

PLAN COMMISSION STAFF REPORT

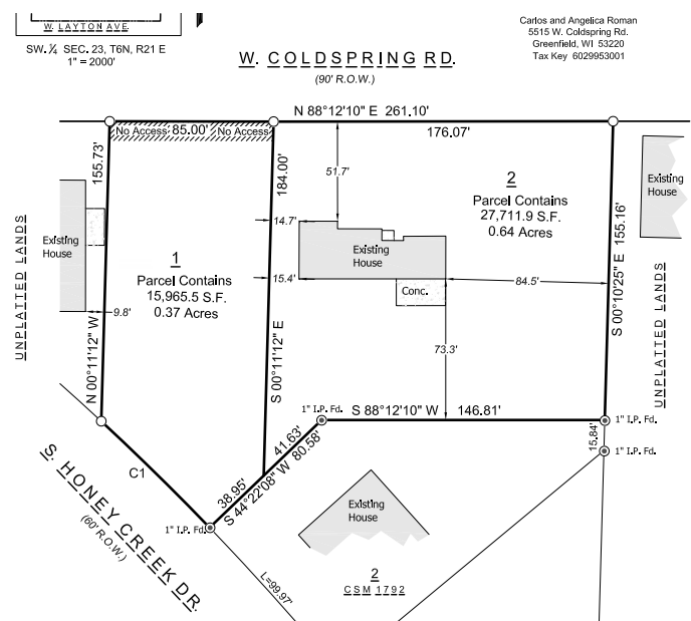
Tuesday, August 11, 2020 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the July 14, 2020 meeting.
3. Discussion regarding last Common Council meetings.
4. Certified Survey Map to divide an existing parcel located at 5515 W. Cold Spring Rd., submitted by Angelica and Carlow Roman, owners. (Tax Key No. 602-9953-001)



The property owners are proposing to split their 1.01-acre parcel into two (2) separate parcels. The new Parcel 1 would become a vacant parcel, 0.37 acres, and sized appropriately for the construction of a new single-family home. The new Parcel 2 would be 0.64 acres in size with the existing house remaining on the lot.

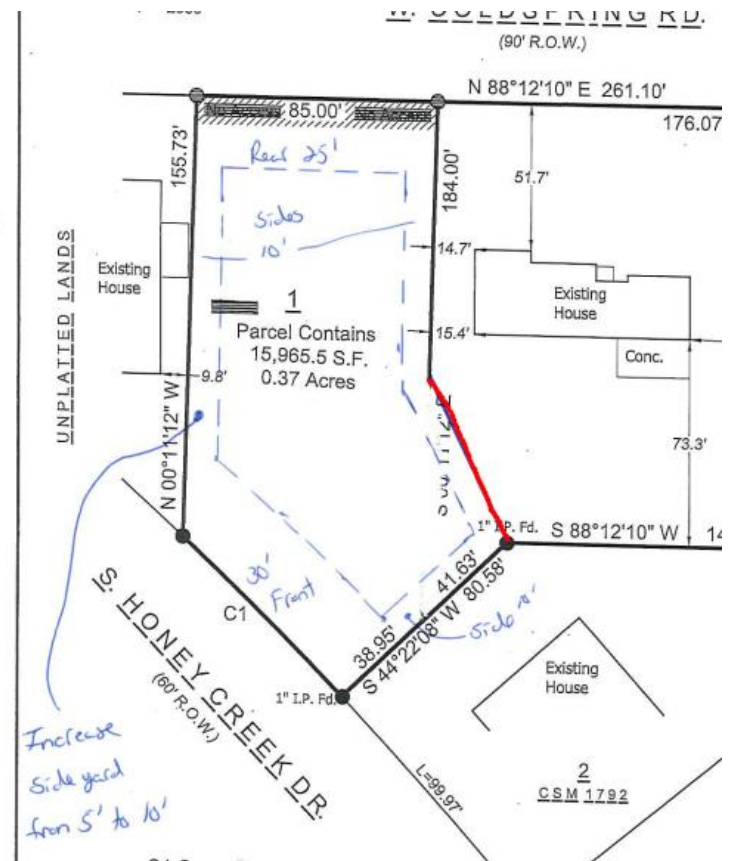
The new Parcel 1 would have a street address/frontage along S. Honey Creek Dr. The CSM has a notation that the 85 lineal feet along S. Cold Spring Rd. would have no access from the north property line.



Both parcels are zoned R-3 Single-Family Residential Conservation District. This zoning district requires a 75-ft. front lot width, a 30-ft. front yard setback, a 25-ft. rear yard setback, a 5- ft. side yard setback to the west and a 10-ft. side yard setback to the east. The Parcel 1 configuration would allow sufficient room to build a new home on that parcel with those setback restrictions. However, there is a home to the immediate west of this newly-created Parcel 1. That home is set back 9.8 feet from the shared lot line, and has a concrete stoop that sits on the east side of the home, right up to the shared lot line. The newly-constructed future home would only be required to be setback 5 feet from that shared lot line. Staff is recommending that a notation/restriction be noted on the CSM that a 10-foot setback be required from that west lot line of Parcel 1. Staff also recommends a bit of a modification with the newly-shared lot line between Parcel 1 and Parcel 2—that the line angle east, allowing for a better configuration for a future newly-constructed home on Parcel 1. The recommended lot line modification is illustrated in the picture to the right, highlighted in red.

The owner will be required to pay the \$1,806 Public Park Land Fee for the newly-created residential lot, prior to recording of the CSM.

Staff recommends that this item be expedited to the August 18th Common Council meeting for review.



Recommendation: Recommend Common Council approval of the Certified Survey Map to divide an existing parcel located at 5515 W. Cold Spring Rd., submitted by Angelica and Carlow Roman, owners (Tax Key No. 602-9953-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, showing: (1) a 10-foot side yard setback off of the Parcel 1 west lot line; (2) reconfiguration of the shared Parcel 1 and Parcel 2 lot line, as

recommended by staff; and, (3) any additional comments from the Engineering Division.

2. Payment of the \$1,806 Public Park Land Fee \$1,806 fee being received.
3. Payment of the \$30.00 recording fee being received.

5. **Certified Survey Map to divide an existing parcel located at 9530 W. Layton Ave., submitted by Michael Dilworth, d/b/a Ener-con Companies. (Tax Key No. 607-9967-000)**

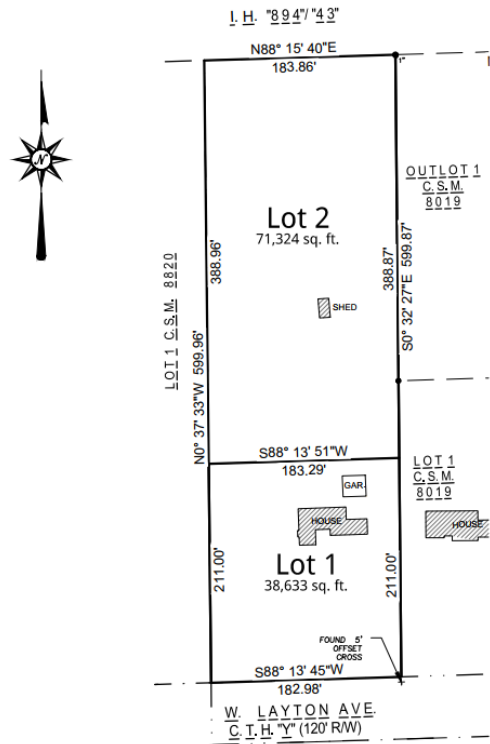


The property owner is proposing to divide the residential lot at 9530 W. Layton Ave. into two (2) separate parcels—creating a new Lot 2 to the north (1.637 acres), and Lot 1 containing the existing single-family home (0.887 acres) to the south. The new Lot 2 will become a landlocked parcel. Normally this is not something that staff would even bring forth to the Plan Commission and Common

Council; however, Mr. Dilworth owns the five (5) parcels to the east of Lot 2, and intends to blend those 3.768 acres of land with Lot 2 and some right-of-way, for a future multi-family development. This requested CSM is the first step to that intended development and Mr. Dilworth plans on selling off the newly-created Lot 1 with the existing house.



Staff is recommending that Lot 2 be relabeled as an Outlot since it is landlocked. Per State Statutes 236.13(6), an Outlot may not be used as a building site. This will ensure that any future developer/owner, if the ownership ever changes, knows upfront that this landlocked parcel is not buildable. If/when Mr. Dilworth brings the larger multi-family development proposal before the City for review, at that time, a new CSM may be proposed to blend the parcels together, and that Outlot label will change to a new Lot that will no longer be landlocked. During the time that this landlocked Outlot exists, staff is recommending that an access easement agreement be recorded either with the newly-created Lot 1 to the south, or through Mr. Dilworth's parcel to the immediate east, which then abuts City right-of-way. The access easement agreement needs to be noted on a revised CSM, and the Agreement needs to be recorded and provided to the Engineering Division for the City's files. In addition, a revised CSM should note the WDOT 50-foot setback requirement off of the I-894 freeway. Staff recommends that this item be expedited to the August 18th Common Council meeting for review.



Recommendation: Recommend Common Council approval of the Certified Survey Map to divide an existing parcel located at 9530 W. Layton Ave., submitted by Michael Dilworth, d/b/a Ener-con Companies (Tax Key No. 607-9967-000), subject to Plan Commission comments, staff comments, and the following conditions:

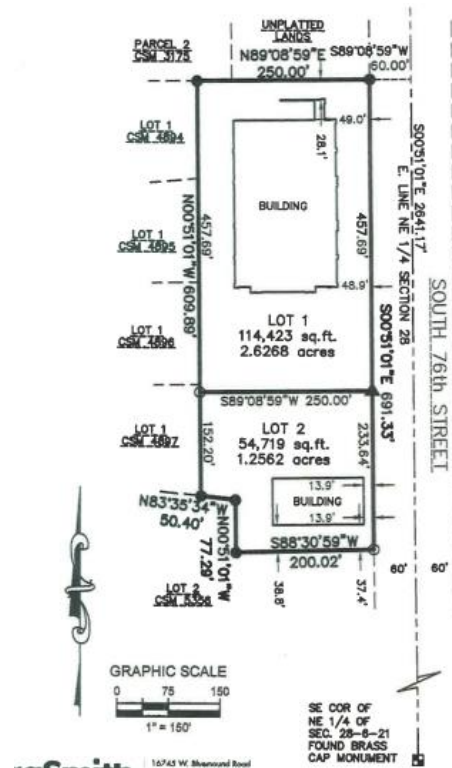
(Items 1 through 2 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, showing: (1) an Outlot rather than Lot 2; (2) an access easement provided for the Outlot to either the parcel to the east, or the newly-created Lot 1 to the south; (3) an access easement agreement being recorded and provided for the City's files; (4) the WDOT 50-foot setback requirement off of the I-894 freeway being noted on the Outlot; and, (5) any additional comments from the Engineering Division.
2. A \$30.00 fee payable to City of Greenfield for the recording fee.

6. **Certified Survey Map to divide an existing parcel located at 4935-75 S. 76 St., submitted by Douglas Jones, d/b/a ICA II Greenfield Venture, LLC. (Tax Key No. 616-8974-001)**



The property owners of the multi-tenant commercial building and the under-construction Ascension Hospital building, located at 4935-75 S. 76 St., are proposing to split the 3.883-acre parcel into two (2), for tax purposes. The proposed Lot 1 on the north will contain the Ascension Hospital building and will be 2.6268 acres in size. The proposed Lot 2 on the south will contain the multi-tenant commercial building and will be 1.2562 acres in size. The center of the parcel includes the access drive off of S. 76 St. and a parking field. Staff recommends that an access easement agreement be recorded and provided for the City's files, prior to recording of the CSM. Staff recommends that this item be expedited to the August 18th Common Council meeting for review.



Recommendation: Recommend Common Council approval of the Certified Survey Map to divide an existing parcel located at 4935-75 S. 76 St., submitted by Douglas Jones, d/b/a ICA II Greenfield Venture, LLC (Tax Key No. 616-8974-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 2 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, showing: (1) an access easement agreement being recorded and provided for the City's files; and, (2) any additional comments from the Engineering Division.

2. A \$30.00 fee payable to City of Greenfield for the recording fee.

- 7A. **Special Use Review for a tenancy change to Dep Automotive, an auto repair shop to be located at 5147 W. Forest Home Ave., submitted by Paulo Esqueda, d/b/a DEP Automotive, LLC. (Tax Key No. 530-1199-600)**
- 7B. **Site Plan Review for a tenancy change to Dep Automotive, an auto repair shop to be located at 5147 W. Forest Home Ave., submitted by Paulo Esqueda, d/b/a DEP Automotive, LLC. (Tax Key No. 530-1199-600)**

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant is intending to purchase the auto repair facility on W. Forest Home Ave. at the end of August. The property is zoned C-2 Community Commercial District, which permits general automotive repair as a Special Use. The ownership change triggers a Special Use Review. Hours of operation will be 7:00am – 7:00pm, Monday – Friday; 8:00am – 3:00pm Saturday; closed Sunday.

Approximately two (2) employees will work at the facility. Typical services include auto repair/mechanics, oil change, engine work, and transmission and electric repair on vehicles. The applicant has 20 years in the automotive repair business.



Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is no approved landscaping plan on file, as there is no landscaping on the property. It is a narrow property with a shared driveway with the property to the east. The entire site behind and to the west of the building is fenced in and used as vehicle storage. The fence is in fairly good condition. There is a shed/garage in the back of the property. To be consistent with past recommendations to similar properties in the vicinity, staff is recommending that the carriage walk, between the sidewalk and street curb, be torn up



and that grass be planted in this area. The properties to the east and west both have grass in this small area in front of their properties. Staff recommends that this item be expedited to the August 18th Common Council meeting for review.

Recommendation: Recommend Common Council approval of the Special Use and Site Plan Review for a tenancy change to Dep Automotive, an auto repair shop to be located at 5147 W. Forest Home Ave., submitted by Paulo Esqueda, d/b/a DEP Automotive, LLC (Tax Key No. 530-1199-600), subject to Plan Commission comments, staff comments, and the following conditions:

1. A letter being submitted to the Community Development Division stating that the concrete between the street curb and sidewalk will be replaced within one (1) year.
2. Easement or grant of privilege being provided by Milwaukee County for landscaping and other site work in the County right-of-way.
3. A signage plan being submitted to the Community Development Division for review/approval prior to occupancy permit being issued.

8. **Site and Architectural Plans for a deck addition to Friends on Forest Home, an existing business located at 5614 W. Forest Home Ave., submitted by Maureen Fox, d/b/a Friends on Forest Home. (Tax Key No. 556-9001-000)**

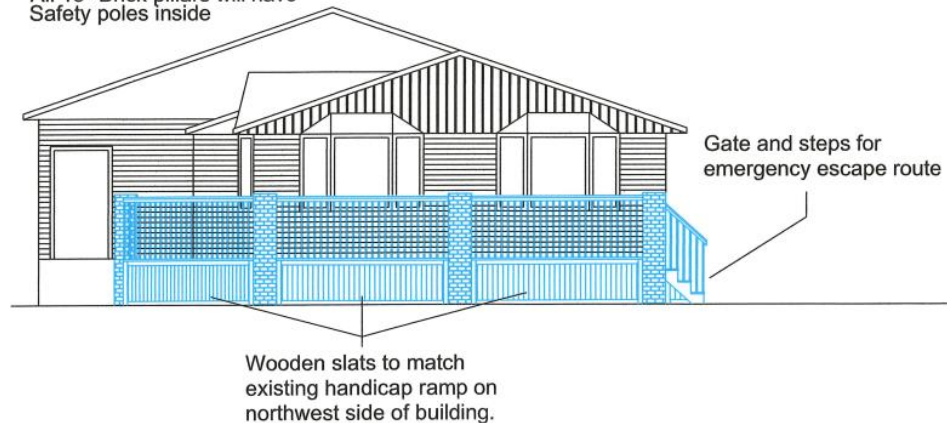


Friends on Forest Home is proposing to construct a deck addition to the front of their business, along W. Forest Home Ave. The deck will be constructed of composite material and will include 18" brick columns along the exterior edge. The base of the deck, between the flooring and ground, will include wood slats to prevent anything from getting underneath the deck. The proposal includes the construction of an exterior door from the bar, so all patrons can enter and exit the deck from inside the building. Architectural building renderings need to be provided yet, showing the new exterior building door.

NOTES :

All decking and railings
to be Composite material

All 18" Brick pillars will have
Safety poles inside

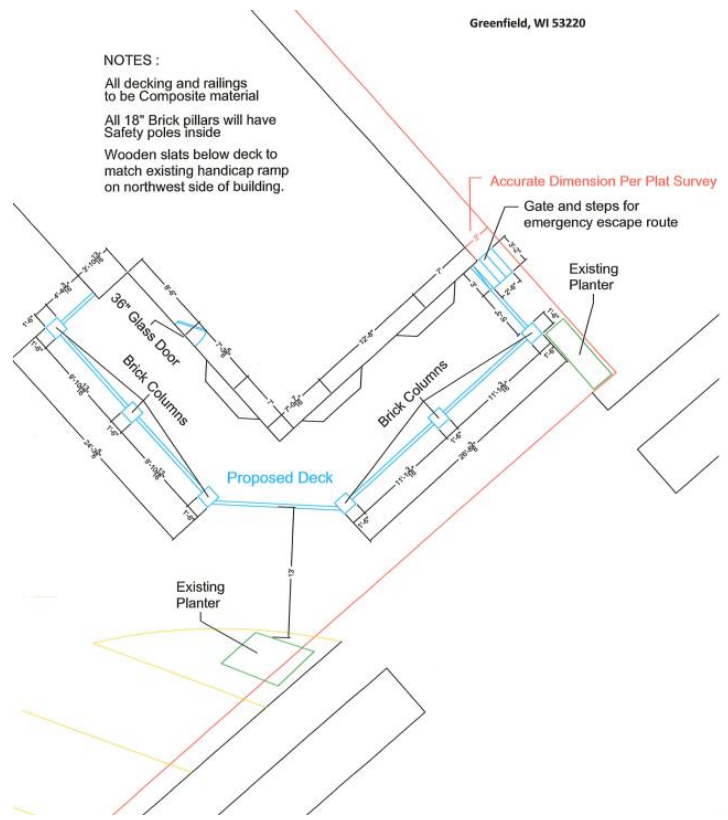


The plans show emergency exit steps off of the east side of the property line. There is a 3-foot gap of space between the deck and the property line, and the plans show the steps going out 2' 6". Staff recommends that either: (1) the east end of the deck be shortened to allow sufficient space for patrons to exit the deck and remain on the bar's property; or, (2) construct the steps on the opposite side of the deck. The owners do not want patrons to enter/exit the deck through the steps—they want everyone to enter/exist through the building. A simple sign on a gate can state that the steps are for emergency use only.

The deck addition will cause the loss of two (2) parking spaces along the front of the building and the loss of the only ADA stall on the property. A new van-accessible ADA still needs to be provided and shown on revised plans (132" x 60"). The parcel will have 29 off-street parking spaces provided on site, with the ADA stall addition. The approximate 3,000 sq. ft. tavern requires 15 spaces/1,000 sq. ft., totaling 45 required off-street parking spaces. Friends on Forest Home also has an agreement with the parcel to the west to use their rear parking lot for the tavern. The site has technically been short on off-street parking spaces since its existence. The loss of four (4) spaces due to the deck will not impact off-street parking.

The deck protrudes quite close to the eastern-most driveway entrance. The submitted plans show a clearance of 13 feet between the proposed deck and the curb. The brick columns may be closer, but that level of detail is not provided on the plans. Staff requires a clearance of 12 feet in order for the driveway to remain open and operation. Clearance must be provided on revised plans.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for a deck addition to Friends on Forest Home, an existing business located at 5614 W. Forest Home Ave., submitted by Maureen Fox, d/b/a Friends on Forest Home



(Tax Key No. 556-9001-000), subject to Plan Commission comments, staff comments, and the following conditions:

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

1. Revised Site and Architectural Plans being submitted to the Community Development Division to show the following: (a) either the east end of the deck be shortened to allow sufficient space for patrons to exit the deck and remain on the bar's property, or the steps being constructed on the opposite side of the deck; (2) a 12-foot clearance being provided at the eastern-most driveway entrance; and, (3) architectural elevations of the new building entrance/exit door leading out to the deck.

9A. Special Use Review for an ownership change to the existing gas station (to be a BP), convenience store and automotive repair shop located at 8333 W. Layton Ave., submitted by Bilal Amjad, d/b/a Ali Petroleum Group, Inc. (Tax Key No. 616-8987-004)

9B. Site Plan Review for an ownership change to the existing gas station (to be a BP), convenience store and automotive repair shop located at 8333 W. Layton Ave., submitted by Bilal Amjad, d/b/a Ali Petroleum Group, Inc. (Tax Key No. 616-8987-004)



Items 9A and 9B may be considered together.

Overview and Zoning

The applicant is intending to purchase the existing gas station and convenience store at the corner of S. 84 St. and W. Layton Ave. Mr. Amjad is proposing to change the gas station brand from Citgo to BP. The property is zoned C-3 Highway and Commercial Service Business District, which permits gas stations with a convenience store as a

Special Use. The ownership change triggers a Special Use Review. Hours of operation for the convenience store will be 5:00am – 12:00am (midnight), Monday – Saturday and 6:00am – 10:00pm on Sundays. Approximately four (4) - five (5) employees will work at the convenience store. Mr. Amjad will lease the Welk Automotive portion of the business for two (2) years. The hours of operation for the auto repair shop are 6:00am – 9:00pm. The car wash is currently open 24 hours, seven (7) days/week, and will remain with the same hours. Mr. Amjad has been a resident of Greenfield since 1999 and graduated from Greenfield High School and UW-Milwaukee. He has operated the Mobil gas station at 5909 S. 27 St. since 2014.



Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. The site is in very good condition—no outdoor storage, no signs without permits, landscaping is in good condition. Staff recommends that this item be expedited to the August 18th Common Council meeting for review.

Recommendation: Recommend Common Council approval of the Special Use Review for an ownership change to the existing gas station (to be a BP), convenience store and automotive repair shop located at 8333 W. Layton Ave., submitted by Bilal Amjad, d/b/a Ali Petroleum Group, Inc. (Tax Key No. 616-8987-004), subject to Plan Commission and staff comments.

10. **Conceptual Plan Review for proposed new construction of senior housing development, Greenfield Park II, to be located at 44** S. 92 St., and for proposed rezoning of the property located at 44** S. 92 St. from R-2 Single-Family Residential Conservation District to PUD Planned Unit Development District – Residential, submitted by Robert Baierl, d/b/a Supreme Builders, and Mike Court, d/b/a SEH, Inc. (Tax Key No. 607-9981-003)**



Overview and Zoning

The property owner/developer, Supreme Builders, is proposing a conceptual plan to build approximately 29 side-by-side buildings on the 25.5-acre site on S. 92 St., just south of W. Cold Spring Rd. The proposed development will be high-end side-by-side rental community geared towards the empty-nester. The development proposes 29 buildings for a total of 58 units. Unit size will be in the range of 1,425 sf for the ranch style unit to 1,850 sf for the loft style unit. The proposal includes a maintenance garage tucked in the north side behind the fire station. The garage will have a rooftop gathering area that will be available to residents of the community. Other amenities include the trail through the development, generous open space for resident outdoor activities and a full-time on site community manager.



The property is currently zoned R-2 Single-Family Residential Conservation District. The City's Comprehensive Plan identifies this 25-acre site as Mixed Residential. The proposal

itary sewer improvements. To service the site by gravity proposed to tie into the existing sanitary sewer at S. 99th Road. Plans of the offsite sewer improvements are reference. The intent would be to install the sanitary sewer development improvements starting next year.

history of building their own developments that they please reference their website for other communities they The Lake Park Community in St. Francis in particular has proposed for this development.

s 2.27 units/acre, which is far smaller than the Zoning Code
e proposed development also more than exceeds the 25-
nent and the 1,100 sq. ft. minimum unit size for two-



Site Plan

The conceptual plan consists of one entry/exit to the site off of S. 92 St., near W. Allerton Ave. The road configuration is windy and designed as an exterior circle with a drive down the middle. All buildings are side-by-sides. There are a few guest parking areas around the circular drive and middle drive. The duplex nature of the buildings would qualify the development for the City's residential garbage pick-up, and refuse enclosures would not be needed. The site would include a stormwater retention pond, likely on the west end of the property. There would be a maintenance garage on the north end of the site near the fire station building. The conceptual site plan shows a walking path along the south property line and heading west to the proposed Elizabeth Residences multi-family development. Staff has asked the developer to include the walking path so pedestrians can enjoy the amenity from S. 92 St. to S. 99 St. A more detailed plan will be forthcoming with detailed site and landscaping plans. Staff asks that the developer connect the walking path into this development and address safe walking abilities within the development. 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 sufficient open space for at least two gazebos and several planter beds.

The developer may need to obtain an updated wetland delineation map, as wetland patterns have changed since the last delineation was completed in 2007. This may impact building locations.

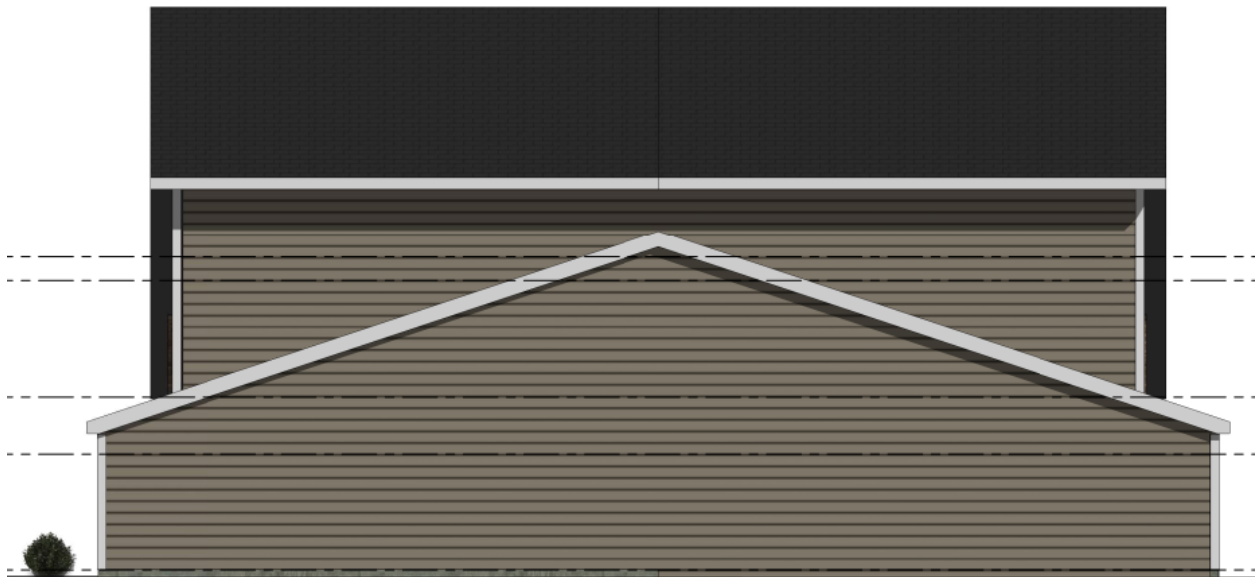
Architectural Plans

The conceptual plan includes a combination of one-story and two-story residential buildings. The renderings show a combination of brick and siding materials. In comparison, the developer's St. Francis Lake Park Apartments complex buildings include more brick than the conceptual drawings show, and include the use of stone material. At a minimum, staff would like the Greenfield Park II development to include the same amount of masonry product as the St. Francis development. Staff also provided some example pictures of residential buildings with roof peak variety, which could easily be incorporated into these buildings and provide architectural relief. The garage building elevations also need some architectural relief, as the garages include blank walls constructed of only siding. In addition, as was recommended by the Plan Commission and incorporated into the Sanctuary project on S. 43 St., staff recommends wood grain-looking garage doors.





① SIDE BY SIDE W/ LOFT - EAST ELEVATION
54" x 110"



① SIDE BY SIDE W/ LOFT - NORTH ELEVATION 1
54" x 110"



② SIDE BY SIDE W/ LOFT- WEST ELEVATION
10'0" x 11'0"



① SIDE BY SIDE RANCH - SOUTH ELEVATION
10'0" x 11'0"



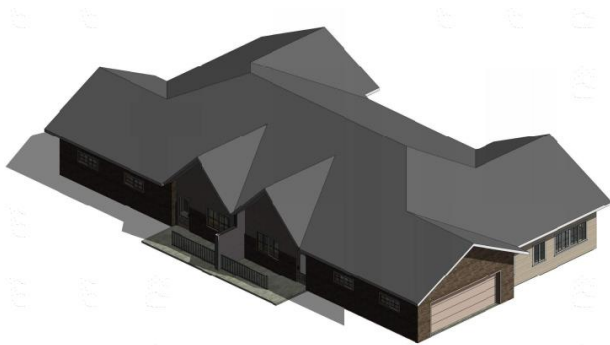
② SIDE BY SIDE RANCH - EAST ELEVATION
10'0" x 11'0"



① SIDE BY SIDE RANCH - NORTH ELEVATION
18' x 12'



② SIDE BY SIDE RANCH - WEST ELEVATION
18' x 12'

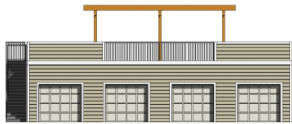


③ ROOF LINE OPTION - FRONT

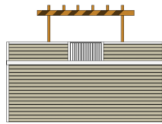


④ ROOF LINE OPTION - REAR

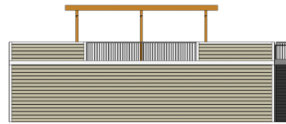
Each building will include an attached two-car garage. The two-story buildings include (2) bedroom units, with one (1) bedroom on the first floor and a second bedroom with a loft on the second floor. The one-story ranch buildings include two (2) bedroom units. Each unit has two (2) full bathrooms.



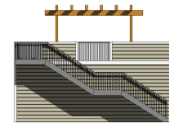
EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



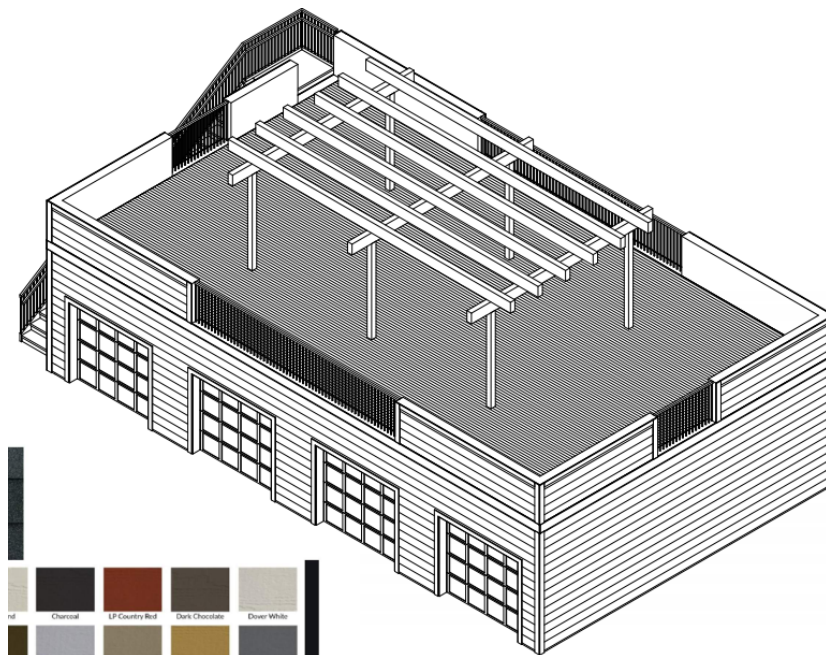
EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



Suggested Architectural Roof Features/Relief to Add to Buildings:



This is a conceptual plan, so there is no staff recommendation at this time.

11. Community Development Manager Report

12. Adjournment.