

PLAN COMMISSION STAFF REPORT

Tuesday, January 11, 2022 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the December 14, 2021 meeting.**
3. **Discussion regarding last Common Council meetings.**
- 4A. **Special Use Review for a tenant change to Cousins Subs, an existing business located at 7495 W. Layton Ave., submitted by Thomas Jones, d/b/a Brother Sister Subs System, Inc. (Tax Key No. 617-0082-004)**
- 4B. **Site Plan Review for Cousins Subs, an existing business located at 7495 W. Layton Ave., submitted by Thomas Jones, d/b/a Brother Sister Subs System, Inc. (Tax Key No. 617-0082-004)**

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant is proposing to lease the existing Cousins Subs restaurant within the Layton Plaza multi-tenant building. The lease term is for April 30, 2024 years plus a 5-year option. This property is zoned C-4 Regional Business District. A change of tenancy for the limited service restaurant requires a Special Use Review. Mr. Jones is not proposing any operational changes to the restaurant. The

hours of operation today are 10am – 8pm, seven (7) days/week. Mr. Jones is requesting to expand the closing hours to 9:00pm. Mr. Jones has been working for Cousins Subs since 1998 and started buying stores in 2005. He currently owns four (4), including the other one in Greenfield on 27th & College. The proposed tenant change is minor in nature and staff recommends that this proposal be expedited to the January 18, 2022 Common Council meeting.



Site Review

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site is in good condition. There were a few drums sitting outside a tenant door in the back—staff has asked Mr. Jones to relocate the drums to be inside the refuse enclosure.



Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Cousins Subs, an existing business located at 7495 W. Layton Ave., submitted by Thomas Jones, d/b/a Brother Sister Subs System, Inc. (Tax Key No. 617-0082-004), subject to Plan Commission and staff comments.

5A. Special Use Review for an ownership change to Loomis Food & Beverage, an existing business located at 4415 W. Loomis Rd., submitted by Ramneek Narwal and Jagvir Narwal, d/b/a PA Enterprises. (Tax Key No. 620-9989-004)

5B. Site Plan Review for Loomis Food & Beverage, an existing business located at 4415 W. Loomis Rd., submitted by Ramneek Narwal and Jagvir Narwal, d/b/a PA Enterprises. (Tax Key No. 620-9989-004)

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant is proposing to purchase the existing Loomis Food & Beverage liquor store. This property is zoned C-2 Community Commercial District. A change of ownership for the liquor store requires a Special Use Review. Mr. and Mrs. Narwal own two (2) other stores in Racine and together own Narwal Trucking, LLC. They are not proposing any operational changes to the store; however, they are requesting to open the store two (2) hours earlier at 6:00am, versus today's business hours starting at 8:00am. Staff recommends that today's hours of 8:00am – 9:00pm remain. The proposed ownership change is minor in nature and staff recommends that this proposal be expedited to the January 18, 2022 Common Council meeting.



Site 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. Staff found the following maintenance issues at the site:

1. Banners/signs that do not have permits.
2. Stop sign at the driveway exit that is laying on the ground.



3. An abundance of outdoor storage of salt bags, pallets, fire wood, containers outside of the refuse enclosure, carts, and general garbage laying around the site. The Municipal Code does NOT allow outdoor storage of salt bags, fire wood, etc. These items MUST be stored inside at all times. The only item that is allowed to be stored outside are propane tanks, within a storage container.
4. A portion of green soffit that has fallen off of the roof line—that needs to be reinstalled.
5. A section of the perimeter fencing has fallen over.



Staff recommends that items 1-3 above, be corrected prior to an Occupancy Permit being issued, and items 4-5 be corrected by June 30, 2022.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Loomis Food & Beverage, an existing business located at 4415 W. Loomis Rd., submitted by Ramneek Narwal and Jagvir Narwal, d/b/a PA Enterprises. (Tax Key No. 620-9989-004), subject to Plan Commission and staff comments, and the following conditions:

(Items 1(a) through 1(c) are required to be satisfied prior to the issuance of an Occupancy Permit. Items 1(d) and 1(e) are required to be satisfied prior to June 30, 2022. Contractors applying for permits should be advised accordingly.)

1. A letter being submitted to the Community Development Division stating the following: (a) all banners and signs that do not have permits have been removed from the site; (b) the stop sign at the exit driveway along W. Loomis Rd. has been erected upright; (c) all outdoor storage of salt bags, pallets, fire wood, containers outside of the refuse enclosure, carts, and general garbage have been removed from the property and will not be stored outside in the future; (d) repair/installation of the green soffit cover along the roofline will be completed by June 30, 2022; and, (e) repair/installation of the section of perimeter fencing that is fallen over, to be completed by June 30, 2022.

6. Site and Architectural Plans for King Family Dentistry, a proposed business to be located at 6121 W. Layton Ave, submitted by Mark Hertzfeldt, d/b/a Design 2 Construct, and Anna King d/b/a AB King Real Estate LLC. (Tax Key No. 618-9996-004)

Overview and Zoning

King Family Dentistry is currently located in the commercial building at 6520 W Layton Ave. They have acquired the Bunks & Beds property located at 6121 W. Layton Ave. and are proposing to renovate and relocate to that property. The 1.44-acre property is zoned C-2 Community Commercial District and a dentist office is a permitted use in the C-2 zoning district. The approximately 9,900 sq. ft. building currently contains two tenant spaces. An existing tenant on the western portion of the building will remain, while King Family Dentistry will occupy the larger 6,620 sq. ft. eastern tenant space currently containing Bunks & Beds.

Site and Architectural Plans

The majority of the work associated with the relocation of King Family Dentistry will be interior remodeling and the proposed exterior modifications are relatively minor. A depressed loading dock at the rear façade will be removed and filled in, with new asphalt replacement. Two overhead loading doors and an exit door on the rear façade will be removed and replaced with in-filled CMU to match the building and new aluminum storefront windows. An additional double-set of exit doors on the rear façade will be partially in-filled with CMU and a single exit door and frame. Two (2) new aluminum storefront windows will be added to the east elevation. One (1) storefront door on the north elevation will be removed and a new storefront window to match the existing finish will be installed. The remaining storefront entry and windows will remain as is, as will the existing modular brick. The existing CMU and EIFS canopy will be painted gray. The parking lot is proposed to be patched, seal coated, and restriped. No changes to the site lighting or landscaping are planned.

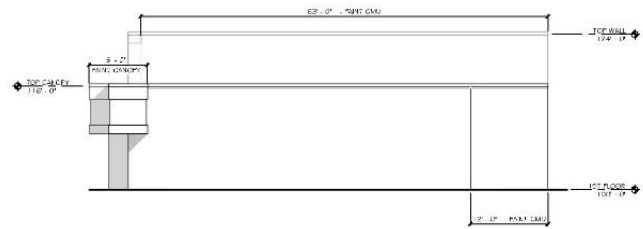


The site is in relatively good condition, with minor issues. The existing light poles are rusted and staff recommends they are repaired/repainted. The two (2) refuse containers behind the building do not have enclosures and staff recommends construction of either one (1) large enclosure to accommodate both dumpsters or two (2) separate masonry or board-on-board enclosures with personnel doors. There is a large gravel lot behind the building that functioned as a truck turnaround for deliveries for Bunks & Beds. As this will no longer be needed, staff recommends the gravel lot is removed within two (2) years and replaced with grass and/or landscaping. This will improve the aesthetics and remove impervious surface from the property.

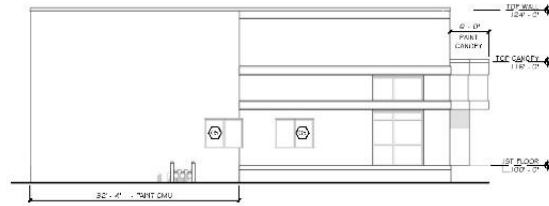


ELEVATION NOTE LEGEND

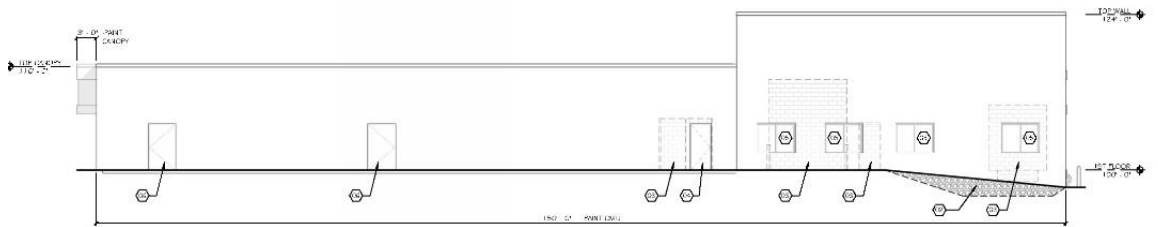
- 01 REMOVE EXISTING DOOR, RETAIN WITH EXISTING WINDOW MARK- EXISTING RIB SH
- 02 REMOVE EXISTING BARN FILL IN DOOR, PATCH WITH ASPHALT ANONY FROM BUILDING
- 03 FINISH CLAD IN WHITE VINYL Siding
- 04 FINISH CLAD IN WHITE VINYL Siding
- 05 REMOVE EXISTING DOOR, RETAIN WITH EXISTING WINDOW MARK- EXISTING RIB SH
- 06 REMOVE EXISTING BARN FILL IN DOOR, PATCH WITH ASPHALT ANONY FROM BUILDING
- 07 FINISH CLAD IN WHITE VINYL Siding
- 08 FINISH CLAD IN WHITE VINYL Siding



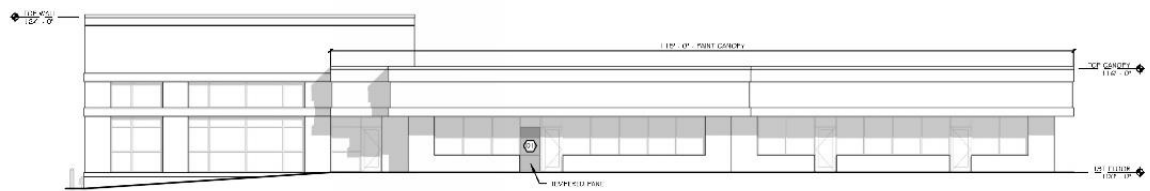
4 WEST ELEVATION
SCALE: 1/8\"/>



3 EAST ELEVATION
SCALE: 1/8\"/>



2 SOUTH ELEVATION
SCALE: 1/8\"/>



1 NORTH ELEVATION
SCALE: 1/8\"/>





Recommendation: Recommend Common Council approval of the Site and Architectural Plans for King Family Dentistry, a proposed business to be located at 6121 W. Layton Ave, submitted by Mark Hertzfeldt, d/b/a Design 2 Construct, and Anna King d/b/a AB King Real Estate LLC. (Tax Key No. 618-9996-004), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits associated with the proposed project reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Community Development Division to show the following: (a) masonry or board-on-board refuse enclosure(s) with personnel doors; (b) existing gravel lot replaced with grass and/or landscaping (work to be completed by January 2024); (c) notation added that existing light poles will be repaired and repainted; and (d) landscaping species and quantities modifications, per City Forester comments.

7A. Special Use Permit for Happy Endings No Kill Cat Shelter, a proposed business to be located at 4925 W. Forest Home Ave., submitted by Michael Zilliox, d/b/a Happy Endings No Kill Cat Shelter (Tax Key No. 531-0211-000)

7B. Site Plan Review for Happy Endings No Kill Cat Shelter, a proposed business to be located at 4925 W. Forest Home Ave., submitted by Michael Zilliox, d/b/a Happy Endings No Kill Cat Shelter (Tax Key No. 531-0211-000)

Items 7A and 7B may be considered together.

Overview and Zoning

Happy Endings No Kill Cat Shelter (HE) is looking to relocate from their current location (5349 W. Forest Home Ave. in Milwaukee). They have submitted an offer to purchase this property in Greenfield. Happy Endings proposes to continue operations in the new location without any external or significant internal changes to the property. The requested public hours are 8am-9pm daily, though they have been open recently Thursday (6pm-9pm) and Saturday (11am-4pm). Volunteer hour range



is 24/7 due to the need for emergencies. Typically volunteers are at the shelter daily within the stated operating hours of 8am-9pm for cleaning and health/social checks for the cats. Volunteers have background screenings, and every team has a seasoned team lead for the group's activities. The medical teams have additional hours and ensure vet visits and any med administration is done responsibly and timely.



They currently have about 20 cats in residence, and adopt out approximately 180 cats annually, a mix of their foster community and shelter residents. They have about 50 active volunteers between their foster community and shelter operation team members. HE also has a board with seven (7) members, including a President.

The property is zoned C-2 Community Commercial District, which permits Pet Care Services (i.e. animal shelters) as a Special Use. The property was most recently been occupied by an acupuncture and herbal treatment business on the first floor, with residential above. The residential use would be discontinued—HE would occupy the entire building. A public hearing could be scheduled as early as February 16, 2022.

Site and Landscaping Plans

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use Permits. Staff did not observe any deficiencies in the site condition. The Code's least restrictive parking requirements for commercial service uses requires 2 spaces/1,000 sq. ft. The 5,663 sq. ft. building would require 11 off-street parking spaces. There is a 2-car garage on site, plus room for two (2) vehicles in the driveway, providing a total of four (4) on-site parking spaces. Street parking is available along



W. Forest Home Ave. and staff does not foresee a parking issue considering the limited hours that the business is open to the public. The Common Council may waive the parking shortage.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Happy Endings No Kill Cat Shelter, a proposed business to be located at 4925 W. Forest Home Ave., submitted by Michael Zilliox, d/b/a Happy Endings No Kill Cat Shelter (Tax Key No. 531-0211-000), subject to Plan Commission comments and staff comments and Common Council approval at the public hearing.

- 8A. Special Use Review for a tenancy change to Loomis Road Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Sanjeev K. Dhingra, d/b/a Saiya Inc. (Tax Key No. 647-9976-001)**

8B. Site Plan Review for Loomis Road Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Sanjeev K. Dhingra, d/b/a Saiya Inc. (Tax Key No. 647-9976-001)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant is proposing to lease the existing gas station and liquor store at the corner of W. Loomis Rd. & W. Edgerton Ave. This would be a 5-year lease. This property is zoned C-3 Highway and Commercial Service Business District. A change of tenancy for gas stations/convenience stores and liquor stores requires a Special Use Review. Mr. Dhingra has 4 ½ years in the gas station business and is not proposing any operational changes to the store; however, he is requesting to keep the store open one (1) hour later at night, closing at 10:00pm, versus today's business hours closing at 9:00pm, Monday - Saturday.



Today's Hours:

Monday – Saturday, 6am – 9pm (beer sales start at 8am)

Sunday, 7am – 8pm

Proposed Hours:

Monday – Saturday, 6am – 10pm (beer sales start at 8am)

Sunday, 7am – 8pm

Staff does not object to the request to keep the store open an extra hour at night. The proposed ownership change is minor in nature and staff recommends that this proposal be expedited to the January 18, 2022 Common Council meeting.



Site 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. Staff found the following maintenance issues at the site:

1. An abundance of outdoor storage of salt bags, pallets and fire wood. The Municipal Code does NOT allow outdoor storage of salt bags, fire wood, etc. These items MUST be stored inside at all times. The only item that is allowed to be stored outside are propane tanks, within a storage container.
2. The light pole headlights are angled up—these must be moved down, parallel to the ground.

Staff recommends that items 1-2 above, be corrected prior to an Occupancy Permit being issued.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Loomis Road Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Sanjeev K. Dhingra, d/b/a Saiya Inc. (Tax Key No. 647-9976-001), subject to Plan Commission comments and staff comments and the following conditions:

(Items 1(a) and (b) are required to be satisfied prior to the issuance of an Occupancy Permit.)

1. A letter being submitted to the Community Development Division stating the following: (a) all outdoor storage of salt bags, pallets and fire wood have been removed from the property and will not be stored outside in the future; (d) all light pole headlights have been redirected to be parallel with the ground.

9. Site, Landscaping, and Architectural Plans for proposed new construction of Creekside Condominium, to be located at 4060 S. 124 St., submitted by Ryan Janssen, d/b/a Janssen Bruckner LLC, and Joe Eldridge d/b/a Colliers International. (Tax Key No. 565-9975-001)

Overview and Zoning

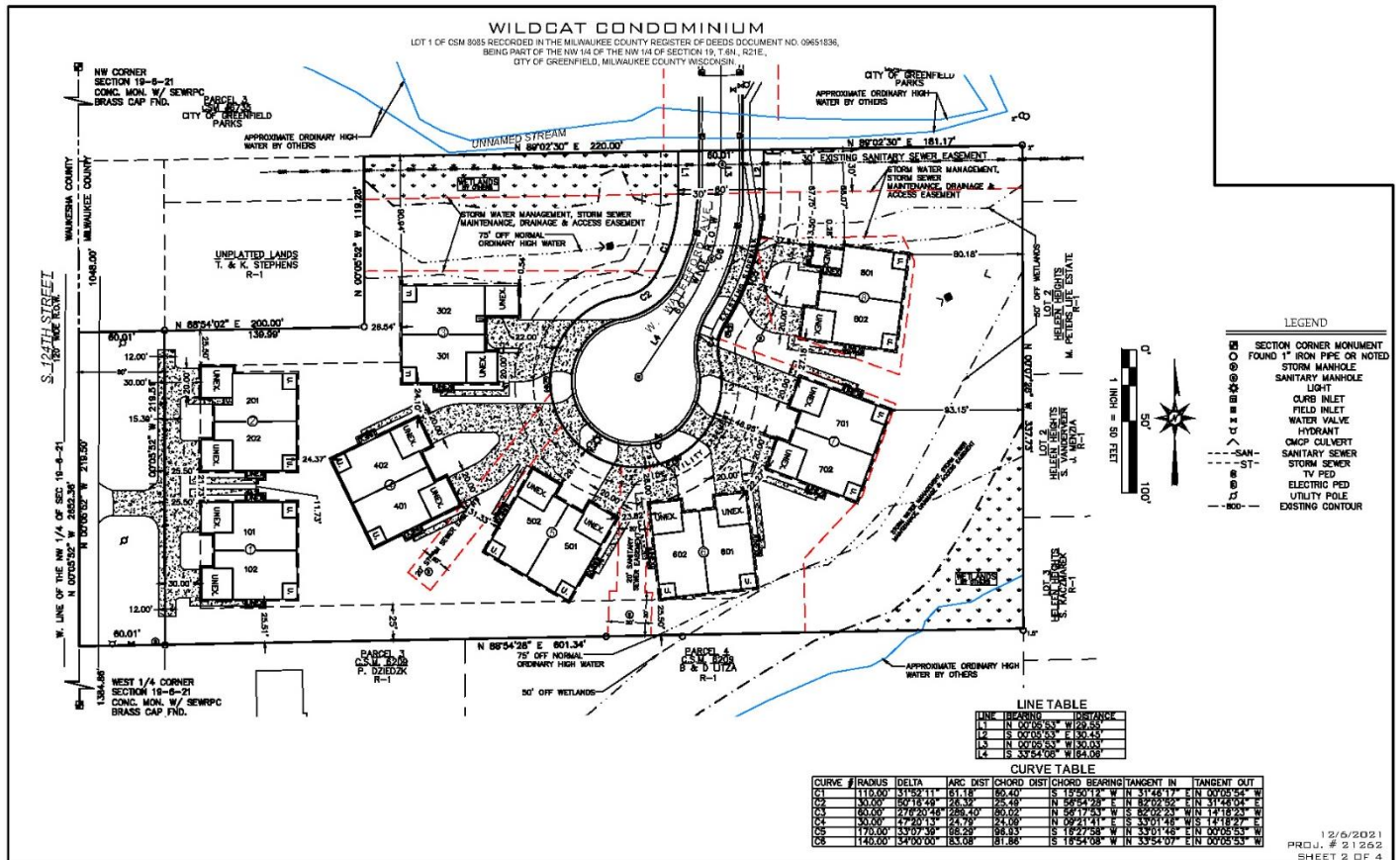
The applicant, Ryan Janssen, d/b/a Janssen Bruckner LLC, is proposing to develop a 16-unit ranch-style condominium project, “Creekside Condominiums.” The 4.28-acre property is located at approximately S. 123 St. and W. Waterford Ave. The property is zoned PUD Planned Unit Development. A condominium proposal of similar scope was approved in 2006, with an amended proposal approved in 2013. Site, utility, street, and storm basin installation work occurred in 2007 but work halted due to the economic recession and no buildings were constructed. The previously-approved condominium project contained 14 units, consisting of six (6) two-family units and two (2) single-family units. The proposed project consists of sixteen (16) units, with eight (8) two-bedroom, two-family units. Janssen Bruckner LLC would become the successor entity to assume all of the terms/conditions of the Creekside Condominium project and Developer’s Agreement. A PUD amendment would be needed to document the changes to the proposed development.

Site and Landscaping Plans

The project consists of two (2) two-unit buildings along S. 124 St. and six (6) two-unit buildings accessed via the W. Waterford Ave. cul-de-sac. Access to the cul-de-sac would be through the Wildcat Creek Condominium development. The existing binder and curb and gutter condition will need to be assessed by the City to see if repair will be required. Each building will be accessed by a shared driveway, with some driveways serving separate buildings. The driveways for Buildings 3 and 8 appear to be wider than the thirty foot (30') maximum driveway width allowed by code. Staff recommends modifications to reduce the width of these driveways, as needed.

As proposed, the two (2) buildings along S. 124 St. would have a single shared driveway. Staff recommends two driveways off S. 124 St., with each building have its own shared driveway. The existing sidewalk stub is proposed to terminate with a connection to the cul-de-sac. Staff recommends a curb cut and sidewalk ramp be added to the site plan. The two partially-built storm water basins will be completed as part of the development.

The site provides grading challenges and a number of retaining walls are proposed. A retaining wall is proposed north of Building 2. Staff recommends this wall be moved off the property line to prevent drainage from entering the neighboring property to the north. Smaller retaining walls are also proposed between Buildings 1 and 2, south of Building 1, south of Building 7, between buildings 7 and 8, and north of Building 3. Detailed engineering and architectural plans need to be submitted for the retaining wall. Staff recommends that the retaining wall be constructed of a masonry material.



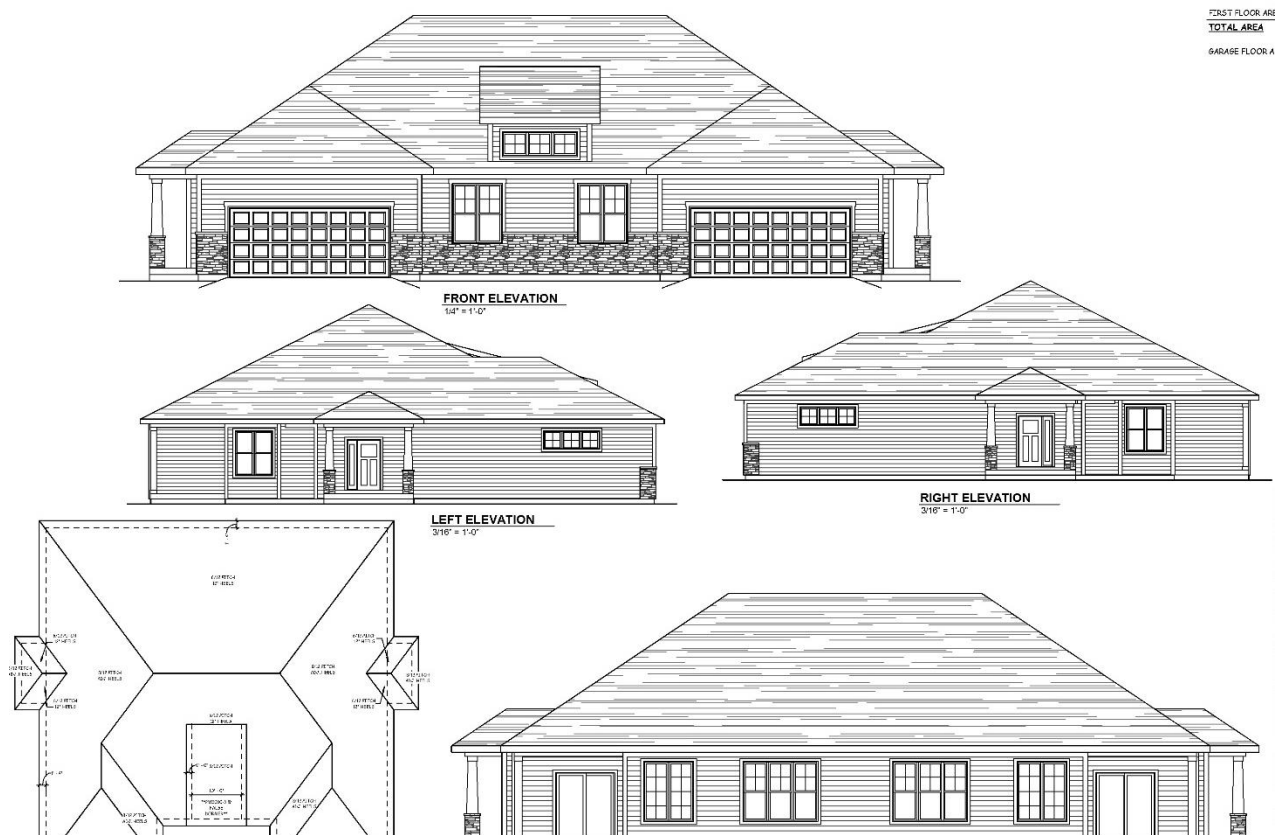
The Engineering Division will thoroughly review the site and civil plans and submit comments to the developer pertaining to storm water management and easements, etc. There are existing storm sewer easements on site adjacent to the proposed buildings in the cul-de-sac. Any changes required are minor enough that the Engineering Department feels comfortable working with the developer on necessary modifications.

The lighting plan submitted does not include any additional street lighting beyond the one existing street light at the back of the cul-de-sac. Each building is proposed to have decorative wall sconces on the garages, at the entryway, and on each porch. Staff has no concerns with the proposed lighting plan.

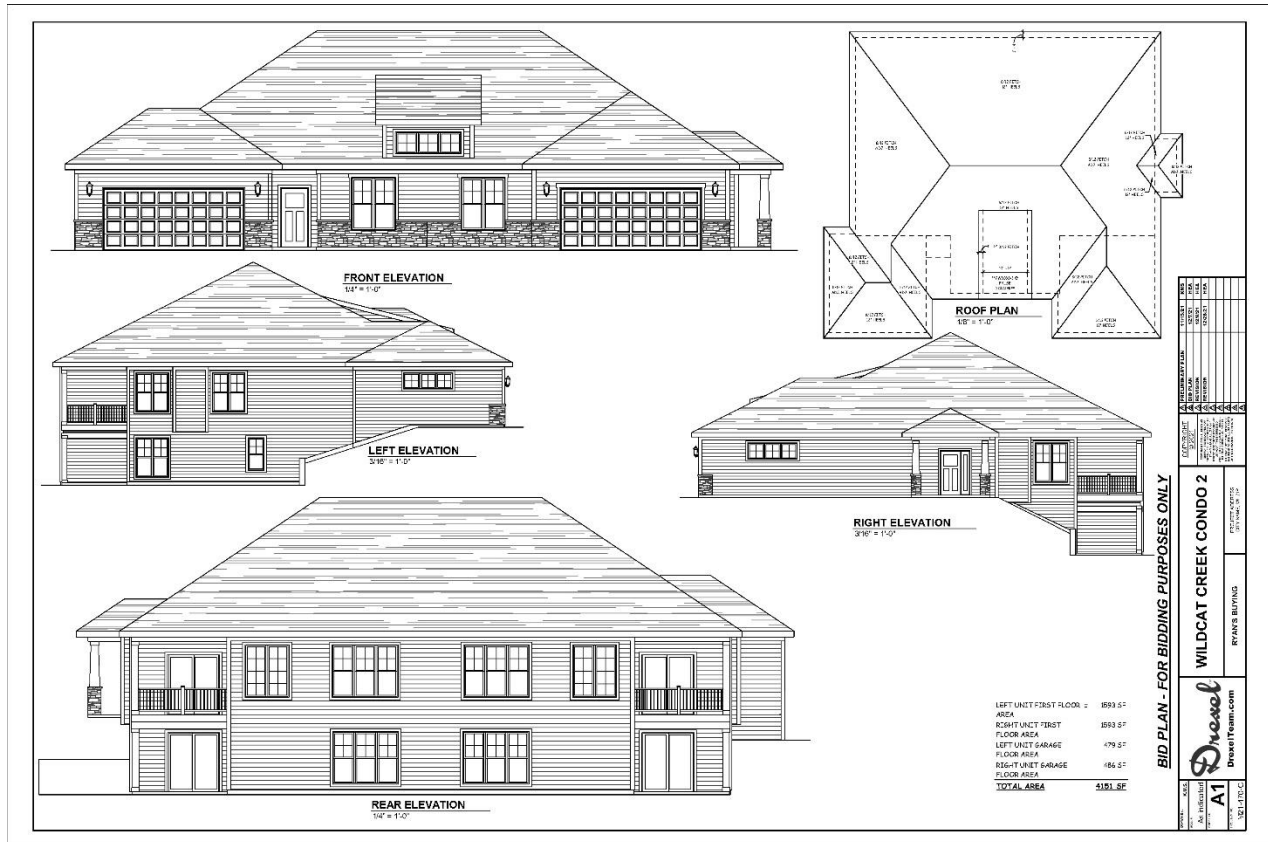
The landscaping plan includes building base plantings, perimeter plantings, trees along the cul-de-sac, and a mixture of deciduous and evergreen trees and shrubs, perennials, ornamental grasses and grass. Landscaping may need to be moved off of utility laterals. The City Forester had only minor comments regarding the landscaping plan. Staff feels comfortable that the design team and City Forester can work out any landscaping comments/modifications.

Architectural Plans

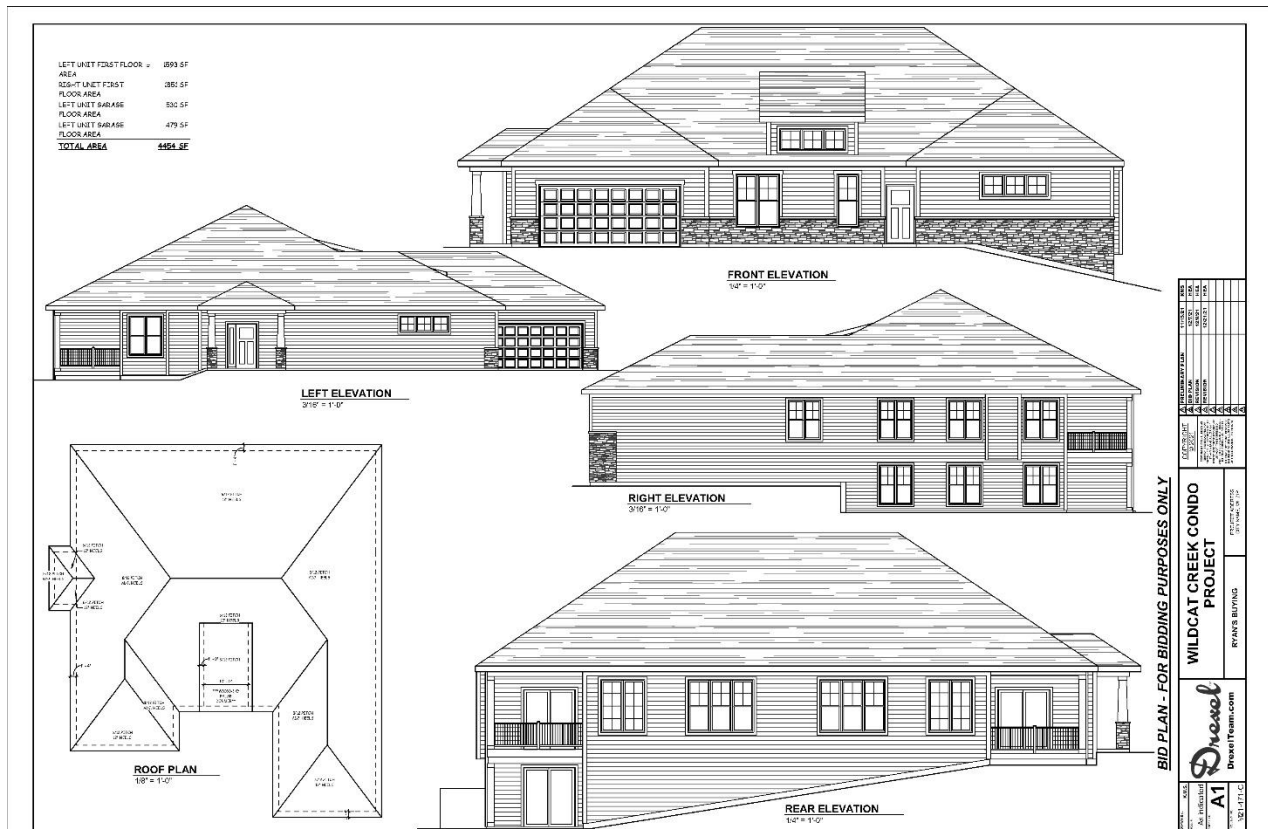
All eight (8) buildings are two-bedroom, ranch-style buildings. Each unit is approximately 1,593 sq. ft. with the exception of unit 302, which is 1,851 sq. ft. The garages are approximately 480 sq. ft., with the exception of unit 302 (530 sq. ft) and unit 801 (298 sq. ft). The main floor of each unit consists of a master suite, master bath, second bedroom, second bathroom, great room, kitchen, dining room, and mudroom. The units are accessed via a covered stoop entry or through the garage. Each unit also has a covered porch. The basement level contains utilities and an additional full-bathroom. Buildings 2, 3, and 8 also have walk-out basement access.



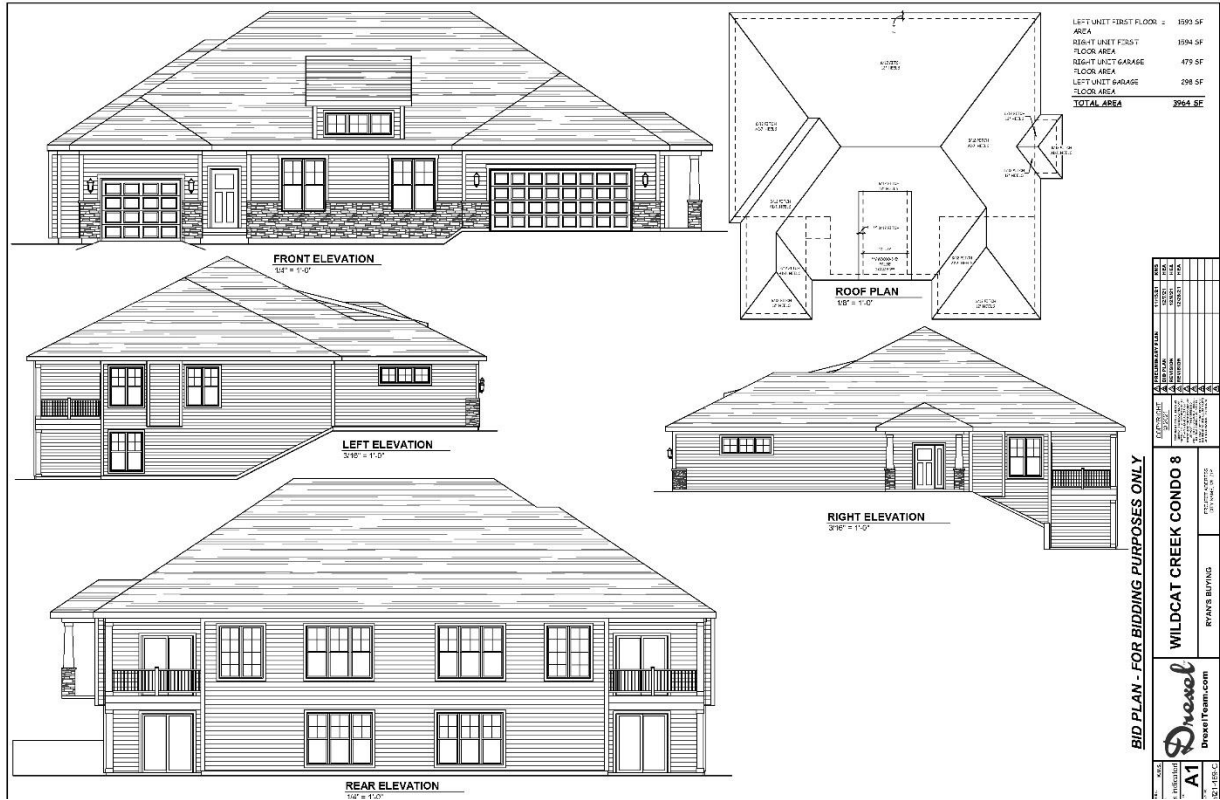
Buildings 1, 4, 5, 6, 7



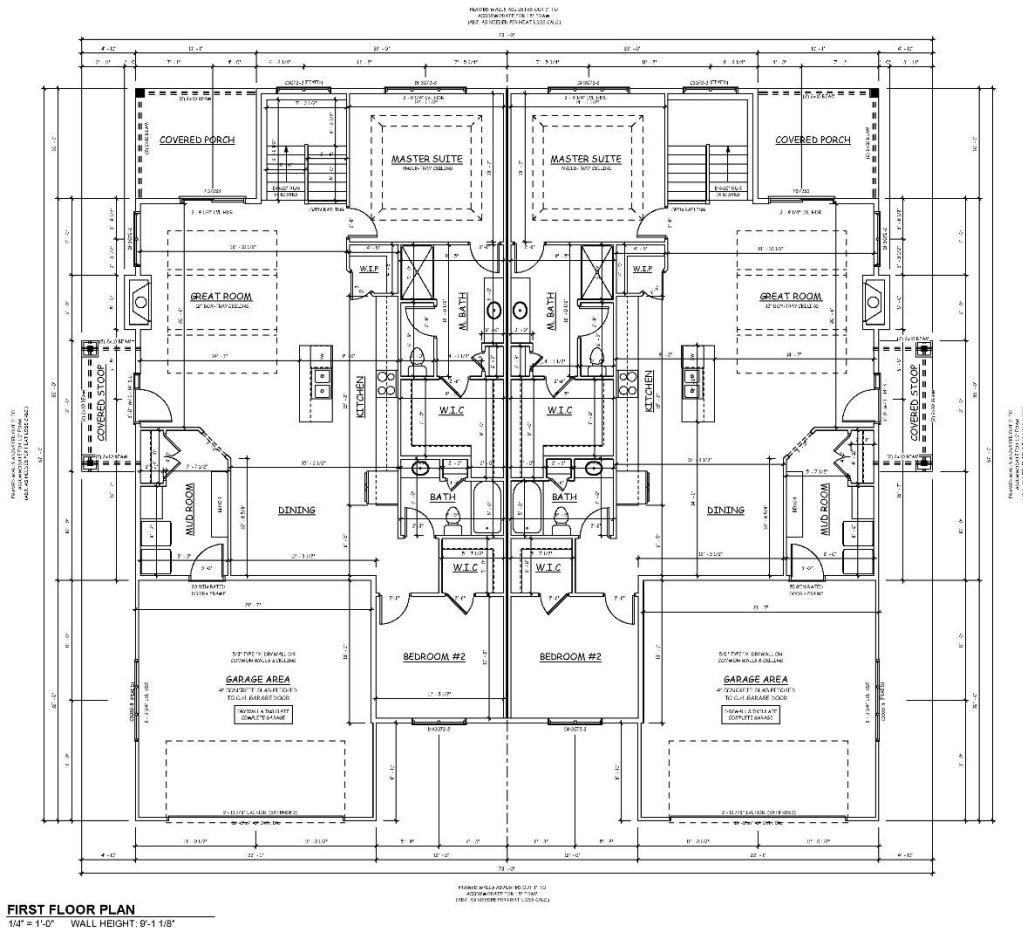
Building 2



Building 3



Building 8





While aesthetically similar, there are three (3) different building types. The different building designs are a result of the grading challenges. Buildings 1, 4, 5, 6, and 7 all feature front-facing two-car garages and side entries. Building 2 has front-facing two-car garages with one side-entry and one front-entry. Building 3 has one front-facing two-car garage and one side-facing two-car garage, along with one side-entry and one front-entry. Building 8 has one front-facing two-car garage and one front-facing one-car garage, along with one side-entry and one front-entry.

The buildings feature a stone veneer belt course on the front facades, with cement board siding above. Staff recommends the stone veneer be increased to the height of the window sash along the front facades. The side and rear elevations are entirely cement board siding. The entry stoop has stone bases with tapered columns supporting a gabled roof. Double-hung insulated windows are in each bedroom and in the great room. Fixed insulated windows are in the garage and stairwell. The roof contains architectural shingles and a decorative dormer with three-pane fixed window.

Recommendation: Recommend Common Council approval of Site, Landscaping, and Architectural Plans for proposed new construction of Creekside Condominium, to be located at 4060 S. 124 St., submitted by Ryan Janssen, d/b/a Janssen Bruckner LLC, and Joe Eldridge d/b/a Colliers International (Tax Key No. 565-9975-001), subject to Plan Commission comments and staff comments and the following conditions:

(Items 1 through 15 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. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) stone veneer on front façade increased in height to window sash level; (b) retaining wall design and material details; (c) modification of driveway widths to thirty feet (30') or narrower; (d) curb cut and ramp at termination of the sidewalk; (e) separate driveway entrances along S. 124 St. for Building 1 and Building 2; and, (f) any landscaping specie/quantity recommendations as provided by the City Forester.
2. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department.
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 of credit or other form of security for Engineering expenses, as required per the Planned Unit Development Agreement amendment.
6. Payment of the City's impact fee of \$1,806.00 for additional two new dwelling units.

7. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
 8. An executed Planned Unit Development (PUD) Agreement amendment signed by the applicant and the City. Said PUD Agreement amendment will require certain security and cash payments/deposits from applicant and will be defined in the Agreement once drafted by the City.
- 10. Final Subdivision Plat for Parkview Estates, a proposed single-family development to be located at S. 35 St. and W. Barnard Ave., submitted by Kalvin K. Klimeck d/b/a Pioneer Engineering and Surveying, LLC and Raul A. Gonzalez d/b/a First West Realty, LLC. (Tax Key No. 622-9988-018)**

The applicant is proposing to split the existing 4.2-acre site into nine (9) different lots. This parcel is located southeast of Greenfield Middle School, with S. 35 St. as a western border, W. Barnard Ave. as a northern border, vacant Greenfield School District land to the east and residential property to the south. A Subdivision Plat is needed when splitting into more than 4 parcels—otherwise a Certified Survey Map is utilized as the form of official land division for smaller splits. The preliminary subdivision plat was approved by the Plan Commission at the October 12, 2021, meeting. The preliminary subdivision plat was reviewed by City staff, Milwaukee County Department of Administrative Services, and Wisconsin Department of Administrations and subsequent comments by those reviewing bodies have been addressed in the proposed final plat.

The applicant, Mr. Gonzalez, purchased the property on August 30, 2021.

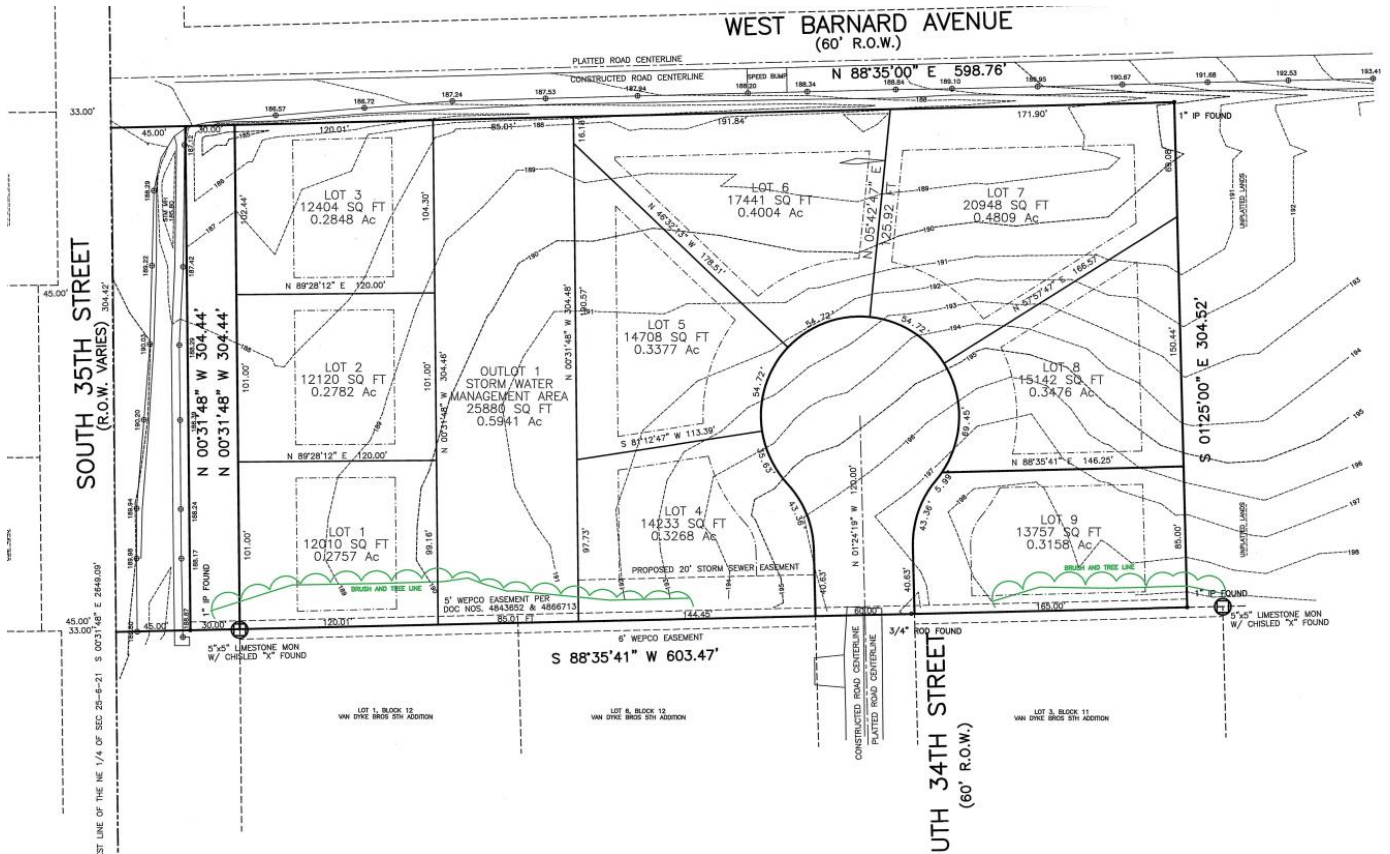
Proposed lot sizes include:

Lot 1: 0.2821 acres (12,289 sq. ft.)
Lot 2: 0.2789 acres (12,150 sq. ft.)
Lot 3: 0.3825 acres (16,661 sq. ft.)
Lot 4: 0.3268 acres (14,233 sq. ft.)
Lot 5: 0.3377 acres (14,708 sq. ft.)
Lot 6: 0.4004 acres (17,441 sq. ft.)
Lot 7: 0.4809 acres (20,948 sq. ft.)
Lot 8: 0.3476 acres (15,142 sq. ft.)
Lot 9: 0.3158 acres (13,757 sq. ft.)

The site layout includes a storm water outlet in between the three (3) front lots and the cul-de-sac lots. The outlet is 0.4905 acres (21,313 sq. ft.).



Per recommendation from the Plan Commission, the S. 35 St. frontage road will continue north and lots 1-3 will have access to S. 35 St. through the frontage road. A connection to S. 35 St. is not shown on current plans but will need to be added at or near the southern portion of Lot 1. Lots 4-9 will be situated around a new cul-de-sac extension of S. 34 St. These lots will be accessed through S. 34 St. There will be no access to W. Barnard Ave., which is the only way in/out of Greenfield Middle School.



The entire parcel is zoned R2-A Single-Family Residential District and only single-family homes will be permitted on the proposed nine (9) lots. This zoning district has a minimum lot size area of 12,000 sq. ft. Each lot meets that requirement. The minimum lot width is 85 ft. and the minimum lot depth is 100 ft. Each lot meets the minimum depth requirement of 100 ft., but four (4) of the lots around the bulb of the cul-de-sac do not meet the minimum lot width of 85 ft. Those lots are narrower in front due to the circular shape of the cul-de-sac. Their widths are 54.72 ft. (three (3) of them) and 69.45 ft. Staff does not object to the four (4) smaller front yard widths. The layout maximizes land use and ultimately adds to the tax base. If the 85-ft. front yard width requirement were maintained, the development would lose at least two (2) lots.

The site layout includes a new frontage road along the east side of S. 35 St. and curb and gutter around the cul-de-sac. Curb-and-gutter is not currently shown along the S. 35 St. frontage but will need to be added. The cul-de-sac will be considered an extension of the S. 34 St. right-of-way. The developer is also dedicating the western 30 ft. of the parcel to right-of-way for S. 35 St.



The applicant has submitted a civil engineering plans to the Engineering Department that are under review. Engineering staff has commented that prior to any construction taking place on site, the grading and utility plans must be finalized and approved at the staff level. Simultaneously to any site grading and construction, all public improvements and utility installation must take place. In other words, the frontage road, the S. 43 St. cul-de-sac, and the storm water management system must be installed at the same time as any initial construction. This is to ensure that all public improvements are complete and that the project is not abandoned mid-construction. A homeowner's association will also need to be formed prior to occupancy.

Per Chapter 20 of the Municipal Code, the Plan Commission shall provide a recommendation to the Common Council, and then the Common Council approves or rejects the final subdivision plat proposal. In addition, the Engineering Division drafts a Development Agreement between the City and the owner with technical terms and agreements pertaining to utilities, grading, maintenance, construction specs, etc.

Recommendation: Recommend Common Council approval of Final Subdivision Plat for Parkview Estates, a proposed single-family development to be located at S. 35 St. and W. Barnard Ave., submitted by Calvin K. Klimeck d/b/a Pioneer Engineering and Surveying, LLC and Raul A. Gonzalez d/b/a First West Realty, LLC. (Tax Key No. 622-9988-018), subject to Plan Commission comments and staff comments and the following conditions:

(Items 1 and 2 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. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Division.
2. Payment of the City's impact fee of \$1,806.00 per new dwelling unit.

3. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
- 11. Community Development Manager Report**
- 12. Adjournment.**