MINUTES OF THE PLAN COMMISSION MEETING ON TUESDAY, NOVEMBER 10, 2020

HELD VIA ZOOM MEETING

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

https://zoom.us/webinar/register/WN_ilOzoSCtSZiNCbO6HIaXtQ

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

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

ALSO PRESENT: Kristi Porter – Community Development Manager

2. Approval of the minutes from the October 13, 2020 meeting.

Motion by Ald. Kastner, seconded by Ms. Hallen, to approve the October 13, 2020 Meeting minutes. Mr. Rogers and Mr. Schilz abstained.

3. Discussion regarding last Common Council meetings.

4A. Special Use Permit for a beer and wine store within Speedway, an existing business located at 4265 S. 60 St., submitted by Jill Shaw, d/b/a Speedway, LLC. (Tax Key No. 572-8939-000)

4B. Site Plan Review for a beer and wine store within Speedway, an existing business located at 4265 S. 60 St., submitted by Jill Shaw, d/b/a Speedway, LLC. (Tax Key No. 572-8939-000)

Items 4A and 4B may be considered together.

Overview and Zoning

Speedway LLC operates approximately 2,770 convenience stores in 22 states, including three (3) stores in Greenfield. The Greenfield locations employ approximately thirty-nine (39) positions, with both full time and part time options. The location at 4265 S. 60th Street is open 24/7. Speedway is requesting a Class "A" liquor license to sell malt based beverages and hard cider products. The property is zoned C-3 Highway and Commercial Service Business District, which allows "Beer, Wine, and Liquor Stores" as a Special Use. Speedway employees will be given extensive training regarding alcohol and tobacco laws and each employee that will be involved in alcohol sales will apply for and maintain an operator's license through the City of Greenfield.

Site Review
A site and landscaping plan was not submitted, but this site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in relatively good condition. The convenience market with fuel dispensing requires eight (8) off-street parking spaces per 1,000 sq. ft. of gross retail space, plus one space per employee for the largest work shift. The convenience store is approximately 3,900 sq. ft., which would require thirty-four (34) off-street parking spaces per the code. Twenty-eight (28) parking spaces are provided onsite. The parking shortage may be waived by the Common Council.
During a site visit, staff noticed outdoor storage of barrels and stackable totes near the refuse container. These items must be removed before issuance of the liquor license.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer and wine store within Speedway, an existing business located at 4265 S. 60 St., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 572-8939-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Class "A" liquor license associated with the proposed project reviewed by the Plan Commission.)

1. Common Council approval of the Special Use Permit, following a public hearing.

2. Removal of all outdoor storage materials.

Ms. Porter referenced the outdoor storage noted in the Staff Report which must be removed. She stated that the site must remain clean. Adrian Poulisse, District Manager for Speedway, agreed to ensure that employees keeps site clean.

Motion by Ald. Kastner, seconded by Mr. Schilz, as amended, to recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer store within Speedway, an existing business located at 4265 S. 60 St., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 572-8939-000), subject to Plan Commission and staff

comments. The amendment removed the words "and wine" from the agenda item. The motion passed 6-1, with Mayor Neitzke, Ald. Kastner, Mr. Rogers, Ms. Hallen, Mr. Carlson, and Mr. Schilz voting yes, and Mr. Weis voting no.

5A. Special Use Permit for a beer and wine store within Speedway, an existing business located at 3390 W. Loomis Rd., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 553-0426-002)

5B. Site Plan Review for a beer and wine store within Speedway, an existing business located at 3390 W. Loomis Rd., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 553-0426-002)

Items 5A and 5B may be considered together.

Overview and Zoning

Speedway LLC operates approximately 2,770 convenience stores in 22 states, including three (3) stores in Greenfield. The Greenfield locations employ approximately thirty-nine (39) positions, with both full time and part time options. The location at 3390 W. Loomis Rd. is open Monday through Saturday from 5:30 a.m. until 11 p.m. and Sunday from 6:30 a.m. until 10 p.m. Speedway is requesting a Class "A" liquor license to sell malt based beverages and hard cider products. The property is has split zoning, with the convenience store portion zoned C-3 Highway and Commercial Service Business District and the canopy and fuel pump portion on the northern portion of the parcel zoned C-2 Community Commercial District. "Beer, Wine, and Liquor Stores" are allowed as a Special Use in both C-2 and C-3 zoning districts. Speedway employees will be given extensive training regarding alcohol and tobacco laws and each employee that will be involved in alcohol sales will apply for and maintain an operator's license through the City of Greenfield.

Site Review

A site and landscaping plan was not submitted, but this site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in relatively good condition. The convenience market with fuel dispensing requires eight (8) off-street parking spaces per 1,000 sq. ft. of gross retail space, plus one space per employee for the largest work shift. The convenience store is approximately 3,200 sq. ft., which would require twenty-nine (29) off-street parking spaces per the zoning code. Twenty-nine (29) parking spaces are provided onsite. During a site visit, staff noticed outdoor storage of barrels and stackable totes near the refuse container. Additionally, the refuse enclosure was missing a number of slats in the doors. These items must be resolved before issuance of the liquor license.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer and wine store within Speedway, an existing business located at 3390 W. Loomis Rd., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key

No. 553-0426-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Class "A" liquor license associated with the proposed project reviewed by the Plan Commission.)

1. Common Council approval of the Special Use Permit, following a public hearing.

2. Removal of all outdoor storage materials and repair of the refuse enclosure doors.

During a general maintenance discussion Adrian Poulisse verified the removal of barrels and outdoor storage at the site. Mayor Neitzke stated that the site must remain clean.

Motion by Ald. Kastner, seconded by Mr. Carlson, as amended, to recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer store within Speedway, an existing business located at 3390 W. Loomis Rd., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 553-0426-002), subject to Plan Commission and staff comments. The amendment removed the words "and wine" from the agenda item. The motion passed 6-1, with Mayor Neitzke, Ald. Kastner, Mr. Rogers, Ms. Hallen, Mr. Carlson, and Mr. Schilz voting yes, and Mr. Weis voting no.

6A. Special Use Permit for a beer and wine store within Speedway, an existing business located at 6000 W. Layton Ave., submitted by Jill Shaw, d/b/a Speedway, LLC. (Tax Key No. 603-0198-001)

6B. Site Plan Review for a beer and wine store within Speedway, an existing business located at 6000 W. Layton Ave., submitted by Jill Shaw, d/b/a Speedway, LLC. (Tax Key No. 603-0198-001)

Items 6A and 6B may be considered together.

Overview and Zoning

Speedway LLC operates approximately 2,770 convenience stores in 22 states, including three (3) stores in Greenfield. The Greenfield locations employ approximately thirty-nine (39) positions, with both full time and part time options. The location at 6000 W. Layton Ave. is open 24/7. Speedway is requesting a Class "A" liquor license to sell malt based beverages and hard cider products. The property is zoned C-2 Community Commercial District, which allows "Beer, Wine, and Liquor Stores" as a Special Use. Speedway employees will be given extensive training regarding alcohol and tobacco laws and each employee that will be involved in alcohol sales will apply for and maintain an operator's license through the City of Greenfield.

Site Review

A site and landscaping plan was not submitted, but this site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in good condition. The convenience market with fuel dispensing requires eight (8) off-street parking spaces per 1,000 sq. ft. of gross retail space, plus one space per employee for the largest work shift. The convenience store is approximately 3,400 sq. ft., which would require thirty (30) off-street parking spaces per the code. Thirty (30) parking spaces are provided onsite.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer and wine store within Speedway, an existing business located at 6000 W. Layton Ave., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 603-0198-001), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 is required to be satisfied prior to the issuance of a Class "A" liquor license associated with the proposed project reviewed by the Plan Commission.)

1. Common Council approval of the Special Use Permit, following a public hearing.

Mayor Neitzke recalled a past Ordinance or Resolution that restricted alcohol sales within a certain vicinity of school property, and wasn't sure if that restriction would impact Speedway's ability to open at this location. Ms. Porter stated that she would look into the regulation. Mayor Neitzke suggested that staff proceed with scheduling a public hearing for this item; however, there may be some past restriction in place that would not allow the use to proceed with the review/approval process and that would be determined after staff is able to look up the alcohol sales restriction.

Motion by Ald. Kastner, seconded by Mr. Carlson, as amended, to recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer store within Speedway, an existing business located at 6000 W. Layton Ave., submitted by Jill Shaw, d/b/a Speedway, LLC (Tax Key No. 603-0198-001), subject to Plan Commission and staff comments. The amendment removed the words "and wine" from the agenda item. Motion failed with Ald. Kastner and Mr. Carlson voting yes, and Mayor Neitzke, Mr. Rogers, Mr. Weis, Ms. Hallen, and Mr. Schilz voting no.

7. Temporary Use Permit for the parking of Schlossmann Honda City vehicles at 10941 W. Layton Ave., submitted by Scott Kinkade d/b/a Schlossmann Honda City, and Bradley Schlossmann, d/b/a Schlossmann Honda City. (Tax Key No. 612-8998-001)

In December 2019, the Plan Commission approved a Temporary Use Permit for Schlossmann Honda City to park vehicles at the former LME truck terminal lot at 10941 W. Layton Ave. for "up to twelve months." Schlossmann Honda City is now requesting

an extension of the temporary use, with a new 12-month lease commencing on January 1st, 2021. The lease will have a 90-day termination if the property is sold. The lease amount will be $8,500 per month, or $102,000 over the course of the year. Because the property has been vacant for over a year, it can no longer be used for the non-conforming truck terminal use. Any new tenant must adhere to conforming uses approved in the C-4 Regional Business District.

The site issues observed last fall are still evident and the site remains is in very poor condition. Site issues include severely deteriorated asphalt and concrete, unpaved portions of the lot, dead trees along the property line, and a failing large retaining wall. The parking lot conditions appear to be deteriorated beyond what can be remedied using cold patch. A 2020 aerial image indicates there are over 575 vehicles parked onsite. The 2019 site plan provided by Schlossmann's indicated no cars would be parked north of the building, however the 2020 aerial shows numerous cars were parked north of the building. The aerial also shows very narrow drive lanes and some drive lanes blocked with parked cars. This inhibits the Fire Department from accessing the building and from having clear drive lanes to access the entire lot. On a recent site visit, there were less vehicles onsite than when the aerial was taken, though some of the drive lanes were still too narrow to accommodate a fire truck.

Recommendation: Recommend approval of the Temporary Use Permit for the parking of Schlossmann Honda City vehicles at 10941 W. Layton Ave., submitted by Scott Kinkade d/b/a Schlossmann Honda City, and Bradley Schlossmann, d/b/a Schlossmann Honda City. (Tax Key No. 612-8998-001)

Under discussion Mr. Schilz asked if the Temporary Use can ever be revoked. Mayor Neitzke stated that it would likely need to go through a Plan Commission and Common Council process to revoke. Ms. Porter noted that Schlossmann's reached out to staff to explain that the heavy volume of vehicles parked during the time the aerial photo was taken, was during the COVID-19 shutdown. The dealership had been closed for about 6 weeks and there was a tremendous amount of inventory that had to be stored. Today the number of vehicles on the property has been greatly reduced and the Fire Dept. confirmed that drive aisle widths were properly maintained, for the most part.

Motion by Ms. Hallen, seconded by Ald. Kastner, to approve the Temporary Use Permit for the parking of Schlossmann Honda City vehicles at 10941 W. Layton Ave., submitted by Scott Kinkade d/b/a Schlossmann Honda City, and Bradley Schlossmann, d/b/a Schlossmann Honda City (Tax Key No. 612-8998-001). Motion carried unanimously.

8A. Special Use Permit for Falcon One, a proposed tobacco store to be located at 3765 S. 108 St., submitted by Yash Patel, d/b/a Falcon One, Inc. (Tax Key No. 563-9986-008)

8B. Site Plan Review for Falcon One, a proposed tobacco store to be located at 3765 S. 108 St., submitted by Yash Patel, d/b/a Falcon One, Inc. (Tax Key No. 563-9986-008)

Items 8A and 8B may be considered together.

Overview and Zoning
The applicant, Yash Patel, is proposing to occupy the very northern tenant space within the existing multi-tenant commercial Garden Mall retail building at 3765 S. 108 St. The property is zoned C-4 Regional Business District, which permits Tobacco Stores as a Special Use. The tenant is occupying the space formerly used by Salon Centric. Hours of operation will be 9am – 9pm Monday - Sunday. The business will employ approximately three (3) full-time and two (2) part-time employees.
The applicant has experience at other tobacco shop locations in Waukesha, West Allis, and Oak Creek. Mr. Patel plans to enter into a 5-year lease for 1,800 sq. ft. of tenant space. The business will sell vape/e-cigarette merchandise and tobacco products such as cigarettes, cigars, and tobacco. A public hearing could be scheduled as soon as December 15, 2020 with the Plan Commission's recommendation to move the project forward.

Site Plan Review
A site and landscaping plan was not submitted, but this site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in fair condition. The front parking lot was recently resurfaced and is in good condition, while the rear parking lot is severely cracked and has numerous potholes throughout. Additionally, the rear driveway curb aprons are deteriorated and have numerous deep potholes. The two CMU refuse enclosures in the rear parking lot are both missing their doors and are in need of repair.
Shopping centers with three (3) or more tenants require five (5) off-street parking spaces per 1,000 gross square feet of building area. The 15,000 sq. ft. shopping center would require seventy-five (75) off-street parking spaces. The site has one hundred sixty (160) off-street parking spaces. Due to the condition of the rear parking lot, the overabundance of off-street parking, and lack of landscaping on the site, staff recommends the rear parking lot be repaved and landscaped plant beds be added within the rear parking lot.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Falcon One, a proposed tobacco store to be located at 3765 S. 108 St., submitted by Yash Patel, d/b/a Falcon One, Inc. (Tax Key No. 563-9986-008), subject to Plan Commission comments, staff comments, and the following conditions: (Items 1 through 3 are required to be satisfied prior to the issuance of an Occupancy Permit associated with the proposed project reviewed by the Plan Commission. The work listed in item 3 is required to be completed by November 2021.)

1. Common Council approval of the Special Use Permit, following a public hearing.

2. Replacement/reconstruction of board-on-board refuse enclosure doors.

3. Revised Site and Landscaping Plan being submitted to the Community Development Division to show the following: (a) repaved and restriped rear parking lot with the addition of landscaped planting beds at the ends of each of the three parking lanes. Landscaping species and quantity modifications at the request of the City Forester, if applicable. (b) repaired/replaced concrete driveway aprons along S. Rivershire Dr.

The property owner, Mr. Langhoff, was present and requested to discuss the staff recommendations for landscaping and repaving the rear parking lot. The Mayor mentioned the need to keep the back of the property clean of debris. Mr. Langhoff stated that he believes neighboring residential tenants dump their garbage on his property and illegally abandon vehicles on his property. Mr. Langhoff also requested to remove the landscaping requirements as many of Stein's employees and customers have the ability to park in the back parking lot (80 spaces), along with semi-trucks, through an easement agreement. He believed landscaping islands would prohibit the flow of parking/trucks that use the back parking lot. Mr. Langhoff stated that he had it budgeted to repave the back parking lot in summer of 2020 but had to postpone plans to repave the back due to COVID-19 and reduced rental revenue. Ms. Hallen asked Mr. Langhoff if repavement/restriping could take place in the back parking lot within two (2) years and Mr. Langhoff agreed to commit to repair all of the potholes and crack-filling, resealing and restriping within two (2) years. Mr. Krenz suggested approaching Stein's for cost-sharing of the maintenance improvements that are needed in the back parking lot and Mr. Langhoff said he would pursue that. The Mayor reiterated that any debris in the rear parking lot needs to be picked up immediately.

Motion carried by Ms. Hallen, seconded by Mr. Carlson, to recommend Common Council approval of the Special Use Permit and Site Plan Review for Falcon One, a proposed tobacco store to be located at 3765 S. 108 St., submitted by Yash Patel, d/b/a Falcon One, Inc. (Tax Key No. 563-9986-008), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 17th Common Council meeting. The motion included recommendations 1 and 2 listed above and modification of #3 to remove landscaping requirements. All site improvements shall be completed by December 31, 2022. The motion passed 6-1, with Mayor Neitzke, Mr. Rogers, Ms. Hallen, Mr. Carlson, Mr. Weis and Mr. Schilz voting yes, and Ald. Kastner voting no.

9. Request for an extension of time to complete site improvements at Oh Yeah Chicken & More, an existing business located at 3322 W. Loomis Rd., submitted by Adnan Bin-Mahfouz, d/b/a Oh Yeah Chicken & More. (Tax Key No. 553-0436-001)

The business owner has requested an extension of time to complete the Plan Commission-required landscape improvements at Oh Yeah Chicken & More. The restaurant had originally gone before the Plan Commission in March 2018. The Plan Commission requested that a full landscape plan be submitted for review the following

month. The Plan Commission approved a phased landscape plan in April 2018: Phase I included landscaping the front of the parcel, to be completed in 2018; and Phase II included landscaping the side (south), rear (west), and installing poured concreate curbing, all to be completed by 2020.

Mr. Bin-Mahfouz is formally requesting that the Plan Commission grant an extension to complete all site improvements by year-end, 2025, citing revenue struggles from COVID-19. The 2018 required landscaping in the very front of the building has been completed. None of the 2020 required improvements have been started.
Staff is recommending that the extension be limited to completion by the end of 2023.

Recommendation: Approve the Request for an extension of time to complete site improvements at Oh Yeah Chicken & More, an existing business located at 3322 W. Loomis Rd., submitted by Adnan Bin-Mahfouz, d/b/a Oh Yeah Chicken & More (Tax Key No. 553-0436-001) for a period of time expiring December 31, 2023.

Motion by Mayor Neitzke, seconded by Ms. Hallen, to approve the request for an extension of time to complete site improvements at Oh Yeah Chicken & More, an existing business located at 3322 W. Loomis Rd., submitted by Adnan Bin-Mahfouz, d/b/a Oh Yeah Chicken & More (Tax Key No. 553-0436-001) for a period of time expiring December 31, 2025 (as requested by the business owner), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 17th Common Council meeting. Motion carried unanimously.

10A. Special Use Review for a tenancy change to Wheels Plus Gas & Grocery, an existing gas station and convenience store located at 6745 W. Forest Home Ave., submitted by Ehab Mohany, d/b/a Wheels Plus Gas & Grocery, LLC. (Tax Key No. 572-8976-000)

10B. Site Plan Review for a tenancy change to Wheels Plus Gas & Grocery, an existing gas station and convenience store located at 6745 W. Forest Home Ave., submitted by Ehab Mohany, d/b/a Wheels Plus Gas & Grocery, LLC. (Tax Key No. 572-8976-000)

Items 10A and 10B may be considered together.

The applicant is leasing the existing gas station and convenience store at the corner of S. 68 St. and W. Forest Home Ave. under a three (3)-year term. 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 tenancy change triggers a Special Use Review. Hours of operation include 24-hour pay-at-the-pump and the convenience store will be open 5am – 12am for in-person sales. Approximately one (1) employee in addition to the operator, will work at the facility.

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. This parcel

was before the Plan Commission and Common Council in June 2020 for a tenancy change. At that time, the Plan Commission required that all missing landscaping from the 2001-approved plan, be reinstalled. The owners had all new landscaping installed in early October and the site is in good condition. The City Forester is in the process of checking that all landscaping was properly installed per the approved plan.
Staff recommends that this item be expedited to the November 17th Common Council meeting for review.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for a tenancy change to Wheels Plus Gas & Grocery, an existing gas station and convenience store located at 6745 W. Forest Home Ave., submitted by Ehab Mohany, d/b/a Wheels Plus Gas & Grocery, LLC (Tax Key No. 572-8976-000), subject to Plan Commission comments and staff comments.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend Common Council approval of the Special Use Review and Site Plan Review for a tenancy change to Wheels Plus Gas & Grocery, an existing gas station and convenience store located at 6745 W. Forest Home Ave., submitted by Ehab Mohany, d/b/a Wheels Plus Gas & Grocery, LLC (Tax Key No. 572-8976-000), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 17th Common Council meeting. Motion carried unanimously.

11. Ordinance to amend the official Greenfield Zoning Map by rezoning various properties on the east side of the 4000-4400 blocks of W. Loomis Road and on the north side of the 4000-4400 blocks of W. Layton Avenue to a newly created PUD Planned Unit Development District (PUD #2).

Cobalt Partners, LLC has 23 parcels under contract to purchase in the vicinity of W. Loomis Rd., the I-894 interchange, and W. Layton Ave. The City has a signed Memorandum of Understanding with WisDOT to control the 16-acre park-n-ride parcel, and Cobalt is under contract with the City to purchase said land. In total, Cobalt intends to purchase, rezone, and develop approximately 38 acres of land in the vicinity of W. Loomis Rd., the I-894 interchange, and W. Layton Ave.

The application before the Plan Commission seeks to rezone 26 parcels, of which two (2) are owned by the City and one (1) includes the 16-acre park-n-ride parcel to Planned Unit Development (PUD) District (PUD #2). This will be a mixed-use PUD. These 26 parcels are currently zoned a variety of districts, including: R-3 Single Family Residential Conservation District, M-1 Light Manufacturing District, C-2 Community Commercial District, R-2 Single Family Residential Conservation District, R-4 Single-Family and Two-Family Residential District, and PUD Planned Unit Development District.
The 2008 Comprehensive Land Use Map identifies all of these parcels, except three (3) of them as Planned Mixed Use. The rezoning proposal meets the 2008 Comprehensive Land Use Map and the proposed 2020 Land Use Map amendment. The three (3) parcels not identified as Planned Mixed Use are located on S. 45 St. and are identified as Single

Family. As part of the City's 2020 Comprehensive Land Use Plan Amendment, it is recommended that those three (3) parcels are changed to Planned Mixed Use. Two (2) of those three (3) parcels are vacant. Combining them with the oddly-shaped commercial parcel to the east would make that commercial parcel more developable, and they are owned by the same title holder as the abutting commercial lot to the east. The City's 2020 Comprehensive Land Use Plan update is scheduled for a public hearing on December 15, 2020.

Cobalt's vision for the 38-acre redevelopment includes an array of potential uses:

1. Commercial/retail/office/medical (up to 400,000 sq. ft. north of the I-894 interchange in the vicinity of the park-n-ride parcel, five (5) stories in height).
2. Recreational/entertainment (up to 300,000 sq. ft. north of the I-894 interchange in the vicinity of the park-n-ride parcel, four (4) stories in height).
3. Hospitality (north or south of the I-894 interchange, up to 130 rooms, five (5) stories in height).
4. Multi-family Residential (north or south of the I-894 interchange, up to 600 units, four (4) stories in height with subterranean parking).
5. Commercial/retail/office/medical (up to 160,000 sq. ft. south of the I-894 interchange, north of W. Layton Ave., five (5) stories in height).
6. Convenience store/gas station/car wash (south of the I-894 interchange, north of W. Layton Ave.).
7. Billboard (north or south of the I-894 interchange).

These uses will be listed in the Ordinance establishing this specific Planned Unit Development District.

The City established Tax Incremental Finance District (TID) No. 5 in this vicinity in 2015. Cobalt's proposed redevelopment is within TID No. 5's boundaries. An eventual Development Agreement will go before the Common Council for approval at a future date. Cobalt is working on rough site plan layouts, which are driven by wetland delineation, engineering requirements, projected incremental value, desired location for potential users, access requirements from potential users, among many other factors. Of course as soon as a draft plan is firmed up, it will be brought before the Plan Commission for conceptual review. In order for Cobalt to move forward with the purchase of land, they need the rezoning to be in place. Staff recommends approval and recommends that a public hearing be held on December 15, 2020.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning various properties on the east side of the 4000-4400 blocks of W. Loomis Road and on the north side of the 4000-4400 blocks of W. Layton Avenue to a newly created PUD Planned Unit Development District (PUD #2).

Motion by Mr. Rogers, seconded by Mr. Weis, to recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning various properties on the east side of the 4000-4400 blocks of W. Loomis Road and on the north side of the 4000-4400 blocks of W. Layton Avenue to a newly created PUD Planned Unit Development District (PUD #2), subject to Plan Commission and staff comments. Motion carried unanimously. Ms. Hallen recused herself from the conversation and from voting.

12. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4861-4889 S. 27 St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District. (Tax Key No. 622-9988-012)

This item is on the agenda due to a technicality mistake on last month's Plan Commission agenda. This pertains to the "island" of C-3 zoning in the middle of the former Target parking lot. A small sliver of that C-3 zoning exists on the abutting strip mall parcel to the southeast (4861-4889 S. 27 St.). Unfortunately the Ordinance to rezone that small sliver of land wasn't listed on the agenda—it was only discussed in the staff report. In order to follow proper procedures, the Ordinance to rezone of a portion of 4861-4889 needs to be introduced to the Plan Commission and needs Plan Commission recommendation to the Common Council. Staff recommends approval. A public hearing has been scheduled for November 17, 2020.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4861-4889 S. 27 St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District. (Tax Key No. 622-9988-012)

Motion by Mayor Neitzke, seconded by Ms. Hallen, to recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4861-4889 S. 27 St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District (Tax Key No. 622-9988-012), subject to Plan Commission and staff comments, and authorize this item be expedited to the November 17th Common Council meeting for public hearing. Motion carried unanimously.

13. Ordinance to amend Sections 21.04.0400 and 21.08.0208 of the Municipal Code pertaining to Planned Unit Development (PUD) Districts and PUD procedures.

At the recommendation of the City Attorney, an Ordinance has been drafted to better clarify the procedures of applying for a Planned Unit Development (PUD) District (processes taken, submittal requirements, etc.), and to make the procedures and intentions of PUD Districts more consistent with State Statutes. A public hearing has been scheduled for December 1, 2020.

Recommendation: Recommend Common Council approval of the Ordinance to amend Sections 21.04.0400 and 21.08.0208 of the Municipal Code pertaining to Planned Unit Development (PUD) Districts and PUD procedures.

Motion by Mr. Carlson, seconded by Mr. Weis, to recommend Common Council approval of the Ordinance to amend Sections 21.04.0400 and 21.08.0208 of the Municipal Code pertaining to Planned Unit Development (PUD) Districts and PUD procedures, subject to Plan Commission and staff comments, and authorize this item be expedited to the December 1st Common Council meeting for public hearing. Motion carried unanimously.

14. Community Development Manager Report

Ms. Porter stated that the 2020 Comprehensive Land Use Plan is scheduled for public hearing December 15, 2020, which is a joint hearing with the Plan Commission and Common Council. Also, Cobalt plans to submit new comprehensive plans for the corner of 84th & Layton in the near future. Ms. Porter also stated that the Aurora medical office building at 84 South recently sold and its sale price/projected value will be beneficial to the TIF District. The Mayor also mentioned that Dunkin' Donuts at 76th & Cold Spring is open.

15. Adjournment.

Motion by Mayor Neitzke, seconded by Mr. Weis, to adjourn the meeting at 7:23 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed November 17, 2020