

PLAN COMMISSION STAFF REPORT

Tuesday, May 10, 2022 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the April 12, 2022 meeting.**
3. **Discussion regarding last Common Council meetings.**
4. **Temporary Use Permit for Backyard Butchers, a proposed drive-thru meat market and food drive collection site to be located at 5200 S. 76 St., submitted by Ivan Quinones, d/b/a Backyard Butchers and Mary Rottler, d/b/a Seritage SRC Finance, LLC. (Tax Key No. 650-9990-039)**

The applicant, Mr. Quinones, is requesting temporary use for Backyard Butchers, a drive-thru meat sale and food collection location within the parking lot of the former Sears Auto building along W. Edgerton Ave. Backyard Butchers will sell prepackaged USDA steaks and meat on approximately 1,500 sq. ft. of the parking lot. A bin will also be present onsite for the donation of canned goods or meat purchased onsite. Donated items will be given to a representative of the Makewell Project, a non-profit 501(c)(3) organization, whose work focuses on projects, people, and initiatives to make families well.

Backyard Butchers proposes having a 26 ft. refrigerated truck present and 10' by 10' tent for the employee use within the parking lot. Proposed hours for the sale are 10:00am – 7:00pm. The proposed sale would take place from May 13-June 6, 2022. One employee will be working onsite during the hours of operation. Access to the site will be from W. Edgerton Ave. via the Southridge Service Drive. Per terms of the lease, any garbage created during the sale will be removed daily. Backyard Butchers held a similar sale and food collection in 2021 and no complaints were received by the City.



Recommendation: Approve the Temporary Use Permit for a proposed drive-thru meat market and food drive collection location at the former Sears Auto building located at 5200 S. 76 St., submitted by Ivan Quinones, d/b/a Backyard Butchers and Mary Rottler, d/b/a Seritage SRC Finance, LLC. (Tax Key No. 650-9990-039), subject to Plan Commission comments and staff comments.

5. **Site and Architectural Plans for a proposed car wash addition to All-Star Honda, an existing business located at 6141 S. 27 St., submitted by Rover Schregardus, d/b/a Morph Designs, LLC, and Dominic Ford d/b/a Boyland Properties Greenfield, LLC. (Tax Key No. 691-9841-014)**

Overview and Zoning

All Star Honda is located along the S. 27 St. commercial corridor and is part of a large Planned Unit Development (PUD) zoning layer that extends north, south and west. New car dealers are a Special Use in the PUD district. The proposed project is a very small addition to the existing car wash in the rear of the property that won't have any impact on the operations of the facility.



Site Plan

The proposed 196 sq. ft. addition will be located in the very back of the property, not visible from the public view. This is the only proposed change to the site. Staff visited the property and it is in good shape, other than a few minor improvements that should be noted. The existing refuse enclosure, located near the building addition in the back, has swinging doors that are in poor condition and need to be replaced. Staff also recommends the construction of a

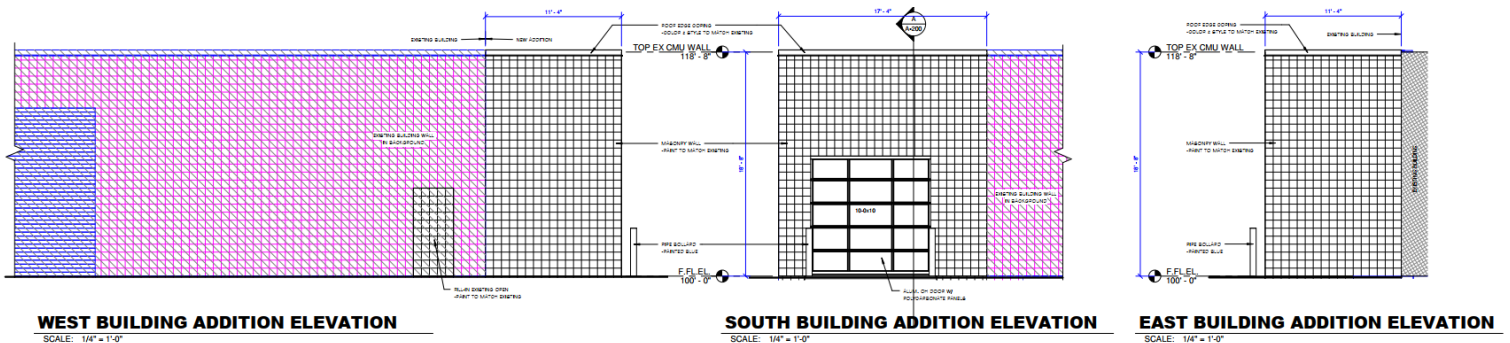
personnel door at the same time, so the large swinging gates are not left open by employees (which was the case when visiting the site). Staff recommends a revised plan be submitted showing the recommended improvements to the refuse enclosure. There



was also garbage, pallets, salt bags, and tires laying around the south perimeter of the building and in the rear refuse area. Staff recommends that a letter be submitted stating that by May 31, 2022, all of the excess materials have been removed from site. All light heads were in their proper position, parallel to the ground.

Architectural Plans

The small 196 sq. ft. car wash addition will be constructed of block material to match the existing building. The existing overhead door is on the south building elevation and a new aluminum overhead door will be constructed and will remain on that south elevation with the addition. There is an existing man door on the west elevation that will be filled with block to match the existing material.



Recommendation: Recommend Common Council approval of the Site and Architectural Plans for a proposed car wash addition to All-Star Honda, an existing business located at 6141 S. 27 St., submitted by Rover Schregardus, d/b/a Morph Designs, LLC, and Dominic Ford d/b/a Boyland Properties Greenfield, LLC. (Tax Key No. 691-9841-014), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 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 letter being submitted to the Community Development Division stating that all excess material/garbage has been removed from the property.
2. A revised site plan being submitted to the Community Development Division to show the construction of new refuse enclosure doors plus a personnel door, for the existing refuse enclosure.

- 6A. Special Use Review for a 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)**
- 6B. Site Plan Review for a 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)**

Items 6A and 6B may be considered together.

Overview and Zoning

Classic Lanes is requesting a Special Use Review to extend their premises for an outdoor dining area within the bowling alley/restaurant/bar parking lot. This is similar to the Temporary Use Permits that were approved in 2020 and 2021 for Classic Lanes but the Special Use Review approval would allow the outdoor dining without seeking approval annually. The proposed 882 sq. ft. outdoor seating area would be located on the south side of the building, east of the front entrance.

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.



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. There were no large outstanding issues when staff conducted a recent site visit. Some parking lot asphalt is deteriorated and should be patched. Staff observed a dumpster and waste barrels by the refuse enclosure. These should be contained within the existing refuse enclosure or an additional enclosure should be constructed if the material does not fit within the existing structure.



Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for a 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, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Liquor License for the exterior premises.)

1. A letter being submitted to the Community Development Division stating that the parking lot will be patched by July 2022, and the dumpster and barrels have been moved to within the existing refuse enclosure or removed from the site.
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- 7A. **Special Use Permit for Blaze Tobacco Shop, LLC, a proposed business to be located at 4642 S. 76 St., submitted by Bassam Al-Ramahi, d/b/a Ramahi 4640, LLC. (Tax Key No. 604-9971-000)**
 - 7B. **Site, Landscaping, and Architectural Plans for proposed exterior modifications to the existing multi-tenant commercial building located at 4640-44 S. 76 St., submitted by Bassam Al-Ramahi, d/b/a Ramahi 4640, LLC. (Tax Key No. 604-9971-000)**

Items 7A and 7B may be considered together.

Overview and Zoning

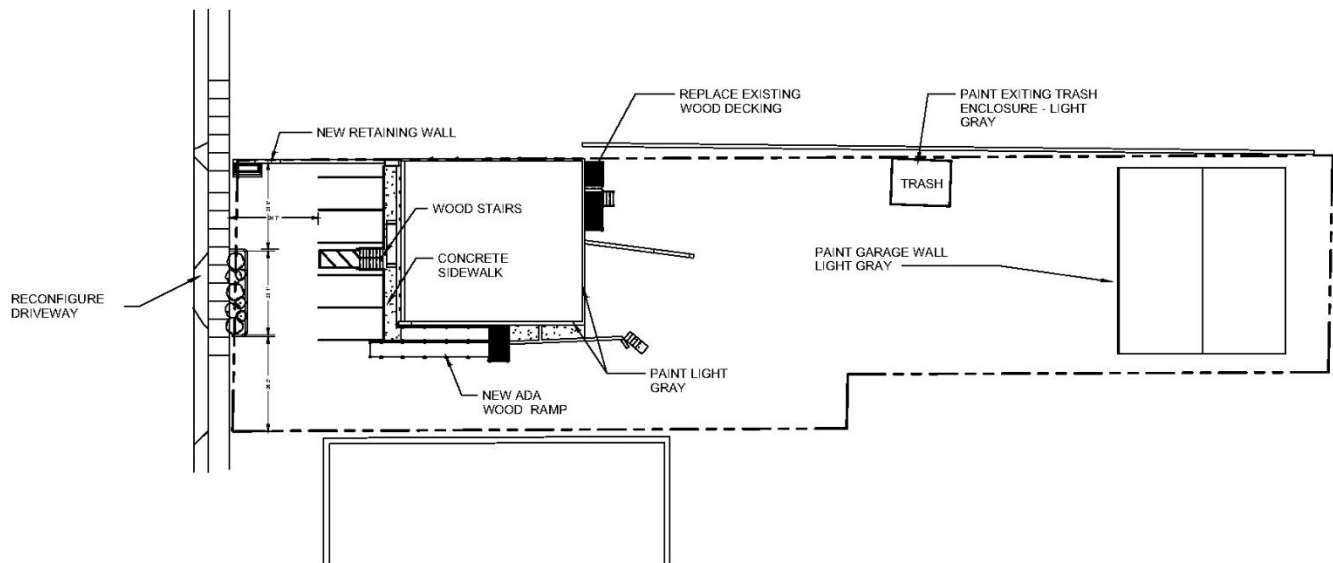
The former “Star Wars” building at 4640-44 S. 76 St. has been purchased by the applicant, Mr. Al-Ramahi, with the intention of moving his real estate business, Ramahi Real Estate & Management, to the upper level of the building and leasing the lower-level tenant space. Mr. Al-Ramahi is proposing to also open Blaze Smoke Shop, a tobacco and vape store to occupy 1,100 sq. ft. within the lower level. The property is zoned C-4 Regional Business District, which allows tobacco stores as a Special Use. The store will have four (4) employees and serve an estimated thirty (30) customers daily. The proposed hours of operation are 7:00am to 11:00pm, daily. Staff recommends the closing time be limited to 10:00pm, constant with other tobacco stores within the city. Mr. Al-Ramahi has over 21 years of tobacco store experience and currently owns an additional three tobacco stores. A public hearing could be scheduled as soon as June 21, 2022.



Site and Landscaping Plans

The applicant is proposing significant exterior site and building modifications, along with the addition of landscaping in front of the building. The building has been neglected for some time and these changes are well needed.

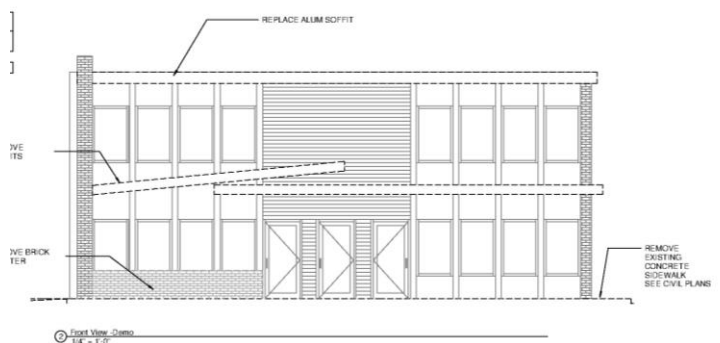
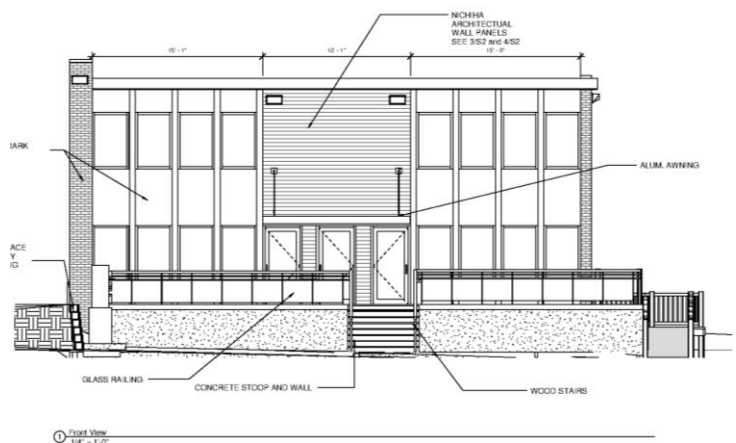


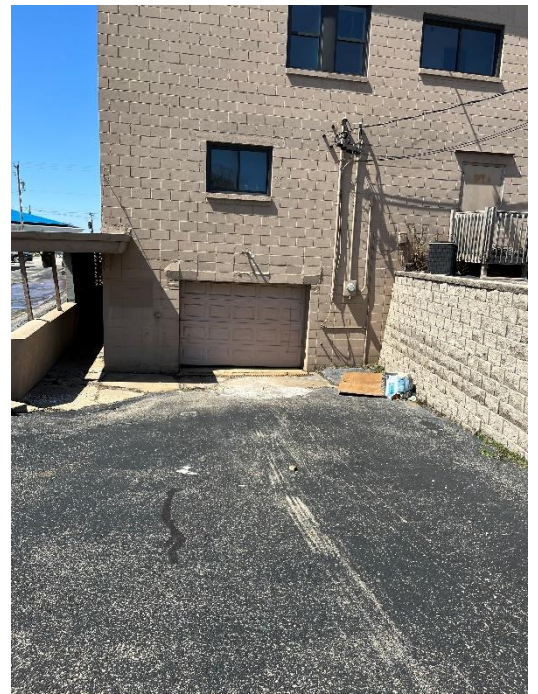


Site plan changes include a complete modification of the front parking lot. The lot would be graded down approximately four feet (4') from current conditions to better allow access to the side driveway and to S. 76 St. Four parking spaces will be provided in the front lot, including one ADA-compliant parking space. Lowering the parking requires a new concrete wall sidewalk at building entry level. Wood stairs and a new ADA ramp will connect the parking lot to the upper walkway/entry. A glass railing will surround the upper walkway. The existing curb cuts will remain but a new landscape island will be added to the parking lot to separate the driveway from the front parking lot. The landscape bed is proposed to include a mix of shrubs and perennials. A new retaining wall will be required along the north property line separating this site from the Crab du Jour site to the north. Two parking spaces are proposed to be removed from the rear parking lot and the existing wood deck will be replaced in-kind but no other site changes are proposed behind the building.

Architectural Plans

Extensive modifications are proposed for the main (west) façade. The existing soffits will be removed from the front elevation. The existing brick and tile will be repainted dark grey on the northern and southern portions of the front façade. The middle portion of the front façade will be covered with





brown horizontal Nichiha fiber cement architectural panels with a new horizontal canopy added over the entry doors. The remaining façades are proposed to be painted a light grey color, with no other building modifications. The trash enclosure and rear garage are also proposed to be painted light grey similar to the majority of the building. New light packs are proposed for the front elevation of the building but staff has not received specs or a lighting plan for the proposed lights.

Staff has no concerns with the proposed architectural or site modifications but the submitted plans are incomplete and staff needs additional information before this submittal would be sufficiently complete. The Engineering Department also had concerns with site grading and drainage. Engineering suggests a storm water inlet be added to the southwestern corner of the property to collect drainage from the parking lot and driveway. They suggest a curb be added along the south side of the property to direct water towards this inlet and away from the Midas property, where water currently drains.

The proposed ADA ramp appears to be in conflict with the existing decorative concrete block screening on the south elevation and the applicant has not addressed how the removal or modification of this area will be addressed. There are also existing air conditioning units where the ADA ramp is proposed but their removal has not been addressed. The parking lot slope, as proposed, may be too steep and out of compliance with ADA requirements. Likewise, no ADA parking space has been labeled and all of the parking spaces appear to be too small for ADA requirements.

A portion of the block above the garage door on the rear elevation is damaged and needs to be addressed. Staff observed a discolored water discharge from the building draining across the driveway and into a small retention area. The discharge needs to be addressed, as standing water along the driveway could lead to ice along the driveway in winter months. Engineering Department suggests the sump pump be tied into the storm water system and not drain across the property. The applicant has also not provided parking calculations for the three proposed tenants.

Recommendation: Recommend Common Council approval of the Special Use Permit for Blaze Tobacco Shop, LLC and Site, Landscaping, and Architectural Plans for proposed exterior modifications to the existing multi-tenant commercial building located at 4640-44 S. 76 St., submitted by Bassam Al-Ramahi, d/b/a Ramahi 4640, LLC (Tax Key No. 604-9971-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 7 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) parking lot striping accurately shown in the rear parking lot on all plans; (b) a notation that faded parking lot lines will be restriped; (c) parking calculations for proposed parking vs. required parking for the building tenants; (d) notation added to the site indicating all four sides of the garage are to be repainted; (e) a dimension line from the ADA ramp landing platform to the southern property line where the drive lane is narrowest; (f) a photometric site lighting plan in foot candles and specs for the proposed wall units; (g) notation

indicating how the buckling concrete block on the back façade is going to be corrected; (h) exterior elevation of the south facade; (i) relocation of the monument sign to be a minimum of five feet (5') from the western property line; (j) storm inlet added to the southwest corner of the property; (k) notation that the sump pump discharge will be tied into the storm sewer; (l) identification and dimension lines for the ADA-compliant parking space in the front parking lot; and (m) landscaping species and quantity modifications at the request of the City Forester, if applicable

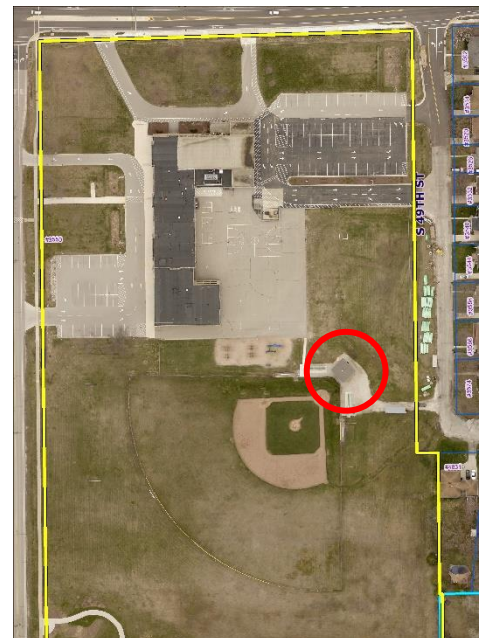
2. A letter being submitted to the Community Development Division stating that the trash and storage has been removed from the site.
 3. A Civil Plan set showing modifications/requirements as directed by the Engineering Division.
 4. An estimated cost of landscaping and screening being submitted to the 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 and approved plans being submitted to Milwaukee County and the City of Greenfield Engineering Department for necessary driveway permits.
 7. Common Council approval of the Special Use Permit, and Site, Landscaping and Architectural Plans, following a public hearing.
8. **Site Plans for a proposed fence at Glenwood Elementary School located at 3550 S. 51 St., submitted by Scott Miller, d/b/a School District of Greenfield, and Kurt Nelson, d/b/a Munson, Inc. (Tax Key No. 555-8992-003)**

Overview and Zoning

The School District of Greenfield is requesting a fence addition around the rear garage at Glenwood Elementary School. The garage building has been a target for vandalism and break-ins for years, with a recent act of vandalism costing the School District approximately \$6,500 to repair and remove damage caused by spray paint. A fence around the building is proposed to prevent future damage to the building.

Site Plan

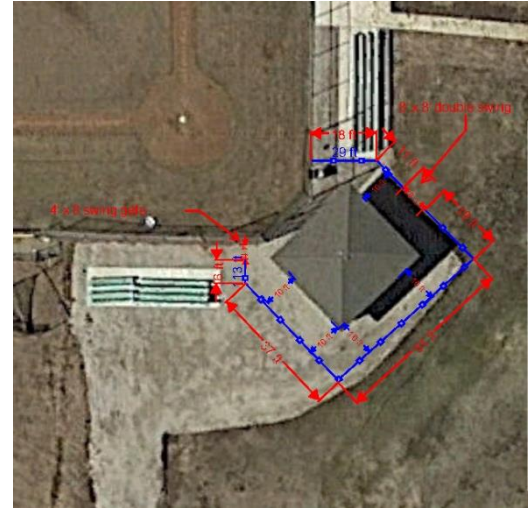
A black vinyl-coated 8' tall chain link fence is proposed to surround the garage building and connect to the existing baseball field fence. The fence will have a 4' wide, single swing gate and an 8' wide, double swing gate for access. There will be 10' of space between the proposed fence and the garage building.





Staff recommends that this item be expedited to the May 17, 2022, Common Council meeting.

Recommendation: Recommend Common Council approval of the Site Plans for a proposed fence at Glenwood Elementary School located at 3550 S. 51 St., submitted by Scott Miller, d/b/a School District of Greenfield, and Kurt Nelson, d/b/a Munson, Inc. (Tax Key No. 555-8992-003), subject to Plan Commission and staff recommendations.



9. Site and Architectural Plans for proposed exterior modifications to Best Buy, an existing business located at 4610 S. 76 St., submitted by Sarah St. Louis, d/b/a Best Buy, LLC, and Kelly Jamison d/b/a Nationwide Permitting Services. (Tax Key No. 604-9973-000)

Best Buy, an existing business located at 4610 S. 76 St., is proposing exterior façade improvements to their building. The proposed architectural changes include the addition of an employee-access door and exterior customer lockers on the front elevation. A new ramp and stairs with railing will be installed adjacent to these features. A steel awning will cover this area of the sidewalk. Other exterior changes include the removal of two doors and an overhead garage door from the rear elevation and infilling those with CMU block to match existing material. Modifications in the parking area will include new signage for customer parking and no parking areas. These exterior changes will coincide with a complete overhaul of the interior sales floor and support rooms.



Much of the landscaping material on the approved Best Buy landscaping plan is missing and not replaced. Staff recommends Best Buy replace the missing material by July 2022. Staff also recommends the rusted and damaged fence along the Interstate 894 onramp be replaced by July 2022. A permit will be required for this work. Trash and discarded material in the loading dock and behind the building also needs to be removed from the site.



Staff recommends that this item be expedited to the May 17, 2022, Common Council meeting.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for proposed exterior modifications to Best Buy, an existing business located at 4610 S. 76 St., submitted by Sarah St. Louis, d/b/a Best Buy, LLC, and Kelly Jamison d/b/a Nationwide Permitting Services. (Tax Key No. 604-9973-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 is required to be satisfied prior to the issuance of a building permits)

1. A letter being submitted to the Community Development Division stating that the missing landscaping material will be replaced by July 2022, the two storage trailers behind the building will be removed by July 2022, and all trash has been cleaned up from the site.
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- 10A. **Special Use Review for Kapow Ink, a proposed tattoo and body piercing business to be located at 4380 S. 76 St., submitted by Ben Zinke, d/b/a Kapow Ink, LLC. (Tax Key No. 604-9986-000)**
 - 10B. **Site Plan Review for Kapow Ink, a proposed tattoo and body piercing business to be located at 4380 S. 76 St., submitted by Ben Zinke, d/b/a Kapow Ink, LLC. (Tax Key No. 604-9986-000)**

Overview and Zoning

Kapow Ink is leasing approximately 2,100 sq. ft. of tenant space within the multi-tenant commercial building where Rogan's Shoes is located at the corner of S. 76 St. and W. Forest Home Ave., for a tattoo and body piercing business.



There are

approximately 4 years on the lease. The applicant and business owner, Mr. Zinke, has 18 years of experience in the industry and will employ approximately 6 private contractors at his shop. The hours of operation would be 12pm – 9pm, Monday – Saturday, and 12pm – 6pm on Sunday. The property is zoned C-4 Regional Business District. Tattoo and body piercing businesses require a Special Use Permit. This space was previously occupied by Harvest Moon and Starship Tattoo, both previous tattoo and body piercing businesses. A tenant change triggers a Special Use Review.

Site and Landscaping Plan

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 at this time.

Staff recommends that this item be expedited to the May 17, 2022, Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Kapow Ink, a proposed tattoo and body piercing business to be located at 4380 S. 76 St., submitted by Ben Zinke, d/b/a Kapow Ink, LLC (Tax Key No. 604-9986-000), subject to Plan Commission and staff comments.

11. **Conceptual Plan for proposed new construction of a multi-family housing development, Project Verde, to be located at 5401 W. Layton Ave., and for proposed Ordinance to rezone the property located at 5401 W. Layton Ave. from C-2 Community Commercial District from to PUD Planned Unit Development District (PUD #3), submitted by Michael A. Testa, d/b/a Ogden & Company, Inc., and Jonathan Ross d/b/a Ogden & Company Investment Partners LLC. (Tax Key No. 619-9997-003)**

Ogden & Company, Inc. is Wisconsin's largest full-service real estate firm, serving the Southeastern Wisconsin community since 1929. With a vast range of services and experience from new development and commercial brokerage to property management and residential realty, Ogden offers a full range of real estate services to the surrounding communities. Their development team has identified the property at 5401 W. Layton Ave. as one that they feel would be an excellent opportunity for new development. The River Falls Recreation Center (RFRC) ownership has indicated that

due to health and family issues, they are no longer able to operate their business and wish to sell the land for use in a project that would benefit the community as a whole. Ogden has the property under contract and has labeled their proposal as “Project Verde,” a market-rate multi-family development consisting of two (2) four-story buildings and approximately 205,000 sf of living space, with a projected value of approximately \$59 million. Ogden has teamed up with Korb + Associates Architects for the building and site design.



Project Verde incorporates many natural, green elements, including green spaces, nature paths, or the green incorporated into the façade design. Project Verde will offer a substantial package of amenities to draw in quality tenants and ensure that they are able to work, live, and play here; this is their nod to the RFRC. Their amenity package will include a pool, pickleball courts, a dog run area, outdoor grilling stations, poolside cabanas, firepits incorporated into the green spaces, golf simulators, and private workspaces for tenants to use and enjoy freely – this site has a long history of providing fun, safe activities for people to enjoy together, and Project Verde/Ogden wishes to uphold that tradition.



Ogden's research has shown a need for a multitude of unit types and styles to cater to a growing, varying pool of renters who are exiting cities and urban life for a more suburban atmosphere that still provides the amenities of urban living. Project Verde will feature 257 studio, 1-bedroom, 1-bedroom + den, 2-bedroom, and 3-bedroom units with an average of 803 sf per unit. Ogden feels that the mix of unit types and styles, as well as quality finishes and amenities, promises to attract that diverse pool of renters who will call Project Verde and the City of Greenfield home for years to come. Ogden anticipates a 14-month construction timeframe.

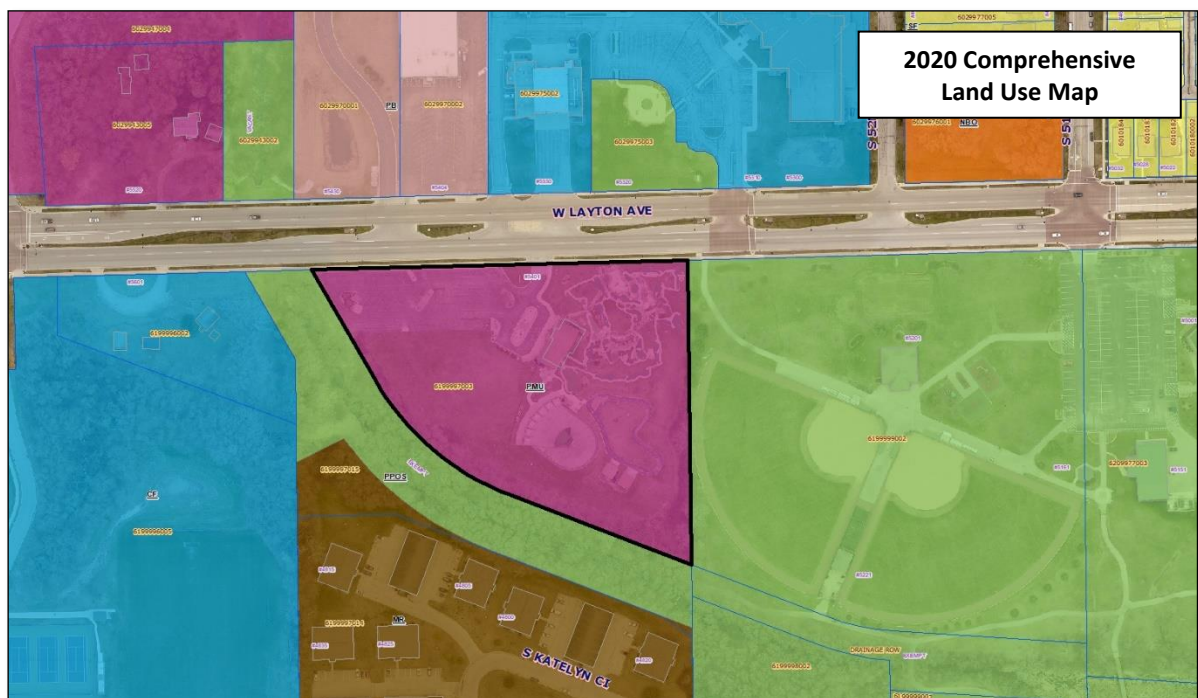
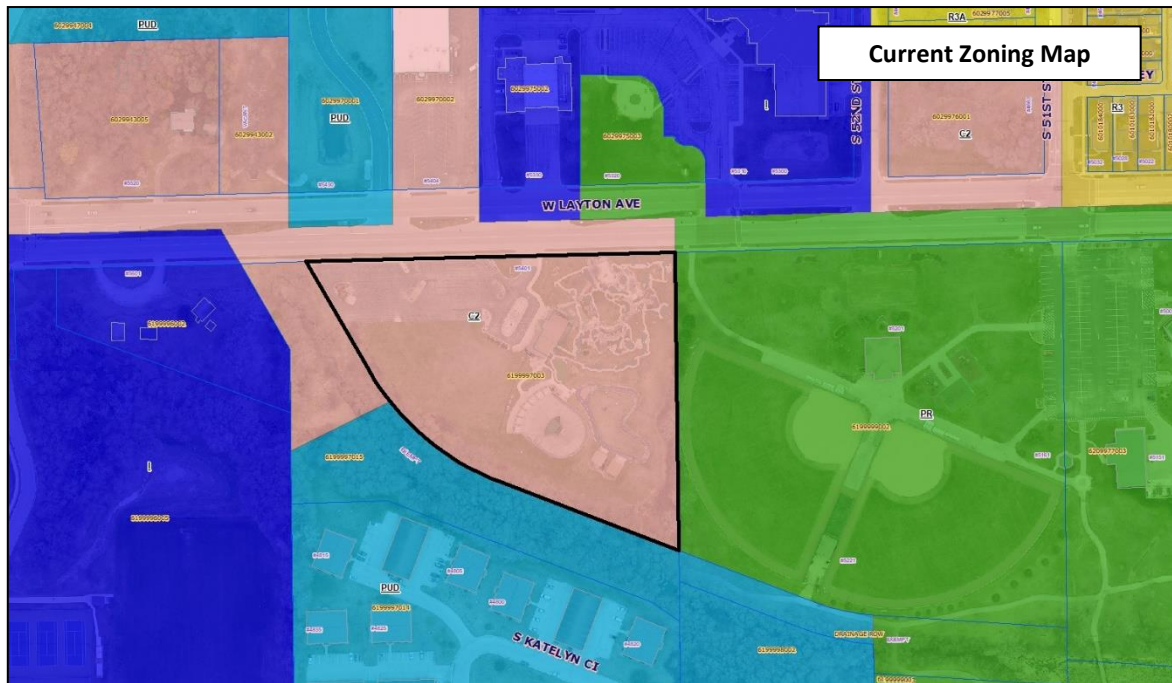


Ogden is seeking support for the conceptual plan to develop a 257-unit multi-family development at this site. If Ogden wishes to proceed, they will bring final site, landscaping and architectural plans, along with a formal application to rezone the parcel, to the Plan Commission in July and the Common Council in August.

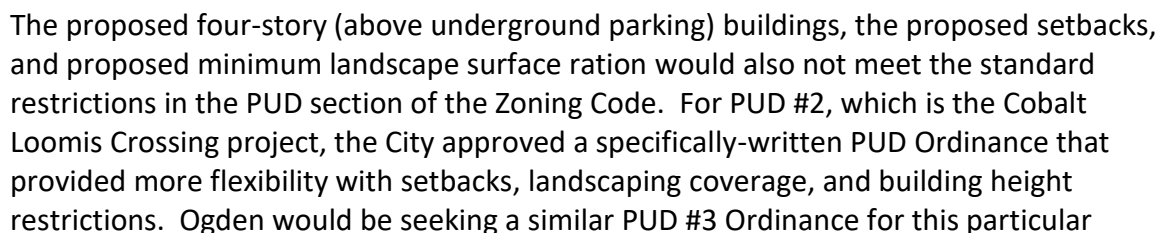
Zoning and Comprehensive Land Use Map

The River Falls Family Fun Center is currently zoned C-2 Community Commercial District. The 2020 Comprehensive Land Use Map identifies this parcel as “Planned Mixed Use.” Planned Mixed Use could encompass commercial and residential uses together, or either use on its own. Ogden's floor plan identifies lobbies, a leasing office and a business center for tenants in their first-floor space. Ogden is proposing to rezone the parcel from C-2 to Planned Unit Development (PUD #3). The rezone request is in general conformance with the general objectives of the Comprehensive Land Use Plan. If an ordinance to rezone the parcel to PUD #3 proceeds, it would be drafted with specific density, height and setback restrictions, and uses identified for this particular parcel.

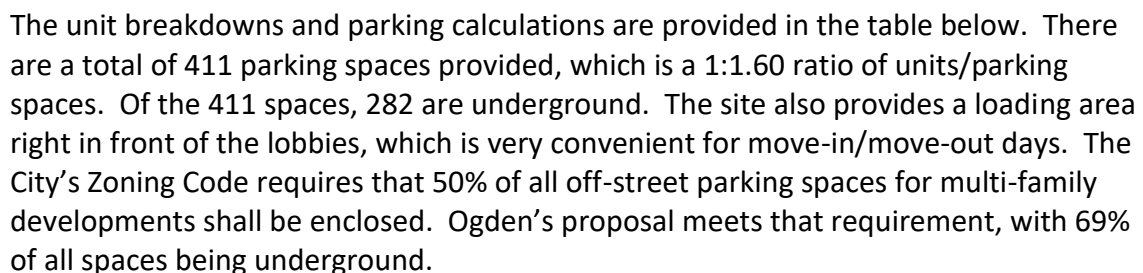
The City's Zoning Ordinance general Planned Unit Development section requires a minimum of 5 acres to rezone to PUD. This parcel meets that requirement, as it is 5.04 acres in size.



Ogden's conceptual plan includes two (2) four-story U-shaped buildings that would house a total of 257 units. The western building is the smaller of the two (2) and would include 114 units. The eastern building would include 143 units. The U-shaped buildings include courtyards that would house a pool, outdoor grilling stations, poolside cabanas and firepits. The PUD section of the Zoning Ordinance sets a maximum gross density (GD) (*the quotient of the total number of dwelling units on a site divided by the base site area of a site*) of 8 units/acre and a maximum net density (ND) (*the quotient of the total number of dwelling units divided by the net buildable site area of a site*) of 12 units/acre. For comparison, the PUD section of the Zoning Code allows for a maximum GD of 25 units/acre for assisted living. The City's Zoning Ordinance was written in 1998 and recently, the City's density policy has substantially transformed. The City has approved much-denser multi-family developments, which maximizes property value. The proposed Project Verde would have a GD of 51 units/acre. For comparison, the GD for Forte at 84 South and the Cobalt Loomis Crossing multi-family project are both approximately 40 units/acre.

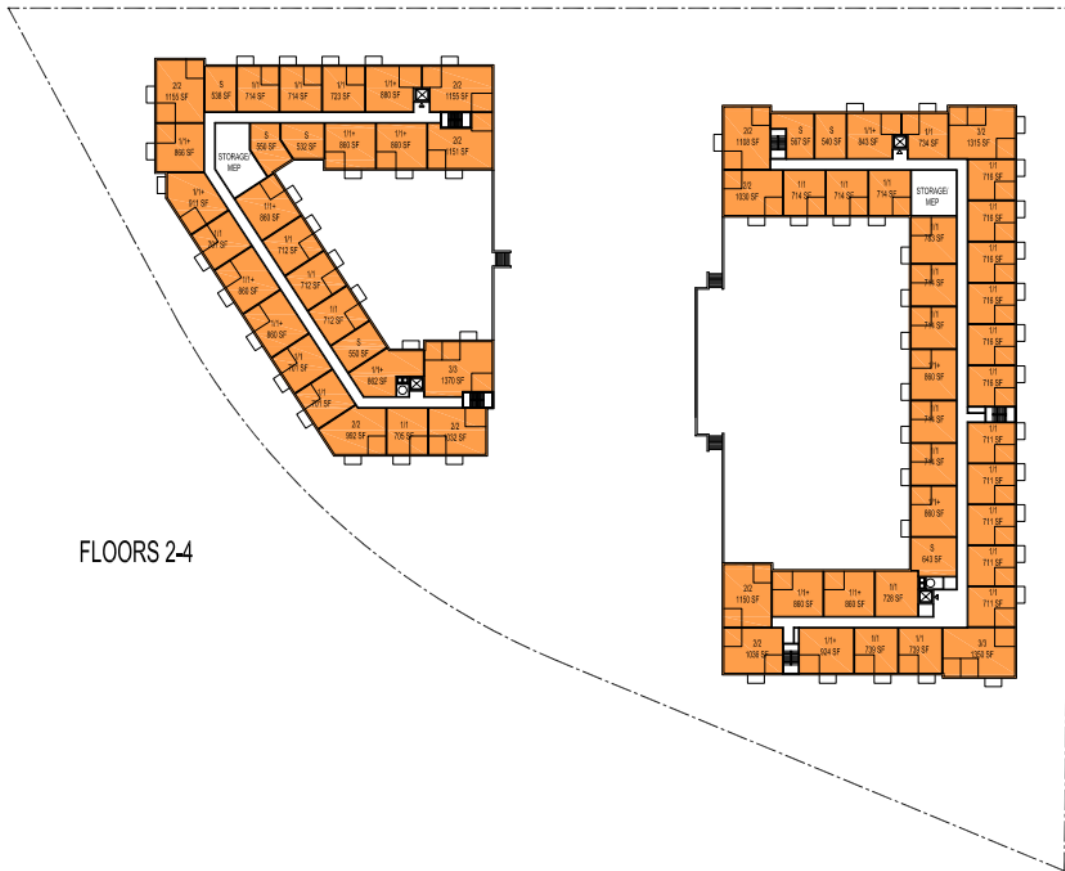


The buildings would include underground parking that has a corridor that connects the two (2) buildings, plus roughly 129 on-site outdoor parking spaces. Ogden has met with the Greenfield Fire Department to ensure that the site layout meets their access needs. The site would include two (2) driveways to W. Layton Ave., one being the existing curb cut to RFRC, plus a new one on the far east side that would be restricted to a right-turn in/out only.



	Studio	550	1 bed	725	1+ Den	875	2 bed	1150	3 bed	1350	Total Units	Parking	Gross SF
West 4	4		10		9		5		1		29		28,316
West 3	4		10		9		5		1		29		28,316
West 2	4		10		9		5		1		29		28,316
West 1	4		11		6		5		1		27		28,316
West B**													120
West TOTAL	16		41		33		20		4		114	120	160,355
	Studio	550	1 bed	725	1+ Den	875	2 bed	1150	3 bed	1350	Total Units	Parking	Gross SF
East 4	3		23		6		4		2		38		36,158
East 3	3		23		6		4		2		38		36,158
East 2	3		23		6		4		2		38		36,158
East 1	2		18		5		2		2		29		36,158
East B													162
East TOTAL	11		87		23		14		8		143	162	205,697
TOTAL UNITS	27		128		56		34		12		257		
% TOTAL	11%		50%		22%		13%		5%		100%		
** Includes Basement Passage parking and SF											TOTAL SF		366,052

WEST LAYTON AVENUE



FLOORS 2-4

Architectural Plans

Each of the two (2) buildings is U-shaped with a courtyard in the center. All exteriors of the two buildings will be constructed of a combination of brick and hardiplank cement board siding. To mix up the windows, some window units will include a fiber cement panel. The panel colors vary throughout the building with green, mustard and burgundy earth tones. Every unit will have its own sliding door and balcony with frosted glass railings. The north elevation of the east building, along W. Layton Ave., will be constructed entirely of brick. The north elevation of the west building, along W. Layton Ave., is proposed to be constructed about 60% of brick. Staff would recommend increasing the brick content along this building elevation. The brick wraps around each tip of the U-shaped buildings, and into the courtyard. The majority of the building material within the courtyards and in the back along the south elevations, is hardiplank cement board siding, but there is some use of brick along all elevations. The eastern building is larger and has a more extensive east elevation facing Konkel Park. The building design includes a vertical mid-section of brick to break up the lengthy façade.

The lower level lobbies along W. Layton Ave. will be constructed of storefront window units, allowing for substantial daylight to reach into the lobby area of the buildings.

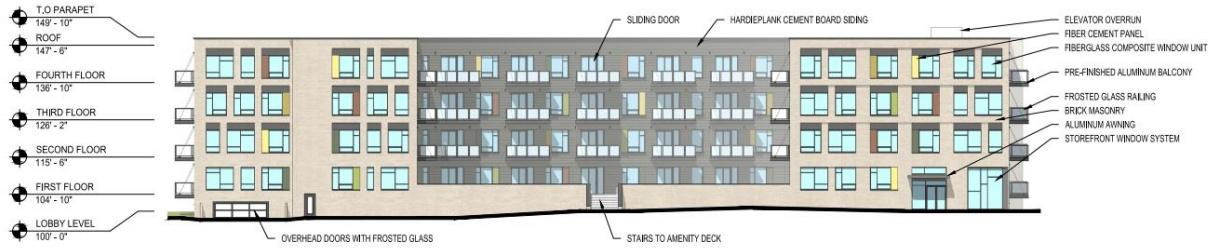




WEST BUILDING - NORTH ELEVATION
1/32" = 1'-0"



WEST BUILDING - WEST ELEVATION
1/32" = 1'-0"



WEST BUILDING - EAST ELEVATION

1/32" = 1'-0"



WEST BUILDING - SOUTH ELEVATION

1/32" = 1'-0"



EAST BUILDING - NORTH ELEVATION

1/32" = 1'-0"

EAST BUILDING - SOUTH ELEVATION

1/32" = 1'-0"



EAST BUILDING - EAST ELEVATION

1/32" = 1'-0"



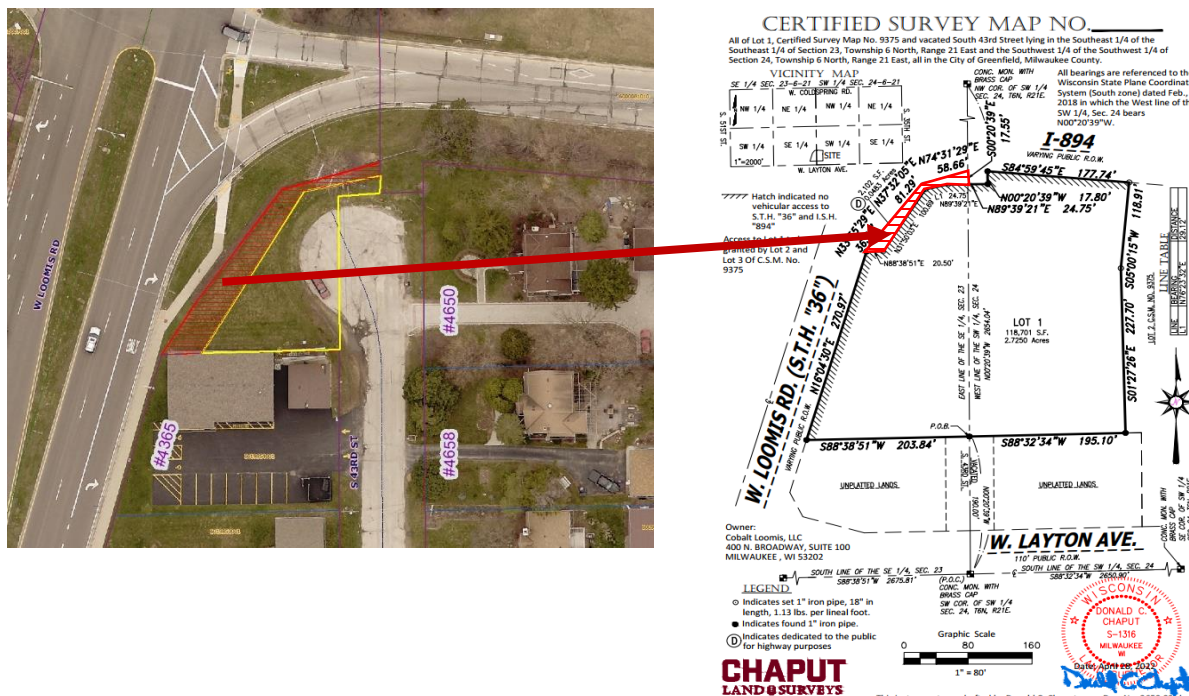
EAST BUILDING - WEST ELEVATION

The Plan Commission does not vote on a Conceptual Plan, but rather provides guidance to the applicant on whether or not this substantial modification to the use and zoning of this parcel, is something they would support.

12. **Certified Survey Map to combine recently vacated City right-of-way in the vicinity of W. Loomis Rd. and the east-bound I-894 on-ramp within the 4300 block of W. Loomis Rd. to a parcel of land located at 4300 W. Layton Ave., submitted by Scott Yauck, d/b/a Cobalt Loomis, LLC. (Tax Key No. 600-1002-000)**

The Common Council approved the right-of-way discontinuance of land way in the vicinity of W. Loomis Rd. and the east-bound I-894 on-ramp within the 4300 block of W. Loomis Rd. at its May 3, 2022 meeting. This right-of-way land, 0.157 acres, is now owned by the abutting property owner, Cobalt. Cobalt is proposing to formally combine the vacated land with their existing parcel through a Certified Survey Map. The Wisconsin Department of Transportation has requested that a sliver of the recently-vacated land, be dedicated to them for future public highway purposes, in anticipation of a need to someday expand the east-bound I-894 on-ramp. Cobalt has identified the land that the DOT requested to obtain, and is officially dedicating that sliver of land through notation on the CSM. A signature page needs to be added to the CSM for the DOT to sign, accepting the right-of-way dedication.

Staff recommends that this item be expedited to the May 17, 2022, Common Council meeting.



Recommendation: Recommend Common Council approval of the Certified Survey Map to combine recently vacated City right-of-way in the vicinity of W. Loomis Rd. and the east-bound I-894 on-ramp within the 4300 block of W. Loomis Rd. to a parcel of land located at 4300 W. Layton Ave., submitted by Scott Yauck, d/b/a Cobalt Loomis, LLC (Tax Key No. 600-1002-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
2. A signature page being added for the DOT to sign, accepting the right-of-way dedication.
3. A \$30.00 fee payable to City of Greenfield for the recording fee.

13. Ordinance to amend Section 21.04.0450 of the Municipal Code regarding permitted used within Planned Unit Development District (PUD #2) and to replace all Planned Development District text.

Cobalt is requesting to modify the PUD #2 Ordinance, specifically the section that lists permitted and special uses allowed within the district. Cobalt has done extensive solicitation for users of the north end of their development (where the DOT park-n-ride is located). They have found that medical users are simply not expanding/building in today's market, and a medical office building or similar type of use is not feasible. Multi-family would not be a good fit for the north end. And in today's market, new office construction is simply not taking place. There remains a potential for some sort of entertainment/recreational user on the north end. However, after nearly two (2) years of felling out the market, Cobalt feels that they need to establish a back-up plan for the north end. Cobalt is proposing the Ordinance amendment to allow for distribution/transportation/logistics/light industry/assembly-type of services. There is a substantial demand for these uses in the metro-Milwaukee area, and with direct access to the freeway, potential consumers have expressed enormous interest in this site. These type of users would also bring daytime working population into the City. They would also surely NOT need TIF assistance. The table below identifies in red text, the proposed amended language to the PUD #2 zoning layer:

PART II. Table 21.04.0450.B.1 is hereby amended to read as follows:

Permitted Uses	Special Uses
General commercial retail	Gas station/convenience store/car wash
Professional services	Contractor services with outdoor storage
General office	
Medical office/general medical	
Recreational/entertainment	
Restaurants, with or without drive-thru	
Multi-family residential housing	
Billboard	
Parking structure	
Distribution/transportation/logistics services	
Warehousing/storage/fulfillment (not including self-storage) services	
Light industry/assembly services	

PART III. Subsection 21.04.0450.C. is hereby amended to read as follows, with all non-listed uses to remain unaltered:

C. It is the intent of Planned Development District # 2 to establish the following:

* * *

9. Distribution/transportation/logistics/light industrial/assembly/warehousing/storage/fulfillment/contractor services (up to 400,000 sq. ft. north of the I-894 interchange in the vicinity of the park-n-ride parcel, not to exceed sixty feet (60') in height).

The proposed Ordinance amendment would require a public hearing before the Common Council, which could be scheduled as soon as June 21, 2022.

Recommendation: Recommend Common Council approval of the Ordinance to amend Section 21.04.0450 of the Municipal Code regarding permitted used within Planned Unit Development District (PUD #2) and to replace all Planned Development District text, subject to Plan Commission and staff comments.

14. Community Development Manager Report

15. Adjournment.