

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 11, 2020**

1. The meeting was called to order at 6:00 p.m. by Mayor Michael Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Present
	Ms. Denise Collins	Present
	Ms. Christine Hallen	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Excused
	Mr. Michael Braswell (alt.)	Present
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Kristi Johnson – Community Development Manager
Andrew Stern – Planner

2. Approval of the minutes from the January 14, 2020 meeting.

Motion by Ms. Hallen, seconded by Ald. Kastner, to approve the January 14, 2020 Regular Meeting minutes. Motion carried unanimously.

3. Discussion regarding the previous Common Council meeting(s).

Public Hearings were held on the Special Use Permit for a Verizon antenna at the YMCA (11311 W. Howard Avenue) and a Special Use for Lou Malnati's (4751 S. 76 Street). Both items were approved as presented.

4. Signage Plan Appeal for Tender Car Collision, an existing business located at 4420A S. 108 St., submitted by Jon Petrie, d/b/a Tender Car Collision. (Tax Key No. 608-9991-001)

Tender Car Collision, an existing business located at 4420A S. 108 St, 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.

Tender Car currently has an approved 48.7 sq. ft. sign along the S. 108th Street façade and a 12 sq. ft. panel insert for the pylon sign along S. 108th Street. Tender Car is seeking a waiver for an additional 48.7 sq. ft. wall sign to be placed on southern building facade. The sign is currently installed without a permit or waiver and is subject to quadruple sign permit fees if the waiver for an additional sign is approved. Removal of

the existing non-complaint pylon sign and replacement with a code-compliant monument sign by June 2021 was approved as part of the May 2019 Special Use Permit approval for Alloy Wheel Repair Specialists of Wisconsin.

Recommendation: Approve the Signage Plan Appeal for Tender Car Collision, an existing business located at 4420A S. 108 St., submitted by Jon Petrie, d/b/a Tender Car Collision. (Tax Key No. 608-9991-001), subject to Plan Commission comments, staff comments and the following conditions:

(The work listed in item 1 is required to be satisfied by June 2021. Contractors applying for permits should be advised accordingly.)

1. 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.

Mr. Stern gave a presentation on this item. No representative was present for this item.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend approval of a Signage Plan Appeal for Tender Car Collision, an existing business located at 4420A S. 108 Street, subject to Plan Commission and staff comments. Tax Key No. 608-9991-001. Motion carried unanimously.

- 5A. Special Use Permit for a proposed limited-service restaurant and bar venue (27 Social) within Lightspeed, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch, d/b/a Lightspeed Entertainment, LLC. (Tax Key No. 576-9978-000)**
- 5B. Site Plan Review for a proposed limited-service restaurant and bar venue (27 Social) within Lightspeed, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch, d/b/a Lightspeed Entertainment, LLC. (Tax Key No. 576-9978-000)**

Items 5A and 5B may be considered together.

Overview and Zoning

Mr. Majdoch, owner of Lightspeed, is proposing to add a limited-service food and drink component to the operations of the existing amusement and recreational business. The new component will be called 27 Social. The property is zoned C-2 Community Commercial District, which permits limited-service restaurant and tavern uses as a Special Use. A public hearing will be required for the proposed use modifications.

Mr. Majdoch is also proposing to modify the hours of operation.

Current hours of operation:

Monday - Thursday 4pm - 9pm
Friday 4pm - 10pm
Saturday 12pm - 10pm
Sunday 12pm - 8pm

Proposed hours of operation:

Monday – Thursday 4pm – 11pm
Friday 4pm – 12am
Saturday 12pm – 12am
Sunday 12pm – 10pm

Not necessarily under review for the restaurant/bar operations, but more for informational purposes, Mr. Majdoch is considering replacing the Go Karts with football throwing, and adding an axe-throwing component to the amusement and recreational business.

Site and Landscaping Review

With consideration of the requested Special Use Permit comes the authority for the Plan Commission to review the condition of the property. Access to the site and the rear parking lot is through a driveway off of S. 27 St. that is part of the abutting property. There is no direct access to the rear parking lot on this particular site, as the north-south width of the building takes up the entire width of the property. Staff is requesting that a copy of an access easement between the abutting property to the north and the subject property located at 4251 S. 27 St., be provided to the Community Development Division for review and to place in the property file.

A site visit revealed some needed maintenance and improvements, mostly in the rear section of the property. A site and landscaping plan will need to be provided prior to building permits being issued for interior improvements associated with the proposed change in use. Staff is recommending the following site improvements:

1. Immediate removal of all equipment, vehicle, building supply and drum storage.
2. Construction of a four-sided board-on-board refuse enclosure with a personnel door.
3. Immediate removal of the Braeger Ford dumpster from the site.
4. Removal of the red and white plastic go kart bumpers from the entire site.
5. Repair/patching of damaged pavement.
6. Restriping of parking spaces.
7. Increased landscaping within the existing landscape island and replacement of any dead/dying trees (if applicable).

The best-suited parking classification in the Zoning Code for Lightspeed, is a “recreation center,” and a bar/tavern for the new proposed use. Parking calculations were not provided. Staff used a provided floor plan and an aerial photo to produce parking calculations. The applicant should provide more accurate numbers. Assumed parking calculations are as follows:

Required parking for the “recreation center” (14,996 sq. ft.): 75 spaces

Required parking for the bar area (1,464 sq. ft.): 22 spaces

TOTAL required off-street parking: 97 spaces

Provided on-site parking spaces (looking at an aerial photo): 74 spaces

The very rear parking area, housing 22 spaces, is labeled as employee parking only, presumably for Braeger Ford employees. Staff would like to see an easement agreement that indicates such. This also reduces the provided parking available to Lightspeed and 27 Social patrons by 22 spaces.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for a proposed limited-service restaurant and bar venue (27 Social) within Lightspeed, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch, d/b/a Lightspeed Entertainment, LLC (Tax Key No. 576-9978-000), 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 building permits associated with the proposal reviewed by the Plan Commission. The site improvements associated with item 2 are to be satisfied prior to the issuance of a Certificate of Occupancy for the proposed 27 Social. Contractors applying for permits should be advised accordingly.)

1. A copy of the cross-access and parking easements between the properties located at 4241 and 4251 S. 27 St.
2. A Site Plan being submitted to the Community Development Division to show the following: (1) a four-sided board-on-board refuse enclosure with a personnel door or maze wall; (2) required vs. provided parking calculations on site; (3) a notation that there will be no storage on site; (4) notation that all pavement holes have been patched/repared; (5) notation that all parking will be restriped; and, (6) new landscaping within the existing landscaping island in the rear parking lot, to be approved by the City Forester.
3. Common Council approval of the Special Use Permit following a public hearing.

Ms. Johnson gave a presentation on this item.

Jon Majdoch was present to answer questions. He spoke on how he agrees with Staff's recommendations and is amenable to completing all the items.

Mayor Neitzke questioned how usage with neighboring Braeger works. Mr. Majdoch responded that there is a recorded easement that allows him to use the driveway, while Braeger has an easement to use the back portion of the parking lot. He said they have not had any issue with the arrangement details.

The location of the garbage dumpsters was discussed. They are on the portion that Braeger assumes responsibility for. If they were located on Lightspeed's property, the City would at this point be asking that they be screened in. Mr. Majdoch said he feels it is reasonable to ask that they be screened or moved to the Braeger property and he is amenable to that and will discuss it with the owner of the Braeger portion of the parcel.

Mr. Majdoch stated they intend to change their name to 27 Social, and have three themed activities within the space: "Pig Pins" for the football bowling, "Lightspeed" for the laser tag, and "Milwaukee Ax Club" for the ax throwing.

Motion by Mayor Neitzke, seconded by Ms. Hallen, to recommend approval of a Special Use Permit and a Site Plan Review for a proposed limited-service restaurant and bar venue (27 Social) within Lightspeed, an existing business located at 4251 S. 27 Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 576-9978-000. Motion carried unanimously.

- 6A. Special Use Review for US Cellular to upgrade rooftop equipment at the Associated Bank building located at 4811 S. 76 St., submitted by Lori Kopecky, d/b/a United States Cellular Operating Company, LLC. (Tax Key No. 616-0034-001)**
- 6B. Site and Architectural Plans for US Cellular to upgrade rooftop equipment at the Associated Bank building located at 4811 S. 76 St., submitted by Lori Kopecky, d/b/a United States Cellular Operating Company, LLC. (Tax Key No. 616-0034-001)**

Items 6A and 6B may be considered together.

Overview and Zoning

US Cellular is proposing to remove three (3) antennas and three (3) radio remote units (RRUs) and replace them with six (6) 5G antennas, twelve (12) RRUs, and upgrade equipment on the rooftop of the Associated Bank building, located at 4811 S. 76 St. The estimated cost for the project is \$50,000. The property is zoned C-4 Regional Business District, which permits Wireless Telecommunications Carriers as a Special Use.

Site and Architectural Plans

The scope of this project includes replacing three (3) existing antennas with six (6) Dengyo OCT6 5G Panel Antennas on existing mounts. The mounts are located behind the stealth screens located on the exterior of the rooftop penthouse and no exterior changes should be evident following replacement of the existing antennas. The project will also install new radio remote units (RRUs) associated with the new antennas and upgrading equipment within the existing compound located in the basement of the building. A structural analysis report was completed by Edge Consulting Engineers, Inc. in December 2019, concluding the building meets the requirements per applicable codes and the building can support the equipment proposed.

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use Reviews. Staff did not have any concerns with the existing conditions. Staff recommends that this item be expedited to the February 19, 2020 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and the Site and Architectural Plans for US Cellular to upgrade rooftop equipment at the Associated Bank building located at 4811 S. 76 St., submitted by Lori Kopecky, d/b/a United States Cellular Operating Company, LLC. (Tax Key No. 616-0034-001)

Motion by Mayor Neitzke, seconded by Ms. Hallen, to recommend approval of a Special Use Review and Site and Architectural Plans for US Cellular to upgrade rooftop equipment at the Associated Bank building located at 4811 S. 76 St., submitted by Lori Kopecky, d/b/a United States Cellular Operating Company, LLC, subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 19th Common Council meeting. Tax Key No. 616-0034-001. Motion carried unanimously.

7. Temporary Use Permit for the parking of overflow used vehicles at the vacant property located at 4825 W. Forest Home Ave., submitted by Mauricio Herrera, d/b/a Autoplex of Milwaukee, LLC. (Tax Key No. 531-1135-000)

Autoplex of Milwaukee, LLC has applied for the temporary use of the vacant parcel located at 4825 W. Forest Home Ave., as a parking lot for the overflow of their vehicle inventory. The application states that the parked vehicles will only include vehicles that they have in inventory and not any vehicles that belong to any retail or wholesale customers. The application states that vehicles will be rotated frequently and the same vehicle will not remain on the lot for more than a week at a time. The applicant's main dealership is a few blocks away at 5130 W. Forest Home Ave. The application states that no mechanical or detailing work will be performed at the subject property and that no showing or selling of vehicles will take place on the property and that no vehicles will have prices or advertising on them.

This 0.47-acre vacant property is located along a busy commercial and residential corridor that is bordered by residential uses to the east/rear of the property. Staff does not feel that long-term "temporary use" parking on a very visible site adjacent to a residential neighborhood, on a well-traveled road (W. Forest Home Ave.), for a minimum of 12 months, for an inventory of used vehicles, is a conducive use to the neighborhood nor a best use of this vacant site.

Recommendation: Deny the Temporary Use Permit for the parking of overflow used vehicles at the vacant property located at 4825 W. Forest Home Ave., submitted by Mauricio Herrera, d/b/a Autoplex of Milwaukee, LLC. (Tax Key No. 531-1135-000).

Ms. Johnson gave a presentation on this item.

Paul Zimmer, attorney for Mr. Herrera, was present to answer questions. Mr. Zimmer spoke on how Mr. Herrera owns the Autoplex lot several blocks away and, due to his growing business, would benefit from storing vehicles at the space this lot provides. No sales would occur; it would be only for overflow parking of vehicles. No vehicles on the lot would be identified as being for sale. They propose a plan to acquire a Temporary Use and after say a period of three months, see if there are any issues being reported from both the residential and commercial neighbors. If there are no issues, they ask to be granted the full twelve month period, after which they would seek a rezoning of the parcel to allow vehicle storage.

He questioned the granting by the City of another parcel at the end of 2019 for the storing of overflow cars, noting that there were several conditions that needed to be met to improve that site. There are no conditions noted that are required to improve this site.

Mayor Neitzke noted that a Temporary Use was granted at this site for the same purpose several years ago and there were multiple issues with the site, therefore he cannot support another attempt at this occurring at this site. Mr. Zimmer stated he was not aware of that prior usage, but wants it known they intend to keep the site as solely storage of cars, no auto work or sales would be occurring.

Mr. Herrera, the applicant, then spoke on his desires to be granted a Temporary Use for the next year, with his future plan to one day buy the neighboring lot and create an automotive repair business. He then spoke on the multiple dealerships he owns and runs with his family members and how they contribute to the community's revenue base via their successful businesses.

Various Plan Commission members suggested to Mr. Herrera that he move forward with his proposal to purchase the lot and abutting lot for an auto repair use, independent and not tied to his desire for the Temporary Use as they are not related.

Motion by Mr. Weis, seconded by Mr. Rogers, to recommend to deny the Temporary Use Permit for the parking of overflow used vehicles at the vacant property located at 4825 W. Forest Home Avenue. Tax Key No. 531-1135-000. Motion carried unanimously.

8. Discussion and review regarding the adoption of the proposed updated City of Greenfield Comprehensive Plan.

The draft Comprehensive Plan update was distributed to the Plan Commission members prior to the meeting and will be discussed at the meeting. The City's consultant, Vandewalle & Associates, Inc., conducted a presentation at the meeting.

Ms. Jackie Mich presented a summary of the draft update highlighting the following subjects:

1. Review of the Targeted Sites Map
2. Review of changes to Strategic Interest Areas (SIAs)
3. Review of Key Changes to the Future Land Use Map
4. Review of Key Changes to Table 4: Implementation Programs and Recommendations

Next steps:

1. Public open house February 27, 2020, 6:00pm
2. Public hearing with joint PC and CC meeting April 21, 2020, 7:00 pm

9. Community Development Manager Report.

N/A

10. Adjournment.

Motion by Mr. Weis, seconded by Ms. Hallen, to adjourn the meeting at 8:24 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed February 13, 2020