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

PLAN COMMISSION STAFF REPORT

Tuesday, August 9, 2022 – 6:00 p.m.

1. Roll Call

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

3. Discussion regarding last Common Council meetings.

4A. Special Use Review for an ownership change of the existing BP gas station and convenience store located at 4715 S. 27 St., submitted by Bilal Amjad, d/b/a Ali's Investments, LLC. (Tax Key No. 622-9999-000)

4B. Site Plan Review for an ownership change of the existing BP gas station and convenience store located at 4715 S. 27 St., submitted by Bilal Amjad, d/b/a Ali's Investments, LLC. (Tax Key No. 622-9999-000)

Items 4A and 4B may be considered together.

Overview and Zoning
The applicant, Mr. Bilal, has an agreement to purchase the existing gas station located at 4715 S. 27 St. The property is zoned C-3 Highway and Commercial Service Business District, which permits gas stations with convenience store as a Special Use. The change in ownership triggers a Special Use review, including, site conditions, etc. The tenant will operate the BP gas station and convenience store in the same manner as is currently run. Hours of operation will be 24/7. Mr. Bilal also operates the Mobil station at S. 27 St. and W. Ramsey Ave. and the Citgo station at 8333 W. Forest Home Ave.

Site and Landscaping Plan
A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. Overall, the site is in good condition. The only issue staff observed was the overgrown weeds along S. 27 St. and the lack of landscaping material compared to the approved landscape plan. Staff recommends missing landscaping be installed by May 2023 to bring the site into compliance with the approved landscape plan.

Staff recommends that this item be expedited to the August 16, 2022 Common Council meeting.

Recommendation: Approve the Special Use Review and Site Plan Review for an ownership change of the existing BP gas station and convenience store located at 4715 S. 27 St., submitted by Bilal Amjad, d/b/a Ali's Investments, LLC (Tax Key No. 622-9999-000), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of building permits and/or Certificate of Occupancy associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. The work associated with Item 1 must be completed by May 2023.)

1. A letter being submitted to the Community Development Division stating that the landscaping will be brought into compliance with the approved landscape plan by May 2023.

5A. Special Use Permit to establish a drinking place within The Woods – GreatLife Senior Community, to be located at 11800-02 W. Edgerton Ave., submitted by Greg Petrauski, d/b/a GLPropCo-Greenfield, LLC. (Tax Key No. 611-8964-000)

5B. Site and Architectural Plans for proposed construction of a gazebo to house a drinking place at The Woods – GreatLife Senior Community, to be located at 11800-02 W. Edgerton Ave., submitted by Greg Petrauski, d/b/a GLPropCo-Greenfield, LLC. (Tax Key No. 611-8964-000)

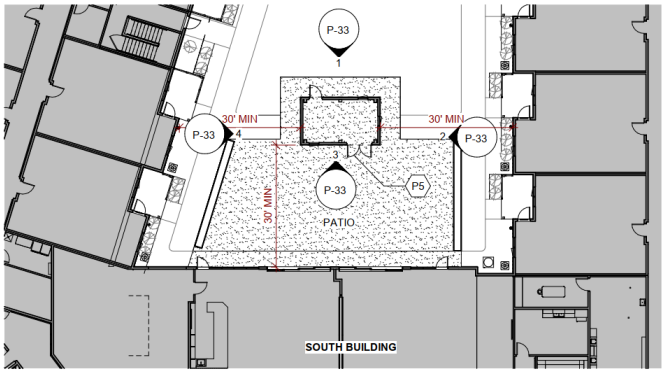
Items 5A and 5B may be considered together.

Overview and Zoning

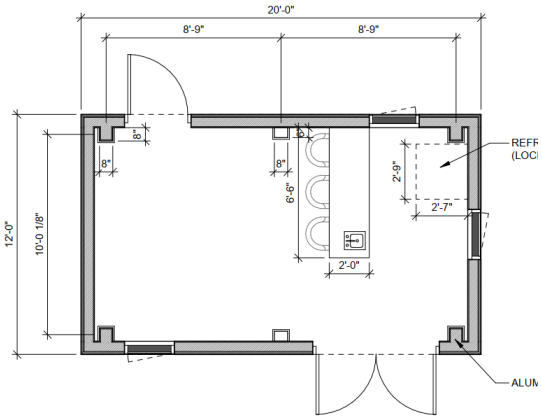
Construction is well underway at The Woods – GreatLife Senior Community development. The owner, Mr. Petrauski, has stated that of the 120 senior living units that will be constructed, already, 17 are pre-leased/committed. When inquiring about amenities that prospective tenants would enjoy at the senior community facility, a bar where residents and their guests can gather, was stated as a top request. In order to accommodate this request, various regulations per State Statutes liquor license laws, must be adhered to. One of those is that the bar must have its own separate entrance/exit, independent and not attached to the main facility entrance/exit/common space. With that being said, The Woods is proposing to build a separate gazebo on the outdoor patio. The gazebo will be fully enclosed so it can be used all year-round. When in use, a licensed bartender will need to be present. A public hearing will be required for the bar/drinking place and can be scheduled as early as September 20, 2022.

Site and Architectural Plans

The gazebo will be 20’ x 12’ (240 sq. ft. in area) with two separate doorways. It will be constructed of Nichiha fiber cement with a wood look to match the residential buildings. The roof will be constructed of galvanized steel. There will be a window and two (2) doors on the east elevation, a window on the north elevation, and a window and one (1) door on the west elevation.

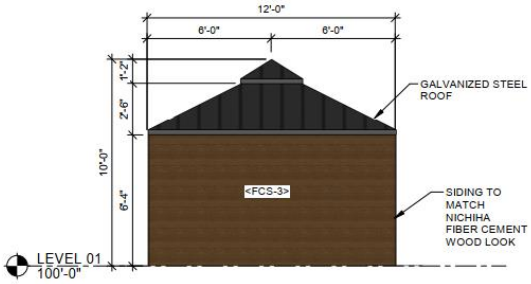


2 ARCHITECTURAL SITE PLAN - GAZEBO
1" = 20'-0"

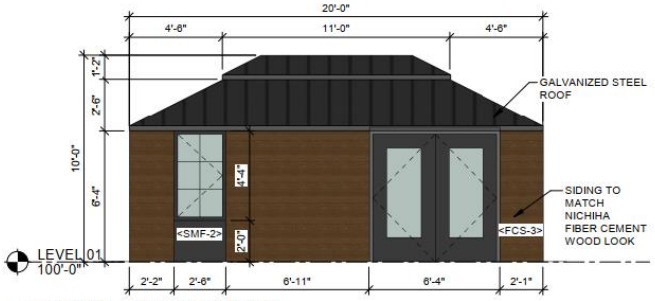


1 ENLARGED PLAN - GAZEBO
1/4" = 1'-0"

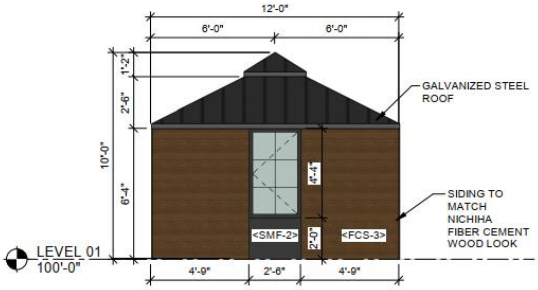
SCALE:



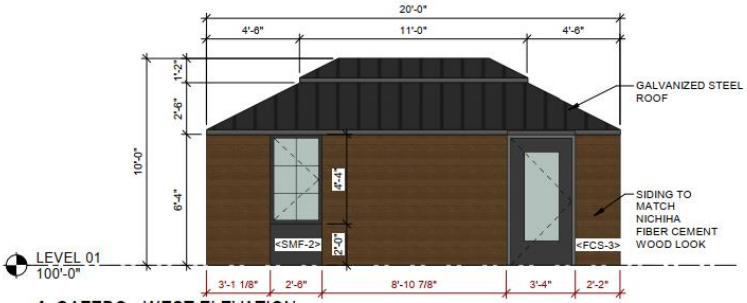
4 GAZEBO - SOUTH ELEVATION
1/4" = 1'-0"



3 GAZEBO - EAST ELEVATION
1/4" = 1'-0"



2 GAZEBO - NORTH ELEVATION
1/4" = 1'-0"



1 GAZEBO - WEST ELEVATION
1/4" = 1'-0"

GAZEBO ELEVATIONS

SCALE: 1/4" = 1'-0"

Recommendation: Recommend Common Council approval the Special Use Permit and Site and Architectural Plans for proposed construction of a gazebo to house a drinking place at The Woods – GreatLife Senior Community, to be located at 11800-02 W. Edgerton Ave., submitted by Greg Petrauski, d/b/a GLPropCo-Greenfield, LLC (Tax Key No. 611-8964-000), subject to Plan Commission and staff comments and Common Council approval of the Special Use Permit.

6. Architectural Plans for proposed exterior modifications to Rosen Nissan of Greenfield, an existing business located at 5505 S. 27 St., submitted by Jim Triatik, d/b/a Sullivan Design Builds. (Tax Key No. 668-9000-012)

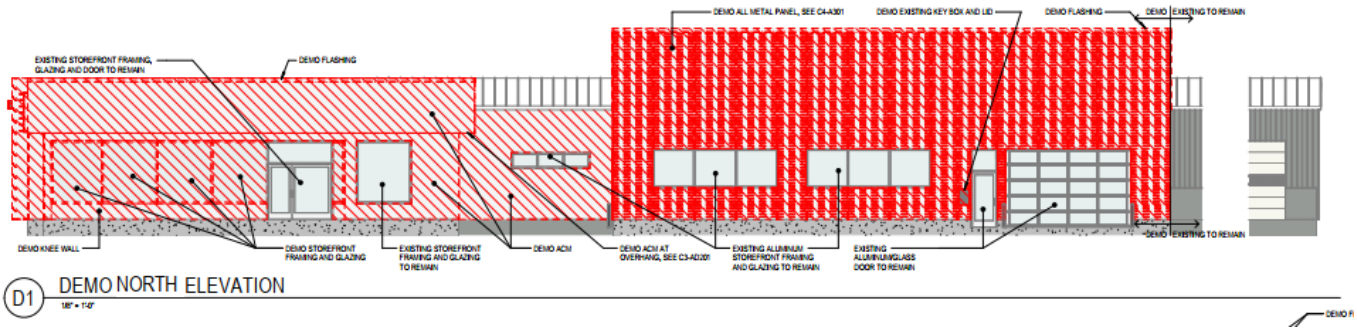
Overview and Zoning

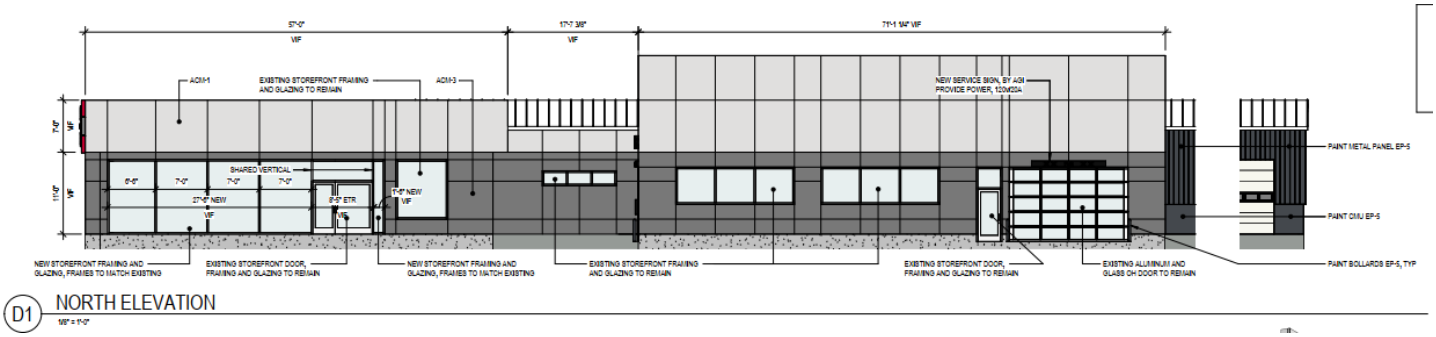
Rosen Nissan is located along the S. 27 St. commercial corridor at the City's border with Milwaukee, just south of W. Grange Ave. The property is zoned C-2 Community Commercial District, which permits New Car Dealers as a Special Use. Rosen Nissan is proposing façade improvements/updates to the building's exterior finishes to meet the current Nissan image standards. The existing 24,500 sq. ft. building will also see an interior remodel of about 8,800 sq. ft. of space. There is no proposed expansion of the building. The hours of operation will remain the same: Monday – Friday, 7am-8pm; Saturday 9am-5pm; Sunday closed.

Architectural Plans

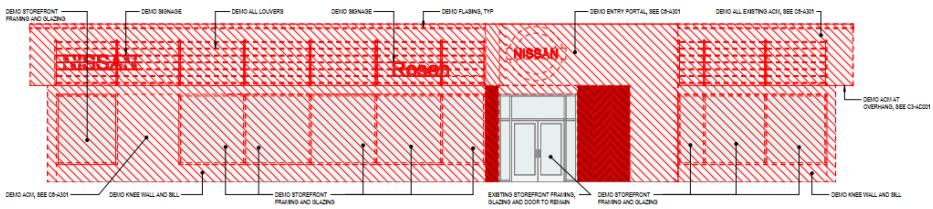
The building's elevation modifications include removing some existing storefront framing and glazing and replacing it with new, larger storefront windows; demolishing metal paneling and ACM and replacing it with new ACM (aluminum composite material) panels, and painting the existing metal panels towards the back of the building. Some of the existing knee walls at the bottom of windows will be removed and new windows will be larger with glass going all the way down to the ground level. The store colors will remain various shades of grey. Signage will be modified, but if signage does not meet the Sign Code regulations, Nissan may need to bring a waiver request before the Plan Commission.

North elevation:

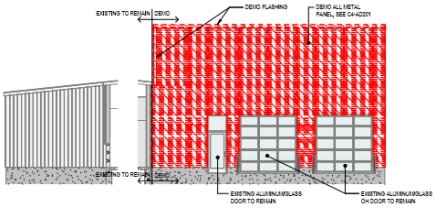




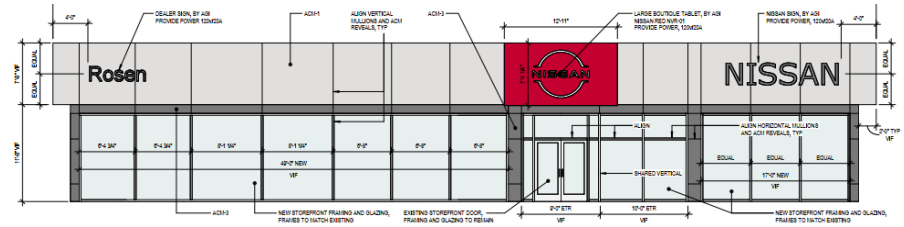
East Elevation:



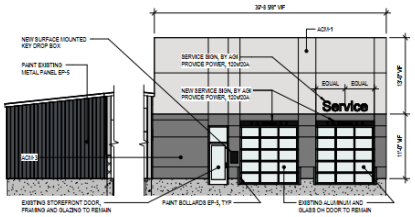
A1 DEMO EAST ELEVATION



A5 DEMO EAST HIDDEN ELEVATION

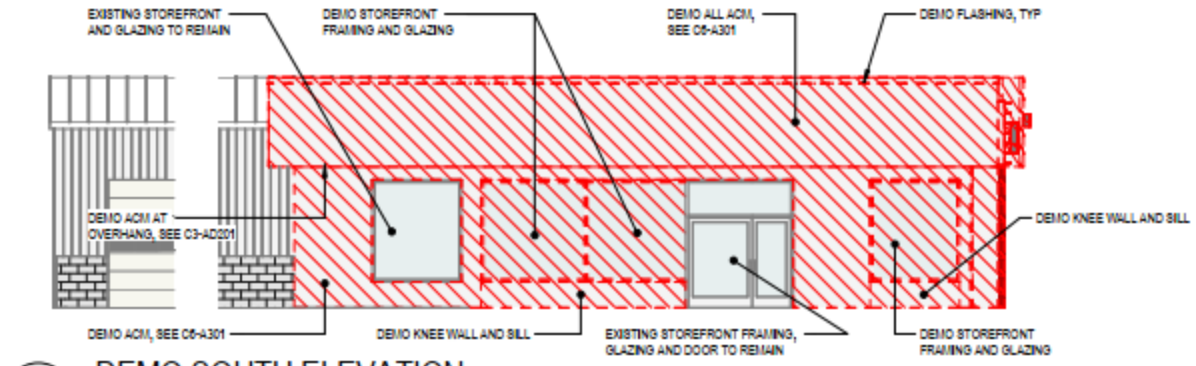


A1 EAST ELEVATION



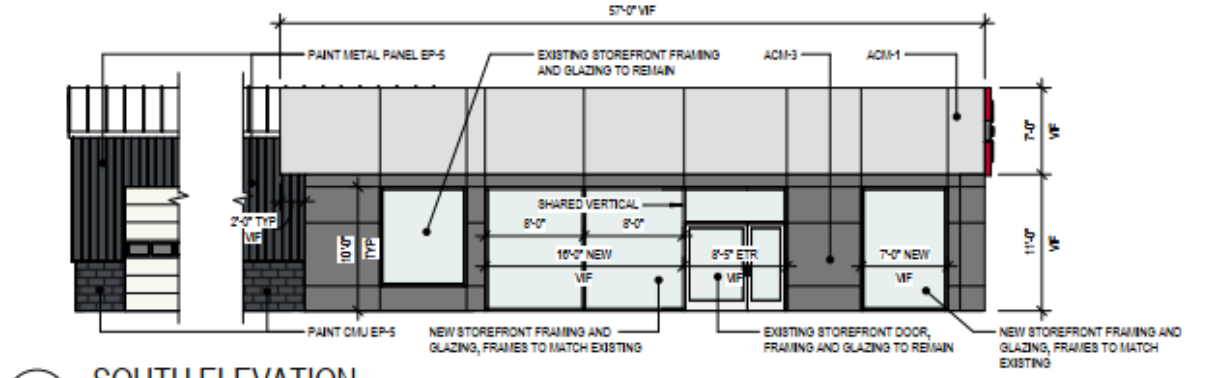
A5 EAST HIDDEN ELEVATION

South elevation:



C1 DEMO SOUTH ELEVATION

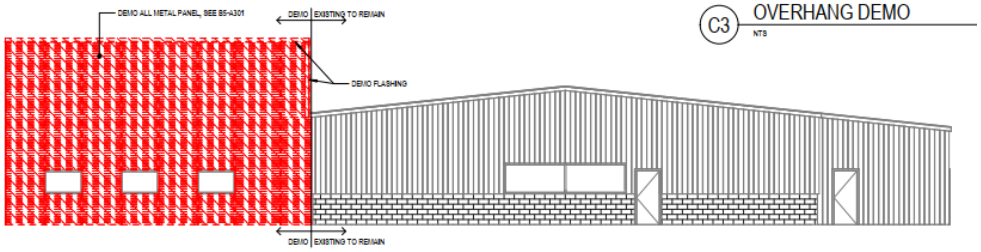
1/8" = 1'-0"



C1 SOUTH ELEVATION

1/8" = 1'-0"

West elevation:

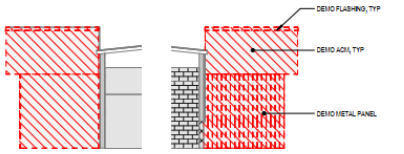


C3 OVERHANG DEMO

NTS

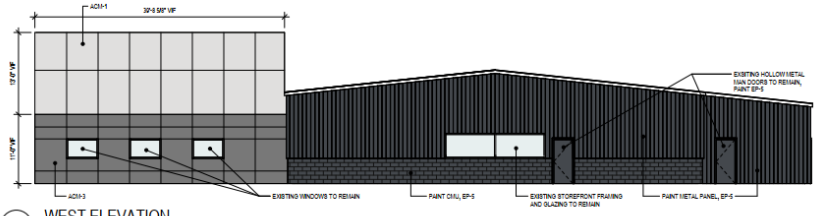
B1 DEMO WEST ELEVATION

1/8" = 1'-0"



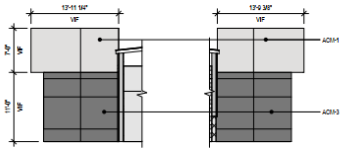
B5 DEMO WEST HIDDEN ELEVATION

1/8" = 1'-0"



B1 WEST ELEVATION

1/8" = 1'-0"



B5 WEST HIDDEN ELEVATION

1/8" = 1'-0"

Site Plan Review

While there are no proposed site changes, the architectural plan review provides an opportunity for the City to check the condition of the property. The site is in very good condition. The only recommended improvement was to replace a dead tree on the north side of the building, right next to the car wash entry. Staff recommends it be replaced by the end of October. Staff recommends that this item be expedited to the August 16th Common Council meeting.

Recommendation: Recommend Common Council approval of the Architectural Plans for proposed exterior modifications to Rosen Nissan of Greenfield, an existing business located at 5505 S. 27 St., submitted by Jim Triatik, d/b/a Sullivan Design Builds (Tax Key No. 668-9000-012), subject to Plan Commission and staff comments, and the dead tree in the rear of the property by the car wash, being removed and replaced by October 31, 2022.

7A. Special Use Permit for Alba Coffee Shop, a proposed coffee business to be located at 4353 S. 27 St., submitted by Maria C. Villanueva. (Tax Key No. 599-8949-000)

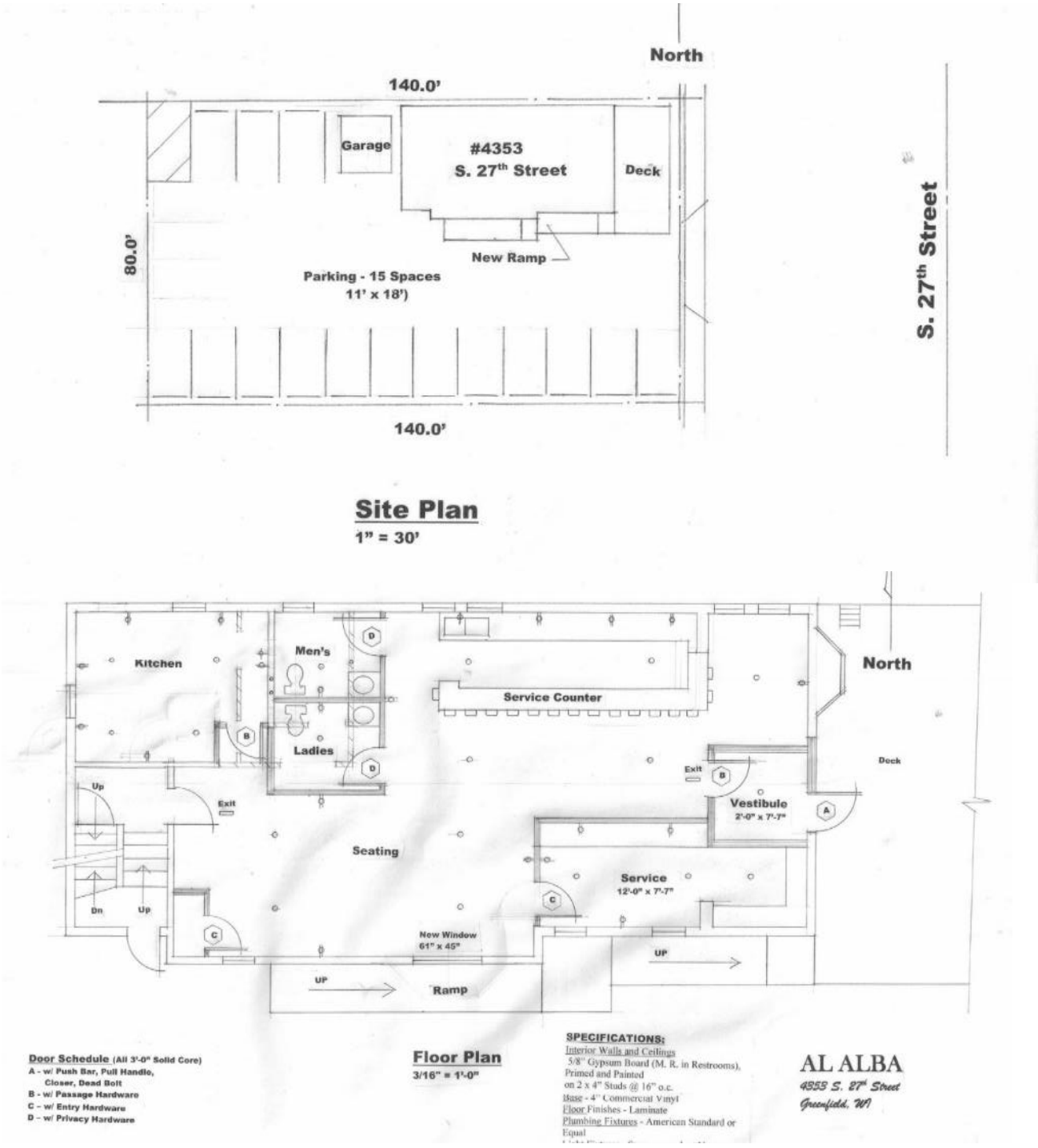
7B. Site and Architectural Plans for Alba Coffee Shop, a proposed coffee business to be located at 4353 S. 27 St., submitted by Maria C. Villanueva. (Tax Key No. 599-8949-000)

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant is proposing to lease the 1,800 sq. ft. former Rich's House of Cakes at 4353 S. 27 St. to operate Alba Coffee Shop, a coffee, tea, and juice bar. This property is zoned C-2 Regional Community Commercial District, which permits non-alcoholic beverage bars as a Special Use. Alba Coffee Shop will feature coffee, espresso, teas, fresh juices, and smoothies. A limited food menu of avocado toast, egg and avocado, and superfood bowls will also be served. The applicant anticipates having five (5) employees and fifty (50) customers per day. The proposed hours of operation are Monday-Friday, 8am- 5pm; Saturday and Sunday, 7am-3pm. Both owners have

experience in the food service industry and have experience running businesses. The applicant also operates a financial services business out of the upstairs suite of the building. A public hearing could be scheduled as soon as September 20, 2022.



Site and Architectural Plans

The site plan provided shows minimal proposed changes to the existing site conditions. A new ADA-compliant ramp is proposed along the south elevation of the building up to the deck. The Building Inspector has indicated the existing deck does not meet structural codes and will need

to be rebuilt. The applicant is proposing rebuilding the deck to the same size and location as the existing for use for outdoor seating. The front yard setback in the C-2 zoning district is fifty feet (50'). The existing building is approximately 18' from the front property line, well within that setback. The existing deck is built to the property line. The applicant is seeking a waiver to rebuild the deck in the front yard setback. Per Sec. 21.04.0302 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration."

The existing pylon sign is proposed to be removed when the replacement deck is constructed. The applicant expressed a desire to repaint the dark brown exterior with a natural earth tone but no proposed color has been provided to staff. Staff will work with the applicant to approve an earth tone exterior for the building. One bay window along the south elevation is also proposed to be replaced with a new single-pane insulated window. No other exterior changes are proposed to the site or the building.

Off-street parking required per code for Alba Coffee Shop = 27 (15 spaces per 1,000 sq. ft.)
TOTAL off-street parking provided (based off of site plan) = 15
The parking shortage may be waived by the Common Council.

Staff did observe minor site issues with conducting a site visit. The parking lot is faded and the parking lines should be repainted. Many of the concrete curb stops onsite were pushed into the grass behind the parking lot and should be reinstalled on the parking surface. There is an exposed natural gas meter in front of the deck. Staff recommends the applicant add protective bollards around the meter. A portion of the brick is missing from the south elevation of the building above the rear window. Staff recommends a matching brick be infilled at this location. No lighting plan was provided to staff. Staff recommends a lighting plan be submitted to the Community Development Division for review and approval and the noncompliant wall pack on the building be removed and replaced with code-compliant lighting. No landscape plan was provided and the site does not have an approved landscape plan. With the exception of the 7' grass strip to the south of the parking lot, there is no impervious surface on this property and no location to add landscaping onsite.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site and Architectural Plans for Alba Coffee Shop, a proposed coffee business to be located at 4353 S. 27 St., submitted by Maria C. Villanueva (Tax Key No. 599-8949-000), 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 and a Certificate of Occupancy associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Architectural Plans being submitted to the Community Development Division to show the following: (a) a notion that the parking lot will be restriped; (b) a notion that the concrete curb stops will be reinstalled on the parking surface; (c) concrete bollards around the natural gas meter along S. 27 St.; (d) notion that the missing brick on the south façade is infilled with matching brick; and (e) a site lighting plan.

2. A Fats, Oils and Grease (FOG) Plan being submitted to the Plumbing Inspector for review and approval.

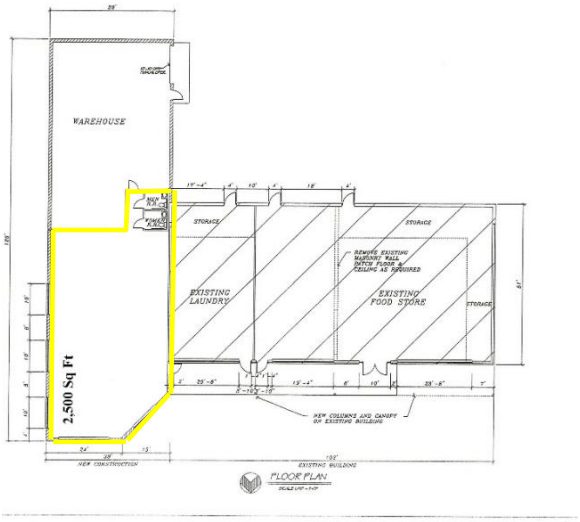
8A. Special Use Permit for OP Spa, a proposed massage therapy business to be located at 6835 W. Layton Ave., submitted by Qiao Li Cai, d/b/a OP Spa. (Tax Key No. 617-0118-000)

8B. Site Plan Review for OP Spa, a proposed massage therapy business to be located at 6835 W. Layton Ave., submitted by Qiao Li Cai, d/b/a OP Spa. (Tax Key No. 617-0118-000)

Items 8A and 8B may be considered together.

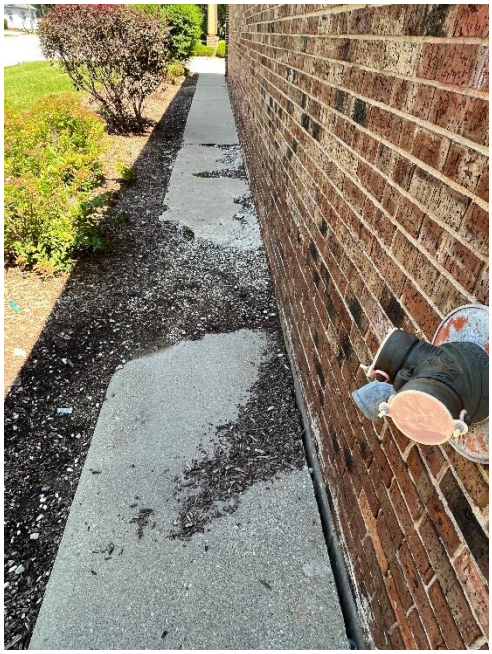
Overview and Zoning

The applicant, Ms. Cai, is proposing to lease approximately 2,500 sq. ft. within the multi-tenant commercial building at 6835 W. Layton Ave. for OP Spa, a massage therapy business. The property is zoned C-1 Neighborhood Commercial District, which permits "Offices of All Other Misc. Health Practitioners (massage therapists only)," as a Special Use. The applicant is proposing to provide foot massage, table massage, reflexology, deep tissue, hot stone, and



Swedish massage services. They anticipate having one business manager and two licensed massage providers. Proposed business hours will be 9:00 am – 9:00 pm, seven (7) days per week. A public hearing can be scheduled as early as September 20, 2022.

Site Plan
A site plan was not submitted but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Special Use Permit. The site is in pretty good condition and the parking lot was recently restriped. The curbs throughout the parking lot are cracked and broken and should be replaced within the next year. There is also a section of the sidewalk along the west side of the building that is deteriorated. This should also be repaired within one (1) year.



Off-street parking required per code for OP Spa = 13 (4 spaces per 1,000 sq. ft., plus one per employee)
Off-street parking required for all other uses: 23
TOTAL off-street parking required: 36
TOTAL off-street parking provided (based off of site plan) = 33
The parking shortage may be waived by the Common Council.

As with other requests for massage therapy businesses within the City, staff asked Greenfield Police Department to conduct background checks on the applicant and employees. The background checks raised serious red flags with GFPD, who concluded the information obtained was "very consistent with what law enforcement sees across the nation with Asian trafficking and the relationship with transient sexual Asian massage businesses." Based on recommendation from GFPD, staff is recommending denial of the Special Use Permit.

Recommendation: Recommend Common Council denial of the Special Use Permit and Site Plan Review for OP Spa, a proposed massage therapy business to be located at 6835 W. Layton Ave., submitted by Qiao Li Cai, d/b/a OP Spa. (Tax Key No. 617-0118-000).

If Plan Commission recommends approval, staff recommends the approval be subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly. The work associated with Item 1 must be completed within one year of Common Council approval.)

1. A Site Plan being submitted to the Community Development Division to show the following: (a) damaged curb throughout the site replaced; (b) damaged sidewalk along the west building elevation replaced.

9A. Special Use Permit for Greater Milwaukee Oral Surgery, a proposed dental business to be located at 6800 W. Layton Ave., submitted by Dr. Rob Goeckermann d/b/a Greater Milwaukee Oral Surgery and Doug Forton d/b/a Design 2 Construct. (Tax Key No. 604-9921-000)

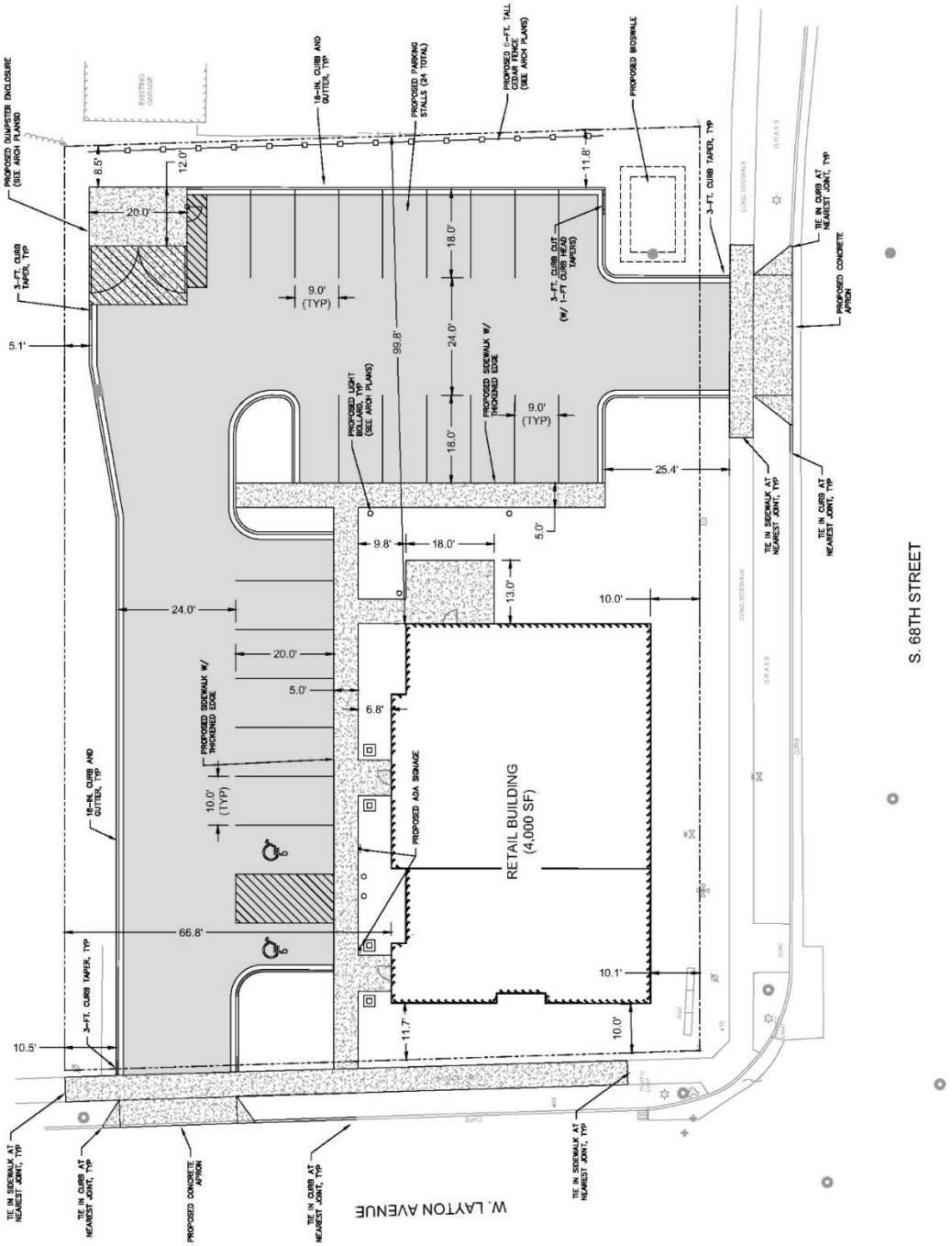
9B. Site, Landscaping and Architectural Plans for Greater Milwaukee Oral Surgery, a proposed dental business to be located at 6800 W. Layton Ave., submitted by Dr. Rob Goeckermann d/b/a Greater Milwaukee Oral Surgery and Doug Forton d/b/a Design 2 Construct. (Tax Key No. 604-9921-000)

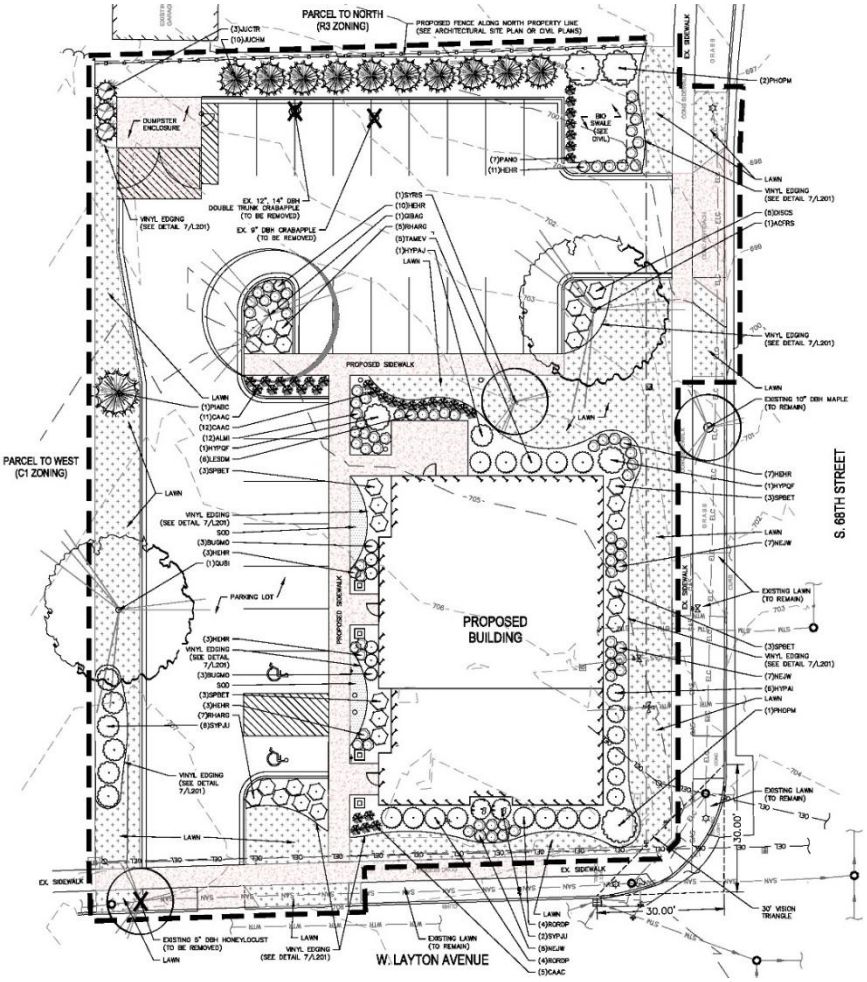
Items 9A and 9B may be considered together.

Overview and Zoning
The applicant, Dr. Goeckermann, has recently purchased this property and is proposing to redevelop the 0.56-acre former 68th St. Pub location for Greater Milwaukee Oral Survery. Dr. Goeckermann currently operates this same business at 4811 S. 76 St. (Suite 304), and will relocate to this new location once construction is completed. The redevelopment will include a new free-standing 4,000 square foot building. Greater Milwaukee Oral Surgery will occupy approximately 2,700 sq. ft. of the new building and 1,300 sq. ft. of space will be available to lease to a tenant. The property is zoned C-1 Neighborhood Commercial District, which allows "Offices of Dentists" as a Special Use. The owner of Greater Milwaukee Oral Surgery, Dr. Rob Goeckermann, is an oral and maxillofacial surgeon with expertise in dental implants, oral pathology, and surgical tooth extractions. The proposed office hours are Monday-Friday from 7:30 AM – 4:00 PM and there are 6-7 staff members that work at this practice. They antipate applying for a demolition permit and applying for building permits as soon as the project is approved. The project cost is estimated at $1,071,000. A public hearing can be scheduled as early as September 20, 2022.

Site and Landscaping Plans
Staff recommended that the developer design the site layout with the building as close to the street frontage as possible, preserving the urban edge with a building rather than a parking lot.

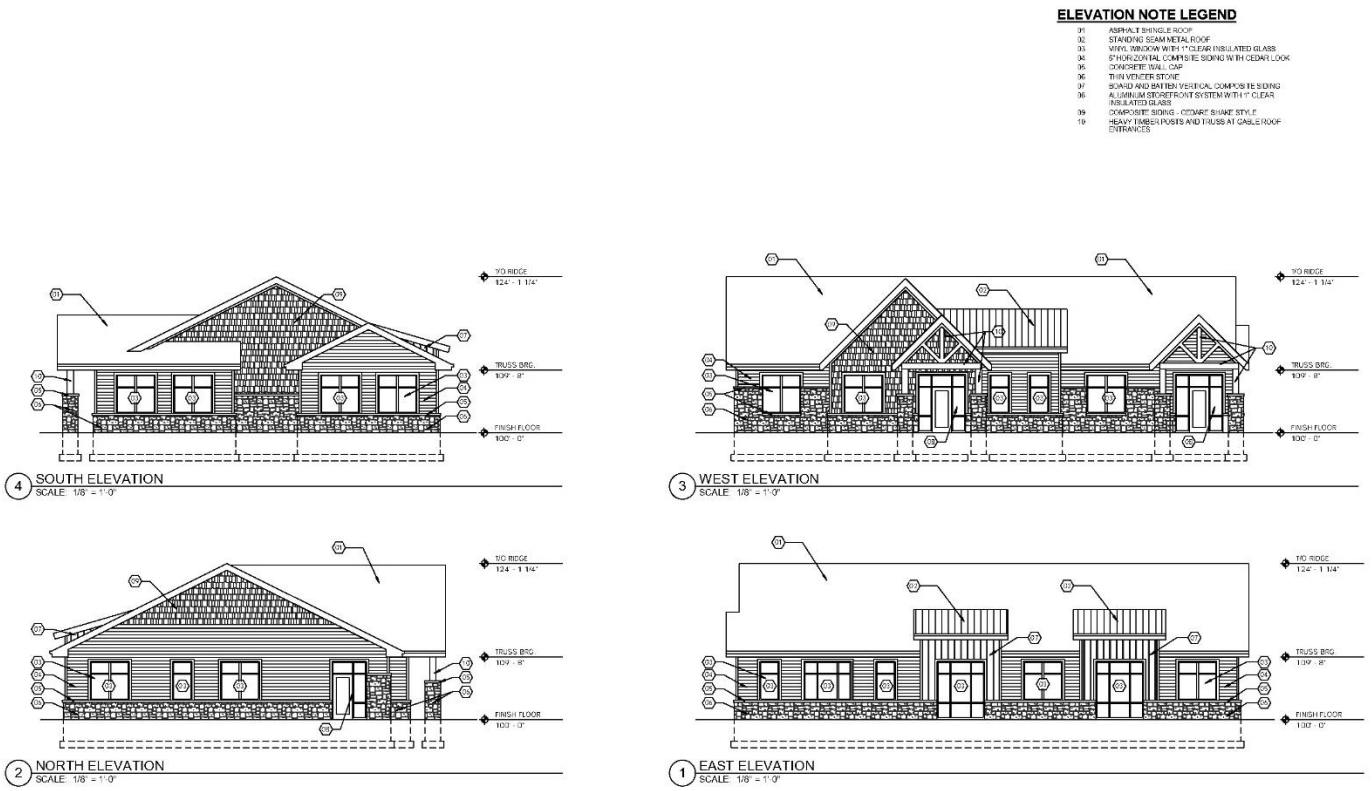
This results in the building encroaching within the C-1 setback requirements. Per Sec. 21.04.0301 of the Greenfield Municipal Code, "The Plan Commission will evaluate the impact of the standards for building setback/placement and parking lot layout with new construction on a site by site basis and will determine under Site, Building, and Landscape Review what the appropriate building setback/placement and parking lot layout will be within the context of total site review. That recommendation will be forwarded to the Common Council for consideration." The building is proposed to be 10' from the property line, which is similar to the existing 68th St. Pub building.





The proposed site layout includes the 24-ft. high, 4,000 sq. ft. building constructed in the southeast corner of the site, abutting S. 68 St. and W. Layton Ave. The parking will be located in the northern and western section of the property. The refuse enclosure will be located in the northwest corner of the parking lot. The proposal includes 24 off-street parking spaces. Per the code, a medical user requires 10 off-street parking spaces per 1,000 sq. ft., which would require 27 parking spaces for the dentist office. Parking required for the second tenant space would be determined according to the use of the future tenant but using the general "Other Miscellaneous Freestanding Retail Stores" category of 5 spaces per 1,000 sq. ft., an additional 7 spaces would be required. The Common Council has historically waived parking shortages for similar developments throughout the City.

Extensive landscaping is proposed around the perimeter of the building. In addition, three (3) landscape beds are located within the parking field and perimeter landscaping is supplied along most of the western property line and along the entire northern property line. A 6-ft. board-on-board wood fence is proposed along the north property line, which will eliminate headlight glare from affecting the neighboring property to the north. The site will be illuminated by five (5) down-lit LED bollard lights and eight (8) down-facing wall packs installed on the building. There is an existing We Energies utility pole near the corner of S. 68 St. and W. Layton Ave. that supplies power to the existing building. Staff recommends the developer work with We Energies to remove this pole and provide underground electric service to the new building.



Architectural Plans

The building will be constructed of a stone veneer base with a mix of 6” horizontal composite siding with cedar look, cedar shake-style composite siding, and board and batten vertical composite siding. Heavy timber posts and truss are proposed at the at the gable roof entrances. Aluminum storefront entries and vinyl windows with 1” clear insulated glass are proposed. The primary roof will have asphalt shingles, while the accent roofs with have a standing seam roof. Staff does not recommend any changes to the proposed building elevations.

DESIGN 2 CONSTRUCT N173 W21010 Northwest Passage, Jackson, WI 53037 PHONE: 262.677.9933 FAX: 262.677.9934

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Dr Goeckermann
GREENFIELD, WI 53220

DESIGN 2 CONSTRUCT N173 W21010 Northwest Passage, Jackson, WI 53037 PHONE: 262.677.9933 FAX: 262.677.9934

DESIGN 2 CONSTRUCT N173 W21010 Northwest Passage, Jackson, WI 53037 PHONE: 262.677.9933 FAX: 262.677.9934

Dr Goeckermann
GREENFIELD, WI 53220

Recommendation: Recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Greater Milwaukee Oral Surgery, a proposed dental business to be located at 6800 W. Layton Ave., submitted by Dr. Rob Goeckermann d/b/a Greater Milwaukee Oral Surgery and Doug Forton d/b/a Design 2 Construct (Tax Key No. 604-9921-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 8 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 and landscaping plans being submitted to the Community Development Division to show the following: (a) landscaping species and quantity modifications at the request of the City Forester, if applicable.

2. A revised Civil Plan Set and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.

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. Permit application and approved plans being submitted to Milwaukee County and the City of Greenfield Engineering Department for necessary driveway permits.

6. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.

7. All electric powerlines being constructed underground and an electric utility plan being submitted to the Engineering Department for review.

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

10. Site and Landscaping Plans for proposed site modifications to Kingdom Hall of Jehovah's Witnesses, an existing place of worship located at 12165 W. Layton Ave., submitted by Mark Falk d/b/a Falk Property Improvements LLC. (Tax Key No. 611-8989-001)

Overview and Zoning
Kingdom Hall of Jehovah's Witnesses, an existing place of worship located at 12165 W. Layton Ave., is an interior remodeling project and parking lot reconfiguration. The property is zoned "I" Institutional.

Site and Landscaping Plans

The Kingdom Hall of Jehovah's Witnesses is proposing a complete interior renovation of their existing Hall. In conjunction with that project, they are reconfiguring their parking lot to help address drainage issues along the west property line. The parking lot is being regraded to direct drainage to an existing storm manhole in the center rear portion of the parking area. Existing 4" black plastic tiles under the W. Squire Ave. road entrance at the rear of the property will be removed and this area will also be regraded and a grass swale installed. Because the 4" drainage tiles extend into the I-43 right of way, removal will require WisDOT approval. Nine (9) existing trees along the west property line are proposed to be removed to help with drainage. The existing access point at W. Squire Ave. is proposed to be removed with this project. Staff recommends the applicant work with the Engineering Division on their design requirements for the termination of W. Squire Ave.

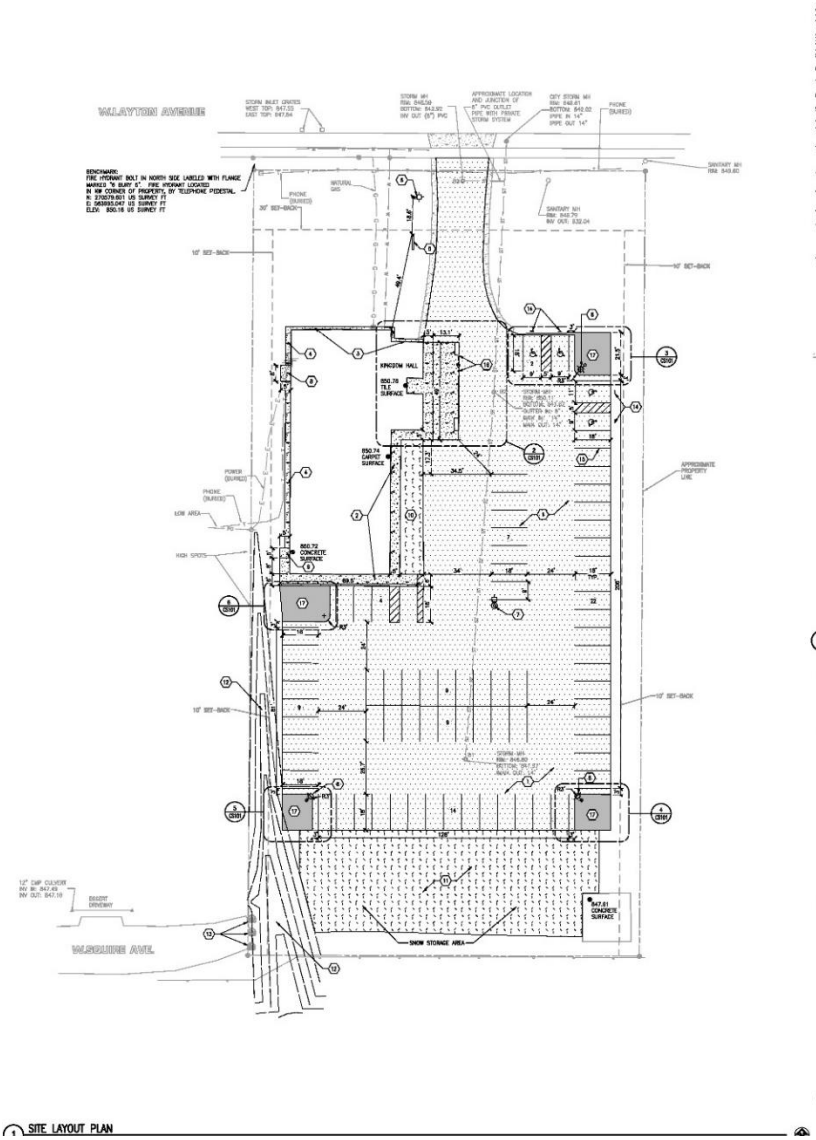
The reconfigured parking lot would eliminate 33 parking spaces, reducing the parking spaces from 105 to 72 parking spaces. The Hall requires 53 parking spaces (158 seats x 0.33 spaces per seat). There will be a reduction in impervious surface of approximately 4,450 sq. ft. at the rear of the property. The area is will be seeded and used for snow storage. Three new 20' light poles are proposed in the landscaped beds in the parking lot, along with a new 20' pole to replace an existing light pole within the parking lot. A new 12' light pole is proposed along the driveway. All lighting fixtures will be full cutoff luminaires.

Fifteen (15) trees, a number of shrubs, and all building base plantings are proposed to be removed. An existing landscaped island within the parking lot is also proposed to be removed. Four landscaped beds are proposed adjacent to the parking lot. These will contain primarily small shrubs and one canopy tree per bed. Staff recommends additional base plantings be added to the building and additional landscaping be added around the new monument sign and in the rear lawn.

No exterior changes are planned to the existing Hall building, beyond repairing and repointing the brick exterior, as needed, and the addition of new soffits around the building and one new mechanical louver on the east elevation.

The proposed site plan does not show curb and gutter around the parking lot. Per the Zoning Code, "Concrete curb meeting City specifications shall be required for all off-street parking areas serving more than five (5) vehicles in all nonresidential zoning districts." Staff recommends curb and gutter be installed with the parking lot reconfiguration. Staff is also recommending an existing storm manhole in the northern portion of the driveway be relocated off of the existing sanitary sewer line.

Staff recommends that this item be expedited to the August 16, 2022 Common Council meeting.



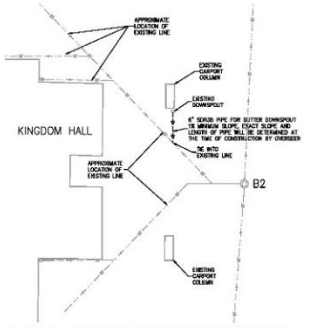
1 SITE LAYOUT PLAN

SHEET KEYNOTES

1. REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, SEE DETAIL 13/C-501 AND SHEET C0101.
2. INSTALL NEW SIDEWALK CONCRETE PAVEMENT, SEE DETAIL 11/C-501.
3. INSTALL NEW 18" WIDE CONCRETE EDGE, SEE DETAIL 11/C-501.
4. INSTALL NEW 30" WIDE CONCRETE EDGE, SEE DETAIL 11/C-501.
5. INSTALL NEW MONUMENT SIGN WITH LIGHTS, SEE DETAILS 6 & 7/C-501.
6. INSTALL NEW LIGHT, POLE AND BASE, SEE ES101 AND DETAIL 18/C-501.
7. INSTALL NEW LIGHT, MARKING AND PROTECT EXISTING LIGHT POLE AND BASE, SEE SHEETS ES101 AND ES101.
8. INSTALL NEW 6' X 5' HVAC CONCRETE PAD, SEE SHEET M-101 FOR EXACT LOCATION AND DETAIL 11/C-501.
9. INSTALL NEW 5' X 5' CONCRETE ACCESS PAD, SEE SHEET S-101 FOR EXACT LOCATION AND DETAIL 11/C-501.
10. SEED DISTURBED AREA WITH A LAWN SEED MIX, 7812.6 SF.
11. PLACE 4" OF TOP SOIL OVER EXPOSED BASE COURSE SURFACE AREA AND GRADE PER C0101. SEED WITH A LAWN SEED MIX. 7812.6 SF. MULCH WITH SWRR MULCH AND PLANT ACCORDING TO TABLE 1 AND DETAILS 3-6/C0101 (1,000 SF).
12. INSTALL NEW GRASSED SWALE TO BE BUILT AND STABILIZED ACCORDING TO SHEETS C0103 AND C0101. PERMIT WILL BE NEEDED FOR WORK WITHIN THE HWY 43 ROW. SEE GENERAL NOTE 5/C0101 AND SHEET C0101.
13. PLANT (7) NEW COMMON JUNIPER SHRUBS (JUNIPERUS COMMUNIS) ACROSS THE REMOVED DRIVEWAY ACCESS TO W SQUIRE AVENUE. SPACE SHRUBS A MINIMUM OF 4'-FEET APART.
14. INSTALL ACCESSIBLE SIGNAGE AND STRIPING. FACE OF SIGN SHALL BE A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT. SEE DETAILS 1 THROUGH 4/C-501.
15. PAINT ENTIRE LOT WITH NEW PARKING LOT STRIPING, SEE DETAIL 5/C-501.
16. INSTALL NEW 8" SDR35 PIPE OUTLET FOR GUTTER DOWNSPOUT TO ATTACH TO THE EXISTING TILE OUTLET SYSTEM, SEE DETAIL 2/C0101 AND SEE 1.5' & 1.75%-501. EXACT SLOPE AND LENGTH OF PIPE WILL BE DETERMINED IN THE FIELD BY CONSTRUCTION OVERSEER AT THE TIME OF CONSTRUCTION.
17. PLACE 4" OF TOP SOIL OVER EXPOSED BASE COURSE SURFACE AREA AND GRADE PER C0101, MULCH WITH SWRR MULCH AND PLANT ACCORDING TO TABLE 1 AND DETAILS 3-6/C0101 (1,000 SF).

GENERAL SHEET NOTES

1. REFER TO C-001 COVER SHEET OR C0101 FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE ALL WORK WITHIN 5 FEET OF THE BUILDING.
3. PAINT ALL PARKING STALLS, CROSSWALKS AND ACCESSIBLE SPACES. ALLOW PAVING TO AGE 30 DAYS BEFORE APPLYING MARKINGS.
4. DIMENSIONS SHOWN ON PLANS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. SOLID WASTE WILL BE PRIVATELY HANDLED. WASTE ACCUMULATED DAILY IS FROM LITTLE TO NONE, AND IS DISPOSED OFF-SITE BY THE PATRONS. NO KITCHENS OR DAY CARE SERVICES WILL BE PART OF THE USE OF THE BUILDING. NO DUMPSTER OR MUNICIPAL SERVICE IS NECESSARY.
6. GUTTERS ALONG WEST SIDE OF BUILDING ARE OUTLETTED TO GROUND SURFACE. 18-FOOT GUTTER DOWNSPOUT EXTENSIONS SHOULD BE USED TO DIRECT STORMWATER RUNOFF FROM THE BUILDING.
7. ALL OTHER GUTTER DOWNSPOUTS ARE TIED INTO AN EXISTING SUBSURFACE TILE SYSTEM THAT IS CONNECTED TO THE STORM SEWER MANHOLE, SEE 2/C0101.
8. A NEW UNDERGROUND TILE OUTLET WILL BE INSTALLED FOR THE DOWNSPOUT ON THE NORTH CARPORT PILLAR, AND CONNECTED INTO THE EXISTING TILE OUTLET SYSTEM AS SHOWN IN 2/C0101. THE ACTUAL LOCATION AND ELEVATION OF THE EXISTING TILE OUTLET SYSTEM IS UNKNOWN. THE INLET INVERT OF THE TILE AND THE OUTLET INVERT AT THE JUNCTION WITH THE EXISTING TILE OUTLET SYSTEM WILL HAVE TO BE DETERMINED IN THE FIELD.
9. CONTRACTOR WILL OBTAIN PERMIT WISDOT, ET1813, DATED 1/2016, "INVILIGATION/PERMIT TO WORK IN HIGHWAY RIGHT OF WAY" TO INSTALL THE NEW GRASSED SWALE AND OUTLET, SEE SHEET C0101.
10. SEE TABLE 1: LANDSCAPE PLANTINGS AND DETAILS 3-6/C0101 FOR PLANTING LAYOUT PLAN. LANDSCAPE OVERSEER TO DECIDE FINAL PLANT LOCATION WITHIN PLANTER AREA.



2 DETAIL – DOWNSPOUT TIE IN TO EXISTING PIPE OUTLET

PAVEMENT LEGEND

- NEW AND REPLACED ASPHALT PAVEMENT (32,323.1 SF)
- NEW AND REPLACED CONCRETE PAVEMENT (2,224.7 SF)
- NEW LANDSCAPE PLANTING AREAS, SEE TABLE 1
- NEW LAWN SEEDED AREA, (9,344.2 SF)

SYMBOLS LEGEND

	EXISTING	PROPOSED
APPROXIMATE PROPERTY BOUNDARY		
PROPERTY LINE SETBACK		
66' ROAD EASEMENT		
MAJOR CONTOUR		
MINOR CONTOUR		
WATER LINE (BURIED)	W	
UNDERGROUND POWER LINE	E	
OVERHEAD POWER LINE	PO	
UNDERGROUND TELECOM LINE	T	
NATURAL GAS LINE	G	
ELECTRIC METER		
GAS METER		
PHONE PEDESTAL		
STORMWATER MANHOLE		
SANITARY SEWER MANHOLE		
WATER VALVE		
3-PORT HYDRANT		
LIGHT POLE (1-LIGHT)		
OVERHEAD POWER POLE		
FINISHED FLOOR ELEVATION (FFE)		
PROPERTY CORNERS 1" IRON PIPE		
EDGE OF ASPHALT		
MONUMENT SIGN		
6" DOWNSPOUT TILE OUTLET		
ACCESSIBLE PARKING		
COMMON JUNIPER SHRUBS		
ACCESSIBLE PARKING SIGN		
PARKING SPACE COUNT	85	

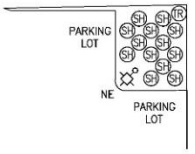
SITE SIGN TABLE

SIGN NO.	DESC	M.U.T.C.D NO./SIZE	QTY	COLOR*
1	RESERVED PARKING	R7-8 12" X 18"	4	LEGEND: GREEN-RETROFLECTIVE BACKGROUND, WHITE-RETROFLECTIVE SYMBOL BACKGROUND, BLUE-RETROFLECTIVE
2	VAN ACCESSIBLE	R7-8A 12" X 6"	1	LEGEND: GREEN-RETROFLECTIVE (OR BLACK) BACKGROUND, WHITE-RETROFLECTIVE

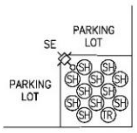
TABLE 1: LANDSCAPE PLANTINGS

TYPE E REQUIRED PLANTS	TYPE E 1 UNIT AMOUNT	SPECIES	COMMON NAME	REQUIRED SIZE:	PLANTER AREA	TOTAL #
CANOPY TREE (TR)	2			2-2.5" CALIPER*		8
		SAVING A 4 TREE CREDIT FOR EXISTING TREES				4
		Acer rubrum	RED MAPLE		NE, NW	2
		Quercus palustris	PIN OAK		NE, SW	2
SHRUBS (SH)	10			3'-FEET TALL		40
		Dasiphora fruticosa	SHRUBBY CINQUEFOIL		NE	8
		Diervilla lonicera	NORTHERN BUSH-HONEYSUCKLE		NE	7
		Dasiphora fruticosa	SHRUBBY CINQUEFOIL		NW	3
		Diervilla lonicera	NORTHERN BUSH-HONEYSUCKLE		NW	4
		Spiraea alba	MEADOWSWEET		SE	8
		Hypericum kalmianum	KALM'S ST. JOHNSWORT		SE	5
		Spiraea alba	MEADOWSWEET		SW	5
		Spiraea tomentosa	STEEPLEBUSH		SW	4

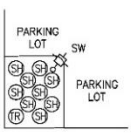
*CALIPER SIZE IS FOR A SINGLE TRUNK TREE. IF A MULTI-TRUNK TREE IS USED, IT MUST BE 8-FEET TALL.



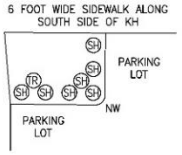
3 DETAIL – NE CORNER PLANTINGS



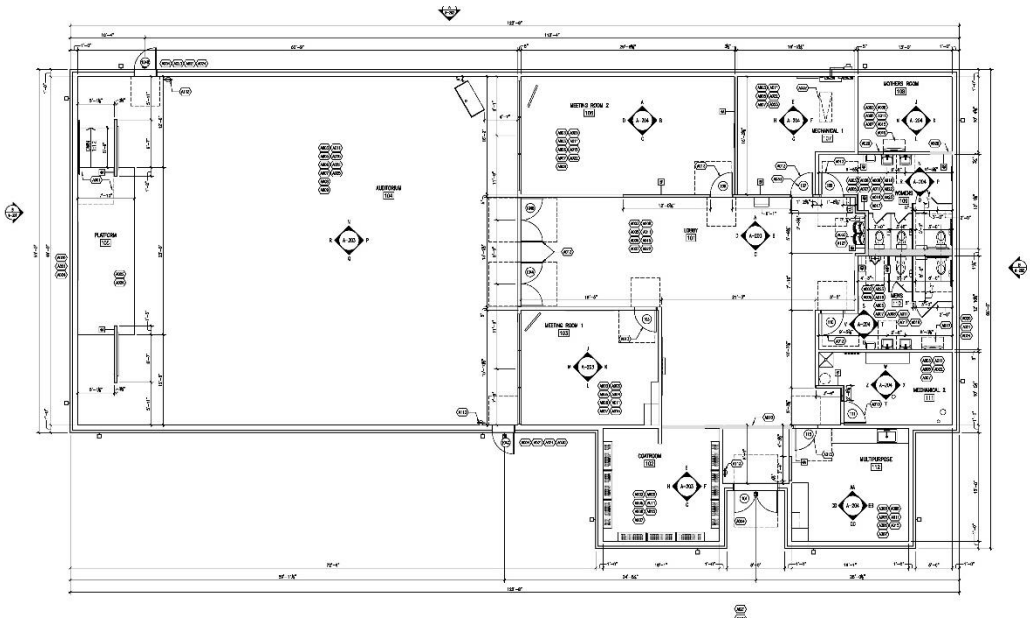
4 DETAIL – SE CORNER PLANTINGS



5 DETAIL – SW CORNER PLANTINGS



6 DETAIL – NW CORNER PLANTINGS



Recommendation: Recommend Common Council approval of the Site and Landscaping Plans for Kingdom Hall of Jehovah's Witnesses, an existing place of worship located at 12165 W. Layton Ave., submitted by Mark Falk d/b/a Falk Property Improvements LLC. (Tax Key No. 611-8989-001), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 5 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 and landscaping plans being submitted to the Community Development Division to show the following: (a) construction of a termination of W. Squire Ave., as requested by the Engineer Division; (b) relocation of the existing storm sewer manhole off of the sanitary sewer line; (c) curb and gutter added to the parking lot and driveway; (d) additional landscaping along the building, around the monument sign, and in the rear lawn; and (e) landscaping species and quantity modifications at the request of the City Forester, if applicable.

2. A revised Civil Plan Set showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.

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. Permit application and approved plans being submitted to Wisconsin Department of Transportation for necessary work within their right of way.

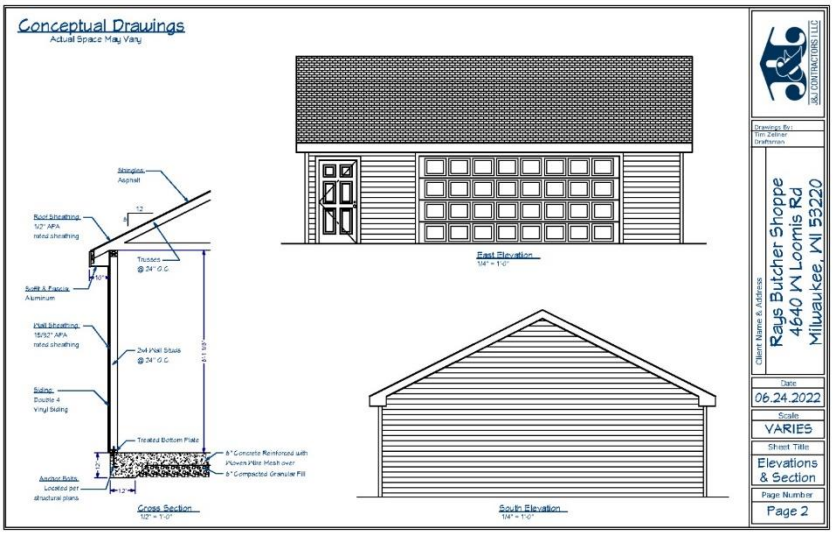
11. Site and Architectural Plans for proposed site modifications to Ray's Butcher Shoppe, an existing business located at 4640 W. Loomis Rd., submitted by Tim Zellner d/b/a J&J Contractors LLC and Scott Podd d/b/a Ray's Butcher Shoppe. (Tax Key No. 620-6656-002)

Overview and Zoning

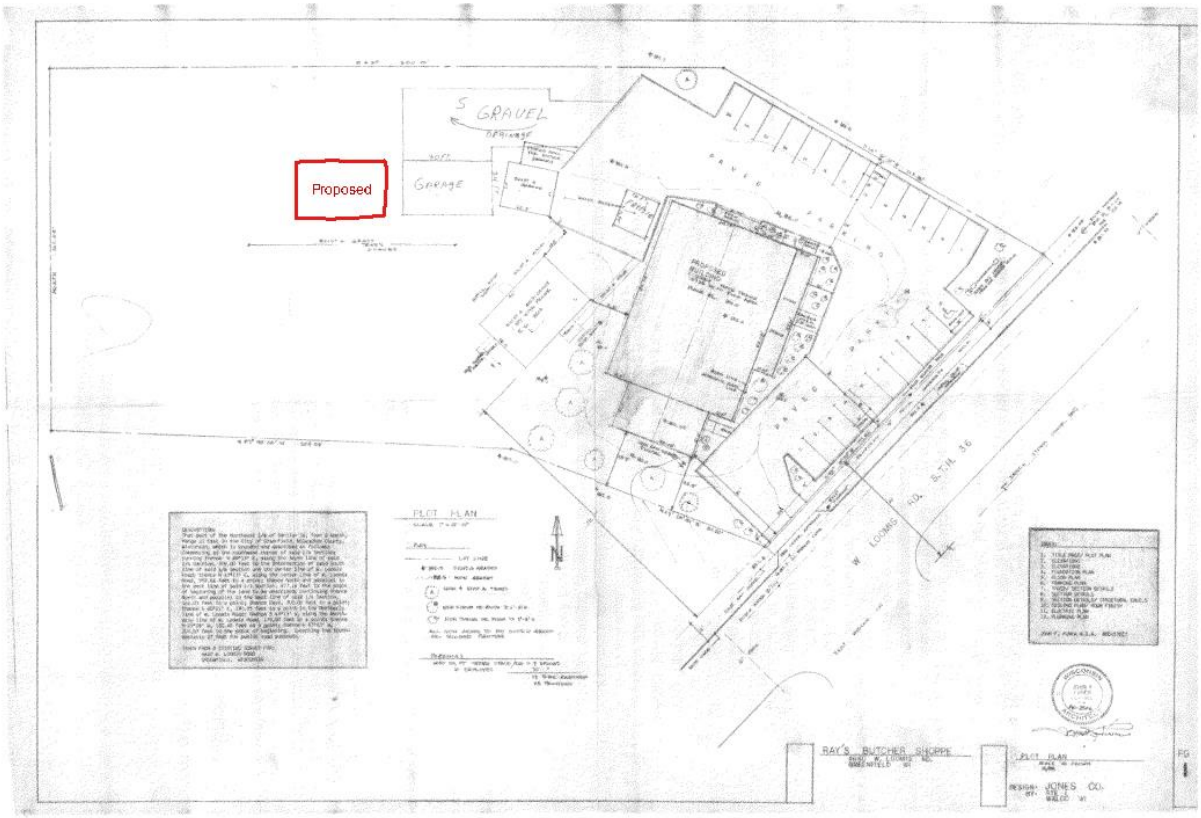
Ray's Butcher Shoppe, an existing business located at 4640 W. Loomis Rd., is proposing adding a detached storage shed to the rear of their property. The property is zoned C-2 Community Commercial District.

Site and Architectural Plans

The proposed storage shed will be a 780 sq. ft., 26' x 30' when on a concrete slab. The exterior will be sided with vinyl siding, aluminum fascia and soffit, and asphalt shingles. There will be one steel man door and one 16' x 7' overhead door. The shed will be accessed via the asphalt driveway that leads to the rear of the property. The proposed shed is away from the right of way and should not be visible unless driving behind the building. There are two storage sheds and a detached garage also located on the subject property. Staff recommends approval of the storage shed.



Staff recommends that this item be expedited to the August 16, 2022 Common Council meeting.



Recommendation: Recommend Common Council approval of the Site and Architectural Plans for Ray's Butcher Shoppe, an existing business located at 4640 W. Loomis Rd., submitted by Tim Zellner d/b/a J&J Contractors LLC and Scott Podd d/b/a Ray's Butcher Shoppe (Tax Key No. 620-6656-002), subject to Plan Commission and staff comments.

12A. Special Use Permit for The House of the Gypsy, a proposed psychic medium reading business to be located at 4162 S. 108 St., submitted by Shajhed Morales d/b/a The House of the Gypsy. (Tax Key No. 567-9972-004)

12B. Site Plan Review for The House of the Gypsy, a proposed psychic medium reading business to be located at 4162 S. 108 St., submitted by Shajhed Morales d/b/a The House of the Gypsy. (Tax Key No. 567-9972-004)

Items 12A and 12B may be considered together.

Overview and Zoning

The applicant, Ms. Morales, is proposing to lease approximately 1,600 sq. ft. within the multi-tenant commercial building at 4162 S. 108 St. for The House of the Gypsy, a psychic medium reading business. The property is zoned C-4 Regional Business District, which permits "All Other Personal Services (psychic services)," as a Special Use. The services provided include psychic

medium readings, paranormal investigations, spiritual healing, spiritual seminars, handcrafted jewelry, and esoteric products. The business is operated by a mother and daughter team and has been in business for over 10 years. They anticipate having up to 20 customers per day. Proposed business hours will be 10:00 am – 6:00 pm, Monday through Friday and occasional Saturday hours not to exceed those of the weekday hours. A public hearing can be scheduled as early as September 20, 2022.

Site Plan
A site plan was not submitted but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Special Use Permit. The site is in good condition and staff did not see any issues that need to be addressed.

Off-street parking required per code for The House of the Gypsy = 8 (5 spaces per 1,000 sq. ft.)
Off-street parking required for all other uses: 92
TOTAL off-street parking provided (based off of site plan) = 82

The parking shortage may be waived by the Common Council.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for The House of the Gypsy, a proposed psychic medium reading business to be located at 4467 S. 108 St., submitted by Shajhed Morales d/b/a The House of the Gypsy (Tax Key No. 567-9972-004), subject to Plan Commission and staff comments and Common Council approval of the Special Use Permit.

13. Architectural Plans for proposed exterior modifications to Gordie Boucher Nissan, an existing business located at 4141 S. 108 St., submitted by Chad Kemnitz d/b/a Professional Consultants, Inc. and Dan Nienhuis d/b/a Boucher Holdings, LLC. (Tax Key No. 566-9960-002)

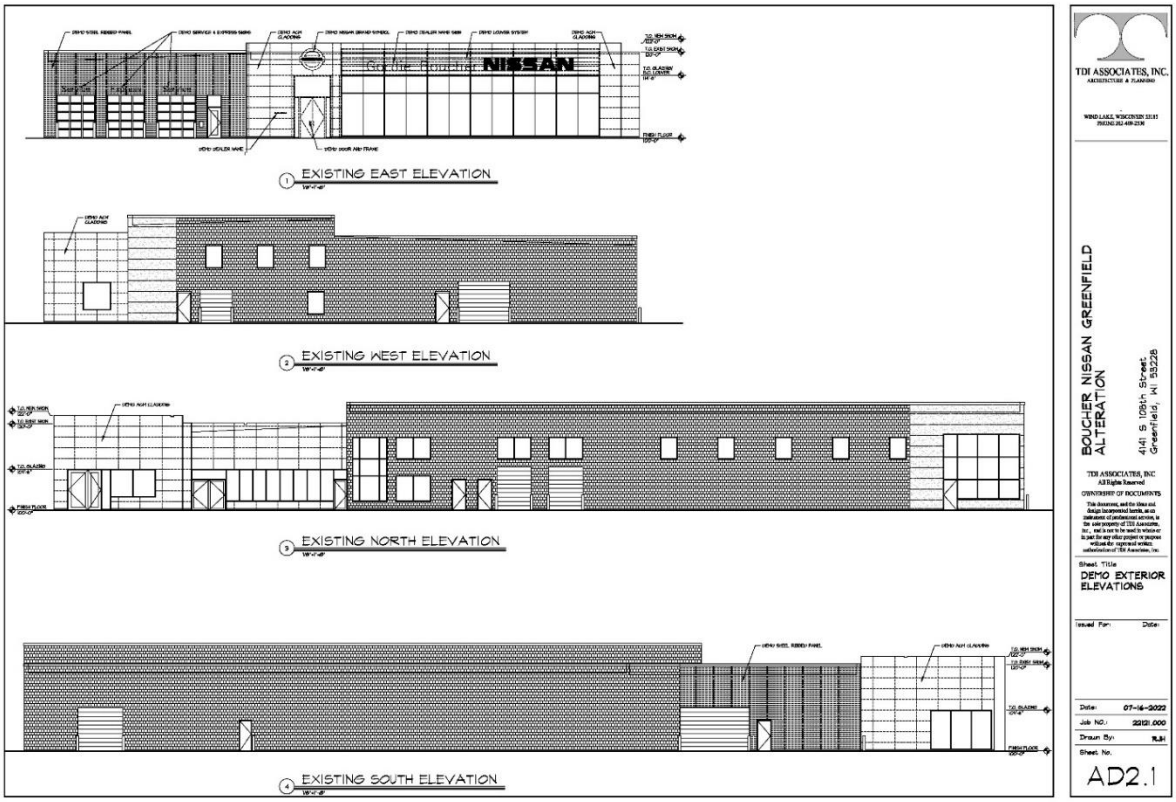
Overview and Zoning

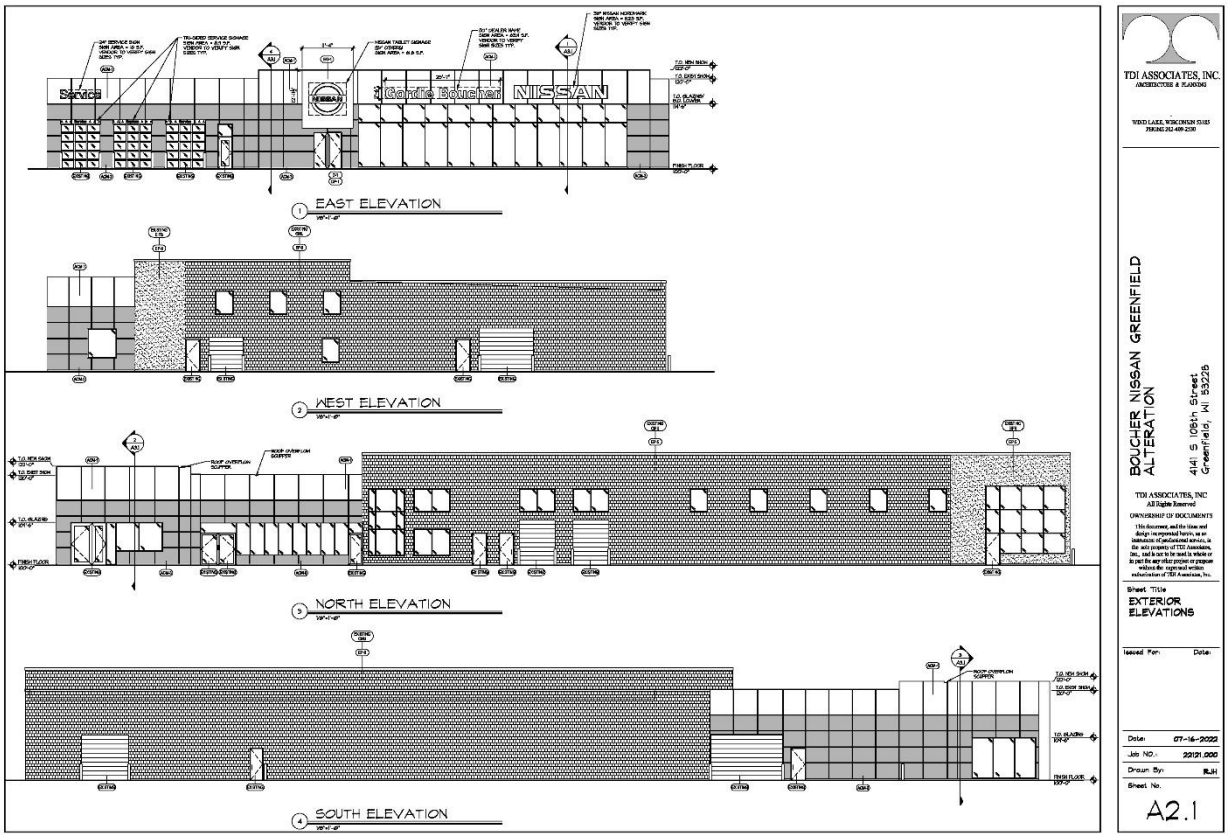
Nissan Motor America is requesting the Boucher Group to update the look of their Nissan Dealership, located at 4141 S. 108 St., to Nissan Corporation new image. The project consists of removing the existing signage and Aluminum Composite Panel (ACM) and install new Aluminum Composite Panel (ACM) in the new corporate colors. The exterior of the building will be painted to match the new color scheme. No changes to site improvements are proposed. The property is zoned C-4 Regional Highway Business, which permits new car dealers as a Special Use Permit.

Architectural Plans

The existing steel ribbed panels on the front and rear elevations and Aluminum Composite Material (ACM) panels on all four elevations will be removed, along with existing signage. The updated front elevation will consist of new dark grey ACM panels on the bottom 9.5' and silver ACM panels on the top 5.5'-7.5' of the façade. The motif of dark grey and silver ACM panels continues along the back and side elevations where the existing ribbed panels and ACM will be removed. The large expanses of existing CMU will remain on the back and side elevations. A new signage package is proposed as part of the refresh. No other changes to the existing site or landscaping plan are proposed.

Staff recommends that this item be expedited to the August 16, 2022 Common Council meeting.





Remove the following:

1. All existing 1.0 / 1.5 building and site signage
2. Entry Portal
3. Louvers
4. Silver ACM below top band, at showroom area
5. Ribbed cladding at Service Reception

Add the following:

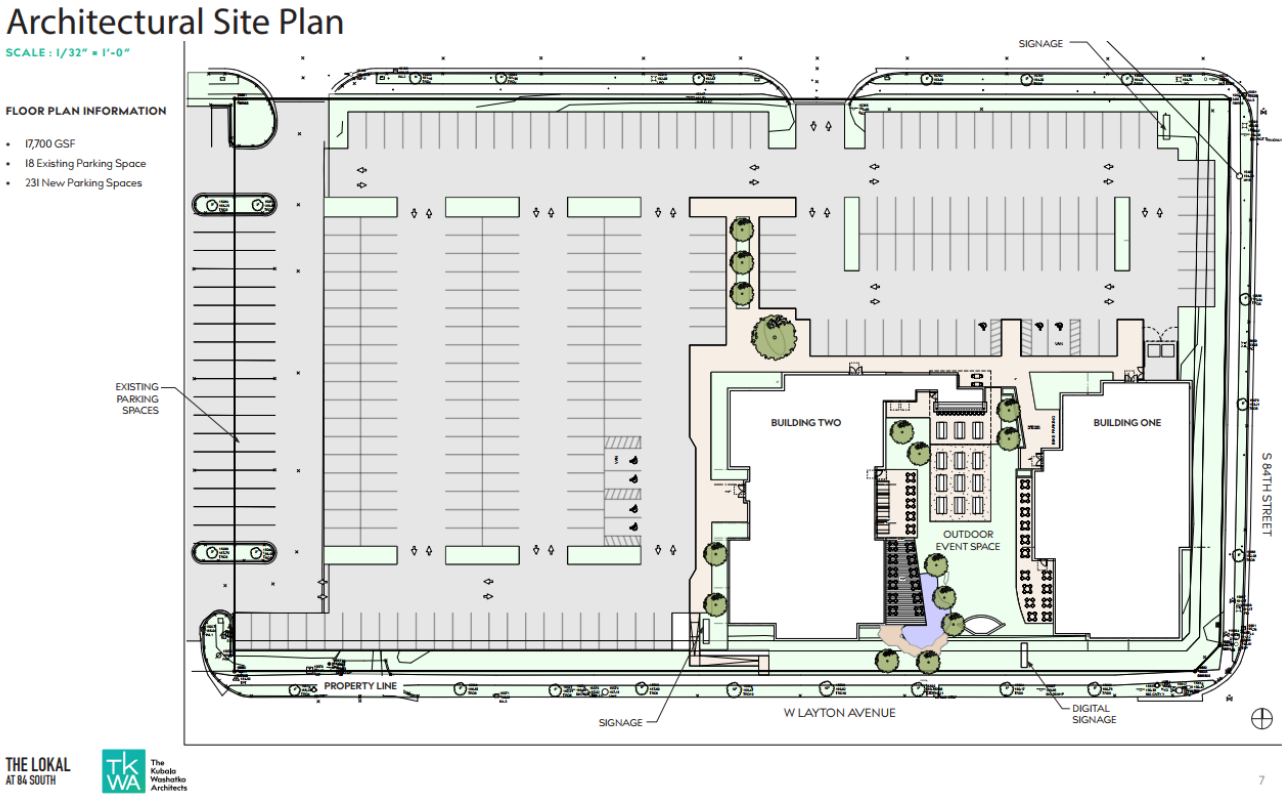
1. New NRC Next building and site signage
2. Thin Profile Tablet above customer entry
3. ACM-1 & ACM-3 at Showroom and Service Reception

Recommendation: Recommend Common Council approval of the Architectural Plans for proposed exterior modifications to Gordie Boucher Nissan, an existing business located at 4141 S. 108 St., submitted by Chad Kemnitz d/b/a Professional Consultants, Inc. and Dan Nienhuis

d/b/a Boucher Holdings, LLC (Tax Key No. 566-9960-002), subject to Plan Commission and staff comments.

14. Conceptual Plan for The Lokal, a component of the 84 South development at the northwest corner of S. 84 St. and W. Layton Ave., 8415 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 606-0053-008)

Cobalt Partners is submitting a new conceptual plan review application for The Lokal, which is one of the last remaining components to be developed at 84 South, located at the northwest corner of S. 84 St. and W. Layton Ave. Other conceptual plans have previously been presented before the Plan Commission (the latest plan reviewed was June 8, 2021), and unfortunately, perspective tenants/users were unable to come to fruition with those plans.



The newest conceptual plan includes two (2) separate buildings, each housing a restaurant, with a common outdoor event space in between. Building One (eastern-most) would be approximately 8,300 gross square feet in area, and Building Two (western-most) would be approximately 9,400 gross square feet. The central outdoor event space includes a patio space, outdoor seating for each of the restaurants, an outdoor stage, a water feature, and a bar. The

outdoor stage is situated with its back towards W. Layton Ave., facing the seating area to the north. A smaller digital monument sign is proposed along W. Layton Ave. so events can be communicated to passersby. Prospective tenants are not being disclosed at this time.

Building One/Restaurant One:

- 80-100 employees
- Monday – Friday: 8am – closing (TBD)
- Saturday – Sunday: 8am – 12am (midnight)

Building Two/Restaurant Two:

- 80-100 employees
- Monday – Friday: 11am – closing (TBD)
- Saturday – Sunday: 9am – 12am (midnight)

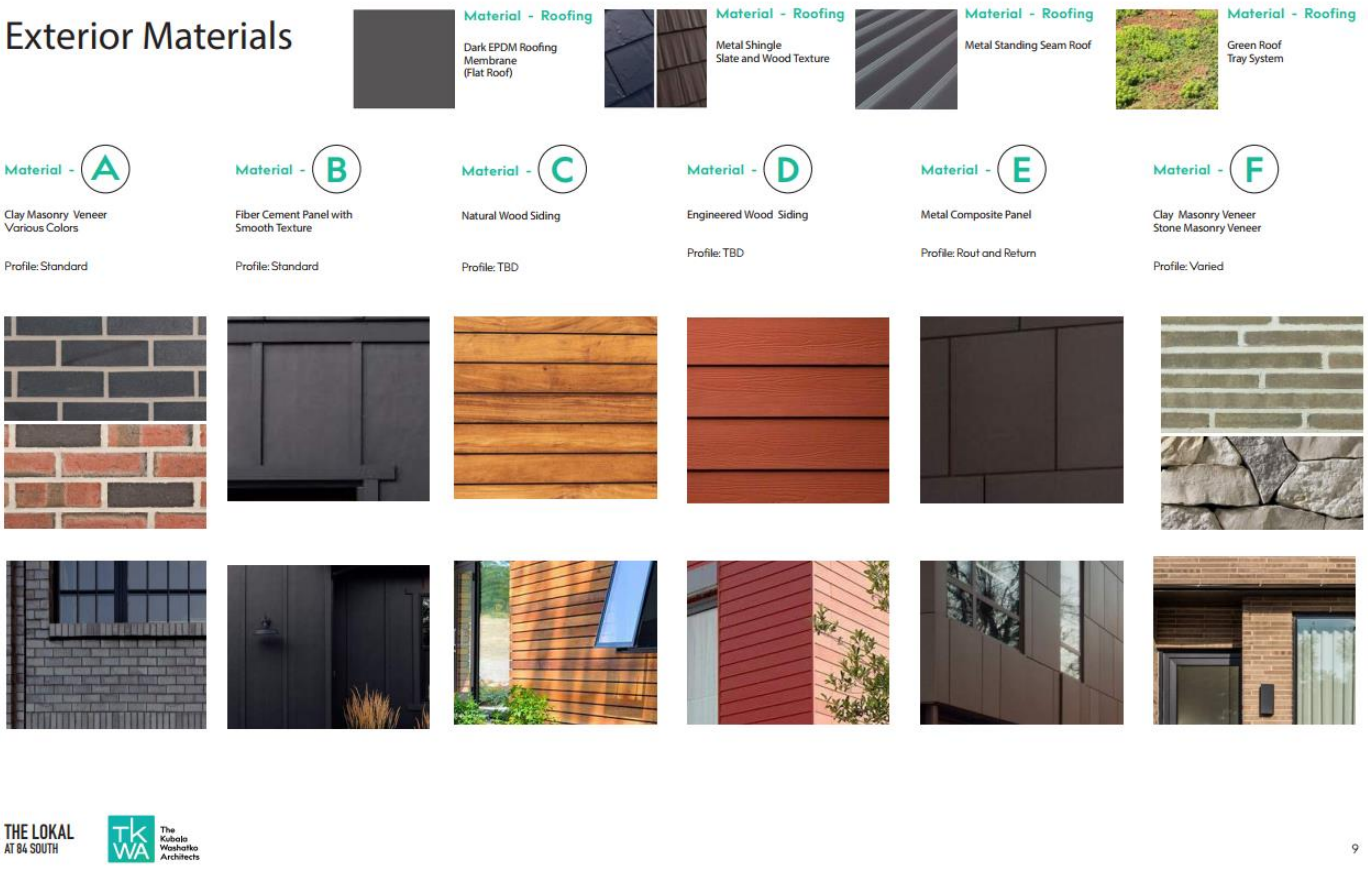
Common Outdoor Event Space:

- 10-20 employees
- Summer hours only: Tuesday – Saturday, 12pm – 12am (midnight)

Parking count:

- 249 total commercial parking spaces (18 existing on the far west side of the lot line, 231 new spaces to be provided)

The buildings would be constructed of a variety of materials: brick veneer (various colors), fiber cement panel with smooth texture, natural wood siding, engineered wood siding, metal composite panel and clay masonry/stone veneer. Roofing materials will also be varied: dark EPDM roofing membrane (for the flat roof areas), metal shingle (slate and wood texture), metal standing seem room, and green roof tray system.



Cobalt's architecture firm, The Kubala Washatko Architects, have provided several renderings of the buildings and site layout below.

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MONUMENT SIGN
SIGNAGE
DIGITAL SIGNAGE

This application is for conceptual plan review, where the Plan Commission is provided the opportunity to comment on a "preview" of a forthcoming formal application. The Plan Commission does not vote on conceptual plan review applications.

15. Community Development Manager Report

16. Adjournment.