

MINUTES OF THE PLAN COMMISSION MEETING ON TUESDAY, DECEMBER 8, 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_8A5hb7nuS2moNG21wDwLlg

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 November 10, 2020 meeting.

Motion by Mr. Weis, seconded by Mr. Schilz, to approve the November 10, 2020 Meeting minutes. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

Ms. Porter gave a summary of the Public Hearings that were heard at the November 17th Common Council meeting. The Common Council approved the Public Hearings for Educator's Credit Union, CBD Vape Smoke and the former Target site rezone.

4A. Special Use Review for an ownership change to The Brass Tap, an existing tavern and restaurant located at 7808 W. Layton Ave., submitted by Andrew Grossman, d/b/a Brass Brew Crew, Inc. (Tax Key No. 605-9956-005)

4B. Site Plan Review for an ownership change to The Brass Tap, an existing tavern and restaurant located at 7808 W. Layton Ave., submitted by Andrew Grossman, d/b/a Brass Brew Crew, Inc. (Tax Key No. 605-9956-005)

4C. Temporary Structure Permit for a garden igloo to be located at The Brass Tap, an existing business located at 7808 W. Layton Ave., submitted by Andrew Grossman, d/b/a Brass Brew Crew, Inc. (Tax Key No. 605-9956-005)

Items 4A, 4B, and 4C may be considered together.

Overview and Zoning

The applicant, Mr. Grossman, has an accepted offer to purchase the existing tavern and restaurant located at 7808 W. Layton Ave. The property is zoned C-4 Regional Business District, which permits taverns and restaurants as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The new owner will operate The Brass Tap in the same manner as is currently run. Hours of operation will be Sunday – Thursday, 11am –12:00am (midnight); Friday – Saturday, 11am – 2:30am. Current operating hours have been reduced to Sunday – Thursday, 11am –11:00pm; Friday – Saturday, 11am – 1:00am, due to Covid-19. The restaurant is also using the tenant space at 7820 W. Layton Ave. temporarily for overflow seating until February 1, 2021. Mr. Grossman anticipates employing 15-20 full and part-time employees. The applicant has over six (6) years of experience managing craft beer bars such as Crafty Cow, Champps Americana, and The Brass Tap.

Site and Landscaping Plan

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site needs some improvements. The parking lot striping is faded and the lot needs to be restriped. Landscaped island beds throughout the site are missing grass and landscaping material and should be replaced. The refuse enclosures behind the building are deteriorated and are in need of repair. Storage materials behind the building, including a derelict vehicle, should be removed from the premises. A banner has been installed on the exterior wall above the temporary area without a permit. This should be removed or the appropriate permit taken out. Staff recommends that the Plan Commission grant an extension of time/phased site and landscaping improvement plan, allowing the property owner to complete the improvements by year-end, 2021.

Temporary Structure Permit

The Brass Tap is proposing to install a temporary tent, in the shape of an igloo, on their front patio area during the winter months. The igloo would house customers who wish to enjoy drinks and food through a winter experience, protected from the weather elements. The igloo would be 12 feet in diameter and 7 feet at its highest center peak. Smoking would not be permitted in the igloo. The proposed igloo tent must meet all building code regulations prior to installation, if approved by the Plan Commission.

Staff recommends that this item be expedited to the December 15, 2020, Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review, Site Plan Review, and Temporary Structure Permit for a garden igloo to be located at The Brass Tap, an existing business located at 7808 W. Layton Ave., submitted by Andrew Grossman, d/b/a Brass Brew Crew, Inc. (Tax Key No. 605-9956-005), subject to Plan Commission comments, staff comments, and the following conditions:

1. A Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) restriping of off-street parking spaces in the parking lot; (b) repair of refuse enclosures; and, (c) replacement of missing/damaged landscaping materials, including trees, shrubs, and grass, to bring site into compliance with the approved landscape plan. All work associated with the proposed project is to be completed prior to December 2021.
2. Remove or apply for the appropriate temporary sign permit for the banner installed on the exterior wall above the 7820 W. Layton Ave. tenant space, prior to an Occupancy Permit being issued.

Ms. Porter stated that City Planner Andrew Stern has been in communication with the landlord who is in agreement to comply with the above conditions.

Motion by Mr. Weis, seconded by Mr. Carlson, to recommend approval of the Special Use Review and Site Plan Review for an ownership change to the Brass Tap and approval of the Temporary Structure Permit for a garden igloo to be located at The Brass Tap, an existing business located at 7808 W. Layton Ave., submitted by Andrew Grossman, d/b/a Brass Brew Crew, Inc. (Tax Key No. 605-9956-005), subject to Plan Commission comments, staff comments, and authorize items 4A and 4B to be expedited to the December 15th Common Council meeting. Motion carried unanimously.

Mayor Neitzke noted that the temporary banner located there needs to have the applicable permit and display appropriately.

- 5A. Special Use Review for a tenancy change to REIS Automotive, an auto repair facility to be located at 4100 W. Loomis Rd., submitted by Matt Maurice, d/b/a REIS Automotive. (Tax Key No. 600-0121-000)**
- 5B. Site Plan Review for a tenancy change to REIS Automotive, an auto repair facility to be located at 4100 W. Loomis Rd., submitted by Matt Maurice, d/b/a REIS Automotive. (Tax Key No. 600-0121-000)**

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant has an offer to purchase the existing automotive repair business located at 4100 W. Loomis Rd. The property is zoned C-2 Community Commercial District, which permits general automotive repair as a Special Use. The proposed hours of operation are Monday – Friday, 7:00 am – 6: 00 pm and Saturday, 8:00 am – 2:00 pm. The applicant anticipates having five (5) employees, including one full-time general manager, three full-time technicians, and one part-time technician. REIS Automotive will provide full-service car and light truck repairs, maintenance and tire replacement services. They do not perform and body work or restoration services. REIS Automotive opened in 2014 with a small service station in New Berlin and expanded to their current location in Hales Corners in 2015.

Site and Landscaping Review

Planned improvements to the building include replacement of five (5) garage doors with high quality Wayne Dalton commercial overhead doors, entrance door replacement with a black/brown commercial storefront door, showroom window replacement, new code-compliant wall sign, and monument sign face replacement.

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site is in relatively good condition with only minor issues. Staff recommends the refuse enclosure be repainted and all outdoor storage is removed from behind the building. Staff also recommends the sidewalk be extended across the driveway to the property line.

This item may be expedited to the December 15, 2020 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for a tenancy change to REIS Automotive, an auto repair facility to be located at 4100 W. Loomis Rd., submitted by Matt Maurice, d/b/a REIS Automotive. (Tax Key No. 600-0121-000), 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 an occupancy permit associated with the proposed business reviewed by the Plan Commission.)

1. An Occupancy of Right-of-Way Permit Application being submitted to the Engineering Department for work in the Right-of-Way, with associated work to be completed by December 2021.
2. Immediate removal of all outdoor storage materials and repainting of the refuse enclosure.

Ald. Kastner said that activity and storage of vehicles needs to be limited to where the pavement is, with nothing expanding on the grass. Mayor Neitzke said that they've historically followed this practice. The applicant, Matt Maurice, said that the refuse enclosure will be rebuilt. Ms. Porter reminded him that a permit is required for this.

Mayor Neitzke and Ms. Porter discussed the requirement to continue the sidewalk across the driveway. The Plan Commission authorized extending the sidewalk completion deadline to December 2022, but also authorized staff to extend the deadline date if needed.

Motion by Ms. Hallen, seconded by Mr. Rogers, to recommend approval of the Special Use Review and Site Plan Review for a tenancy change to REIS Automotive, an auto repair facility to be located at 4100 W. Loomis Rd., submitted by Matt Maurice, d/b/a REIS Automotive (Tax Key No. 600-0121-000), subject to Plan Commission comments, staff comments, and authorize this item to be expedited to the December 15th Common Council meeting. Motion carried unanimously.

- 6A. Special Use Permit for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC. (Tax Key No. 617-0118-000)**
- 6B. Site Plan Review for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC. (Tax Key No. 617-0118-000)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant, Mr. Johnson, has an offer to lease the former Foot Spa property at 6835 W. Layton Ave, to establish a tattoo business at this location. The property is zoned C-1 Neighborhood Commercial District, which permits “Other Personal Care Services,” such as tattoo parlors, as a Special Use. Mr. Johnson has been within the tattoo business for nearly 14 years, including two years working in England and five years working at Starship Tattoo in Greenfield. Inkwell Tattoo Company will offer high quality modern tattooing with an emphasis on cleanliness and professionalism. Appointments will be by appointment, with limited walk-ins and no walk-in appointments during Covid-19. Inkwell will have between two and six tattoo artists. Hours of operation will be 12pm – 8pm, daily. No external modifications to the building are planned. A public hearing may be scheduled as early as January 19, 2021.

Site Plan 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 Special Use Permit. The site is in good condition and the parking lot was recently restriped. The curbs throughout the parking lot are cracked and broken and should be replaced within the next two (2) years. The parking lot lights should be angled down to 90 degrees to conform to the zoning code.

The tattoo business would require five (5) parking spaces per 1,000 sq. ft., which calculates to thirteen (13) required off-street parking spaces. The remaining uses within the multi-tenant shopping center require twenty-six (26) off-street parking spaces.

There are thirty-three (33) off-street parking spaces provided on site. The parking shortage may be waived by the Common Council.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC. (Tax Key No. 617-0118-000), subject to Plan Commission comments, staff comments, and the following conditions:

1. Common Council approval of the Special Use Permit, following a public hearing.
2. Replacement of the damaged poured curb throughout the site by December 2022.
3. A letter from the applicant stating that the parking lot light has been angled down, prior to an Occupancy Permit being issued.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend approval of the Special Use Permit and Site Plan Review for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC (Tax Key No. 617-0118-000), subject to Plan Commission comments, staff comments, and authorize a public hearing to be scheduled. Motion carried unanimously.

- 7A. Special Use Permit for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin. (Tax Key No. 571-8984-009)**
- 7B. Site Plan Review for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin. (Tax Key No. 571-8984-009)**

Items 7A and 7B may be considered together.

Overview and Zoning

Force Fastpitch Wisconsin is a non-profit softball program based in Franklin that is seeking approval to lease approximately 12,400 sq. ft. of space at Spring Mall for indoor softball training from January through March, 2021. Operations will be limited to softball training and no store front type activity will be conducted. Force Fastpitch Wisconsin has approximately 100 players ranging in age from 8 to 17. They anticipate no more than 12-15 players/coaches will be using the facility at any given time and team scheduling will be done in advance to avoid player/parent overlap in the facility.

The Spring Mall property is zoned C-4 Regional Business District, which permits Fitness and Recreational Sports Centers as a Special Use. A public hearing is required, which could take place as early as January 19, 2021, with the Plan Commission's recommendation.

Site and Floor Plans

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. Force Fastpitch Wisconsin is proposing to lease a small portion of a huge 26-acre multi-tenant commercial mall/complex. Brixmor has indicated that they'd like to redevelop the entire site, which will take time and careful long-term planning. At this point, staff does not recommend any site or landscaping improvements due to the new tenancy of Force Fastpitch Wisconsin.

All tenant spaces, including Sally Beauty Supply and Meyer's Family Restaurant require a total of 473 off-street parking spaces. Force Fastpitch Wisconsin requires 62 of those 473, per code. The entire property has 1,052 provided off-street parking spaces.

Staff recommends that a public hearing be scheduled for this item, as soon as January 19, 2021.

Recommendation: Recommend approval of the Special Use Permit and Site Plan Review for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin. (Tax Key No. 571-8984-009) subject to Plan Commission comments, staff comments, and Common Council approval of the Special Use Permit, following a public hearing.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend approval of the Special Use Permit and Site Plan Review for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin (Tax Key No. 571-8984-009), subject to Plan Commission comments, staff comments, and authorize a public hearing to be scheduled. Motion carried unanimously.

- 8A. Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**
- 8B. Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**

8C. Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petrauski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)**

Items 8A, 8B, and 8C may be considered together.

Overview and Zoning

The applicant, Greg Petrauski, Infinity Development, is proposing an independent senior development called “GreatLife Greenfield – The Woods.” Mr. Petrauski owns the 11.38-acre property on the north side of W. Edgerton Ave. at approximately S. 118 St. There are two (2) abutting, smaller properties to the immediate west, split by a small east-west right-of-way, both owned by Michael Zach. Those two (2) properties are 1.24 and 1.26 acres in size. Mr. Petrauski has developed over \$100MM of senior living, healthcare, and multi-family projects over the past 30 years under various names and brands. He has five (5) years of Healthcare Finance and Business Development experience for Aurora Healthcare and 26 years of specific experience in senior living development, construction, and operations for self-owned and managed companies. The last senior living operating company that he owned, sold to a publicly-traded REIT in 2017. Current projects in development include a \$25MM mixed-use senior living project and an \$8MM 55+ condo project in the Village of Mukwonago.

The proposal includes a Comprehensive Land Use Map amendment request (from Single Family to Mixed Residential) and a rezoning request (from R-1 Single-Family Residential District to PUD Planned Unit Development District - Residential) for all three (3) of these parcels. The application is seeking approval to build a post COVID-19-friendly, active senior living community. The larger 11.38-acre site would include 112 units of independent senior living residences, broken down into a 64-unit building and a 48-studio unit building. The smaller properties, owned by Michael Zach, would increase in size with a request to discontinue/vacate the right-of-way, increasing the land area by approximately 0.36 acres, so a total of approximately 2.86 acres. The proposal on Mr. Zach’s land includes six (6) side-by-side townhouses, totaling 12 future units. Details of all of the townhouses are not included in this proposal and will come at a future date. However, the land use map amendment and rezoning requests encompass the land where the future townhomes would be constructed. Mr. Zach will keep his 2.86 acres of land separate from Mr. Petrauski’s development. Easement agreements will be in place prior to any permitting. A public hearing is required for both the land use map amendment and the rezoning requests.

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 112-unit complex plus the townhomes. The zoning code requires a minimum land area of five (5) acres for a residential PUD. The total land area requested for a rezone in this

particular application equals 14.24 acres (which includes the current W. Vogel Ave. east-west right-of-way splitting Mr. Zach's properties).

All units on the site will be dedicated to senior living, average age 75+. The development preserves a significant amount of wetlands and trees. There are no public roads going through the senior living development.

The unit mix includes studios, one-bedroom units and two-bedroom units. The south (64 unit) building provides approximately 66 spaces of enclosed, underground parking, with an additional 14 surface spaces. The north (48 studio unit) building provides 36 surface stalls. Potential amenities include a fitness center, hair salon & spa, theater room, chapel, library, and dining room. Rental prices would be inclusive of utilities, amenities, and meal allowances and would be market-rate based on comparable senior living developments.

A variety of services will be offered for residents of this community to promote health, safety, and independence. The tentative staffing plan would be as follows:

Business Office/Rental Concierge (1) 9am - 5pm
Food Service Chef & Assistant (2) 7am-5pm - 1st shift
Housekeeping Concierge's (2) 9am - 5pm
Maintenance Concierge (1) 9 am-5 pm - 1st shift
Activity Concierge (1) 9am-5pm - 1st shift

The buildings are situated on the site to allow for landscape to naturally buffer the buildings from the neighboring homes and to retain as much of the existing green space, forestry, and wetlands as possible. The development is designed to promote active lifestyles for the residents and minimize the need for vehicular use. By preserving much of the existing forestry, the new and existing residents can benefit from the use of the wooded trails. The exterior of the building is clad in natural, inviting materials intended to fit within the natural landscape.

Public hearings will be held on the rezoning and proposed Land Use Map amendment, with the Plan Commission's recommendation to hold such hearings. Ordinance amendments will need to be approved by the Common Council for the rezoning and land use amendment. If the Plan Commission recommends that said public hearings be held, they could be scheduled as soon as January 19, 2021. In addition, the developer will be required to enter into a Planned Unit Development Agreement with the City, to be drafted by staff. As previously mentioned, the proposed multi-unit senior housing complex requires a Land Use Map amendment from Single Family to Mixed Residential.

Properties to the north are developed as single-family with a substantial amount of wooded land between the this development and the single-family subdivision. Properties to the east include the back yard of one (1) single-family home and then institutional uses that include an elementary and high school. Properties to the

immediate south are planned for single-family homes in the Village of Hales Corners with land owned by Mr. Petrauski. Properties on the south side of W. Edgerton Ave. are developed as single-family, also in the Village of Hales Corners. Properties to the west are a combination of single-family and undeveloped land. The proposal has minimal impact on the residential uses to the north and west, as it does not include an extension to two (2) public roads to the west: W. Holmes Ave. and W. Carpenter Ave. and no access to the subdivision to the north. There will be zero traffic from the proposed development that will spill onto these public roads, as the only access to the GreatLife development is through a private drive that connects to W. Edgerton Ave. In addition, the proposed development acts as a properly-planned transition and buffer between single-family uses to the west, and institutional/school uses to the east.

Mr. Petrauski has held many neighborhood meetings throughout the years of planning for this proposed senior housing project with the most recent held on Monday, August 12, 2019. The City has received numerous letters of support for a senior development from surrounding homeowners, including a letter from the WinterPark Homeowner's Association, Inc. to the immediate north, which included a recent board vote of 35-0 in favor of a senior development.

Site and Landscaping Plans

To fully understand the context of the proposed development, one must understand the municipal and parcel boundaries in this area of the City. The municipal boundary, dividing the City of Greenfield and the Village of Hales Corners runs parallel with W. Edgerton Ave., approximately 200 ft. north of W. Edgerton Ave. The northern side of W. Edgerton Ave. is aligned with single-family homes, where the homes are in the Village. A few of these owners have an extended back yard into the City of Greenfield, where they received two (2) different tax bills—one from the City and one from the Village. The development's only entrance/exit is a private driveway off of W. Edgerton Ave., which begins in the Village of Hales Corners, and extends north into the City of Greenfield, 200 ft. north of W. Edgerton Ave. Once in the City municipal boundaries, the driveway will be lined with a combination of decorative and canopy/shade trees, and large evergreen and deciduous shrubs on both sides. To the left will be a detention pond and then the two (2) single-story buildings. The future 12 townhomes (six buildings) will be situated to the west.

The site plan design looks as though there is a drive connecting to W. Holmes Ave. and a north/south drive along the west side of the property. However, these are fire lanes/emergency-use-only lanes. They will not look like a drive—they will have plantings in the center of the wheel paths and actually functions as a walking path in certain areas. There will be some sort of barrier that only the Fire Dept. can access at the end of the public W. Holmes Ave., to prevent vehicles from entering the GreatLife development from the west. The design of the "barrier" has yet to be worked out between the architectural team and Fire Dept.

All drives will have a poured curb. Private walking paths intertwine in the center of the building wings and around the perimeter of each building. Residents will have a continual and safe pedestrian sidewalk system throughout the entire complex. Mr. Petruski intends to work with the WDNR, MMSD and Whitnall School District to incorporate additional walking paths, if feasible, in the preserved wooded area and wetlands to the north. The southern 64-unit building is shaped somewhat like an H, with the main entrance in the middle section that connects the two (2) end wings, on the east side of the building. This entrance includes a canopy and 11 visitor parking spaces. There is one (1) entrance/exit for underground parking, just south of the main entrance, also on the east side of the building. In addition, each unit has its own individual exterior entrance/exit that connects to the sidewalk/pedestrian system. The north side of the H-shaped building has a parking lot for 39 vehicles that also abuts the northern 48-unit building.

The south building includes underground parking for 66 vehicles and surface parking for 11 vehicles. There is only one (1) entrance/exit to the underground parking, situated on the east side of the building. There are a total of 39 surface parking spaces situated between the two (2) buildings that can be shared between the buildings. Parking calculations are described in the chart below. The senior development proposal, as a whole, exceeds the minimum required parking by eight (8) stalls. The future/proposed townhouses would provide 24 garage parking spaces for the 12-unit townhouse development (2 parking spaces/unit), as is required per code. Given the anticipated average residential age of 75 at the GreatLife living facility, Mr. Petruski anticipates that the underground parking spaces will not be fully utilized by residents and expects that staff and even some visiting family members may be able to park in the underground parking garage.

A retaining wall will be constructed along a portion of the east lot line, starting where the underground parking garage is located and running north to where the shared parking lot begins between the two buildings. Detailed engineering and architectural plans need to be submitted for the retaining wall. Staff recommends that the retaining wall be constructed of a masonry material.

The Engineering Department will thoroughly review the site and civil plans and submit comments to the developer pertaining to stormwater management, Milwaukee Water Works' future involvement, easements, etc. There is a 30-foot right-of-way that runs along the east property line, once planned as S. 118 St. Milwaukee Water Works once requested (with the last review) that the water line be moved within that right-of-way and that it become a public water main. These, and other comments are minor enough that the Engineering Department feels comfortable working with the developer on necessary modifications.

The developer's engineering team is still working on a photometric lighting plan. Staff has communicated that light shall not splay beyond the property lines, which is not concerning considering the development is located in the middle of the property.

Building and stand-alone light fixture design details have yet to be submitted for review. If the Plan Commission agrees, staff is comfortable working out the design details with the developer and architect.

The landscaping plan includes building base plantings, perimeter plantings, trees along all drive aisles and a mixture of deciduous and evergreen trees and shrubs, perennials, ornamental grasses and grass. The site will include a wet retention pond, three (3) rain gardens and maintenance of wetlands on the north section of the property. The City Forester is reviewing the landscape plans and has also walked the site with the developer to discuss the City's Natural Resource Features Protection Intent. A final report was published in April 2018, which the City Forester has a copy of. The developer's engineering team remains in contact with the City Forester regarding tree preservation and landscaping design. Staff feels comfortable that the design team and City Forester can work out any landscaping comments/modifications.

Floor Plans

GreatLife Greenfield – The Woods includes two separate buildings—a 64-unit building consisting of 46 one (1)-bedroom units and 18 two (2)-bedroom units; and a 48-unit building consisting of 48 studio units. The basement level of the south/64-unit building includes underground parking for 66 vehicles, mechanical and maintenance rooms, stairways and an elevator shaft. The first floor of the 64-unit building includes the following amenity rooms: four (4) flex space rooms for future programming; three (3) common living rooms; a health room; a fitness room; a kitchen; a leasing room; a mail room; a general store; a multi-purpose room; a reception area; a garbage room; and, a beauty room. The largest common living room overlooks a large patio on the west side of the central section of the building, through an expansive glass wall. There are 46 one (1)-bedroom units and 18 two (2)-bedroom units in this building. The one (1)-bedroom units are roughly 825 sq. ft. in area and include a living room, one (1) bathroom, and a kitchen. The two (2)-bedroom units are roughly 1,200 sq. ft. in area and include a living room, two (2) full bathrooms, and a kitchen/dining area. This is an independent senior building. Each unit has an interior door that opens into a hallway, and an exterior door that opens into an outdoor patio.

The garbage will be rolled outside when trucks are scheduled for pick-up. Exterior enclosures are not needed.

The north/48-unit building is comprised of studio units. There is one main/central hallway that branches out into four (4) wings. There are four (4) ADA units, roughly 440 sq. ft. in area and 44 studio units roughly 380 sq. ft. in area. Each studio unit includes an open bedroom area with room for an extra chair or two, a small sink, undercounter fridge and microwave (Kitchenette style), and a full bathroom. There are no amenity rooms in this northern building. Each unit has an interior door that opens into a hallway, and an exterior door that opens into an outdoor patio.

Architectural Plans

The two (2) buildings were created with a modern design scheme, utilizing earth tones to blend in with the surrounding natural environment. Both buildings are one (1) story in height. Building materials include fiber cement board and batten (colored white and charcoal), wood-look cladding with a natural grain pattern, gray blended brick, metal trim and panel, and asphalt shingle roofing (charcoal color). The middle H-section of the 64-unit building includes an aluminum storefront window system/wall facing the western patio. Each wing is also shaped like an H and includes smaller adjoining mid-sections of the aluminum storefront window system. All unit windows are functional and can open. The long sections of the H-style buildings are broken up by various gable features and windows. Building materials are mixed up between architectural features, insets, gables, etc.

Below is a material board sample and several renderings of the proposed buildings. Staff worked with Mr. Petruski and his architectural team on building material and design modifications prior to final submittal.

Recommendation: Approval of the Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential, and recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District – Residential, and the Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petruski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 15 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) four-sided refuse enclosure constructed of brick to match the building with a personnel door; (b) retaining wall design and material details; and, (c) any landscaping specie/quantity recommendations as provided by the City Forester.
2. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department.

3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
5. A letter of credit or other form of security for Engineering expenses, as required per the Planned Unit Development Agreement.
6. Payment of the City's impact fee of \$1,806.00 per new dwelling unit.
7. A photometric plan and colored cut-sheets and design details of all exterior lighting, including on the building.
8. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
9. All necessary new easement agreements (utility, cross-access, etc.) being approved by the Engineering Department and recorded and old easement agreements being released and recorded where necessary, as directed by the Engineering Department.
10. Permit application approvals from WDNR for wetland fill permits.
11. Village of Hales Corners approval and recording of the Certified Survey Map which includes the private driveway entrance into the City of Greenfield property located at 11940 W. Edgerton Ave.
12. Common Council approval of the Ordinance to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential following a public hearing.
13. Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District – Residential following a public hearing.
14. An executed Planned Unit Development (PUD) Agreement signed by the applicant and the City. Said PUD Agreement will require certain security and cash payments/deposits from applicant and will be defined in the Agreement once drafted by the City.

15. Common Council approval of the proposed discontinuance of the W. Vogel Ave. right-of-way.

Ms. Porter discussed the proposal and Jessica Timmer gave a presentation. The Plan Commission supports the general site plan of townhouses. Ms. Porter said that the townhouse development proposed by Mr. Zach will need to go before Plan Commission with a detailed site, landscaping and architecture review in the future. Mayor Neitzke, Mr. Rogers, Mr. Weis and Ald. Kastner discussed how more color variation on the exterior would be more visually appealing.

Motion by Ald. Kastner, seconded by Mr. Weis, to approve the Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), subject to Plan Commission and staff comments. Motion carried unanimously.**

Motion by Mr. Rogers, seconded by Mr. Schilz, to recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled. Motion carried unanimously.**

Motion by Mr. Rogers, seconded by Mr. Carlson, to recommend Common Council approval of Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120 W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petruski, d/b/a Apple-Hales Corners, LLC (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), subject to Plan Commission and staff comments. Motion carried unanimously.**

9. **Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4267 W. Loomis Rd. from no official zoning district to I Institutional District. (Tax Key No. 600-9956-006)**

The City purchased 2.3 acres of land from WisDOT in 2019 for the future use of a park, located at the corner of the W. Loomis Rd. exit ramp (exiting the freeway as vehicles are going westbound) and W. Loomis Rd. This land is the former site of The Turf indoor skate park and also houses a cell phone tower and a billboard. The City intends to resurrect The Turf concept with the construction of a new building, a parking lot and other complimentary amenities.

This triangle of land is currently not zoned. It was categorized and utilized under the previous ramp configuration, as DOT right-of-way and never had a zoning layer associated with it. The City's proposed 2020 Comprehensive Land Use Map identifies this parcel as Community Facilities. The Community Facilities land use category is described as follows:

Community Facilities:

This land use designation is intended to permit large-scale public buildings, healthcare facilities, schools, churches, cemeteries, fitness and recreational sports centers, and historical sites. The Future Land Use Map generally shows existing locations of such facilities. Future community facilities may be located in areas planned for mixed-use, residential, or business uses, where appropriate.

Recommended Zoning:

The City's I, Institutional zoning district is appropriate for these land uses.

The City's Zoning Code suggests the following uses for I Institutional:

Lands where existing or proposed federal, state, or local government activities are conducted, and to major public and private educational and other nonprofit organization facilities.

The future use of The Turf parcel includes local government ownership, public use (public park), and potential recreational facilities/uses run by nonprofits. These uses align with the intent of the I Institutional Zoning District. A public hearing is scheduled for December 15, 2020. Staff recommends approval.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4267 W. Loomis Rd. from no official zoning district to I Institutional District. (Tax Key No. 600-9956-006), subject to Plan Commission and staff comments.

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 the property located at 4267 W. Loomis Rd. from no official zoning district to I Institutional District. (Tax Key No. 600-9956-006), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled. Motion passed with Mayor Neitzke, Ald. Kastner, Mr. Rogers, Mr. Weis, Mr. Carlson, and Mr. Schilz voting yes. Ms. Hallen abstained.

10. Community Development Manager Report

Ms. Porter stated that there will be a second press release in the coming days with more details of what could be at The Interchange (Loomis & Layton vicinity). She mentioned how staff and the Mayor have recently had meetings with the DOT and Milwaukee

County to talk about transit and road improvements in the same vicinity. These meetings also included a discussion about Layton Avenue being resurfaced and how it impacts development.

Mayor Neitzke mentioned that Layton Avenue is being reconstructed from W. Loomis Rd. to S. 27 St. He said that next year the State will begin reconstructing the overpass on HWY 36. Mayor Neitzke also said that the City will be working with the State on issues regarding the busy traffic on 43rd Street.

11. Adjournment.

**Motion by Mr. Weis, seconded by Ald. Kastner, to adjourn the meeting at 7:19 p.m.
Motion carried unanimously.**

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed December 14, 2020