

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, AUGUST 9, 2022**

1. The meeting was called to order at 6:00 p.m. by Ald. Kastner

ROLL CALL:	Mayor Michael Neitzke	Excused
	Ald. Karl Kastner	Present
	Mr. Brian Weis	Present
	Mr. Steve Rogers	Present
	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

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

Motion by Mr. Weis, seconded by Mr. Rogers, to approve the July 12, 2022 Meeting minutes.

3. Discussion regarding last Common Council meetings.

Common Council approved the Public Hearings for Vape City Tobacco In Greenfield, Kalibres Restaurant & Bar, 7 Heaven Shop, PUD #3 rezone 92nd & Cold Spring, and the Holyland Bakery Rezoning on July 19, 2022.

Ms. Porter said that a lot of people showed up for the Planned Unit Development rezoning for 92nd and Cold Spring because there was misinformation being spread in the community regarding low income housing. It was clarified at the Common Council meeting that this information was incorrect.

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.

After discussion, Plan Commission agreed that an October 31st, 2022 landscaping compliance date will be required instead of the suggested May 2023 date. Ald. Kastner noted that annual landscaping maintenance is an ongoing requirement.

Motion by Mr. Weis, seconded by Mr. Braswell, to 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), as amended with a landscaping compliance date of October 31st 2022, subject to Plan Commission and staff comments, and authorize this item to be expedited to the August 16th Common Council meeting. Motion carried unanimously.

- 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.

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.

Mr. Weis questioned if the proposed gazebo construction is big enough for the number of tenants. Ald. Kastner wants the liquor license to include the patio area.

Greg Petrauski was present for discussion. He described how the patio area, where alcohol can be consumed as well as in the gazebo, is part of the amenities offered to residents.

Mr. Petrauski confirmed that the patio will be included in the liquor license application.

Mr. Petrauski also requested that the public hearing be scheduled for October 4th rather than the recommended September 20th because he is out of town on September 20th.

Motion by Mr. Weis, seconded by Ms. Wojak, to recommend Common Council approval of 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 comment, and authorize a public hearing to be scheduled as early as October 4th, 2022. Motion carried unanimously.

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.

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.

Motion by Ald. Kastner, seconded by Mr. Rogers, to 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 authorize this item to be expedited to the August 16th Common Council meeting. Motion carried unanimously.

- 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 3 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.
3. Common Council approval of the Special Use Permit and Site and Architectural Plans following a public hearing.

Ald. Kastner asked if the deck is going to be rebuilt before occupancy. Mike Karolwicz was present for discussion. He stated that the deck is part of the construction plans and will be completed before occupancy for safety precautions. He said that the property will have completely new signage.

Motion by Mr. Rogers, seconded by Mr. Braswell, to 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 authorize a public hearing to be scheduled as early as September 20th, 2022. Motion carried unanimously.

- 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.

Motion by Ald. Kastner, seconded by Mr. Braswell, to 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). A public hearing is scheduled for September 20, 2022. Motion carried unanimously.

- 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 Surgery. 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 anticipate 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.

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.

Motion by Mr. Rogers, seconded by Mr. Weiss, to 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 authorize a public hearing to be scheduled as early as September 20, 2022. Motion carried unanimously.

- 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.

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.

Mr. Rogers asked why Engineering is requiring the addition of a curb and gutter. He described the tremendous expense and asked if this is something that could be grandfathered in. Ms. Porter said that a new parking lot would require a new curb and gutter, but in this instance it could possibly be grandfathered in. Ms. Porter cited the Zoning Code regarding concrete curb City requirements but said that the Plan Commission and Common Council may waive the requirement.

Jared Rascoe was present for discussion. He explained that there is quite a bit of drainage currently heading toward the site from the west. They are trying to help mitigate that from the neighborhood as well as deal with what they have on their property.

Ald. Kastner asked if they plan to remove all of the asphalt. Mr. Roscoe said that they will replace the pavement and the driveway. He explained that they will put in a swale and work with the DOT.

Ald. Kastner asked why the storm sewer is being moved. Mr. Roscoe explained that there's a sewer below the storm water in the driveway, and they're happy to move it wherever Engineering requires. He mentioned a need for clarification from the Engineering Department. Mr. Roscoe said that they would prefer not to curb the driveway entrance if it isn't required. He said that they plan on making adjustments to the drainage so that it can get off of the property but not into the neighborhood.

Ms. Porter stated that there is no MMSD requirements to implement poured curb and gutter on an existing parking lot. Mr. Rogers asked if Plan Commission can amend the conditions and they will work with the Engineering Department to determine if the curb and gutter are necessary. The applicant will work with Engineering on pitching and grading to eliminate the curb and gutter requirement.

Motion by Mr. Rogers, seconded by Mr. Weiss, to 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 including the removal of the curb and gutter requirement where possible, and authorize this item to be expedited to the August 16th Common Council meeting. Motion carried unanimously.

- 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.

Motion by Mr. Weiss, seconded by Mr. Braswell, to 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 and authorize this item to be expedited to the August 16th Common Council meeting. Motion carried unanimously.

- 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 4162 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.

Shajhed Morales was present for discussion. She stated that The House of the Gypsy has been in business for 15 years, and they are moving from Milwaukee to Greenfield.

Motion by Ald. Kastner, seconded by Mr. Krenz, to 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 4162 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. The motion passed 5-1, with Ald. Kastner, Mr. Weis, Mr. Krenz, Mr. Braswell, and Ms. Wojak voting yes, and Mr. Rogers voting no, therefore recommending Common Council Approval and authorizing a public hearing to be scheduled as early as September 20, 2022.

- 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.

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.

Motion by Mr. Weiss, seconded by Mr. Rogers, to 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 and authorize this item to be expedited to the August 16th Common Council meeting. Motion carried unanimously.

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 seam roof, and green roof tray system.

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

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.

Scott Yauck, Cobalt Partners LLC, was present for discussion. He said that Cobalt always wanted the corner at 84 South to be something local and special. He explained that Covid has been a challenge and they had trouble finding the right users for the restaurant space over the years. Mr. Yauck said that Cobalt did not have a large chain in mind for the location. In 2020 during Covid, they had a beer tent on the corner and learned a lot from the crowd it attracted.

Matt Frydach, representing The Kubala Washatko Architects, gave a presentation of the proposed architecture. He described the proposed building to the east as having an Amsterdam canal house look. In the middle of the two sites will be lawn space and an outdoor bar with a potential stage for music or movies. The building on the west side will have a Northwoods supper club vibe. He explained how both restaurants will have patio spaces that face the green, and a natural pond will be installed by the Northwoods inspired building.

Ald. Kastner asked if the green space would need more delineation between the sidewalk and Layton Ave. and the patio area. He mentioned the use of fencing to corral people away from the street. Mr. Frydach said that they use natural buffers like landscaping and the stage to maximize visibility for passerbys to join in.

Eric Wagner, representing The Lowlands Group, was present for discussion. The corner concept will be their 6th Café Hollander. He described the proposed western building, the Feisty Loon, as a younger, more fun cousin of Buckatabon, which is a supper club in Wauwatosa. He said that the Lowlands Group wants the windows of the restaurant to create a cozy feeling that happens at night. While they haven’t come up with a name for the yard, he said that it will operate independently of the two restaurants. Mr. Wagner explained how the yard will have its own bar on the north end with seats and a big outdoor beer garden area including space for different activities. He said that the Lowlands Group envisions The Lokal as a gathering place for the Greenfield community. The Hollander menu will be consistent with existing menus and the Feisty Loon will have supper club elements ranging from prime rib to burgers. Mr. Wagner hopes to bring something unique and different to the Greenfield Community and is excited about the massive investment. He explained how the Lowlands Group hasn’t done something like this yet, involving 3 and a half acres.

Ald. Kastner likes the multigenerational concept where all different ages can congregate. He mentioned feedback which he received from the Mayor, asking if the Plan Commission is willing to allow for the sign code variances to allow signs to hang off of the building to match the Amsterdam look. Mr. Rogers mentioned the importance for signage on S. 84 St. so that people on the corner of S. 84 St. and W. Layton Ave. can see the development.

Mr. Wagner hopes to open Café Hollander in December 2023, The Feisty Loon in March 2024, and the open green space by May or June 2024.

Conceptual Plan. No vote.

Mr. Braswell left the meeting.

15. Community Development Manager Report

Ms. Porter said that Cobalt has been selected by Brixmoor as the future developer of Spring Mall. Cobalt will be submitting an application to rezone the property for the September 13th Plan Commission meeting and will talk about potential uses for the site. They will have a neighborhood meeting next Wednesday at Meyer's Restaurant to get feedback and they hope to incorporate this with a generic site plan into their conceptual plan. Ms. Porter explained that the development will be a mixed use and Meyer's Restaurant will stay there.

Ms. Porter said that nothing further has been submitted for the development at 92nd and Cold Spring.

Ms. Porter expects to issue the permit for the first apartment building and clubhouse at Loomis and Layton this week and the permit for the office building along Loomis in the next week or two.

She explained how the City of Greenfield lost a potential recreational user for the northside of Layton and Loomis. Ms. Porter said that it would have been a very big regional draw, and now the next step is a light industrial park.

16. Adjournment.

Motion by Mr. Weiss, seconded by Mr. Rogers, to adjourn the meeting at 7:11 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed August 24, 2022