

PLAN COMMISSION STAFF REPORT

Tuesday, May 11, 2021 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the April 13, 2021 meeting.**
3. **Discussion regarding last Common Council meetings.**
- 4A. **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)**
- 4B. **Site Review and Architectural and Landscaping 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 4A and 4B 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.

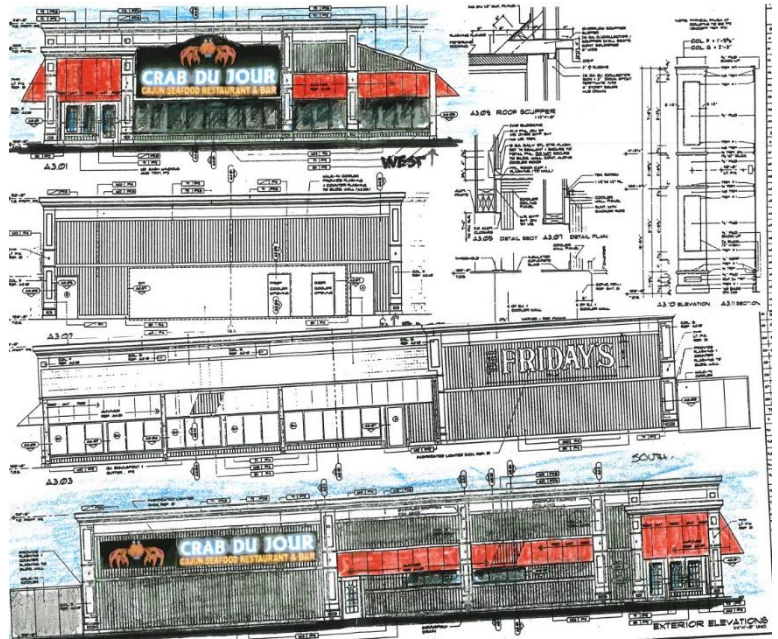
Crab du Jour: Monday – Thursday, 11:00am – 9:30pm; Friday – Sunday, 11:00am – 10:30pm.

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 May 18, 2021 meeting.

Architectural, Site, and Landscaping Plans

The only proposed change 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.

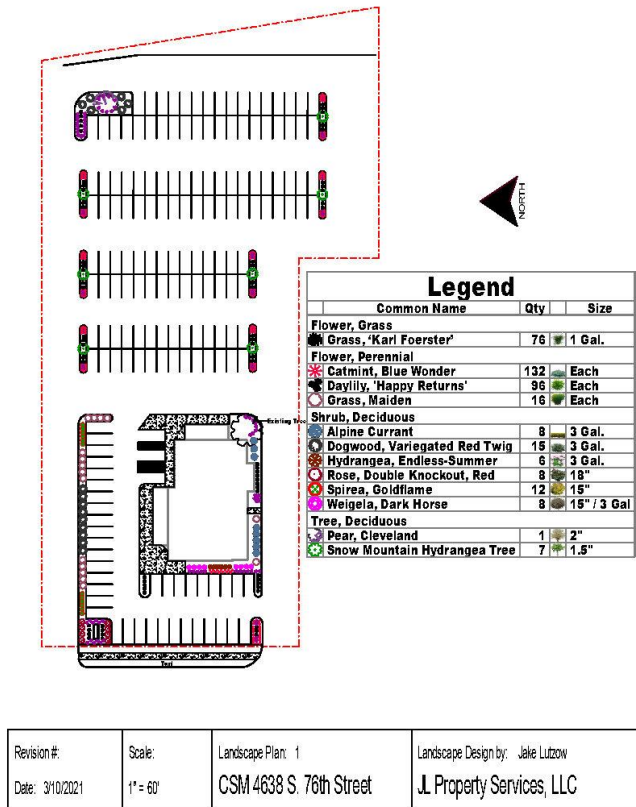
The property has been vacant since TGI Friday's closed in May 2020. The site is in very rough shape, with dead landscaping, tall weeds, and trash throughout the site. The rear parking lot is cracked throughout with potholes of various sizes. The concrete on the patio and trash enclosure area is severely 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 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 (158 with staff recommended landscaping improvements)

Staff recommends that this item be expedited to the May 18, 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 5 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.)

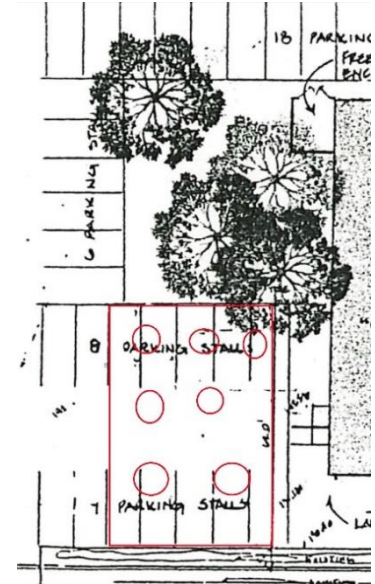
1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) removal of fence along the eastern property line and replacement with a board-on-board fence; (b) removal of overgrowth between the fence along the eastern property line 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.
5. **Temporary Use Permit for a proposed outdoor dining extension at Club Paragon, an existing restaurant and tavern business located at 3578 S. 108 St., submitted by Jeff Willms, d/b/a Club Paragon. (Tax Key No. 562-9979-002)**

Club Paragon is requesting temporary use for extended outdoor seating within the parking lot. The restaurant/bar has an existing outdoor seating area along Hwy 100. The proposed expansion area would be located on the north side of the building, close to Hwy 100, not on the east side of the property next to residential uses. Club Paragon is requesting the temporary use for the ability to serve additional patrons while adhering to social distancing guidelines.

The applicant is requesting the temporary use for approximately 9 tables with four (4) chairs at each table. Alcohol consumption will be outside within the designated outdoor dining area. The seating area would be covered with a 30'x30' tent. A metal fence would be staked in the parking lot to section off the seating area. Access to the tented area would be from the inside of the restaurant through the north door only. The hours of operation for the outdoor seating expansion would be 12pm-10pm, until September 30, 2021.



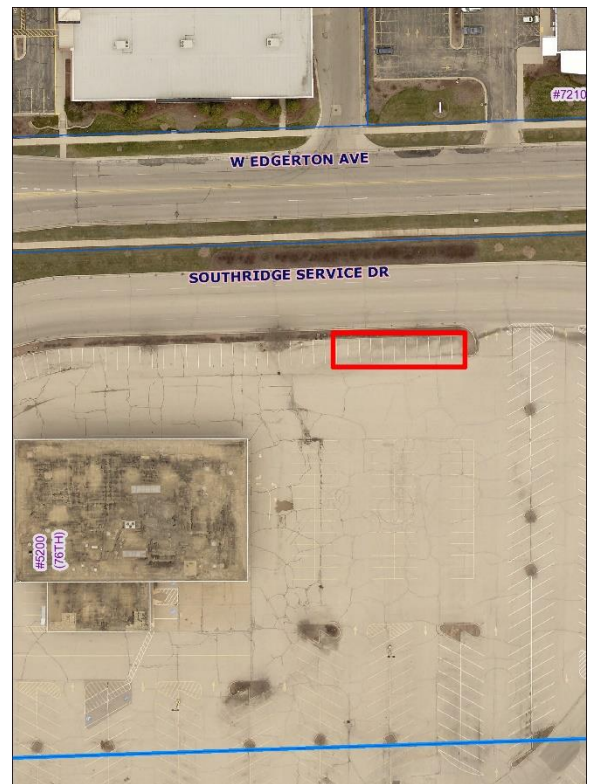


Recommendation: Approve the Temporary Use Permit for a proposed outdoor dining extension at Club Paragon, an existing restaurant and tavern business located at 3578 S. 108 St., submitted by Jeff Willms, d/b/a Club Paragon (Tax Key No. 562-9979-002), subject to Plan Commission comments, staff comments, and a building permit being applied for and issued by the Inspection Services Division for the tent.

6. Temporary Use Permit for a proposed drive-thru meat market and food drive collection location at the former Sears Auto building located at 5200 S. 76 St., submitted by Ivan Quinones, d/b/a Backyard Butchers and Mary Rottler, d/b/a Seritage SRC Finance, LLC. (Tax Key No. 650-9990-039)

The applicant, Mr. Quinones, is requesting temporary use for Backyard Butchers, a drive-thru meat sale and food collection location within the parking lot of the former Sears Auto building along W. Edgerton Ave. Backyard Butchers will sell prepackaged USDA steaks and meat on approximately 1,500 sq. ft. of the parking lot. A bin will also be present onsite for the donation of canned goods or meat purchased onsite. Donated items will be given to a representative of the Makewell Project, a non-profit 501(c)(3) organization, whose work focuses on projects, people, and initiatives to make families well.

Backyard Butchers proposes having a 26 ft. refrigerated truck present and 10' by 10' tent for the employee use within the parking lot. Proposed hours for the sale are 9:30am – 6:30pm, Wednesday through Monday. The proposed sale would take place from May 12-June 6, 2021. One employee will be working onsite during the hours



of operation. Access to the site will be from W. Edgerton Ave. via the Southridge Service Drive. Per terms of the lease, any garbage created during the sale will be removed daily.

Recommendation: Approve the Temporary Use Permit for a proposed drive-thru meat market and food drive collection location at the former Sears Auto building located at 5200 S. 76 St., submitted by Ivan Quinones, d/b/a Backyard Butchers and Mary Rottler, d/b/a Seritage SRC Finance, LLC. (Tax Key No. 650-9990-039), subject to Plan Commission comments and staff comments.

7. Site and Architectural Plans for proposed exterior modifications to La-Z-Boy, an existing business located at 7900 W. Layton Ave., submitted by Shawn Albert, d/b/a Industrial Power Systems and Anthony Finley, d/b/a La-Z-Boy, Inc. (Tax Key No. 605-9956-004)

La-Z-Boy, an existing business located at 7900 W. Layton Ave., is proposing exterior façade improvements to their building and minor site modifications. The proposed exterior work includes repainting the exterior of the building to match their new corporate concept. Exterior colors are primarily tan and light cream with brown and blue accents.



Site modifications include the removal of the landscaped beds in front of the main doors and replacement with an additional two (2) ADA-accessible parking spaces. The parking lot and drives will be milled and repaved as part of this project. An internal remodel is also proposed as a part of this project. No changes to operating hours or business operations are planned. Staff has no concerns with the work proposed with this project.

Greenfield, WI – New Gen Conversion to New Concept - La-Z-Boy Prototype Exterior Finishes



COLOR SWATCH	NAME	DRYVIT #	DEMANDIT PAINT #	R	G	B
	LIGHT CREAM	LAZB-25-00225T DRYVIT SAND/PEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	LAZB-25-00335T W/DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	250	235	200
	MEDIUM CREAM	LAZB-15-00225T DRYVIT SAND/PEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	LAZB-15-00335T W/DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	252	218	172
	LIGHT BROWN	LAZB-20-00225T DRYVIT SAND/PEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	LAZB-20-00335T W/DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	859	551	111
	MEDIUM BROWN	LAZB-24-00225T DRYVIT SAND/PEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	LAZB-24-00335T W/DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	967	825	91
	DARK BROWN	LAZB-22-00225T DRYVIT SAND/PEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	LAZB-22-00335T W/DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT (ALSO USED FOR EXISTING BOOKCASES)	71	59	47
	BLUE	LAZB-21-00225T DRYVIT SAND/PEBBLE FINE TEXTURE FINISH W/ DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	LAZB-21-00335T W/DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT	113	154	173
*DRYVIT "DEMANDIT" PAINT IS TO BE USED ON EXISTING DRYVIT SURFACES, BUT ALSO CAN BE USED ON OTHER EXISTING PAINTED SURFACES SUCH AS CONCRETE, CMU, OR STUCCO IF THE EXISTING PAINT IS CONFIRMED TO BE AN ACRYLIC WATER-BASED TYPE.						

On a recent site visit, staff observed missing landscaping in the parking lot islands and along W. Layton Ave. The landscaping observed onsite also does not match the approved landscaping plans on file. Staff suggests a landscape plan be submitted to the Community Development Division showing an inventory of existing landscaping and the replacement and/or addition of landscaping material.

Staff recommends that this item be expedited to the May 18, 2021, Common Council meeting.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for proposed exterior modifications to La-Z-Boy, an existing business located at 7900 W. Layton Ave., submitted by Shawn Albert, d/b/a Industrial Power Systems and Anthony Finley, d/b/a La-Z-Boy, Inc. (Tax Key No. 605-9956-004), 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 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 and Landscaping Plans being submitted to the Community Development Division to show the following: (a) inventory of existing landscaping material; (b) replacement of missing/dead landscaping material and addition of landscaping material along W. Layton Ave. and in parking lot islands, as appropriate; and, (c) 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 of the 7800-7860 W. Layton Ave. parcel agreeing to the mill and overlay parking lot work associated with the La-Z-Boy project on a portion of the 7800-7860 W. Layton Ave. parcel or a reduction in the mill and overlay work to be wholly on the La-Z-Boy parcel.

- 8A. Special Use Review for Honey Berry, a proposed restaurant to be located at 4900 S. 76 St., submitted by Lou Liagridonis and Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001)**
- 8B. Site, Landscaping and Architectural Plans for Honey Berry, a proposed restaurant to be located at 4900 S. 76 St., submitted by Lou Liagridonis and Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicants have an offer to lease the former Bakers Square located at 4900 S. 76 St. The applicants are proposing Honey Berry Pancakes and Café, a sit-down breakfast and brunch-oriented restaurant 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 breakfast and brunch items, fresh juices, smoothies, and craft cocktails. Honey Berry is a growing chain with locations in Illinois and Wisconsin.

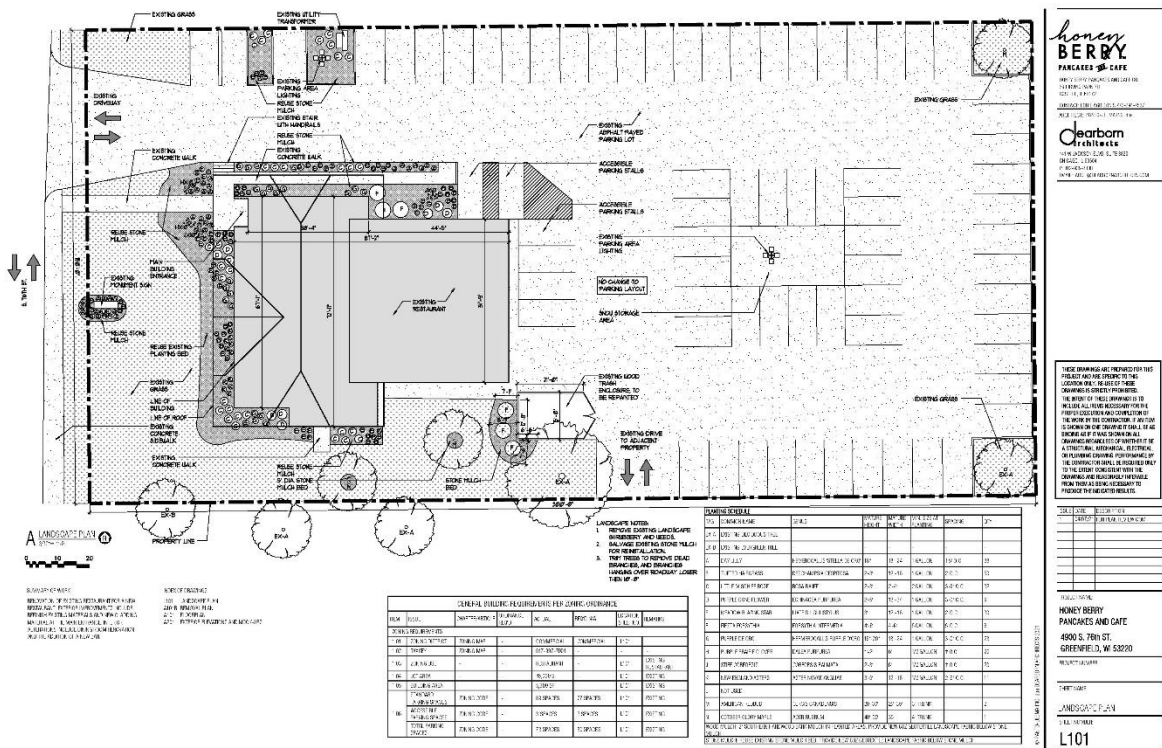
The applicant estimates they will employ a total of 25 employees. They expect to serve 100 guests on weekdays and 300 guests on weekends. The approved hours of operation for Bakers Square vary from those proposed by Honey Berry.



Bakers Square approved hours of operation: 8:00am – 7:00pm, daily.

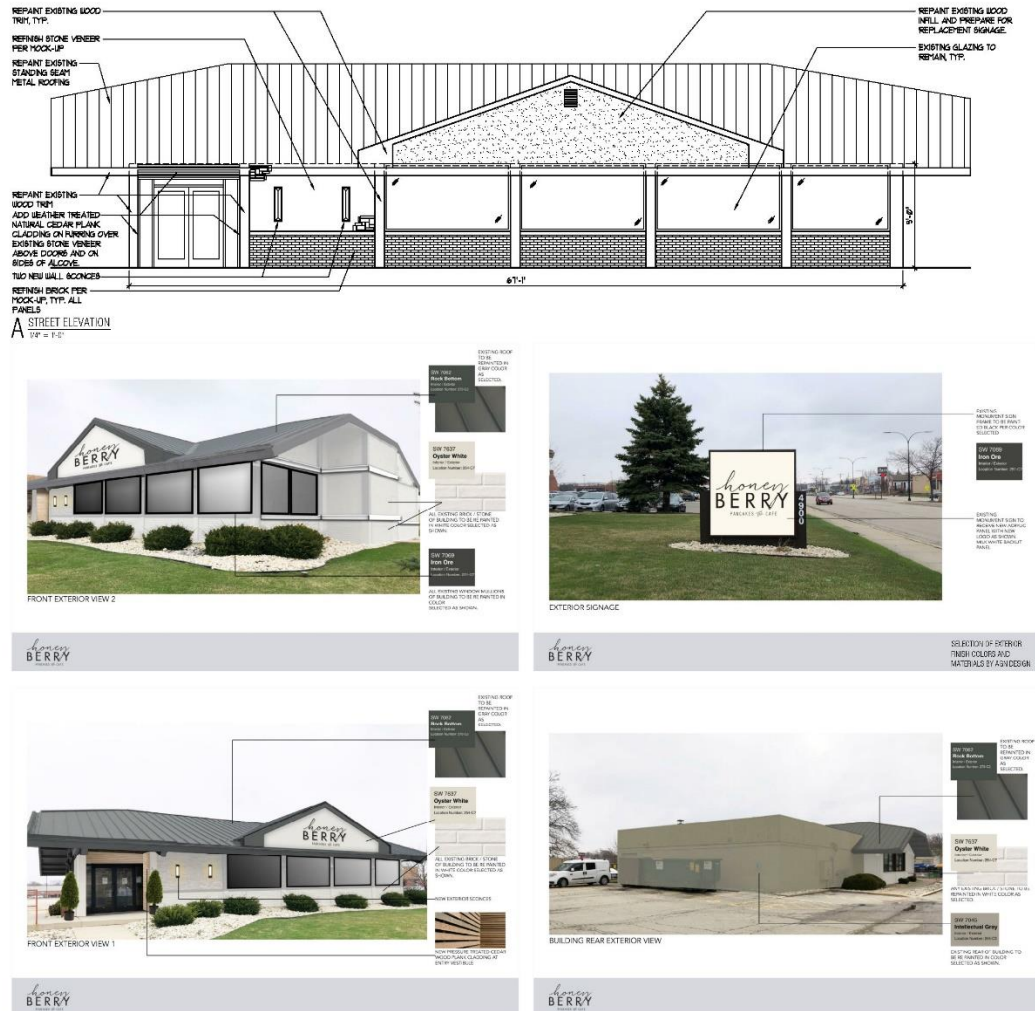
Honey Berry: Monday – Friday, 7:00am – 2:30pm; Saturday – Sunday, 7:00am – 3:00pm.

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 May 18, 2021 meeting.



Architectural, Site, and Landscaping Plans

The building and site are proposed to have an extensive remodel. Architecturally, the proposed work includes painting both the brick and stone veneer on the front façade “oyster white.” Staff suggests adding color variation of shades of gray and white to break up the monotonous all white color of the front façade. New wall sconces are proposed to be added to the stone veneer. The standing seam roof is proposed to be painted “rock bottom” gray. New pressure treated cedar wood plan cladding will be added to the entry vestibule. The rear kitchen and storage portion of the building is proposed to be painted “intellectual gray.”



The property has been vacant since Bakers Square closed in May 2020. The site is in rough shape, with dead landscaping, weeds, potholes, and broken curbs throughout. The doors on the refuse enclosure are dented and twisted and need replacement. Many of the curb stops have deteriorated and need replacement. Staff recommends adding a handrail to the sidewalk ramp that runs from the parking lot to the front entry landing. A new landscape plan was submitted with this proposal. The proposed landscaping includes all new base plantings along the building, planting beds, and parking lot islands throughout the site. Staff recommends removal of stone mulch throughout the site and replacement with bark mulch. The City Forester has not yet supplied staff with additional comments on landscaping species.

A signage plan has not been submitted but the applicant anticipates installing one wall sign in the gable of the west façade and updating the sign face on the existing monument sign. Two unpermitted temporary banners were installed when staff conducted a site visit. A temporary sign permit should be taken out immediately for one of the banners, if the applicant wishes to have temporary signage. As only one temporary sign is allowed at any given time, the other sign should be removed immediately.



Off-street parking required per code for Honey Berry = 80 (15 spaces per 1,000 sq. ft.)

TOTAL off-street parking provided (based off of site plan) = 73

Staff recommends that this item be expedited to the May 18, 2021, Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site, Landscaping and Architectural Plans for Honey Berry, a proposed restaurant to be located at 4900 S. 76 St., submitted by Lou Liagridonis and Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. The work associated with Item 1 must be completed prior to the issuance of an Occupancy Permit.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) broken and askew curbing throughout the site moved back into place (with a full replacement of the cracked and broken curb to be completed by May 2022); (b) color variation on the stone and/or brick veneer on the western façade; (c) replacement of the refuse enclosure doors with board-on-board doors; (d) a notation added that deteriorated asphalt throughout the parking lot has been filled and repaired; (e) a notation added to the site plan that deteriorated curb stops have been replaced; (f) an ADA-compatible handrail added to the sidewalk along the north façade; and, (f) 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. Removal of temporary banners or removal of one temporary banner and issuance of a temporary sign permit for the remaining banner.

9A. Site, Landscaping and Architectural Plans for Loomis Office Building, a proposed office building be located at 4300 W. Layton Ave., submitted by Audry Grill, d/b/a RINKA, Inc. and Scott Yauck, d/b/a Cobalt Partners, LLC.

9B. Master Signage Plan Appeal for Loomis Office Building, a proposed office building be located at 4300 W. Layton Ave., submitted by Audry Grill, d/b/a RINKA, Inc. and Scott Yauck, d/b/a Cobalt Partners, LLC.

Items 9A and 9B may be considered together.

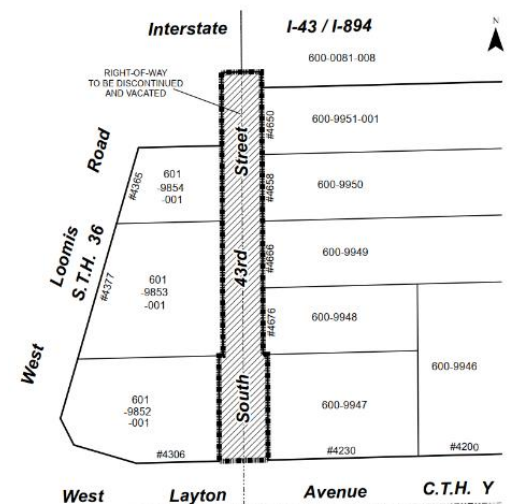
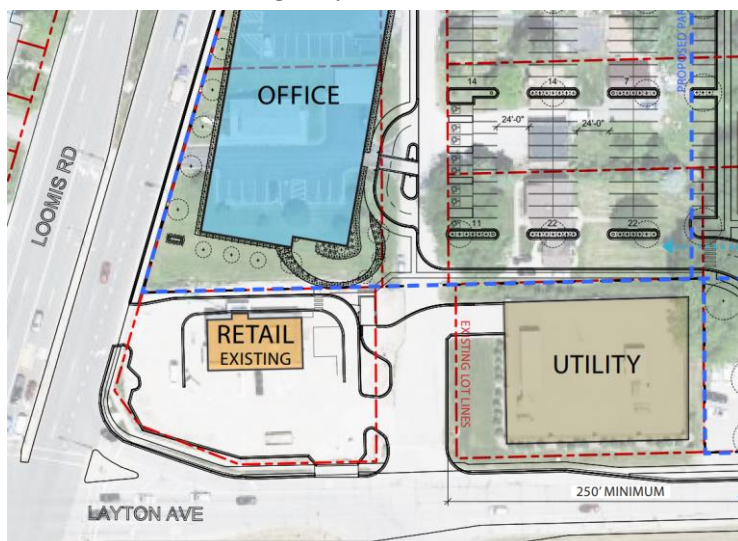
The Common Council approved the rezoning of approximately 45 acres of land (which includes right-of-way) on December 15, 2019, in the vicinity of I-894 and W. Loomis Rd., to Planned Unit Development (PUD) #2 through Ordinance No. 2967. This Ordinance spelled out permitted and special uses, setback and intents within the District boundary. Some of the permitted uses included general office and medical office/general medical uses. Cobalt Partners, LLC has approximately 40 acres of land under contract to purchase with 47,300 sq. ft. (gross) Class-A office building adjacent to the existing Starbucks restaurant. Cobalt already has a Conditional Use Permit for this permitted use requires full site, landscaping, and a site plan. The Plan Commission and Common Council.



Site and Landscaping Plans

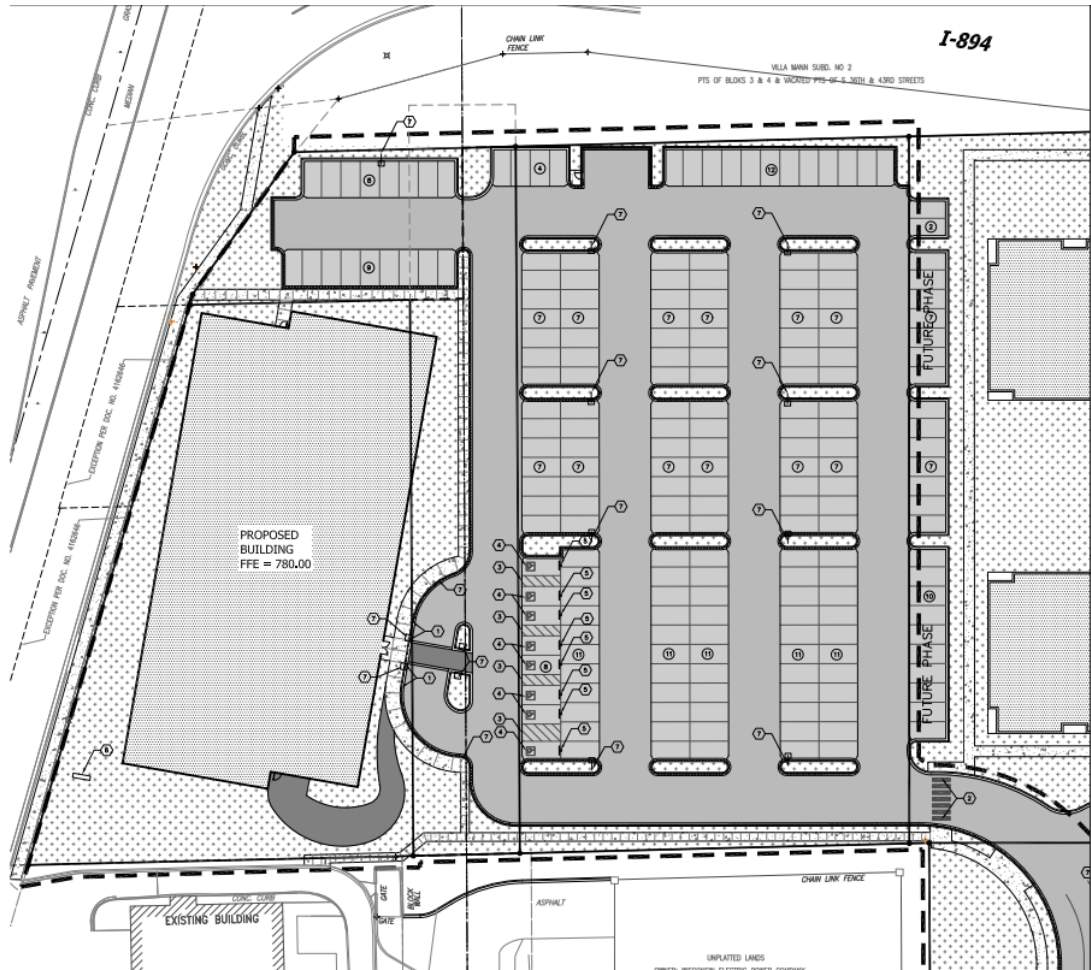
The Loomis Office Building is part of a larger conceptual plan for the approximate 11.5 acres of land that Cobalt plans on developing on the south side of I-894, bordered by W. Layton Ave. on the south, Adoration Evangelical Lutheran Church on the east, and W. Loomis Rd. on the west. This review focuses on the office building only and the parking area accommodating it.

The site/driveway entrance will be east of the existing We Energies substation and the drive will curve west and wrap along the north side of the substation, heading to the office building. There will be no site access off of W. Loomis Rd., as a new driveway would not meet State criteria and would be too close to the Loomis/Layton intersection, too close to the Starbucks driveway, and too close to the I-894 on-ramp. There will be a drop-off/pick-up/loading loop in front of the building for patrons to use.



The City of Greenfield is vacating what is today S. 43 St., from W. Layton Ave. all the way the right-of-way goes to the north. Today S. 43 St. ends at a cul-de-sac. Most of that cul-de-sac is WisDOT right-of-way—the City’s right-of-way is a straight north/south line, 480 ft. long. The street vacation will be on next month’s Plan Commission agenda. The southern-most parcels

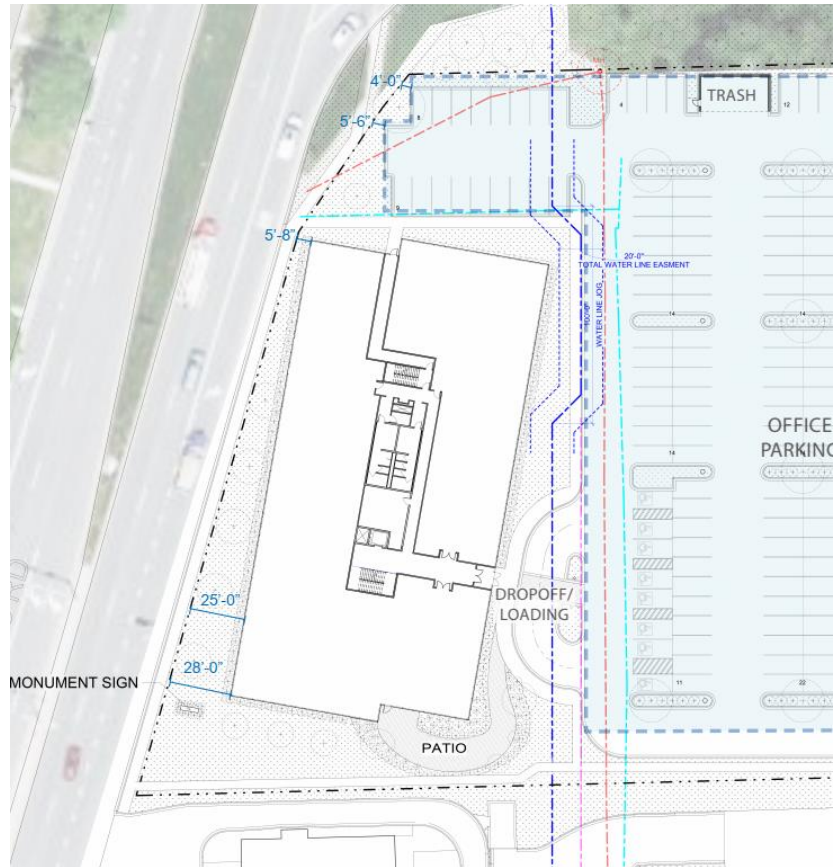
that about S. 43 St. are the Starbucks parcel and the We Energies substation parcel. Those two (2) parcels have even north property lines. Cobalt's plans show a poured curb/lot line barrier at the portion of S. 43 St. just north of Starbucks and We Energies, leaving a driveway off of W. Layton Ave. for access to Starbucks and the We Energies substation. This "stub," or what is left of S. 43 St. next to Starbucks' and We Energies' properties, becomes a driveway once the City officially vacates S. 43 St. Starbucks and We Energies will have to work together to move forward with any type of redesign of that remaining stub of S. 43 St. and bring a plan before the Plan Commission and Common Council.



The 2-story office building runs parallel with W. Loomis Rd. and quite close to the road. The parking lot is configured to the east with a small parking lot to the north of the building. The east parking lot provides 163 parking spaces, of which 144 are dedicated to the office use and 37 will be dedicated to the future multi-family to the east. The parking lot includes landscape islands at the caps and in the center of the aisles, breaking up long expanses of parking. The small parking lot to the north holds another 17 parking spaces for a total of 161 provided off-street parking spaces for the office building. The Municipal Code requires 3.3 stalls for every 1,000 gross sq. ft., which equals 156 off-street parking spaces required for the 47,300 sq. ft. building. The parking lot configuration and provided off-street parking may be modified, depending on Cobalt's ability to purchase excess WisDOT right-of-way on the north end of the office building. The site layout provides approximately 4 stalls/1,000 sq. ft. of rentable space. Staff feels that even if the 17-stall northern parking lot would need to be eliminated from the site plan, there would be sufficient parking for the proposed office building.

Staff and the City Forester are working with the landscape designer on modifying species/quantities. The site will have an attractive landscaping product around the perimeter of the building and within the landscape islands in the parking lot.

The building setback and parking lot setback do not meet Code regulations close to W. Loomis Rd. Per the Ordinance for PUD#2, the minimum lot rear yard setback is 25 feet. The building is designed to “hug” W. Loomis Rd. (the rear lot line) with good urban planning practice to set the building close to the street. Per the Ordinance for PUD#2, “In connection with the approval of Site Plans, the Plan Commission may waive the above Landscape Surface Ratio and Floor Area or the Lot Dimensional Requirements or both within Planned Development District # 2. The Plan Commission may consider the applicable standards in making such determinations.” The site plan shown to the right identifies the encroachment



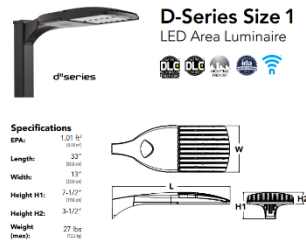
being as small as a 5'8" setback at the very northwest corner of the building and eventually reaching the 25' setback requirement further south near the south end of the building. In addition, the small north parking lot has a small setback, as small as 4' and 5'6" from the lot line at the northwest corner of the property. There is about 25' of right-of-way providing some setback between the I-894 on-ramp and the parking lot. Staff recommends approval of the proposed rear yard setback encroachment.

Site amenities include a patio on the southeast corner of the building, just north of Starbucks. There will be a sidewalk constructed along the south property line (running east/west), providing a safe pedestrian connection from the office building and the residential development, to the W. Loomis Rd. public sidewalk so patrons can safely reach Starbucks. Staff recommends a small sidewalk connection that cuts through the patio landscaping, connecting the patio to the east/west sidewalk along the south lot line. Employees who utilize the patio and then want to patronize Starbucks, will likely cut through the landscaping rather than walk all the way around the patio to get to the sidewalk. The site also includes a refuse enclosure along the north lot line, constructed of decorative split-face CMU block. The enclosure includes a personnel door for employees to utilize.

A Certified Survey Map indicating new lot line locations will be submitted for Plan Commission and Common Council review/approval at a future date once Cobalt has worked out wetland delineation details with the WDNR.

Lighting Plans

The parking lot will include nine (9) LED light poles, 20 ft. in height, and the driveway entrance off of W. Layton Ave. includes two (2) LED light poles, 20 ft. in height. All light poles will be white in color to match the building. The building drop-off/pick-up/loading loop includes four (4) bollard-style lights. The bollards will also be white in color to match the building. Staff has reviewed the photometric calculations, which are appropriate given the freeway to the north, commercial properties to the south and west, and future residential/multi-family to the east. There could possibly be indirect (tucked-in) lighting on the building. The light source would not be visible. RINKA is still pricing out the indirect lighting. If it is added, photometrics will be re-calculated.

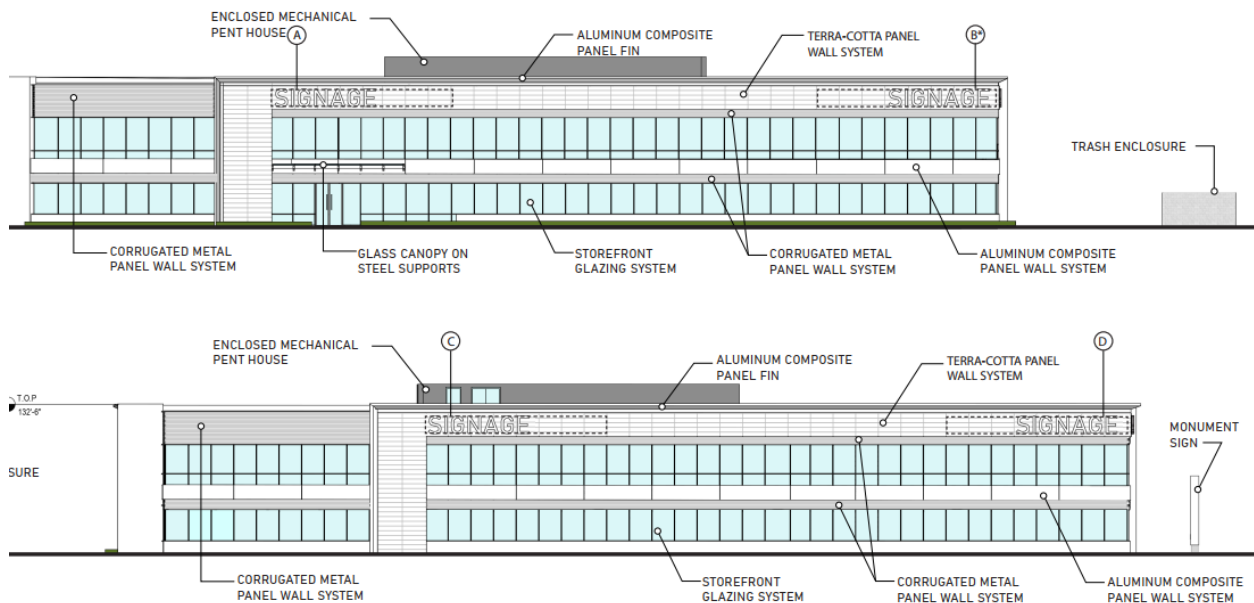


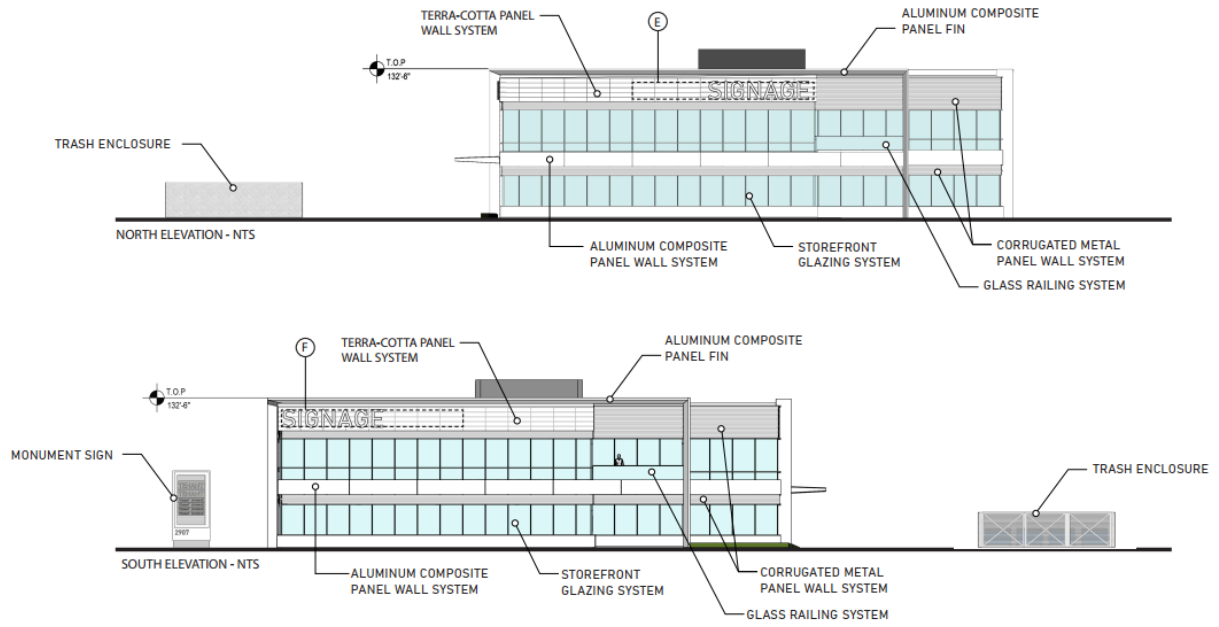
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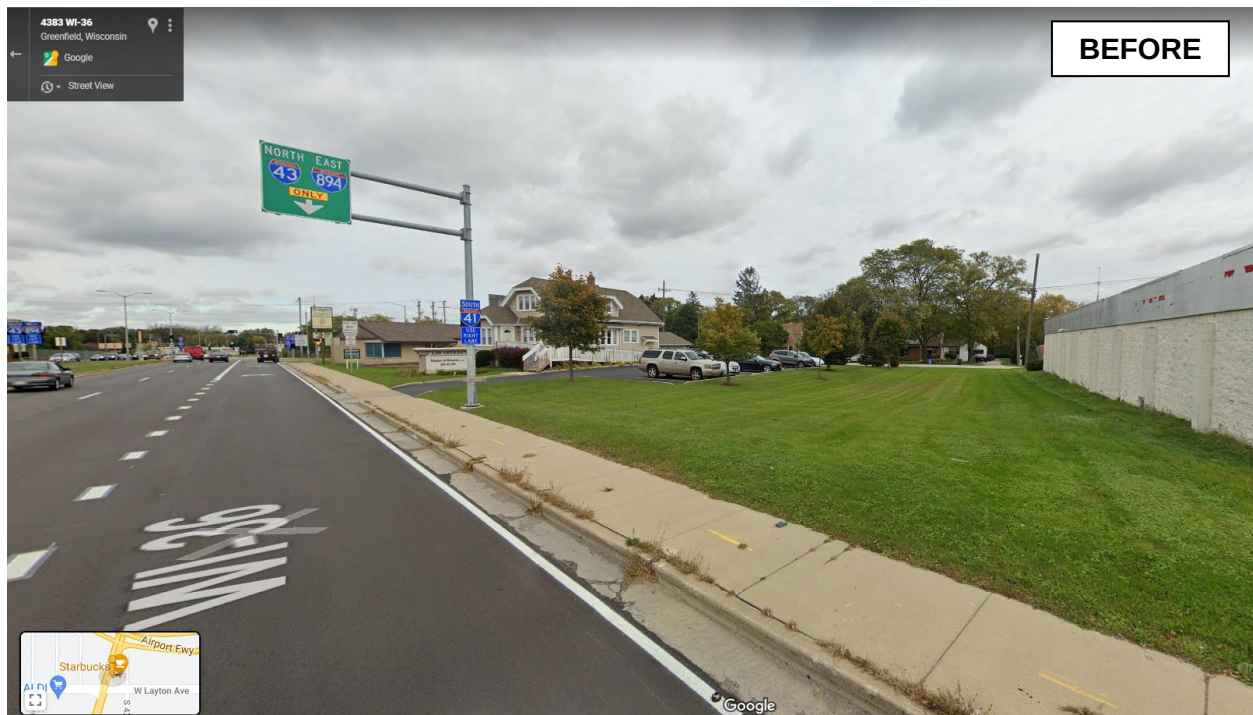


Architectural Plans

Architecturally, the office building will be constructed mostly of a storefront glazing window system. The first and second floor are divided by a corrugated metal panel wall system and an aluminum composite panel wall system. Building materials capping the second floor will be a corrugated metal panel wall system and a terra-cotta panel wall system. The east and west elevations include a "fin" design that runs from the ground level to the top of the second level and then caps the terra-cotta panel system, constructed of an aluminum composite panel fin. All building materials are proposed in a white color. A glass railing system/balcony is included along portions of the second floor. The rooftop mechanics will be screened/enclosed.



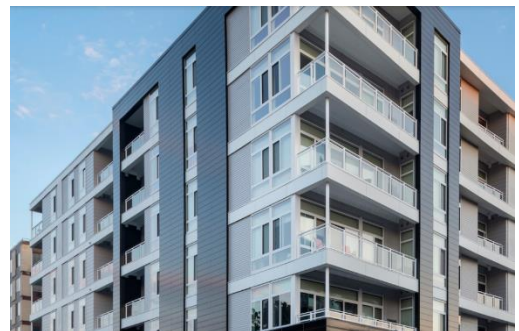








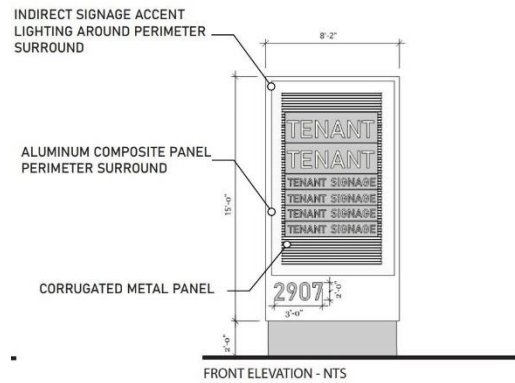
The terra-cotta materials have been used by Cobalt at their Whitestone Station development in Menomonee Falls and also at The Countour apartments, owned by Joseph Property Development on Prospect on Milwaukee's East Side neighborhood.



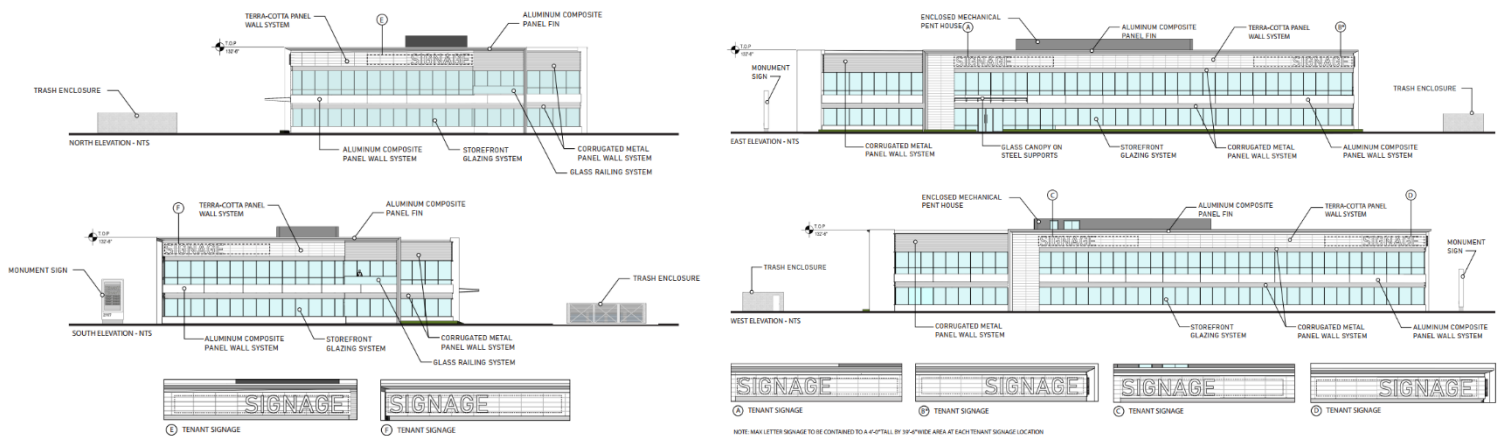
Staff does not have any recommended changes to the design of the building. It will be a tremendous asset and enhancement to a very prominent entryway into the City.

Master Signage Plan Appeal

Cobalt is requesting a Master Signage Plan Appeal for wall and freestanding signage at for the office building. An office building this size is permitted one (1) freestanding sign of no more than 75 sq. ft. in area and 10 ft. in height. The wall sign section of the Sign Code pertaining to multi-tenant commercial buildings is worded with strip mall design in mind, referring to lineal length of tenant frontage. Single-tenant buildings this size are permitted 250 sq. ft. of wall signage, to be apportioned between three (3) wall signs.



Cobalt's proposed Master Signage Plan requests a 123 sq. ft. monument sign 17 ft. in height (which includes a 2' tall base), and total of six (6) wall signs, up to 158 sq. ft. in area (4' x 39.5') each. The east elevation and west elevation would include two (2) wall signs each and the north elevation and south elevation would include one (1) wall sign each. The monument sign would be constructed of an aluminum composite panel perimeter surround and a corrugated metal panel background, matching the building materials. Indirect signage accent lighting would be incorporated around the perimeter surround. A landscaping island will surround the base of the sign. The wall signs would individual letters with or without a raceway.



Staff has worked out an agreement with Cobalt to reduce the sign height to 15 feet, in line with the City's Master Signage Program monument sign height parameters.

Staff recommends the waiver on the following basis: this development is located within a TIF District and the City is financially invested in the success and projected increased taxable value of this development. Allowing for additional signage is attractive to future tenants, which leads to full vacancy, which leads to increased taxable value. In addition, all signs are to scale in comparison to the building size and design.

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for Loomis Office Building, a proposed office building be located at 4300 W. Layton Ave., and approve the Master Signage Plan Appeal for Loomis Office Building, a proposed office building be located at 4300 W. Layton Ave., submitted by Audry Grill, d/b/a RINKA, Inc. and Scott Yauck, d/b/a Cobalt Partners, LLC., subject to Plan Commission and staff comments and the following conditions:

(Items 1 through 9 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) a sidewalk connection through the landscape beds around the patio; (b) required vs. provided parking calculations; (c) landscaping modifications, subject to the City Forester's approval.
 2. A revised Photometric Plan being submitted to and approved by the Community Development Division, including pole details and heights, pole bases not being higher than 6" within landscape islands, and foot candle re-calculations if necessary.
 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 permits being approved by Milwaukee County along W. Layton Ave.
 8. A Certified Survey Map being submitted to the Community Development Division for Plan Commission and Common Council review/approval.
 9. Revised Master Signage Plan showing a 15-ft. tall monument sign.
- 10A. Special Use Permit for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009)**
- 10B. Site Review for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009)**

Items 10A and 10B may be considered together.

Overview and Zoning

The applicant, Mr. Starkweather, is proposing to establish a massage therapy business to be located in 148 sq. ft. within the soon-to-be-opened My Salon Suites located at 5170 S, 76 St. The property is zoned C-4 Regional Highway Business, which permits “Other Personal Care Services (massage parlors)” as a Special Use. A public hearing would be required and could be scheduled as early as June 15, 2021, with Plan Commission approval for the project to move forward.

The applicant is proposing to services including Swedish massage, Deep Tissue massage, Himalayan Salt Stone massage, Reflexology, Cupping therapy, Kinesio Taping. These services would range from 50 minutes to 110 minutes in length. The applicant would operate between the hours of 7 a.m. to 9 p.m. Monday through Friday and shortened hours on Saturdays and Sundays. There would be two (2) licensed massage therapists operating within the space. They anticipate as business grows that they would be able to have up to nine (9) client hours booked per day. The operators have over seven (7) years of combined experience and plan to take what we have learned from their current work environment and offer an unforgettable, safe, and caring massage therapy experience.



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. Work is ongoing for the buildout of the tenant spaces and equipment and dumpsters were throughout the parking lot. The main concern staff has is the removal of all landscaping from throughout the site. The property owner was unaware there was an approved landscape plan and that the removal of landscaping would be detrimental. Staff has been working with the property owner to get a new landscape plan for

review and Plan Commission and Common Council approval. Staff suggests a new landscape plan be submitted to be reviewed and approved at the June Plan Commission meeting.

Off-street parking required per code for Oak Hill Massage = 3 (2 spaces per chair, plus 1 space per employee)

Off-street parking required for all other uses: 101

TOTAL off-street parking provided (based off of site plan) = 47

Common Council can waive the parking shortage.

Staff recommends that a public hearing be scheduled for this item, as soon June 15, 2021.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 is required to be satisfied prior to the June Plan Commission submittal deadline.)

1. Landscape plan, Plan Commission application, and appropriate fee submitted to the Community Development Division, with landscaping species and quantity modifications at the request of the City Forester, if applicable.

11A. Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the property located at 6944 W. Forest Home Ave. from Neighborhood Business/Office to Single Family. (Tax Key No. 571-8977-001)

11B. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6944 W. Forest Home Ave. from C-1 Neighborhood Commercial District to R-4A Single-Family and Two-Family Residential District. (Tax Key No. 571-8977-001)

Items 11A and 11B may be considered together.

The applicant, Troy Poppe, is proposing a comprehensive land use plan amendment and rezoning for the property at 6944 W. Forest Home Ave. The property is currently zoned C-1 Neighborhood Commercial District. The Future Land Use Map identifies this parcel as Neighborhood Business/Office.

The property currently contains a principle commercial structure and garage. The principle structure was formerly a residential structure that has been converted to commercial uses. Mr. Poppe purchased the property four (4)

years ago with the intention of operating Prime Electric, LLC, an electrical contractor business, out of the existing building. Electrical contractors are not a permitted or special use within the



C-1 zoning district. The property has been for sale as a commercial property but has not been able to find an appropriate commercial buyer. There have been many more requests to view the property as a residential property and the applicant wishes to convert the property back to a residential use to allow sale of the property for that purpose.



Properties to the north and east are developed as commercial (We Energies power line corridor). Properties to the west are developed as multi-family residential. Properties to the south are developed as single and two-family residential. The proposal will have no substantive impact to the surrounding properties and a residential use will be a less intensive than a commercial use would be. Staff has no objections to the proposal.

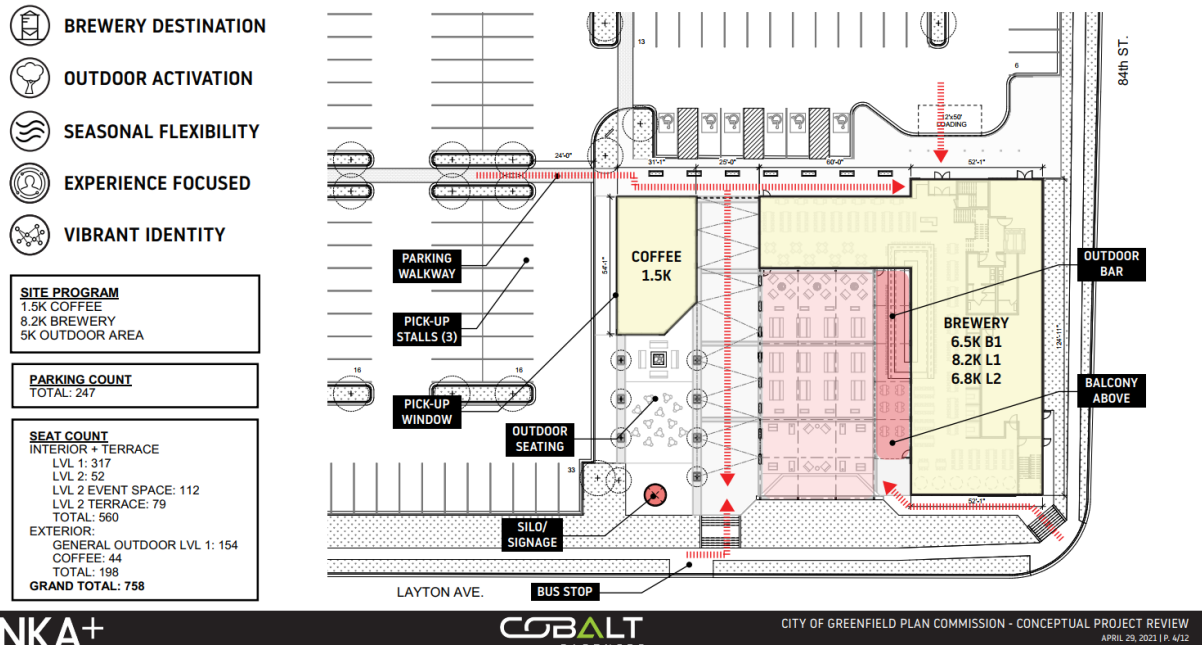
Public hearings will be held on the rezoning and proposed Land Use Map amendment, with the Plan Commission's recommendation to hold such hearings. Per State Statutes, the Plan Commission approves a resolution that recommends approval to the Comprehensive Plan. Ordinance amendments will need to be approved 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 July 20, 2021.

Recommendation: Approve the Resolution (Resolution No. 2021-1) to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the property located at 6944 W. Forest Home Ave. from Neighborhood Business/Office to Single Family, and recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6944 W. Forest Home Ave. from C-1 Neighborhood Commercial District to R-4A Single-Family and Two-Family Residential District (Tax Key No. 571-8977-001), subject to Plan Commission and staff comments.

12. **Conceptual Plan for The Lokal, a component of the 84 South development at the northwest corner of S. 84 St. and W. Layton Ave., submitted by Scott Yauck, d/b/a 84 South Restaurants, LLC, and Audry Grill, d/b/a RINKA, Inc. (Tax Key No. 606-0053-008)**

The Lokal concept plan was last before the Plan Commission in October 2019. At that time the plan included a bier hall, bier garden and public market building. Cobalt is presenting a new conceptual plan with two (2) uses: a brewery and a stand-alone coffee shop without a drive-thru. The brewery includes a 6,500 sq. ft. basement level + 8,200 sq. ft. first level + 6,800 sq. ft. second level building. The coffee shop would be a 1,500 sq. ft. building. There will be a 5,000 sq. ft. outdoor area in between the two (2) buildings. The brewery building would “hug” the corner of S. 84 St. and W. Layton Ave. and the coffee shop would be situated to the northwest end of the building pad area. The site will include an approximate 250-stall parking lot with a loading zone on the north end of the brewery building. The seating count will total about 560 interior seats + about 200 outdoor seats.

THE LOKAL - ENLARGED SITE PLAN



“Design Drivers” include:

- Brewery Destination
 - Premier bar, brewhaus & bourbon lounge
 - Brew-aesthetic: lagering tanks & barrel aging
- Outdoor Activation
 - Outdoor beer garden – live music & concerts
 - Indoor/outdoor bar on each level
 - Outdoor fire pit
 - Flexible space for seating & outdoor games
- Seasonal Flexibility
 - Variety of indoor/outdoor spaces
 - Fixed and retractable canopies
 - Garage doors wrapping beer garden for seasonal access
- Experience Focused
 - Spaces for sports, games and music
 - Variety of programing and event accommodations
- Vibrant Identity
 - One of a kind destination in the area
 - Multi-season, multi-function communal space

Below are some conceptual renderings. Detailed plans will be submitted in the near future.

THE LOKAL - CONCEPT AXON PERSPECTIVE



THE LOKAL - SE CORNER PERSPECTIVE



THE LOKAL - NW CORNER SITE PERSPECTIVE



THE LOKAL - SW CORNER PERSPECTIVE



13. **Temporary Use Permit for a proposed outdoor beer garden, 84 South – The Lokal Beer Garden, to be located at 8415 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 606-0053-008)**

The Explorium, in partnership with Cobalt Partners (owners of 84 South), is proposing to operate a temporary beer garden at the intersection of S. 84 St. and W. Layton Ave. for the summer, just like The Brass Tap had done last year. The proposed dates are May 20, 2021 – October 17, 2021.

Days/Hours of Operation:

- Monday – Wednesday: closed
- Thursday: 12pm-10pm
- Friday – Saturday: 12pm-11pm
- Sunday: 12pm-9pm
- Requesting the flexibility to choose to open later and close earlier, depending on business flow, but not outside of the requested hours of operation.
- During non-live music hours, licensed recorded music will be played throughout the site at a code-compliant volume level.
- Food trucks will be invited to provide food vending services during open hours as needed. Each food truck will be provided with a hand washing station.

Live Entertainment Days/Hours:

- Thursday: 4-8pm
- Friday: 5-10pm
- Saturday: 5-10pm
- Sunday: 4-8pm
- Entertainment schedule will focus on Thursday and Saturday nights.
- On occasion, live entertainment will be schedule for Friday and Sunday nights.
- The stage will be oriented northwest at the southeast corner of the tent. Sound will be generally directed west. Additional speakers will be used in the open area to be able to lower the overall volume of live music in consideration of the neighbors.

Occupancy

- An occupancy of 500 is requested based on the 25,000 sq. ft. of service area. That is 50 sq. ft. per occupancy.
- Table seating will be provided for 360 people based on 60, six-person tables.

Staff

- Staffing plan consists of 1 manager and 5 staff members during peak hours.
- Beverage servers will apply for operator permits from the Clerk's Office.

COVID Protocols

- Current COVID protocols and/or guidelines will be followed and noticed through signage for all guests.

Other Events

- Thursday nights: Bike Night hosted by House of Harley-Davidson.
- From time-to-time they will schedule entertainment-oriented fee and non-fee events and gatherings, such as bag toss tournaments, beer classes, cocktail classes, etc.
- Seasonally-themed activities will be scheduled such as Summer Solstice, Oktoberfest, Harvest Fest and the like to encourage neighborhood engagement.
- From time-to-time other local breweries may be invited in to take over taps.

Utilities and Parking

- Electrical power and grounding is provided on site from last year's event.
- Water and water disposal will be provided by a port-a-potty contractor.
- Garbage will be removed by a waste collector.
- Parking areas will be painted on the gravel surface and repainted as needed.

- Handicap parking will be provided near the north entry to the covered area.

Site Plan Information

Total Site Area: Approx. 120,000 sq. ft.

Served Area: 25,000 sq. ft. (fenced)

Under Cover (Tent): 80' x 90' - 7,200 sq. ft.

Parking: Laid out per site conditions - Approx. 180 spaces



Key:

1. Covered area (tent) with table seating, drink service, and stage
2. Open area with table seating
3. Parking areas (3a motorcycle parking fenced off)
4. 30yd Dumpster
5. Men's and Women's toilets and hand washing stations
6. Food truck parking
7. Stage (oriented northwest, sound directed west)
8. Entry drives
9. Signage
10. Beverage Service
11. Storage Container
12. Fence

Note: Fencing will extend around the open area and covered area with three access points: west

Recommendation: Approve the Temporary Use Permit for a proposed outdoor beer garden, 84 South – The Lokal Beer Garden, to be located at 8415 W. Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments.

14. Community Development Manager Report

15. Adjournment.