to construct 88 apartment units within 11 buildings (eleven 8-plexes) on approximately 12.685 acres of land. The proposed development name is “The Grove.” This is a modification and reduction from the conceptual plan that came before the Plan Commission in May 2019, at which time the proposal was for twelve 8-plexes, or 96 units. The developer held a neighborhood meeting on September 8, 2019. The proposed project requires City approval of the rezoning, the land use map amendment, a certified survey map, and site, landscaping and architectural plans. The property is currently zoned R-1 Single-Family Residential District, which does not permit multi-family dwelling units. The City’s 2008 Comprehensive Plan identified these properties’ uses as both Public Park-Open

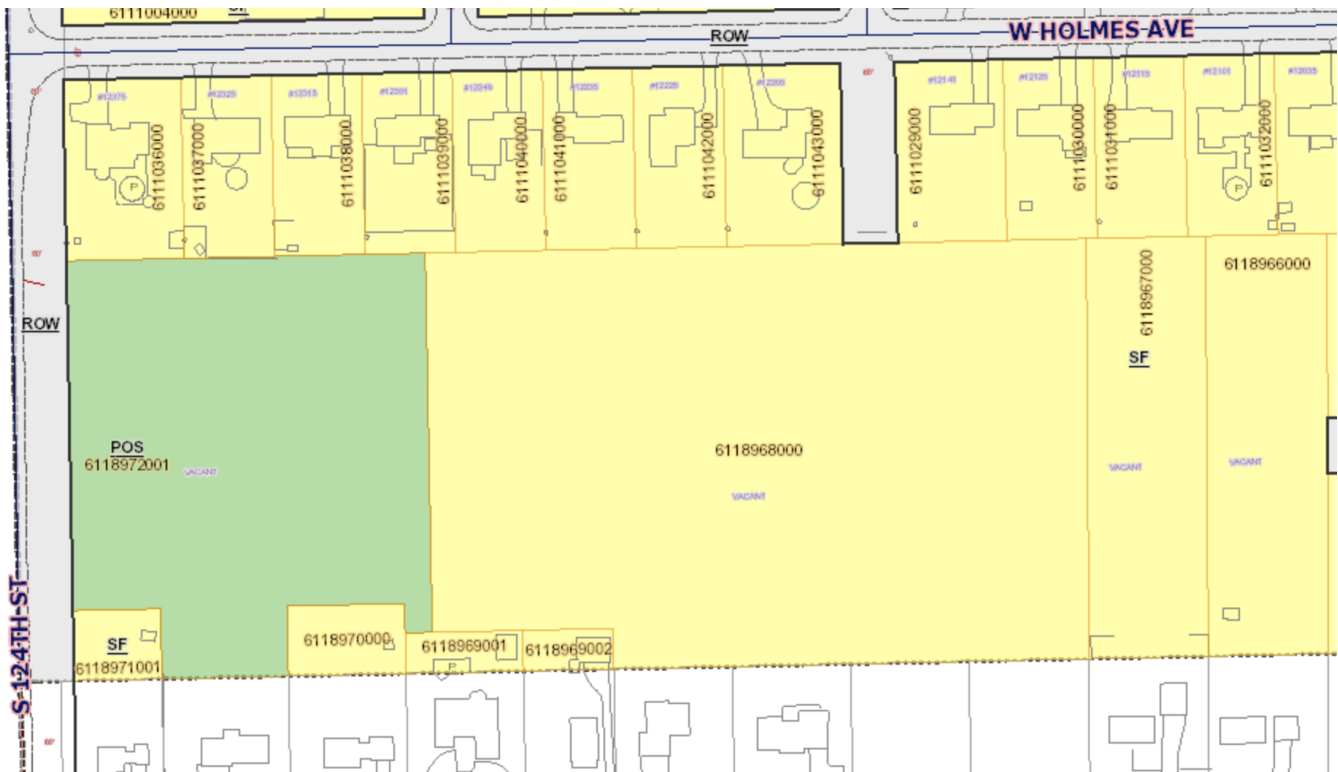


Space and Single-Family. The Common Council would need to approve both the rezone (from R-1 Single-Family to PUD Planned Unit Development) and future land use amendment (from Single Family to Mixed Residential) requests in order for the project to be approved. A public hearing may be scheduled as soon as January 21, 2020 (a 30-day public comment period is required for Land Use Map amendments).

Existing Zoning Map



Existing 2008 Comprehensive Land Use Map

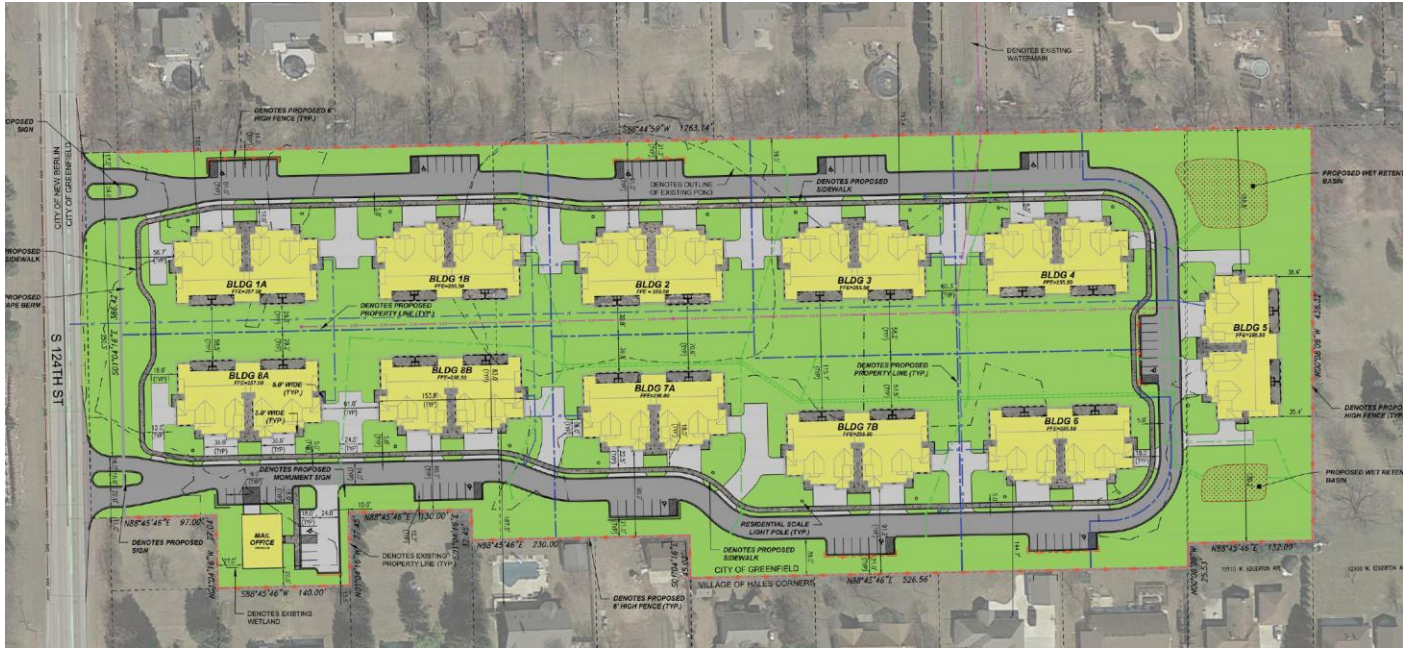


The Grove is designed for empty nesters and retirees as a high end, low-density, multi-family housing community amidst nearly thirteen acres of a parklike setting. The community targets those who desire maintenance-free living and freedom from the burdens of yard work and snow removal without sacrificing distinctive design and the spaciousness, privacy, and amenities of single-family living. Each unit has its own private at-grade entrance and an attached two-car garage.

The many amenities offered include only single level, no-step living homes, which means front door stoops and entrances from the private attached garages are ramped. All homes are equipped with zero threshold showers. Unique to the market, private elevators from the garage to the second-floor units will be initially provided for select units, but offered in all second-floor units as market demand determines. Residential elevators eliminate the need to climb stairs, but can also be used as dumbwaiters to ease everyday activities like moving luggage and groceries from the garage into the home. Enhanced mobility is a standard feature in every home at The Grove. Sound attenuation between homes has been meticulously handled with an eight (8) inch party wall system separating residences horizontally and a thoughtfully engineered sound deadening floor system of fourteen (14) inches separates the homes vertically. Each residence has an island kitchen with great storage, aesthetic, and functionality. Kitchen cabinetry runs floor to ceiling. Each kitchen has a spacious pantry for further enhanced kitchen storage. Like most single-family home kitchens, each Grove residence has a window at the kitchen sink.

Each home has an “open-air family room.” A private 10’ x 19’ patio / veranda is included with every unit, designed for year-round outdoor enjoyment. This outdoor amenity is covered on three (3) sides and roofed to allow enhanced privacy and to comfortably experience the outdoors even during inclement weather.

This would be a phased project with a two-three year timeframe. The applicant anticipates building in three (3) phases with each phase constructing four (4) buildings. Phasing would be dictated by market acceptance and lease up. Construction for each phase would be approximately six (6) months.



The proposed rezoning of PUD Planned Unit Development allows for flexibility to have more than one (1) main unit on a parcel, which would be needed for the proposed eleven (11) 8-unit building complex. The zoning code requires a minimum land area of five (5) acres for a residential PUD and the existing 12.69-acre site meets the land area requirement. Other Residential PUD standards include:

	Zoning Code PUD Standards	The Grove Proposal
Minimum Open Space Ratio	0.40	0.50
Maximum Gross Density	8	6.94
Minimum Lot Area (acres)	5	12.685
Setbacks	25 ft.	Varies. All meet code.
Minimum Dwelling Unit Size for Two-Bedroom Units	1,100 sq. ft.	1,200 sq. ft.

Minimum Dwelling Unit Size for Three-Bedroom Units	1,300 sq. ft.	1,600 sq. ft.

The proposed 88-unit development would be comprised of eleven (11) 8-unit townhouse-style apartment buildings, all with attached two-car parking garages. There would be a total of 44 two-bedroom units and 44 two-bedroom + den units. The maximum gross density of 7.46 units/acre for The Grove compares with 9.02 units/acre at the nearby Falcon Glen development on W. Edgerton Ave. The proposed density for The Grove is 6.94 units/acre.

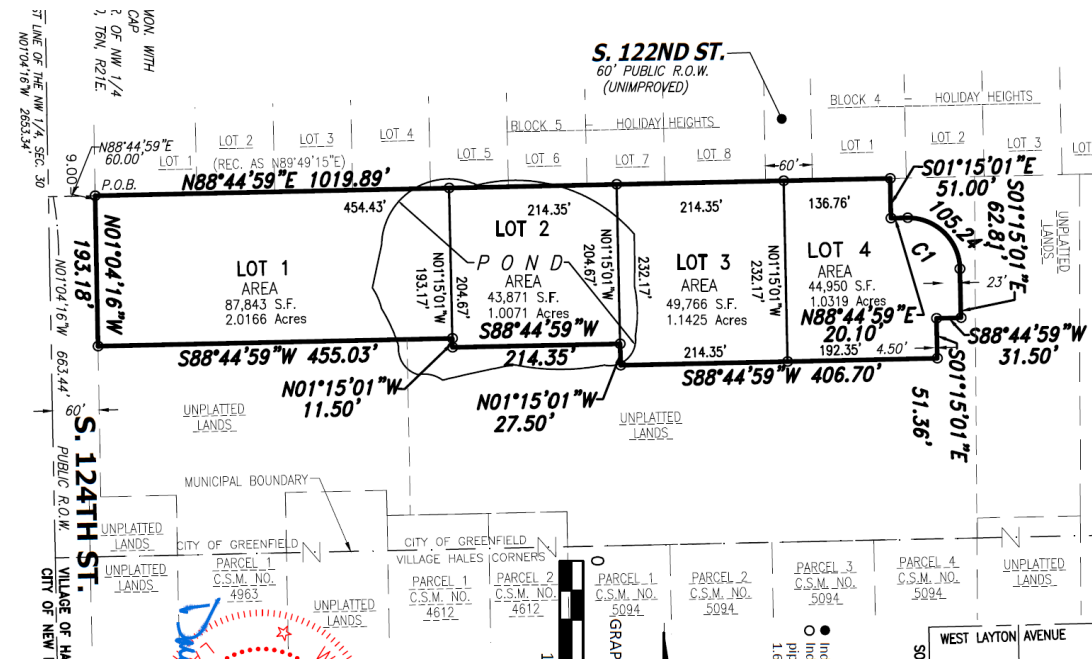


The proposed development would require a certified survey map to split the existing three (3) parcels into eight (8) new parcels. The table below contains site calculations for the proposed parcels:

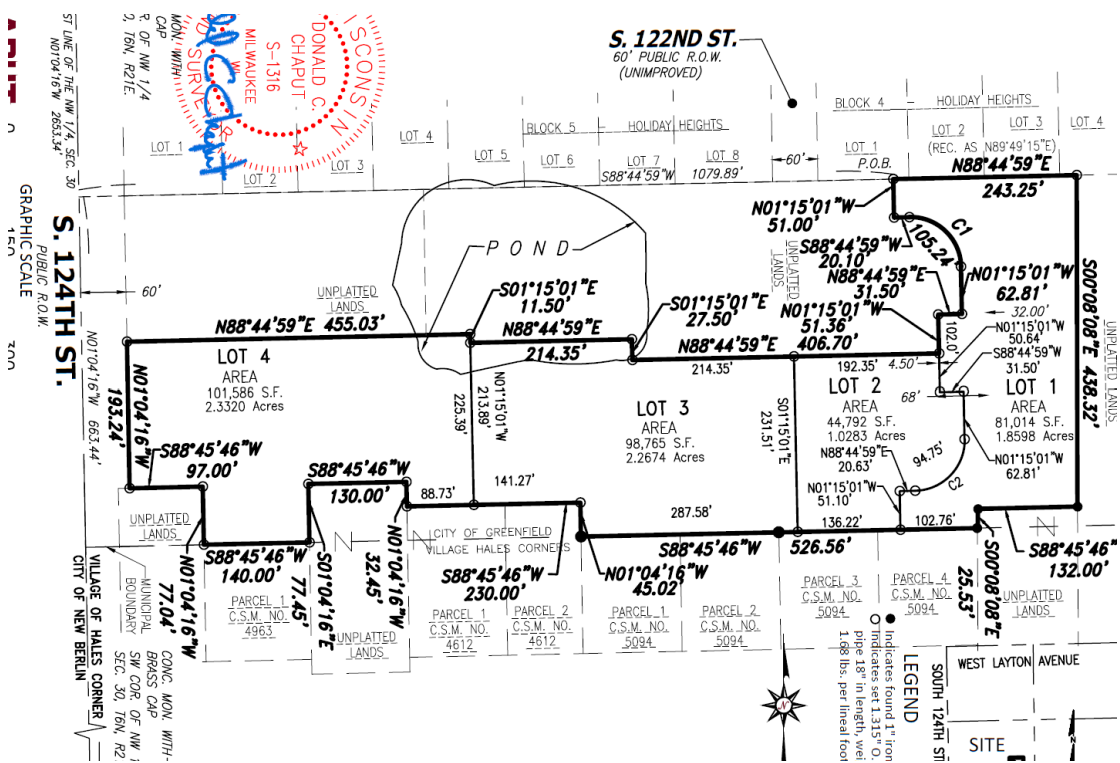
SITE CALCULATIONS:				
Lot #	Lot Size (Acres)	Wetland Area (Acres)	Open Space (Acres)	Open Space (%)
1	2.016	0.727	0.871	43.20%
2	1.007	0.999	0.462	45.88%
3	1.143	0.696	0.599	52.41%
4	1.032	0.635	0.487	47.19%
5	1.860	0.301	1.282	68.92%
6	1.028	0.443	0.484	47.08%
7	2.268	0.635	1.144	50.44%
8	2.331	0.423	1.019	43.72%
Site Total	12.685	4.859	6.348	50.04%
Offsite (ROW)	0.388	0.201	-	-
Proposed D.U.s			88	
Proposed D.U.s per acre			6.94	
Required Parking per Building			19	
Proposed Parking per Building			33	
SITE AREAS				
TOTAL SITE AREA		552,559 S.F.		
TOTAL BUILDING AREA		120,329 S.F.		
MAILROOM / OFFICE AREA		2,475 S.F.		
SIDEWALK AREA		24,955 S.F.		
DRIVEWAY AREA		47,093 S.F.		
ROADWAY / PARKING AREA		81,338 S.F.		
OPEN SPACE		276,369 S.F.		

The development includes 6+ acres of green space, which encompasses 50% of the entire development.

Northern CSM



Southern CSM



The site has traditionally been challenging to develop due site conditions of the three (3) existing parcels. Various wetland delineations exist throughout the site, as well as a large pond. Passage of 2017 Wisconsin Act 183, enacted on March 28, 2018, has exempted certain wetland impacts from state permit requirements if the discharge into a state wetland occurs in an urban area and certain criteria are met. These criteria mandate that the discharge does not affect more than one acre of wetland per parcel, the discharge does not affect a rare and high quality wetland, and the development related to the discharge is done in compliance with any applicable storm water management zoning ordinance or storm water discharge permit. This is the reasoning behind the developer’s proposed Certified Survey Map, dividing the development into multiple parcels, rather than one large parcel, which would typically be done for a development like this. Importantly, Act 183 also contains a preemption of local regulation of nonfederal or artificial wetlands. This states, “If a local government has in effect on March 30, 2018, an ordinance or resolution regulating nonfederal wetlands or artificial wetlands, the ordinance or resolution does not apply and may not be enforced.” This removes the ability of City to enforce the protection standards of ponds and wetlands found in the Natural Resource Protection Standards established in City code. WDNR approval is required to fill the existing pond and wetlands and staff recommends the developer provide the necessary WDNR wetland permitting approval prior to holding a neighborhood meeting.

Below is a large chart, provided by the developer, highlighting all of the PUD requirements and how the development meets each of the requirements.

	Zoning Code/ PUD Standards	The Grove
Minimum Require Site Area	5 acres	12.685 acres
Minimum Open Space Ratio	0.4	0.5
Maximum Gross Density	8	6.94
Maximum Net Density	12	11.56
Minimum Front Setback	25 ft.	56.7 ft.
Minimum Rear Setback	25 ft.	35.4 ft.
Minimum Side Yard Setback	25 ft.	80.7 ft., 81 ft., 90.7 ft. 91 ft., 91.2 ft.
Minimum Distance Between Buildings	25.5 ft.	61 ft.
Minimum Two Bedroom Unit Size	1,100 sq. ft.	1,245 sq. ft.
Minimum Three Bedroom Unit Size	1,300 sq. ft.	1,775 sq. ft.
Maximum Building Height	N/A	34' (R-1 Max. Ht. 35 ft.)
# of Required Parking	209	363

Minimum Parking Requirements (2 bedroom)	2 spaces per DU	3, 4 spaces per DU
Guest Parking Ratio per DU	0.25	.875
Enclosed Parking per DU	1 space	2 spaces
Minimum Parking Requirements (3 bedroom)	2 spaces per DU	3 spaces per DU
Guest Parking Ratio per DU	0.5	.875
Enclosed Parking Spaces per DU	1 space	2 spaces
Minimum # of off-street accessible parking	8 spaces	11 spaces
PUD Residential District parking space setback when abutting R-1	6 ft.	11 ft., 21 ft., 21.3 ft.
Fence Height	6 ft.	6 ft.
Minimum Driveway Width	12 ft.	12 ft.
Minimum Driveway Length	18 ft.	18 ft., 18.5 ft., 22.5 ft.
Minimum Driveway Spacing at Right-of-Way Line (35 mph)	150 ft.	250.3 ft.
Landscape Requirements		
Peripheral Bufferyard Screening: Peripheral bufferyard screening is determined by each individual PUD ordinance and/or PUD District approved plans. Since there is no standard for PUD bufferyards we used bufferyard alternatives type 1B and for 10' wide bufferyards and type 2B for 20' wide bufferyards as follows:		
North 10' wide peripheral bufferyard adjacent to R-1 Zoning – 391.0 ft length		
Bufferyard Alternative used	N/A	Type 1B
Bufferyard Width	10 ft.	10 ft.
Bufferyard Structure	none	6' Tall Fence
Shade Trees = $(391.0'/100') \times 0.6 = 2.3$	2 Shade Trees	6 Shade Trees
Understory Trees = $(391.0'/100') \times 0.6 = 2.3$	2 Understory Trees	3 Understory Trees
Evergreen Trees = $(391.0'/100') \times 0.6 = 2.3$	2 Evergreen Trees	3 Evergreen Trees
Shrubs = $(391.0'/100') \times 3.6 = 14.1$	14 Shrubs	18 Shrubs
North 20' wide peripheral bufferyard adjacent to R-1 Zoning – 872.2 ft length		
Bufferyard Alternative used	N/A	Type 2B
Bufferyard Width	20 ft.	20 ft.

Bufferyard Structure	none	6 ft. Tall Fence
Shade Trees = $(872.2'/100') \times 2.3 = 20.1$	20 Shade Trees	21 Shade Trees
Understory Trees= $(872.2'/100') \times 2.3 = 20.1$	20 Understory Trees	21 Understory Trees
Evergreen Trees= $(872.2'/100') \times 2.3 = 20.1$	20 Evergreen Trees	23 Evergreen Trees
Shrubs= $(872.2'/100') \times 13.5 = 117.7$	118 Shrubs	120 Shrubs
South 10' wide peripheral bufferyard adjacent to R-3 Zoning (Hales Corners) – 521.5 ft length		
Bufferyard Alternative used	N/A	Type 1B
Bufferyard Width	10 ft.	10 ft.
Bufferyard Structure	none	6' Tall Fence
Shade Trees = $(521.5'/100') \times 0.6 = 3.1$	3 Shade Trees	4 Shade Trees
Understory Trees= $(521.5'/100') \times 0.6 = 3.1$	3 Understory Trees	4 Understory Trees
Evergreen Trees= $(521.5'/100') \times 0.6 = 3.1$	3 Evergreen Trees	4 Evergreen Trees
Shrubs= $(521.5'/100') \times 3.6 = 18.8$	19 Shrubs	40 Shrubs
South 20' wide peripheral bufferyard adjacent to R-3 Zoning (Hales Corners) – 991.6 ft length		
Bufferyard Alternative used	N/A	Type 2B
Bufferyard Width	20 ft.	20 ft.
Bufferyard Structure	none	6' Tall Fence
Shade Trees = $(991.6'/100') \times 2.3 = 22.8$	23 Shade Trees	23 Shade Trees
Understory Trees= $(991.6'/100') \times 2.3 = 22.8$	23 Understory Trees	23 Understory Trees
Evergreen Trees= $(991.6'/100') \times 2.3 = 22.8$	23 Evergreen Trees	23 Evergreen Trees
Shrubs= $(991.6'/100') \times 13.5 = 133.9$	134 Shrubs	134 Shrubs
124 th Street Bufferyard Screening: Street bufferyard screening is determined by each individual PUD ordinance and/or PUD District approved plans. Since there is no standard for PUD street bufferyards we used multi-family bufferyard alternative type 4B. 124 th Street is an urban minor arterial street. Street bufferyards apply to rear and/or side yards.		

West 25' wide street bufferyard across from R-4.5 PUD Zoning (New Berlin)– 386.3 ft length		
Type of yard that street bufferyards are applicable	Rear and/or side yard	Side Yard
Bufferyard Alternative used	N/A	Type 4B
Bufferyard Width	25 ft.	25 ft.
Bufferyard Structure	2 ft. tall berm	2 ft. tall berm
Shade Trees = $(386.3'/100') \times 3.7 = 14.2$	14 Shade Trees	14 Shade Trees
Understory Trees= $(386.3'/100') \times 3.7 = 14.2$	14 Understory Trees	14 Understory Trees
Evergreen Trees= $(386.3'/100') \times 3.7 = 14.2$	14 Evergreen Trees	14 Evergreen Trees
Shrubs= $(386.3'/100') \times 22.2 = 85.8$	86 Shrubs	86 Shrubs
Parking Area Landscaping – 83 stalls provided		
Landscape island area (200 sf/ 15 parking spaces) $(83 \text{ spaces}/15 \text{ spaces}) \times 200 \text{ sf} = 1107 \text{ sf}$	1,107 sf.	17,923 sf.
Plant Units = 0.5 plant units / 24 parking spaces $(83 \text{ spaces}/24 \text{ spaces}) \times 0.5 \text{ units} = 1.7 \text{ units}$ Plant Unit Type “E” used Shade trees= 2 trees x 1.7 unit = 3.4 Shrubs= 10 shrubs x 1.7 unit = 17	4 Shade trees 17 Shrubs	21 Shade trees 26 Shrubs
Foundation Landscape Planting		
Minimum 5' wide Foundation Planting Area on front building facade	Yes	Yes (Also foundation plantings on sides and rear of buildings)
On-Site Landscaping Requirements		
Total on-site landscape area= 200,753 sf or 4.61 acres Required plant unit Type “B”. (Total on-site landscape area does not include areas allocated for bufferyards and parking area landscape.)		
Plant Units = 6 Plant units per acre $4.61 \text{ acres} \times 6 \text{ units/acre} = 27.7 \text{ units}$		
Canopy/Shade Trees= 1 Tree x 27.7 units= 27.7	28 Shade Trees	87 Shade Trees
Understory Trees= 1 Tree x 27.7 units= 27.7	28 Understory Trees	29 Understory Trees

Evergreen Trees= 1 Tree x 27.7 units= 27.7	28 Evergreen Trees	28 Evergreen Trees
Shrubs= 6 shrubs x 27.7 units= 166.2	167 Shrubs	168 Shrubs

Site and Landscaping Plans

Two wet retention ponds will be situated on the east end of the development—one on the north and the other on the south, draining to an existing ditch that drains towards W. Edgerton Ave. MMSD and the WDNR will need to approve the proposed stormwater retention and quality plans. Open green space is planned at 50% which is 25% above what is required under the Residential PUD code.

The development would have two (2) entrances on S. 124 St. and would be serviced by a private U-shaped drive with a poured curb. Staff recommends acceleration/deceleration lanes on S. 124 St. be provided at the site entrances. A private walkway will circle the development along the private drive.

Parking Stalls required: 19 spaces for tenants and guests per building = 209 total.
 Parking Stalls provided: 33 spaces for tenants and guests per building = 363 provided (176 spaces for tenants in garages+ 83 designated as striped stalls across the streets from each building + 104 spaces in the driveways and parking areas next to the buildings).

The developer reduced the number of surface stalls by 43 since the conceptual plan. The site plan still shows an overabundance of 154 provided parking spaces. Staff continues to recommend a reduction in the number of off-street parking to more closely align with the parking standards in the Code.

All buildings are placed on site with greater than customary setbacks. The average building on site is 92.5 feet from the neighboring property line which is 3.7 times more than the City’s Residential PUD code of 25 feet. Internal traffic is screened from the neighbors with a six-foot-high privacy fence along the entire north, east, and south elevations of the property in combination with a densely landscaped buffer yard. The buildings are oriented to focus most of the windows and activity of the community inward to further insure the privacy of the adjoining neighbors.



A landscape plan has been submitted and is still under review by the City Forester. Since the conceptual plan, the developer has proposed increased landscaping abutting residential properties. The City Forester has walked the site with the developer, identifying preservation trees. The site will be filled, the existing pond will no longer

remain. The site has a lot of dead ash trees. The City Forester will provide recommended modifications to the landscape plan in the near future. Below are some recent aerial photos of the condition of the site.



The developer has described the proposed development as an attraction to seniors, empty nesters, and those transitioning from a single-family home to a smaller home—a community of its own. With that in mind, staff is recommending that the developer incorporate some community amenities, such as a gazebo where tenants could gather and grill, and a community garden of raised planter beds for the tenants to grow herbs and small vegetables. The site has a very large open space in the middle of the site that is sufficient for at least two gazebos and several planter beds.

Lighting and Photometric Plan

A lighting plan has been provided for review. The site will include 22 18”-diameter luminaires on 10-foot tall straight round pole lights, residential in design, with two (2) in front of each building, close to the private drive/road. The buildings will include decorative wall sconces on three (3) elevations, facing the private drive/road and the sides of the buildings. Downlight can lights will be incorporated into the ceiling of the patios in the rear courtyard sides.



② **TYPE "WA" WALL SCONCE**
 Modern Forms WS-W41912 LED Series
 - 4.5”Sqx12”Hx6”D
 - Cl. hammered glass w/ black metal
 - 870 Lumens @ 15 Watts
 - 3000 Kelvin
 - Wet location listed



② **TYPE "OA" POLE FIXTURE**
 Architectural Area Lighting
 ALN440-Y3-32LED-3K-700-BLT-LDL-PCA-C Series
 - 18”Diax31”H luminaire on 10’H straight round pole
 - Lightly diffused lens
 - 3674 Lumens @ 75 Watts
 - 3000 Kelvin
 - Integral photocell control

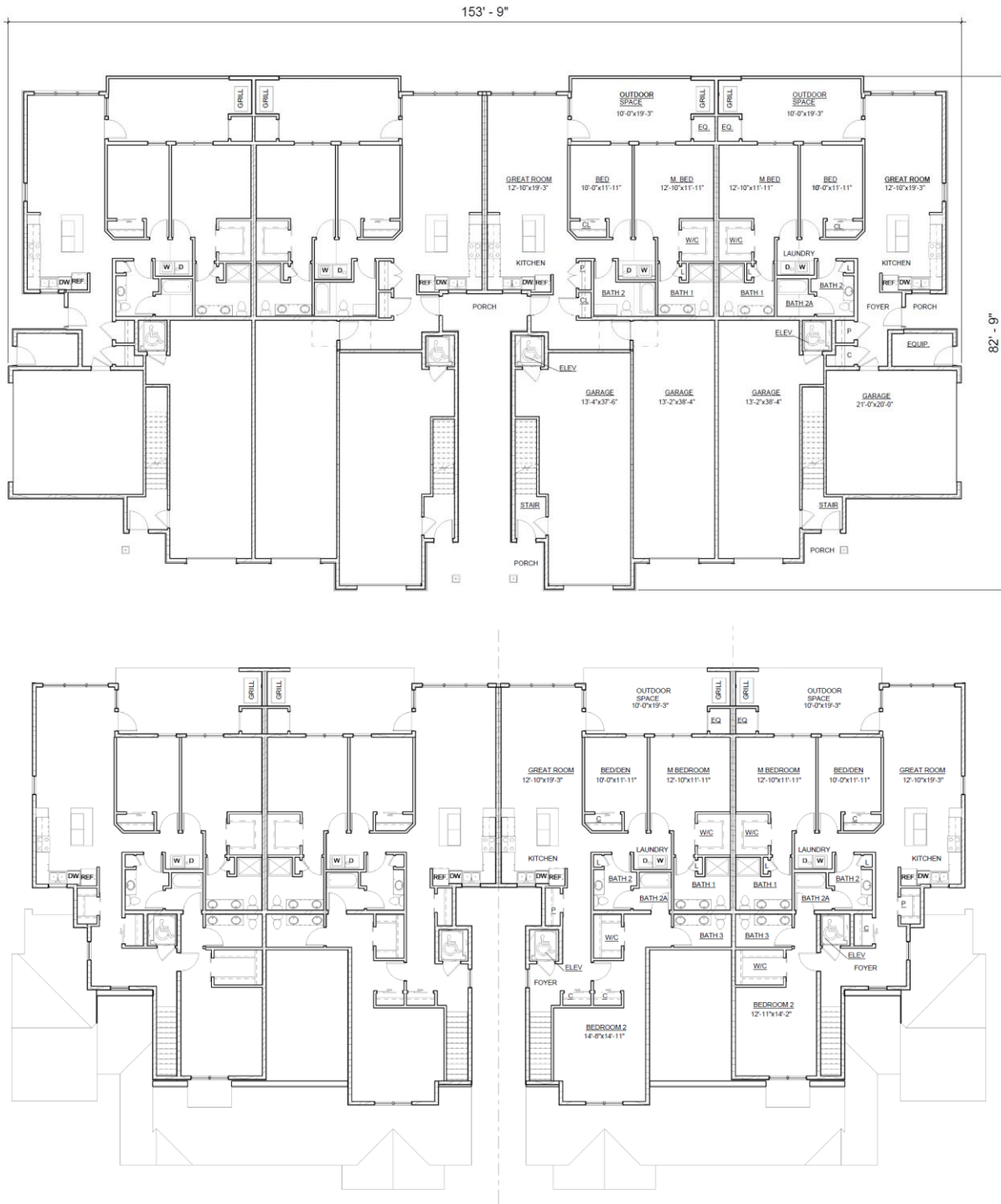
Architectural Plans

The Grove will include 11 two-story buildings, each with 8 units, totaling 88 units. Each building will be identical in design. The Grove’s architecture is characterized by:

- Simple scalable forms.
- Soft color palettes.
- Traditional sloped roof architecture.

- Large windows bringing warmth and light into each home every day.
- Covered livable outdoor patios and porches.
- Natural landscaping along fence lines.
- Dark sky principles for site lighting.

First and second-floor plans are shown below. Each unit has a minimum of two (2) bedrooms, half of the units also include a den.



The exterior facades facing the exterior driveway/road will include first-floor garage doors and a stone veneer on the entire first floor of the street elevations, other than the insert facades surrounding the entryway areas. The second-floor design includes large windows and vertical wood siding. Rooflines are broken into differing heights to highlight individual residences with visually divided bedroom dormers. Architectural shingle roofing will be visible from the front. Building height is limited at a residential scale to 34 feet. At the conceptual review phase, staff suggested the stone veneer be expanded to include all first floor elevations, including the inner courtyard. The developer added a stone veneer base with sill. The height hasn't been identified on the plan set, but it is even with the bottom of the side windows.





Street Elevation



Right Side Elevation



Back Elevation



Left Side Elevation



The side elevations include a vertical panel in between the windows. Staff would like to see this panel feature removed as it seems out of place and doesn't match the other building materials/design. Staff recommends that the upper portion of the buildings utilize a shake siding to add an architectural variation to the horizontal siding. The shake siding should be a different color tone than the horizontal siding, again adding visual variation to the building without adding a substantial price increase. In addition, staff recommends some architectural accents to the building, such as keystones above the windows and/or craftsman-style gable accents, similar to the picture examples provided on this page.



The interior facades facing the courtyard will include large windows on the first and second floor. The entire interior courtyard facades are proposed to be constructed of horizontal siding. Staff recommends that the vertical columns, dividing units, utilize a stone veneer. In addition, staff recommends that the patio walls be constructed of an alternative material other than siding, such as glass. Small shed-roof dormers project from the half-story above the second floor. A private 10' x 19' patio/veranda with a built-in vented gas grill designed for year-round outdoor enjoyment is also present. The developer needs to check that gas grills are allowed per Code, as the building inspector suggested electric grills only would be allowed. This outdoor amenity is covered on three sides and roofed to allow enhanced privacy and to comfortably experience the outdoors even during inclement weather.

Recommendation.

The combination of neighboring concern and objection to the project, and the fact that the proposal requires a land use map amendment from Public Park & Open Space to Mixed Residential on a land mass that is surrounded only by single-family uses, staff is not recommending approval of the proposal as it was submitted. The recommendation should be discussed in detail by the Plan Commission and Common Council at a public hearing, which can be held as early as January 21, 2020. If the Plan Commission recommends approval and if the Common Council approves the proposal (including rezoning and land use map amendment), staff recommends approval subject to the recommended plan changes that were described in this staff report and will be provided to the developer in a list format.

10. Resolution to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**

This item is on the agenda for formality purposes, regarding the GreatLife senior housing proposal. The State Statutes verbiage is a bit confusing, but requires that the Plan Commission approve a resolution for Comp Plan Amendments. Staff accidentally had an ordinance on the October Plan Commission agenda for this item rather than a resolution. This item is going before the Common Council for public hearing on December 17, 2019. Staff recommends approval of the Resolution.

11. Community Development Manager Report

12. Adjournment.