

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JUNE 8, 2021**

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

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

ALSO PRESENT: Kristi Porter – Community Development Manager

1. Roll Call

2. Approval of the minutes from the May 11, 2021 meeting.

**Motion by Mr. Schilz, seconded by Mr. Rogers, to approve the May 11, 2021 Meeting minutes.
Motion carried unanimously.**

3. Discussion regarding last Common Council meetings.

Common Council approved the Special Use Permits for Stereo One and Play It Again Sports at their public hearings on May 18, 2021.

4. Certified Survey Map for proposed recombination of three parcels located at 5204 W. Allerton Ave., 5224 W. Allerton Ave., and 44 S. 52 St., submitted by Steven Jackson and Kim Grauze. (Tax Key Nos. 602-0164-000, 602-0163-000, and 602-0168-000)**

The owners of the properties located at 5204 W. Allerton Ave. and 5224 W. Allerton Ave. are proposing to recombine their lots with the vacant lot along S. 52 Street to the north of their properties. The parcels are zoned R-3A Single-Family Residential Conservation District and the Comprehensive Land Use Map identifies these parcels as being single family. The recombined lots would increase the depth of the two residential properties by 65 feet.

Lot 1 will be 0.27 acres.

Lot 2 will be 0.30 acres.

The City's tax assessor records indicate the vacant parcel is owned by the owner of Lot 2. If the parcel is not jointly owned, a deed will need to be recorded at the time the CSM is recorded to

grant the appropriate land to the owner of Lot 1. Staff recommends that this item be expedited to the June 15, 2021 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed recombination of three parcels located at 5204 W. Allerton Ave., 5224 W. Allerton Ave., and 44** S. 52 St., submitted by Steven Jackson and Kim Grauze. (Tax Key Nos. 602-0164-000, 602-0163-000, and 602-0168-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 3 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.
3. Recording of a deed conveying the appropriate land within the vacant parcel from the owner of Lot 2 to the owner of Lot 1, to be recorded when the CSM is recorded.

Motion by Mr. Rogers, seconded by Mr. Carlson, to recommend Common Council approval of the Certified Survey Map for proposed recombination of three parcels located at 5204 W. Allerton Ave., 5224 W. Allerton Ave., and 44 S. 52 St., submitted by Steven Jackson and Kim Grauze (Tax Key Nos. 602-0164-000, 602-0163-000, and 602-0168-000), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.**

- 5A. **Special Use Permit for Danny’s Massage, a proposed massage therapy business, to be located at 5170 S. 76 St., submitted by Danny Diaz de Jesús, d/b/a Danny’s Massage. (Tax Key No. 650-8998-009)**
- 5B. **Site Plan Review for Danny’s Massage, a proposed massage therapy business, to be located at 5170 S. 76 St., submitted by Danny Diaz de Jesús, d/b/a Danny’s Massage. (Tax Key No. 650-8998-009)**

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant, Mr. Diaz de Jesús, 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 July 20, 2021, with Plan Commission approval for the project to move forward.

The applicant is proposing to provide the following services: general massage, prenatal, reflexology, Swedish (relaxing), Deep Tissue, sports, therapeutic, lymphatic, etc. These services would range from 30 minutes to 120 minutes in length. The applicant would operate between the hours of 9 a.m. to 10 p.m., daily, depending on appointments. Mr. Diaz de Jesús would be

the only licensed massage therapist operating within the space. He anticipates as 3-5 appointments per day. He has nearly three (3) years of 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. As with the proposed massage therapy business proposed at the May Plan Commission meeting, staff's main concern was the removal of all the landscaping onsite. A new landscape plan has been submitted and will be addressed as the next agenda item at this meeting.

Off-street parking required per code for Danny's 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 July 20, 2021.

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

Motion by Mr. Carlson, seconded by Mr. Weis to recommend Common Council approval of the Special Use Permit and Site Plan Review for Danny's Massage, a proposed massage therapy business, to be located at 5170 S. 76 St., submitted by Danny Diaz de Jesús, d/b/a Danny's Massage (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as July 20th. Motion carried unanimously.

6. Landscaping Plans for My Salon Suites, an existing business located at 5170 S. 76 St., submitted by John Weiss d/b/a/ My Salon Suites. (Tax Key No. 650-8998-009)

The applicant, Mr. Weiss, owns My Salon Suites at 5170 S. 76 Street. He has submitted a new landscaping plan for the property. When he entered into a long-term lease for the property, he was unaware that there was an approved landscape plan on file and he had all of the landscaping material removed from the site, with the intention of replacing with new material in spring 2021. Approval of a new landscaping plan is required prior to planting on the site. The property is zoned C-4 Regional Highway Business District.

The proposed landscaping plan contains a mixture of deciduous shrubs, conifer/evergreens, perennials, decorative grasses and two (2) deciduous trees. Landscaping is proposed along all four (4) facades of the building and surrounding the refuse enclosure. Landscape beds will be mulched with hardwood oak bark mulch. Staff recommends that this item be expedited to the June 15, 2021 Common Council meeting.

Recommendation: Recommend Common Council approval of the Landscaping Plans for My Salon Suites, an existing business located at 5170 S 76 St., submitted by John Weiss d/b/a/ My

Salon Suites (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of an Occupancy Permit.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) 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.

Motion by Mr. Weis, seconded by Mr. Rogers to recommend Common Council approval of the Landscaping Plans for My Salon Suites, an existing business located at 5170 S. 76 St., submitted by John Weiss d/b/a/ My Salon Suites (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.

- 7A. Special Use Review for Fire Smoke Shop, a proposed tobacco store, to be located within the existing multi-tenant commercial building at 4267 W. Layton Ave., submitted by Anas Hammad, d/b/a AAO Enterprises. (Tax Key No. 621-9957-001)**
- 7B. Site Plan Review for Fire Smoke Shop, a proposed tobacco store, to be located within the existing multi-tenant commercial building at 4267 W. Layton Ave., submitted by Anas Hammad, d/b/a AAO Enterprises. (Tax Key No. 621-9957-001)**

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Mr. Hammad, is proposing to take over ownership of the existing Smoke World Vape shop with his new business, to be called Fire Smoke Shop, within the existing multi-tenant commercial retail building. The property is zoned C-2 Community Commercial District, which permits Tobacco Stores as a Special Use. A change in tenancy or ownership authorizes Special Use Review by the Plan Commission and Common Council. The business will employ approximately two (2) employees but may add more as business grows. They expect to start with around 20-30 customers daily. Products sold include vape, vape juices, cigarettes, cigars, hookahs, and accessories. The approved hours of operation for Smoke World Vape vary from those proposed by Fire Smoke Shop.

Smoke World Vape approved hours of operation: 9am – 8pm, Monday – Saturday; 10am – 7pm Sunday.

Fire Smoke Shop: 9am – 9pm, Monday – Saturday; 10am – 6pm Sunday.

A new resolution will need to be approved by the Common Council addressing the modified hours of operation. Staff recommends that the modification in operating hours is not a

substantial enough change to justify a public hearing and recommends that this item be expedited to the June 15, 2021 Common Council meeting.

Site Plan

While the applicant didn't submit a site plan, the site is subject to Plan Commission review with the Special Use Review. This tenant will be located in the Boot Connection strip mall on the south side of W. Layton Ave. Staff visited the property, which is in very good condition with thriving landscaping and staff does not recommend any site or landscaping modifications.

During the site visit, staff noticed that Fire Smoke Shop has an unpermitted banner sign attached above the store entrance. The tenant should apply for a 30-day temporary sign permit backdated to when staff observed the banner on May 21st. The tenant must apply for a sign permit for any new permanent wall signage.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Fire Smoke Shop, a proposed tobacco store, to be located within the existing multi-tenant commercial building at 4267 W. Layton Ave., submitted by Anas Hammad, d/b/a AAO Enterprises (Tax Key No. 621-9957-001), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is 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.)

1. Application for a 30-day temporary sign permit submitted to the Community Development Division for the unpermitted sign installed above the tenant space, to be backdated to May 21, 2021.

Motion by Mr. Carlson, seconded by Ald. Kastner to recommend Common Council approval of the Special Use Review and Site Plan Review for Fire Smoke Shop, a proposed tobacco store, to be located within the existing multi-tenant commercial building at 4267 W. Layton Ave., submitted by Anas Hammad, d/b/a AAO Enterprises (Tax Key No. 621-9957-001), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.

8. **Site and Architectural Plans for a patio addition to Laveers, an existing business located at 5105 W. Cold Spring Rd., submitted by Carlo LoCicero d/b/a LHI Contracting Services, LLC, and Marc Lovora, d/b/a Laveers. (Tax Key No. 602-9999-001)**

Overview and Zoning

Marc Lovora, owner of Laveers, is proposing a new covered outdoor patio for the property located at 5105 W. Cold Spring Rd. The property is zoned C-1 Neighborhood Commercial District and the bar use is an existing nonconforming use within that zoning district.

Site and Architectural Plans

The applicant is proposing a new 572 sq. ft. concrete patio with a 10' x 22' (220 sq. ft.) timber framed standing seam roof. The patio will be enclosed by a wood post and rail fence. A new entrance is proposed where an existing window is located. An egress gate is not shown but will need to be included in the final design. Staff also needs to see the details on the rerouting of an existing roof downspout. Base plantings along the building will need to be

removed to accommodate the patio and staff recommends new landscaping be added to the space between the patio and the parking lot (if space allows), in front of the front sidewalk, and to the south of the proposed patio. The applicant should check with the Clerk's office to request an extension of premises for the liquor license. Staff recommends this item be expedited to the June 15, 2021 Common Council meeting for approval.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for a patio addition to Laveers, an existing business located at 5105 W. Cold Spring Rd., submitted by Carlo LoCicero d/b/a LHI Contracting Services, LLC, and Marc Lovora, d/b/a Laveers. (Tax Key No. 602-9999-001), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is 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) location and design of egress gate on patio; (b) location of rerouted building downspout; (c) new landscaping material added between the parking lot and the patio, along the fence/sidewalk on the north façade, and south of the proposed patio with new landscaping installed prior to occupancy for the patio; and, (d) landscaping species and quantity modifications at the request of the City Forester, if applicable.

Motion by Mr. Braswell, seconded by Mr. Carlson to recommend Common Council approval of the Site and Architectural Plans for a patio addition to Laveers, an existing business located at 5105 W. Cold Spring Rd., submitted by Carlo LoCicero d/b/a LHI Contracting Services, LLC, and Marc Lovora, d/b/a Laveers (Tax Key No. 602-9999-001), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting.

During discussion the Plan Commission questioned the potential level of music outside of Laveers. The applicant Carlo LoCicero was present and said that Laveers does not plan to have outdoor music and the space is intended as an outdoor smoke lounge. The applicant stated that there will be no speakers and no servers outside. The Plan Commission reiterated that the minutes should reflect that there will be no speakers, no live music and no servers allowed outside on the proposed outdoor patio.

Motion amended by Mr. Braswell, seconded by Mr. Carlson to recommend Common Council approval of the Site and Architectural Plans for a patio addition to Laveers, an existing business located at 5105 W. Cold Spring Rd., submitted by Carlo LoCicero d/b/a LHI Contracting Services, LLC, and Marc Lovora, d/b/a Laveers (Tax Key No. 602-9999-001), subject to no speakers, no live music and no servers being allowed outside on the proposed outdoor patio, and subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.

- 9A. Special Use Review for Munro's Auto Service, Inc., an auto repair facility to be located at 4935 W. Loomis Rd., submitted by Scott Munro, d/b/a Munro's Auto Service, Inc. and Ralph Augustino (Tax Key No. 620-9951-001)**

9B. Site Plan Review for Munro's Auto Service, Inc., an auto repair facility to be located at 4935 W. Loomis Rd., submitted by Scott Munro, d/b/a Munro's Auto Service, Inc. and Ralph Augustino (Tax Key No. 620-9951-001)

Items 9A and 9B may be considered together.

Overview and Zoning

The applicant, Mr. Munro, has agreed to lease the existing automotive repair business located at 4935 W. Loomis Rd. The property is zoned C-3 Highway and Commercial Service Business District, which permits general automotive repair as a Special Use. Munro's Auto Service will provide full-service car and light truck repairs, but not heavy duty trucks, RVs, or campers. They do not perform and body work or restoration services. Mr. Munro has been self-employed as a mechanic Milwaukee in 2012 and prior to that the application worked repairing cars for his family's business from 1997-2012. The applicant anticipates having three (3) employees. The proposed hours of operation are Monday – Friday, 8:00 am – 6: 00 pm and Saturday, 8:00 am – 5:00 pm. This is a reduction in the hours of operation from the former tenant, R&M Services.

Site and Landscaping 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 is in relatively good condition with only minor issues. Staff recommends the RV and large container stored onsite are removed. Staff also recommends the rusted lights and light posts are removed and the parking lot be restriped. The upper portion of the building has flaking paint and needs to be repainted. Staff is also recommending the closure and reseeding of the two (2) driveway entrances closest to the Loomis/Edgerton intersection. During a brief site visit, staff observed numerous vehicles cutting through the parking lot using these entrances in order to avoid waiting at the intersection. Closing the entrances, removing the concrete, and reseeding with grass will improve the safety and aesthetics of the site. Staff recommends this is completed within one (1) year but that barriers or other temporary means of blocking the entrances are installed immediately.

Off-street parking required per code for Munro's Auto Service = 8 (4 spaces per service bay)
TOTAL off-street parking provided (based off of site plan) = 16

This item may be expedited to the June 15, 2021 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Munro's Auto Service, Inc., an auto repair facility to be located at 4935 W. Loomis Rd., submitted by Scott Munro, d/b/a Munro's Auto Service, Inc. and Ralph Augustino (Tax Key No. 620-9951-001), subject to Plan Commission and staff comments and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of an Occupancy Permit. 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. A Site Plan being submitted to the Community Development Division to show the following: (a) closure of the westernmost entrance along W. Edgerton Ave. and southernmost entrance along W. Loomis Rd.; (b) pavement from former entrances

being replaced with grass; (c) restriping of parking lot; and, (d) landscaping modifications, subject to the City Forester's approval.

2. A letter from the applicant stating that the upper portion of the building will be repainted, the light posts and fixtures will be removed, the RV and container will be removed, and the curb stops in the eastern portion of the parking lot straightened or removed by August 2021.
3. Driveway permit applications being submitted to the Engineering Division and WDOT for necessary driveway entrance removals/reseeding.

The property owner, Mr. Augustino, stated that he was approached by WisDOT to purchase the corner and create a right turn lane. A discussion occurred regarding how drivers cut through the parking lot regularly. Mr. Augustino proposed that both W. Edgerton Ave. driveways should be closed off rather than one driveway off of W. Edgerton Ave. and one driveway off of W. Loomis Rd. The Plan Commission felt it was the safest option to close one driveway off of each road, as staff recommended. However, the committee stated that they would give the property owner one (1) year to get a response from WisDOT regarding the purchase of the corner. If the State was not interested in purchasing the corner of Mr. Augustino's property, the applicant is required to close one driveway off of W. Edgerton Ave. and one driveway off of W. Loomis Rd. (the closest driveways to the corner, as suggested by staff within one (1) year. The Plan Commission also stated that they'd like the property owner to place temporary barriers in those two (2) driveways in the meantime, as recommended by staff.

Motion by Mr. Weis, seconded by Mr. Schilz to recommend Common Council approval of the Special Use Review and Site Plan Review for Munro's Auto Service, Inc., an auto repair facility to be located at 4935 W. Loomis Rd., submitted by Scott Munro, d/b/a Munro's Auto Service, Inc. and Ralph Augustino (Tax Key No. 620-9951-001), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.

10. **Conceptual Plan for a proposed nursery and garden center, to be located at 8711 W. Forest Home Ave., submitted by Joel Cook, d/b/a Ogden Construction, and Youssef Azmani, d/b/a Anne's Acres. (Tax Key No. 615-9944-001)**

Overview and Zoning

The applicant, Mr. Azmani, has submitted a conceptual plan application to construct a retail nursery/garden center on approximately 2.68 acres of vacant land at 8711 W. Forest Home Ave. The proposed development name is "Anne's Acres." The property is zoned C-2 Community Commercial District. The 2020 Comprehensive Land Use map identifies this parcel as Planned Mixed Use. The project would require City approval of the Special Use Permit and the site, landscaping and architectural plans.

Anne's Acres would specialize in spring annual plants, such as hanging baskets, planters, and bedding plants. Typical spring flowers are petunias, geraniums, impatiens, zinnias, and pansies, among others. Other retail items would include fall mums, winter spruce planters, and Christmas trees. Future ideas include potential community classes for spring planters and holiday spruce planters. They anticipate having four (4) year-round employees and eight (8) seasonal employees in April-June and September. Their proposed hours of operation would be Monday-Friday, 9:00am-7:00pm, and Saturday-Sunday, 9:00am-5:00pm. They anticipate having

50-75 customers daily during peak season and 25 customers daily during non-peak times. The applicant has six (6) years of greenhouse management experience and is currently head grower at a facility 10 times the size of this proposed development.

Site and Landscaping Plans

The development would have one entrance off of W. Forest Home Ave. just south of the existing curb cut. A 23-stall parking lot with curb and gutter would be located along W. Forest Home Ave. and a 1,200 sq. ft. office is proposed behind the parking lot. A dumpster pad is shown behind the building but plans for a masonry refuse enclosure with personnel door will need to be provided on site. Storm water would be handled with a bioswale adjacent to the office building with an outlet to a dry pond located behind the greenhouses. Three (3) greenhouses are proposed behind the office building with the location of three (3) future greenhouses also shown. The location of "Future Greenhouse 1" is shown on the proposed site plan adjacent to the parking lot and in front of the office building. Staff recommends all greenhouses and future greenhouses are situated behind the office building. Customers will primarily shop for merchandise within the greenhouses, though some plants will be displayed outside. Payment will be taken at an outdoor cashier counter located under the shed roof of the patio.

Parking Stalls required: 19 spaces (2 spaces per 1,000 sq. ft. of gross floor area plus one (1) space per 4,000 sq. ft. of outdoor display area), plus 1 for each company vehicle, plus 1 for each employee.

Parking Stalls provided: 23 spaces

A landscape plan shows a mix of trees, shrubs, and annuals located primarily adjacent to the parking lot along W. Forest Home Ave. Staff recommends additional landscaping be added between the driveway and the property to the north and in the lawn in front of the office building. The southern portion of the site is heavily wooded and numerous trees will need to be removed for this development. The City's Natural Resources Conservation policy is that 70% of the existing trees over 4" in diameter be preserved on this type of development. At this time, it is unclear if the development will meet the City's requirements with the retention of trees and the proposed landscaping. The developer and City Forester will need to walk the site to evaluate the existing conditions.

Architectural Plans

Anne's Acres will include one 1,200 sq. ft. office building and three (3) greenhouses, with three (3) additional greenhouse locations indicated on the site plan. The office building will primarily be used for office/storage uses. A unisex restroom available to customers/staff is located off of an entry vestibule accessible from the west façade.

Staff has several concerns about the design of the office building. The exterior facades of the offices building are primarily white vertical batten board LP Smartside with a 2'8" thin-set brick veneer with 2" cut stone sill on the north and west elevations. All four (4) elevations of the building will be visible to customers, and three (3) sides will be visible from W. Forest Home Ave. traffic. Staff recommends the brick veneer and stone sill be continued on all facades. The east, south and west elevations all feature one window. Staff recommends matching windows be added on the west and east elevations and three additional single-pane windows be added to the south elevation to break up the blank wall expanse. Staff also recommends the following architectural modifications: shake siding be installed in the west elevation gable; a decorative bracket be added to the gable peak; the four (4) canopy support columns be constructed of more substantial materials such as a brick base and thicker posts than the 4"x4" posts that are

proposed; and, the garage door be more decorative in design (wood grain-looking doors are a suggested option). The building will have a standing seam gable roof and shed roof over the patio.

The proposed greenhouses are Ovaltech III 5 35' x 100' greenhouses. They are 15' 9" tall in their peak and will be covered with a double polyethylene covering. The greenhouses will be prominent architectural features onsite and staff recommends increased design elements to enhance their aesthetic. Staff recommends the addition of a two foot brick or masonry base to increase the design of the greenhouses. If the engineering is not possible to accommodate that, base plantings or other decorative elements should be added around the greenhouses.

If this project moves forward, staff suggests the improvements detailed able to improve the office building and greenhouses. Additionally, a Certified Survey Map will need to be submitted for approval to combine the two parcels contained within the single tax key.

Mr. Weis and Mr. Rogers stated that they were in favor of the planned use and agree with staff recommendations that the architecture of the office building needs to be improved.

The applicant, Mr. Azmani, was present for discussion. He said that adding brick to the base of the greenhouses is not feasible but they can add vegetation. Ald. Kastner stated that he was in favor of the use but said that the architecture design of the office building is subpar. He stated that the applicant needed to work with staff to get to the point of their suggested architectural improvements.

The applicant asked if they can add a pergola in front of each greenhouse, facing W. Forest Home Ave., rather than masonry bases and/or foundation plantings around the greenhouses. Ald. Kastner agreed that that was an acceptable alternate.

Plan Commission stated that when an official site, landscaping and architectural application was submitted, they would be open to granting the applicant three (3) years to construct the W. Forest Home Ave. sidewalk that was recommended.

Conceptual review. No action required.

- 11A. Special Use Review for Gracious Gifts CDC, a proposed child day care provider to be located within the existing multi-tenant commercial building at 4161 S. 76 St., submitted by Robert Jackson, d/b/a Gracious Gifts Child Development (Tax Key No. 570-8960-001)**
- 11B. Site Plan Review for Gracious Gifts CDC, a proposed child day care provider to be located within the existing multi-tenant commercial building at 4161 S. 76 St., submitted by Robert Jackson, d/b/a Gracious Gifts Child Development (Tax Key No. 570-8960-001)**

Items 11A and 11B may be considered together.

Overview and Zoning

The applicant, Mr. Jackson, is proposing to take over ownership of the existing Trini-Dad's Child Development Center with his child care business, to be called Gracious Gifts CDC, within the existing multi-tenant commercial retail building. The property is zoned C-4 Regional Business District, which permits Child Day Care Services as a Special Use. A change in tenancy or ownership authorizes Special Use Review by the Plan Commission and Common Council. The

business will employ approximately nine (9) full-time employees and two (2) part-time employees. They anticipate serving seventy-five (75) children. The proposed hours of operation for Gracious Gifts are Monday-Friday, 6am-6pm. These are the hours of operation currently approved for Trini-Dad's Child Development Center. The applicant is a Club Manager with The Boys and Girls Club of Greater Milwaukee with over 15 years of experience working with youth at a licensed child care organization.

Site Plan

The applicant didn't submit a site plan but the site is subject to Plan Commission review with the Special Use Review. This tenant will be located in the multi-tenant strip mall south of the WE Energies power corridor along S. 76 Street. Staff visited the property, which is in good condition. Staff recommends the area of deteriorated asphalt in the rear portion of the parking lot is repaired and the parking lot is restriped. Staff also recommends the board-on-board doors for the refuse enclosure are replaced.

Off-street parking required per code for Gracious Gifts CDC = 19 (1 space per employee, plus 1 space per 10 children)

Off-street parking required for all other uses: 95

TOTAL off-street parking provided (based off of site plan) = 133

Staff recommends that this item be expedited to the June 15, 2021 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Gracious Gifts CDC, a proposed child day care provider to be located within the existing multi-tenant commercial building at 4161 S. 76 St., submitted by Robert Jackson, d/b/a Gracious Gifts Child Development (Tax Key No. 570-8960-001), subject to Plan Commission and staff comments, and the following conditions:

1. A letter from the property owner stating that the asphalt in the parking lot will be replaced, the parking lot restriped, and the board-on-board doors for the refuse enclosure will be replaced by August 2021.

Mr. Weis asked if rather than resurfacing the entire parking, some of the parking lot could be replaced with greenspace because it will be near the future bike trail and that would allow greenspace for the children to play on. Staff will work with the landlord to find out if this is an option. Mr. Braswell mentioned that he would like the outdoor play area enclosure fence stained, as it was in need of improvement.

Motion by Mr. Weis, seconded by Mr. Rogers to recommend Common Council approval of the Special Use Review and Site Plan Review for Gracious Gifts CDC, a proposed child day care provider to be located within the existing multi-tenant commercial building at 4161 S. 76 St., submitted by Robert Jackson, d/b/a Gracious Gifts Child Development (Tax Key No. 570-8960-001), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.

- 12A. Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to All Other Amuse. & Rec. Ind.-Firearm Ranges being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District.**

- 12B. Special Use Permit for Shoot Point Blank, a proposed firearm range and gun shop to be located at 10557 W. Layton Ave., submitted by Ken Knuckles, d/b/a Development Management Group, LLC, and Brad Copp, d/b/a ComptonAddy. (Tax Key No. 613-8996-018)**
- 12C. Site, Landscaping and Architectural Plans for the new construction of Shoot Point Blank, a proposed firearm range and gun shop to be located at 10557 W. Layton Ave., submitted by Ken Knuckles, d/b/a Development Management Group, LLC, and Brad Copp, d/b/a ComptonAddy. (Tax Key No. 613-8996-018)**
- 12D. Signage Plan Appeal for Shoot Point Blank, a proposed firearm range and gun shop to be located at 10557 W. Layton Ave., submitted by Ken Knuckles, d/b/a Development Management Group, LLC, and Brad Copp, d/b/a ComptonAddy. (Tax Key No. 613-8996-018)**

Items 12A through 12D may be considered together.

Overview and Zoning

ComptonAddy has an accepted offer to purchase the vacant parcel at 10557 W. Layton Ave. (pending City approval), on the south side of W. Layton Ave., in between the First Weber office building and Mister Car Wash, across the street from Walmart. The 1.55-acre site is zoned C-4 Regional Business District. The developer is interested in constructing an approximate 10,550 sq. ft. building that would include an indoor firing range and retail firearm sales. The construction cost is estimated at \$1.7 million. A general breakdown of the various uses inside the building include the range area 65%, retail & viewing area 25%, classrooms 5%, and the balance being used as receiving/storage, restrooms and office. ComptonAddy would own the property and lease the building to Shoot Point Blank (SPB). The typical lease SPB executes on these locations is based on an initial 20-year term. SPB opened its first store in 2012 and has developed nearly 30 new locations in seven (7) different states. The gun range area at this location will include 14 lanes that can be used for shooting all types of handguns and long guns. The store includes two (2) classrooms, which are used to educate customers on gun safety and use and as part of qualifying shooters who are pursuing concealed carry permits. Knowledgeable and experienced instructors who are NRA-Certified teach all classes. There are no membership requirements to attend SPB; however, memberships are offered. The hours of operation at a typical SPB store are 10:00 AM to 9:00 PM (Monday thru Friday), 8:00 AM to 9:00 PM on Saturdays, and 10:00 AM to 8:00 PM on Sundays. Peak hours occur between 5:00 PM to 8:00 PM Monday – Friday, 11:00 AM to 5:00 PM on Saturdays, and 12:00 PM to 4:00 PM on Sundays. On average, stores employ 25-27 people and typically have 4-12 employees onsite at any time that are made up of sales staff, instructors and range safety officers.

The City's Zoning Code requires a Special Use Permit for "Sporting Goods Store" (NAICS code 451110, which includes gun sales); however, a shooting range use is not permitted in the C-4 Zoning District. "All Other Amusement and Recreational Industries" (NAICS code 713990, which includes shooting clubs, recreational) uses are allowed as a Special Use in the M-1 Light Manufacturing District only.

The applicant is requesting the Plan Commission to consider an ordinance amendment to allow specifically and ONLY "shooting clubs, recreational" uses out of all the other uses listed in NAICS Code 713990, as a Special Use in the C-4 District, rather than just the M-1 District. Below is a list of example business types that fall under Code 713990, taken from <https://www.naics.com/search/>.

2017 NAICS	Index Entries for 713990
713990	Amateur sports teams, recreational
713990	Amusement device (except gambling) concession operators (i.e., supplying and servicing in others' facilities)
713990	Amusement ride concession operators (i.e., supplying and servicing in others' facilities)
713990	Archery ranges
713990	Athletic clubs (i.e., sports teams) not operating sports facilities, recreational
713990	Aviation clubs, recreational
713990	Ballrooms
713990	Baseball clubs, recreational
713990	Basketball clubs, recreational
713990	Bathing beaches
713990	Beach clubs, recreational
713990	Beaches, bathing
713990	Billiard parlors
713990	Billiard rooms
713990	Boating clubs without marinas
713990	Boccie ball courts
713990	Bowling leagues or teams, recreational
713990	Boxing clubs, recreational
713990	Boys' day camps (except instructional)
713990	Bridge clubs, recreational
713990	Camps (except instructional), day
713990	Canoeing, recreational
713990	Carnival ride concession operators (i.e., supplying and servicing in others' facilities)
713990	Coin-operated nongambling amusement device concession operators (i.e., supplying and servicing in others' facilities)
713990	Concession operators, amusement device (except gambling) and ride
713990	Curling facilities
713990	Dance halls
713990	Discotheques (except those serving alcoholic beverages)
713990	Driving ranges, golf
713990	Fireworks display services
713990	Fishing clubs, recreational
713990	Fishing guide services
713990	Fishing piers
713990	Flying clubs, recreational
713990	Football clubs, recreational
713990	Galleries, shooting
713990	Girls' day camps (except instructional)
713990	Gocart raceways (i.e., amusement rides)

713990	Gocart tracks (i.e., amusement rides)
713990	Golf courses, miniature
713990	Golf courses, pitch-n-putt
713990	Golf driving ranges
713990	Golf practice ranges
713990	Guide services (i.e., fishing, hunting, tourist)
713990	Guide services, fishing
713990	Guide services, hunting
713990	Guide services, tourist
713990	Gun clubs, recreational
713990	Hockey clubs, recreational
713990	Hockey teams, recreational
713990	Hookah lounges (except primarily selling food and beverages)
713990	Horse rental services, recreational saddle
713990	Horseback riding, recreational
713990	Hunting clubs, recreational
713990	Hunting guide services
713990	Ice hockey clubs, recreational
713990	Jukebox concession operators (i.e., supplying and servicing in others' facilities)
713990	Kayaking, recreational
713990	Lawn bowling clubs
713990	Miniature golf courses
713990	Mountain hiking, recreational
713990	Nightclubs without alcoholic beverages
713990	Nudist camps without accommodations
713990	Observation towers
713990	Outdoor adventure operations (e.g., white water rafting) without accommodations
713990	Outfitters (i.e., providing trips and equipment)
713990	Pack trains (i.e., trail riding), recreational
713990	Paintball, laser tag, and similar fields and arenas
713990	Para sailing, recreational
713990	Picnic grounds
713990	Pinball machine concession operators (i.e., supplying and servicing in others' facilities)
713990	Ping pong parlors
713990	Pool halls
713990	Pool parlors
713990	Pool rooms
713990	Racetracks, slot car (i.e., amusement devices)
713990	Raceways, gocart (i.e., amusement rides)
713990	Recreational camps without accommodations
713990	Recreational day camps (except instructional)
713990	Recreational sports clubs (i.e., sports teams) not operating sports facilities
713990	Recreational sports teams and leagues

713990	Riding clubs, recreational
713990	Riding stables
713990	Rifle clubs, recreational
713990	River rafting, recreational
713990	Rowing clubs, recreational
713990	Saddle horse rental services, recreational
713990	Sailing clubs without marinas
713990	Sea kayaking, recreational
713990	Shooting clubs, recreational
713990	Shooting galleries
713990	Shooting ranges
713990	Skeet shooting facilities
713990	Slot car racetracks (i.e., amusement devices)
713990	Snowmobiling, recreational
713990	Soccer clubs, recreational
713990	Sports clubs (i.e., sports teams) not operating sports facilities, recreational
713990	Sports teams and leagues, recreational or youth
713990	Stables, riding
713990	Summer day camps (except instructional)
713990	Tourist guide services
713990	Trail riding, recreational
713990	Trampoline facilities, recreational
713990	Trapshooting facilities, recreational
713990	Waterslides (i.e., amusement rides)
713990	Wax figure exhibitions, amusement
713990	White water rafting, recreational
713990	Yacht clubs without marinas
713990	Youth sports league teams

The City Attorney has opined that the City can pick and choose one specific business type (i.e. “shooting clubs, recreational”) listed in Code 713990 as the only one that would be permitted in C-4 as a Special Use. As the ordinance is drafted and presented to the Plan Commission, no other business types under NAICS Code 713990, would not be allowed in C-4. The Plan Commission and Common Council have occasionally split up lists within a particular NAICS Code before, allowing only some of the uses/business types listed.

Site and Landscaping Plans

SPB is proposing an approximate 10,550 sq. ft. single-story building on the vacant parcel. The building would be set back 50 feet off W. Layton Ave. with the parking lot on the south or rear side of the building. The C-4 Zoning District requires a 50-ft. front yard setback. Access is proposed from the existing shared driveway with the First Weber office building where there is a 31-ft. wide access easement between the two (2) properties. No new driveway is proposed off of W. Layton Ave. The side yard setbacks are 10 ft. and the rear is 30 ft. The Code states that no side yard shall have a driveway within the 10-ft. setback, but the eastern driveway has already been established and exists within that buffer. The western side yard setback is maintained at 10 ft. and the building is nowhere near the rear yard setback requirement. The rear parking lot contains 58 off-street spaces with three (3) ADA stalls. The Code requires the following parking requirement for rifle ranges: 1 space per 10 linear ft. of driving or firing line plus 1 space per employee. The retail portion of the floor plan would require 5 spaces/1,000 gross sq. ft. Those calculations total 93 required off-street parking spaces. The applicant and staff are confident

that there will be sufficient parking on site and recommends that the Common Council waive the parking “shortage” of 35 stalls (per Code).

14 lanes at 50’ each: $14 \times 50 = 700 / 10 = 70$ spaces

Retail area approx. 2,900 SF: $2.9 \times 5 = 14.5$ spaces

Employees per shift approx. 8: 8 spaces

The plan identifies an 8-ft. tall four-sided masonry refuse enclosure to match the building, with a maze wall for employees to enter. The masonry used on the enclosure and building is not your traditional clay brick, but rather Quick-Brik, a single-wythe masonry product/veneer that looks just like a traditional clay brick. The enclosure includes a cornice on top with a different-colored brick veneer.

Building mechanical units will be located at the ground level on the west side of the building. The west and south ends of the mechanics area will be screened with a 10-ft. 4-in. tall, brown, commercial grade vinyl fence. The north side, facing W. Layton Ave., will be screened with a 14-ft. masonry wall to match the building.

The City Forester will share his comments on the landscaping plan with the applicant. The biggest staff observation is that landscape islands should be covered with wood mulch, not rock, and staff recommends such modification on the plans.

Lighting Plans

A photometric plan has been submitted and shows two (2) double-headed LED light poles (20 feet in height) in the south parking lot and six (6) LED security wall pack lights mounted to the building. All light fixtures are to be mounded parallel to the ground and may not angle in any way. The property is located along a commercial corridor with abutting commercial properties and the freeway to the south. The photometric calculations are appropriate given the surrounding uses.

Architectural Plans

The 10,550 sq. ft. building will be constructed entirely of masonry products and will be nearly 25 feet in height. The 3-ft. tall base will be constructed of a split face concrete block with a split face sill with the main body of the building constructed of Quik-Brik, a brick veneer. The roofline will be constructed of an EIFS cornice and pre-finished aluminum coping. The applicant incorporated a lot of material variety and vertical elements to break up lengthy walls. The north elevation, facing W. Layton Ave., includes an imitation entrance in the center of the façade, 27 ½ feet tall, with different colored brick. The façade also includes eight (8) spandrel glass windows. The east elevation, parallel to the entrance driveway, includes four (4) brick bump-out columns, three (3) spandrel glass windows with clear glass transom windows above, and two (2) doors with brown fabric awnings above the doors. The south elevation includes the building’s main entrance comprised of pre-finished aluminum storefront framing and entry doors, a pre-manufactured metal awning above the doors, topped with a pre-finished decorative wood slat architectural feature. The south façade also includes six (6) spandrel glass windows with clear glass transom windows above. The west elevation, facing the Mister Car Wash property, includes four (4) brick bump-out columns, a door with a brown awning on top, and the building mechanicals, which will be screened with a vinyl fence. Staff does not recommend any changes to the architectural plans.

Signage Plan Appeal

The applicant will be modifying the building elevations to reduce signage to fit within the City's Sign Ordinance, which allows 200 sq. ft. of signage for this particular property, to be apportioned between a monument sign and two (2) wall signs. The applicant is requesting a waiver, however, to remain within the allowable signage area, but construct three (3) wall signs rather than the two (2) allowed per Code. Given the building layout with street frontage along W. Layton Ave. and a rear parking lot, staff believes this is a reasonable request and recommends approval.

Recommendation: Recommend Common Council approval of the Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to All Other Amuse. & Rec. Ind.-Firearm Ranges being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District, and the Special Use Permit and Site, Landscaping and Architectural Plans, and approve the Signage Plan Appeal for Shoot Point Blank, a proposed firearm range and gun shop to be located at 10557 W. Layton Ave., submitted by Ken Knuckles, d/b/a Development Management Group, LLC, and Brad Copp, d/b/a ComptonAddy (Tax Key No. 613-8996-018), 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 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) updated required vs. provided parking calculations; (b) landscaping modifications, including the replacement of stone mulch with wood mulch, subject to the City Forester's approval.
2. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Division.
3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
5. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
6. Common Council approval of the proposed Ordinance amendment and Special Use Permit.

Mr. Kevin Allee, representing Shoot Point Blank, was present for discussion. He said that a number of government agencies use their facilities for training purposes. He hopes that Greenfield's local governmental departments will train their employees there.

Ald. Kastner mentioned that he would not be against stone in landscaping islands as opposed to wood chips. The applicant will work with staff to determine whether stone or mulch is more appropriate for landscaping.

Motion by Mr. Weis, seconded by Mr. Braswell to recommend Common Council approval of the Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to All Other Amuse. & Rec. Ind.-Firearm Ranges being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District, subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled. Motion carried unanimously.

Motion by Mr. Carlson, seconded by Mr. Braswell to recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans, and approve the Signage Plan Appeal for Shoot Point Blank, a proposed firearm range and gun shop to be located at 10557 W. Layton Ave., submitted by Ken Knuckles, d/b/a Development Management Group, LLC, and Brad Copp, d/b/a ComptonAddy (Tax Key No. 613-8996-018), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled. Motion carried unanimously.

- 13A. Site, Landscaping and Architectural Plans for The Lokal at 84South, a brewery and coffee shop, to be located at 8415 and 8445 Sura Ln., submitted by Audry Grill, d/b/a RINKA, Inc., and Scott Yauck, d/b/a 84 South Restaurants, LLC. (Tax Key No. 606-0053-008)**
- 13B. Signage Plan Appeal for The Lokal at 84South, a brewery and coffee shop, to be located at 8415 and 8445 Sura Ln., submitted by Audry Grill, d/b/a RINKA, Inc., and Scott Yauck, d/b/a 84 South Restaurants, LLC. (Tax Key No. 606-0053-008)**

Items 13A and 13B may be considered together.

Overview and Zoning

The Lokal concept plan was discussed at the May 22, 2021 Plan Commission meeting. Cobalt is proposing to move forward with two (2) freestanding buildings at the prominent corner of W. Layton Ave. and S. 84 St.: 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. single-story building with a pedestrian pick-up window and no drive-thru. Between the two (2) buildings is an activated outdoor plaza, of approximately 5,000 sq. ft., which includes a stage and ample space for outdoor dining. 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 a 244-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. Tenants have not yet been determined.

“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 programming and event accommodations
- Vibrant Identity
 - One of a kind destination in the area
 - Multi-season, multi-function communal space

Site and Landscaping Plans

The site will utilize the two (2) existing driveway entrances on the north off of Sura Ln. and will remain open/connected to the Outback Steakhouse parking lot to the west. There will not be any new driveway entrances off of S. 84 St. or W. Layton Ave. Poured curb and various landscape islands will be utilized throughout the new parking lot. The site is designed with pedestrian traffic and safety in mind, incorporating a north/south pedestrian walk and an east/west pedestrian walk through the parking lot, connecting to the northwest corner of the coffee shop. There is a slight grade difference with the building and parking lot area being about two (2) feet higher than the right-of-way sidewalks. Therefore, the site incorporates two (2) sets of stairs—one (1) off of W. Layton Ave. and one (1) at the corner of Layton & 84th. Handrails will need to be included into the stairway design. Staff has asked that ADA-accessible entrances be added to the far west end of the site, where the grading is minimal, off of the W. Layton Ave. sidewalk, and another accessible entrance added to the north side of the brewery building, off of the S. 84 St. sidewalk.

There is an existing bus stop in front of the proposed outdoor plaza, off of W. Layton Ave. Staff is recommending that the developer incorporate a bus shelter north of the sidewalk that shares some of architectural features of The Lokal. Providing bus shelters creates a more comfortable atmosphere while riders are waiting for the bus. They don't feel that everyone is staring at them while standing in the open and it protects bus users from the weather elements.

The plan shows a four-sided CMU block refuse enclosure with a personnel door. Staff is requesting that the enclosure be constructed of brick to match the buildings.

The City Forester is still reviewing the landscaping plans and will pass comments along to the applicant.

Staff has passed along the following plan modification requests to the applicant and architect:

- String lights within outdoor plaza need to be connected to poles, not trees.
- Required parking (per Code) vs. provided parking need to be identified on the plan.
- Expand/wrap the landscape island around the north/south pedestrian walkway.
- Remaining We Energies pole at the SW corner of the site needs to be removed from the property.
- Light poles straddle the Outback/Lokal property line. They should be located on one (1) side of the property line to avoid ownership/maintenance issues in the future.
- Sewer grates in the middle of the outdoor plaza could cause a tripping hazard and should have some sort of landscape perimeter around them.

Lighting Plans

A photometric plan has been submitted for review, however light pole and building light fixture specs were not included in the submittal. After speaking with the architect there is clarification that light poles will match the existing poles throughout 84 South. Spec sheets need to be submitted for review. The property is located along a commercial corridor. The photometric calculations are appropriate given the surrounding uses.

Architectural Plans

Both the brewery and coffee buildings have similar unique designs and blend together to create a welcoming atmosphere. The main building materials include cream city color brick, exposed steel frame elements, wood look aluminum screens, a gray metal panel wall system (same material used at the Kirkland tenant space to the north), operable garage doors, storefront window glazing systems, and spandrel storefront windows along a portion of the brewery east elevation. The brewery building includes outdoor balconies at level 2, to offer further outdoor dining options to patrons. These balconies overlook the activated plaza below and offer views to the stage. Staff does not recommend any modifications to either building's design.

Signage

Cobalt is requesting "Creative Signage" for The Lokal. This is a new section in the City's Sign Ordinance that, "Encourages signs of unique design that exhibit a high degree of thoughtfulness, imagination, inventiveness and spirit; and... makes a positive visual contribution to the overall image of the City, and in certain instances, a creatively designed sign may be permitted even though it is larger or unusual in design." Staff believes that the proposed signage for The Lokal meets that criteria. In addition, the City has contributed millions of dollars to the success of 84 South and the TIF District that encompasses the development and encourages creativity and unique design. Proposed signage includes:

Brewery:

- North elevation: sign maxed at 47 sq. ft. in area (3'6" x 16')
- North elevation: beer garden sign maxed at 51 sq. ft. in area (3'6" x 14'6")
- South elevation (on the ground in front of the outdoor plaza): beer garden maxed at 73 sq. ft. in area (3'6" x 20'10")
- South elevation: circular sign maxed at 100 sq. ft. in area (10' x 10')
- East elevation: circular sign maxed at 100 sq. ft. in area (10' x 10')
- SW corner of building: LED screen (message must hold still for min. of 5 seconds, no scrolling, flashing, etc. for the safety of vehicles at the intersection of 84th & Layton) maxed at 157 sq. ft. on the south elevation (12'6" x 12'6") and 307 sq. ft. on the east elevation (12'6" x 24'6").

Coffee Shop

- North elevation: circular sign maxed at 36 sq. ft. in area (6' x 6')
- North elevation: beer garden maxed at 37 sq. ft. in area (2'6" x 14'6")
- North elevation: pick-up sign on canopy maxed at 4 sq. ft. in area (1' x 4')
- South elevation: coffee sign maxed at 15 sq. ft. in area (1'6" x 10')
- South elevation: pick-up sign on canopy maxed at 4 sq. ft. in area (1' x 4')
- West elevation: circular sign maxed at 80 sq. ft. in area (8' x 10')

Brewery Silo

Dimensions haven't been provided yet, but Cobalt is proposing a silo to the west of the outdoor plaza that would include signage.

Staff recommends that this item be expedited to the June 15, 2021 Common Council meeting.

Recommendation: Recommend Common Council approval of Site, Landscaping and Architectural Plans and approve the Signage Plan Appeal for The Lokal at 84South, a brewery and coffee shop, to be located at 8415 and 8445 Sura Ln., submitted by Audry Grill, d/b/a RINKA, Inc., and Scott Yauck, d/b/a 84 South Restaurants, LLC (Tax Key No. 606-0053-008), 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 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) updated required vs. provided parking calculations; (b) string lights within outdoor plaza being to poles, not trees; (c) landscape island being expanded/wrapped around the north/south pedestrian walkway; (d) the remaining We Energies pole at the SW corner of the site being removed from the property; (e) the light poles straddled on the Outback/Lokal property line being relocated to one side of the property line; (f) sewer grates in the middle of the outdoor plaza including some sort of landscape perimeter; (g) refuse enclosure being constructed of brick to match the building; (h) a bus stop being incorporated into the site plan along W. Layton Ave., including renderings of the bus stop; (i) ADA-accessible entrances being incorporated into the site plan along S. 84 St. and W. Layton Ave.; and, (j) landscaping modifications, subject to the City Forester's approval.
2. A Civil Plan set showing modifications/requirements as directed by the Engineering Division.
3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
5. A revised photometric plan that includes light pole specs and building lighting specs. Photometric calculations need to incorporate any building lighting.
6. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.

Audrey Grill was present on behalf of RINKA and introduced Evan Crossman to provide a presentation of the proposal.

Motion by Mr. Weis, seconded by Mr. Braswell to recommend Common Council approval of

Site, Landscaping and Architectural Plans and approve the Signage Plan Appeal for The Lokal at 84South, a brewery and coffee shop, to be located at 8415 and 8445 Sura Ln., submitted by Audry Grill, d/b/a RINKA, Inc., and Scott Yauck, d/b/a 84 South Restaurants, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments and authorize this item to be expedited to the June 15th Common Council meeting. Motion carried unanimously.

14. Discontinuance of S. 43 St. right-of-way commencing at W. Layton Ave. and continuing north for approximately 480 feet.

This item is associated with the Cobalt Loomis office building and multi-tenant residential development within Tax Incremental District No. 8. The office building was approved by the Plan Commission on May 11, 2021 and the Common Council on May 18, 2021. The office development would not be able to move forward without the vacation/discontinuance of S. 43 St., north of W. Layton Ave. The S. 43 St. right-of-way (ROW) runs approximately 480 feet to the north of W. Layton Ave. It is in the City's best interest to vacation the S. 43 St. ROW for the development of the office building and increased taxable value within the TIF District.

Cobalt owns or will own all of the property north of Starbucks and the We Energies substation, and the vacated portion of S. 43 St. will blend in with the properties that they own/will own. When the City vacates a ROW, half of the ROW is bestowed to the abutting property owner on one side, and the other half is bestowed to the abutting property owner on the other side. The half portion of ROW that abuts Starbucks will be deeded to Starbucks and the half portion of ROW that abuts the We Energies substation will be deeded to We Energies. The S. 43 St. road flare at the intersection of W. Layton Ave. becomes a private driveway off of W. Layton Ave., half owned by Starbucks and half owned by We Energies.

Per State Statutes, the approval process requires a public hearing of the discontinuance (i.e. "vacation") of the City right-of-way. The City has notified all abutting property owners and the first of three (3) public hearing notifications in the newspaper took place June 2nd. The public hearing is scheduled for Tuesday, June 29, 2021 at 5:30pm. Staff is seeking a recommendation of approval from the Plan Commission, to the Common Council, on the discontinuance.

Recommendation: Recommend Common Council approval of the Discontinuance of S. 43 St. right-of-way commencing at W. Layton Ave. and continuing north for approximately 480 feet.

Motion by Mr. Weis, seconded by Mr. Carlson to recommend Common Council approval of the Discontinuance of S. 43 St. right-of-way commencing at W. Layton Ave. and continuing north for approximately 480 feet and authorize a public hearing to be scheduled for June 29th. Motion carried unanimously.

15. Community Development Manager Report

Ms. Porter made mention that Plan Commissioner Christine Hallen is no longer a City of Greenfield resident and has submitted her resignation from the Plan Commission after 16 years of service. She thanked Ms. Hallen for her service and contribution to the forward development of the City.

Ms. Porter mentioned that the Cobalt multifamily project will be on the July Plan Commission agenda. She also stated that in ongoing discussions with multiple levels of government and with Cobalt, the WisDOT suggested that 30 years from now they might need a third lane on W. Loomis Rd. to accommodate another 15 feet of right of way. The placement of the Loomis

office in proximity to the street will need to be discussed. Ms. Porter will not be present for the July and August Plan Commission meetings.

16. Adjournment.

Motion by Mr. Weis, seconded by Mr. Carlson to adjourn the meeting at 7:06 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed June 11, 2021