Common Council Chambers – City Hall Room 100
7325 W. Forest Home Ave., Greenfield, Wisconsin

PLAN COMMISSION STAFF REPORT

Tuesday, March 8, 2022 – 6:00 p.m.

1. Roll Call

2. Approval of the minutes from the February 8, 2022 meeting.

3. Discussion regarding last Common Council meetings.

4A. Special Use Permit for Melt 'N Dip, a proposed restaurant to be located at 7820 W. Layton Ave., submitted by Emad Nadi, d/b/a ETn Engineering, and Jafar Jaraba d/b/a Melt 'N Dip. (Tax Key No. 605-9956-005)

4B. Site Plan Review for Melt 'N Dip, a proposed restaurant to be located at 7820 W. Layton Ave., submitted by Emad Nadi, d/b/a ETn Engineering, and Jafar Jaraba d/b/a Melt 'N Dip. (Tax Key No. 605-9956-005)

Items 4A and 4B may be considered together.

Overview and Zoning
The applicant is proposing to lease 2,250 sq. ft. of vacant tenant space within the multi-tenant commercial building at 7820 W. Layton Ave. to operate Melt 'N Dip, a sweets and desserts restaurant. This property is zoned C-4 Regional Business District, which permits full-service restaurants as a Special Use. Melt 'N Dip's menu will consist of cookies, crepes, cakes, milkshakes, gelato, fruits, coffees and teas. Their proposed dining area has room to accommodate 66 guests. They anticipate between 200-300 customers daily and will have an estimated four (4) staff members. The proposed hours of operation are 11:00am-11:00pm, daily. Melt n' Dip is a franchise based in Chicago and has several locations in the United States, Canada, and Lebanon. A public hearing could be scheduled as soon as April 19, 2022.

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 Permits. The site is in good condition. The only issues staff observed were the poor condition of multiple refuse enclosures and

outdoor storage of material behind the building. Staff recommends the doors of the enclosure are repaired or replaced by the property owner by June 2022.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Melt 'N Dip, a proposed restaurant to be located at 7820 W. Layton Ave., submitted by Emad Nadi, d/b/a ETn Engineering, and Jafar Jaraba d/b/a Melt 'N Dip. (Tax Key No. 605-9956-005), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of an Occupancy Permit.)

1. A letter being submitted to the Community Development Division from the property owner stating the refuse enclosure doors will be repaired or replaced by June 2022, that the dumpster(s) will remain within the refuse enclosures, and all outdoor storage has been removed from behind the building.

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

5A. Special Use Review for a Sauce & Toss, a proposed restaurant to be located at 3322 W. Loomis Rd., submitted by Faisal Farooqui, d/b/a Ahad Investment LLC. (Tax Key No. 553-0436-001)

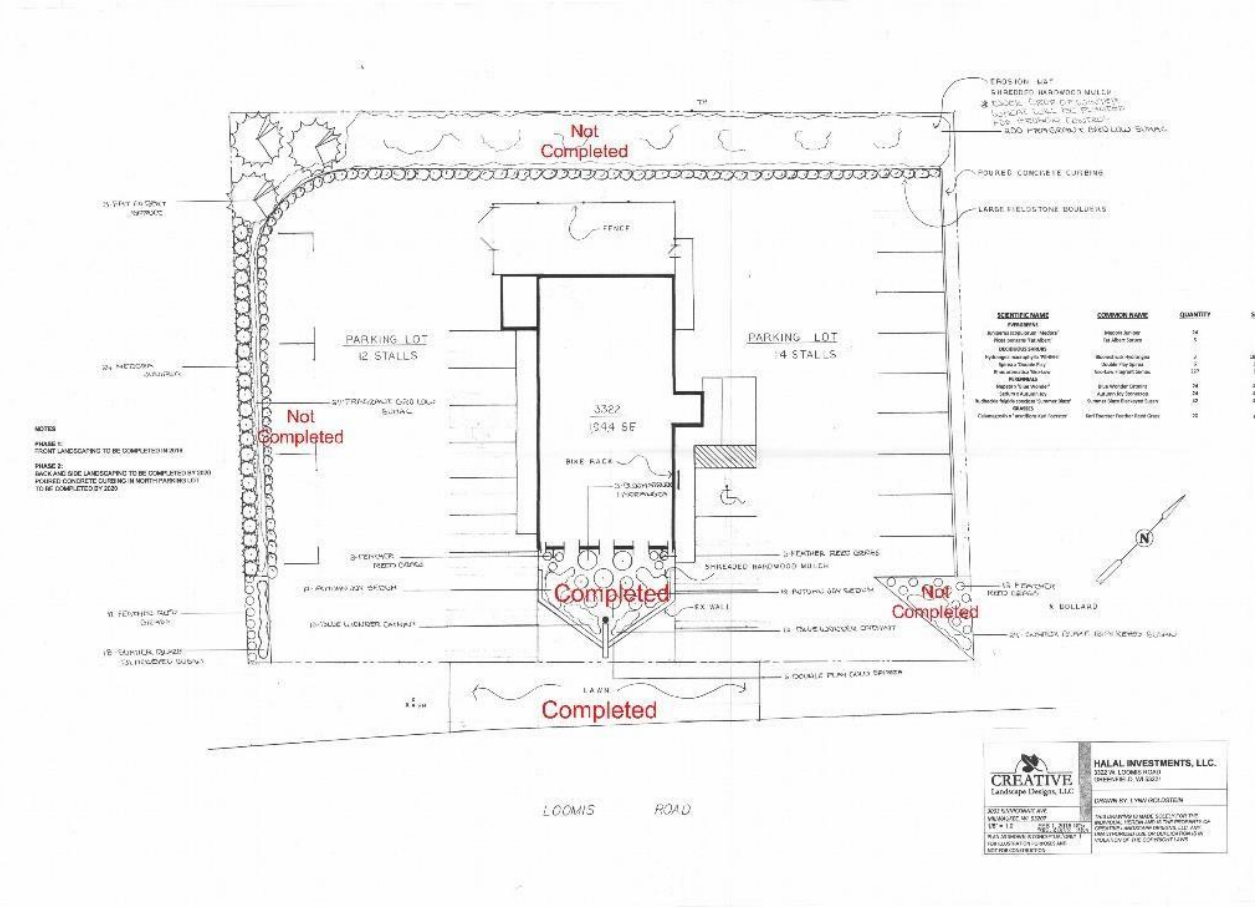
5B. Site Plan Review for Sauce & Toss, a proposed restaurant to be located at 3322 W. Loomis Rd., submitted by Faisal Farooqui, d/b/a Ahad Investment LLC. (Tax Key No. 553-0436-001)

Items 5A and 5B may be considered together.

Overview and Zoning
The applicant, Mr. Farooqui, is proposing to purchase the property at 3322 W. Loomis Rd. and change the restaurant format from its current tenant, Oh Yeah Chicken & More, to Sauce & Toss. This would be the second Sauce & Toss restaurant owned by Mr. Farooqui—he has one in Zion, IL: https://saucentoss.us/ The proposed hours of operation are 11am – 10pm, daily, but staff recommends the approved hours be 9am – 10pm to provide flexibility if they want to open earlier. Mr. Farooqui expects to employ approximately 12 individuals, and proposes to offer sit-down, carry-out and delivery dining options. The menu is changing to a wing-themed restaurant. The applicant is not proposing to serve alcohol at the property at this time.

The property is zoned C-2 Community Commercial District. Full-service restaurants are a Special Use in the C-2 District. The change in occupancy triggers a Special Use Review by the Plan Commission and Common Council.

Site Plan Review
While the applicant didn't submit a site plan, the site is subject to Plan Commission review with the Special Use Review. Oh Yeah Chicken and More had originally gone before the Plan Commission in March 2018. At that time, the Plan Commission requested that a full landscape plan be submitted for review the following month. The Plan Commission approved a phased landscape plan in April 2018: Phase I included landscaping the front of the parcel, to be completed in 2018; and Phase II included landscaping the side (south), rear (west), and installing poured concreate curbing, all to be completed by 2020.



At the November 10, 2020 Plan Commission meeting, the previous tenant had requested an extension of time to complete site improvements. The applicant asked for an extension to complete all site improvements by year- end, 2025, citing revenue struggles from COVID-19. The 2018 required landscaping in the very front of the building had been completed. None of the 2020 required improvements had been started. The Plan Commission and Common Council approved an extension of time to complete all site improvements by December 31, 2025. That timeframe would be applicable to the site, no matter who the owner or tenant is, and carries through with this proposed change in occupancy to Sauce & Toss.

To date, none of the south nor west site improvements have been made. Staff observed a few site conditions that need updating prior to occupancy: (1) the light heads on the light poles need to be angled down to be parallel with the ground; (2) refuse containers need to be kept

INSIDE the enclosure; and, (3) basic clean-up of the site needs to be completed, including removal of the shopping cart in the parking lot.

Staff recommends that this item be expedited to the March 15, 2022 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Sauce & Toss, a proposed restaurant to be located at 3322 W. Loomis Rd., submitted by Faisal Farooqui, d/b/a Ahad Investment LLC (Tax Key No. 553-0436-001), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of an Occupancy Permit.)

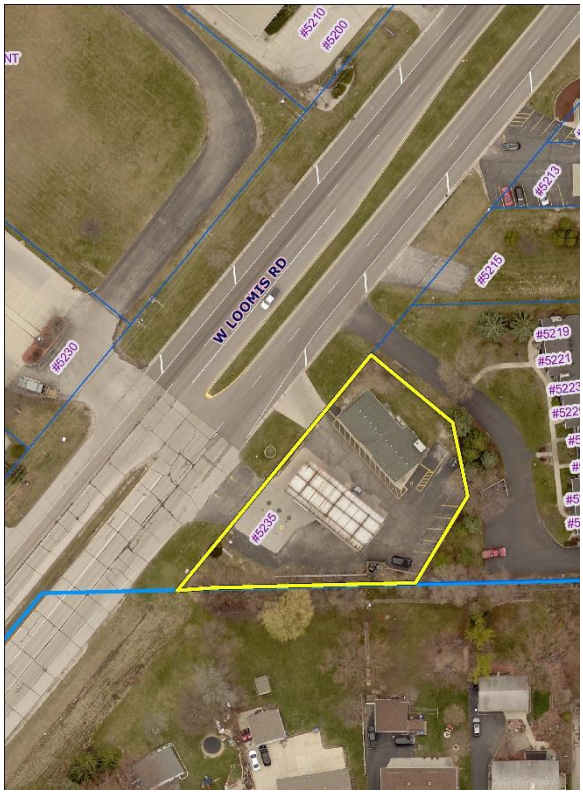
1. A letter being submitted to the Community Development Division stating that the following items have been completed: (a) the light heads on the light poles have been angled down to be parallel with the ground; (2) the refuse containers are being kept INSIDE the enclosure; and, (3) basic clean-up of the site has been completed, including removal of the shopping cart in the parking lot.

6A. Special Use Permit for a beer store within Home Town gas station, an existing business located at 5235 W. Loomis Rd., submitted by Khadisa Imayat, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003)

6B. Site Plan Review for a beer store within Home Town gas station, an existing business located at 5235 W. Loomis Rd., submitted by Khadisa Imayat, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003)

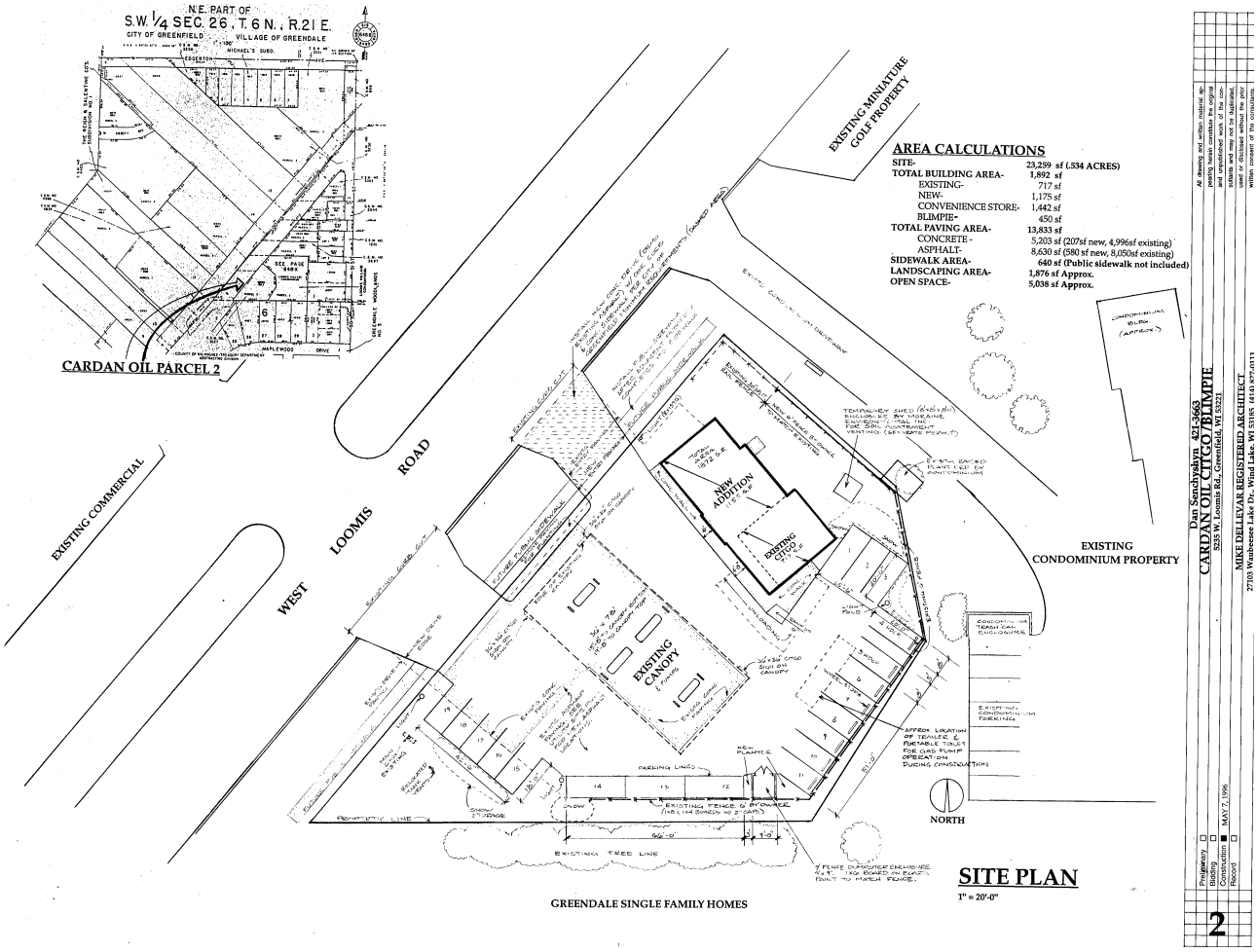
Items 6A and 6B may be considered together.

Overview and Zoning
The applicant, Khadisa Imayat, is requesting a Class "A" liquor license to sell malt based beverages and hard cider products at Home Town gas station and convenience store at 5235 W. Loomis Rd. The property is zoned C-3 Highway and Commercial Service Business District, which allows "Beer, Wine, and Liquor Stores" as a Special Use. This location previously had a Class "A" liquor license under a previous owner but the license has not been renewed for a number of years. A public hearing could be scheduled as soon as April 19, 2022.



Site Review
A site and landscaping plan was not submitted, but this 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. During a site visit, staff noticed outdoor storage of road salt, firewood, and windshield washer fluid. The Municipal Code does NOT allow outdoor

storage and 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. These items must be removed before issuance of the liquor license. The fence along the north property line has faded paint and should be repainted. The approved 1996 site plan for this property shows nineteen (19) parking spaces in a completely different layout than what staff observed onsite and from what is shown on the 2020 GIS aerial photo. Staff recommends a new site plan be submitted to the Community Development Division showing the current site conditions.



1996 Approved Site Plan

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for a beer store within Home Town gas station, an existing business located at 5235 W. Loomis Rd., submitted by Khadisa Imayat, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 3 are required to be satisfied prior to the issuance of a Liquor License. Item 2 is to be satisfied by June 30, 2022.)

1. A letter being submitted to the Community Development Division from the property owner stating the fence along the northern property line will be repainted by June 2022 and that all outdoor storage has been removed from outside the building.

2. A revised site plan being submitted to the Community Development Division showing the existing site and parking lot arrangements.

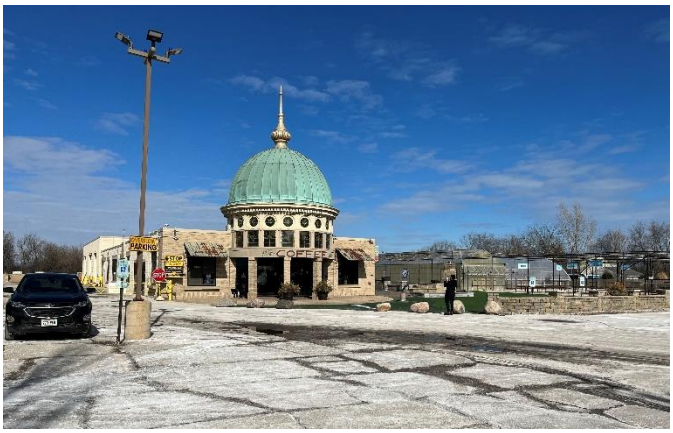
3. Common Council approval of the Special Use Permit, following a public hearing.

7A. Special Use Permit to establish an alcohol beverage drinking place at Bluemel's Garden & Landscape Center, an existing business located at 4930 W. Loomis Rd., submitted by John

Lewandowski and Mike Bluemel, d/b/a Bluemel's Garden & Landscape Center. (Tax Key No. 620-1001-000)

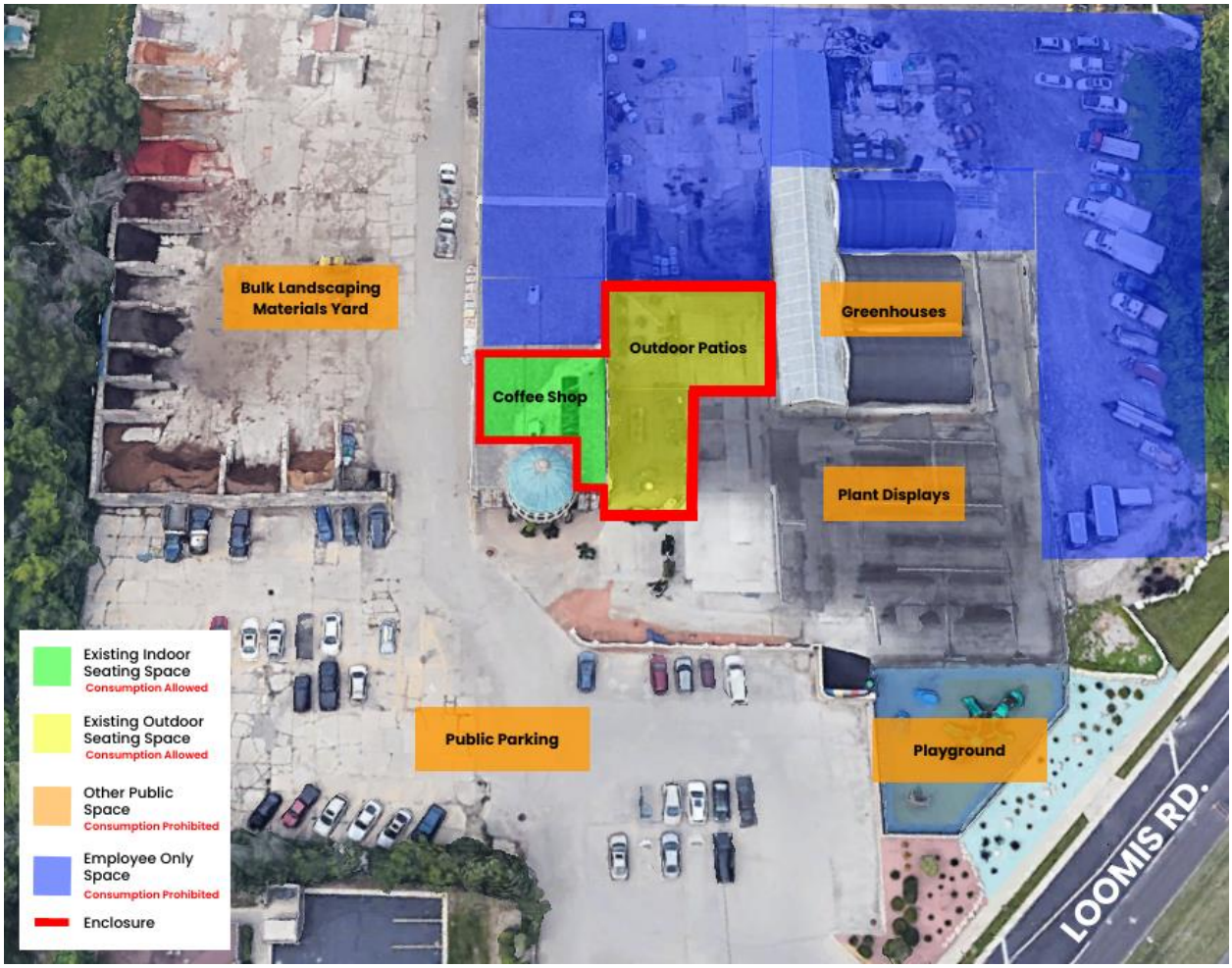
7B. Site Plan Review for Bluemel's Garden & Landscape Center, an existing business located at 4930 W. Loomis Rd., submitted by John Lewandowski and Mike Bluemel, d/b/a Bluemel's Garden & Landscape Center. (Tax Key No. 620-1001-000)

Items 7A and 7B may be considered together.



Overview and Zoning

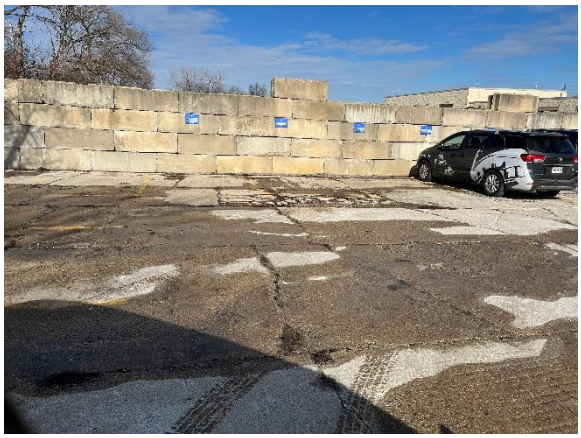
Mr. Bluemel would like to offer full bar/alcohol services to his customers at the Bluemel's Garden & Landscape Center. The proposed hours for serving alcohol would be 7:00am – 10:00pm, Monday through Saturday; and 8:00am – 7:00pm Sundays. Bluemel's general hours of operation vary depending upon the time of year, but these are the maximum hours that they would be open. Bluemel's plans to add six (6) employees to their staff of eight (8) in order to operate efficiently and accommodate the additional sales. Their plan is that all existing staff and new hires employed in the coffee shop would obtain a Wisconsin Bartender License. Currently Bluemel's coffee shop serves about 125 customers/day. With the additional of the alcohol license, they anticipate that number to increase to about 190/day. Alcohol consumption would be limited to the indoor coffee shop and the outdoor patio. Mr. Bluemel has described in the project description that signage such as "No Alcohol Beyond This Point" will be strategically placed throughout the entrances/exits of the designated area. The property is zoned C-2 Neighborhood Commercial District, which requires a Special Use Permit for "Drinking Places." A public hearing will be required, which may be scheduled for as early as April 19, 2022.

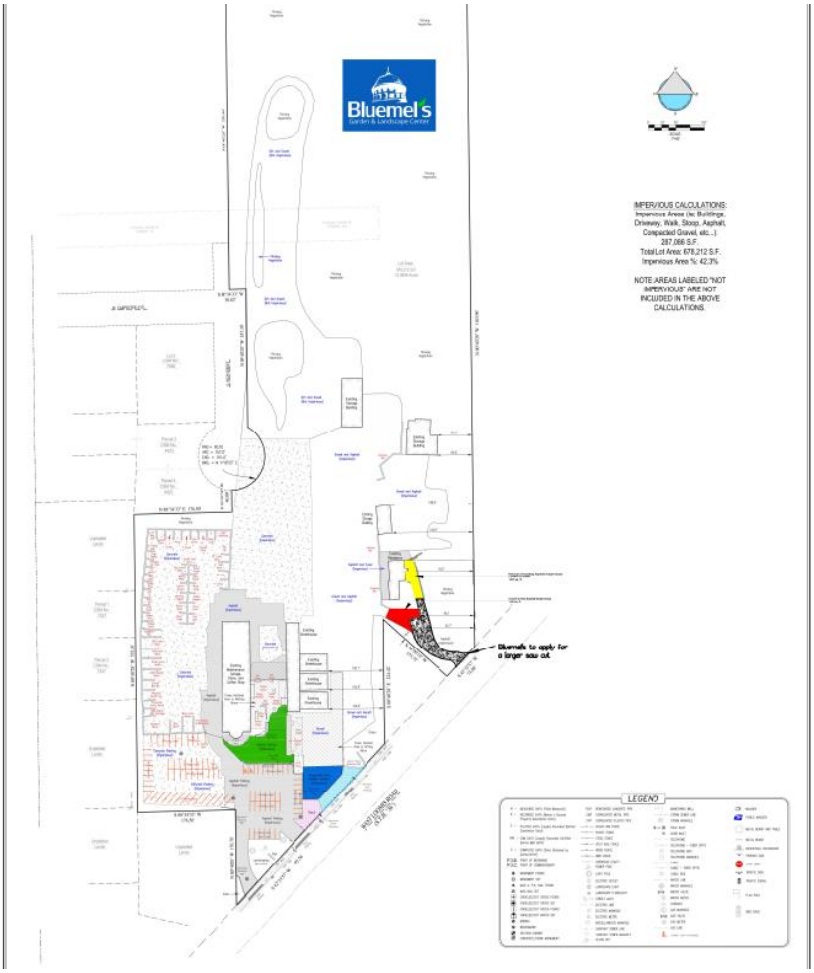


Site Plan Review

In April 2021, Bluemel's submitted a CSM review before the Plan Commission and Common Council. A condition of approval was that an updated Site Plan be submitted for Plan Commission review. With the "Drinking Place" Special Use Permit application, Bluemel's submitted an as-is site plan, with a few minor future alterations identified on the plan. The site plan identifies some new impervious area/pavement that they are proposing to construct on the very eastern portion of the property, where the single-family house parcel was merged with Bluemel's overall site as part of the CSM approval last year. The proposal also removes some existing asphalt. The overall paved surface area will be reduced a few square feet.

In addition to an as-is site plan being submitted, the site is subject to Plan Commission review with the Special Use Permit. The main public parking lot is in very poor condition, comprised of cracks and pot holes all over. Staff recommends that the parking lot be resurfaced, at a minimum, by December 2023, providing Mr. Bluemel nearly two (2) years to complete the work.





Recommendation: Recommend Common Council approval of the Special Use Permit to establish an alcohol beverage drinking place at Bluemel's Garden & Landscape Center, and a Site Plan Review of Bluemel's Garden & Landscape Center, an existing business located at 4930 W. Loomis Rd., submitted by John Lewandowski and Mike Bluemel, d/b/a Bluemel's Garden & Landscape Center (Tax Key No. 620-1001-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Liquor License.)

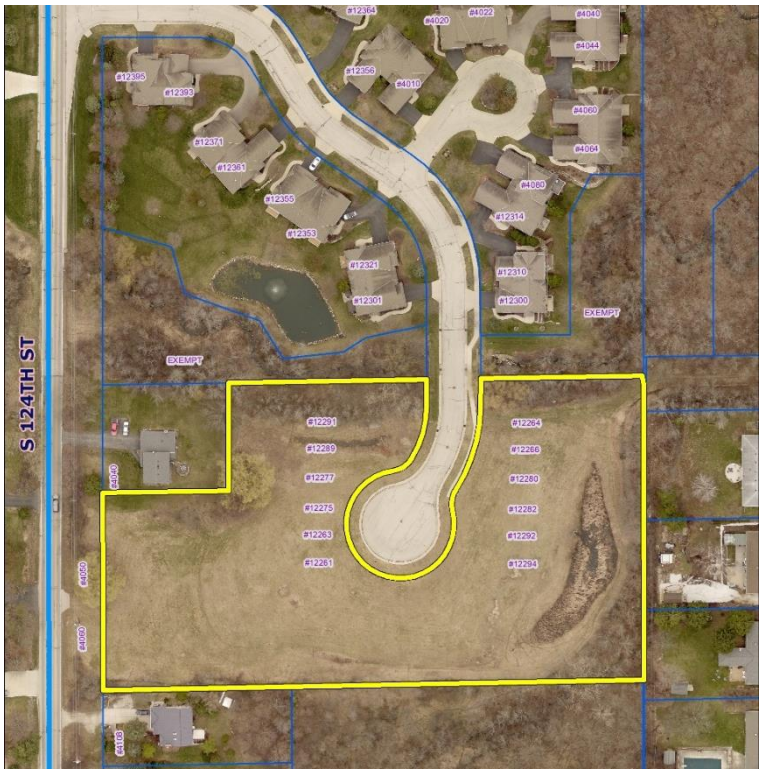
1. A letter being submitted to the Community Development Division stating that the parking lot will be resurfaced before December 31, 2023.

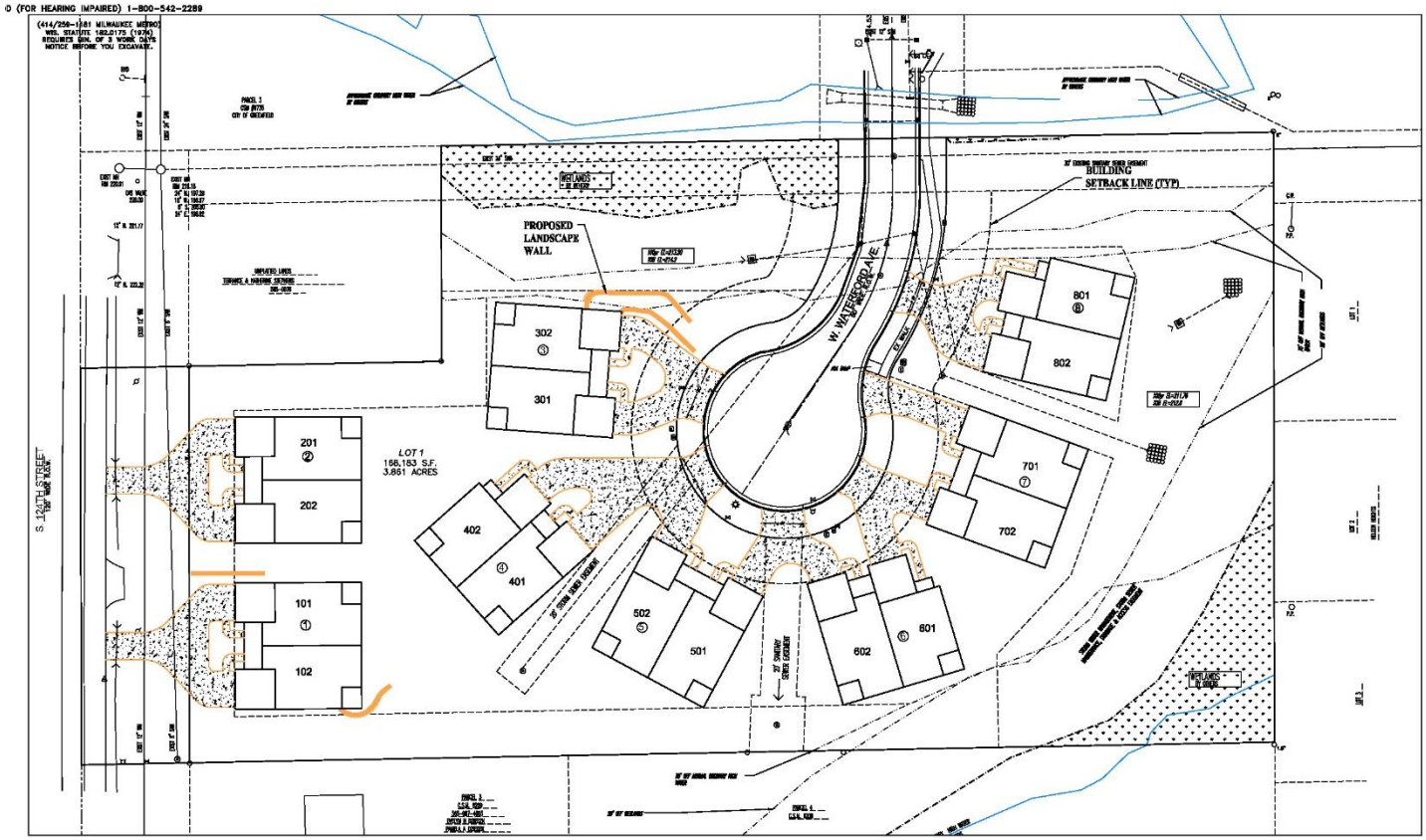
2. Common Council approval of the Special Use Permit, following a public hearing.

8. 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 modify the site, landscaping, and architectural plans for "Creekside Condominiums" approved at the January 11, 2022, Plan Commission meeting and January 18, 2022, Common Council meeting. 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.

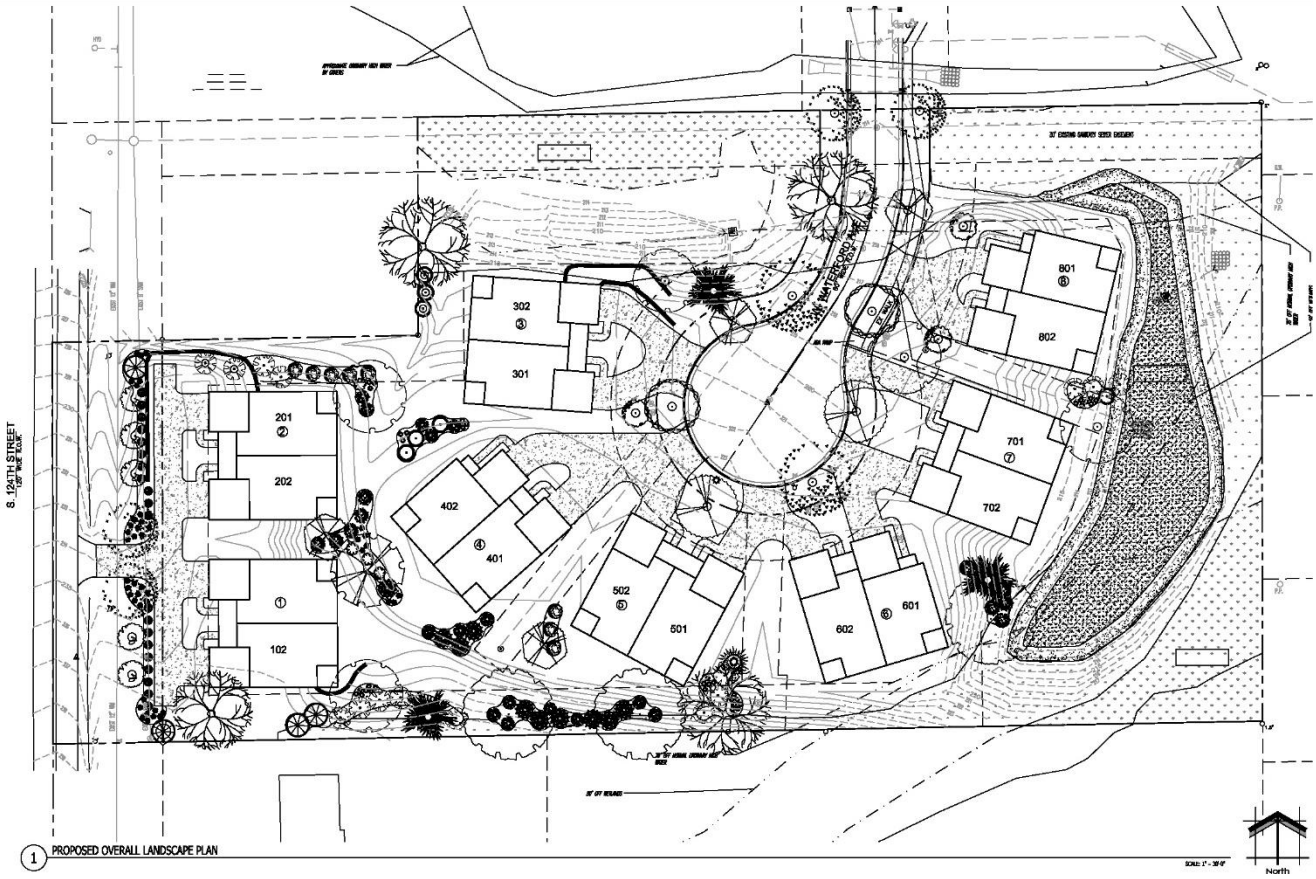




Site and Landscaping Plans

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 two partially-built storm water basins will be completed as part of the development.

There are minor modifications between the previously approved plans and the currently proposed site plans. Each building along S. 124th would be serviced by a separate driveway. This had been a staff suggestion when the previous plans were approved. The driveway layouts are more cohesive with the current plans and the excessive width of some of the driveways has been reduced. Some grading changes have helped alleviate the need for additional retaining walls, though there are still retaining walls proposed near buildings 1 and 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. Per the Plan Commission recommendation, a pedestrian path to 122nd Street is recommended to be added to the site plan.



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. 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 and out of the right of way. 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

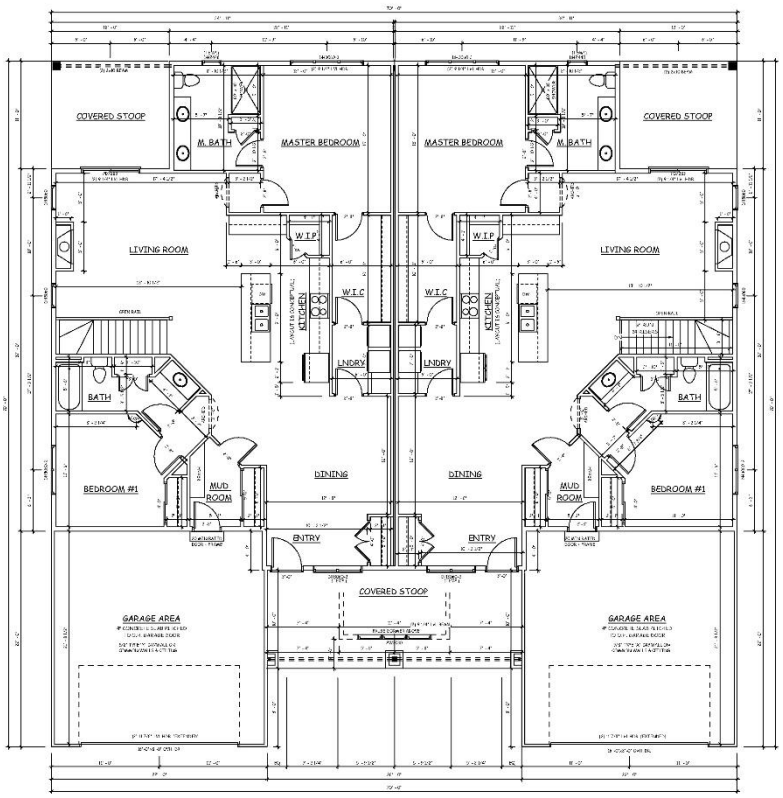
All eight (8) buildings are two-bedroom, ranch-style buildings. Each unit is approximately 1,598 sq. ft. with potential to add a third bedroom, bathroom, and rec room in the 789 sq. ft. basements. The garages are approximately 480 sq. ft. The main floor of each unit consists of a master suite, master 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 stoop.

Buildings 1 & 7

Buildings 2, 3, 5

Buildings 6 & 8

Building 4



FIRST FLOOR PLAN
1/4" = 1'-0" WALL HEIGHT: 9'-1 1/8"

PER UNIT:

FIRST FLOOR AREA	=	1599 SF
TOTAL AREA		1599 SF
OPTIONAL LOWER LEVEL	=	789 SF

While aesthetically similar, there are three (3) different building types. Buildings 1, 2, 3, 5, and 7 all feature front-facing two-car garages and interior entryways. Buildings 6 and 8 have front-facing two-car garages with one left side-entry and one interior entry. Building 4 has front-facing two-car garages and one right side-entry and one interior.

The buildings feature a stone veneer at the entryways with cement board siding proposed for the garages and remaining facades. Staff recommends the stone veneer be added to at least halfway up the garage elevations. The front gables are proposed to be vertical cement board siding. Staff recommends the vertical cement siding be added to the gables of the side elevations and attic level windows be added to the side gables. Double-hung insulated windows are found throughout each unit. Staff recommends windows be added to the garages. The roof contains architectural shingles. A decorative dormer with three-pane fixed window is on the buildings with two interior entryways.

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 8 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 at least halfway up the garage; (b) vertical cement board added to the side elevation gables; (c) fixed-pane windows added to the side elevation gables; (d) windows added to the garages; (e) driveway flares per the City design standards; (f) a pedestrian path both of building 8, including a curb cut ramp at the end of the path; (g) retaining wall design and material details and retaining wall engineering specs; 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.

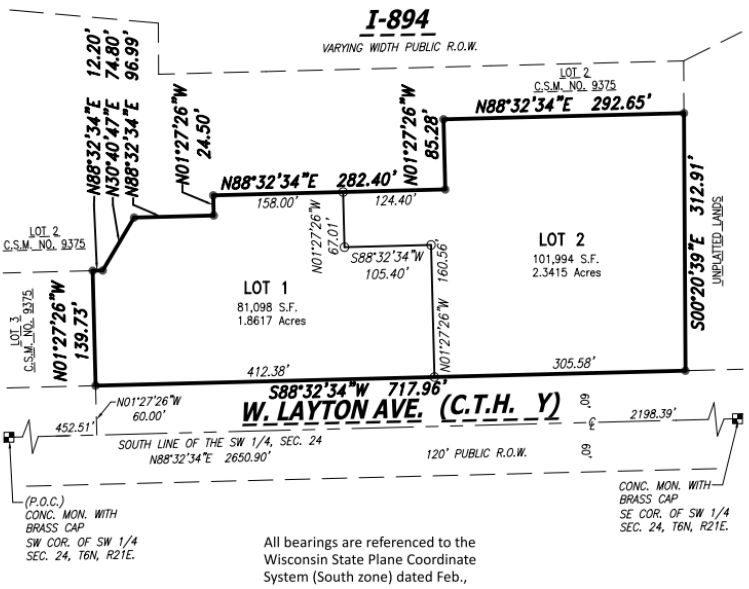
5. A letter of credit or other form of security for Engineering expenses, as required per the Planned Unit Development Agreement amendment.

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.

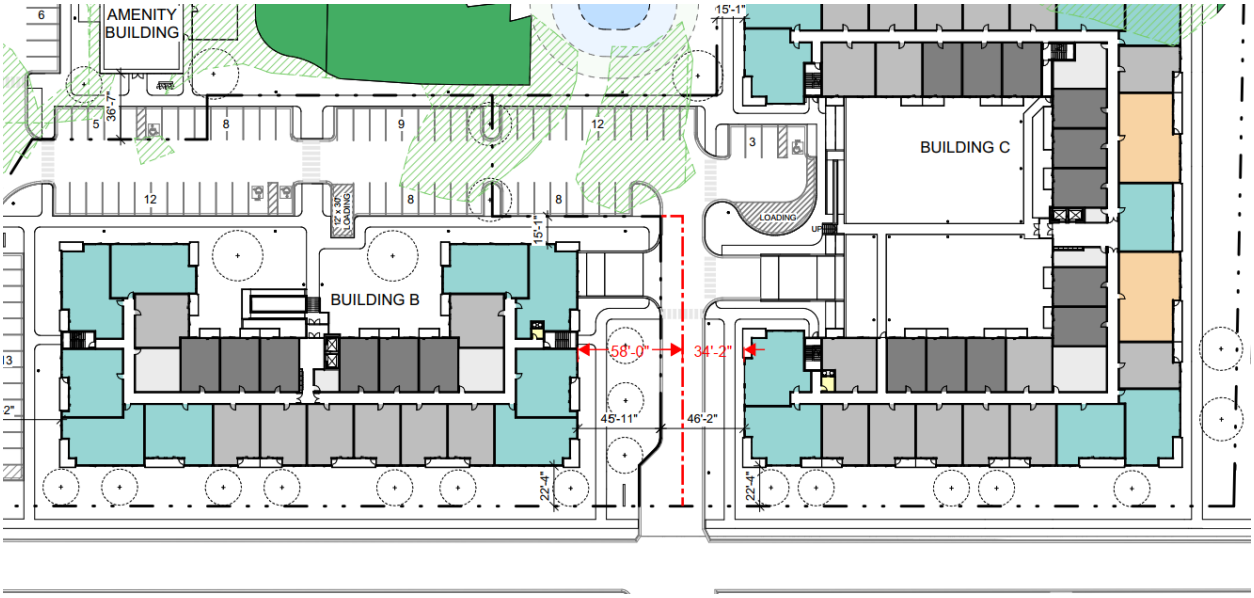
9. Certified Survey Map to divide an existing parcel located at 4000 & 4050 W. Layton Ave., submitted by Bill Ohm, d/b/a Cobalt Partners, LLC. (Tax Key No. 600-1005-000)



Cobalt is proposing to split their eastern-most parcel, which today would house two (2) of their multi-tenant commercial buildings, into two (2) parcels, which would house each of those apartment buildings into their own separate parcels. The split is proposed to allow flexibility in ownership and financing. The minimum lot area of 40,000 sq. ft. is being maintained for both Lot 1 and Lot 2 with the split. The CSM will create a new Lot 1 (western lot, housing Building B), which will be 81,098 sq. ft. or 1.8617 acres in size; and a new Lot 2 (eastern lot, housing Building C), which will be 101,994 sq. ft. or 2.3415 acres in size.

The proposed front yard setback for Building B will be 21'-4" and for Building C will be 21'-4" (Code requires a minimum of 20 ft.); the side yard setbacks for Building B will be 58' (to the east) and 67'-3" (to the west) and the side yard setbacks for Building C will be 28'-11" (to the east) and 34'-2" (to the west) (Code requires a minimum of 15 ft.); and the rear yard setback for Building B will be 14'-0" and for Building C will be 14'-2" (Code requires a minimum of 25 ft.). The rear setback was always within the minimum, however, to the north, is a separate "lot" that houses the stormwater retention pond, owned by Cobalt and part of the development. The CSM only affects the west side of Building C and the east side of Building B, of which minimum side yard setbacks will be within compliance.

Staff recommends that this item be expedited to the March 15, 2022 Common Council meeting.



Recommendation: Recommend Common Council approval of the Certified Survey Map to divide an existing parcel located at 4000 & 4050 W. Layton Ave., submitted by Bill Ohm, d/b/a Cobalt Partners, LLC (Tax Key No. 600-1005-000), subject to Plan Commission and staff comments.

10. Community Development Manager Report

11. Adjournment.