

PLAN COMMISSION STAFF REPORT

Tuesday, August 10, 2021 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the July 13, 2021 meeting.**
3. **Discussion regarding last Common Council meetings.**
4. **Certified Survey Map for proposed combination of two parcels located at 8711 W. Forest Home Ave., submitted by Youssef Azmani and Anne Azmani, d/b/a Anne's Acres. (Tax Key No. 615-9944-001)**

Anne's Acres came before the Plan Commission at the July 2021 meeting for a Special Use Permit and Site, Landscaping and Architectural Plans for a proposed nursery and garden center. The Plan Commission recommended, as a condition of approval, that the property owner combine two (2) separate parcels into one (1) official parcel and to eliminate the property gap that exists along the southern property line.

The proposed Certified Survey Map combines Parcel 1 (0.80 acres) and Parcel 2 (1.9 acres) at 8711 W. Forest Home Ave. along with the property gap along the southern property line (0.02 acres) creating a new 2.76 acre parcel. By incorporating the property gap into the subject parcel, the applicant can claim title to the property gap under the provisions in Wisconsin Statute § 893.25.

Staff recommends that this item be expedited to the August 17th Common Council meeting.

Recommendation: Recommend approval of Certified Survey Map for proposed combination of two parcels located at 8711 W. Forest Home Ave., submitted by Youssef Azmani and Anne 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 2 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
2. A \$30.00 fee payable to City of Greenfield for the recording fee.

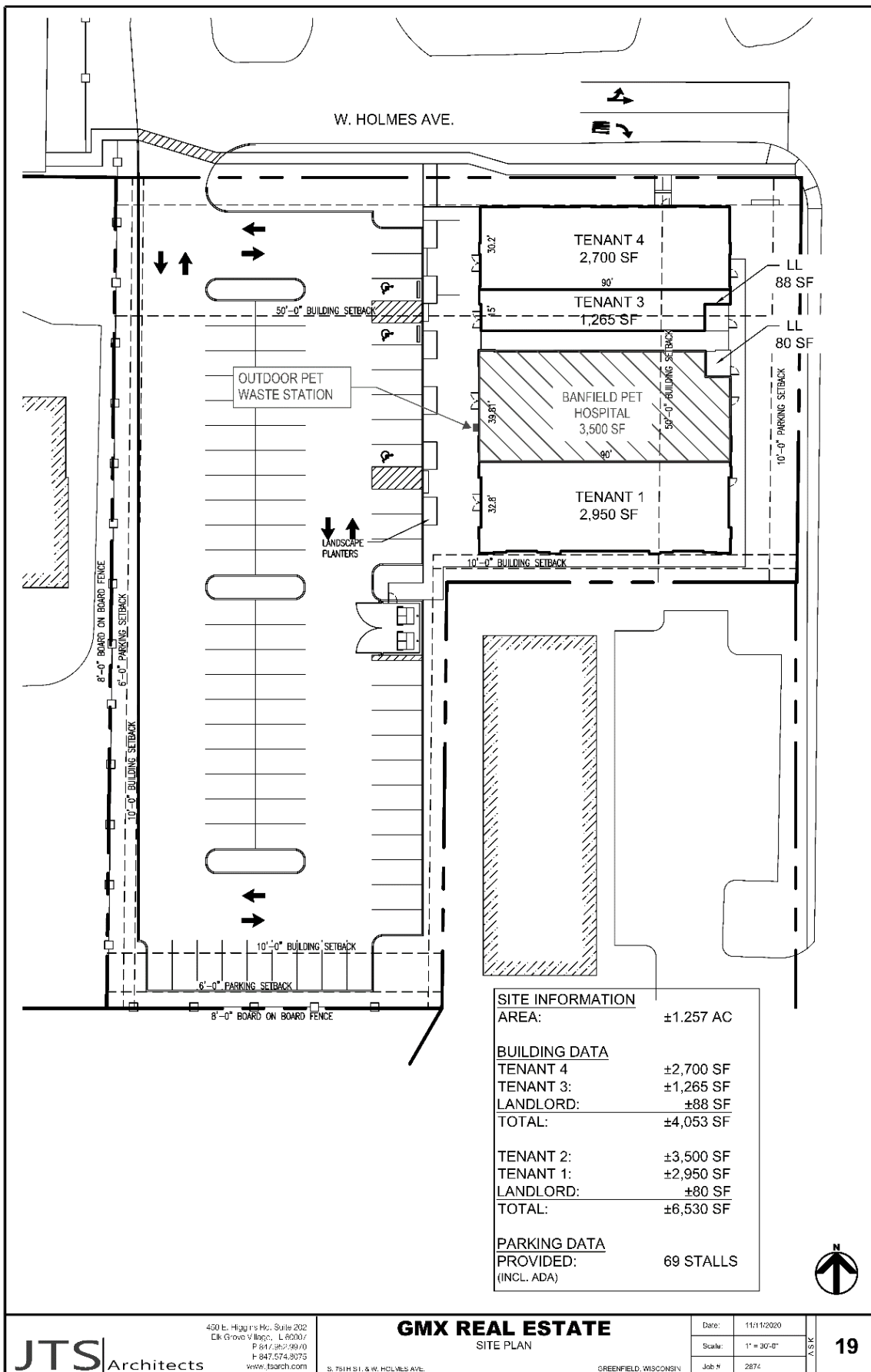
Overview and Zoning

Banfield Pet Hospital is proposing to occupy a 3,500 sq. ft. tenant space in the new multi-tenant building at 5005 S. 76 St. The property is zoned C-4, which allows “Veterinary Services” as a special use. A public hearing could be scheduled as soon as September 21, 2021.

Banfield Pet Hospital has been providing high quality neighborhood veterinarian care throughout the United States since 1955. They operate over 1,000 hospitals in the U.S. and Puerto Rico. The proposed hospital in Greenfield will be Banfield’s first stand-alone facility in Wisconsin. Banfield Pet Hospital specializes in preventive care and primarily focuses on five core areas of treatment: nutrition counseling, vaccinations, parasite control, dental care and behavior counseling. Banfield does not allow pets for overnight boarding. In the event of an emergency, Banfield partners with local 24 hours emergency facilities to make sure the pet in need receives the proper care.

The proposed hours of operation are 7am-7pm, daily, with an average of 27 pets seen per day. Staffing varies for each location, however, on average Banfield will have two veterinarians, four vet techs and three client services coordinators working at the facility, throughout the day. Sound impacts will be mitigated by an insulated demising wall providing acoustic separation between their proposed tenant space and adjacent tenants. Waste pickup bags will be located within the parking lot and Banfield associates are required to pick up and dispose of any pet waste, whether it came from pets in their care or not. Medical waste is disposed of via a third-party medical waste removal company that picks up once per week.







BUILDING ELEVATION



MONUMENT ELEVATION



FRONT ELEVATION



REAR ELEVATION

Site and Landscaping Plan

The site is subject to review when the Plan Commission and Common Council consider Special Use Permits. The site appears to be in relatively good condition, with ongoing construction buildout happening for adjacent tenants within the building. No exterior modifications are planned, aside from adding signage to the building. Staff has no concerns with the condition of the site.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Banfield Pet Hospital, a proposed veterinary office, to be located at 5005 S. 76 St., submitted by Christopher Roth, Medical Management International, Inc., d/b/a Banfield Pet Hospital (Tax Key No. 616-0001-004), subject to Plan Commission and staff comments, and Common Council approval of the Special Use Permit following a public hearing.



Outdoor Pet Waste Station



Indoor Pet Clean Up Station

6. Temporary Use Permit for Spirit Halloween, a proposed business to be located at 4200 S. 76 St., submitted by Amy Reinhart, d/b/a Spirit Halloween. (Tax Key No. 571-8984-009)

Spirit Halloween is proposing to temporarily occupy the former TJ Maxx tenant space at Spring Mall for their seasonal retail store. The applicant is proposing to open the store in August, with occupancy taking place until approximately November 15th. Hours of operation will vary. In the beginning, during the month of August, hours will be 10:00am – 6:00pm. But as time approaches Halloween, hours will expand, with the longest operating period being 8:00am – 11:00pm the week before Halloween. They anticipate having 10-20 employees at this location, with up to 100 customers daily at



the peak of the season. The Municipal Code requires temporary uses longer than a 30-day duration, to be reviewed and approved by the Plan Commission.

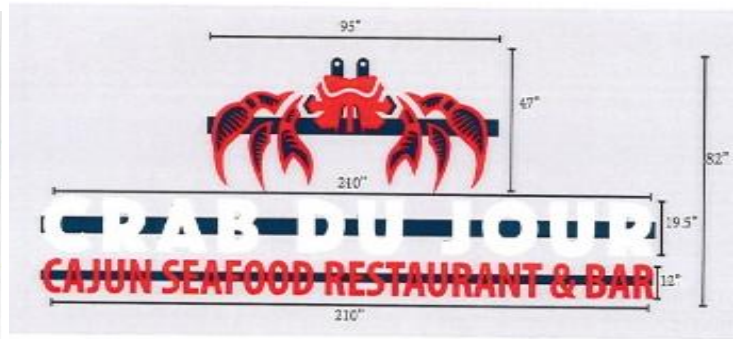
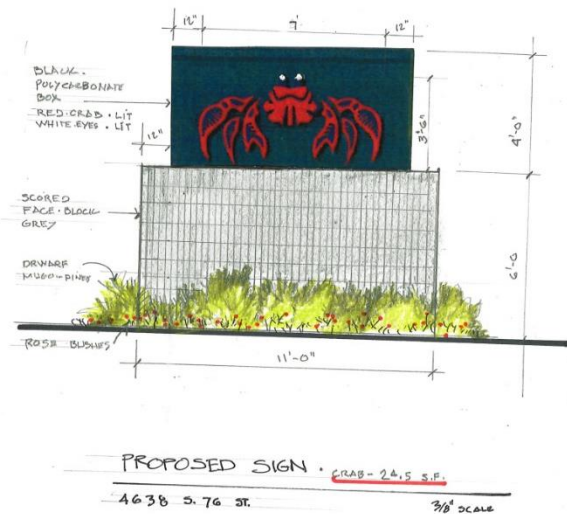
Recommendation: Approve the Temporary Use Permit for Spirit Halloween, a proposed business to be located at 4200 S. 76 St., submitted by Amy Reinhart, d/b/a Spirit Halloween. (Tax Key No. 571-8984-009)

7. Signage Plan Appeal for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Gerald J. Holasek, d/b/a Holasek Architecture. (Tax Key No. 604-9972-000)

Crab du Jour, a proposed business located at 4638 S. 76 St., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. The new Sign Code limits the overall signage for this location to 200 sq. ft. for all signage (wall, monument, awning, etc.). Crab du Jour has two (2) wall signs approved and installed totaling 200 sq. ft. When the applicant applied for the wall signs, staff indicated that they would be using the maximum signage allowed at their location and suggested they reduce the size of their wall signs if they wished to have signage for a monument sign. The applicant indicated they did not intend to have a monument sign.



PROPOSED ROAD SIGN



*Wall sign – Applicant proposes removing
“CAJUN SEAFOOD RESTAURANT & BAR”*

The applicant is now seeking to add a 10' tall, 36 sq. ft. monument sign. The proposed sign would include a 6' tall scored face CMU block base and black polycarbonate box sign with a red crab design. The applicant has suggested removing the “CAJUN SEAFOOD RESTAURANT & BAR” section of their largest wall sign, which would reduce overall signage by 17.5 sq. ft. but still leave them 18.5 sq. ft. over the 200 sq. ft. maximum. Given that this is only slightly beyond the maximum specified in the code, staff recommends approval of the signage waiver.

Recommendation: Approve the Signage Plan Appeal for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Gerald J. Holasek, d/b/a Holasek Architecture. (Tax Key No. 604-9972-000)

- 8A. Special Use Permit for Midwest Veterinary Specialists, a proposed veterinary office, to be located at 6815 W. Layton Ave., submitted by Mark Hertzfeldt, d/b/a Design 2 Construct, and Dr. Mary Bergh, d/b/a Midwest Veterinary Specialists. (Tax Key No. 617-0117-000)**
- 8B. Site, Landscaping and Architectural Plans for Midwest Veterinary Specialists, a proposed veterinary office, to be located at 6815 W. Layton Ave., submitted by Mark Hertzfeldt, d/b/a Design 2 Construct, and Dr. Mary Bergh, d/b/a Midwest Veterinary Specialists. (Tax Key No. 617-0117-000)**

Items 8A and 8B may be considered together.

Overview and Zoning

Midwest Veterinary Specialists has an offer to purchase the former Accommodating Petz building located at 6815 W. Layton Ave. The offer is contingent upon City approval of the Special Use Permit. The 0.97 acre property is currently zoned C-2 Community Commercial District, which permits NAICS code 621112, "Veterinary Services" as a Special Use. A public hearing could be scheduled as soon as September 21, 2021.

Dr. Mary Sarah (Bergh) Butler is a licensed veterinarian and experience board-certified small animal surgeon and board-certified specialist in canine sports medicine and rehabilitation. Dr. Bergh is a world recognized expert in her field and frequently publishes research and educates veterinarians around the world. She will own two businesses within the approximately 14,780 sq. ft. building.



Midwest Veterinary Specialists, LLC will operate as a specialty animal hospital focusing on orthopedic and neurologic conditions, physical rehabilitation therapy, and sports medicine and conditioning. Examples of procedures that they will offer include total hip/knee/elbow replacements, minimally invasive orthopedic surgeries, arthroscopy, fracture repairs, surgeries for CCL/ACL injuries, and neurologic surgeries. They will also offer a complete physical therapy/rehabilitation program which will include an underwater treadmill and resistance hydrotherapy pool.

XXX Animal Urgent Care, LLC is a proposed urgent care animal hospital with a focus on providing timely care for owners of small animals (cats, dogs, exotics) for routine and urgent health issues. Examples of procedures that they will offer include examinations, bloodwork, infectious disease testing, IV fluids & nutrition, wound management, splinting/casting of fractures, stabilization after trauma, medical emergencies, isolation, emergency surgery (foreign body ingestion/obstruction, C-sections, etc) and more. The diagnosis of injury or disease will be assisted with ultrasound, digital radiography, fluoroscopy and CT scans. Both businesses will begin operation with hours of operation between 7am and 10pm, daily, but they anticipate offering 24 hour service within the first two years of operation. XXX Animal Urgent Care, LLC anticipates having 10 employees and Midwest Veterinary Specialists, LLC anticipates having 12 employees. Each business anticipates 10-20 clients, daily.

Layton Ave., and improvements at the rear of the building. The asphalt parking lot will be repaved/replaced as needed. The retaining wall along W. Layton Ave. will eliminate the asphalt encroachment of the parking lot into the right of way. Milwaukee County has agreed to landscaping being installed in the right of way between the retaining wall and the sidewalk.

The two outdoor animal spaces will be located on the south side of the building. New six foot (6') tall board-on-board fences are proposed around the dog play yards. The areas will have pea gravel bases. A new concrete pad is proposed for the rear parking lot for an MRI trailer that will be located behind the building. While the MRI machine may need to be used 24 hours per day, depending on critical care situations, noise from the machine should not pose a nuisance to neighboring properties. A new board-on-board refuse enclosure with personnel opening is proposed along the south façade. New wall-mounted LED wall packs are proposed on the north, south, and western facades but a photometric plan has yet to be provided to staff. Staff recommends the light poles in the rear yard are removed.



The applicant is proposing closing the southeastern entrance at the back parking lot and installing angled parking along the southern property line. This parking orientation and dead end at the eastern property line creates an awkward circulation and may present difficulties with the angled cars exiting the parking lot. Staff recommends the existing exit remain and that portion of the parking lot changed to one-way traffic. This would result in the loss of 4-5 parking spaces. The curb proposed for the site also does not continue for to the rear parking lot. Staff recommends that if curb is proposed for the majority of the site, the curb continue for the remainder of the parking lot. This is the one time in years to come that the opportunity presents to make site improvements, and the improvements should be done in a complete manner. The applicant has indicated they are concerned that adding curb in this will create a

ponding issue for one or more parking spaces due to the grading along the western entrance. The proposed site plan includes moderate site grading along the northern entrance and staff recommends some minor grading modifications at the rear parking lot to facilitate proper sheeting of storm water to the existing catch basins.

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 59 required off-street parking spaces. The proposed site plan has forty-seven (47) parking spaces, of which two (2) are ADA stalls. If staff's recommended improvements are adopted, there would likely be around forty-two (42) parking spaces onsite. Based off of the staffing and expected client numbers provided by the applicant, staff feels parking will be adequate with the removal of proposed spaces in order to accommodate a safer parking and circulation for the rear parking lot. Common Council may waive the parking shortage.

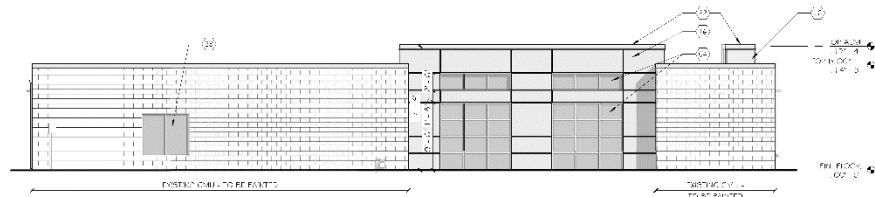


The proposed landscaping plan provides a mix of evergreen trees, evergreen shrubs, canopy trees, deciduous shrubs, and decorative grasses/vines throughout the site. Daylillies and decorative grasses will be planted between the retaining wall and the sidewalk along W. Layton Ave. A landscaped bed will be added to the northeast corner of the property where the monument sign is proposed. A mix of arborvitae, decorative shrubs, and Korean lilacs are proposed along the eastern façade of the building. The arborvitae and Black Hills Spruce are proposed to screen the MRI trailer at the southeastern portion of the property. Deciduous shrubs and evergreens are also proposed along the southern property line. The mature arborvitae and existing maple along the western property line will remain.

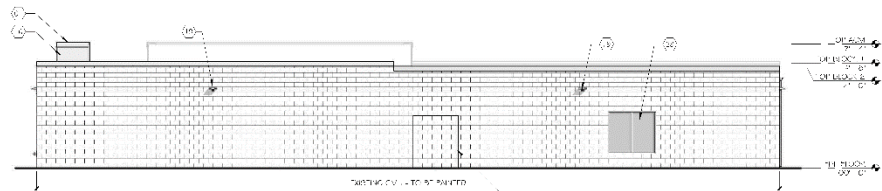


NEW ELEVATIONS NOTE LEGEND

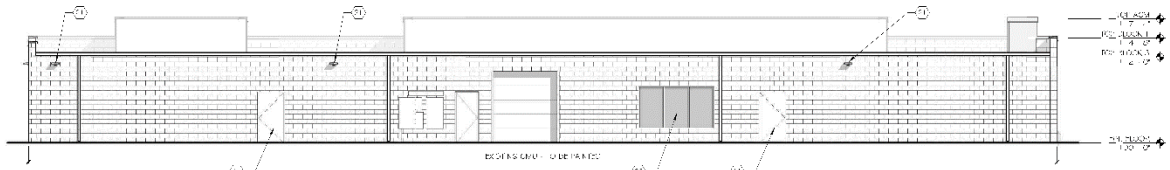
- 10 ALUMINUM COMPOSITE PANELS
- 17 PROFINIS FG SLETT VITON PAVING
- 18 ARCHITECTURAL FIBER CONCRETE PANELS
- 19 KRAFTPAKE INSULATING WALL PACK LIGHT FIXTURE
- 20 NFLL EXISTING OPENING WITH CMU - VATE - EXISTING
- 21 NEW RM1 PACK LIGHT FIXTURE
- 22 PROFINIS FG MFTS - CORING
- 23 PREFINIS-ED THERMALLY BROKEN ALUMINUM WINDOW
- 24 PREFINIS-ED THERMALLY BROKEN ALUMINUM STOREFRONT ENTRY DOOR



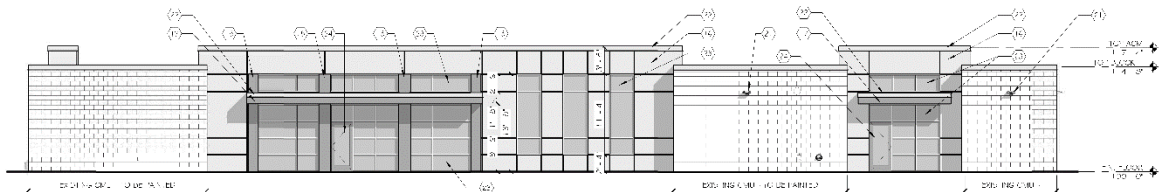
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"





Architectural Plans

The applicant is proposing substantial exterior improvements to the former Accommodating Petz building. The applicant plans on removing the existing prefinished metal mansard roof and metal coping, infilling an entry door on the west elevation, replacing the existing thermally broken aluminum windows, and removing existing exterior lighting. New windows are proposed for the east elevation and the south elevation. The south elevation will also add two doors, which will lead to the outdoor pet areas. The existing CMU block on all four facades is to be painted a light brown/tan color. Architectural changes are most evident on the north façade. The existing prefinished metal mansard roof will be removed and replaced with aluminum composite panels. The large storefront windows will be replaced with narrower aluminum storefront windows and the window bays partially infilled with aluminum composite panels and fiber cement panels. Prefinished sheet metal fascia will be added above both the east and west entrances. Staff has no concerns with the architectural modifications and feels the changes will greatly increase the attractiveness of the building.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Midwest Veterinary Specialists, a proposed veterinary office, to be located at 6815 W. Layton Ave., submitted by Mark Hertzfeldt, d/b/a Design 2 Construct, and Dr. Mary Bergh, d/b/a Midwest Veterinary Specialists. (Tax Key No. 617-0117-000, subject to Plan Commission and staff comments, and the following conditions:

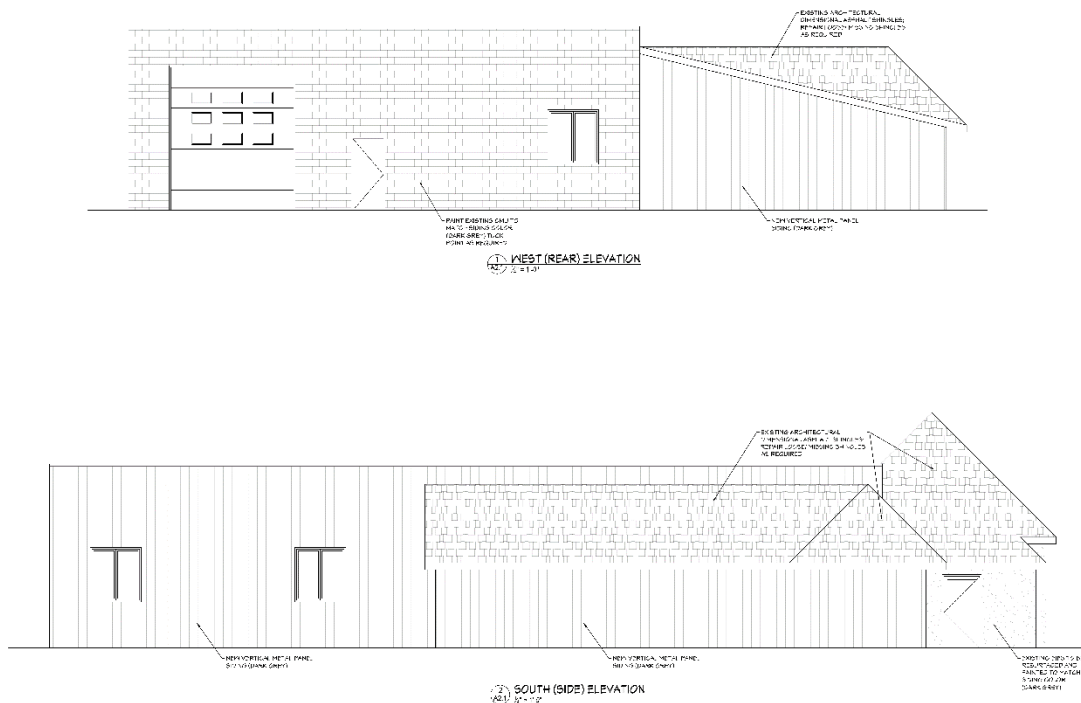
(Items 1 through 4 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) curb added along the southern parking lot and eastern portion of the south parking lot; (b) removal of parking spaces to necessitate the retention of the existing eastern entrance/exit for the south parking lot; (c) arrows indicating one way traffic for the southern parking lot; (d) grading changes, as necessary, to facilitate proper sheet flow of storm water for the south parking lot; (e)

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

Architectural Plans





The architectural plans provided show very minor modifications to the existing building. New EIFS is proposed for the northern portion of the east (front) elevation. New and existing EIFS will be painted a dark gray. New vertical metal paneling will be added to the south, north, and a portion of the south elevation. The metal paneling is partially installed already on the south façade. The metal paneling will also be dark grey in color. Existing CMU on the west (rear) façade will be painted to match the paneling. Existing asphalt shingles will remain and be repaired as needed. Staff has asked that colored renderings be provided prior to the Plan Commission meeting.

Recommendation: Recommend Common Council approval of the Architectural Plans 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.

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

This item was tabled at the July Plan Commission meeting. 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 September 21, 2021. Staff recommends approval.

11. Community Development Manager Report

12. Adjournment.