MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, MAY 10, 2022

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

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

ALSO PRESENT: Kristi Porter – Community Development Manager

1. Roll Call

2. Approval of the minutes from the April 12, 2022 meeting.

Motion by Ald. Kastner, seconded by Mr. Braswell, to approve the April 12, 2022 Meeting minutes. Ms. Wojak abstained.

3. Discussion regarding last Common Council meetings.

Common Council approved the Public Hearings for Melt 'N Dip, Home Town gas station, and Bluemel's Garden & Landscape Center on April 19, 2022. The Public Hearing for the discontinuance of right-of-way on W. Loomis Rd. was approved on May 3, 2022.

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.

Motion by Mayor Neitzke, seconded by Mr. Weis, to 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). Motion carried unanimously.

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.

Motion by Ald. Kastner, seconded by Mr. Krenz, to 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 authorize this item to be expedited to the May 17th Common Council meeting. Motion carried unanimously.

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.

The Plan Commission added a condition that the wall sign be repaired as soon as possible.

Motion by Ald. Kastner, seconded by Mr. Weis, to 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 authorize this item to be expedited to the May 17th Common Council meeting. Motion carried unanimously.

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) a notation that faded parking lot lines will be restriped; (b) notation added to the site indicating all four sides of the garage are to be repainted; (c) a photometric site lighting plan in foot candles and specs for the proposed wall units; (d) storm inlet added to the southwest corner of the property; (e) notation that the sump pump discharge will be tied into the storm sewer; (f) identification and dimension lines for the ADA-compliant parking space in the front parking lot; (g) landscaping species and quantity modifications at the request of the City Forester, if applicable, and (h) addition of curb to driveway along southern property line.

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.

Plan Commission removed landscaping near the street as a requirement because it will be easily damaged and could impede snow removal, and requested flower pots on the front patio instead. The old pylon sign on the south lot line will be removed and the applicant intends to put up a new monument sign along the north lot line. The Plan Commission stated that the sign must be located outside of the vision triangle.

Motion by Ald. Kastner, seconded by Mr. Braswell, to 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 authorize a public hearing to be scheduled as early as June 21st, 2022. Motion carried unanimously.

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.

The Mayor said that a significant amount of vandalism is occurring at Glenwood Elementary School. The City of Greenfield is working with the Police Department and the I.T. Department in regard to installing Wi-Fi cameras at this site and other places in the City.

Motion by Mayor Neitzke, seconded by Mr. Weis, to 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, and authorize this item to be expedited to the May 17th Common Council meeting. Motion carried unanimously.

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.

The Mayor discussed the need for improvements to the parking lot to the south (Tax Key #604-9965-000). A condition will be added requiring that the lot be repaved within a one (1) year timeline. The Plan Commission directed staff to not issue a building permit until the garbage along the East lot line is picked up. The Greenfield Code Enforcement Officer will follow up with Best Buy regarding garbage on the property, which needs to be cleaned up by the end of June, 2022.

Jason Christoff, MS Consultants, was present for discussion. He said that his office is communicating with the Milwaukee County Parks regarding the front fence maintenance. After visiting the site, he agreed that it is in poor condition. He explained that the storage containers are necessary because, in addition to the pick-up lockers, the project involves a very large expansion of the warehouse area. A larger warehouse is needed to accommodate the increase in sales requiring customer pickups. No container will remain on site at the completion of the

construction. The dead landscaping has been removed and there is an active work order for installing new shrubs and plants.

Plan Commission stressed that the use of storage containers is a temporary solution and they all must be removed when construction is completed.

Motion by Mr. Krenz, seconded by Ms. Wojak, to 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 authorize this item to be expedited to the May 17th Common Council meeting. Motion carried unanimously.

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.

Motion by Ald. Kastner, seconded by Mayor Neitzke, to 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, and authorize this item to be expedited to the May 17th Common Council meeting. Motion carried unanimously.

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.

Motion by Mr. Weis, seconded by Mr. Braswell, to 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 authorize this item to be expedited to the May 17th Common Council meeting. Motion carried unanimously.

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.

The Mayor noted that this will broaden the available uses and add the most value to the site.

Motion by Ald. Kastner, seconded by Mr. Krenz, to 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, and authorize a public hearing to be scheduled as early as June 21st, 2022. Motion carried unanimously.

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.

Site Plan

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 proposed four-story (above underground parking) buildings, the proposed setbacks, and proposed minimum landscape surface ration would also not meet the standard restrictions in the PUD section of the Zoning Code. For PUD #2, which is the Cobalt Loomis Crossing project, the City approved a specifically-written PUD Ordinance that provided more flexibility with setbacks, landscaping coverage, and building height restrictions. Ogden would be seeking a similar PUD #3 Ordinance for this particular parcel. A draft Ordinance including these details would be included in the formal site, landscaping, architectural and rezone request from Ogden, anticipated in July.

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.

The unit breakdowns and parking calculations are provided in the table below. There are a total of 411 parking spaces provided, which is a 1:1.60 ratio of units/parking spaces. Of the 411 spaces, 282 are underground. The site also provides a loading area right in front of the lobbies, which is very convenient for move-in/move-out days. The City's Zoning Code requires that 50% of all off-street parking spaces for multi-family developments shall be enclosed. Ogden's proposal meets that requirement, with 69% of all spaces being underground.

	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	47,091
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	61,065
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
									TOTAL INDOOR PARKING			282	110%
									SURFACE PARKING			129	50%
									TOTAL PARKING			411	160%

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.

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.

Ms. Porter presented the proposal. She stated that the property has been for sale for three (3) plus years and the only two (2) offers were for multi-family. She showed the Plan Commission some typical uses that would be allowed under the current C-2 Zoning. She also stated that the Plan Commission and Common Council approved the 2020 Comprehensive Land Use Map identifying this parcel as transitioning to Planned Mix Use.

Mike Testa, broker representing the sellers, explained that the owners are not able to reopen The River Falls Recreation Center and are interested in selling the land to a new business that would give back to the City of Greenfield. Mr. Testa read a letter from the family explaining how they cannot continue running the current business under any circumstance and are permanently closing.

Randy Wilhelm, architect with Korb and Associates, was present to discuss helping Ogden develop a quality product for Greenfield residents.

Jon Ross spoke regarding the rental cost of the development. He agreed that the residents may use the park, but they will also give back to the Greenfield community by patronizing local businesses. Ogden will be asking for tax incremental financing due to high construction costs. He explained that there is demand for Class A market-rate rental units throughout the metropolitan area. While adding commercial space could be an option, Mr. Ross explained that the retail business today is difficult.

Mr. Braswell said that building an apartment building on this site will be taking away an amenity from the public. Ms. Wojak agrees with Mr. Braswell and has heard residents refer to it as the city center. She foresees new residents impacting the park with a bigger influx of people into the current green space.

Ald. Kastner spent time explaining the economical benefits of a project like this to the City. Mr. Ross confirmed that the proposal would pay a one-time park fee of $464,000 to the City and would generate something like $800,000 of annual property tax relief. Ald. Kastner stated that he believed this prime real estate property next to city amenities like the park, library, and grocery store, would attract new residents to Greenfield.

The Mayor explained that it's hard to change the zoning on any piece of property, but it's more difficult when you change the zoning to something that residents might not be in favor of. He noted that in comparison to today, there will be significantly less greenspace on the site, as seen from Layton Ave. He also stated concern that softballs and baseballs could potentially hit the building, given its proximity to the ball field next door. Mr. Testa said that there will be a significant amount of greenspace inside the courtyards of the buildings.

Mr. Braswell and the Mayor suggested that future residents would be unhappy with the 4th of July parade and fireworks held annually at Konkel Park. Ald. Kastner mentioned that rental units

downtown are able to coexist with the crowds at the Summerfest grounds. Mr. Testa used the Element 84 Apartments in West Allis, located across the street from State Fair Park, as an example where tenants understand high traffic congestion once a year. He said that the property owner takes damage control measures during that week and the residents don't mind because they are aware of the situation when they move to the property.

Ald. Kastner and Mr. Krenz agree that this is a good start for a conceptual plan which will need to be tweaked to incorporate more green space. Mr. Braswell mentioned his concern with the influx of people to Konkel Park and the activities which occur there. Ald. Kastner sees a positive effect on local businesses in the City of Greenfield with the addition of new residents. Mr. Krenz stated that he liked the proposal. The Mayor reiterated that if a public hearing is scheduled, he expected a large crowd and that the decision to rezone was ultimately up to the five (5) Common Council members.

Conceptual review. No action required.

14. Community Development Manager Report

Ms. Porter has had meetings with developers regarding the future of Spring Mall. Development bids are due to Brixmor on May 20, 2022.

15. Adjournment.

Motion by Mr. Wojak, seconded by Mr. Weis, to adjourn the meeting at 7:53 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed May 13, 2022