

PLAN COMMISSION STAFF REPORT

Tuesday, April 13, 2021 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the March 9, 2021 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. Special Use Review for a proposed addition to Advanced Animal Hospital, an existing business located at 3374 W. Loomis Rd., submitted by Scott Lausten, d/b/a Keller, Inc., and Kevin Collett, d/b/a Mission Veterinary Partners. (Tax Key No. 553-0430-002)
- 4B. Site, Landscaping and Architectural Plans for a proposed addition to Advanced Animal Hospital, an existing business located at 3374 W. Loomis Rd., submitted by Scott Lausten, d/b/a Keller, Inc., and Kevin Collett, d/b/a Mission Veterinary Partners. (Tax Key No. 553-0430-002)

Items 4A and 4B may be considered together.

Overview and Zoning

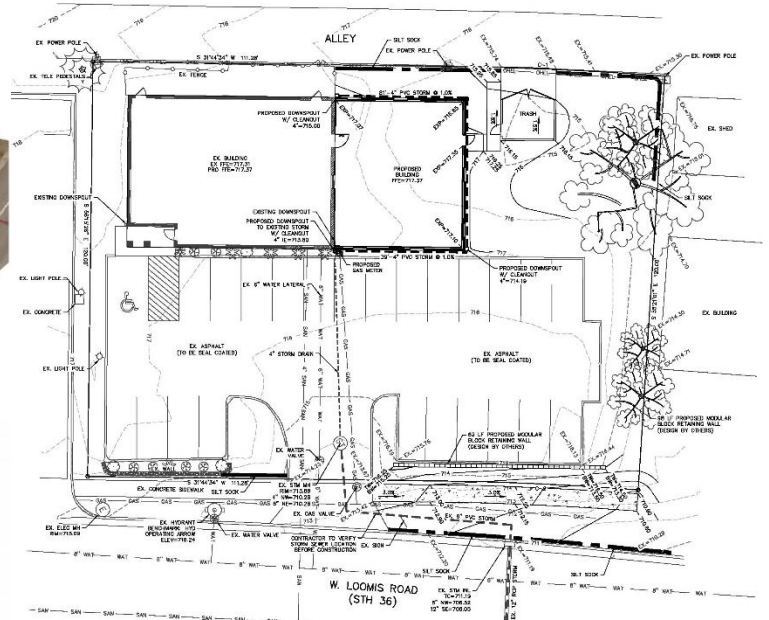
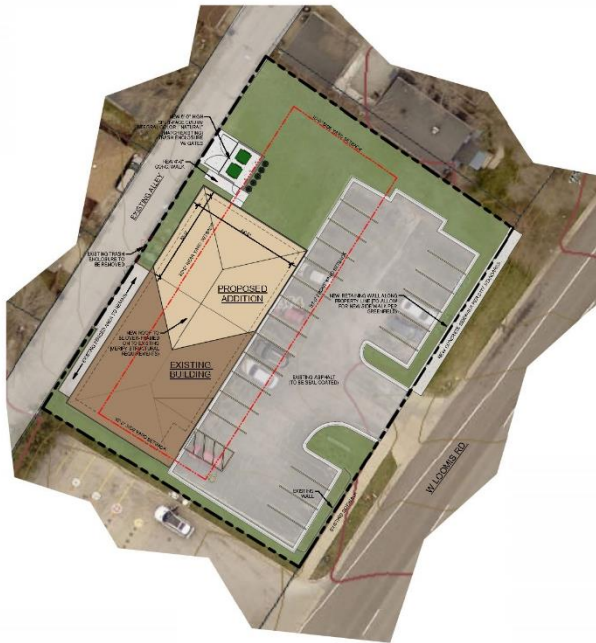
Advanced Animal Hospital is proposing a 1,672 sq. ft. building addition to the existing 2,558 sq. ft. animal hospital. The property is zoned C-2 Community Commercial District, which permits Veterinary Services as a Special Use. A project of similar scope was approved by the Plan Commission and Common Council in June 2019, but the previous site plan has expired as permits were not issued within 12 months following the approval. Per Section 21.04.0701.K.

of the Municipal Code, *"Subsequent change or addition to the plans or use. (Cr. #2731) Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission. If in the opinion of the Plan Commission, it is anticipated that such requested change in the special use substantially changes the concept or intent of a previously approved special use, the Plan Commission can consider it a major change to the original Special Use. If this is the decision of the Plan Commission, then a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and said proposed changes shall be submitted to the Common Council for approval."* Staff does not



recommend that a public hearing be required for the proposed building addition, as it does not substantially change the concept or intent of the originally-approved Special Use Permit.

Advanced Animal Hospital sees an average of about sixty-six (66) clients per day. The location has three (3) main doctors at this location along with a Hospital Manager, an Office Manager, four (4) Surgical Assistants, three (3) Veterinary Assistants, a Groomer, and two (2) Receptionists. Along with the building addition, the existing interior space will also be completely remodeled. The larger footprint will allow for updated equipment, techniques and services, which require larger exam rooms. Hours of operation will remain unchanged, Monday – Friday, 8:00am – 7:00pm; Saturday and Sunday 8:00am – 6:00pm.



Architectural Plans

The building addition will be constructed of a 4" brick veneer to match the existing building, a 4" smooth stone sill, and LP Smart siding. The brick veneer and stone sill are currently proposed only on the east (Loomis-facing) façade. Because the building has visible site lines for all elevations, staff recommends the brick veneer and sill continue along the north and west elevations. New glass windows with aluminum framing will be included: two (2) each on the east, west, and north elevations. The north elevation will also include a metal exit door for staff to access the refuse enclosure. An asphalt shingle roof will top the addition, to match the existing building. Staff recommends existing and proposed rooftop mechanical units be screened from neighboring properties.

Site and Landscaping Plans

The applicant is requesting the Plan Commission's approval to construct the new building addition within the 20-foot rear yard setback restriction (the proposed addition will be constructed approximately nine (9) feet off of the rear property line). Per Sec. 21.04.0302 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration." Staff recommends approval of the proposed rear yard setback encroachment. The existing building is constructed approximately nine (9) feet off of the rear alley property line and the proposed addition continues with the same setback. Without the requested setback "waiver," the proposed building addition would not be feasible as the site is not large enough to accommodate for a 20-foot front yard setback. The back yard abuts an alley, which is lined with garages and other commercial buildings situated very close to the alley lot line. The proposed building addition would be consistent with existing setbacks along the alley.



Base planting is proposed along the front and side of the building addition. Additional landscaping is proposed around the new trash enclosure. A retaining wall is proposed along the northern edge of the parking lot to accommodate a new sidewalk connection north of the driveway. Staff suggests the proposed retaining wall is moved closer to the sidewalk to allow for additional landscaping between the retaining wall and the parking lot to match the southern portion of the parking lot. The retaining wall will be rough-faced modular block to match the existing retaining wall. No changes are proposed for the parking lot layout.

The new refuse enclosure constructed of “natural” color split-faced CMU block with personnel door will be constructed at the northwest corner of the building addition. Staff recommends the doors on the refuse enclosure be board-on-board construction given the location facing neighboring properties across the alley.



The animal hospital, under general commercial use parking requirements, will require 3.3 off-street parking spaces/1,000 gross sq. ft. of building space, which totals 19 required off-street parking spaces. The property has twenty-six (26) parking spaces, of which two (2) are ADA stalls.

Recommendation: Recommend Common Council approval of Special Use Review and Site, Landscaping and Architectural Plans for a proposed addition to Advanced Animal Hospital, an existing business located at 3374 W. Loomis Rd., submitted by Scott Lausten, d/b/a Keller, Inc., and Kevin Collett, d/b/a Mission Veterinary Partners. (Tax Key No. 553-0430-002), 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 building permits associated with the proposed project reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. The work associated with the proposal must be completed within one year of Common Council approval.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) existing and proposed rooftop mechanical units screened from neighboring properties; (b) relocation of the proposed retaining wall to match south retaining wall; (c) landscaping added between the parking lot and the retaining wall; (d) board-on-board doors for the refuse enclosure; (e) brick veneer and sill added to the north and west elevations to match the east elevation; and, (f) landscaping species and quantities modifications, per City Forester comments.
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. Permit application and approved plans being submitted to the Engineering Department and WDOT for necessary sidewalk improvements.

5A. Special Use Permit for Stereo One, a proposed automotive parts and accessories store to be located at Motorman Roadhouse, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch d/b/a Lightspeed Entertainment Inc. (Tax Key No. 576-9978-000)

5B. Site Plan Review for Stereo One, a proposed automotive parts and accessories store to be located at Motorman Roadhouse, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch d/b/a Lightspeed Entertainment Inc. (Tax Key No. 576-9978-000)

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant, Mr. Majdoch, owns and operates Motorman Roadhouse, formerly known as Lightspeed, located at 4251 S. 27 St. Mr. Majdoch is proposing to lease out a portion of the building to Stereo One for the display and installation of car stereos and accessories. The property is zoned C-2, which allows “Automotive Parts and Accessories Stores” as a Special Use.



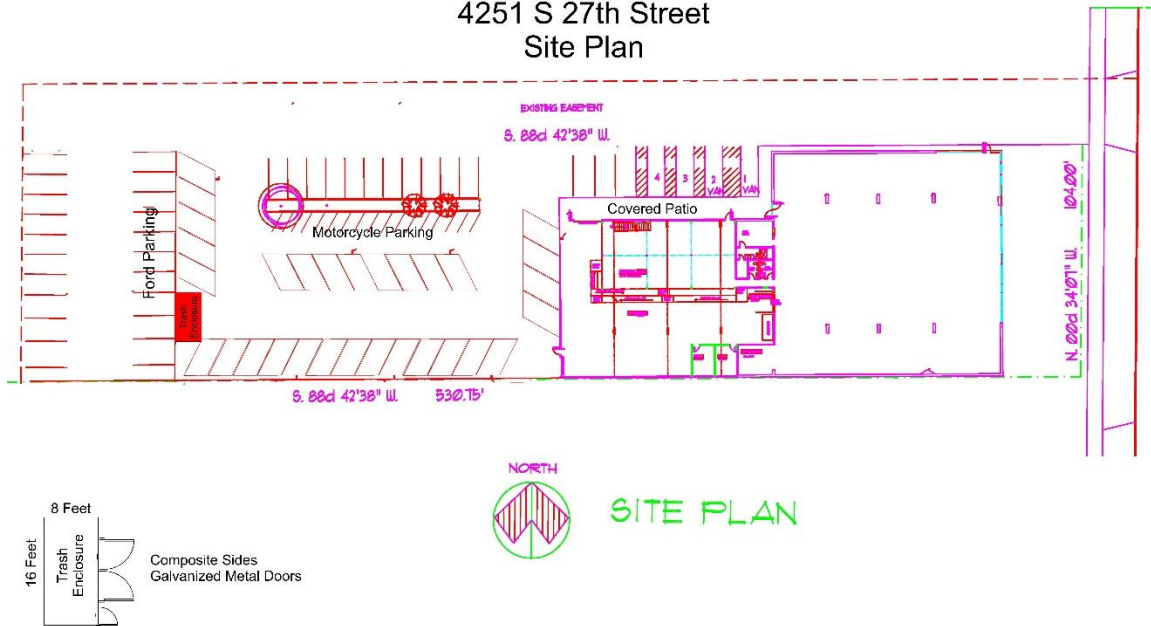
Stereo One will occupy approximately 1,000 sq. ft. within the northeastern portion of the building for display of merchandise and approximately 3,750 sq. ft. of space in the rear of the building for installations. Products and services offered by Stereo One include car alarms, remote starters, window tinting, lighting, audio and video, dash cameras, and telematics devices (GPS vehicle tracking). Stereo One currently operates locations on S. 27 Street in Milwaukee and on S. 84 Street in West Allis. They anticipate serving 70-80 customers per week. The proposed hours of operation are Monday – Saturday, 9am- 11pm and Sunday, 12pm – 9pm. This proposal requires a public hearing, which could be scheduled as early as May 18, 2021.

Site and Landscaping Review

A site plan was provided with this submittal but the plan provided is inadequate and staff has reached out to the applicant to make extensive modifications to the plan. Staff suggests relocating the refuse enclosure to the southern portion of the parking lot to allow easier access for the garbage trucks. A galvanized metal refuse enclosure is proposed. Staff recommends a board-on-board refuse enclosure with a personnel door. On the site plan, there appear to be parking spaces designated in front of the overhead door leading to the repair bay. This should be adjusted. The ADA-accessible parking spaces do not have dimensions and appear too small. The motorcycle parking entrance seems counter to the flow for vehicle traffic and should be adjusted.



Motorman Roadhouse 4251 S 27th Street Site Plan



When staff conducted a site visit, the site was in fair condition but numerous trailers and other items were stored on the rear parking lot. All onsite storage should be removed immediately. The rear parking lot appears to have been repaved but it was difficult to determine the number of parking spaces because of the items stored onsite. The introduction of vehicles stored inside the building may require extensive building modifications. Staff suggests the applicant contact the Building Inspector for regulations regarding building requirements for this portion of the building.

The best-suited parking classification in the Zoning Code for Motorman, is a “recreation center,” with a bar/tavern use, and vehicle repair shop proposed use. Parking calculations were not provided. Staff used a provided floor plan and an aerial photo to produce parking calculations. The applicant should provide more accurate numbers. Assumed parking calculations are as follows:

- Required parking for the “recreation center” (13,746 sq. ft.): 69 spaces
- Required parking for the bar area (1,464 sq. ft.): 22 spaces
- Required parking for the vehicle repair shop (3,750 sq. ft.): 22 spaces
- Required Parking for the vehicle repair shop (one bay): 4 spaces
- TOTAL required off-street parking: 95 spaces
- Provided on-site parking spaces (per the proposed site plan): 65 spaces

Motorman Roadhouse
4251 S 27th St
Dumpster Enclosure



Door Panel



Wall Panel

The very rear parking area, housing 22 spaces, is labeled as employee parking for Braeger Ford employees. Staff would like to see an easement agreement that indicates such. This also reduces the provided parking available to Motormanía and Stereo One patrons by 22 spaces.



Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Stereo One, a proposed automotive parts and accessories store to be located at Motormanía Roadhouse, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch d/b/a Lightspeed Entertainment Inc. (Tax Key No. 576-9978-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. The site improvements associated with item 1 are to be satisfied prior to the issuance of a Certificate of Occupancy for the proposed Stereo One. Contractors applying for permits should be advised accordingly. The work associated with Item 1 must be completed within one year of Common Council approval.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) relocation of the refuse enclosure to the southern property line; (b) construction of a four-sided board-on-board refuse enclosure with personnel door; (c) directional arrows added to the parking area; (d) dimensions for the parking spaces and drive lanes; (e) removal of parking spaces in front of the overhead door area; (f) motorcycle parking spaces consistent with the direction of the drive lanes; (g) landscaping added around the monument sign at least equal to two times the square footage of the sign; (h) increased landscaping within the existing

landscape island and replacement of any dead/dying trees (if applicable); (i) landscaping species and quantities modifications, per City Forester comments.; (j) required vs. provided parking calculations on site; and, (k) a notation that there will be no storage on site.

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

- 6A. Certified Survey Map for proposed combination of four (4) parcels located at 4930, 49**, 4920 and 4830 W. Loomis Rd., submitted by Michael Bluemel, d/b/a Milo Meak Properties, LLC. (Tax Key Nos. 620-9960-006, 620-9960-007, 620-9952-000 and 620-9959-000)**
- 6B. Site Plan Review for Bluemels Garden & Landscape Center, an existing business located at 4930, 49**, 4920 and 4830 W. Loomis Rd., submitted by Michael Bluemel, d/b/a Milo Meak Properties, LLC. (Tax Key Nos. 620-9960-006, 620-9960-007, 620-9952-000 and 620-9959-000)**

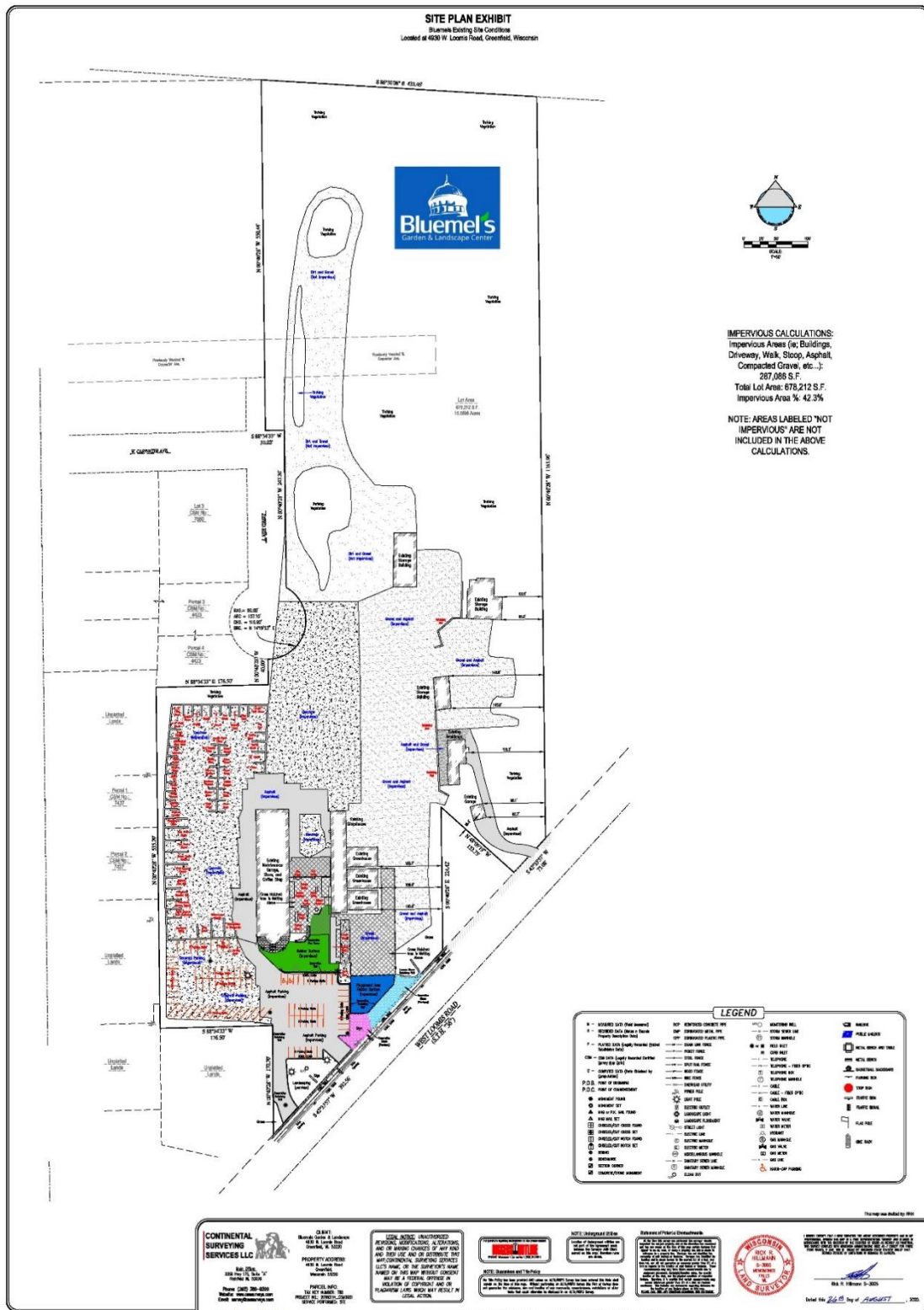
Items 6A and 6B may be considered together.

Overview and Zoning

Bluemels Garden & Landscape Center conducts its main business/office/coffee shop/operations at 4930 W. Loomis Rd. Over time, the business has expanded to neighboring properties and a landlocked parcel behind the main office. In 2016 Bluemels purchased 4830 W. Loomis Rd. A Special Use amendment was reviewed and approved by the Plan Commission and Common Council in June 2016. In March 2017 the Plan Commission and Common Council approved a CSM for parcel combination, but the CSM was never completed by the applicant and therefore never recorded. Over time there have been site changes made without City review, evident in aerial photos. The intent of this review process is to finish up the parcel combination that Bluemels owns and operates, and to also establish a formal site plan for the City's file (which was never provided).



Each of these parcels is zoned C-2 Community Commercial District. Landscaping Services are a Special Use in the C-2 District. The existing Special Use Permit will apply to the newly-combined parcels.



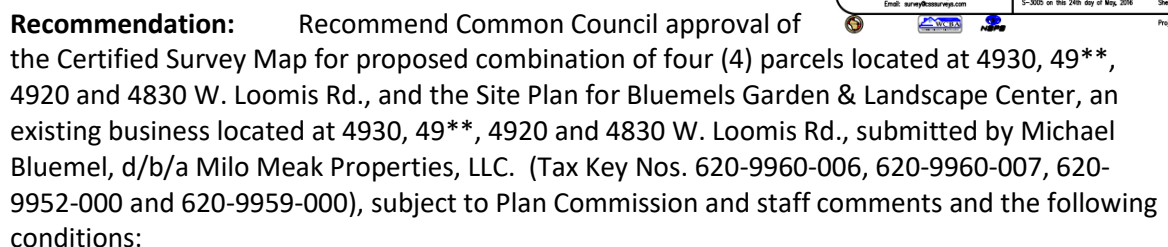
Site Plan

Part of Mr. Bluemel's request with this application is to use the existing house at 4830 W. Loomis Rd. and convert it to a commercial use/accessory building as a foreman workspace for dispatching crews. According to Sec. 21.04.0801.G.2. of the Municipal Code, "The maximum number of accessory structures per zoning lot in the MFR-1, MFR-2, MFR-3, C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, PR, and PUD Districts shall be determined by the Plan Commission at the time of

The submitted site plan shows existing conditions, buildings, and impervious areas. Worth mentioning is that Bluemels is using land in the City cul de sac right-of-way for material storage purposes and has paved over a portion of the right-of-way. Any changes on the Bluemels properties from this point forward will require full site review from the Plan Commission. Calculations for existing site conditions, impervious surface, and stormwater runoff will be reviewed and recorded. A stormwater management plan will be required for any new impervious surface added to any



This aerial map shows a residential and commercial area. A red oval highlights a specific lot, and a yellow line outlines a larger section. The map includes labels for 'VACANT' lots, '551ST ST', and 'WILCOITS PKWY'. The highlighted area is located between 551st St and Wilcoits Pkwy, and is adjacent to a large commercial building and parking lot.



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

1. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
 2. A \$30.00 fee payable to City of Greenfield for the recording fee.
7. **Conceptual Plan for Ahmadiyya Muslim Community, a proposed mosque to be located at 10375 and 10401 W. Oklahoma Ave., for proposed Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 10375 and 10401 W. Oklahoma Ave. from Planned Business to Community Facilities, and for proposed rezoning of the property located at 10375 and 10401 W. Oklahoma Ave. from C-2 Community Commercial District to I Institutional District, submitted by Wajatat Laiq, d/b/a VGBSI Legal and Bashir Ahmad, d/b/a Ahmadiyya Movement Milwaukee. (Tax Key No. 524-8984-009)**



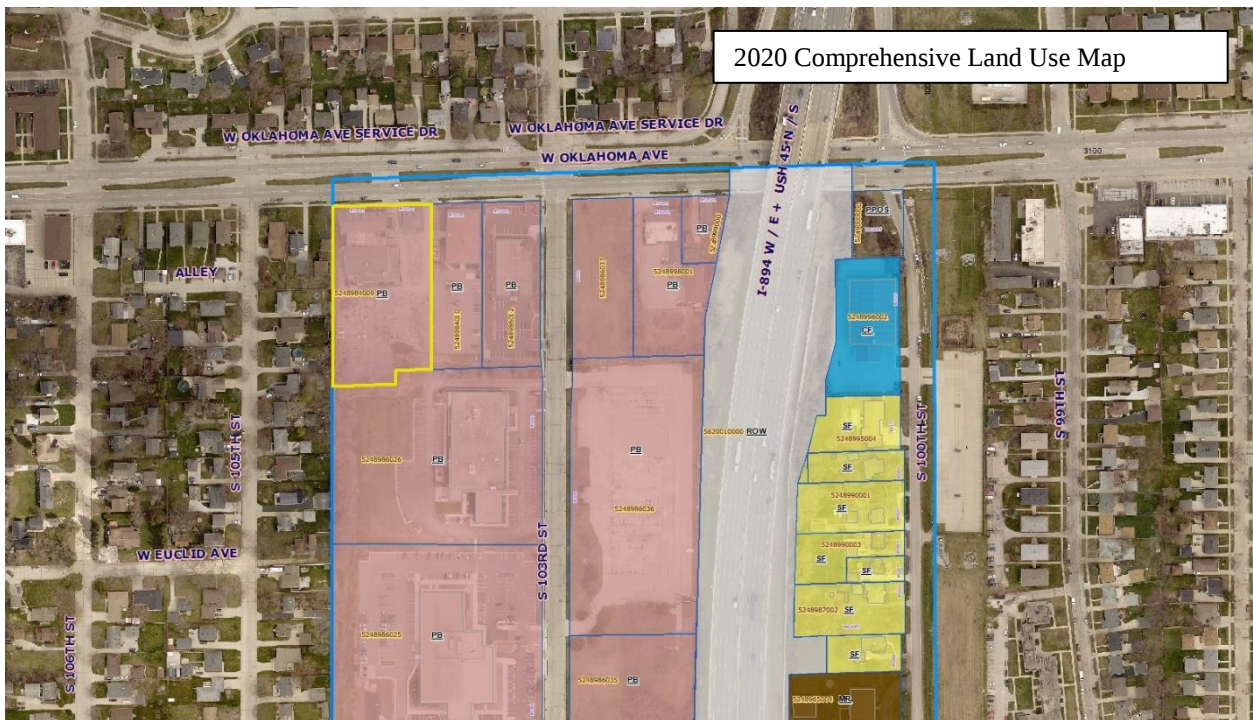
Overview and Zoning

The applicant, Ahmadiyya Movement Milwaukee, has submitted an offer to purchase the Klemmer's Banquet facility at 10401 W. Oklahoma Ave., which has been accepted by the property owner, pending City approval. Klemmer's has been for sale for some time and has been closed for about a year. The applicant would like to purchase the property and convert the main banquet facility building to a mosque and convert the dental building to a residential facility for the Imam of the community to reside in.

The Milwaukee chapter of the Ahmadiyya Muslim Community USA has been located at 5600 W. Fond du Lac Ave., Milwaukee since 1993. The Ahmadiyya Muslim Community is involved in community service works such as, hosting blood drives, food pantries, school supply distribution to under privileged youth, COVID supply distribution, interfaith seminars to bring harmony among people of different faiths, and providing space to other community organizations who wish to serve the community or bring the community together. All of these services are offered free of charge. The applicant plans on having a similar use at this facility.

The proposed mosque would be open seven (7) days/week, but is generally used around times of the five (5) daily prayers. Peak attendance would be Friday between 1-3pm and Sundays between 10am-3pm.

The Milwaukee Chapter membership includes approximately 120 families with 380 people. Typically on Fridays and Sundays, 150 people attend mosque activities.



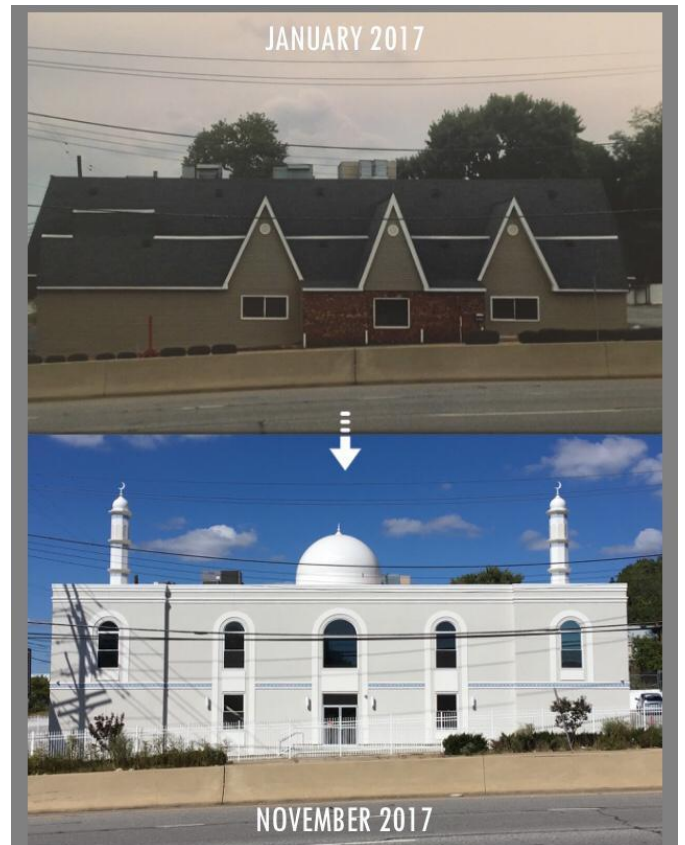
The City of Greenfield's Zoning Code permits Religious Organizations as permitted uses under the "I" Institutional Zoning District. The property under review is currently zoned C-2 Community Commercial District. In order for the applicant to utilize the property as a religious

organization, a rezoning would need to be adopted by the Common Council. The City's 2020 Comprehensive Land Use Map identifies this property and all the surrounding City of Greenfield properties along the S. 103 St./W. Oklahoma Ave. corridor as Planned Business. The City's Comprehensive Land Use Plan does not identify "I" Institutional Zoning District as a recommended zoning district under Planned Business. The applicant is requesting the City to consider changing the Comprehensive Land Use Map for this parcel from Planned Business to Community Facilities, in which "I" Institutional Zoning District is listed as a recommended zoning classification. In order for the applicant's conceptual plan to move forward with a request to amend the Land Use Map and rezone the property, a public hearing would need to be held.

Site and Architectural Plans

The applicant intends for the interior of the building to undergo extensive remodeling, including updating the floor plan to suit the needs of the new use and eliminating the two (2) non-code compliant kitchens. All other code violations will be addressed.

The applicant's project description states that the exterior of the main building will be renovated and updated to increase the curb appeal and eliminate the outdated look of the property overall. The exterior modification plan includes adding a minaret and dome on the east side of the building to make it look like a mosque. The Ahmadiyya Muslim Community has repurposed other buildings across the country in a similar fashion, including a property in Baltimore that was renovated in 2017.



The applicant also intends to convert the stand-alone dental office building to a residential facility for the Imam of the community. This building too would need extensive architectural improvements as it is in a deteriorating state.



The site is in very rough condition and significant site improvements would be required. The parking lot needs to be resurfaced. There is no landscaping in the rear of the site and landscape islands would be expected as part of a full review of a formal application. Based off of a 2020 aerial photo, counting very faint painted parking lines, it appears as though there are approximately 125 parking spaces on site. With the addition of landscape islands and possibly perimeter landscaping, the number of on-site parking spaces would be reduced by likely 10-15 spaces. The perimeter of the site includes overgrown brush and a fence that is falling over. Again, all site improvements would be required with a formal application.



This application is for a conceptual review. The Plan Commission typically provides the applicant with some sense of whether or not they would support a formal application, in this case, for a Comprehensive Plan amendment and a rezoning for a change of use from a commercial business to a non-profit institutional/religious organizational use. A formal application requesting a Comprehensive Plan amendment, a rezoning, and site/landscaping/architectural plans would need to be submitted for Plan Commission review if the applicant chooses to move forward after this initial process.

- 8A. Special Use Review for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Mingrui Zhang, d/b/a CDJ Milwaukee WI LLC and Yanni Jin d/b/a/ CDJ Milwaukee WI LLC. (Tax Key No. 604-9972-000)**

8B. Site Review and Architectural Plans for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Mingrui Zhang, d/b/a CDJ Milwaukee WI LLC and Yanni Jin d/b/a/ CDJ Milwaukee WI LLC. (Tax Key No. 604-9972-000)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Ms. Jin, is representing Mingrui Zhang, who has an offer to lease the former TGI Friday's located at 4638 S. 76 St. The applicant is proposing Crab du Jour, a Cajun-style seafood restaurant with bar in the existing 5,300 sq. ft. restaurant. This will be a full-service restaurant with a table seating and a sit-down bar. The menu will consist of crab, crawfish, calamari, and lobster, prepared fresh daily. Crab du Jour is a growing chain with 95 locations nationally.

The applicant estimates they will employ a total of twenty-five (25) employees. They expect to serve one hundred (100) guests on weekdays and one hundred eighty (180) guests on weekends. The approved hours of operation for TGI Friday's vary from those proposed by Crab du Jour.



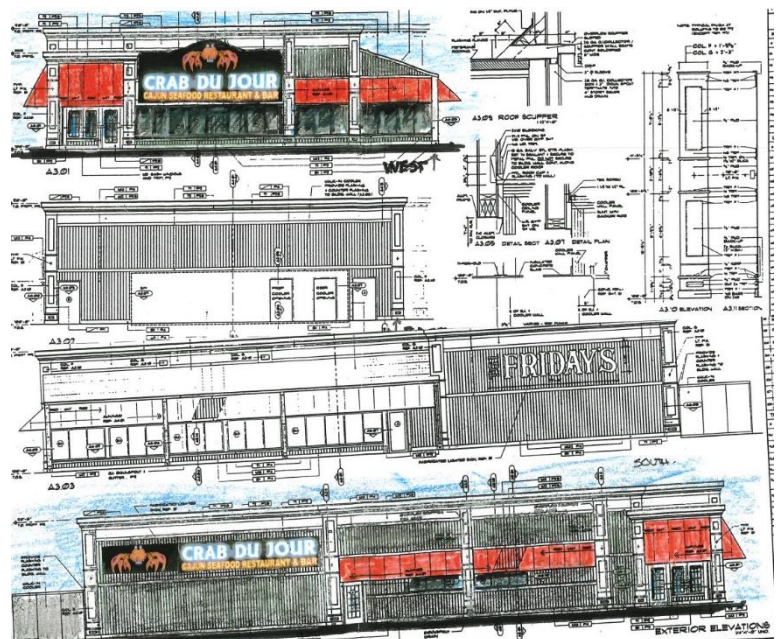
TGI Friday's approved hours of operation: 11:00am – 2:00am, daily.

Crab du Jour: Monday – Thursday, 11:00am – 9:30pm; Friday – Sunday, 11:00am – 10:30pm.

A new resolution will need to be approved by the Common Council addressing the modified hours of operation. Staff recommends that the reduction in operating hours is not a substantial enough change to justify a public hearing and recommends that the Special Use Permit amendment be expedited and taken to Common Council for consideration at the April 20, 2021 meeting.

Architectural, Site, and Landscaping Plans

At present, the only proposed changes to the exterior of the building is the removal of the striped red and white awnings and the installation of solid red awnings. A new wall sign and new

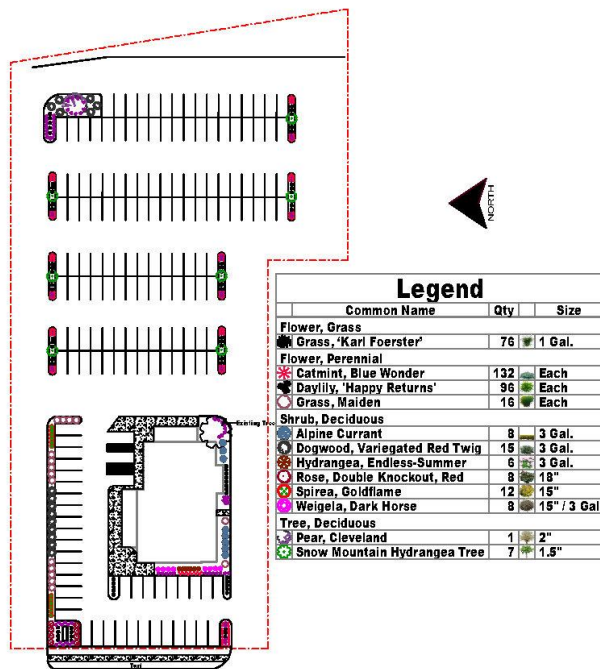


monument sign are proposed to be added to the site. No painting or other changes are proposed architecturally.

The property has been vacant since TGI Friday's closed in May 2020. The site is in very rough shape, with dead landscaping, tall weeds, and trash throughout the site. The rear parking lot is cracked throughout with potholes of various sizes. The concrete on the patio and trash enclosure area is severely cracked. The fence that runs along the eastern property line is falling down and foliage is growing through the fence. Light polls are rusted and cracking. The retaining wall along the south property line has failed.

The property owner is aware of the site issues and is undertaking extensive rehabilitation of the property. Currently, the scope of work proposed by the property owner includes replacing the retaining walls along the south and west property lines, replacing the concrete and curbs throughout the site, replacing the trash enclosure gates, installation of an irrigation system throughout the site, and overlaying the front portion of the parking lot. The rear portion of the parking lot is proposed to be repaved in the future.

In addition to the scope of work proposed by the property owner, staff recommends additional site improvements. Staff recommends the failing chain-link fence along the east property line be removed, the various overgrown plant growth be removed, and a new board-on-board fence be installed, along with landscaping between the fence and parking lot. The property to the east of this site is the Woodland Village condominiums. Per the Zoning Code, a board-on-board or masonry fence is required between residential and



Revision#:	Scale:	Landscape Plan: 1	Landscape Design by: Jake Lutzow
Date: 3/10/2021	1" = 60'	CSM 4638 S. 76th Street	JL Property Services, LLC

commercial uses. Staff also recommends the trash throughout the site, but particularly in the wooded area in the southeast portion of the parcel, is completely cleaned and removed. Staff suggests the rear parking lot is repaved by May 2022, with the rear landscaping improvements addressed at the time of repaving. Best Buy vehicles were observed parked onsite. The property owner indicated there is an existing agreement between the properties for onsite parking of Best Buy vehicles on the subject property. A copy of the parking easement between Best Buy and this parcel should be submitted to staff to retain in the property file.

A new landscape plan has been submitted to the City Forester for review. The proposed landscaping includes all new base plantings along the building, planting beds, and parking lot islands throughout the site. Staff recommends the size of the landscaped islands in the rear of the parking lot is increased to a width no less than twenty feet (20') in order to improve the aesthetics of the rear parking lot and increase the likelihood of plantings surviving. The site is over-parked for its present use and the loss of around fourteen (14) parking spaces should not inhibit the use of the site. As referenced above, staff recommends additional landscaping be added between the fence and parking lot, along with in the area currently occupied by shrub growth and trash in the southeastern portion of the parcel.





Off-street parking required per code for Crab du Jour = 80 (15 spaces per 1,000 sq. ft.)
TOTAL off-street parking provided (based off of site plan) = 172

Staff recommends that this item be expedited to the April 20, 2021, Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Review and Architectural Plans for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Mingrui Zhang, d/b/a CDJ Milwaukee WI LLC and Yanni Jin d/b/a/ CDJ Milwaukee WI LLC (Tax Key No. 604-9972-000), subject to Plan Commission and staff comments, and the following conditions:

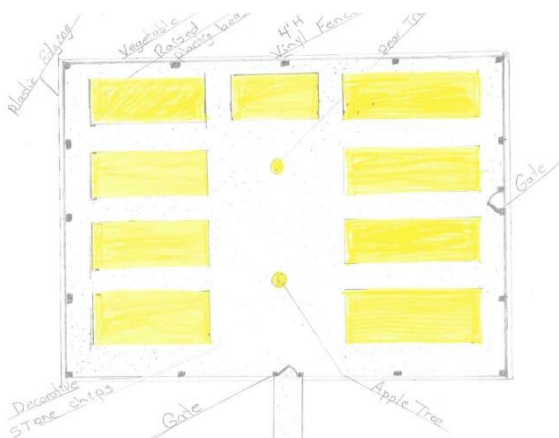
(Items 1 through 6 are required to be satisfied prior to the issuance of an Occupancy Permit and all other permits associated with the proposed work reviewed by the Plan Commission.

Contractors applying for permits should be advised accordingly. The work associated with Item 1 must be completed within one year of Common Council approval.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) removal of fence along the eastern property line and replacement with a board-on-board fence; (b) removal of overgrowth between the fence along the eastern property line and the parking lot and replacement with landscaping material; (c) repaving of rear parking lot; (d) removal of two parking spaces adjacent to each of the rear landscaped islands and increase in size of the curbed landscaped islands to no less than twenty feet (20') in width; and, (e) landscaping species and quantity modifications at the request of the City Forester, if applicable.
 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 letter from the property owner indicating all trash and litter throughout the site has been removed and rusted parking lot light posts have been painted/repainted.
 5. A copy of the parking and access easement between subject parcel and Best Buy parcel being provided to the Community Development Division.
 6. Building permits issued for the replacement of both retaining walls, removal and replacement of deteriorated concrete on the patio at the refuse enclosure, and removal and replacement of deteriorated asphalt in the front parking lot
9. **Site and Landscaping Plans for a proposed community garden at The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., submitted by Carolina Yanez, d/b/a The Salvation Army Cold Spring and Steven J. Merritt, d/b/a The Salvation Army WUM Divisional Headquarters. (Tax Key No. 576-9980-000)**

Overview and Zoning

The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., is proposing adding a community garden to the lawn adjacent to their parking lot. The community garden would



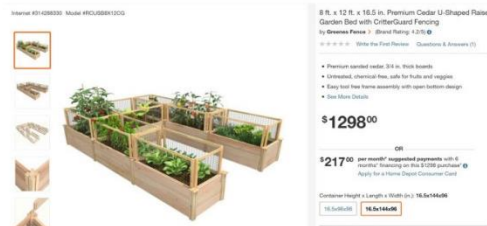
contain vegetable and fruit raised garden beds and an apple and pear tree. The Salvation Army Family Memorial Community Garden will be a gathering place for volunteer groups and neighbors, who will give their time to serve those in need. It will also serve as an educational space for youth and adults, as they are encouraged to grow and consume healthy foods. The produce collected from the garden will be distributed by The Salvation Army to patrons in our different programs and services. The proposed hours of operation are Monday – Thursday, 10am – 2pm, with Fridays and Saturdays reserved for service groups/clubs, and closed on Sunday. The property is zoned I Institutional District.



Site and Landscaping Plans

The proposed community garden will be a 60' x 40' area enclosed with a four foot (4') tall vinyl fence. The base of the garden area will be gravel with U-shaped premium cedar raised garden beds with "CrittterGuard" fencing. Nine (9) raised beds are proposed within the enclosed area. An apple tree and pear tree are also proposed within the garden area. A small gravel path will lead to the garden area from the concrete sidewalk. A new 1" water line connection from the building to the garden area is also proposed.

Cedar U-Shaped Raise Garden Bed with Fencing
Source: Home Depot
Est. Delivery: 5 weeks



Upon researching site plans for this project, staff found that the existing site conditions do not match the plans approved when the new building was constructed. Specifically, a parking lot shown on the approved 2015 site plan does not exist, a sidewalk exists now where none was shown, the arrangement of the ADA-accessible parking spots does not match, and landscaping appears to not match. Staff recommends the Salvation Army provide the Community Development Division with site plans which accurately reflect the conditions as they were constructed within the next 12 months.

Recommendation: Recommend Common Council approval of the Site and Landscaping Plans for a proposed community garden at The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., submitted by Carolina Yanez, d/b/a The Salvation Army Cold Spring and

Steven J. Merritt, d/b/a The Salvation Army WUM Divisional Headquarters. (Tax Key No. 576-9980-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 is required to be submitted to the Community Development Division by May 2021.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the “as built” conditions of the property, including accurate parking lots and parking spaces, landscaping, sidewalks, and location of community garden.
- 10A. Special Use Permit for Diplomatic Outcomes, a proposed security guard instructional training facility to be located at 7406 W. Layton Ave., submitted by Harrison Miller & Jonathan Hohenfeldt, d/b/a Diplomatic Outcomes, LLC. (Tax Key No. 604-9964-000)**
- 10B. Site Plan Review for Diplomatic Outcomes, a proposed security guard instructional training facility to be located at 7406 W. Layton Ave., submitted by Harrison Miller & Jonathan Hohenfeldt, d/b/a Diplomatic Outcomes, LLC. (Tax Key No. 604-9964-000)**

Items 10A and 10B may be considered together.

Overview and Zoning

The applicants, Mr. Miller and Mr. Hohenfeldt, are proposing to establish a security guard instructional training facility and security guard placement service to be located in the 400 sq. ft. office space within the existing multi-tenant building at 7406 W. Layton Ave. The property is zoned C-4 Regional Highway Business, which permits “All Other Miscellaneous Schools and Instruction” as a Special Use. A public hearing would be required and could be scheduled as early as May 18, 2021, with Plan Commission approval for the project to move forward.

The applicants are proposing to use the space primarily as an office use for scheduling physical security services for clients including retail spaces, residential buildings, manufacturing sites, and for special events. They anticipate providing the majority of the training for these services off-site. They will also be using the space to conduct concealed carry training and training for active shooter situations and emergency first aid. They anticipate conducting training onsite 2-3 times, monthly, with classes limited to 10-12 participants. These classes will be conducted in the evening hours between 4:00pm and 9:00pm, or on weekend mornings. All activity onsite will cease by 10:00pm. The applicants will hire U.S. Concealed Carry Association certified trainers to lead these trainings. The applicants currently work law enforcement jobs and are licensed through the Wisconsin Department of Safety and Professional Services to operate as a security agency.



The applicants have been occupying the tenant space and holding trainings without an occupancy permit and without Special Use Permit approval. Staff has instructed them to cease occupancy immediately, pending the Special Use Permit approval process.

Site and Landscaping 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 Permits. Overall, the site was in fair condition when staff conducted a site visit. The largest concern is the amount of trash that has accumulated within the wooded area behind the building, adjacent to the Best Buy parking lot. This area needs a thorough cleaning to remove the trash and litter in this area. Staff spoke with the property owner regarding this issue and staff suggested the owner work in consultation with Best Buy about the possibility of installing a fence between the two properties to reduce the amount of trash that blows between the two properties.





Staff also has a concern regarding the available parking spaces. "General office" use requires 3.3 off-street parking spaces per 1,000 gross sq. ft., which would require the 2,239 sq. ft. building to provide eight (8) off-street parking spaces. The property has enough off-street parking spaces for five (5) vehicles, one of which is an ADA-accessible parking space. While the Common Council may waive the parking shortage requirement, staff is concerned that given 11-15 persons could be present per training between attendees, plus any instructors and staff, that onsite parking is inadequate. This also does not take into consideration that the much larger Suite B tenant space, while currently unoccupied, may need additional parking spaces for a future non-office use such as a retail use. Staff spoke with the property owner regarding a parking easement between the subject parcel and the Best Buy parcel to the west. The owner indicated he has had a "verbal agreement" with Best Buy to use a portion of their parking lot. Without a formal parking agreement between the two parcels, staff cannot recommend approval of the Special Use Permit. Staff suggests that if/when a parking easement is executed between the two properties and a copy of the agreement is submitted to the Community Development Division, this Special Use Permit request can be placed on the next Plan Commission meeting agenda and proceed at that time. If a parking easement is executed, staff also recommends a sidewalk be added between the two properties to allow for unobstructed access to the site. Currently, patrons parking on the Best Buy lot would need to walk over wooden rails and landscaping to access the subject parcel, which creates a tripping hazard.

No landscaping plan exists on file for this commercial property. Staff recommends a landscaping plan is submitted and approved as a condition of the Special Use Permit approval.

Recommendation: Recommend Common Council denial of the Special Use Permit and Site Plan Review for Diplomatic Outcomes, a proposed security guard instructional training facility to be located at 7406 W. Layton Ave., submitted by Harrison Miller & Jonathan Hohenfeldt, d/b/a Diplomatic Outcomes, LLC. (Tax Key No. 604-9964-000).

If Plan Commission recommends approval, staff recommends the approval be 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 an Occupancy Permit.)

1. A letter submitted to the Community Development Division indicating that all trash and litter throughout the site has been removed.
2. A copy of an executed parking easement agreement between the two properties allowing for the offsite parking of a minimum of fifteen parking spaces on the Best Buy property.
3. A revised site plan showing a sidewalk connection between the Best Buy property and the subject parcel, with the sidewalk to be constructed prior to occupancy.
4. Landscaping Plans being submitted to the Community Development Division with landscaping species and quantity modifications at the request of the City Forester, if applicable.

11. Site and Architectural Plans for proposed construction of a ramp at General Dentistry, an existing business located at 4000 W. Howard Ave., submitted by Joel Cook, d/b/a Ogden Construction Group and Jose Bartolomei, d/b/a General Dentistry. (Tax Key No. 554-8986-000)



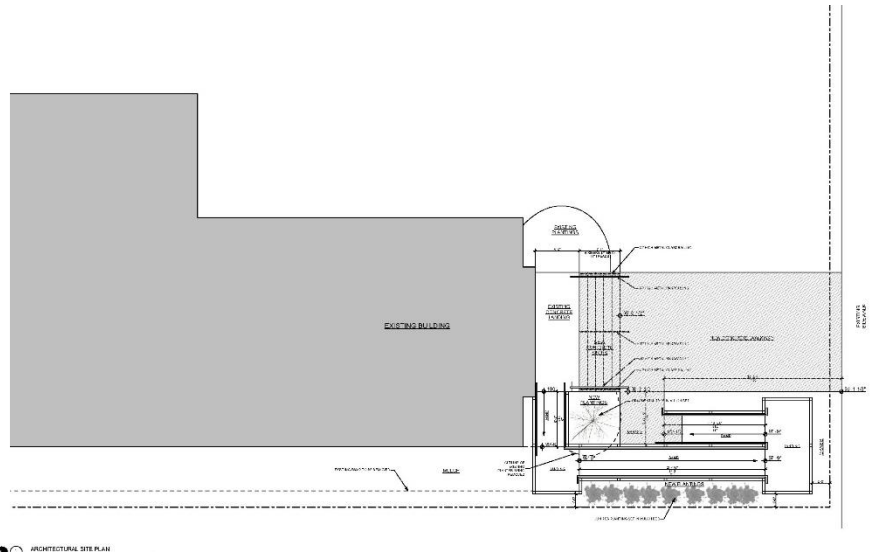
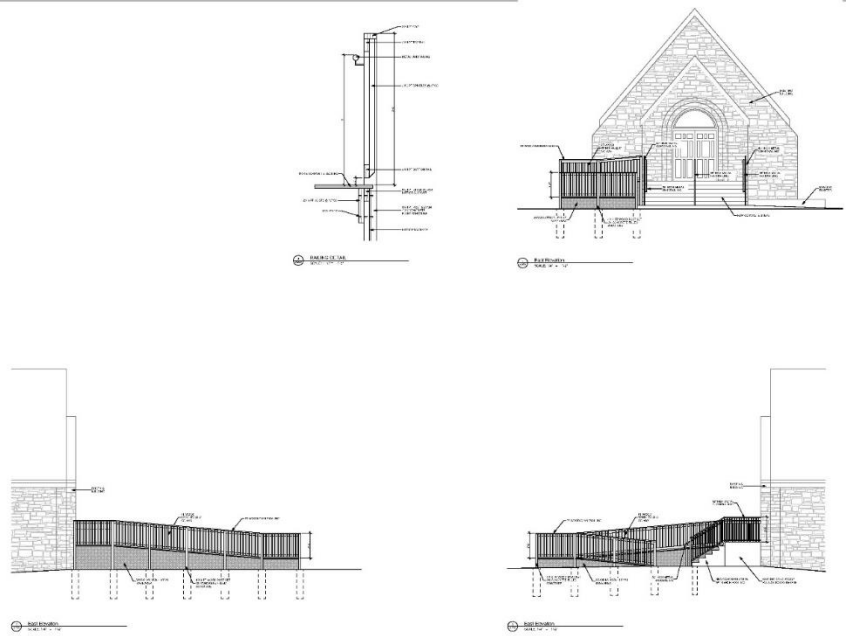
Overview and Zoning

Dr. Jose Bartolomei is proposing a new ADA-accessible ramp, and new concrete walkway and front steps, at the front entrance of his existing dental office at 4000 W. Howard Ave. The property is zoned I Institutional and the dental office use is an existing nonconforming use within that zoning district.



Site and Landscaping Plans

The applicant is proposing a new ADA-accessible ramp constructed with a composite decking with pressure-treated wood spindles, top and bottom rail, and cap. A three foot (3') handrail will be installed up the ramp. The ramp will be supported with 4 x 4 pressure-treated wood posts set on concrete foundation piers. The scope of work also includes a new concrete walkway and new concrete front steps to replace the existing walkway and steps. New plantings will be added along the west property line and adjacent to the ramp landing and the building. The parking lot is located at the rear of the building but the front is accessible via a sidewalk along S. 40 St. and W. Howard Ave.



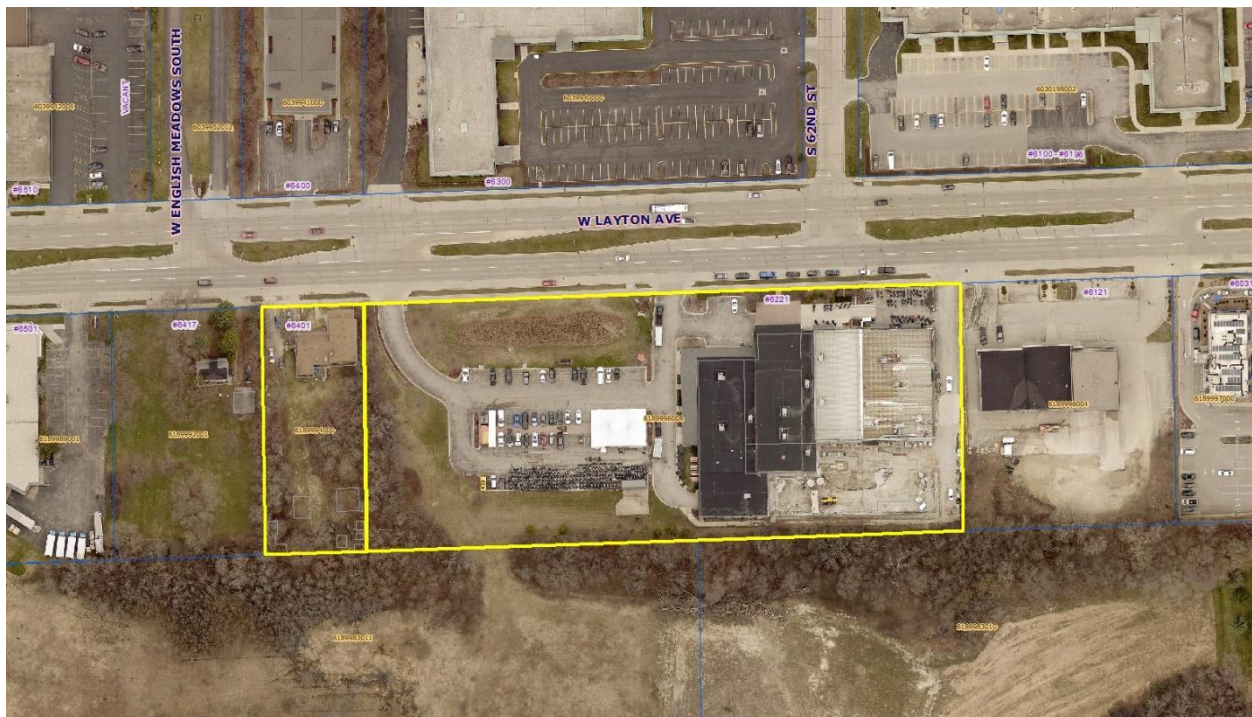
Recommendation: Recommend Common Council approval of the Site and Architectural Plans for proposed construction of a ramp at General Dentistry, an existing business located at 4000 W. Howard Ave., submitted by Joel Cook, d/b/a Ogden Construction Group and Jose Bartolomei, d/b/a General Dentistry. (Tax Key No. 554-8986-000), subject to Plan Commission and staff comments.

- 12A. Certified Survey Map for proposed combination of two (2) parcels located at 6221 and 6401 W. Layton Ave., submitted by Jeff Binkers, d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-008 and 618-9994-000)**
- 12B. Site and Landscaping Plans for proposed parking lot expansion for House of Harley-Davidson, an existing business located at 6221 W. Layton Ave., submitted by Jeff Binkers, d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-008 and 618-9994-000)**

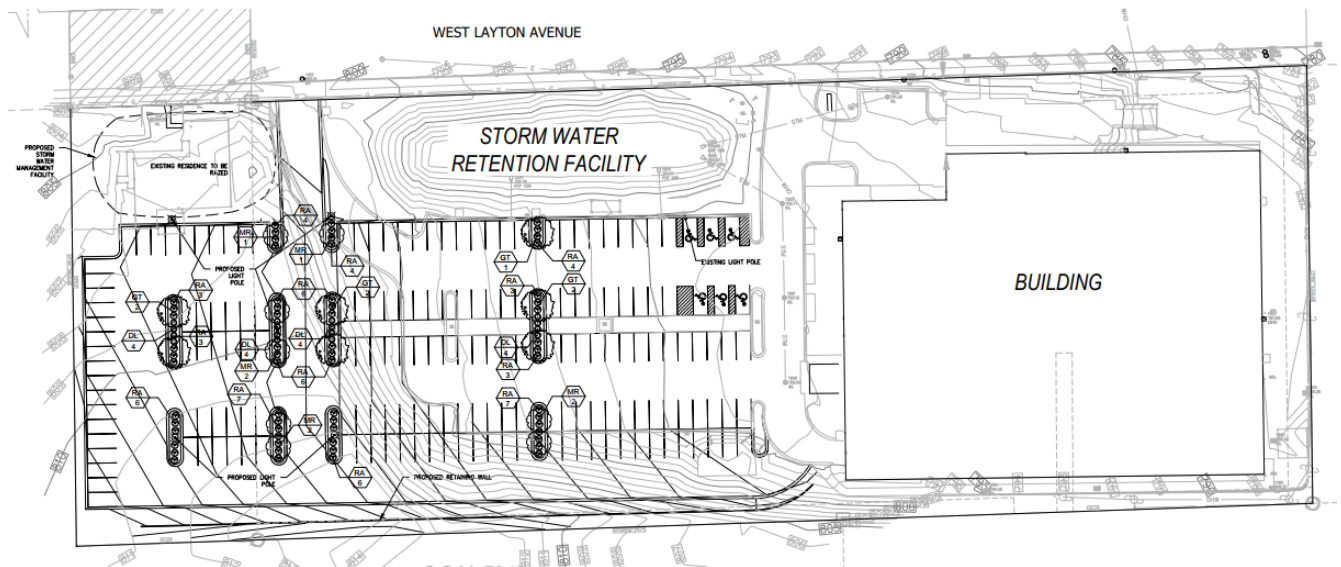
Items 12A and 12B may be considered together.

Overview and Zoning

House of Harley-Davidson (HOH) has submitted an offer to purchase the residential parcel immediately to the west of their business (6401 W. Layton Ave.) and intends to demolish the house, combine the two (2) parcels, and expand the business's parking lot to the west.



The property is zoned C-2 Community Commercial District, which permits Motorcycle, ATV, and All Other Motor Vehicle Dealers as a Special Use. Per Section 21.04.0701.K. of the Municipal Code, *"Subsequent change or addition to the plans or use. (Cr. #2731) Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission. If in the opinion of the Plan Commission, it is anticipated that such requested change in the special use substantially changes the concept or intent of a previously approved special use, the Plan Commission can consider it a major change to the original Special Use. If this is the decision of the Plan Commission, then a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and said proposed changes shall be submitted to the Common Council for approval."* Staff does not recommend that a public hearing be required for the proposed parking lot addition, as it does not substantially change the concept or intent of the originally-approved Special Use Permit.

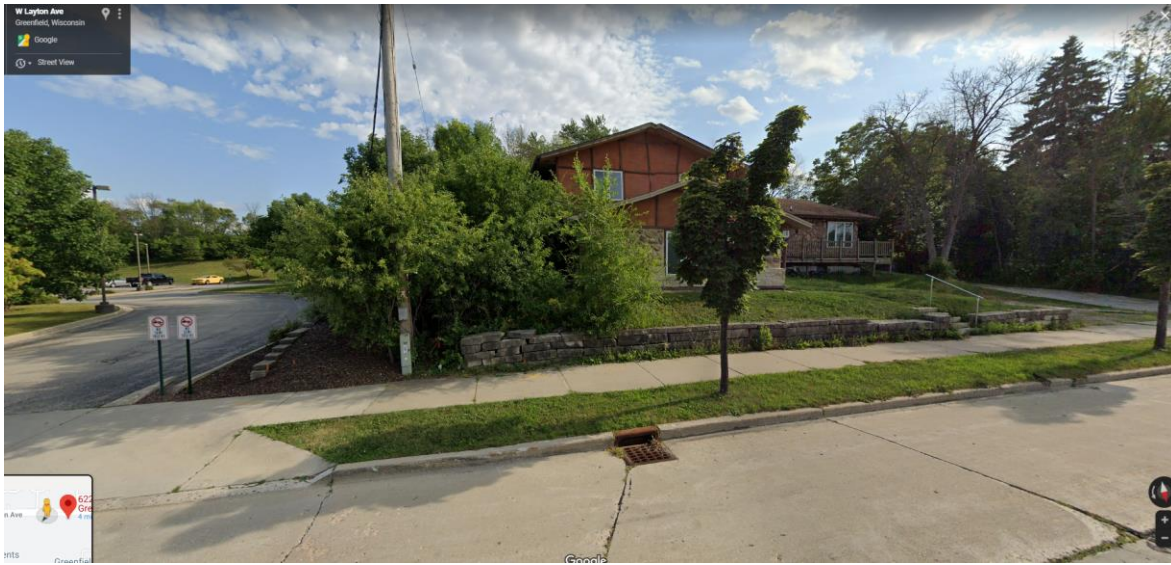


Site and Landscaping Plans

The HOH existing parking lot includes 82 off-street spaces. There will be significant grading changes and retaining wall reconfiguration to accommodate the parking lot expansion. Once completed, there will be a total of 182 off-street parking spaces provided on site. A new stormwater management basin will be constructed along W. Layton Ave. where the existing house is located, per MMSD stormwater management requirements. Landscaping islands will be constructed throughout the new parking lot. The City Forester's only comments were to add landscaping in the front along W. Layton Ave. A new retaining wall will be constructed along the south property line and a poured curb will surround the parking lot perimeters. Retaining wall details/specs need to be provided.

The new parking lot expansion will abut a residential property to the west. There is no screening proposed. Staff is recommending that either a fence be constructed (board-on-board or PVC material), or a solid line of arborvitae trees be installed along the west lot line. The parking lot is constructed in a manner that vehicle headlights would be shining into the back yard of the abutting residential property. The drive aisle behind that row of parking is approximately 30 feet wide. It can be reduced to make room for a fence or landscaping. The proposed site plan shows a 6-ft. space between the parking lot curb and the property line. Shifting the parking east a few feet would open up that area for a fence or landscaping.

The lot combination would close the driveway for the existing house and maintain the existing HOH curb cuts into W. Layton Ave. There are actually two (2) driveway curb cuts on the residential property with one going nowhere, and the other functioning for the actual driveway for the house. Driveway closure permits will be required from Milwaukee County.



Business/Office – 16,367 sq. ft. = 54 required parking spaces (3.3 per 1,000 sq. ft.)
Retail – 8,128 sq. ft. = 41 required parking spaces (5 per 1,000 sq. ft.)
Warehouse/storage – 45,849 sq. ft. = 23 required parking spaces (0.5 per 1,000 sq. ft.)
TOTAL PARKING REQUIRED = 118 off-street spaces
Existing parking lot spaces provided = 82
TOTAL PARKING SPACES PROVIDED (with new parking lot) = 182 (including 6 ADA)

A photometric plan needs to be submitted for staff review/approval, including cut sheets of the light fixtures and pole details. The photometric plan needs to show near-zero foot candles at the west property line that abuts the residential property.

Certified Survey Map (CSM)

The application includes the combination of two (2) parcels, to be combined into one (1) parcel. The new combined parcel will be 4.737 acres in size.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed combination of two (2) parcels located at 6221 and 6401 W. Layton Ave., and the Site and Landscaping Plans for proposed parking lot expansion for House of Harley-Davidson, an existing business located at 6221 W. Layton Ave., submitted by Jeff Binkers, d/b/a House of Harley-Davidson (Tax Key Nos. 618-9996-008 and 618-9994-000), subject to Plan Commission and staff comments and the following conditions:

(Items 1 through 9 are required to be satisfied prior to the recording of the Certified Survey Map and prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. The work associated with the proposal must be completed within one year of Common Council approval.)

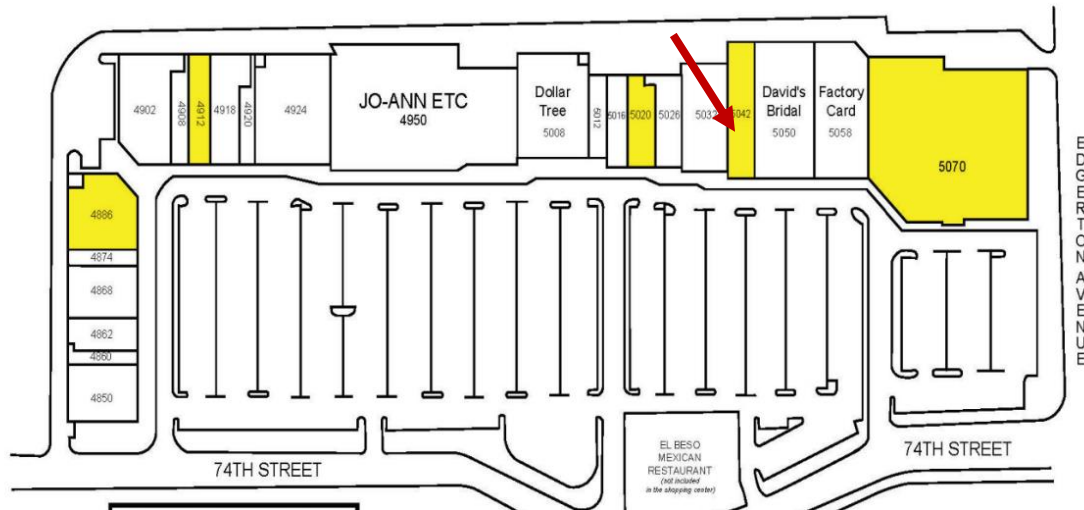
1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) the western-most parking lot row being shifted east approximately 4-6 ft.; (b) a 6-ft. tall board-on-board or PVC fence being located along the west property line OR a solid line of arborvitae trees being installed along the west property line; (c) signed and sealed shop drawings from a licensed structural engineer showing the retaining wall specs/details; (d) parking calculations for required vs. provided based off of square footage of building uses; and (e) additional landscaping along W. Layton Ave., subject to the City Forester's approval.
2. A Photometric Plan being submitted to and approved by the Community Development Division, including cut sheets of the light heads, pole details and heights, pole bases not being higher than 6" within landscape islands, and foot candle calculations being near zero at the west property line.
3. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Division.
4. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
5. 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.

6. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
 7. Driveway closure permits being approved by Milwaukee County for the property at 6401 W. Layton Ave.
 8. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
 9. A \$30.00 fee payable to City of Greenfield for the recording fee.
- 13A. Special Use Permit for Play It Again Sports, a proposed used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports. (Tax Key No. 617-9975-024)**
- 13B. Site Plan Review for Play It Again Sports, a proposed used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports. (Tax Key No. 617-9975-024)**
- 13C. Signage Plan Appeal for Play It Again Sports, a proposed used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports. (Tax Key No. 617-9975-024)**

Items 13A, 13B, and 13C may be considered together.

Overview and Zoning

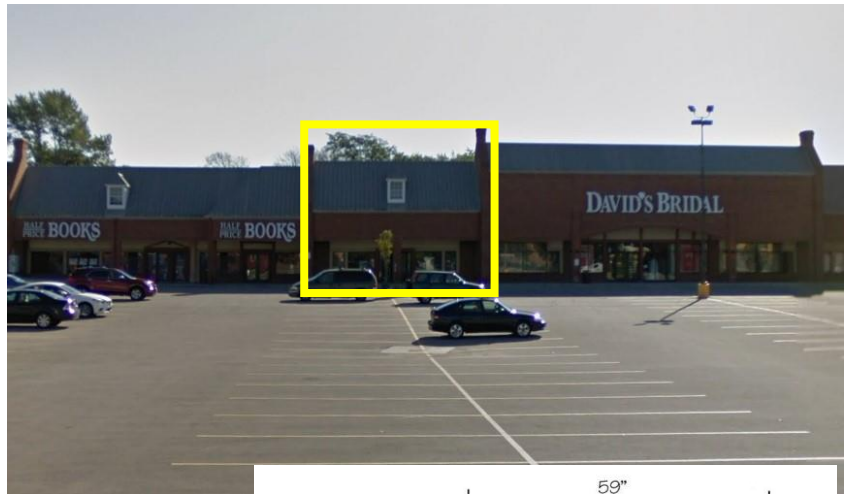
Play It Again Sports is proposing to move its business from the Layton Plaza shopping center at 76th & Layton, to the Greenfield Place shopping center on 74th & Edgerton. The property, 5042 S. 74 St., is zoned Planned Unit Development (PUD), which permits used merchandise stores as a Special Use. The proposed retail store buys, sells, and trades gently used and new sports and fitness equipment and accessories. The business will enter into a 5-year lease at the new location with an option for a 5-year renewal at the end of the first lease term. The tenant space is approximately 5,942 sq. ft. in area, which is larger than their existing location. This tenant space is located between Half Price Books and the space formerly occupied by David's Bridal. Proposed hours of operation will be Monday – Friday, 10am – 7pm; Saturday, 10am – 5pm; and Sunday 11am-5pm. The business typically employs 2-3 employees and serves 50-60 customers daily. This proposal requires a public hearing, which could be scheduled as early as May 18, 2021.



Site Plan Review

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site appears to be in relatively good condition and staff has no concerns with existing conditions.

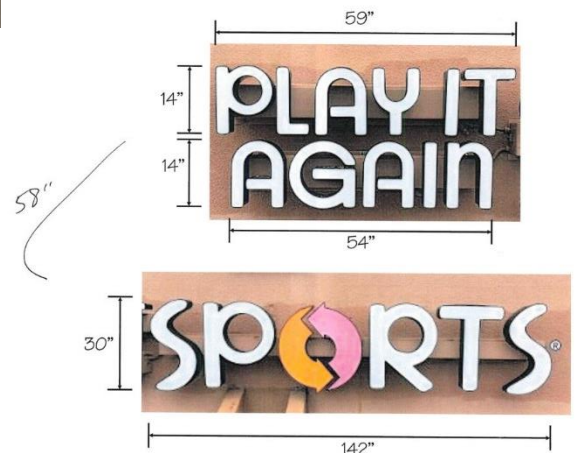
The shopping center is 227,446 sq. ft. in area. The Zoning Code requires 1,137 off-street parking spaces for a multi-tenant commercial building of that size, of which thirty (30) would be required specifically for Play It Again Sports. The Greenfield Place provides a total of 1,111 off-street parking spaces. The Common Council may provide a waiver for the Code-required parking shortage.



Signage Plan Review

The tenant is requesting to utilize the existing channel letter sign from a Play It Again Sports location that closed in Atlanta, and mount it at the new location. Play It Again Sports is leasing a 25-ft. wide tenant space, which caps the wall sign to 37.5sq. ft. in area.

The proposed signage variance request is to utilize a 42 sq. ft. wall sign. Staff feels that the sign is within scale to the tenant space and recommends approval.



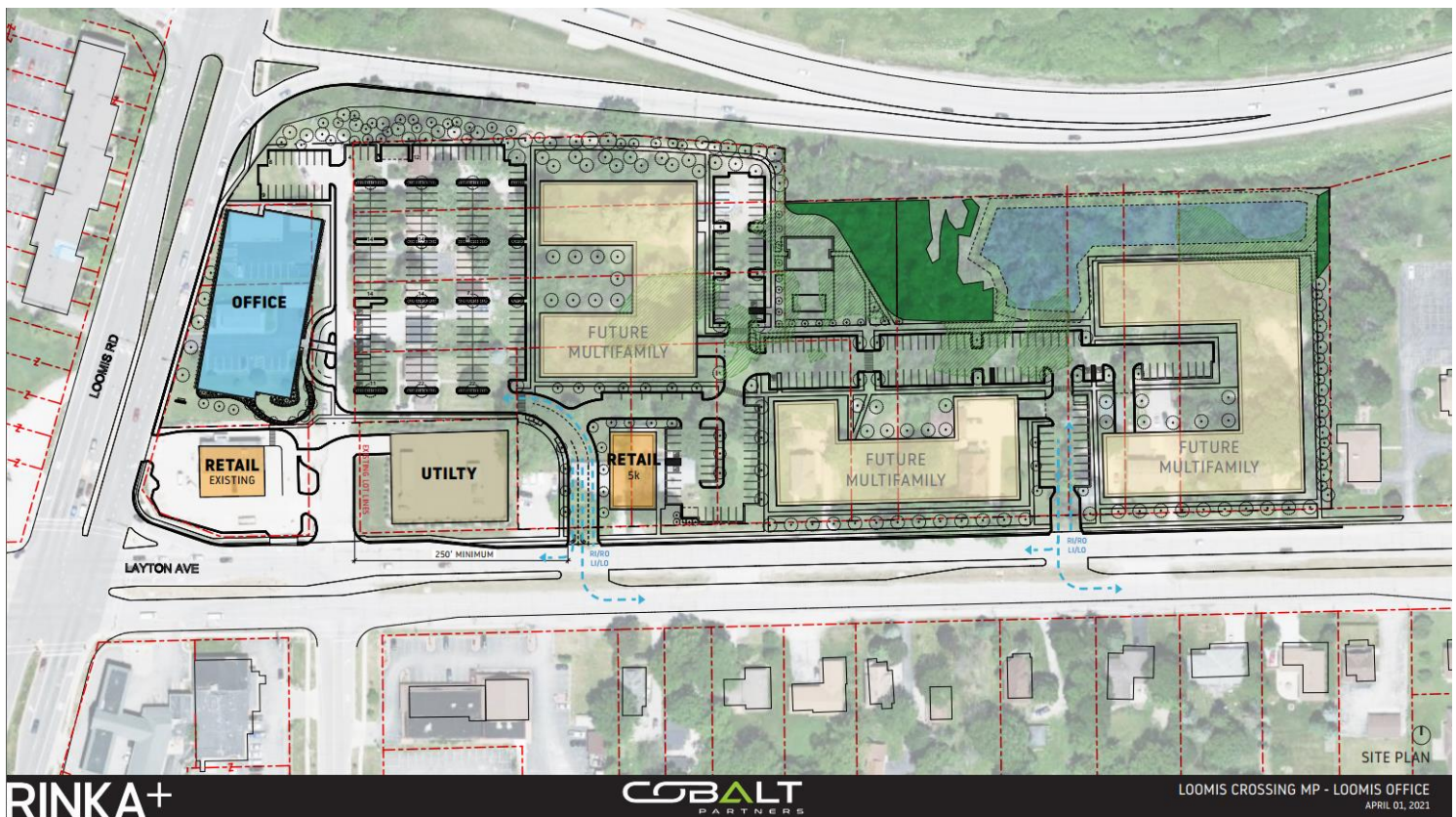
Recommendation: Approve the Signage Plan Appeal and Recommend Common Council approval of the Special Use Permit and Site Plan Review for Play It Again Sports, a proposed

used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports (Tax Key No. 617-9975-024), subject to Plan Commission and staff comments.

14. Conceptual Plan for the south section of The Interchange, a redevelopment project to be located in the general vicinity of W. Loomis Rd. and W. Layton Ave., submitted by Scott Yauck, Cobalt Partners, LLC.

Progress is being made on development plans for the south end of The Interchange, the area in the vicinity of W. Loomis Rd. and W. Layton Ave., south of I-894. Cobalt Partners has partnered with RINKA again for architectural plans. The south end concept follows the Planned Unit Development zoning that was approved by the Plan Commission and Common Council in November/December 2020. The conceptual site plan includes: an office building, approximately 40,000 sq. ft. in area, an approximate 5,000 sq. ft. retail/office building, and approximately 200-300 multi-family units.

There are many moving pieces to this conceptual plan, including road layout, public/private road dedications, driveway entrances, building locations, parking lot layouts, etc., but the general uses and broad site layout is pretty established. The multi-family site layout is also dependent upon the WDNR's findings/determination of wetlands on the north side along the freeway. There will likely be a stormwater retention pond on the site, possibly underground retention as well. The site plan also includes the street vacation of at least part, if not all of S. 43 St. This provides better land usage in front of the office building.



The City, in conjunction with Cobalt Partners' financial analysis, has drafted a Tax Incremental Financing Plan that is up for consideration before the Joint Review Board, CDA and Common

Council in the next few weeks. A public hearing is scheduled before the CDA on April 15th. The TIF Plan is drafted based off of projected tax increment from this conceptual site plan on the south end, and general uses (entertainment/recreational use, hotel, etc.) on the north end.

A Certified Survey Map will be forthcoming. Parcel reconfiguration will be largely dependent upon the WDNR's wetland findings. Staff also anticipates that final site, landscaping and architectural plans will be submitted for the office building in the very near future.

15. **Site Plan Amendment 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)**

Greg Petruski, Infinity Development, is requesting an amendment to the site plan at 11940 W. Edgerton Ave. Due to current market research the developer is looking to modify the unit mix to provide more 1 Bedroom units and fewer 2 Bedroom units. The unit count increase would be an interior modification only to the plan, and the exterior building design would be consistent as previously presented to the Plan Commission and Common Council. The net result would be an increase of seven (7) total units, for a total of 131 units, which remains well below the standard allowed density of a PUD per the Greenfield Municipal Code. Eleven (11) additional surface parking spaces have been added to account for the additional units. The added parking is located on the south end of the south building, parallel parking along the driveway.

Unit Count December 2020 Approval	Unit Count April 2021 proposal
64 units senior living	71 units senior living
48 units senior living studios	48 units senior living studios
12 townhouses	12 townhouses
124 units TOTAL	131 units TOTAL
Unit Size December 2020 Approval	Unit Size April 2021 proposal
825 sq. ft. for 1 bedroom	800 sq. ft. for 1 bedroom
1,200 sq. ft. for 2 bedroom	1,100 – 1,200 sq. ft. for 2 bedroom
Parking Calcs December 2020 Approval	Parking Calcs April 2021 proposal
132 total required, 140 provided	141 total required, 151 provided (surface parking around the south building increased from 14 to 25 spaces)

The tables below summarize the new proposal.

Proposed Building Stats		
	# of Units	Building height
Senior Living	71	1 1/2 stories, 20'
Senior Living Studios	48	1 1/2 stories, 20'
Townhouses	12	1 1/2 stories, 20'
	131	

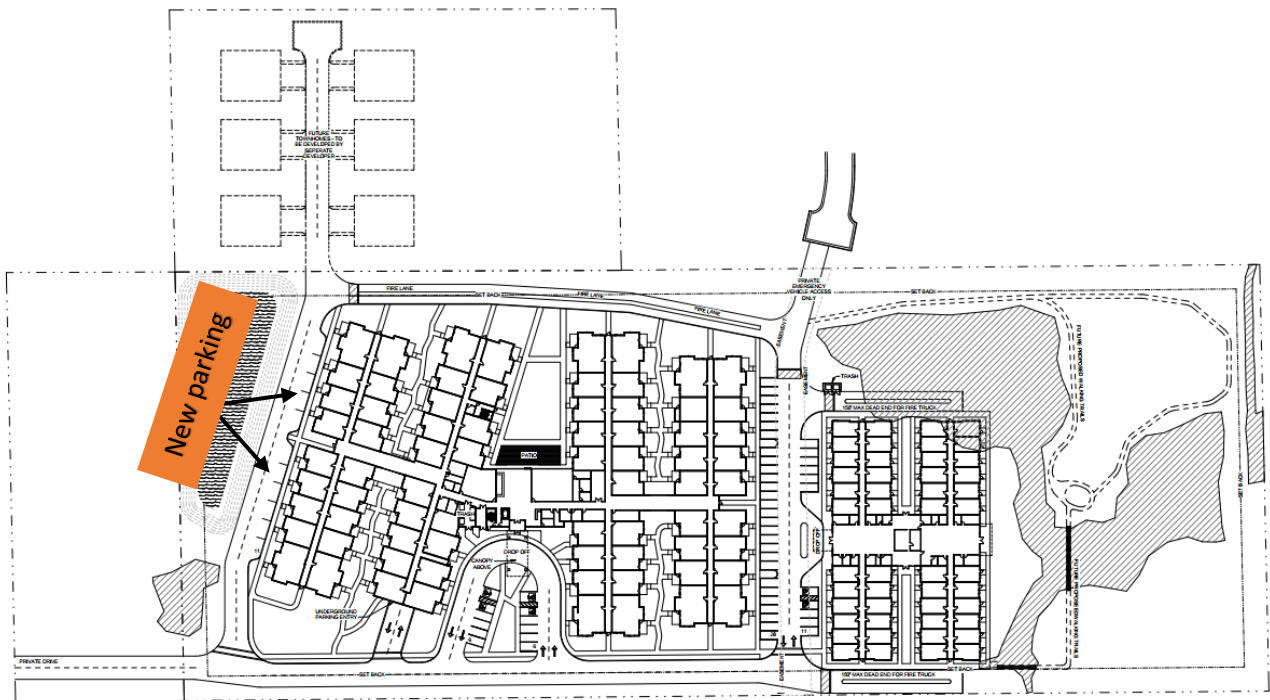
	PUD Requirement	Proposed
Minimum Site Area (Table 21.04.0403A) Acres	5.00	14.28
Maximum Density Measures for Residential (Table 21.04.0403B)		
Minimum Open Space Ratio (OSR) = open space / base site area	0.40	0.40
Maximum Gross Density (GD/ Acre) = Total # dwelling units / base site area	20.00	9.37
Maximum Net Density (ND/ Acre) = Total # dwelling units / net buildable area	25.00	18.45
Minimum Front Yard (FT)	25	Varies, 25' MIN
Minimum Rear Yard (FT)	25	Varies, 25' MIN
Minimum Side Yards (FT)	25	Varies, 25' MIN
Minimum Distance Between Buildings	3/4 the height of the tallest building, or 20', whichever is greatest	Varies, 20' MIN

Minimum Dwelling Unit Size Standards - For structures with more than 2 Dwelling Units (Table 21.06.0403E)	PUD Requirement	Proposed
1 Bedroom (Minimum SF)	800	800
2 Bedroom (Minimum SF)	1000	1100-1200

PARKING		
Residential Housing for Older Persons	Main Building	Proposed
# of Dwelling Units	71	
1.0 space per Dwelling Unit (50% to be enclosed)	71	66
0.25 space per dwelling unit (guest parking)	18	25
	89	91
Residential Care Facility for the Elderly	Studios	Proposed
# of Dwelling Units	48	
0.5 space per Dwelling Unit, plus 1 space per employee on the largest shift	28	36
	28	36
	Townhouses	Proposed
# of Dwelling Units	12	
2.0 space per Dwelling Unit	24	24
	24	24
	TOTAL Required Parking On Site	TOTAL Proposed Parking On Site
	141	151

South Building - Unit Count		South Building - Parking Count	
1 Bed	56	Level B1 (Underground)	66
2 Bed	15	Level 01 (Surface)	25
	71		91
North Building - Unit Count		North Building - Parking Count	
Studio	48	Level 01 (Surface)	36
Townhouses - Unit Count		Townhouses - Parking Count	
Townhouse	12	Level 01 (Garage)	24
TOTAL UNITS	131	TOTAL PARKING	151

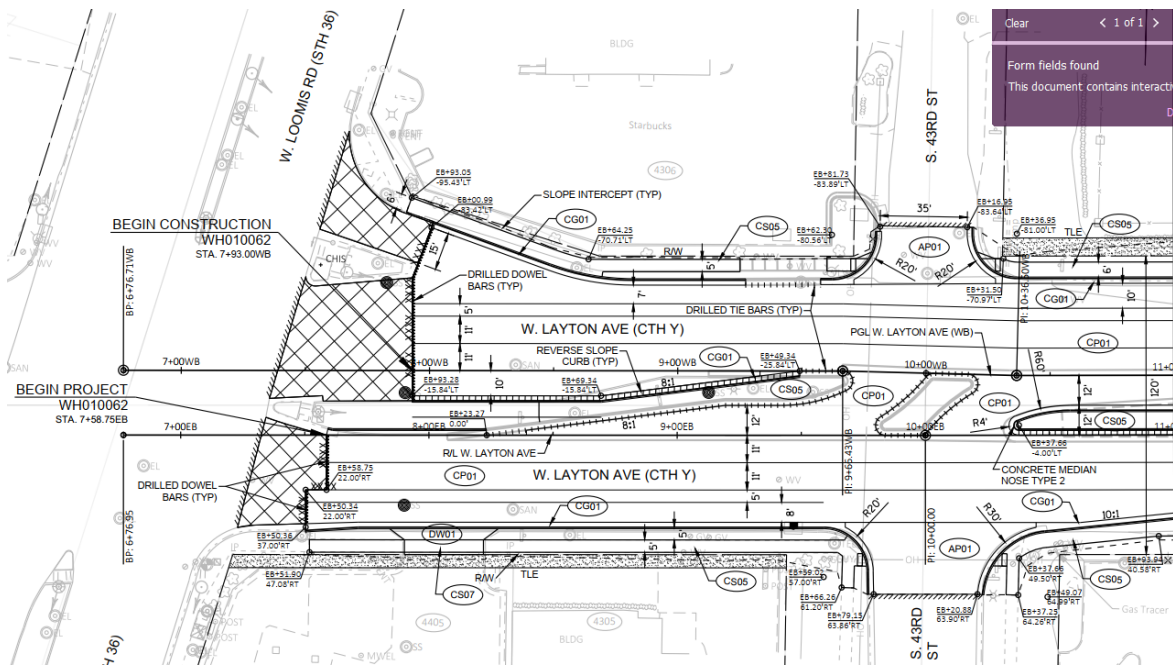
Staff recommends approval of the minor site plan and unit count alterations.



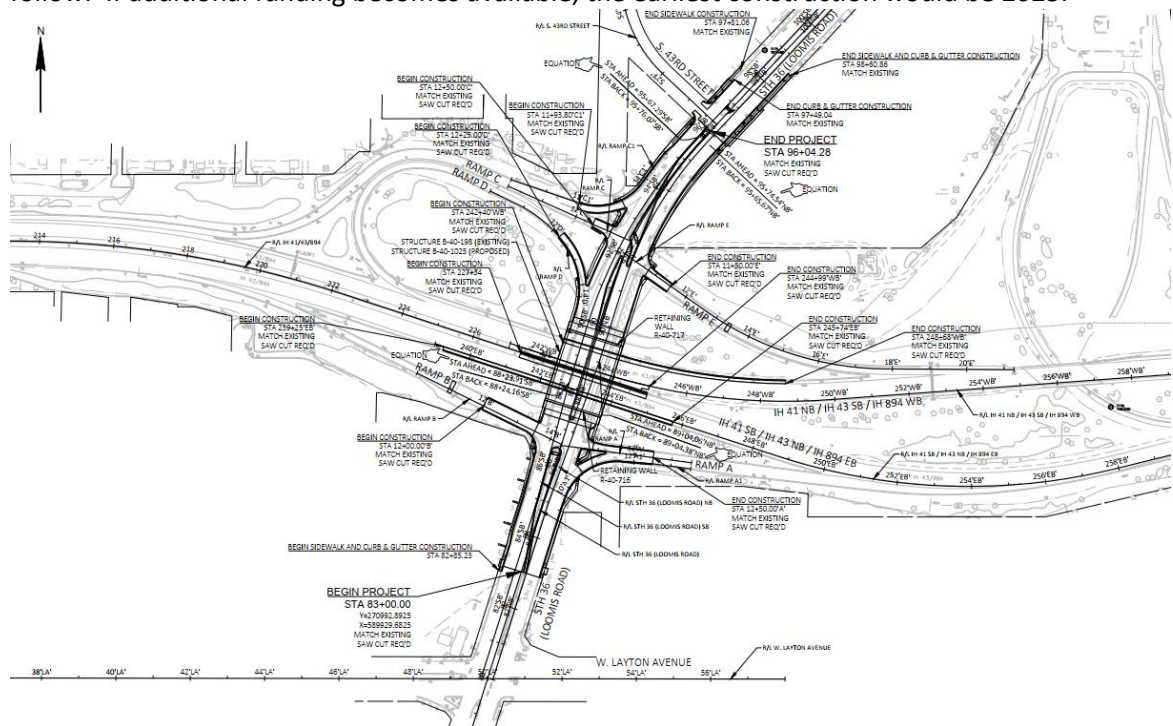
Recommendation: Recommend Common Council approval of the Site Plan Amendment for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petruski, d/b/a Apple-Hales Corners, LLC (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)

16. Discussion regarding Milwaukee County W. Layton Ave. road improvements in 2021 and future WisDOT W. Loomis Rd. bridge reconstruction.

If you've driven on W. Layton Ave. between S. 27 St. and W. Loomis Rd., you know that major reconstruction is underway. This is the last stretch of W. Layton Ave. that needs curb and gutter in the City of Greenfield. Currently utility work is underway and actual road construction bids were opened by Milwaukee County on April 7th. While this road construction will be a short-term inconvenience for those that normally travel down W. Layton Ave., it is a long-time coming improvement that is much needed and will be a great asset to the City. The road construction scope of work includes: resurfacing, curb/gutter added, new traffic lights at S. 35 St., median cut modifications, turn lane modifications, new street lights, new sidewalk. Two recent projects in Greenfield that will be impacted by the road construction are Festival Foods (the new driveway along W. Layton Ave.) and The Interchange. Both Festival Foods and Cobalt Partners have been in constant contact with Milwaukee County's road construction design team. Milwaukee County recognizes that there may be future change orders needed to accommodate the south end of Cobalt's redevelopment project.



In addition to the W. Layton Ave. road improvements taking place around The Interchange, the State of Wisconsin DOT plans on reconstructing the W. Loomis Rd. bridge. This will be a complete teardown. The tentative schedule is bidding in September 2025 and construction to follow. If additional funding becomes available, the earliest construction would be 2023.



The last road construction update to provide is that the S. 60 St. bridge teardown/complete reconstruction has been moved up to March – November 2022.

17. Community Development Manager Report

18. Adjournment.