

PLAN COMMISSION STAFF REPORT

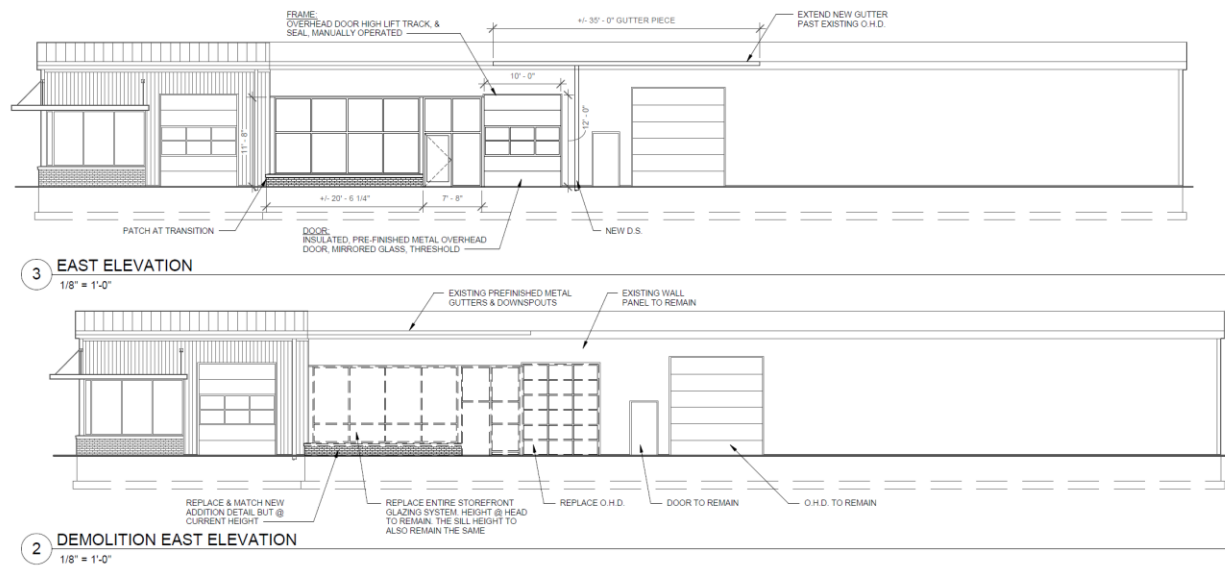
Tuesday, October 13, 2020 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the September 8, 2020 meeting.**
3. **Discussion regarding last Common Council meetings.**
4. **Architectural Plans for exterior modifications to Advance Camping and Sales, an existing business located at 6606 W. Layton Ave., submitted by Brian Fisher, d/b/a Anderson Ashton, Inc. and Maynard Wagner, d/b/a Advance Camping and Sales. (Tax Key No. 603-9945-001)**



Advance Camping and Sales is proposing to rebuild and replace the existing knee wall, overhead door and storefront at the south entrance. The \$36,000 project will include approximately 20'6" of new CMU knee wall, brick façade and stone cap to match the existing brick façade from the 2018 building addition. Advance Camping will also install aluminum anodized storefront windows to match the existing 2018 addition and they are proposing to install a new overhead door to match the existing overhead door.





Staff recommends that this item be expedited to the October 20th Common Council meeting for review.

Recommendation: Recommend Common Council approval of the Architectural Plans for exterior modifications to Advance Camping and Sales, an existing business located at 6606 W. Layton Ave., submitted by Brian Fisher, d/b/a Anderson Ashton, Inc. and Maynard Wagner, d/b/a Advance Camping and Sales (Tax Key No. 603-9945-001), subject to Plan Commission comments and staff comments.

5. **Demolition Plans for the former Applebee's restaurant, a vacant building located at 5100 S. 76 St., submitted by David Ewanowski, d/b/a KEE Architecture, Inc. and Cheryl Weisensel, d/b/a UW Credit Union. (Tax Key No. 650-8998-006)**



UW Credit Union has purchased the former 1.07-acre Applebee's restaurant parcel, and plans to demolish the building before winter, and build a new UWCU branch building in Fall 2021. Applebee's permanently closed in March at the start of the COVID-19 pandemic. The

demolition plans include the removal of the 5,466 sq. ft. building, the concrete sidewalk at the perimeter of the building, the refuse enclosure and concrete pad, the pylon sign along S. 76 St., and all light poles and bases. All structure removals include foundations and footings, to be backfilled with compacted granular fill (i.e. gravel/stone) up to the existing grade. The site will not be fenced in after



demolition is completed. UWCU will maintain clearance of the S. 76 St. sidewalk throughout the winter.

A conceptual site plan has been submitted, showing an approximate 5,500 sq. ft. new UWCU branch building in the same general vicinity as the existing restaurant building. The credit union will include four (4) drive-up lanes on the east side of the building and approximately 36 parking stalls. The building design will be similar to other new construction locations, such as in Franklin. UWCU tentatively plans to open the new branch in Spring 2022. Credit Unions are a permitted use in the C-4 Regional Business District. The Plan Commission and Common Council will review full site, landscaping and architectural plans at a future date.

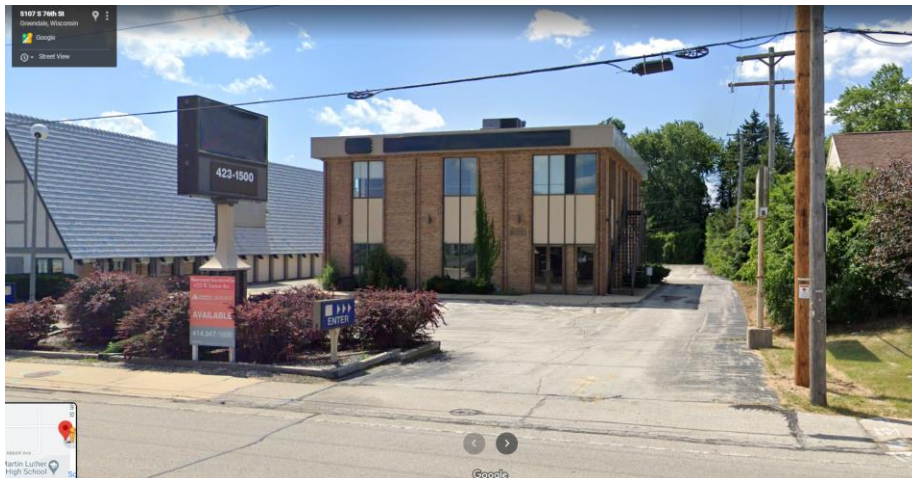
Staff recommends that this item be expedited to the October 20th Common Council meeting for review.



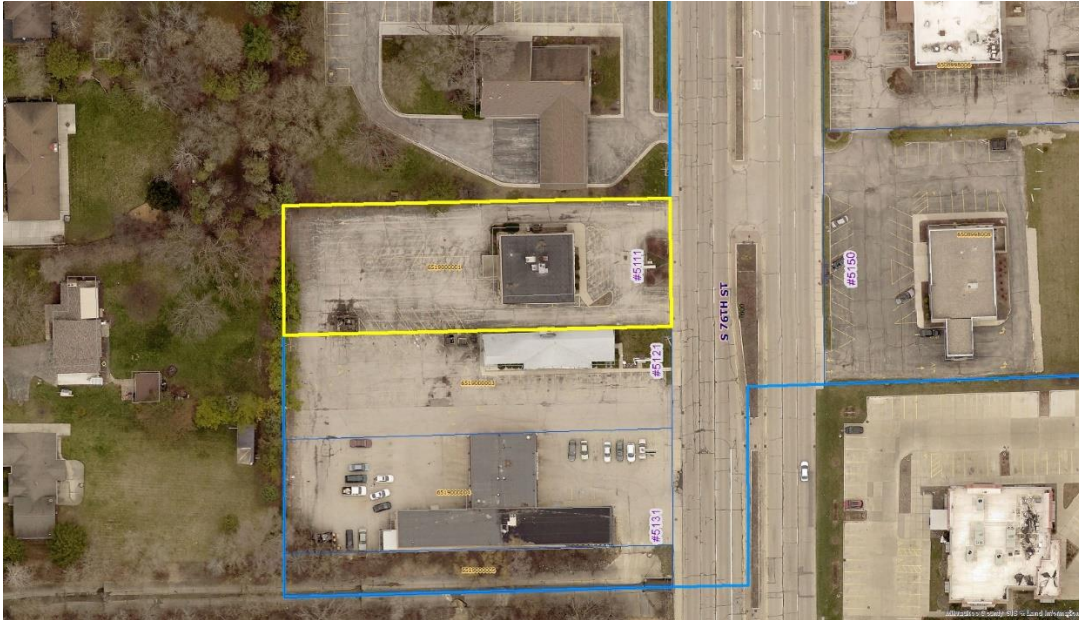
(CONCEPTUAL RENDERING - NOT FOR CONSTRUCTION)

Recommendation: Recommend Common Council approval of the Demolition Plans for the former Applebee's restaurant, a vacant building located at 5100 S. 76 St., submitted by David Ewanowski, d/b/a KEE Architecture, Inc. and Cheryl Weisensel, d/b/a UW Credit Union (Tax Key No. 650-8998-006), subject to Plan Commission comments and staff comments.

6. Demolition Plans for the vacant office building located at 5111 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc. (Tax Key No. 651-9000-001)



The property owner of the vacant two-story office building is proposing to demolish the building after years of unsuccessful soliciting for tenants. The owner indicated that they believe a removal of the aging building increases the opportunity for redevelopment. The building pad will be backfilled with clean fill and the top 4" will be topped with crushed stone, flush with the surrounding pavement. Demolition includes the removal of all signage and light poles on the property. At this point there is no future redevelopment plan, as the owner intends to continue ownership and solicit for a tenant to build new. The property owner will maintain clearance of the S. 76 St. sidewalk throughout the winter.



Staff recommends that this item be expedited to the October 20th Common Council meeting for review.

Recommendation: Recommend Common Council approval of the Demolition Plans for the vacant office building located at 5111 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc. (Tax Key No. 651-9000-001), subject to Plan Commission comments and staff comments.

7. **Demolition Plans for the former Traditional Pancake House, a vacant building located at 5121 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc. (Tax Key No. 651-9000-003)**



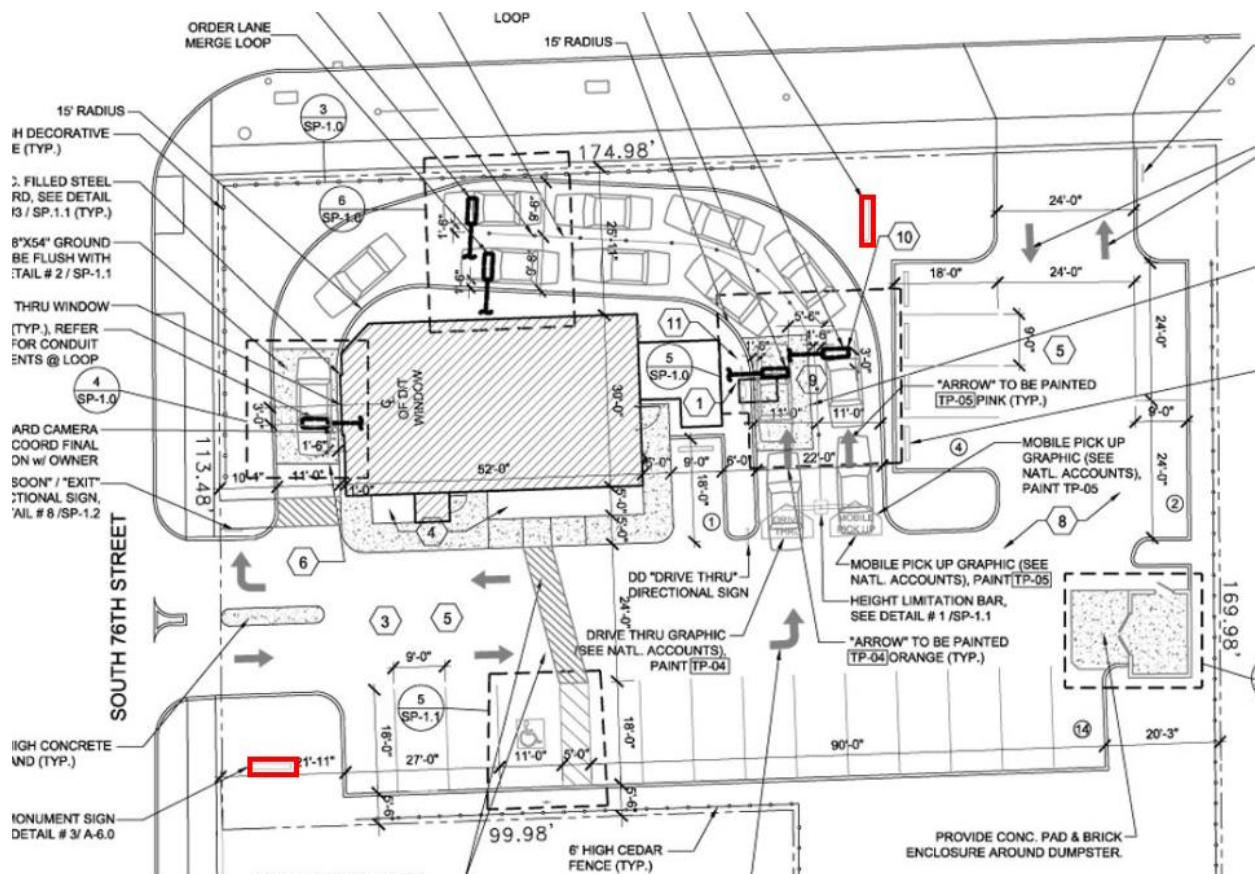
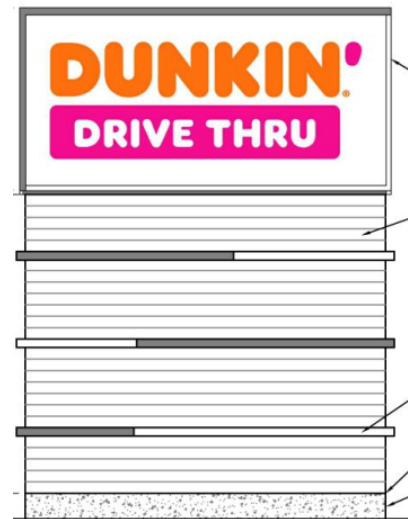
Recommendation: Recommend Common Council approval of the Demolition Plans for the former Traditional Pancake House, a vacant building located at 5121 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc. (Tax Key No. 651-9000-003), subject to Plan Commission comments and staff comments.

Dunkin' Donuts on S. 76 St. & W. Cold Spring Rd. is requesting a waiver for a second monument sign. In February 2019 when the Plan Commission reviewed the initial plans, Dunkin' had proposed one (1) six (6)-foot tall monument sign along W. Cold Spring Rd. Now Dunkin' is interested in installing two (2) 9'11"-foot tall monument signs, one along W. Cold Spring Rd.



and one along S. 76 St. The signs will be constructed of a 5'10" tall brick base and each will include a 25.5 sq. ft. sign face on top of the brick base, for a total of a 9'11"-tall sign. Both proposed monument signs are to the "left" of the driveways, where you would be exiting the site, looking left for oncoming traffic/pedestrians, and the monument signs would be on the left. Staff is recommending that the site plan be modified and a notation be added that the signs are located at least 10 feet off of the street property lines and 10 feet off of the driveway to remain outside of the vision triangle.

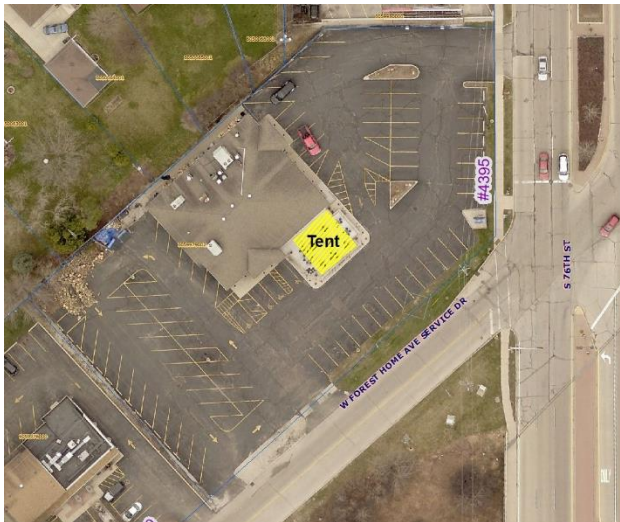
Dunkin' is anticipating an opening date at the end of October.



Recommendation: Approve the Signage Plan Appeal for Dunkin' Donuts, to be located at 7575 W. Cold Spring Rd., submitted by Ravi Pandya, d/b/a Shree Saras 2, LLC (Tax Key No. 604-9992-001), subject to a revised signage plan being submitted to show the signs being located at least 10 feet off of the street property lines and 10 feet off of the driveway, and opaque backgrounds on the monument sign faces.

9. **Temporary Use Permit for a proposed tent structure to be located on the outdoor dining area of Fox's Pub, an existing business located at 4395 S. 76 St., submitted by Dominic LaLicata, d/b/a Fox's Pub. (Tax Key No. 605-9979-002)**

Fox's Pub is proposing to utilize their outdoor patio space throughout the winter, maximizing their occupancy capacity during COVID-19 social distancing requirements, by erecting a 30' x 30' temporary tent over the existing outdoor patio space. The request is to utilize the long-term temporary tent from October 20, 2020 – April 20, 2021. They are planning to have six (6) to 10 four (4)-person tables within the tent.



The tent will have four (4) enclosable sides, which makes it an enclosed structure according to the State building code (one (1) side will likely be situated directly up against a building opening). There may be requirements such as egress lighting, emergency exit signs, Fire Dept. restrictions on heating, etc. that the business will have to adhere to. The applicant has been made aware of potential building code requirements.

Recommendation: Approve the Temporary Use Permit for a proposed tent structure to be located on the outdoor dining area of Fox's Pub, an existing business located at 4395 S. 76 St., submitted by Dominic LaLicata, d/b/a Fox's Pub (Tax Key No. 605-9979-002), subject to Plan Commission comments and staff comments.

10. Signage Plan Appeal for Citgo, an existing business located at 8333 W. Layton Ave., submitted by Bob Kraus, d/b/a Bauer Sign & Lighting Co, Inc. and Bilal Amjad, d/b/a Ali Petroleum Group, Inc. (Tax Key No. 616-8987-004)

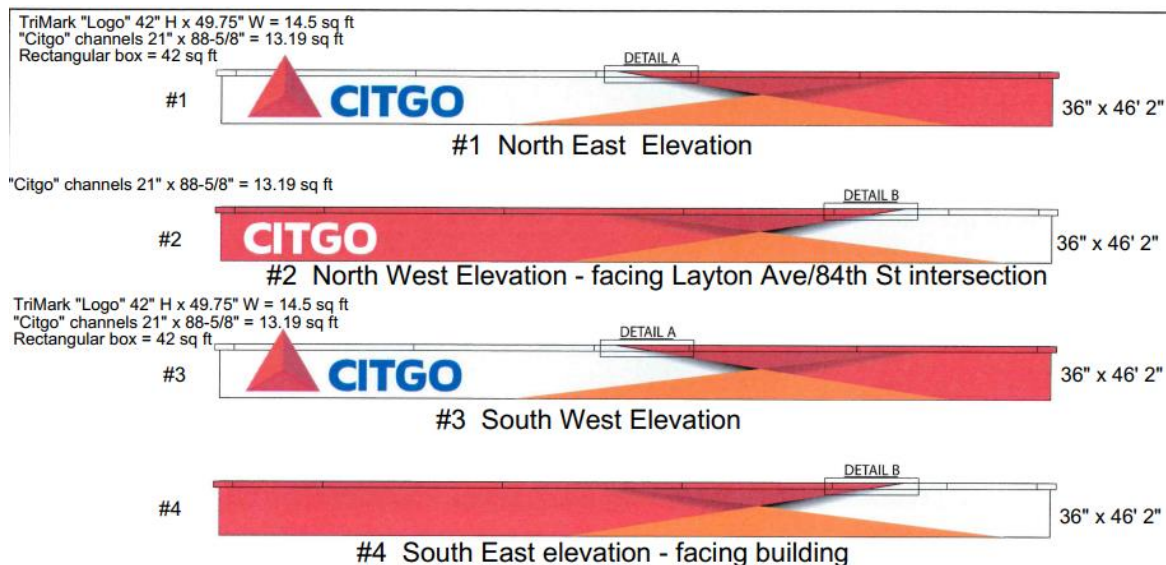
The Citgo gas station at the corner of S. 84 St. and W. Layton Ave. is requesting a signage waiver for new, updated signage on the pump canopy that exceeds the square footage allowed by Code. The request includes two (2) 42 sq. ft. and one (1) 13 sq. ft. Citgo and logo signs along three (3) sides of the canopy facades. The canopy facades also include red and orange corporate Citgo-colored triangles/designs on all four (4) canopy facades that will be illuminated. The signs are very similar in design and size compared to what is out there today. The difference with this proposal is that there is a concealed 2" LED light bar, or eyebrow, along the top of the canopy roofline. The 2" eyebrow is constructed of an opaque surface that houses the LED light.



There are no residential uses abutting this property, so staff is not concerned with the extra canopy lighting.



Proposed Signage



Recommendation: Approve the Signage Plan Appeal for Citgo, an existing business located at 8333 W. Layton Ave., submitted by Bob Kraus, d/b/a Bauer Sign & Lighting Co, Inc. and Bilal Amjad, d/b/a Ali Petroleum Group, Inc. (Tax Key No. 616-8987-004)

- 11A. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4040 W. Loomis Rd. from M-1 Manufacturing District to C-2 Community Commercial District. (Tax Key No. 600-9971-002)
- 11B. Certified Survey Map to modify parcels for the properties located at 4040 W. Loomis Rd. and 4000 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key Nos. 600-9971-002 and 600-9971-003)
- 11C. Special Use Permit for a professional development training center for Educators Credit Union, to be located at 4040 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key No. 600-9971-002)

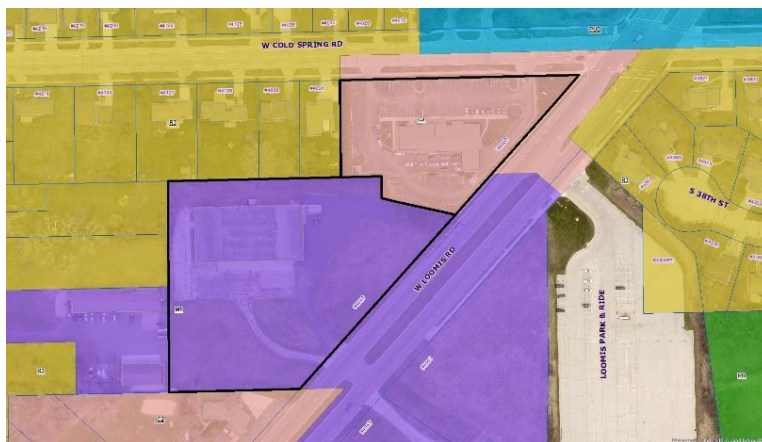
- 11D. Site and Landscaping Plans for a professional development training center for Educators Credit Union, to be located at 4040 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key No. 600-9971-002)**
- 11E. Site, Landscaping and Architectural Plans for a proposed construction of a drive-up building for Educators Credit Union, to be located at 4000 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key No. 600-9971-003)**

Items 11A, 11B, 11C, 11D and 11E may be considered together.



Overview and Zoning

Educators Credit Union (ECU) plans to build a new building to serve as a drive-up companion to the current building at 4000 W. Loomis Rd. The approval would allow ECU to serve existing and new members in the Greenfield area while reducing congestion at 4000 W. Loomis Rd. The existing drive-thru canopy and lanes, which are currently attached to the existing building, will be demolished. Additionally, Educators Credit Union has submitted an offer to purchase the neighboring parcel at 4040 W. Loomis Rd. (Servo Motors & Drives) and would like to use the existing building to conduct employee training with an ancillary storage use for corporate office supplies.



The ECU branch building is zoned C-2 Community Commercial District and the Servo Motors & Drives parcel is zoned M-1 Light Manufacturing District. The City's 2008 Comprehensive Land Use Map identifies the Servo building's future use as Planned Mixed Use. ECU is proposing to rezone that parcel to C-2 Community Commercial District, which is consistent with the 2008 Comprehensive Land Use Map. ECU's intended use of the building at 4040

W. Loomis Rd. is a professional and developmental training facility, which requires a Special Use Permit and public hearing under the proposed C-2 Community Commercial District zoning classification. The proposed rezoning to C-2 is consistent with surrounding land use zoning. A public hearing for both the rezoning and Special Use Permit can be scheduled as early as November 17, 2020.

The drive-up will house traditional tellers and may include Teller Operated Machines (TOMs) to service members' needs. Drive-up hours will be Monday through Friday 8 a.m. to 6 p.m. and Saturday 8 a.m. to 1 p.m. with a 24/7 night-deposit box. In an effort maximize the number of available drive-thru lanes, ECU requesting a 30' setback for the leading edge of the canopy roof from the Loomis Road property line. According to Sec. 21.04.0302 of the Municipal Code, "The Plan Commission may evaluate the impact of the standards for building setback/placement with new construction on a site by site basis... That recommendation will be forwarded to the Common Council for consideration." The C-2 District requires a 50-ft. front yard setback, ECU is requesting 30 ft. for the drive-thru canopy building. Staff recommends the setback waiver for this particular request.

A majority of the lanes will be operated by tellers working inside the building. They would assist members with transactions using the tube system found at other traditional teller locations.

ECU is considering including TOMs to provide additional assistance to its members. The machines use a two-way audio/video connection to conduct transactions. The member communicates with a real-life teller located at ECU's Sturtevant branch or at their home. This teller can assist the member with most of the transactions any traditional teller can make in real-time. Member finance representatives and traditional tellers will continue to be on-site at 4000 W. Loomis Rd. to assist members as usual with our products and services.

Frequency of deliveries to the 4040 W. Loomis Rd. building will be minimal other than an occasional office supply delivery, garbage and recycling pick-ups, and a weekly currency delivery. The frequency of customers' visits is difficult to determine but is expected to be high based on current activity.

Educators Credit Union has been in existence since 1937. The credit union currently has 24 locations in southern Wisconsin. It is a not-for-profit financial cooperative owned by its members serving anyone who works or lives within our service area.

Certified Survey Map

In order to accommodate the new construction plans and site plan modifications, ECU needs to shift the shared lot line between 4000 and 4040 W. Loomis Rd. The 4000 W. Loomis Rd. parcel is 1.69 acres in size today and the 4040 W. Loomis Rd. parcel is 3.47 acres in size today. The proposed CSM modifies the lot sizes to 2.20 acres (for 4000 W. Loomis Rd.) and 2.96 acres (for 4040 W. Loomis Rd.). Prior to the City recording the CSM, ECU needs formally own the 4040 W. Loomis Rd. parcel and needs to record the property deed conveying ownership to ECU.

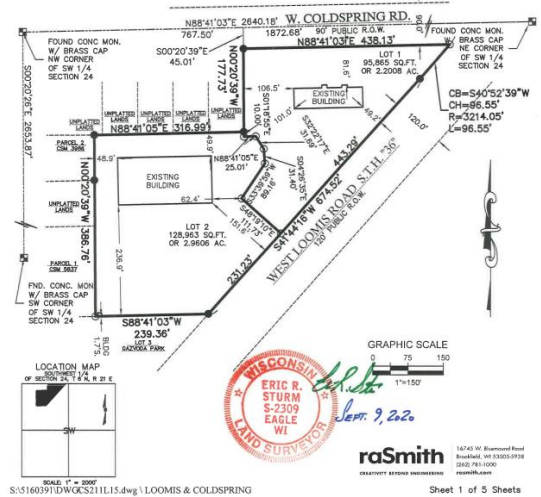


CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 7133, and Parcel 2 of Certified Survey Map No. 6869, in the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

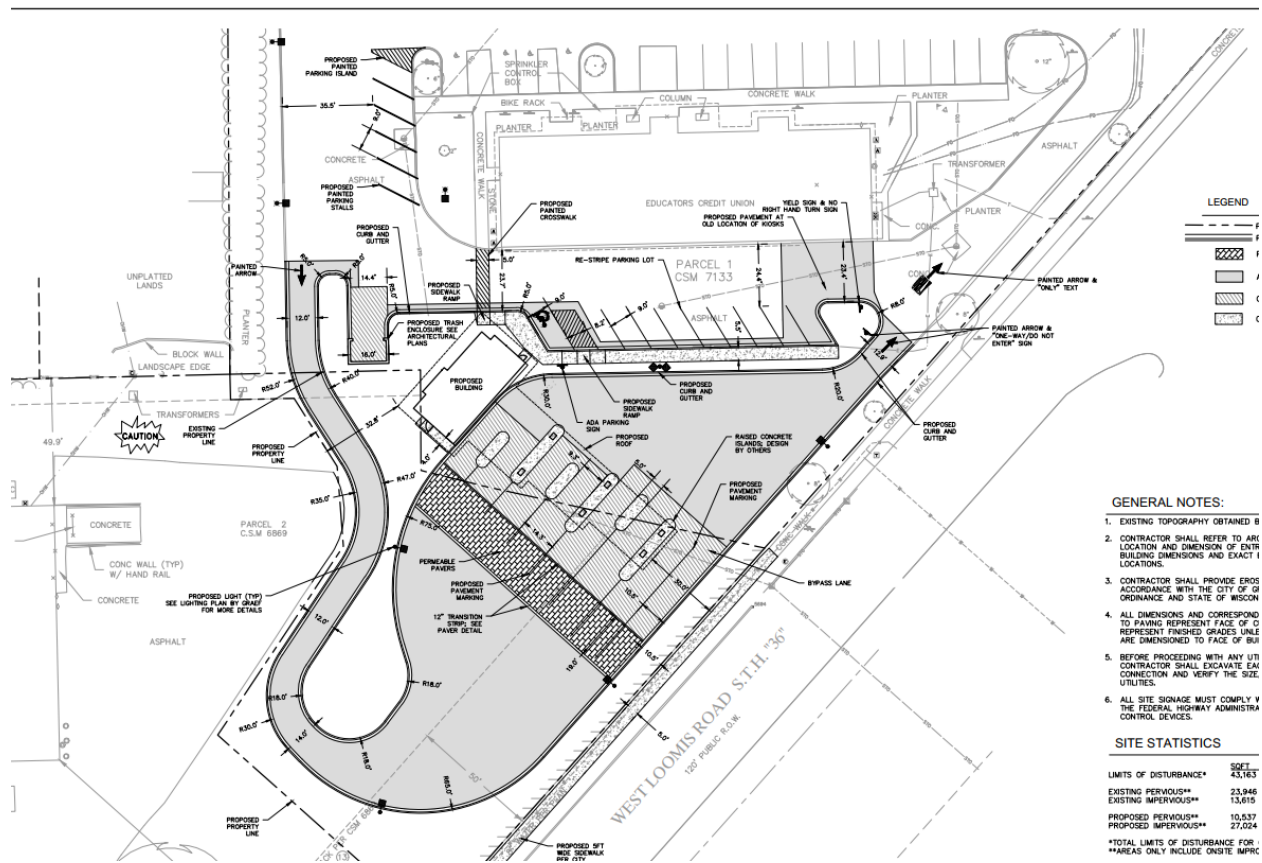
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, T 6 N, R 21 E, WHICH BEARS SOUTH 00°20'28" EAST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



Site and Landscaping Plans

The proposed site plan includes a new driveway to the south of the existing ECU branch building to accommodate the new drive-thru teller building and the 6-lane drive-thru with a 7th lane for the ATM. The drive-thru lanes will be covered by a canopy. The new lanes will then synch up with the existing exit lane, exiting out to W. Cold Spring Rd. There are no new road curb cuts proposed. In addition, several areas of existing parking will be reconfigured as parking of the site modification. All 39 parking spaces on the north end of the building will remain as is. There are currently 11 spaces on the west end of the building, which will be reduced to five (5) spaces. And there are current 16 spaces on the south side of the property, which will be reduced to 10 spaces. That's a total loss of 12 off-street parking spaces. Staff requests a detailed parking inventory on revised site plans.



The existing drive-thru canopy will be demolished and the parking lot will be reduced in size and reconfigured to the south of the building to accommodate the demolition and construction of the new teller building and drive-thru lanes.

The refuse enclosure at 4000 will be relocated east to accommodate the new driveway. A detailed refuse enclosure plan needs to be submitted for review. The enclosure should be constructed of board-on-board material or a masonry material with a personnel door or maze wall.

Site improvements at the 4040 property include removing the existing pavement that is in disrepair and replace with new asphalt and restriping of the parking spaces. Of the 19,890 sq. ft. building, approximately 5,000 sq. ft. will be used for the professional development training center and approximately 15,000 sq. ft. will be used for storage of office supplies. General office requires 3.3 parking spaces per 1,000 sq. ft. and storage required 0.5 parking spaces per 1,000 sq. ft.

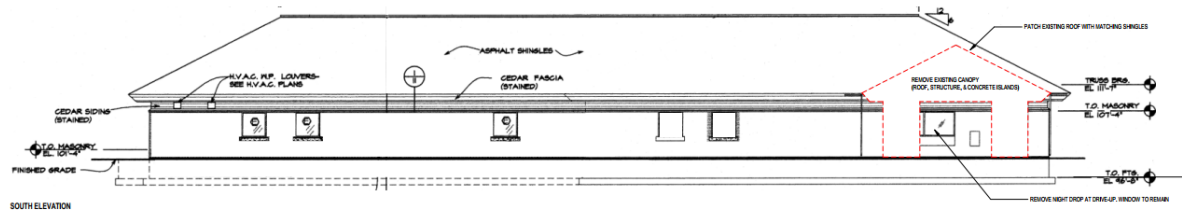
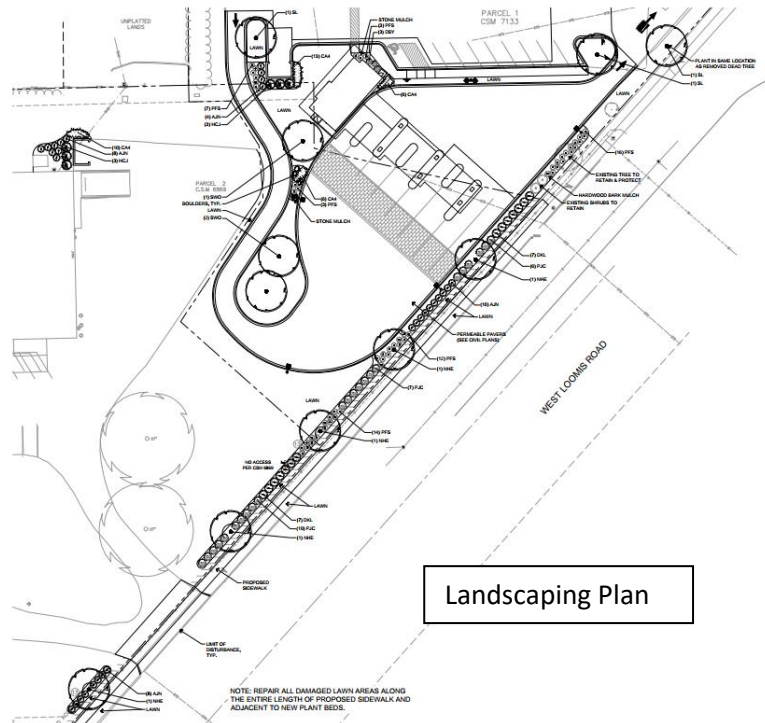
Total required off-street parking spaces for 4040 W. Loomis Rd.: 25

Total provided off-street parking spaces for 4040 W. Loomis Rd.: 25

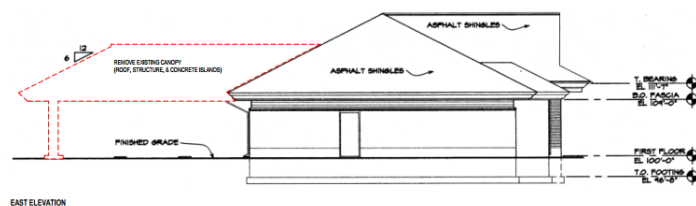
The proposal also includes the construction of a refuse enclosure on the 4040 property. A detailed refuse enclosure plan needs to be submitted for review. The enclosure should be constructed of board-on-board material or a masonry material with a personnel door or maze wall.

Neither site shall be permitted to store or display fleet vehicles that are for sale by Educators Credit Union.

The site improvements to both properties include a row of landscaping screening along the entire stretch of W. Loomis Rd. along both properties. In addition, internal landscaping is proposed around the new teller building, the new drive-thru lane, and around the new refuse enclosure. Staff's only requirement is that all landscape beds utilize wood mulch, not stone.



Modifications to existing building



Architectural Plans

The roof where the current drive-thru canopy is being demolished will be repaired to match the existing roof line. The new teller building will be approximately 900 sq. ft. in area and will be constructed of brick to match the existing building, including the canopy support columns. A small portion above the windows and right below the roof line will be constructed of prefinished fiber cement siding, identically matching the existing building. The only modification requested by staff is that cement sills be incorporated below all windows to match the existing branch building. The roof shingles will match the existing building's color and style. Most of the east building façade will include clear glass storefront windows. Revised architectural plans need to detail the window materials.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4040 W. Loomis Rd. from M-1 Manufacturing District to C-2 Community Commercial District (Tax Key No. 600-9971-002), the Certified Survey Map to modify parcels for the properties located at 4040 W. Loomis Rd. and 4000 W. Loomis Rd. (Tax Key Nos. 600-9971-002 and 600-9971-003), the Special Use Permit for a professional development training center for Educators Credit Union, to be located at 4040 W. Loomis Rd. (Tax Key No. 600-9971-002), the Site and Landscaping Plans for a professional development training center for Educators Credit Union, to be located at 4040 W. Loomis Rd. (Tax Key No. 600-9971-002), and the Site, Landscaping and Architectural Plans for a proposed construction of a drive-up building for Educators Credit Union, to be located at 4000 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union (Tax Key No. 600-9971-003), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 through 7 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. All work associated with the Plan Commission proposal must be completed within one (1) year of Common Council approval. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) window material details on the new building; (b) a concrete window sill being located under new windows on the new building; (c) four-sided refuse enclosure details on both site plans showing the enclosures being constructed of board-on-board or masonry material and including a personnel door or maze wall; (d) parking inventory on both site plans; (e) depth of parking spaces being noted; (f) an ADA-accessible ramp on the southwest side of the existing building; (g) a one-way arrow being painted on the parking lot on the south side of the existing building at the drive-thru exit; (h) additional landscaping at the southwest corner of the drive-thru lane; (i) pole base details being provided showing that pole bases do not exceed six (6) inches in height within landscaped areas; and, (j) wood mulch being installed in all landscape beds—no stone mulch permitted.
2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
4. A revised Certified Survey Map being submitted to the Engineering Division, if applicable and a \$30 fee payable to the City of Greenfield for the recording fee.
5. The required approval and/or permits from WDNR/MMSD for sanitary sewer and storm water management and from WDNR/Milwaukee Water Works for water distribution.
6. A civil plan set and stormwater management report being submitted to the Engineering Division for review and approval.
7. Common Council approval of the rezoning and Special Use Permit.

12. Architectural and Site Plans for exterior modifications to Lai Asian Markets, a grocery store to be located at 3314-18 W. Loomis Rd., submitted by Chan Hwn, d/b/a Lai Asian Markets, and Ehan Whitney, d/b/a Groth Design Group. (Tax Key No. 553-0440-001)

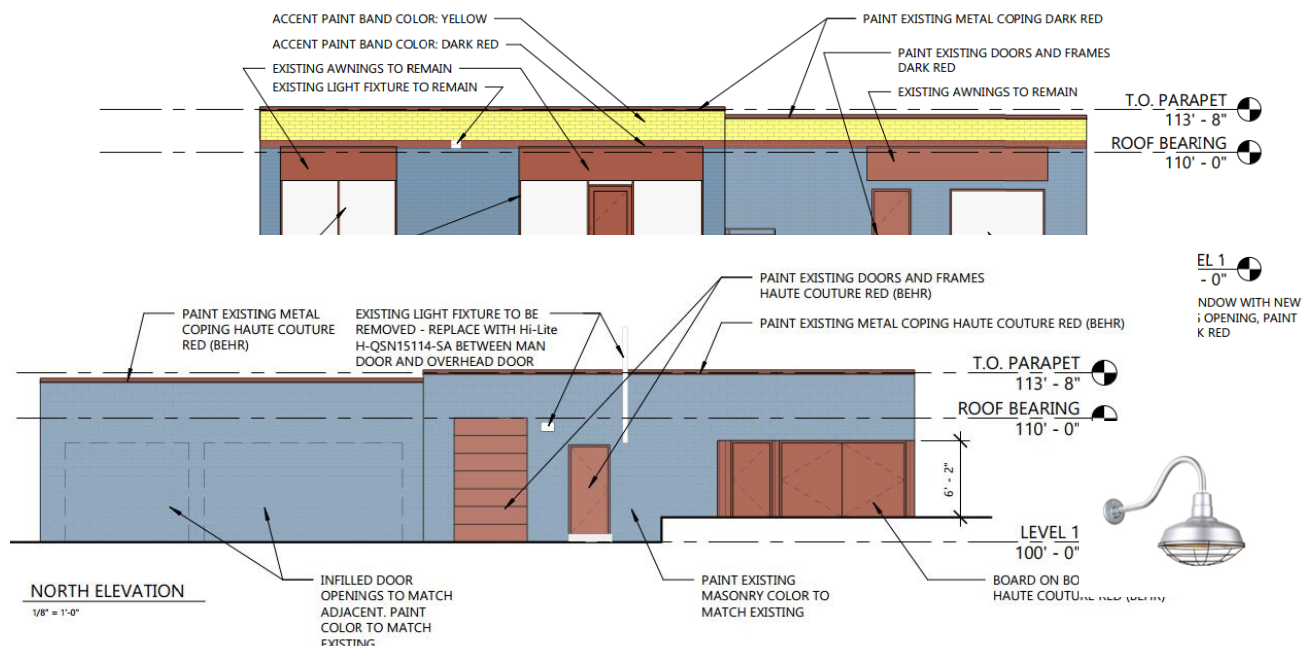
Lai Asian Markets recently purchased the property at 3314-18 W. Loomis Rd., and is proposing a \$300-500,000 renovation of the building for an Asian grocery with an accessory cafe area. The building is currently split into two separate tenant spaces. This project would combine the two tenant spaces into one space.



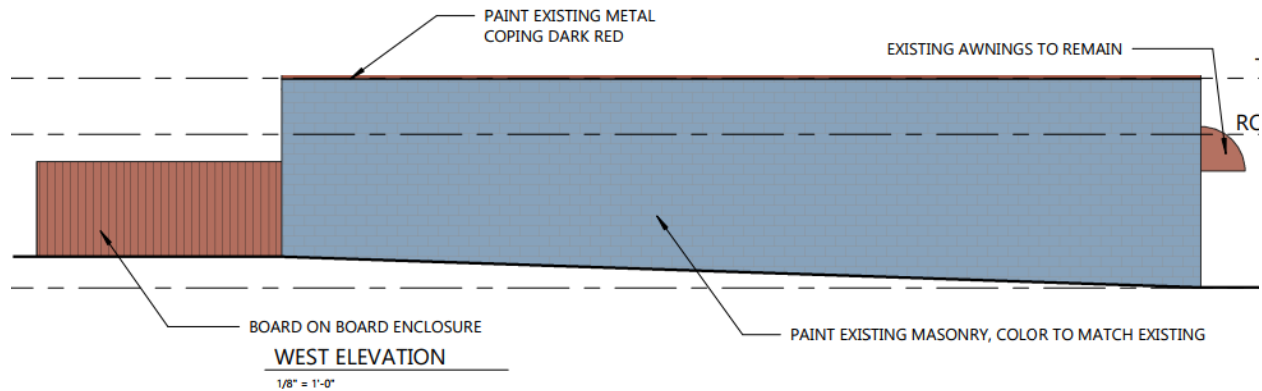
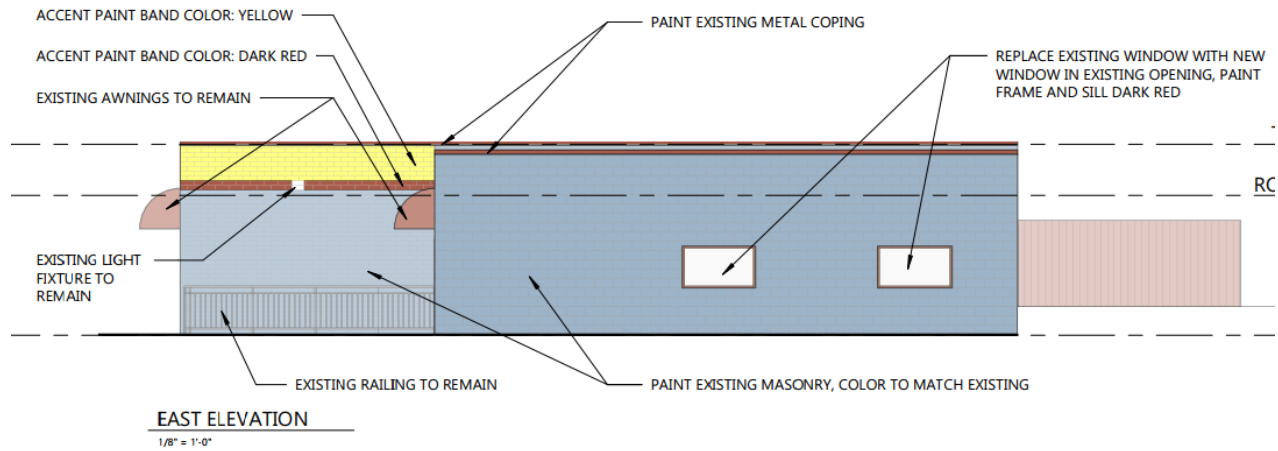
The hours of operation will be 9am-7pm, seven (7) days/week. The estimated number of employees is two (2). The estimated number of customers is 20-40 per day. The owner has had previous grocery store experience and owns Chinland Foods at 3865 S. 27 St. The property is zoned C-2 Community Commercial District, which permits grocery stores.

Architectural Plans

The owner is proposing to repaint the building exterior and remove/infill two (2) existing overhead doors in the back of the building. The overhead doors will be filled with masonry block and painted with the rest of the building. The existing building is a blue/gray color and will remain the same with a new coat of paint. Yellow (Behr color Egg Cream) and red (Behr color Haute Couture) accent bands will be painted on the top of the building. Color samples



have been provided to staff and shown on this page. All window frames, window sills, doors and the existing metal coping will be painted the same red color. The existing awnings are in good condition and will remain in place. Existing windows that are in disrepair will be replaced to match. The roof and existing old, cobra light in the rear of the building will also be replaced.



The owner is proposing to repave the front parking lot and paint with new code-compliant parking lines. The rear of the site will also be repaved and includes an area that will hold the condenser units and dumpsters. This area will be screened with a board-on-board enclosure with a personnel door. The remainder of the back area will include the painting of six (6) new parking spaces.

Architectural site plan for 3318/3314 Loomis Rd. The plan shows an existing building footprint with a dashed green outline. To the north of the building is a parking lot with 10 stalls, each 9'-0" wide. To the south of the building is another parking lot with 10 stalls, each 9'-0" wide. A wheelchair symbol is located in the south parking lot. The building is labeled "EXISTING BUILDING" and "3318/3314 LOOMIS RD". The site is bounded by Loomis Rd to the south and an alley to the east. Dimensions include a total width of 120'-0" and a total depth of 150'-0". Callouts indicate "BOARD ON BOARD ENCLOSURE", "DUMPSTERS", "BOLLARDS", and "CONDENSER UNITS". Notes specify resurfacing and wheel stop requirements for the parking areas.

(Item 1 is required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. All work associated with the Plan Commission proposal must be completed within one (1) year of Common Council approval. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) bollards being installed in front of the gas meters on the front of the building; (b) rear drainage improvements with the downspouts in the northwest corner of the building; and, (c) repair of the rear retaining wall where necessary.
- 13A. Special Use Permit for CBD Vape Smoke, a CBD and tobacco store to be located at 6403-05 W. Forest Home Ave., submitted by Mayur Vagadia, d/b/a 102 CBD Vape Smoke. (Tax Key No. 572-8992-006)**
- 13B. Site Plan Review for CBD Vape Smoke, a CBD and tobacco store to be located at 6403-05 W. Forest Home Ave., submitted by Mayur Vagadia, d/b/a 102 CBD Vape Smoke. (Tax Key No. 572-8992-006)**

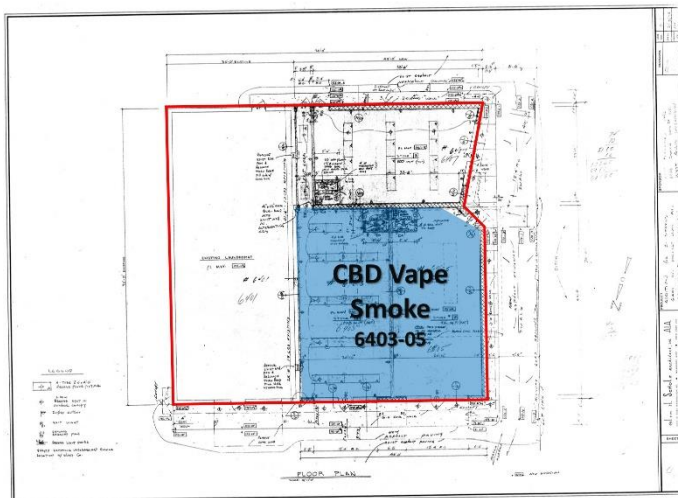
Overview and Zoning

The applicant seeks to operate a CBD and tobacco store, leasing approximately 2,200 sq. ft. at 6403-05 W. Forest Home Ave. The multi-tenant commercial building site is zoned C-3 Highway and Commercial Service Business District, which would allow “All Other Miscellaneous Store Retailers” (i.e. marijuana stores, medical or recreational) and “Tobacco Stores” as a Special Use. The applicant owns CBD Vape Smoke on the east side of S. 27 St., between W.

Edgerton Ave. and W. Grange Ave. Mr. Vagadia intends to enter into a five (5)-year lease for the two (2) tenant spaces at this location. The store will sell CBD products, tobacco products and related items. The business will employ approximately two (2) to three (3) people and will have hours of operation of 9:00 am – 7:00 pm, daily.



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 permits. The site is in need of improvements. Staff observed concrete curb stops pushed into the grass. No refuse container was observed on the property and staff recommends the construction of a four-sided board-on-board refuse container enclosure for the existing and future tenants. The parking striping on the rear of the building is faded and should be re-striped. Staff recommends the pylon sign along W. Forest Home Ave. displays signage for the vacant Candy's Homestyle Laundry and should be removed and either replaced with a landscaped island or with a monument-style sign within a landscaped island. The wall signs for both of these vacant spaces should be removed immediately. Staff recommends that the Plan Commission grant an extension of time/phased site and landscaping improvement plan, and signage conformance, allowing the property owner time to complete the improvements within two years (October 2022).

Off-street parking required per code for CBD Vape Smoke = 11 (5 spaces per 1,000 sq. ft.)

Off-street parking required for all other uses: 17 (5 spaces per 1,000 sq. ft.)

TOTAL required off-street parking spaces = 28
TOTAL off-street parking provided (based off of aerial photo) = 18

The Common Council may waive the parking shortage. A signage permit must be applied for prior to any signage being installed. Box signs are not permitted on multi-tenant commercial buildings—the sign must be designed with individual letters.

Staff recommends that a public hearing be scheduled for this item, as early as November 17, 2020.



Recommendation: Recommend Common Council approval of the Special Use Permit for CBD Vape Smoke, a CBD and tobacco store to be located at 6403-05 W. Forest Home Ave., submitted by Mayur Vagadia, d/b/a 102 CBD Vape Smoke (Tax Key No. 572-8992-006), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of occupancy associated with the proposed work reviewed by the Plan Commission. All work associated with the proposed project is to be completed prior to October 2022.)

1. A Site Plan being submitted to the Community Development Division to show the following: (a) location and elevations of a 4-sided board-on-board enclosure with a personnel door; and, (b) parking spaces being re-stripped in the rear parking area.
2. A letter from the property owner indicating that all incorrectly-located and damaged concrete curb stops have been removed and all wall signs for the vacant tenant spaces have been removed.

(The work listed in item 3 is required to be satisfied by October 2022. 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.

14A. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the properties located at 4777 S. 27 St. and 4861-85 S. 27 St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District. (Tax Key Nos. 622-9988-016 and 622-9988-012)

14B. Site, Landscaping and Architectural Plans for Festival Foods, a grocery store to be located at 4777 S. 27 St., submitted by Aaron Aspenson, d/b/a Festival Foods. (Tax Key No. 622-9988-016)

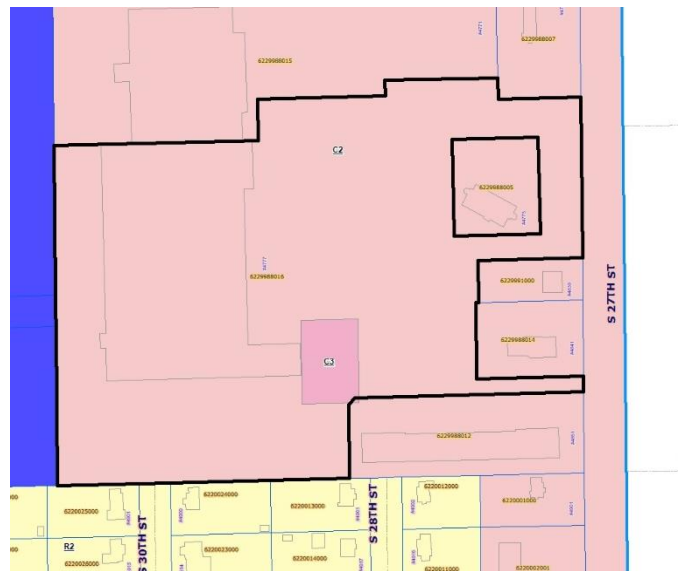
Items 14A and 14B may be considered together.

Overview and Zoning

The former Target store has been purchased by Festival Foods grocery store. Festival is proposing an \$8.5 million retrofit of the store and upgrade to the parking lot and anticipates opening the new store in Spring 2021. The former Target store is 123,623 sq. ft. in area, which includes warehousing in the back. Festival will occupy approximately 90,339 sq. ft. of that space and will lease out the remaining 33,284 sq. ft. to an unknown tenant in the southeast corner of the building. The property is zoned C-2 Community Commercial District which permits grocery stores as a permitted use. The grocery store hours of operation will be 5:00am – 12:00am (midnight).



There is a remnant “island” of the C-3 Highway and Commercial Service Business District zoning classification in the middle of the Festival parking lot, approximately 0.42 acres in size. An historical search shows that the 0.42 acres was rezoned in 1969 and it has been that way ever since. As part of this review process, the City is taking the initiative to rezone that 0.42-acre island of C-3 zoning, to C-2, to be consistent with all of the surrounding land’s zoning classification. The C-3 “island” also encroaches into a sliver of the southwest corner of the abutting multi-tenant commercial building parcel at 4861-85 S. 27 St. and this sliver of land on the abutting parcel will be rezoned to C-2 as well. A public hearing can be scheduled as soon as November 17, 2020.



Festival’s proposal contain the following features:

- A grocery store of approximately 87,000 square feet with a full offering of high-quality products, including natural and organic foods, full service hot food bar, an extensive deli as well as a scratch bakery, days fresher produce, great meat and seafood selection, expansive Wine & Spirits department, and catering services.
- A ready-to-eat & made to order food court and seating area, with fresh Asian stir-fry, Hissho sushi, and hot pizza by the slice, along with a gourmet popcorn stand and Caribou coffee.
- Festival’s Click n’ Go online ordering service, including a drive-up area for picking up groceries.
- Full rehab of the exterior façade.
- Various site improvements.

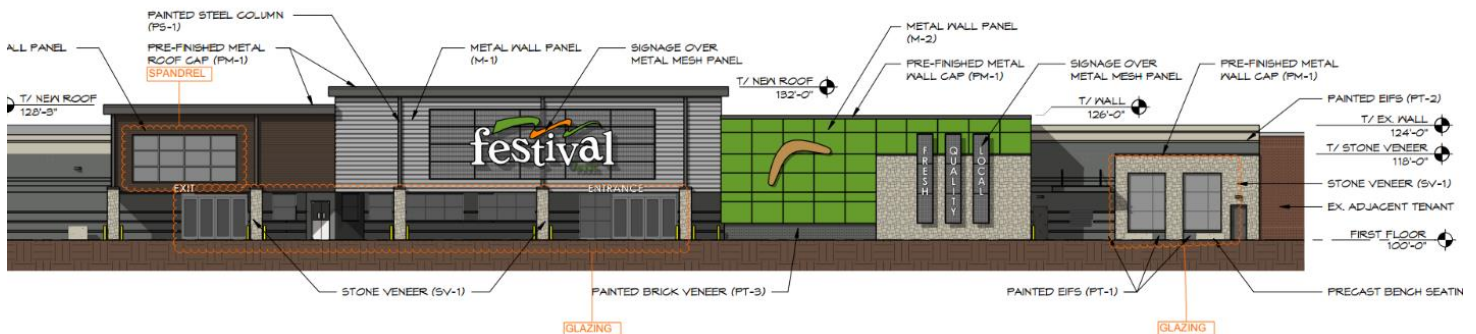
Architectural Plans

Festival is proposing a new east/front façade to the existing building and removal of the former auto section that extends out at the southeast corner of the building. The front façade includes a variety of building materials, fitting their new prototype design, similar to the existing grocery store in Hales Corners. New materials include: a silver rib profile aluminum wall panel at the main entrance; a gray painted brick veneer base to the north of the front entrance; two (2) green aluminum wall panels; a wood-grain pattern aluminum wall panel surrounding the building exit; a silver aluminum wall panel at the tenant entrance; three (3) metal canopies at the tenant entrance, the wine/spirits/beer entrance, and a small one located as decoration to the north of the main entrance, and new building lights. The façade also includes sections of stone veneer. Staff is requesting

Staff recommends additional stone veneer



two (2) additional sections of stone veneer on the south end near the tenant space. What remains of the existing EIFS facade will be painted a gray tone, go along with Festival's corporate color scheme. Also incorporated into front façade is a section of spandrel windows above the grocery store's exit doors. Clear glazed storefront windows will be constructed on the north end of the front façade and along the building's entrance and exit. All building entrance doors will be constructed of clear glazed glass. Festival is using some architectural signage features to break up the façade as well. A master signage plan package will come before the Plan Commission at a future date. The proposal also includes eight (8) concrete planters for decorative plantings, six (6) concrete benches/tables, a picnic table, and a bike rack along the front facade.



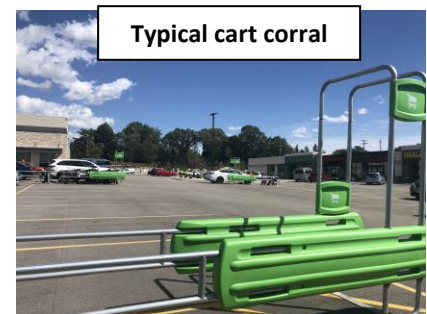
The south façade proposal includes painting the entire façade gray to match Festival’s corporate colors, painting the CMU top band, painting the EIFS corner tower, the addition of two (2) spandrel glass sections (with the potential for clear glazed storefront windows—depending on the future tenant’s needs), and new building lights. The rear/west façade will remain as is (natural brick) and new LED light fixtures will replace old/existing ones. The north façade abuts the Ashley Furniture store building and is not exposed to the public.



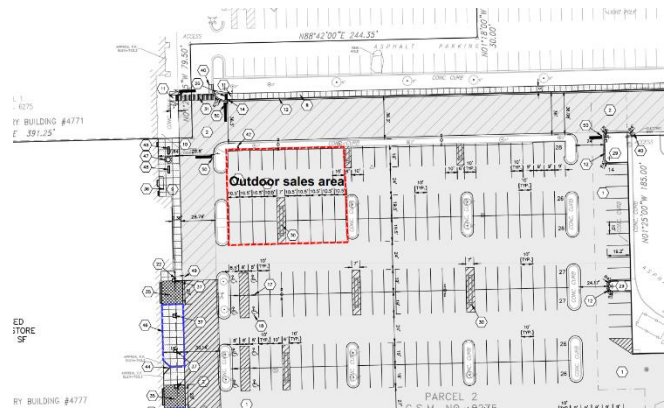
Site and Landscaping Plans

Festival proposes the following site improvements:

- Pulverize and repaving of the existing parking lot.
 - 515 off-street parking stalls will be provided, of which 14 will be ADA accessible
 - Two (2) electronic vehicle stall/charging stations will be provided.
 - The zoning code requires 543 off-street spaces for the Festival Foods space and 166 off-street spaces for the tenant space, for a total of 709 required parking spaces. The grocery store is a permitted use, a parking waiver is not needed.
 - Existing drainage patterns will be maintained.
- Maintain endcap and channelizing landscape islands within the parking lot and along drive lanes with new islands added in the southwest and northeast corners of the parking lot providing greenspace, symmetry, and channelization of vehicular traffic. New cart corrals will be provided in striped locations identified on the site plan.
- Increase Landscape/Open Space with a decrease in impervious surface. The increased open space will reduce stormwater runoff and provide attractive landscaping within and around the site.
- The construction of a new dumpster enclosure at the rear of the building. The proposal indicates chain link fencing. Staff recommends a board-on-board material or a masonry material to match the building, and a personal door or maze wall incorporated into the design.
- Existing access drive locations to S. 27 St. will remain. Both drives will be repaved.



- Updated storefront concrete and integrated sidewalks around the outside of the building are proposed to compliment the building architecture and improved parking lot.
- A new pedestrian sidewalk connection to S. 27 St. will be provided, at the request of staff. This sidewalk will begin at S. 27 St. and continue west and will hook up to the Ashley Furniture store, approximately 30 feet north of the Festival Foods property line. Festival will need an easement agreement from Ashley Furniture for a small portion of the pedestrian connection and curb ramp.
- An approximate 100' x 83' outdoor seasonal sales area has been identified on the site plan, occupying 28 parking spaces in the northwest corner of the parking lot. Seasonal sales are typically the first Saturday in October, 7:00am – 5:00pm and the three (3) days before Mother's Day, 7:00am – 5:00pm. A temporary use permit will be required for each outdoor sales event.



Staff has been working with the Festival architectural and engineering team on some additional site improvements. The traffic flow on the eastern side of the parking lot, abutting the outlots, doesn't provide a smooth north/south traffic pattern. However, if the site were reconfigured to do so, it would require the relocation of several light poles, landscape islands, and reconfiguring driveway entrances to abutting outlots and parcels. North/south traffic is supposed to make an S-shaped turn if property following the drive aisles. However, most traffic going from north to south doesn't make the turn and continues south, driving through parking stalls. Festival has suggested constructing a large landscape island, forcing traffic to follow the proper drive aisle, making it a safer north/south route. A revised site plan will be forthcoming.

Staff also recommended landscaping on the southwest corner of the site, where there are no landscape islands. Festival has suggested wrapping landscaping around the southeast corner of the building and running the landscaping approximately 50 feet west, along the south building elevation.

The south property line is bordered by an old chain link fence that is in disrepair. Staff has communicated to Festival the request to replace this fence with either a board-on-board or PVC-type material fence.



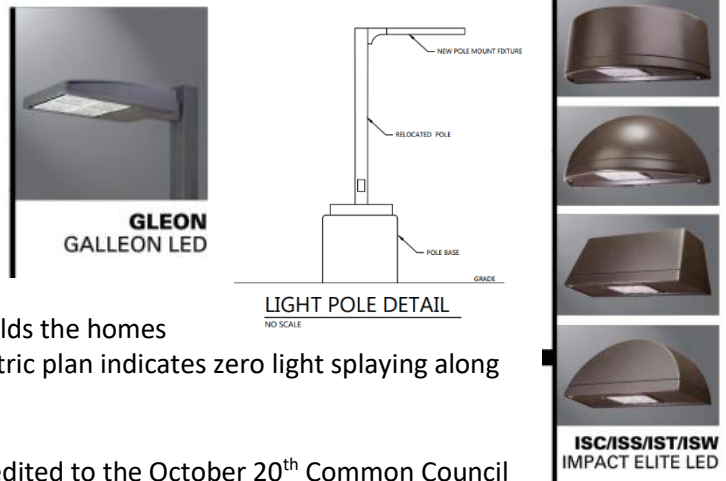
The Festival site is accessible from S. 27 St. and also from W. Layton Ave. through a shared easement access/driveway with the Ashley Furniture store. The City owns a vacant parcel right next to the easement access driveway and has approached Festival about purchasing this parcel, potentially widening the W. Layton Ave. access and aligning a new access drive with the median cut on W. Layton Ave. and S. 28 St. Festival is interested in the opportunity, but a lot has to be coordinated prior to committing to the purchase and site modification. The first step in determining the feasibility is receiving the OK from Milwaukee County on accessing the median opening and allowing traffic leaving the Ashley/Festival site, to turn left, or westbound onto W. Layton Ave. Without the County's approval, the land purchase and driveway modifications would likely not be worth it. Festival has reached out to the County's traffic engineering crew and is awaiting a response. If this is a feasible opportunity, a revised site plan will be forthcoming.



Lighting Plans

A photometric plan has been provided and reviewed. All site lighting will be updated with modern full cut-off LED fixtures on existing light poles. New LED lighting will be provided on the renovated building exterior.

Residential uses abut the site along the south property line; however, the site is graded with a hill along the south lot line and a mature tree line shields the homes from the commercial use. The photometric plan indicates zero light splaying along the south property line.



Staff recommends that this item be expedited to the October 20th Common Council meeting for review.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the properties located at 4777 S. 27 St. and 4861-85 S. 27 St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District (Tax Key Nos. 622-9988-016 and 622-9988-012) and approval of the Site, Landscaping and Architectural Plans for Festival Foods, a grocery store to be located at 4777 S. 27 St., submitted by Aaron Aspenson, d/b/a Festival Foods (Tax Key No. 622-9988-016), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. All work associated with the Plan Commission proposal must be completed within one (1) year of Common Council approval. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) additional stone veneer in two sections along the east building elevation; (b) new board-on-board or PVC-type material fencing and cut sheet along the south property line; (c) board-on-board or masonry material refuse enclosure with a personnel door or maze wall; (d) landscaping being wrapped around the southeast corner of the building for a length of 50 feet along the south building elevation; (e) modified maneuvering of pedestrian/sidewalk at the section just north of Great Midwest Bank; (f) a landscape island being added to the eastern portion of the parking lot to force traffic to take the S-shaped driving pattern; (g) pole base height being labeled; and, (h) landscaping species modifications at the request of the City Forester.
2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
4. A civil plan set and stormwater management report being submitted to the Engineering Division for review and approval.

- 15A. 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)
- 15B. 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)
- 15C. 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 Heffernan, d/b/a DOMI Development, LLC. (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)

Items 15A, 15B and 15C 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 from what came before the Plan Commission in May 2019 as a Conceptual Plan, 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 properties are currently zoned R-1 Single-Family Residential District, which does not permit multi-family dwelling units. This site has been on the City’s Special Interest Area (SIA) list since 1992 or 28 years. The City’s current 2008 Comprehensive Plan identifies these properties’ future land uses as both Public Park-Open Space and Single-Family. The City’s 2020 Comprehensive Plan (Draft 2) recommends these properties for Single-Family, and Senior Housing development. The



Figure 1: Aerial of Three Existing Parcels



Figure 2: Photo of Current Site Conditions

Common Council would need to approve both the future land use amendment (from Public Park-Open Space / Single-Family to Mixed Residential) and rezone (from R-1 Single-Family to PUD Planned Unit Development) requests in order for the project to be approved. A public hearing may be scheduled as soon as December 15, 2020 (a 30-day public comment period is required for Land Use Map amendments).

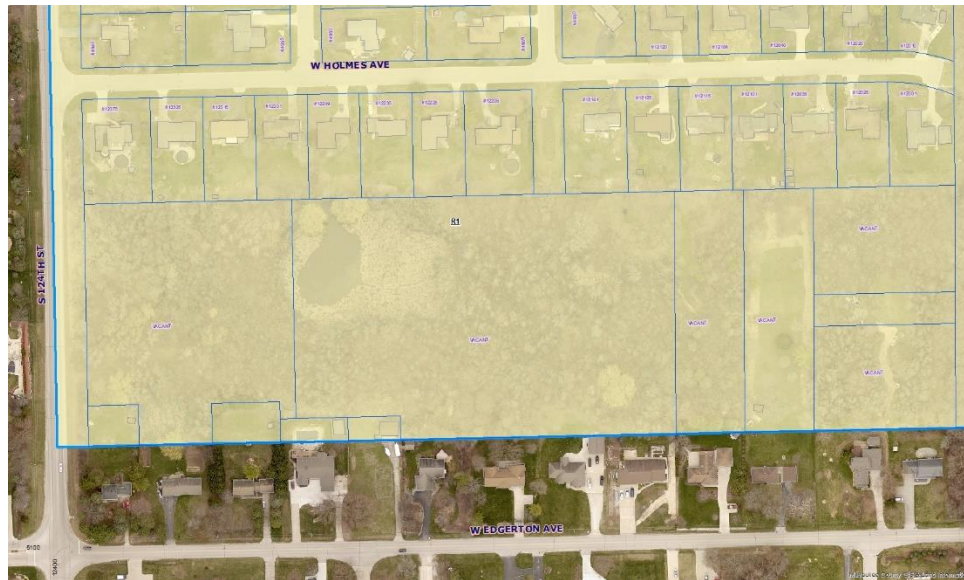


Figure 3: Existing Zoning Map

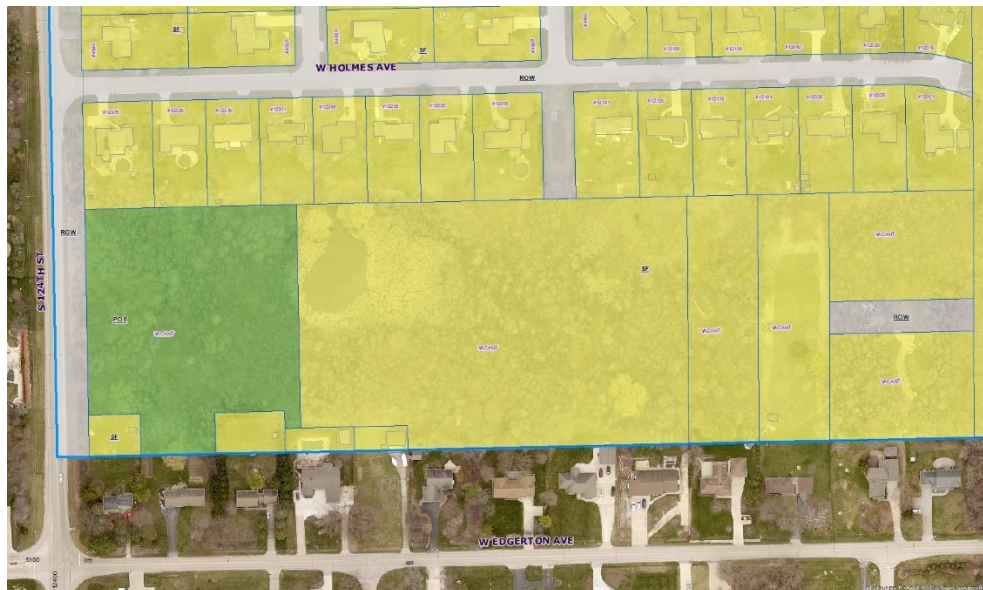


Figure 4: Existing Comprehensive Land Use Map

Project Summary

The Grove is designed for empty nesters and retirees as a high-end, low-density, stacked-townhouse community amidst nearly 13 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.

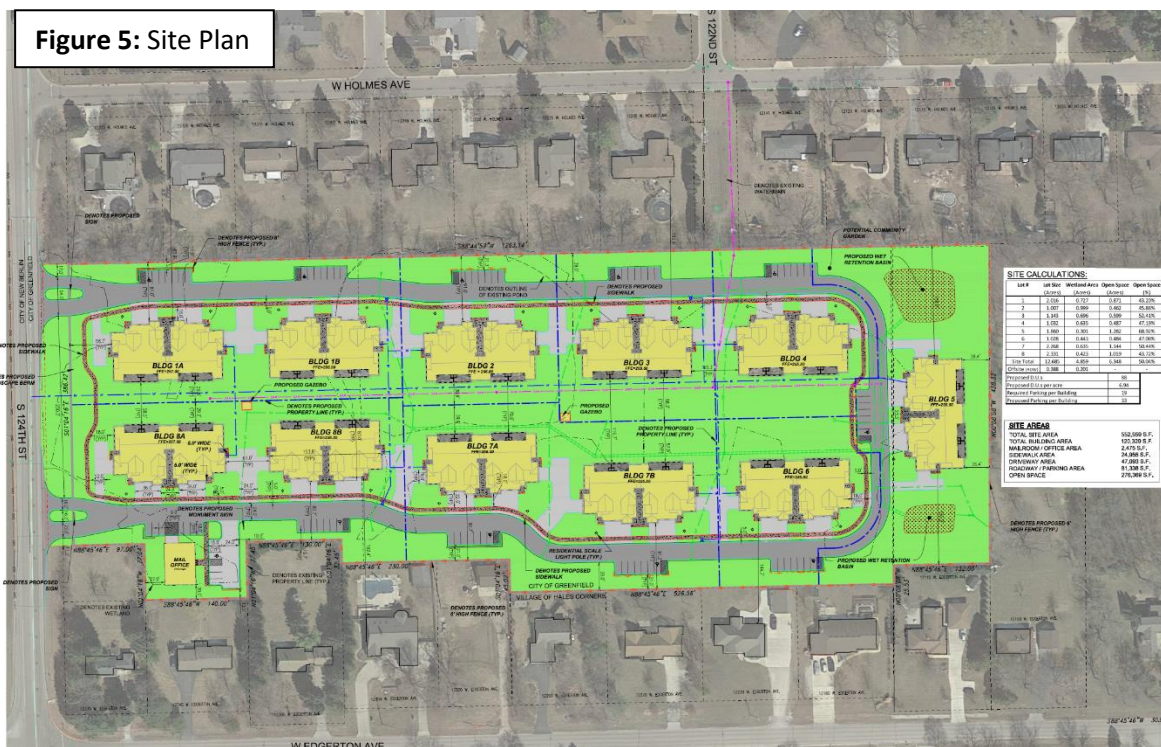
The many amenities offered include only single level, no-step living homes, which means front door stoops and entrances from the private attached garages are ramped. All homes are equipped with zero-threshold showers. Unique to the market, private elevators from the garage to the second-floor units will 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 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” which meaningfully extends the interior living space of the home into the outdoors. A private 10 ft. x 19 ft. porch/ balcony is included with every unit, designed for year-round outdoor enjoyment. This outdoor amenity is enclosed on three (3) sides, with an opaque railing, and roof to maximize privacy and to comfortably experience the outdoors even during inclement weather (see **Figure 23**).

This would be a phased project within an estimated three (3)-year timeframe. The applicant anticipates building in three (3) phases with each phase constructing three (3) or four (4) buildings. Phasing would be dictated by market acceptance and lease up. Construction for each phase would be approximately six (6) months. The applicant is requesting a one-year extension, if necessary, to obtain a building permit due to the unique and uncertain circumstances surrounding the COVID-19 pandemic.



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 11 eight (8)-unit building development. 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 PUD Residential standards include:

Table 1: Basic PUD Residential Standards

	Zoning Code/ PUD Standards	The Grove
Minimum Open Space Ratio	0.40	0.50
Maximum Gross Density	8	6.94
Minimum Lot Area (acres)	5	12.685
Building Setbacks	25 ft.	Varies, all exceed code. Avg. northern setback: 102 ft. Avg. southern setback: 108 ft.
Minimum Dwelling Unit Size for Two-Bedroom Units	1,100 sq. ft.	1,200+ sq. ft.
Minimum Dwelling Unit Size for Three-Bedroom Units (2 bedrooms + Den)	1,300 sq. ft.	1,700+ sq. ft.

The proposed 88-unit development would be comprised of 11 eight (8)-unit stacked townhouse-style buildings, all with an attached private two-car parking garage. There would be a total of 44 two-bedroom units and 44 two-bedroom + den units. The proposed gross density of 6.94 units/acre for The Grove compares with 9.02 units/acre at the nearby Falcon Glen development on W. Edgerton Ave. By way of comparison, 6.94 units/acre is the equivalent density of an R-1 subdivision containing .144 acre lots or 6,277 sq. ft. lots.

The proposed development would require a Certified Survey Map to split the existing three (3) parcels into eight (8) new parcels. The developer's proposed land division's use of CSM meets the standards set forth in the City's Land Division and PUD codes as well as all County and State applicable regulations (see **Figures 7 & 8**) below. If the development is approved by the City, the City's Development Agreement with the developer would need to include among other items: a perpetual unified ownership structure, a perpetual open space preservation, maintenance, and operation structure, and a private road control and maintenance structure, as well as a City self-help enforcement structure. The table below contains site calculations for the proposed parcels:

50% (6+ acres) of the development is open landscaped green space.

Table 2: 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.

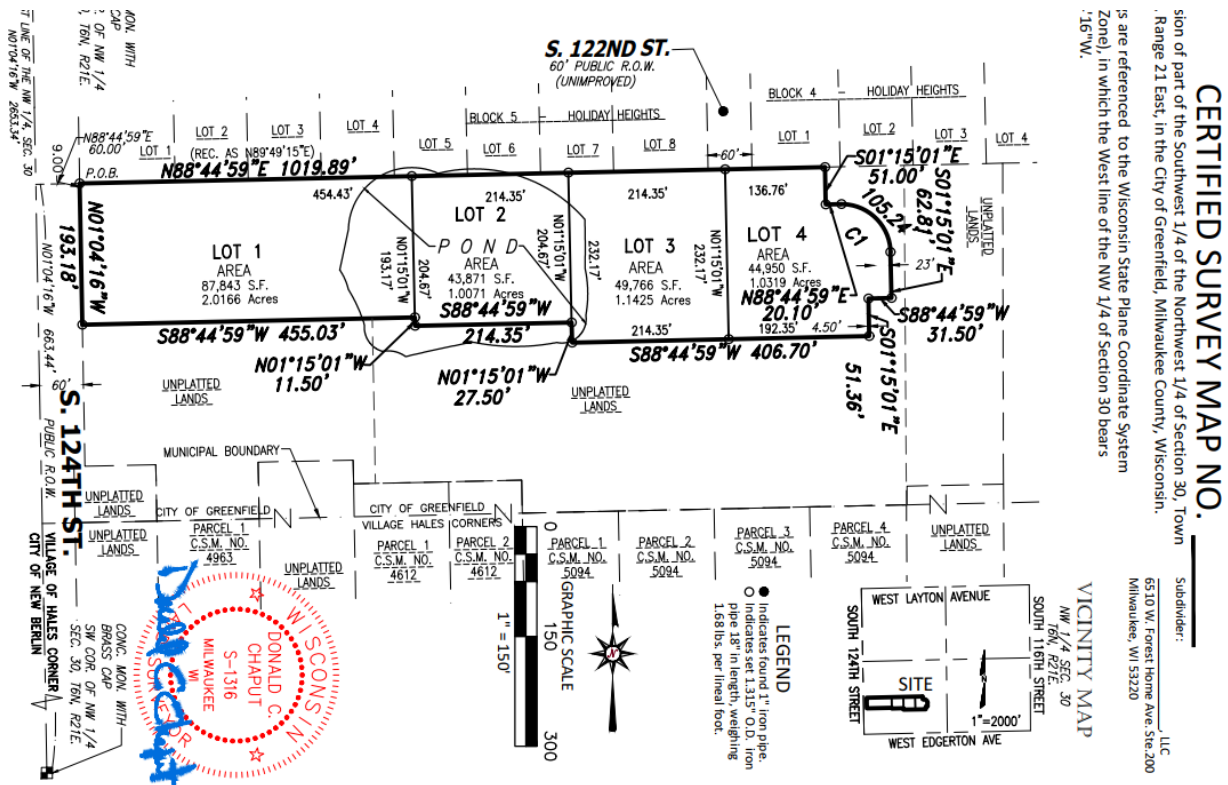


Figure 7: Northern CSM

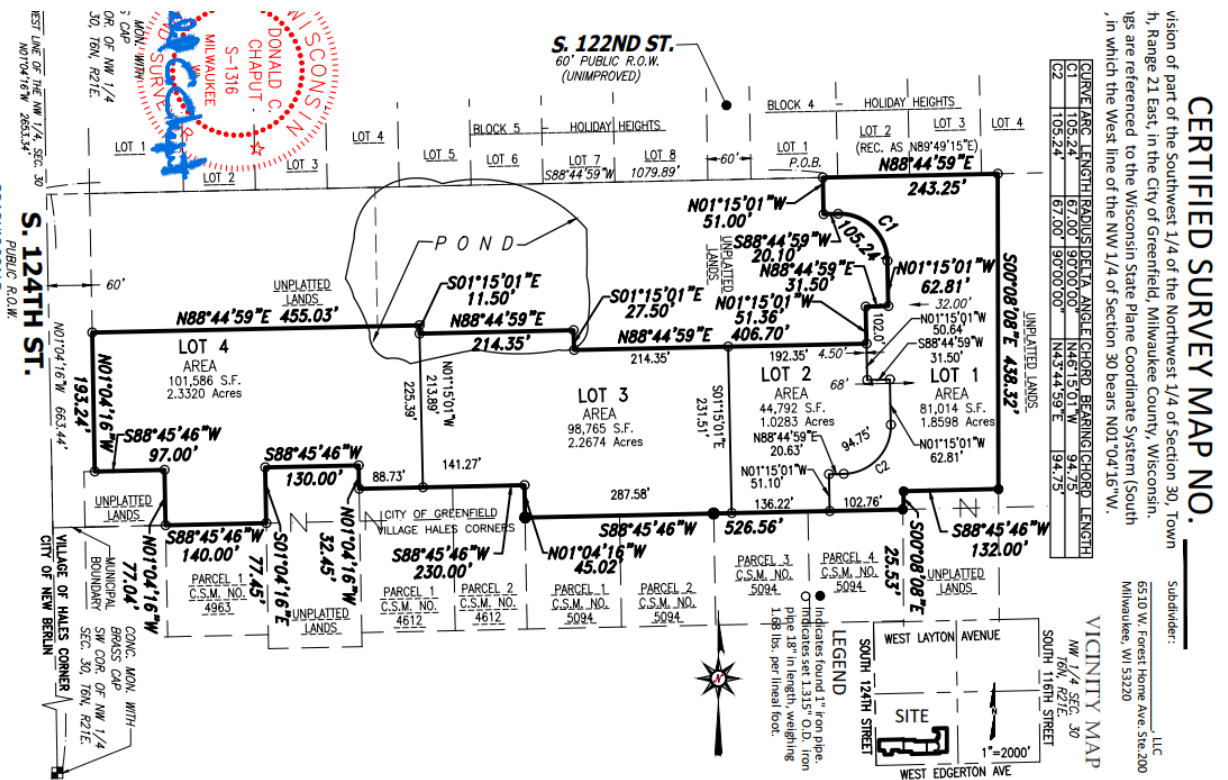


Figure 8: Southern CSM

The site has traditionally been challenging to develop due to the low topography site conditions on the three (3) existing parcels. Various wetland delineations exist throughout the site, as well as a large pond.

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 ordinances or storm water discharge permit. This is one of the reasons behind the developer's proposed Certified Survey Map, dividing the development into multiple parcels, rather than one large parcel. Similarly, Falcon Glen, a PUD Residential project to the east on Edgerton, is comprised of four (4) parcels. Likewise, Foxwood Crossing, another PUD Residential project to the north off of S. 124 St., is comprised of nine (9) parcels each having one eight-unit building on each.

ACT 183 also contains a preemption of local regulation of nonfederal or artificial wetlands: "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 the City to enforce the protection standards for ponds, wetlands, and trees found in the Natural Resource Protection Standards established in City code. The WDNR has determined the wetlands contained on the parcel are of low quality. The WDNR's approval allows filling the existing pond and all wetlands on the site. This preemption contained within ACT 183 would also apply to the development of the site as an as-of-right R-1 subdivision.

Below is a comprehensive chart, provided by the developer, highlighting current zoning code and PUD requirements and how the development meets or exceeds each of the requirements.

Table 3:

	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., 130.2 ft., 155.5ft. Avg. northern setback: 102 ft. Avg. southern setback: 108 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	34ft. (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 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 10ft. wide bufferyards and type 2B for 20ft. wide bufferyards as follows:		
North 10 ft. wide peripheral bufferyard adjacent to R-1 Zoning – 391.0 ft. length		
Bufferyard Alternative used	N/A	Type 1B

Bufferyard Width	10 ft.	Bufferyard green space ranges from 10.5 ft. to 28.5 ft. between property line and parking areas/drive lane curbs.
Bufferyard Structure	none	6 ft. Tall Fence
Shade Trees = (391.0 ft. / 100 ft.) x 0.6 = 2.3	2 Shade Trees	6 Shade Trees

Understory Trees = $(391.0 \text{ ft.} / 100 \text{ ft.}) \times 0.6 = 2.3$	2 Understory Trees	3 Understory Trees
Evergreen Trees = $(391.0 \text{ ft.} / 100 \text{ ft.}) \times 0.6 = 2.3$	2 Evergreen Trees	3 Evergreen Trees
Shrubs = $(391.0 \text{ ft.} / 100 \text{ ft.}) \times 3.6 = 14.1$	14 Shrubs	18 Shrubs
North 20 ft. wide peripheral bufferyard adjacent to R-1 Zoning – 872.2 ft. length		
Bufferyard Alternative used	N/A	Type 2B
Bufferyard Width	20 ft.	Bufferyard green space ranges from 20.5 ft. to 38.5 ft. between the property line and parking areas/drives. The width increases to 128.8 ft. between the property line and driveway pavement at the storm pond
Bufferyard Structure	none	6 ft. Tall Fence
Shade Trees = $(872.2 \text{ ft.} / 100 \text{ ft.}) \times 2.3 = 20.1$	20 Shade Trees	21 Shade Trees
Understory Trees = $(872.2 \text{ ft.} / 100 \text{ ft.}) \times 2.3 = 20.1$	20 Understory Trees	21 Understory Trees
Evergreen Trees = $(872.2 \text{ ft.} / 100 \text{ ft.}) \times 2.3 = 20.1$	20 Evergreen Trees	23 Evergreen Trees
Shrubs = $(872.2 \text{ ft.} / 100 \text{ ft.}) \times 13.5 = 117.7$	118 Shrubs	120 Shrubs
South 10 ft. 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.	Bufferyard green space ranges from 10 ft. to 28.16 ft. between the between the property line and parking areas/drive lane curbs.
Bufferyard Structure	none	6 ft. Tall Fence
Shade Trees = $(521.5 \text{ ft.} / 100 \text{ ft.}) \times 0.6 = 3.1$	3 Shade Trees	4 Shade Trees
Understory Trees = $(521.5 \text{ ft.} / 100 \text{ ft.}) \times 0.6 = 3.1$	3 Understory Trees	4 Understory Trees
Evergreen Trees = $(521.5 \text{ ft.} / 100 \text{ ft.}) \times 0.6 = 3.1$	3 Evergreen Trees	4 Evergreen Trees
Shrubs = $(521.5 \text{ ft.} / 100 \text{ ft.}) \times 3.6 = 18.8$	19 Shrubs	40 Shrubs

South 20ft. 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.	Bufferyard green space ranges from 20.5 ft. to 60.6 ft. between the property line and parking areas / drive lane curbs. The width increases to 102.83 ft. between property line and driveway pavement at the storm pond.
Bufferyard Structure	none	6 ft. Tall Fence
Shade Trees = $(991.6 \text{ ft.} / 100 \text{ ft.}) \times 2.3 = 22.8$	23 Shade Trees	23 Shade Trees
Understory Trees = $(991.6 \text{ ft.} / 100 \text{ ft.}) \times 2.3 = 22.8$	23 Understory Trees	23 Understory Trees
Evergreen Trees = $(991.6 \text{ ft.} / 100 \text{ ft.}) \times 2.3 = 22.8$	23 Evergreen Trees	23 Evergreen Trees
Shrubs = $(991.6 \text{ ft.} / 100 \text{ ft.}) \times 13.5 = 133.9$	134 Shrubs	134 Shrubs
124th 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.		
West 25 ft. 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 = $(386.3 \text{ ft.} / 100 \text{ ft.}) \times 3.7 = 14.2$	14 Shade Trees	14 Shade Trees
Understory Trees = $(386.3 \text{ ft.} / 100 \text{ ft.}) \times 3.7 = 14.2$	14 Understory Trees	14 Understory Trees
Evergreen Trees = $(386.3 \text{ ft.} / 100 \text{ ft.}) \times 3.7 = 14.2$	14 Evergreen Trees	14 Evergreen Trees
Shrubs = $(386.3 \text{ ft.} / 100 \text{ ft.}) \times 22.2 = 85.8$	86 Shrubs	86 Shrubs
Parking Area Landscaping – 83 stalls provided		

Landscape island area (200 sq. ft. / 15 parking spaces) (83 spaces/15 spaces) x 200 sq. ft. = 1107 sq. ft.	1,107 sq. ft.	17,923 sq. ft.
Plant Units = 0.5 plant units / 24 parking spaces (83 spaces/24 spaces) x 0.5 units = 1.7 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 ft. 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 sq. ft. 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 acres x 6 units/acre = 27.7 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

Stormwater Management

Stormwater Best Management Practices (BMPs) include permeable surface areas, designing the courtyard to function as an infiltration area, incorporating native edge vegetation, and utilizing retention areas. 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 currently drains towards W. Edgerton Ave. The site has been engineered to comply with both MMSD and WDNR requirements.

Greenspace

Open greenspace is planned at over 50% which is 25% above what is required under the PUD Residential code.

Drive and Walkways

The development is proposing two (2) entrances on S. 124 St. and would be serviced by a private U-shaped drive with a poured curb. Acceleration/deceleration lanes on S. 124 St. have been proposed at both site entrances (see **Figure 5**). A private 5 ft. walkway will circle the development along the private drive.

Parking

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 + 110 in the building driveways + 77 total visitor stalls divided evenly among the eleven (11) buildings - seven (7) stalls across the street from each building separated by a 150 ft. landscaped area.

Seventy-nine percent (79%) of the proposed parking spaces are within the building or on the driveway of each building.



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. The developer's argument for exceeding the City's parking requirements is because shared remote visitor parking creates long distances between parking stalls and unit entries for senior residents.

Visitor parking provides short direct links to building entrances when needed (see **Figure 9**). Code requires that parking spaces between R-1 residential zoning and PUD Residential zoning districts be a minimum of six feet (6 ft.) from the property line.

The Site Plan depicts perimeter visitor parking at an exceedance of code with: 10.7 ft., 11 ft., 21.0 ft., and 21.3 ft. of visitor parking setbacks (see **Figure 5**). In addition to the extensive perimeter landscaping, the site plan shows an opaque 6 ft. foot high perimeter fence to further screen these visitor stalls from adjacent properties (see **Figure 10**). The building design exceeds the City's desire for in-building parking by having an attached two-car garage for each home.

Setback

All buildings are placed on site with a much greater than customary setback. The proposed buildings are purposefully placed in the actual middle of the site using

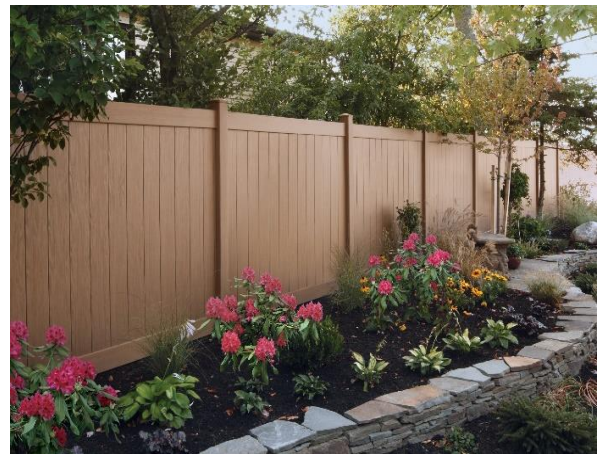
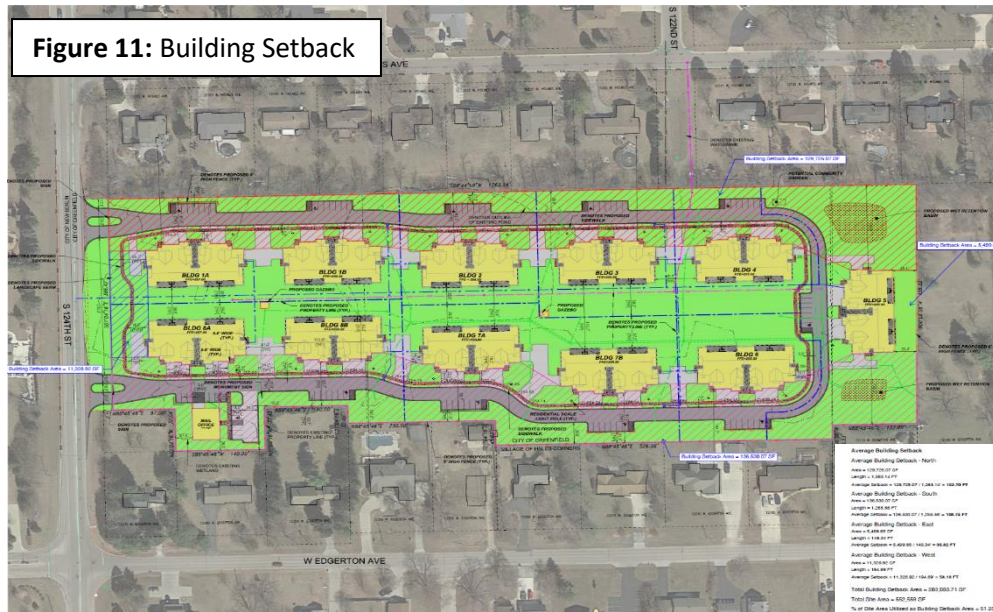


Figure 10: Proposed Peripheral Fence



over 51% of the entire site, or 6.5 acres, for building setback. This maximizes the distance to neighboring houses to create a spacious transition and buffer (see **Figure 11**).

The average building setback on the north is 102.70 ft. from the neighboring

property line and 106.74 ft. on the south, both of which meet the City's PUD Residential code requirement of 25 ft. (see **Figure 11**).

All buildings are separated with 61 ft. of breathing space which meets the required 25.5 ft. outlined in City code (see **Figures 5 & 26**).

The northern buildings are sited an average of 216.24 ft. away from the adjacent neighbors and the southern buildings are sited an average of 186.18 ft. away from the adjacent neighbors to the south.

The building's proposed elevations are an average of 6.76 ft. lower than the adjacent homes to the north, ensuring their present sky views, and an average of 1.06 ft. lower than the adjacent homes to the south.

Traffic Circulation

Internal traffic is separated into two equal parts with the use of a U-shaped private drive/ road design which reduces its impact on neighboring properties on both sides of the development to a level comparable or slightly less than the traffic currently on W. Holmes Ave. The proposed private road design places no additional traffic onto neighboring residential streets having both entrances on 124th St., an arterial street which was improved in 2010 (see **Figure 13A**). Internal traffic is screened from the neighbors with a 6 ft. high privacy fence along the entire north, east, and south elevations of the property (see **Figure 10**) in combination with a densely landscaped bufferyard averaging 42.90 ft. of depth on the north and 41.74 ft. on the south.

The buildings are oriented to focus the majority of the windows and all the outdoor porches/ balconies inward to further ensure the privacy of the adjoining neighbors. The buildings serve to frame the courtyard— the focal point of the development. Each building is sited to maximize access to sunlight on all four elevations.



Figure 13A

Landscape Plan



Figure 15: Landscape Plan

The landscape plan (**Figure 15**) has been submitted and is still under review by the City Forester. In the conceptual plan, the developer is proposing increased landscaping abutting the residential properties.

The City Forester has walked the site with the developer, identifying preservation trees. The existing site has a significant percentage of dead ash and elm trees (see **Figure 17**). Large amounts of the current vegetation consist of non-native invasive species, and low-durability species such as box elders and silver maples. In addition, the site currently contains acres of noxious undergrowth, such as common buckthorn.

The landscape plan outlines more than 2,000 new plantings of native high durability plant species. All building facades are enhanced with extensive foundational landscaping. The City Forester will provide recommended modifications to the landscape plan in the near future. Below are some recent aerial photos of the current condition of the site (see **Figures 16 & 17**).



Figure 16: Aerial Photograph of the Pond Trees

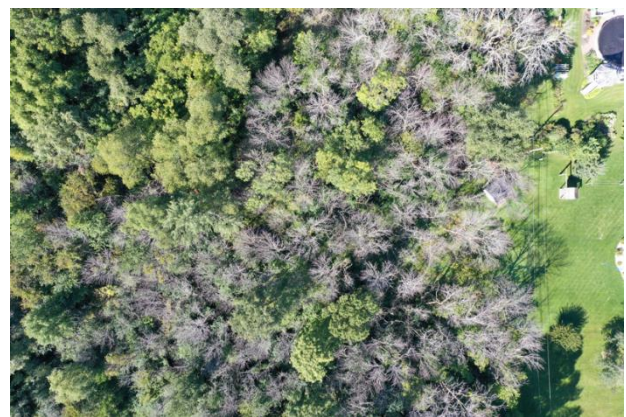


Figure 17: Aerial Photograph of Ash and Elm Trees

The developer has described the proposed development as attractive to retirees, empty nesters, and those transitioning from a detached single-family home to a smaller highly accessible home with no ongoing maintenance responsibilities. The developer has incorporated two gazebos within the

courtyard where tenants can gather, as well as a community garden area to grow herbs and small vegetables for the community (see **Figure 5**).

Lighting and Photometric Plan

A lighting plan has been provided for review. The site will include twenty-two (22) 18 in. diameter luminaires on 10 ft. tall straight round pole lights, residential in design and scale, 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 porches/balconies oriented overlooking the rear courtyard.



Figure 18: Exterior Lighting Fixtures

Architectural Plans

The Grove will include 11 two (2)-story buildings, each with eight (8) units, totaling 88 units. Each building will be identical in design. The Grove's architecture is characterized by:

- Simple scalable forms.
- Soft natural color palettes.
- Traditional sloped roof architecture.
- Large windows.
- Covered outdoor porches and balconies.
- Natural landscaping along fence lines, building foundations, and throughout the project's expansive open space.
- Dark sky principles for site lighting.

First and second-floor plans are shown in **Figures 19 & 20**. Each unit has a minimum of two (2) bedrooms, and two full baths, while half of the units also include a den and an additional half bath.

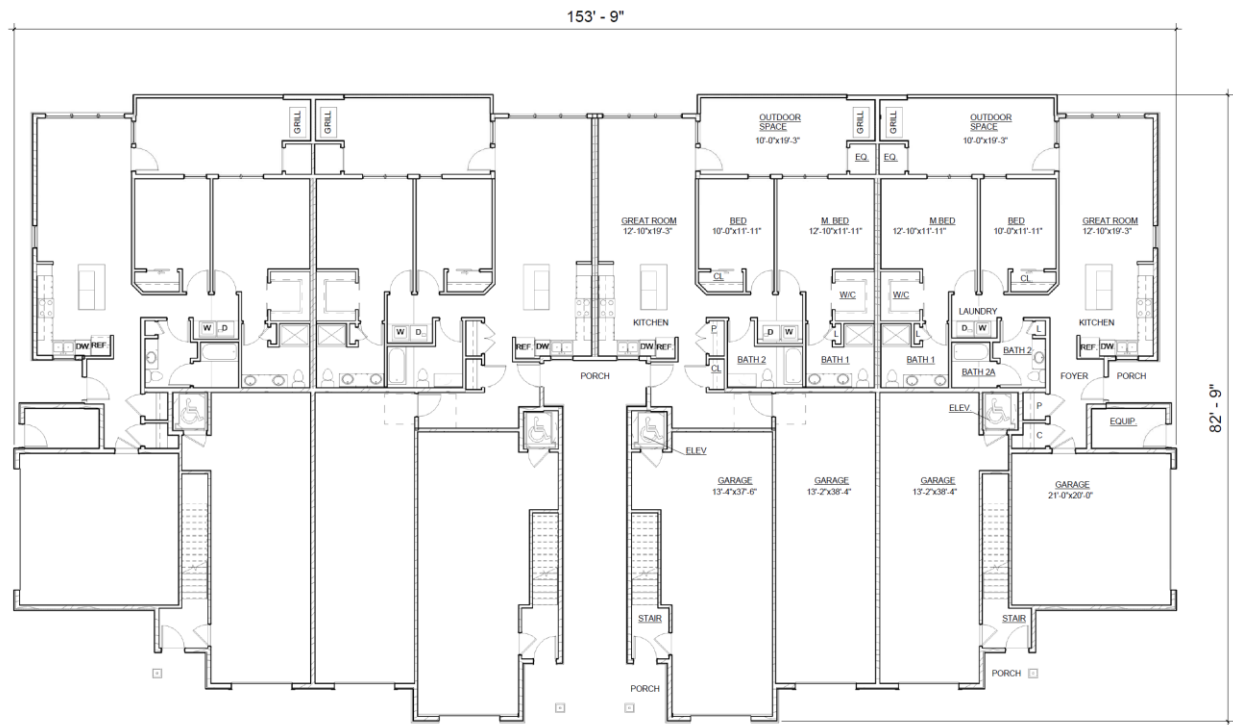


Figure 19: First Floor Plan

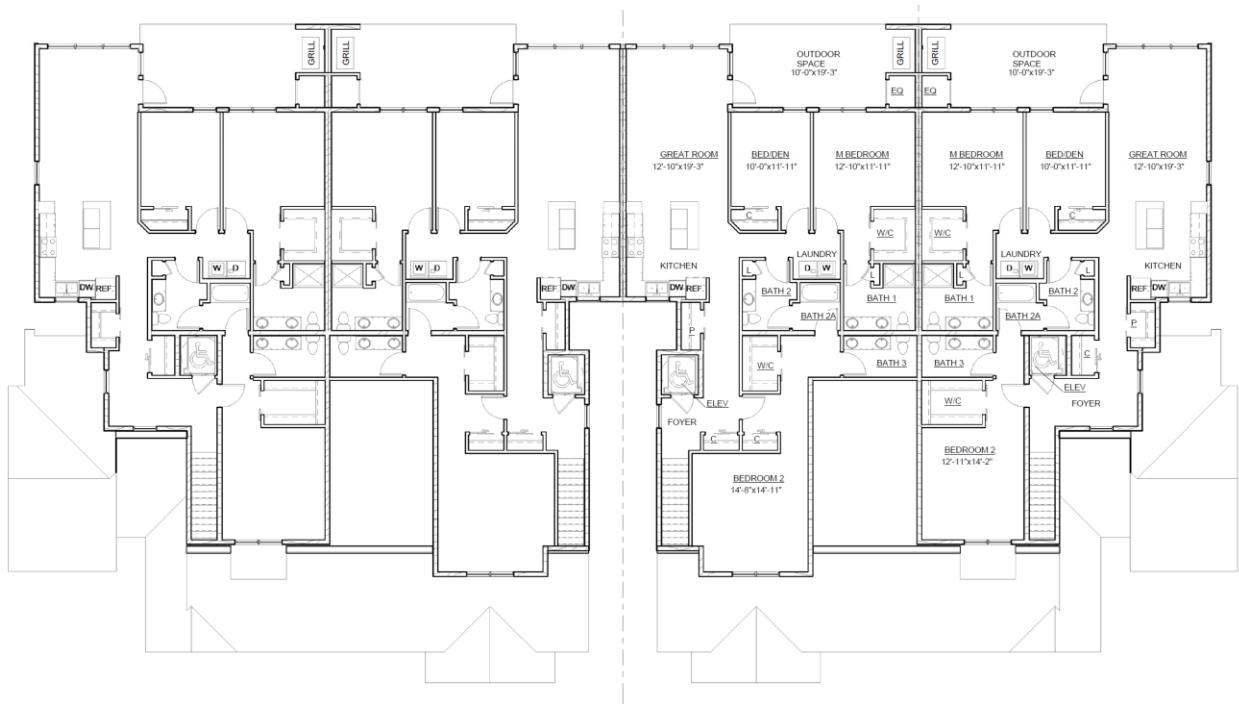


Figure 20: Second Floor Plan

All exterior facades now incorporate staff feedback and recommendations. The overall building design provides the impression that each building is a grouping of smaller distinct residences. All buildings are oriented toward the street with a setback of 28 ft. from the private road.

The building's front elevation is designed to appear like two groupings of stacked townhouses by utilizing the insertion of an 8.33 ft. negative space extending back 47.83 ft. before being connected in the rear of the building (see **Figure 22**) below. In addition, a landscaped area 24.8 ft. wide extends to

the sidewalk and is placed directly in front of this building break to further visually reinforce it, while simultaneously separating the two (2) residential scale groupings of three (3) staggered garage doors (see **Figure 5**). This significant design element breaks up the front elevation into two equal 72.66 ft. wide distinct groupings of smaller homes.



Figure 22: Building Separation

The building's design is such that the garage doors are not the dominant visual element of the front façade. There is stone veneer on the entire first floor of the street elevation. In addition, two (2) groupings of two (2) prominent, well designed private unit entrances are integrated into the building's visible street facing facade. Multiple stepped setbacks occur across the front elevation of the building to create visual interest, enhanced articulation of individual residences, and a more human pedestrian scale. The second-floor design includes large dormer windows clad with shake siding. Rooflines are broken into differing heights to highlight individual residences visually divided by bedroom dormers. Architectural shingle roofing will be visible from the front.

Building height is limited at a residential scale of 34 ft., a height which is only reached 64.33 ft. back from each building's front facade. In context, the project's full second floor residential building height of thirty-four feet (34 ft.) is not obtained until an average of 169.05 ft. back from the applicable perimeter property line (north and south). In addition, this places the full second floor residential height of thirty-four feet (34 ft.) an average distance of 265.54 ft. from the adjacent homes. Stone veneer is also used on both the rear and side elevations.

The side elevations include horizontal banding to add visual detail and further break up the facade. Upper portions of the building utilize a shake siding to add architectural variation (see **Figure 27**). The shake siding is a different color tone than the horizontal siding, providing added visual variation to the building. In addition, architectural gable accents provide a craftsman-style feel to the front and side elevations (see **Figure 24**).

The interior facades facing the courtyard will include large windows on the first and second floor separated by shake siding (see **Figure 23**). Two story vertical stone veneer columns visually divide units. Porch/balcony railings are made of floating opaque vertical siding for added tenant privacy and to provide enhanced visual order across the entirety of the rear elevation. Each porch/ balcony will be lined with horizontal siding for its cleaning and fire-retardant properties. Small shed-roof dormers project from the half-story above the second floor.



Figure 23: Porch/ Balcony

Each home has a private 10 ft. x 19 ft. porch / balcony with a built-in vented gas grill designed for year-round outdoor enjoyment. 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 (3) sides, has an opaque railing, and roofed to allow enhanced privacy and to comfortably experience the outdoors even during inclement weather.



Figure 24: Front Rendering, Looking Right



Figure 25: Front Rendering, Looking Left



Figure 26: Building Separation



Figure 27: Side Rendering Left



Figure 28: Rear Rendering



Figure 29: Front Elevation



Figure 30: Right Side Elevation



Figure 31: Rear Elevation



Figure 32: Left Elevation

Recommendation: Recommend Common Council denial of the 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), the 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), and the 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 Heffernan, d/b/a DOMI Development, LLC. (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)

Staff is proposing various clean-ups to the Zoning Code's chart on permitted and special uses.

		Zoning District Classification												HPO	AO	FW	FF	GF	PSW
NAICS12	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	BP	M-1	I	PR	PUD	{a}	{b}	{c}	{c}	{c}	{c}	{d}
454	Nonstore Retailers																		
454110	Electronic Shopping and Mail-Order Houses	P	P	P	P	P													
454210	Vending Machine Operators	P	P	P	P	P													
454310	Fuel Dealers																		
454390	Other Direct Selling Establishments																		
* * *																			
561730	Landscaping Services		S	S															
* * *																			
621991	Blood and Organ Banks	S	P	P	P	P					P								

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		Zoning District Classification											HPO	AO	FW	FF	GF	PSW
NAICS	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	BP	M-1	I	PR	PUD	{a}	{b}	{c}	{c}	{c}	{d}
454	Nonstore Retailers																	
454110	Electronic Shopping and Mail-Order Houses								S									
454210	Vending Machine Operators								S									
454310	Fuel Dealers																	
454390	Other Direct Selling Establishments																	
* * *																		
561730	Landscaping Services				S	S			S									
* * *																		
621991	Blood and Organ Banks				S	S												

Detailed examples of NAICS code 454110 Electronic Shopping and Mail-Order Houses include catalog offices of mail-order houses, computer software, mail-order houses, home shopping television orders, Internet auction sites, web retailers and mail-order houses. These types of uses are dominated by large warehouse-style buildings that would include extensive trucking and shipping. The current Zoning Code allows these uses in all commercially-zoned districts; however they are more of a light-industrial-type of use that belongs in the M-1 Light Manufacturing District. The same goes for NAICS code 454210 Vending Machine Operators.

Today, uses that fall under NAICS code 561730 Landscaping Services, are allowed as a permitted use in all commercially-zoned districts. Landscaping Service uses often include extensive outdoor storage, lots of commercial trucking traffic and noise, etc. Staff is proposing to shift this use as a Special Use in the C-4 and C-5 Districts. The advantage of shifting their use to a Special Use is that the City can regulate hours of operation and can require a detailed site plan that the business must adhere to. In addition, this heavy-traffic use is not complimentary to the small neighborhood properties that are typically zoned C-1, C-2 and C-3 and abut residential uses. Existing landscape services in Greenfield will be allowed to continue operations as an existing non-conforming use if this proposal is adopted by the Common Council.

Today, uses that fall under NAICS code 621991 Blood and Organ Banks, are allowed as Special Uses in the C-1 District and permitted uses in the C-2 through C-5 Districts. Blood and Organ Banks bring in a lot of traffic with high turn-over volumes. Staff is proposing to shift this use as a Special Use in the C-4 and C-5 Districts. The advantage of shifting their use to a Special Use is that the City can regulate hours of operation and can require a detailed site plan that will be required to show sufficient parking space that the business must adhere to. Existing blood and organ banks in Greenfield will be allowed to continue operations as an existing non-conforming use if this proposal is adopted by the Common Council.

The draft ordinance has been scheduled for a public hearing on October 20, 2020.

Recommendation: Recommend Common Council approval of the Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments.

17. Community Development Manager Report

18. Adjournment.