MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, JULY 13, 2021

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

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

ALSO PRESENT: Andrew Stern – City Planner

1. Roll Call

2. Approval of the minutes from the June 8, 2021 meeting.

Motion by Mr. Weis, seconded by Ald. Kastner, to approve the June 8, 2021 Meeting minutes. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

Common Council approved the Special Use Permit for Oak Hill Massage at the public hearing on June 15, 2021. Common Council approved the discontinuance of S. 43 St. right-of way commencing at W. Layton Ave. and continuing north for approximately 480 feet at the public hearing on June 29, 2021.

4. Signage Plan Appeal for Cigno Family Dental, an existing dental office located at 7940 W. Layton Ave., submitted by Magie Wildenberg, d/b/a Appleton Sign, and Kathy Cigno, d/b/a Cigno Family Dental. (Tax Key No. 605-9961-000)

Cigno Family Dental is requesting a waiver for a monument sign along W. Layton Ave for their existing dental practice. Cigno is proposing to reface an existing nonconforming sign and wishes to retain overall signage and an electronic messaging center (EMC) that is larger than the sign code allows.

The current 64 sq. ft., 11’ 6” tall monument sign was installed when the Cigno dental office opened in 2011. The sign code limits the height of a sign for this type of commercial property to ten feet (10’) in height and 50 sq. ft. of signage, with an EMC making up no greater than 35% of the overall signage. Cigno is proposing to retain the height of the sign at 11’ 6” and signage totaling 55.3 sq. ft. The EMC portion of the signage they are proposing is 21.3 sq. ft., which is 38% of the overall signage. The existing monument sign is in good condition and the proposed

signage is an improvement over the existing sign face and EMC. The height, overall signage, and EMC signage proposed are all slightly above what is permitted in the sign code and staff recommends approval of the signage waiver.

Recommendation: Recommend approval of the Signage Plan Appeal for Cigno Family Dental, an existing dental office located at 7940 W. Layton Ave., submitted by Magie Wildenberg, d/b/a Appleton Sign, and Kathy Cigno, d/b/a Cigno Family Dental. (Tax Key No. 605-9961-000), subject to Plan Commission and staff comments.

Motion by Mr. Carlson, seconded by Mr. Schilz, to approve the Signage Plan Appeal for Cigno Family Dental, an existing dental office located at 7940 W. Layton Ave., submitted by Magie Wildenberg, d/b/a Appleton Sign, and Kathy Cigno, d/b/a Cigno Family Dental. (Tax Key No. 605-9961-000), subject to Plan Commission and staff comments. Motion carried unanimously.

5A. Special Use Review for Storage Rentals of America, a proposed self-storage warehouse, to be located at 3645 W. Loomis Rd., submitted by Claudia Morais, d/b/a SROA 3645 W. Loomis WI, LLC. (Tax Key No. 575-8897-006)

5B. Site Plan Review for Storage Rentals of America, a proposed self-storage warehouse, to be located at 3645 W. Loomis Rd., submitted by Claudia Morais, d/b/a SROA 3645 W. Loomis WI, LLC. (Tax Key No. 575-8897-006)

Items 5A and 5B may be considered together.

Overview and Zoning
Storage Rentals of America (SROA) has purchased the existing EZ Self Storage at 3645 W. Loomis Rd. The location is zoned M-1 Light Manufacturing, which allows "Lessors of Miniwarehouses & Self-Storage Units" as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The new ownership is not proposing any exterior modifications to the existing conditions. The hours of operation will remain the same, which are 9:00 am to 5:30 pm, Monday through Friday; 9:00 am to 4:00 pm, Saturday; and closed on Sunday.

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 appears to be in good condition and no issues need to be addressed. Staff recommends that this item be expedited to the July 20th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Storage Rentals of America, a proposed self-storage warehouse, to be located at 3645 W. Loomis Rd., submitted by Claudia Morais, d/b/a SROA 3645 W. Loomis WI, LLC. (Tax Key No. 575-8897-006), subject to Plan Commission and staff comments.

Motion by Mr. Weis, seconded by Mr. Ald. Kastner, to recommend Common Council approval of the Special Use Review and Site Plan Review for Storage Rentals of America, a proposed self-storage warehouse, to be located at 3645 W. Loomis Rd., submitted by Claudia Morais, d/b/a SROA 3645 W. Loomis WI, LLC. (Tax Key No. 575-8897-006) subject to Plan Commission and staff comments, and recommends that this item be expedited to the July 20th Common Council meeting. Motion carried unanimously.

6. Site, Landscaping and Architectural Plans for exterior façade improvements to the commercial building located at 4736 S. 76 St., submitted by Richard Pipek, d/b/a in. studio architecture, and Khal Aloul, d/b/a Blue Water Investment Group. (Tax Key No. 617-0084-000)

Overview and Zoning
The former Fed/Ex building has been vacant for quite some time and Mr. Aloul has the property under a land contract with a commitment to fully purchase in the future. Mr. Aloul intends to make substantial exterior façade improvements to the building. The property is zoned C-4 Regional Business District. Mr. Aloul does not have tenants yet at this point, and is proposing the building improvements to attract tenants. If future tenants require an individualized Special Use Permit, that application will be reviewed by the Plan Commission and Common Council. Permitted uses would simply seek out an Occupancy Permit from the Inspection Services Division.

Architectural Plans
The rough floor plans show the potential for three (3) tenant spaces. That is subject to change, depending on future users. The architectural modifications include an entirely new look, hiding the peaked roofline behind a parapet wall design. The new façade will be designed with a base, middle, top. The base includes a new burnished block masonry veneer with a pre-case concrete cap. The middle will maintain the existing brick. The top façade and parapet wall will be constructed of Nichiha fiber cement panel. The parapet wall includes some sections at a taller height and different color, offering a variety in roof height. All existing HVAC units will be screened with the Nichiha material. The front façade columns will be wrapped in the same burnished block masonry veneer bas with pre-cast concrete cap, and a new brick veneer to match the existing brick for the upper portion of the columns. The north tenant entrance will include a new steel framed entrance canopy. The façade will include new light fixtures/wall packs and more decorative wall sconces along the front façade columns. New bollards will replace the existing bollards that protect the support columns. New storefront glass doors and windows will be installed in all existing window and door openings.

Staff's only architectural recommendation would be that if the tenant floor plans pan out with three (3) tenant spaces, a window opening be added to the rear/east tenant space, as that tenant space, as currently drafted, does not have a single window in it. That minor modification could be worked between the applicant and staff, if the Plan Commission chooses.

Site and Landscaping Plans
The applicant is proposing new landscaping within all existing beds. After a site visit it was obvious that some other site improvements are needed. Most of the poured curb has been damaged from snow plows over time, some curb stops have been moved from snow plows, the pavement at the property line shared with Olive Garden is in rough shape, the man hole in the front parking lot has collapsed, and the board-on-board refuse enclosure is slightly damaged and needs a new coat of paint. Staff recommends that these needed site improvements be delineated on a revised site plan. Landscaping species/quantities comments from the City Forester will be provided to the applicant if necessary.

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

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for exterior façade improvements to the commercial building located at 4736

S. 76 St., submitted by Richard Pipek, d/b/a in. studio architecture, and Khal Aloul, d/b/a Blue Water Investment Group (Tax Key No. 617-0084-000), 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 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) window openings for all tenant spaces, if necessary; (b) landscaping species and quantity modifications, subject to the City Forester's approval, if necessary; (c) a notation that all damaged poured curb and curb stops will be replaced or repairs; (d) repair of the collapsed man hole in the front parking lot; and, (e) the existing board-on-board refuse enclosure being repaired where necessary and repainted.

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 Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Site, Landscaping and Architectural Plans for exterior façade improvements to the commercial building located at 4736 S. 76 St., submitted by Richard Pipek, d/b/a in. studio architecture, and Khal Aloul, d/b/a Blue Water Investment Group. (Tax Key No. 617-0084-000) subject to Plan Commission and staff comments, and recommends that this item be expedited to the July 20th Common Council meeting. Motion carried unanimously.

7. Architectural Plans for exterior façade improvements to Wendy's Restaurant, an existing restaurant located at 7707 W. Layton Ave., submitted by Michael Blaeser, d/b/a Blaeser Design and Construction, and Ted Owens, d/b/a BF Companies. (Tax Key No. 616-8998-000)

Wendy's, an existing restaurant located at 7707 W. Layton Ave., is proposing exterior façade improvements to their building as part of their façade refresh program. The proposed exterior work includes removal of the mansard roof fascia and removal of the canvass solarium cover and replacement with dark brown metal coping on the north, east and west facades, and the addition of a new 17' tall red aluminum blade wall. An interior refresh is also planned. No new openings or doors are proposed. The site is in good condition and staff has no concerns with the proposed improvements to the building. A reface for the existing pylon sign is proposed. Staff recommends removal of the pylon sign and replacement with a sign code-compliant monument sign. Staff recommends that this item be expedited to the July 20th Common Council meeting.

Recommendation: Recommend Common Council approval of the Architectural Plans for exterior façade improvements to Wendy's Restaurant, an existing restaurant located at 7707 W. Layton Ave., submitted by Michael Blaeser, d/b/a Blaeser Design and Construction, and Ted Owens, d/b/a BF Companies. (Tax Key No. 616-8998-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 is 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 signage plan being submitted to the Community Development Division to show the removal of the existing pylon sign and replacement with a sign code-compliant monument sign.

Michael Blaeser and Ted Owens were present to discuss the signage plan. Mr. Blaeser stated his client would like to keep the pylon sign rather than replace it with a monument sign. Mayor Neitzke stated that the existing pylon sign can remain if they are only proposing a face change to the signage. Mayor Neitzke stated the applicant will need to submit a signage plan to staff. The Mayor cautioned that the sign cannot be an electronic reader board.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of the Architectural Plans for exterior façade improvements to Wendy's Restaurant, an existing restaurant located at 7707 W. Layton Ave., submitted by Michael Blaeser, d/b/a Blaeser Design and Construction, and Ted Owens, d/b/a BF Companies. (Tax Key No. 616-8998-000) subject to Plan Commission and staff comments, and recommends that this item be expedited to the July 20th Common Council meeting. Motion carried unanimously.

8A. Special Use Permit for Anne's Acres, 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)

8B. Site, Landscaping and Architectural Plans for Anne's Acres, 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)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Mr. Azmani, has purchased the approximately 2.68 acres of vacant land at 8711 W. Forest Home Ave. He proposes to construct a retail nursery/garden center to be called "Anne's Acres." The 2020 Comprehensive Land Use map identifies this parcel as Planned Mixed Use. The property is zoned C-2 Community Commercial District, which permits a nursery/garden center as a Special Use. The subject property contains two parcels under one tax key. A public hearing could be scheduled as soon as August 17, 2021.

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 sidewalk along W. Forest Home Ave. is proposed to be installed within three years of project approval. A dumpster pad is shown located behind the building, where a board-on-board enclosure with a personnel door is proposed. 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 two (2) future greenhouses also shown. 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, perennials, and annuals located adjacent to the parking lot along W. Forest Home Ave, along the northern property line, and base plantings at the building. Since the Conceptual Plan was presented at the June Plan Commission, the proposed landscaping has been robustly increased. 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. The developer is working with the City Forester to adhere to the Resources Conservation policy and/or develop a mitigation plan, as outlined in the Zoning Code.

Architectural Plans
Anne's Acres will include one 1,200 sq. ft. office building and three (3) greenhouses, with two (2) 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.

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 all four (4) elevations of the building. The gable portion of the west and east façades now includes LP Smartshake siding. Windows have been added to the south, east, and west facades since this project was before the Plan Commission in June. As staff recommended, another window has also been added to the east elevation. The four (4) canopy support columns on the west façade now include a brick base and thicker 8"x8" posts. 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. To screen the greenhouses from the right of way, the applicant is proposing a decorative wood pergola over the sidewalk in front of each of the three greenhouses.

Lighting Plan
A photometric lighting plan has been submitted for staff review, showing that light splay will be minimal at the property lines. One (1) single-head 20-ft. tall LED light pole will be provided on site. Additional lighting will building mounted.

The subject property contains two parcels contained within one tax key. A Certified Survey Map has been submitted for approval at the August Plan Commission meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Anne's Acres, 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), 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 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) matching window added to the east elevation; (b) notation added to plan labeling future sidewalk along W. Forest Home Ave. to be constructed by August 2024; (c) notation that a pedestrian connection to the parcel will take place when the sidewalk is installed; (d) landscaping species and quantity modifications at the request of the City Forester, if applicable.

2. A Certified Survey Map, Plan Commission application, and appropriate fees submitted to the Community Development Division for review and approval at the August Plan Commission.

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. Common Council approval of the Special Use Permit, and Site, Landscaping and Architectural Plans, following a public hearing.

Mayor Neitzke stated that the wall lumineers need to be down lit and not shining out because there's a residential property behind the site and across the street. Mr. Stern said he needs an updated photometric plan to ensure light doesn't splay out on the street while also being adequately lit.

The Mayor wants the minutes to reflect that sidewalks will likely be coming on Forest Home Ave. and at that time the applicant will be responsible for them at that time.

Ald. Kastner asked if the gap created by the Certified Survey Map will be addressed. Mr. Stern explained that the Certified Survey Map which was supplied today indicates a 10 foot gap on the property line. Mr. Stern said that staff can examine the gap. The municipal line indicates that

the gap is located in Greenfield. Mayor Neitzke said that we should try to fix the gap because they create a lot of problems. The Mayor explained that gaps occur when people do Certified Survey Maps and the parcel lines do not line up, creating gaps between the properties. He said that this creates conflicts between future property owners. Mr. Stern will work with the Engineering Department and the applicant to find a way to resolve the gap.

Motion by Mr. Weis, seconded by Mr. Carlson, to recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Anne's Acres 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) subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as August 17th. Motion carried unanimously.

9. Site and Architectural Plans for Greenfield Veterinary Clinic, an existing business located at 5981 S 27 St., submitted by Emad Nadi, PE, d/b/a ETn Engineering and James P. Work, DVM and Parvin Work d/b/a Greenfield Veterinary Clinic. (Tax Key No. 691-9993-001)

Overview and Zoning

Greenfield Veterinary Clinic is proposing a 1,150 sq. ft. building addition to the existing 3,650 sq. ft. animal hospital. The property is zoned C-3 Highway and Commercial Service Business District, which permits Veterinary Services as a Special Use. Per Section 21.04.0701.K. of the Municipal Code, "*Subsequent change or addition to the plans or use. (Cr. #2731) Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission. If in the opinion of the Plan Commission, it is anticipated that such requested change in the special use substantially changes the concept or intent of a previously approved special use, the Plan Commission can consider it a major change to the original Special Use. If this is the decision of the Plan Commission, then a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and said proposed changes shall be submitted to the Common Council for approval.*" Staff does not recommend that a public hearing be required for the proposed building addition, as it does not substantially change the concept or intent of the originally-approved Special Use Permit.

Greenfield Veterinary Clinic has been in business since 1976. Their business has thrived due to their strong reputation and they seek to expand at their established location, while increasing the services they currently provide. The proposed expansion would provide a larger surgery suite, a separate waiting are for cats, a separate dental suite, bigger animal treatment, and more storage for supplies. The proposed project would also allow them to update the outdated exterior facades. Hours of operation will remain unchanged, Monday – Friday, 8:00am – 5:00pm; and Saturday 8:00am – 12:00pm. Staff recommends that this item be expedited to the July 20th Common Council meeting.

Architectural Plans

Two proposed additions are planned for the building. The northern addition will be a 169 sq. ft. cat reception area. The southern addition will be a 981 sq. ft. area containing the dental clinic, surgery room, and new storage area. The existing slip lap, mansard roof, and brick veneer on the east and north facades are proposed to be removed and these facades will be resided with a mix of brick veneer, EIFS, and hardi plank siding. A split face CMU base is proposed below the EIFS section of the facades. Staff recommends this is changed to brick to match the proposed brick veneer adjacent to the EIFS portion. A board-on-board refuse enclosure is proposed in the southeastern portion of the parcel, adjacent to the entry sidewalk. No changes are proposed for

the south or east facades. Staff recommends the ship lap siding on these facades be removed and replaced with hardi plank siding to match the siding on the north and east facades. Staff also recommends the unpainted CMU on the west façade be painted to match the gray on the north façade. New glass windows with aluminum framing will be added to the east and north facades. Two new entry doors are proposed for the east façade

Site and Landscaping Plans
The applicant is requesting the Plan Commission's approval to construct the new building additions within the 50-foot front yard setback restriction and 20-foot side yard setback restriction. (the proposed addition will be constructed approximately twenty (20) feet off of the front property line and two (2) feet off the side property line). The Code states that the maximum net floor area ratio is 0.22 for the C-3 zoning district. With the existing building footprint and the proposed addition, the gross floor area ratio will increase to 0.29 (max building area = 3,737 sq. ft.; existing building area = 3,650 sq. ft.; proposed new total building area = 4,900 sq. ft.).Per Sec. 21.04.0302 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration." Staff recommends approval of the proposed front and side yard setback encroachments and proposed maximum net floor area ratio of 0.29. The existing building is constructed approximately twenty (20) feet off of the front property line and two (2) feet off the side property line and the proposed additions continue with the same setbacks. Without the requested setback "waiver," the proposed building addition would not be feasible as the site is not large enough to accommodate the required setbacks.

The existing southern driveway entrance along S. 27 St. was proposed to be closed but the applicant asked if the entrance can remain as a pick up and drop off location. Staff suggested the existing driveway can remain as long as it is strictly used for pick up and drop off and not for parking. A walkway to wheel out the refuse dumpster is proposed where the existing driveway is located. A new sidewalk is proposed along the east façade of the building. New landscaping is proposed along S. 27 Street to replace the landscaping removed to install the sidewalk.

The animal hospital, under general commercial use parking requirements, will require 3.3 off-street parking spaces/1,000 gross sq. ft. of building space, which totals 17 required off-street parking spaces. The property has twenty-three (23) parking spaces, of which one (1) is an ADA stalls.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for Greenfield Veterinary Clinic, an existing business located at 5981 S 27 St., submitted by Emad Nadi, PE, d/b/a ETn Engineering and James P. Work, DVM and Parvin Work d/b/a Greenfield Veterinary Clinic. (Tax Key No. 691-9993-001), 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) brick veneer base replacing split-faced CMU on the EIFS building portions;

(b) removal of ship lap siding on the south and west facades and replacement with hardi plank siding to match new additions; (c) paining the western façade to match the gray of the EIFS portion of the building; and, (d) landscaping modifications, subject to the City Forester's approval.

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.

3. Driveway permit applications being submitted to the Engineering Division and WDOT for necessary driveway entrance removals/reseeding.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Site and Architectural Plans for Greenfield Veterinary Clinic, an existing business located at 5981 S 27 St., submitted by Emad Nadi, PE, d/b/a ETn Engineering and James P. Work, DVM and Parvin Work d/b/a Greenfield Veterinary Clinic (Tax Key No. 691-9993-001) subject to Plan Commission and staff comments, and recommends that this item be expedited to the July 20th Common Council meeting. Motion carried unanimously.

10A. Special Use Permit for Playtime Doggy Daycare III, a proposed dog boarding business, to be located at 4333 S. 108 St., submitted by Gregg Paweiski, d/b/a Playtime Doggy Daycare III LLC, and Todd Reardon, d/b/a Greenfield Investments LLC. (Tax Key No. 609-9995-002)

10B. Site Plan Review for Playtime Doggy Daycare III, a proposed dog boarding business, to be located at 4333 S. 108 St., submitted by Gregg Paweiski, d/b/a Playtime Doggy Daycare III LLC, and Todd Reardon, d/b/a Greenfield Investments LLC. (Tax Key No. 609-9995-002)

Items 10A and 10B may be considered together.

The applicant, Mr. Paweiski, has an offer to purchase the property at 4333 S. 108 St. and open a new pet boarding business in the 5,955 sq. ft. building. The 0.94-acre site is zoned C-4 Regional Business District, which permits pet boarding uses as a Special Use. A public hearing will be required, which can be scheduled as early as August 17, 2021.

Proposed services include dog daycare, dog boarding, dog grooming, dog training and dog-related retail. Proposed hours of operation are 6:00am-7:30pm with overnight boarding. The estimated number of dogs per day are up to 60 for the daycare and up to 20 for overnight boarding. The business is estimating to employ up to seven (7) employees, including a manager, depending on the number of dogs being boarded.

Site and Landscaping Plans
The applicant is proposing to make various site improvements, including the addition of new landscape beds, the addition of poured curb, and new concrete surface for the parking lot and dog play area and parking lot striping in front of the building. These improvements are not shown on the provided site plan but have been agreed to by the applicant. Staff recommends the striped areas shown in the parking lot on the proposed site plan are removed and replaced

with landscaping. Staff also recommends the unneeded concrete slab adjacent to the front entrance is removed and replaced with landscaping.

The outdoor dog space will be located on the south side of the building. A new six foot (6') tall fence is proposed around the dog play yard. The fence will be board-on-board for the portion at the parking lot and chain-link along the southern property line and the rear yard. New LED lighting is proposed on the existing light poles but a photometric plan has yet to be provided to staff. Staff recommends the light poles in the rear yard are removed. The site plan does not show the location of the refuse enclosure. Staff recommends construction of a board-on-board or masonry refuse enclosure with personnel door to be located in rear parking lot. The applicant is proposing to repair the existing chain link fence around the rear yard. Staff recommends the existing blue and white slats are removed and black slats are installed. Staff also recommends the swinging doors facing Hwy 100 are replaced with board-on-board doors. At this point, the applicant has no plans for using the rear yard and will maintain the existing asphalt surface "as is." Staff observed various issues with trash and waste onsite and various building maintenance issues. The applicant has indicated these issues will be resolved once the building sale is complete.

The Zoning Code does not have off-street parking regulations for the specific business use of pet boarding/grooming centers, but the business functions very similarly to a daycare, where clients are picking up and dropping off and are visiting for a very short amount of time. Daycare parking requirements are 1 spaces per employee, plus 1 space per 10 children. In this case, the applicant is forecasting a maximum of 7 employees and 60 dogs, which would require 13 off-street parking spaces. The site is providing 18 off-street parking spaces, of which one (1) is an ADA stall.

Architectural Plans
The applicant is proposing minor exterior improvements to the former Braeger Auto building, though at this time no exterior elevations have been provided. The applicant plans on repainting the existing blue/grey-painted EIFS and concrete block in similar colors to the existing colors. The metal paneling that has been started on the south façade is proposed to be finished. The applicant is proposing to leave the rear elevation as painted CMU block. Staff requests exterior elevations be submitted for review and approval at the August Plan Commission meeting.

Signage Plan
A signage plan has not been submitted to staff but the applicant is proposing to reface the existing twenty foot (20') tall, sixty-two (62) sq. ft. pylon sign and install a monument sign within 3-5 years. The location of the proposed monument sign is within an existing water and storm sewer easement. The pylon sign is an existing nonconforming sign. Per the recently adopted sign code, the applicant will have twenty-four (24) months to replace the nonconforming sign with a conforming monument sign. The applicant may also apply for a six-month extension beyond the twenty-four (24) month period with a written explanation and $250 fee if the request is received within 10 months of the triggering event. The intent of the noncompliant portion of the new sign code is to aid in eventually removing the numerous noncompliant pylon signs found throughout the City and staff suggests a compliant monument sign be installed according to the provisions above.

Recommendation: Recommend Common Council approval of the Special Use Permit and the Site Plan Review for Playtime Doggy Daycare III, a proposed dog boarding business, to be

located at 4333 S. 108 St., submitted by Gregg Paweiski, d/b/a Playtime Doggy Daycare III LLC, and Todd Reardon, d/b/a Greenfield Investments LLC. (Tax Key No. 609-9995-002), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 1 through 6 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Community Development Division to show the following: (a) exterior elevations for all four facades, to be reviewed at the August Plan Commission meeting; (b) concrete parking lot with curb and gutter, parking lot striping, and dog play yard replacing the existing asphalt parking lot; (c) landscaping beds replacing the striped areas shown in the parking lot; (d) removal of excess concrete at the entry and replacement with landscaping; and, (e) board-on-board fence for the east and north portions of the dog play yard and for the swinging doors on the north driveway; (f) a notation that the chain link fence will be repaired and the existing slats replaced with new black slats; (g) grading plan; (h) utility plan with storm sewer connection; (i) notation that the existing light poles will be repaired and repainted; (j) photometric and lighting plan; (k) notation that light poles in the rear parking lot will be removed prior to occupancy; (l) location and cut sheet for a board-on-board or masonry refuse enclosure with personnel doors; (m) any landscaping specie/quantity recommendations as provided by the City Forester.

2. A Sign Agreement entered into between the property owner and the City of Greenfield for the location of the monument sign within applicable easement(s).

3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.

4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.

5. A letter from the applicant stating that all of the weeds, storage, garbage, barrels, and scaffolding will be removed and the various building issues (missing shingles, damaged or missing gutters and downspouts, water drainage issues) will be addressed.

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

Mayor Neitzke stated that the updated plans need to be in to staff prior to the Public Hearing. The Mayor also stated that architectural renderings should be given to staff for approval at the August Plan Commission meeting. The Mayor stated that a monument sign should be installed within 24 months but the applicant should consider installing one when he does parking lot work.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of the Special Use Permit and Site Plan Review for Playtime Doggy Daycare III, a proposed dog boarding business, to be located at 4333 S. 108 St., submitted by Gregg Paweiski, d/b/a Playtime Doggy Daycare III LLC, and Todd Reardon, d/b/a Greenfield Investments LLC. (Tax Key No. 609-9995-002) subject to Plan Commission and staff comments,

and authorize a public hearing to be scheduled as early as August 17th. Motion carried unanimously.

11A. Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the property located at 10375 and 10401 W. Oklahoma Ave. from Planned Business to Community Facilities. (Tax Key No. 524-8984-009)

11B. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 10375 and 10401 W. Oklahoma Ave. from C-2 Community Commercial District to I Institutional District. (Tax Key No. 524-8984-009)

11C. Site, Landscaping, and Architectural Plans for Ahmadiyya Muslim Community, a proposed mosque to be located at 10375 and 10401 W. Oklahoma Ave., submitted by Wajatat Laiq, d/b/a VGBSI Legal and Bashir Ahmad, d/b/a Ahmadiyya Movement Milwaukee. (Tax Key No. 524-8984-009)

Items 11A, 11B and 11C may be considered together.

Overview and Zoning
The applicant, Ahmadiyya Muslim Community, has submitted an offer to purchase the Klemmer's Banquet facility at 10401 W. Oklahoma Ave., which has been accepted by the property owner, pending City approval. Klemmer's has been for sale for some time and has been closed for over a year. The applicant would like to purchase the property and convert the main banquet facility building to a mosque. The dental building is proposed to be demolished.

This item was before the Plan Commission for conceptual review in April 2021. The Milwaukee chapter of the Ahmadiyya Muslim Community USA has been located at 5600 W. Fond du Lac Ave., Milwaukee since 1993. The Ahmadiyya Muslim Community is involved in community service works such as, hosting blood drives, food pantries, school supply distribution to under privileged youth, COVID supply distribution, interfaith seminars to bring harmony among people of different faiths, and providing space to other community organizations who wish to serve the community or bring the community together. All of these services are offered free of charge. The applicant plans on having a similar use at this facility.

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

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

The City of Greenfield's Zoning Code permits Religious Organizations as permitted uses under the "I" Institutional Zoning District. The property under review is currently zoned C-2 Community Commercial District. In order for the applicant to utilize the property as a religious organization, a rezoning would need to be adopted by the Common Council. The City's 2020 Comprehensive Land Use Map identifies this property and all the surrounding City of Greenfield properties along the S. 103 St./W. Oklahoma Ave. corridor as Planned Business. The City's Comprehensive Land Use Plan does not identify "I" Institutional Zoning District as a recommended zoning district under Planned Business. The applicant is requesting the City to consider changing the Comprehensive Land Use Map for this parcel from Planned Business to

Community Facilities, in which "I" Institutional Zoning District is listed as a recommended zoning classification. In order for the applicant's conceptual plan to move forward with a request to amend the Land Use Map and rezone the property, a public hearing would need to be held. The public hearing could be held as early as September 21, 2021 since the Comprehensive Land Use Map amendment request requires a 30-day public comment period prior to the meeting. Through the approval of a resolution, the Plan Commission provides a recommendation to the Common Council on the desire to move forward with the proposed request to amend the Comprehensive Land Use Map. This resolution requires action from the Plan Commission.

Architectural Plans
The applicant is proposing substantial architectural modifications to the building that include:

- Removing the existing balcony/canopy on the NE side of the building and replacing it with a minaret, which will also serve as a stairwell for the second story exist that formerly went to the old balcony.
- Replacing the roof structure of the dormers on the north side of the building to have an arched metal roof (as opposed to the current gable roof). The tops of the dormers will match the top of the minaret.
- Replacing all windows and doors across the entire property.
- Enclosing the main entrance to create a new foyer, above which will include a new dome.
- Adding decorative arches to the top of the wall. The arches will be constructed of the same style block as the rest of the current building and topped with the same pre-finished metal coping as the dormers and minaret.
- Repairing/replacing the flat portions of the building's roof.
- Erecting PVC-material screens around all mechanical rooftop units.

The entire building will be painted and synthetic stucco will be added to new elements, such as the minaret (color pallets below). Both minarets will be capped with a pre-finished metal dome with an aluminum clad trim near the base of the dome.

Interior remodeling includes the following scope:
- Altering the floor plan to suit the Community's needs consistent with all applicable regulations.
- Eliminating the two non-compliant kitchens.
- Adding bathroom stalls.
- Reinstituting the second story apartment, including kitchen facilities for the Imam and his family.
- Using basement level as storage area on an interim basis.

Site and Landscaping Plans
The applicant is proposing substantial site modifications that include:

- Tearing down the former dental office building.
- Removing and replacing the entire current asphalt parking lot, adding new islands in the parking lot, adding poured curb around the site perimeter.
- Adding new landscaping and exterior lighting.
- Clearing and pruning of all overgrown perimeter trees and shrubs.
- Removing the timber retaining wall on the south end and replacing it with a poured curb as well as additional parking spots.

- Constructing a PVC-material 4-sided board-on-board refuse enclosure with a personnel door/opening.
- Removing existing perimeter chain link fence that is in poor condition and constructing a new PVC-material board-on-board fence along the western and southern property lines.
- Removing all old abandoned A/C units on the west side of the building.
- Removing the existing pol- mounted sign and replacing it with a new monument sign.

The site will maintain the one (1) driveway off of W. Oklahoma Ave., which is designed as a one-way entrance. All patrons of the site exit through a driveway adjacent to the parcel to the east. The former Klemmer's Banquet facility has an existing access easement agreement with that abutting property owner, which has been provided for the property file.

Required vs. provided parking calculations have been provided by the applicant. For religious facilities 0.33 parking spaces are required per seat. There are 300 seats proposed, which would require 100 off-street parking spaces. The proposed site plan shows 109 parking spaces. If this property is rezoned to I Institutional District, religious uses are permitted and parking calculations will not be analyzed for future users.

Rain water is pitched to sheet drain to the back of the property. The Engineering Division is working with the architect to make some modifications for more poured curb openings along the south property line. New landscape islands will add some visual attraction to the site—there is currently no landscaping in the entire parking lot.

Lighting Plan
The photometric plan is still under review. Additional information is needed for the light fixtures and light pole heights. Decorative wall sconces will be installed on the building and new LED light fixtures and poles will be installed in the parking lot (there are currently no light poles in the parking lot). The photometric plan will be carefully reviewed, keeping in mind that the west property line abuts all residential properties.

Staff recommends that the Plan Commission authorize staff to prepare a public hearing to consider the Comprehensive Land Use Map amendment and rezoning for September 21, 2021.

Recommendation: Approve the Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the property located at 10375 and 10401 W. Oklahoma Ave. from Planned Business to Community Facilities (Tax Key No. 524-8984-009) 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-2 Community Commercial District to I Institutional District (Tax Key No. 524-8984-009) and the Site, Landscaping, and Architectural Plans for Ahmadiyya Muslim Community, a proposed mosque to be located at 10375 and 10401 W. Oklahoma Ave., submitted by Wajatat Laiq, d/b/a VGBSI Legal and Bashir Ahmad, d/b/a Ahmadiyya Movement Milwaukee (Tax Key No. 524-8984-009), 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) landscaping species and quantity

modifications, subject to the City Forester's approval, if necessary; (b) site plan (grading/drainage/island location) modifications as requested by the Engineering Division.

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. Revised photometric plans.

5. A Civil Plan set showing modifications/requirements as directed by the Engineering Division.

6. Common Council approval of the proposed Comprehensive Land Use Map amendment and Ordinance to rezone the property.

Mayor Neitzke stated how a significant investment is needed to bring the property into shape. He met with the applicants months ago and explained the difficulty with this site. After talking to the applicants, the Mayor is confident that they will make dramatic improvements to the property.

Mayor Neitzke explained how Federal Law states taxes and tax impact from any religious use is not to be a consideration and should not be discussed in regards to a proposed religious institution.

Applicant requested public hearing in August rather than September. Mr. Stern and Mayor Neitzke explained that statutory deadlines are required in regards to zoning changes and comprehensive land use changes. The soonest public hearing would be September 21st.

Mayor Neitzke requested more detailed pictures of the building, parking and landscaping for the public hearing.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the property located at 10375 and 10401 W. Oklahoma Ave. from Planned Business to Community Facilities (Tax Key No. 524-8984-009) subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as September 21st. On a roll call vote, motion carried unanimously.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to 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-2 Community Commercial District to I Institutional District. (Tax Key No. 524-8984-009) subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as September 21st. On a roll call vote, motion carried unanimously.

Motion by Mr. Carlson, seconded by Mr. Weis, to recommend Common Council approval of the Site, Landscaping, and Architectural Plans for Ahmadiyya Muslim Community, a proposed mosque to be located at 10375 and 10401 W. Oklahoma Ave., submitted by Wajatat Laiq, d/b/a VGBSI Legal and Bashir Ahmad, d/b/a Ahmadiyya Movement Milwaukee. (Tax Key No. 524-8984-009) subject to Plan Commission and staff comments, and Common Council approval. Motion carried unanimously.

12. Site, Landscaping and Architectural Plans for a proposed multi-family residential complex to be located at 4000 W. Layton Ave., 4050 W. Layton Ave., and 4220 W. Layton Ave., submitted by Jessica Timmer, d/b/a RINKA, Inc., and Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 600-9941-001)

Overview and Zoning

The Common Council approved the rezoning of approximately 45 acres of land (which includes right-of-way) on December 15, 2020, 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 multi-family residential housing. Cobalt Partners, LLC has purchased nearly all of the approximately 40 acres of land that has been under contract within PUD#2. Cobalt is proposing to construct three (3) three-story multi-family buildings along the north side of W. Layton Ave., east of the We Energies substation and east of the office building that was approved in May 2021. This permitted use requires full site, landscaping and architectural review/approval from the Plan Commission and Common Council.

Cobalt Partners is collaborating with local multi-family developer Joseph Property Development on this multi-family project. Together, developers Cobalt and Joseph Property Development have developed over $200M mixed-use multifamily developments in the greater Milwaukee region. The proposed design focuses on creating a community that is fully connected with a walkable and bikeable streetscape featured around an amenitized central green space for the residents. The three (3) buildings will be referred to as Buildings A, B, and C from west to east on the site plan and occupy almost nine (9) acres of land. The multi-family buildings are each 3-stories of wood frame construction over underground parking. The proposed 267 apartment units include the following layout options: junior one-bedroom units, one-bedroom units, two-bedroom units, and three-bedroom units. All apartment units are market rate.

1-bedroom units: 652-890 sq. ft., 176 units, 66% of the unit count
2-bedroom units: 1,132-1,392 sq. ft., 85 units, 32% of the unit count
3-bedroom units: 1,604 sq. ft., 6 units, 2% of the unit count

There are wetlands being preserved on the central northern portion of the site and a storm retention pond located in the north eastern area. Entry to the development is provided off of two private roadways connecting to W. Layton Ave, which will feature signage and landscaping to create a welcoming gateway to the development.

The buildings are situated on the site to allow for physical and visual connections to the central amenity building and greenspace. To provide an impactful presence in the community, the building design consists of high-quality materials, with gateway and feature corners clad in brick, and large expanses of glass to allow ample natural daylight into the space, and inset wood look panels to provide an accent of warmth. Further adding to the warmth of the street facing

facades are inset balcony conditions featuring glass guardrails that increase visibility of the high-quality wood look panel beyond.

The clubhouse building features a leasing office, clubroom, and fitness room. The clubroom opens up to an outdoor patio space. A dog run and dog wash are also proposed along the eastern façade of the clubhouse.

Construction is approximated to begin in late fall of 2021 on Building A and proceed in phases from west to east on the site.

Site and Landscaping Plans
The three (3) multi-family buildings are 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 three (3) apartments only and the parking area accommodating them.

There are two (2) private driveway entrances to the site, the first being the same driveway utilized by the Loomis office building, east of the existing We Energies substation. The second entrance will be a bit further east, lined up with a W. Layton Ave. median cut, to be situated between Building B and Building C. There are a total of 315 underground parking spaces (approximately 1.18 covered stalls/unit) and 150 above-ground parking spaces, for a total of 463 provided parking spaces for 267 units, which is approximately 1.73 provided parking spaces/unit.

Building A

- 84 units, approximately 80,000 sq. ft. in area.
- Above-ground parking to the east and west of the building.
- The main entrance/courtyard faces west and includes pedestrian walkways in the courtyard.
- Underground parking approach is at the southeast corner of the building.
- Garbage underground.
- 103 underground parking spaces (2 are ADA) + 3 motorcycle parking spaces.
- Bike storage/repair station underground.
- Storage, parcel lockers, trash room and 28 units on the first level.
- Storage, trash room and 28 units on the second level.
- Storage, trash room and 28 units on the third level.

Building B

- 69 units, approximately 66,000 sq. ft. in area.
- Above-ground parking to the west and north of the building.
- The main entrance/courtyard faces north and includes a pedestrian walkway to the main entrance door in the courtyard.
- Underground parking approach is at the northeast corner of the building.
- Garbage underground.
- 61 underground parking spaces (2 are ADA).
- Bike storage/repair station underground.
- Storage, parcel lockers, trash room and 23 units on the first level.
- Storage, trash room and 23 units on the second level.
- Storage, trash room and 23 units on the third level.

Building C

- 114 units, approximately 108,000 sq. ft. in area.
- Above-ground parking to the west of the building.
- The main entrance/courtyard faces west and includes pedestrian walkways in the courtyard above the underground parking.
- Underground parking approach is in the center of the courtyard.
- Garbage underground.
- 149 underground parking spaces (2 are ADA) + 4 motorcycle parking spaces.
- Bike storage/repair station underground.
- Storage, parcel lockers, trash room and 40 units on the first level.
- Storage, trash room and 40 units on the second level.
- Storage, trash room and 40 units on the third level.

Clubhouse

- Dog run outside (east of building), outdoor patio and fire pit on north and west side of building.
- Fitness center.
- Pet wash room.
- Clubroom.
- Storage room.

Building and parking statistics are found in the chart below:

Proposed Building Stats	# of Units	Building Height	Underground (Enclosed) Parking	Surface Parking	Total Parking Provided	Parking Ratio Provided
Building A	84	3 stories, 42'	103	77	180	
Building B	69	3 stories, 42'	61	49	110	
Building C	114	3 stories, 42'	151	24	175	
Clubhouse		1 stories, 16'-20'				
	267		315	150	465	1.74

Development Standards Per Ordinance 2967	PUD Requirement	Proposed
Landscape Surface Ratio and Floor Area		
Minimum Landscape Surface Ratio (LSR)	0.25	0.25 MIN
Lot Dimensional Requirements		
Minimum Lot Area (SF)	40,000	Varies, See Plans
Minimum Lot Width at Setback Line (FT)	150	Varies, See Plans
Minimum Front Yard (FT)	20	Varies, 20' MIN
Minimum Side Yards (FT)	15	Varies, 15' MIN
Minimum Side Yards on Corner Lot(FT)	30	n/a
Minimum Rear Yard (FT)	25	Varies, See Plans
Maximum Building Height		
Principal Structure (stories/FT)	5.0/60	3 stories, 42'
Accessory Structure (stories/FT)	1.0/35	1 stories, 16'-20'

Minimum Dwelling Unit Size Standards - For structures with more than 2 Dwelling Units (Table 21.06.0403E)	PUD Requirement	Proposed
1 Bedroom (Minimum SF)	800	652-890
2 Bedroom (Minimum SF)	1000	1132-1392
3 Bedroom (Minimum SF)	1200	1604

Parking Requirements (Table 21.06.0203)	# of Units	Spaces per D.U. Required	Tenant Spaces Required	50% Enclosed Required	Guest Parking per D.U. Required	Guest Spaces Required	Total Parking Required
1 Bedroom	176	1.5	264	132	0.5	88	
2 Bedroom	85	2	170	85	0.25	21.25	
3 Bedroom	6	2	12	6	0.5	3	
	267		446	223		112	558

	BUILDING A		BUILDING B		BUILDING C	
UNIT TYPES	# UNITS	PERCENTAGES (%)	# UNITS	PERCENTAGES (%)	# UNITS	PERCENTAGES (%)
JR 1 BED	12	14%	16	23%	26	23%
1 BED	37	44%	20	29%	42	37%
1 BED CORNER	6	7%	6	9%	11	10%
2 BED	11	13%	9	13%	11	10%
2 BED CORNER 01	18	21%	18	26%	18	16%
3 BED	0	0%	0	0%	6	5%
	84	100%	69	100%	114	100%

	PARCEL 2	PARCEL 3	PARCEL 4
Gross Area (SF)	186842.84	81081.13	101980.98
Gross Area (Ac)	4.29	1.86	2.34
ROW Dedication (Ac)	0.00	0.00	0.00
Park Dedication (Ac)	0.00	0.00	0.00
Open Space Reservations (Ac)	0.00	0.00	0.00
Nonresidential Use Area (Ac)	0.00	0.00	0.00
Base Area (SF)	186842.84	81081.13	101980.98
Base Area (Ac)	**4.29**	**1.86**	**2.34**
Landscaped Area (SF)	64805.1	24705.5	34939.5
Landscaped Area (Ac)	1.49	0.57	1.49
Landscaped Surface Ratio	**0.35**	**0.30**	**0.34**

There are 446 parking spaces required (1.5/1-bedroom unit, 2/2- and 3-bedroom unit) based on the unit calculations. Half (50%) of those are required to be enclosed (223). And there are 112 guest off-street parking spaces required, for a total of 558 REQUIRED off-street parking spaces. The site provides 313 underground parking spaces and 150 surface spaces, for a total of 463 PROVIDED parking stalls. Per the PUD#2 zoning, "sufficient off-street parking for all uses and properties that encourages shared parking arrangements" shall be provided. Staff feels that the 1.73/unit provided parking ratio is sufficient for the multi-family development.

The front yard setback of 20 feet is maintained for both Building B and Building C.

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, at the site entrances, and within the landscape islands in the parking lot.

There are wetlands being preserved on the central northern portion of the site and a storm retention pond located in the north eastern area.

Lighting Plans
The parking lot will include LED lights that are consistent with the design for the Loomis Office Building. More fixture and pole details are needed, but staff feels that the photometric plans can be worked out with the architect and applicant.

Architectural Plans
All three (3) buildings are designed to be U-shaped, with Building C including the largest courtyard. The building will be constructed of a gray brick wall system base and the brick wall system constructed to the third floor with "column" elements in various locations. Other construction materials include a wood look panel, fiber cement panels, and metal panels. The building is designed with a gray color pallet with the wood look panels breaking up the gray in various sections. All three (3) buildings include a tremendous amount of clear glass windows and balconies on all three (3) levels. The balconies are constructed with glass railings. The rooftop mechanics will be screened/enclosed.

The clubhouse will be constructed mainly of the brick wall system and storefront and window glazing glass systems, with the metal panel and wood look panels acting as accent materials.

Staff does not have any recommended changes to the design of the building. These predominantly-glass multi-family apartment buildings will be a tremendous asset and enhancement to a very prominent entryway into the City.

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

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for a proposed multi-family residential complex to be located at 4000 W. Layton Ave., 4050 W. Layton Ave., and 4220 W. Layton Ave., submitted by Jessica Timmer, d/b/a RINKA, Inc., and Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 600-9941-001), subject to Plan Commission and staff comments and the following conditions:

(Items 1 through 8 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 to the future retail building along W. Layton Ave.; (b) updated 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.

Evan Crossman presented the proposed multi-family residential complex plans on behalf of Cobalt and Rinka.

Motion by Ald. Kastner, seconded by Mr. Krenz, to recommend Common Council approval of the Site, Landscaping and Architectural Plans for a proposed multi-family residential complex to be located at 4000 W. Layton Ave., 4050 W. Layton Ave., and 4220 W. Layton Ave., submitted by Jessica Timmer, d/b/a RINKA, Inc., and Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 600-9941-001) subject to Plan Commission and staff comments, and recommends that this item be expedited to the July 20th Common Council meeting. Motion carried unanimously.

13. Temporary Use Permit for proposed outdoor dining area at Classic Lanes Greenfield, an existing business located at 5404 W. Layton Ave., submitted by Gina Daroszewski, d/b/a Classic Lanes Greenfield. (Tax Key No. 602-9970-002)

Classic Lanes is requesting temporary use for an outdoor dining area within the bowling alley/restaurant/bar parking lot. The proposed 882 sq. ft. outdoor seating area would be located on the south side of the building, east of the front entrance. Classic Lanes 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 eight (8) tables with four (4) chairs at each table. Guests will place their order inside the building and a Classic Lanes employee will deliver the food and drinks to the guests sitting at the outdoor tables. Alcohol consumption will be outside within the designated outdoor dining area. Temporary barriers and portable planters will section off the seating area. The hours of operation for the outdoor seating expansion would be Wednesday – Friday, 3:00pm-10:00pm; Saturday 11:00am-10:00pm; Sunday 11:00am-6:00pm, July 14th – October 3rd, 2021.

Recommendation: Approve the Temporary Use Permit for proposed outdoor dining area at Classic Lanes Greenfield, an existing business located at 5404 W. Layton Ave., submitted by Gina Daroszewski, d/b/a Classic Lanes Greenfield (Tax Key No. 602-9970-002), subject to Plan Commission and staff comments.

Motion by Mr. Carlson, seconded by Mr. Braswell, to recommend Common Council approval of the Temporary Use Permit for proposed outdoor dining area at Classic Lanes Greenfield, an

existing business located at 5404 W. Layton Ave., submitted by Gina Daroszewski, d/b/a Classic Lanes Greenfield. (Tax Key No. 602-9970-002) subject to Plan Commission and staff comments. Motion carried unanimously.

14. Ordinance to amend Section 21.04.0902 of the Municipal Code pertaining to Decks, Patios, and Porches/Breezways being permitted in required front yards.

Alderperson Akers has requested staff to draft an ordinance update that would allow decks, patios and porches/breezeways in the front yard of residentially-zoned parcels.

Today, the code prohibits the following in the front yard:

- Decks (open, not less than 10 ft. from any property line)
- Patios (open without roof, not less than 5 ft. from any property line)
- Porches/breezeways with roof, sides open (not less than 5 ft. from any property line)

Staff frequently receives Zoning Board of Appeals applications from homeowners who either want to rebuild these structures (old one has deteriorated, for example), or build new. The ordinance update would simply permit these structures, but if they were proposed to be constructed within the front yard setback requirement, the application would still be required to go before the Zoning Board of Appeals for consideration of a front yard setback waiver.

This ordinance amendment would require a public hearing, which could be scheduled as early as August 17, 2021. Staff recommends approval.

A discussion occurred regarding an ordinance update to allow decks, patios, and porches in a front yard. Mr. Stern explained that a public hearing would be necessary to amend the current zoning code. This ordinance update would allow items like decks, patios, and porches in a front yard without going before the Zoning Board of Appeals, as long as they're not located in the setback. If an item was proposed in the setback, the homeowner would still need to go before the Zoning Board of Appeals. Mr. Stern said that currently many homeowners inquire about putting decks and patios in their front yard. Plan Commission decided to table the agenda item.

Item 14 was tabled.

15. Community Development Manager Report

Festival Foods is opening Friday, July 16th.

16. Adjournment.

Motion by Mr. Weis, seconded by Mr. Braswell, to adjourn the meeting at 7:18 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

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