

MINUTES OF THE PLAN COMMISSION MEETING ON TUESDAY, MAY 12, 2020

HELD VIA ZOOM MEETING

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention: limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting was held virtually through the Zoom platform with each member accessing the meeting remotely as detailed below.

https://zoom.us/webinar/register/WN_Lg28Z0WwQSSnx4G5KBEDhw

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. Christine Hallen	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. Michael Braswell (alt.)	Excused
	Mr. Robert Krenz (alt.)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

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

Motion by Mr. Rogers, seconded by Ald. Kastner, to approve the April 14, 2020 Regular Meeting minutes. Motion carried unanimously, with Ms. Hallen abstaining.

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

At the April 21st meeting the public hearing was held for Heights Finance (3831 S. 108 Street) and the item was approved as presented.

4. Conceptual Plan for The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Greg Petrauski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)

The applicant and property owner, Mr. Petrauski, submitted a formal senior living facility site, landscaping and architectural plan and rezone and Comprehensive Land Use map amendment application before the Plan Commission in October 2019 and before the Common Council in December 2019. The Common Council denied the proposal for a

Land Use Map amendment, which would have changed the land use map from single-family to Planned Unit Development, needed in order for Mr. Petruski to proceed with the proposed 192-unit senior housing facility + six (6) side-by-side residential buildings. The most consistent objection from neighbors and members of the Common Council at the December 2019 meeting was the height of the senior facility (four (4) stories), size of the building (282,000 sq. ft.), density and traffic concerns. A Traffic Study was completed by TADI which showed little or no traffic impact with this plan. Mr. Petruski is now bringing a completely new concept before the Plan Commission—still a senior living complex, but a much different design and layout.

Mr. Petruski owns the 11.38-acre property on the north side of W. Edgerton Ave. at approximately S. 118 St. There are two (2) abutting, smaller properties to the immediate west, split by a small east-west right-of-way, both owned by Michael Zach. Those two (2) properties are 1.24 and 1.26 acres in size. The newly-proposed development still encompasses all of the same land mass as the 2019 proposal. Ultimately, a Comprehensive Land Use Map amendment and rezone are required with the new proposal. If the Plan Commission voices favorable support to this new concept plan, Mr. Petruski will bring a formal application before the Plan Commission at a future date, and a public hearing will be required again before the Common Council.

Mr. Petruski has provided the following project description:

Revised Senior Community Plan - This plan was revised based on feedback from the 12/19 Common Council meeting. The new plan provides a walkable, safe, senior-friendly neighborhood. Each home has been designed to be more residential, less commercial in nature. Elevations will be lower profile, and the density of the project has been reduced by more than 50%.

Phase 1

- (1) Clubhouse with a demonstration kitchen, café, general store, and flexible spaces for activities including church services, group exercise, education classes, arts and crafts.
- (29) – 1 Bedroom Senior Smart homes/units (800 sf)
- (21) – 2 Bedroom Senior Smart homes/units (1,125 sf)

Each Smart Home would be organized into a side-by-side format with each built slab-on-grade with no basements. Each Smart Home is designed to be fully accessible with no-step entries, single-floor living, wide doorways, levered handles, and safe bathroom design. A one (1)-car attached garage with storage area in back is provided with each unit. Technology applications will be incorporated into each smart home including Video Chat, Wi-Fi monitoring devices, and voice-activated services via Amazon Alexa.

Phase 2

One (1) Senior Smart Studio building with 48 studio units (420 sf each) with shared spaces for socialization. This will be a one-story ranch-style building. This building will only be for senior residents who do not drive any longer. There is NOT underground parking for this building. A driving service will be offered. Technology applications

similar to the 1-bedroom and 2-bedroom Senior Smart Homes will be incorporated into the studio units including Video Chat, Wi-Fi monitoring devices, and voice-activated services via Amazon Alexa.

Walking paths have been incorporated throughout this senior neighborhood including a nature walking trail.

The developer believes that the COVID-19 epidemic will have permanent effects on every aspect of senior living and has stated that this new design is about the future. This new small home residential design is about providing senior individuals with more choice and control over their home environment. Using the latest technology for safety and security, while providing some conveniences and amenities will make living in this environment a very desirable place for seniors to live and maintain their independence. This new design offers an alternative to the congregate “big box” or “Cruise-Ship-on-Land” offering.

There will be a small team of service concierges providing services throughout the community including a community manager, activity concierge, food service concierge, housekeeper, and a maintenance person.

The Woods will be marketed to seniors age 75 and older who wish to live in a convenient, quiet, low-stress environment. The over-75 population in the City of Greenfield will grow by nearly 40% by 2030. We are just at the start of the baby boomer tsunami which is occurring throughout the United States.

Total Project Cost is estimated at \$20,000,000. This project will provide annual taxes of \$518,800. The Whitnall School district will see a positive revenue impact of \$202,200 annually with no additional students added to the district.

There is no vote with the Conceptual Plan, but if the Plan Commission voices support for the new design, the developer would like to move forward with a formal submittal in the near future.

Greg Petrauski gave a presentation on the item via Zoom, stressing both the demand and the need for this type of development.

Mr. Carlson asked if all units will be rentals; to which it was responded yes. Mr. Krenz inquired if this concept has been introduced elsewhere, to which Mr. Petrauski replied it has within the past few years, starting primarily in Washington and Oregon, and is now entering markets in Texas. Monthly rents are: studio units \$1800, one bedroom units \$2,000, and the two bedroom units \$2,200. Additional amenities are available for purchase, with the goal to allow independence in a community setting

Mr. Petrauski stated he has received approx. 35 letters of support, along with a few that oppose. A main opposition is an addition of a thru-street. Ald. Kastner stated he has received approx. 40-50 letters of support, including residents in the neighboring Winterpark subdivision.

Mayor Neitzke stated he preferred the prior plan submitted in October 2019, as this one seems to consume the entire site. He feels there isn't much inter-connectivity with these units, which would help break up the feel of only rows of units. He questioned why not then make this a single-family subdivision? Mr. Petruski stated a single-family development would require public road access to Carpenter and Holmes Avenues. In addition, all the woods and preserved wetlands north of Holmes Avenue would need to be mitigated. This plan preserves more tree cover and wetlands. Also, with the soil conditions, basements simply don't work at the site, and slab-on-grade new single-family construction is not marketable.

Ms. Hallen stated she doesn't feel there is much green space.

Mr. Weis stated he liked the prior proposal better also, as it had more of a neighborhood feel, with Mr. Rogers stating his agreement with his statement.

Mr. Carlson reminded everyone that the reason for the plan tonight is the prior submittal was rejected by the Common Council. Mr. Petruski said that what he is looking for tonight is feedback on his proposal, after which he would be able to move forward with architectural details, site and landscape details, etc.

Mr. Weis said what seems to be the consensus of the Plan Commission members is a hybrid of the prior plan and tonight's plan, keeping the neighborhood feel and also the neighbor's desires in mind.

Conceptual Review. No action required.

- 5A. Special Use Permit for Plato's Closet, a proposed used merchandise store to be located at 5020 S. 74 St., submitted by Shane Herron, d/b/a Plato's Closet. (Tax Key No. 617-9975-024)**
- 5B. Site Plan Review for Plato's Closet, a proposed used merchandise store to be located at 5020 S. 74 St., submitted by Shane Herron, d/b/a Plato's Closet. (Tax Key No. 617-9975-024)**
- 5C. Signage Plan Appeal for Plato's Closet, a proposed used merchandise store to be located at 5020 S. 74 St., submitted by Shane Herron, d/b/a Plato's Closet. (Tax Key No. 617-9975-024)**

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

Overview and Zoning

Plato's Closet is proposing to move its business from the Panera shopping center at 74th & Layton, to the Greenfield Place shopping center on 74th & Edgerton. The property, 5020 S. 74 St., is zoned Planned Unit Development (PUD), which permits used merchandise stores as a Special Use. The proposed retail store buys and sells gently used clothing and accessories for teens and young adult boys and girls. The business will enter into a 5-year lease at the new location with an option for a 5-year renewal at the end of the first lease term. The tenant space is approximately 4,144 sq. ft. in area.

Proposed hours of operation will be Monday – Saturday, 10am – 9pm and Sundays 11am-6pm. The business typically employs anywhere from 10-14 employees at one time. Given the tight timeframe of the proposed business's lease and the fact that there is already a second-hand store at the Greenfield Place shopping center (Half-Price Books), the public hearing schedule has been expedited for the May 19th Common Council meeting.

Site Plan Review

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 and staff has no concerns with existing conditions.

The shopping center is 227,446 sq. ft. in area. The Zoning Code requires 1,137 off-street parking spaces for a multi-tenant commercial building of that size, of which 21 would be required specifically for Plato's Closet. The Greenfield Place provides a total of 1,111 off-street parking spaces. The Common Council may provide a waiver for the Code-required parking shortage.

Signage Plan Review

The tenant is requesting to utilize the existing channel letter sign from the business's existing location on W. Layton Ave., and mount it at the new location. Plato's Closet is leasing a 40-ft. wide tenant space, which caps the wall sign to 40 sq. ft. in area. The proposed signage variance request is to utilize a 52 sq. ft. wall sign. The Greenfield Place shopping center has a Master Signage Plan identifying that wall signs are to be white in color. Over time, the landlord has allowed various tenants to utilize colored signs, such as JoAnn Fabrics and Dollar Tree. The landlord has provided written permission for Plato's Closet to utilize their existing red channel letter sign. Staff feels that the sign is within scale to the tenant space and recommends approval.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review and Plan Commission approval of the Signage Plan Appeal for Plato's Closet, a proposed used merchandise store to be located at 5020 S. 74 St., submitted by Shane Herron, d/b/a Plato's Closet (Tax Key No. 617-9975-024), subject to Plan Commission comments and staff comments.

Ms. Porter gave a presentation on this item.

Shane Herron, the applicant, was present via Zoom to answer questions.

Mayor Neitzke spoke on how Plato's Closet has been an excellent tenant in their current location at 78th & Layton and the move to this shopping center is a positive, as the center is in need of tenants.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend approval of a Special Use Permit, Site Plan Review and Signage Plan Appeal for Plato's Closet, a proposed used merchandise store to be located at 5020 S. 74 Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 617-9975-024. Motion carried unanimously.

- 6A. Special Use Permit for MKE Doghouse, a proposed pet boarding business to be located at 4305 S. 108 St., submitted by Chezare Misko, d/b/a MKE Doghouse, LLC, and Jason Pyne, d/b/a Christopher Kidd & Associates. (Tax Key No. 609-9999-000)**
- 6B. Site, Landscaping and Architectural Plans for MKE Doghouse, a proposed pet boarding business to be located at 4305 S. 108 St., submitted by Chezare Misko, d/b/a MKE Doghouse, LLC, and Jason Pyne, d/b/a Christopher Kidd & Associates. (Tax Key No. 609-9999-000)**
- 6C. Signage Plan Appeal for MKE Doghouse, a proposed pet boarding business to be located at 4305 S. 108 St., submitted by Chezare Misko, d/b/a MKE Doghouse, LLC, and Jason Pyne, d/b/a Christopher Kidd & Associates. (Tax Key No. 609-9999-000)**

Items 6A, 6B and 6C may be considered together.

Overview and Zoning

The applicant is proposing to purchase the property at 4305 S. 108 St. and open a new pet boarding business in the 5,950 sq. ft. building. And offer to purchase has been submitted for this property and the residential property to the immediate west, which will become a rental property. The 0.6-acre site is zoned C-4 Regional Business District, which permits pet boarding uses as a Special Use. A public hearing will be required, which can be scheduled as early as June 16, 2020. Proposed services include dog daycare, dog boarding, dog grooming, dog training and dog-related retail. Proposed hours of operation are 6am-8pm with overnight boarding. The estimated number of dogs per day are 30-50 for the daycare and 10-20 for overnight boarding. The business is estimating to employ 3-5 people.

Site and Landscaping Plans

The applicant is proposing to make various site improvements, including the addition of new landscape beds, the removal of all timbers on site, the addition of poured curb, and new concrete surface around the building perimeter. The outdoor dog space will be located on the west side of the building, which is why the applicant is also purchasing the home to the immediate west. The outdoor dog area will include synthetic turf and will have dedicated small and large dog play areas, sectioned off by an 8-foot board-on-board fence. The western outdoor dog area will be surrounded by an 8-foot board-on-board fence that will also wrap around to the north side of the building where dog entry/exit doors will be located. A sliding door will be located on the north side of the building off of the parking lot for easy client and dog access to the inside of the building

and outdoor dog play areas. A new 8-foot tall board-on-board refuse enclosure with a personnel door will be constructed at the northwest corner of the property. No new lighting is proposed on the site.

The Zoning Code does not have off-street parking regulations for the specific business use of pet boarding/grooming centers, but the business functions very similarly to a daycare, where clients are picking up and dropping off and are visiting for a very short amount of time. Daycare parking requirements are 1 spaces per employee, plus 1 space per 10 children. In this case, the applicant is forecasting a maximum of 5 employees and 50 dogs, which would require 10 off-street parking spaces. The site is providing 15 off-street parking spaces, of which one (1) is an ADA stall.

Architectural Plans

The applicant is proposing various exterior improvements to the former Wisconsin Rental Center building. For the most part, the existing white-painted brick building will be power washed and repainted “functional gray.” The east elevation will include new EIFS panels, green in color with gray scoring above the existing glass storefront, and gray painted brick above the EIFS. The applicant is proposing to paint the very north side of the east elevation, green in color. A new metal coping, green in color, will trim the building roofline. The eastern portion of the north elevation (11-foot tall portion of the building) is proposed to be painted green in color. The western 2/3 of the north elevation (17’8”-tall portion of the building) is proposed to be painted gray in color. Again, a new metal coping, green in color, will trim the building roofline. The north building elevation includes an existing overhead door, a building entry door, and a glass block window—all will remain in place. The west and south building elevations will be painted gray in color. The south elevation includes an existing overhead door, a building entry door and a glass block window—all will remain in place. The south elevation will also include the same green metal coping at the roofline.

Signage Plan Appeal

The applicant is proposing two (2) wall signs with this proposal, one (1) on the east building elevation and the other on the north building elevation. The signs are architecturally incorporated into the building design with cedar wood slats featured as the background and a 35 sq. ft. wall sign reading “MKE Doghouse.” The Sign Code allows for 118 sq. ft. of signage at this property, restricting wall signage to one (1), plus a monument sign. The proposal includes two (2) wall signs, totaling 70 sq. ft. in area, and one (1) monument 9’3” in height and 36 sq. ft. in area, totaling 106 sq. ft. of signage. The monument sign will replace the nonconforming pylon sign along Hwy 100 and will be located within a new landscaping bed. Staff recommends that the base of the monument sign be constructed of a masonry material to match the building and provide additional durance and longevity of the base. Staff recommends approval of the ordinance variance request as the wall signs are architecturally incorporated into the building and the overall signage area is less than the maximum allowed.

Recommendation: Recommend Common Council approval of the Special Use Permit and the Site, Landscaping and Architectural Plans for MKE Doghouse, and Plan Commission approval of a Signage Plan Appeal for a proposed pet boarding business to

be located at 4305 S. 108 St., submitted by Chezare Misko, d/b/a MKE Doghouse, LLC, and Jason Pyne, d/b/a Christopher Kidd & Associates (Tax Key No. 609-9999-000), subject to Plan Commission comments, staff comments, and the following conditions:

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

1. A revised Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) a sliding fence opening on the north side of the building (vs. the open gates originally proposed); (b) removal of the monument sign out of water main and/or sanitary sewer easements, if feasible; (c) curb pan being added where necessary, as directed by the Engineering Division; (d) removal of all timbers, including those in the ROW along W. Cold Spring Rd.; and, (e) any landscaping specie/quantity recommendations as provided by the City Forester.
2. A Sign Agreement entered into between the property owner and the City of Greenfield for the location of the monument sign within applicable easement(s).
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. Common Council approval of the Special Use Permit following a public hearing.
6. Revised Signage Plan showing a masonry base on the monument sign.

Chezare Misko, applicant, and Jason Pyne, architect with Christopher Kidd & Associates were present via Zoom to answer questions.

Ms. Porter gave a presentation on this item.

Discussion occurred on how this is an improvement as to what is currently at the site, with the green canopy being favorably received.

Mayor Neitzke stated he is in favor of a taller monument sign to add visibility. What is proposed is 9 feet in height. Allowance should be granted for a taller sign, ensuring the site line to fall above the railing. Monument sign height will need to be worked out with staff.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend approval of a Special Use Permit, Site, Landscaping and Architectural Plans and a Signage Plan Appeal for MKE Doghouse, a proposed pet boarding business to be located at 4305 S. 108 Street, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 609-9999-000. Motion carried unanimously.

- 7A. Special Use Permit for American Indian Council on Alcoholism, a proposed social service business to be located at 6520 W. Layton Ave. Suite 101, submitted by Renee LaFleur, d/b/a American Indian Council on Alcoholism. (Tax Key No. 603-9943-000)**
- 7B. Site Plan Review for American Indian Council on Alcoholism, a proposed social service business to be located at 6520 W. Layton Ave. Suite 101, submitted by Renee LaFleur, d/b/a American Indian Council on Alcoholism. (Tax Key No. 603-9943-000)**

Items 7A and 7B may be considered together.

Overview and Zoning

American Indian Council on Alcoholism (AICA) is proposing to lease approximately 2,600 sq. ft. of tenant space within the existing multi-tenant commercial building at 6520 W. Layton Ave., which is a total of 36,155 sq. ft. in area. This new office space will include three (3) offices, reception area, bathroom, kitchen area and open space for meeting areas. AICA was before the Plan Commission and Common Council for the exact same use in 2018 for the property immediately to the west. That office location will remain open, but AICA needs to expand and the next door property provided that opportunity. The business operation remains the same as presented in 2018:

AICA, incorporated in 1973, is a non-profit, federally funded substance abuse prevention program for American Indians. It is single source funding through the Indian Health Service.

Although staff members are enrolled members of the Oneida Tribe of Indians of Wisconsin, the program is not officially affiliated with one particular tribe. Federal funding is allocated for the service of American Indians in the Milwaukee area, enrolled in any tribal nation.

The mission of AICA is to reduce the incidence of substance use disorders among the American Indian population in Milwaukee, Wisconsin. Services target prevention, education and supportive activities, within a cultural framework when possible.

The agency integrates a health and wellness approach with services, emphasizing the empowering effect of education and support on personal resiliency and decision making. Activities include: individual and community education sessions on the various effects of substance abuse, individual counseling, assessment, a self-help support group, information and referral, resource tables, consultation, and cultural classes such as beading and Oneida hymn singing (3 part harmony, no drums or other instruments).

Services are provided by appointment only. Drop-ins occur occasionally when other community agency personnel need information, referral or consultation. This agency is not a drop in center, nor will anyone reside overnight. Clients are not permitted to receive services while intoxicated.

There are two state certified substance abuse counselors (CSAC) on staff, with one as the provider of client services. The client caseload is kept in balance with other agency business so there is a low frequency of daily client traffic.

This agency has worked with the Milwaukee Police Department and the DA's office on a project to address opioid use in the community. One of the agency Board members is a Milwaukee Police Officer. This agency is also affiliated with the Wisconsin Alzheimer's Institute Milwaukee Regional Office as part of their community advisory board. Additional community partnerships include the Gerald L. Ignace Indian Health Center, and the Southeastern Oneida Tribal Services. Meeting and collaborating on community health efforts with these partners is another aspect of services and use of the space.

The hours of operation for the American Indian Council on Alcoholism are Monday through Friday 9:00 am to 8:30 pm. Individual clients are not scheduled after 5:00 pm. One evening per week there is a scheduled self-help support group from 7:00 to 8:00 pm. There are usually less than 10 individuals in attendance, and the regular attendees have over 10 years sobriety each. Sometimes the group may run a little past 8:00 pm. Approximately 1-2 Saturdays per month there are the culture classes previously noted, held anywhere between 11:00 am and 7:00 pm.

Any increase in traffic flow or parking due to the operation is likely to be minimal and of short duration, for specific presentations or meetings. With regard to noise level, clients and visitors of the operation will be encouraged to mind the quiet enjoyment of the neighbors and fellow tenants, and their behavior will be monitored by agency staff.

The bus stop in front of this location will offer public transportation options to clients without vehicles or driver's license. The agency has purchased client bus tickets when necessary.

The operation of the American Indian Council on Alcoholism will serve primarily American Indian clientele from Milwaukee, Wisconsin and their families. Occasionally tribal members from out of town may be included in services per affiliation agreements or cultural programming.

The American Indian Council on Alcoholism currently employs 2 full-time staff, 2 part-time, and various consultants for specific events/activities.

One of the full time staff has been with this agency for 41 years. She is the former agency Director and is a certified substance abuse counselor. The other full time staff member is the current Director who is also a certified substance abuse counselor, and

has an MS, EdS degree from UW Milwaukee (formerly a School Psychologist with Milwaukee Public Schools). The part-time staff include the accountant and the self-help support meeting facilitator who has 36 years of sobriety.

No goods will be picked up from the premises. The American Indian Council on Alcoholism does not own or operate any trucks or vans as part of the operation.

The site is zoned C-2 Community Commercial District, which requires “Other Individual and Family Services” to obtain a Special Use Permit. A public hearing can be scheduled as early as June 16, 2020.

Site and Landscaping Plans

A site and landscaping plan was not submitted, however the site is in good condition. There was an excessive amount of garbage laying around the refuse enclosure and staff requests that general clean-up of the property take place prior to a certificate of occupancy being issued.

Recommendation: Recommend Common Council approval of the Special Use Permit and the Site Plan Review for American Indian Council on Alcoholism, a proposed social service business to be located at 6520 W. Layton Ave. Suite 101, submitted by Renee LaFleur, d/b/a American Indian Council on Alcoholism (Tax Key No. 603-9943-000), subject to Plan Commission comments and staff comments.

Renee LeFluer, the applicant, was present via Zoom to answer questions.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend approval of a Special Use Permit and a Site Plan Review for American Indian Council on Alcoholism, a proposed social service business to be located at 6520 W. Layton Ave. Suite 101, subject to Plan Commission and staff comments, and authorize the public hearing process to begin. Tax Key No. 603-9943-000. Motion carried unanimously.

- 8A. Special Use Review for a tenancy change at Eagle Automotive Performance, an existing automotive repair business located at 3320 W. Howard Ave., submitted by Shaun Sweeney, d/b/a Eagle Automotive Performance. (Tax Key No. 553-8999-000)**
- 8B. Site Plan Review for Eagle Automotive Performance, an existing automotive repair business located at 3320 W. Howard Ave., submitted by Shaun Sweeney, d/b/a Eagle Automotive Performance. (Tax Key No. 553-8999-000)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant is proposing to lease the existing automotive repair business under a three (3)-year lease term. Eagle Automotive was before the Plan Commission in July 2018 for a Special Use Review. The property is zoned C-3 Neighborhood Commercial District,

which permits general automotive repair as a Special Use. The proposed hours of operation are Monday – Friday, 8am – 5pm. The two business partners are not proposing to employ anyone. Services include general automotive repair.

Site and Landscaping Review

During the July 2018 review, the Plan Commission and Common Council requested that a site plan be submitted, as none was on file. The requested site plan was never been submitted by the property owner until this time, by the new occupants. In 2018 the Plan Commission requested that a refuse enclosure be shown on a site plan and constructed on site. The new tenants have specified on the site plan that the garbage dumpster will be kept inside the building at all times, other than when it needs to be rolled out for pick-up. The site plan identifies landscaping along W. Loomis Rd. and shows parking spaces as they will exist on site. Staff is satisfied with the submitted site plan. However, staff recommends that the sail flags be removed from the site, as they are not permitted.

This item may be expedited to the May 19, 2020 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Eagle Automotive Performance, an existing automotive repair business located at 3320 W. Howard Ave., submitted by Shaun Sweeney, d/b/a Eagle Automotive Performance (Tax Key No. 553-8999-000), subject to Plan Commission comments and staff comments.

Ms. Porter gave a presentation on this item.

Shaun Sweeney, the applicant, was present via Zoom to answer questions.

Discussion occurred on how the site is in good condition and is very presentable. Several members questioned the dumpster not having a dedicated corral, to which Mr. Sweeney replied their third service bay does not have a lift & is infrequently used, therefore that is where they would be storing the garbage cart. Also, with no food waste there should be no issues. After they have been in business for a time, they may revisit this plan and possibly add a dumpster enclosure.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend approval of a Special Use Review and a Site Plan Review for Eagle Automotive Performance, an existing automotive repair business located at 3320 W. Howard Avenue, subject to Plan Commission and staff comments, and authorize this item to be forwarded to the May 19th Common Council meeting. Tax Key No. 553-8999-000. Motion carried unanimously.

9. Signage Plan Appeal for BioLife, a business to be located at 7801 W. Layton Ave., submitted by Deb Burton, d/b/a Poblocki Sign Co., and Jeff Tarris, d/b/a JCW Development. (Tax Key No. 616-8993-000)

BioLife is proposing a signage plan that includes area beyond what the Sign Code allows for. The property is allowed 105 sq. ft. of signage, to be apportioned between one (1) monument sign and one (1) wall sign. The new business is requesting to

construction a new 81 sq. ft. monument sign and install a new 90 sq. ft. wall sign, totaling 171 sq. ft. of signage. The existing building is substantially set back from W. Layton Ave. and the building is quite large. Staff feels that the 90 sq. ft. wall sign is proportional to the building size and setback. The monument sign will include an opaque background and the wall sign is constructed of channel letters on raceway. The monument sign will be shifted slightly east, compared to the existing monument sign location to accommodate the new driveway location. Staff does not object the proposal.

Recommendation: Approve the Signage Plan Appeal for BioLife, a business to be located at 7801 W. Layton Ave., submitted by Deb Burton, d/b/a Poblocki Sign Co., and Jeff Tarris, d/b/a JCW Development. (Tax Key No. 616-8993-000)

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend approval of a Signage Plan Appeal for BioLife, a business to be located at 7801 W. Layton Avenue, subject to Plan Commission and staff comments. Tax Key No. 616-8993-000. Motion carried unanimously.

10. Community Development Manager Report

Ms. Johnson stated that progress is being made with the State DOT for a Memorandum of Understanding for control of the Loomis Crossing Park & Ride sixteen acre parcel. It is anticipated being signed by Governor Evers soon and will then give Greenfield control over the land to solicit development. Mayor Neitzke thanked Ms. Johnson and Atty. Bruce Block for their work on this.

Mayor Neitzke also mentioned that improvements have been made at Kulwicki Park, including the addition of the path from the Ridge Church to the Park, and thanked the Public Works and Parks Departments for their efforts.

Mayor Neitzke also mentioned a grant that is being pursued to have Greenfield designated a Monarch Highway, in addition to our Bird, Bee and Butterfly designations. He also spoke on the Powerline Trail and Greenfield's efforts in part with the planning and design, with the goal to bring to bring several communities together via linking trails, ultimately expanding all the way to Lake Michigan.

11. Adjournment.

Motion by Mr. Rogers, seconded by Ms. Hallen, to adjourn the meeting at 7:40 p.m. Motion carried unanimously.

Respectfully submitted,

Alison J. Meyer
Administrative Assistant

Distributed May 18, 2020