

PLAN COMMISSION STAFF REPORT

Tuesday, September 13, 2022 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the August 9, 2022 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. Special Use Permit for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC. (Tax Key No. 617-9975-024)
- 4B. Site Plan Review for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC. (Tax Key No. 617-9975-024)

Items 4A and 4B may be considered together.

Overview and Zoning

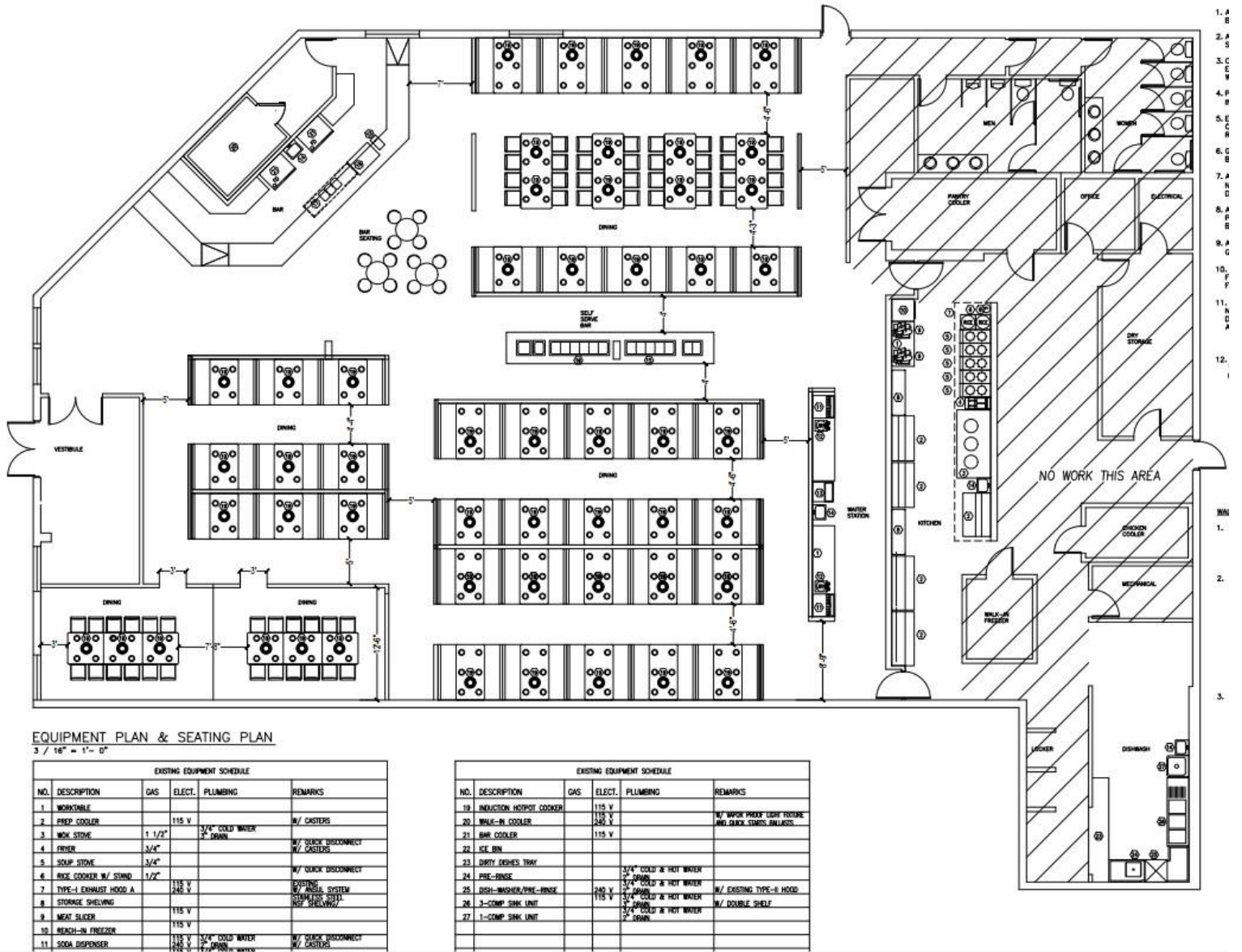
The applicant, Mr. Pham, is proposing to open Kpot Korean BBQ and Hot Pot, a full-service restaurant in at 4902 S. 74 St. Old Country Buffet most recently occupied the 9,700 sq. ft. tenant space. Because Old Country Buffet has been closed for more than 12 months and the previously approved Special Use Permit for a restaurant use has expired, a public hearing will be required for approval of the new Special Use Permit.

The restaurant will serve Korean BBQ and various meat, seafood, and vegetable hot pot options. The proposed hours of operation for the bar/restaurant are 12:00pm (noon) to 10:00pm, Sunday-Thursday and 12:00pm (noon) to 11:00pm on Friday and Saturday. There will be dining room seating for 222 customers plus additional seating at the bar. The applicant anticipates having 31 employees and serving 300 customers per day. The applicant has over 10 years of experience in the restaurant industry. The estimated project cost is \$2,200,000. The property is zoned PUD Planned Unit District, which allows full-service restaurants businesses as a Special Use. The applicant will need to apply for a liquor license from the Common Council. A public hearing could be scheduled as soon as October 18, 2022.



Site and Landscaping Plans

The applicant is not proposing any exterior site or building modifications but is planning full-scale interior remodel. Overall, the site was in good condition with no issues observed during a recent site visit by staff.





Recommendation: Recommend Common Council approval the Special Use Permit and Site Plan Review for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC (Tax Key No. 617-9975-024), subject to Plan Commission and staff comments.

- 5A. **Special Use Permit for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007)**
- 5B. **Site, Landscaping and Architectural Plans for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007)**

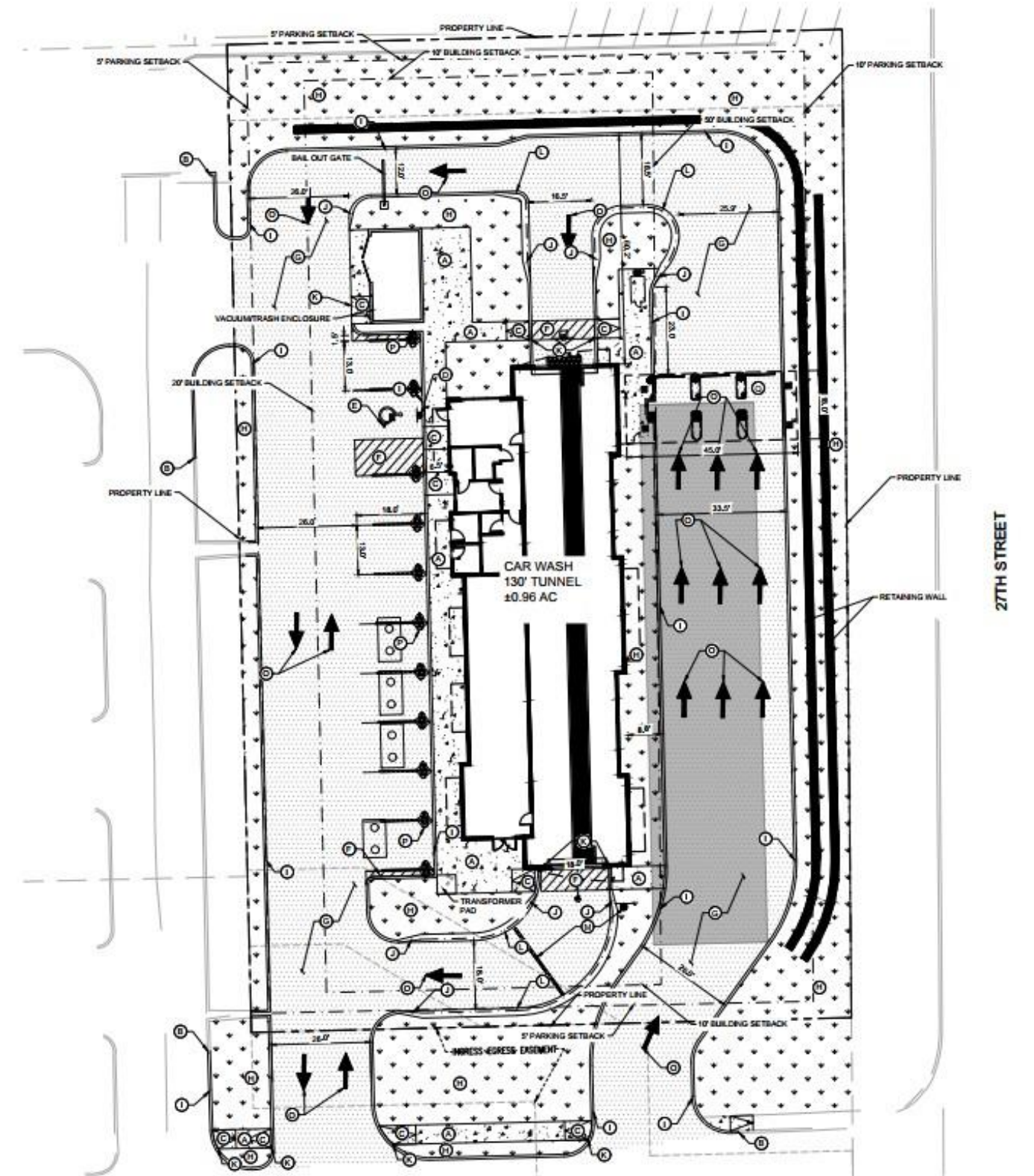
Items 5A and 5B may be considered together.

Overview and Zoning

CWP West Corp. is proposing a redevelopment of the former Sonic Drive-In located at 4763 S. 27 St. with a Mister Car Wash facility. The proposed redevelopment site is approximately 0.96 acres and is zoned C-2 Community Commercial District. A car wash is a Special Use in the C-2 zoning district. The proposed redevelopment will construct a 5,600± square foot conveyor-type stand-alone express car wash building. Along with the building, the site redevelopment is proposed to include construction of new on-site sidewalks, parking, landscaping, utilities, stormwater management, vacuum equipment, signage, and lighting to support the proposed development. They anticipate having 2-3 employees onsite at any

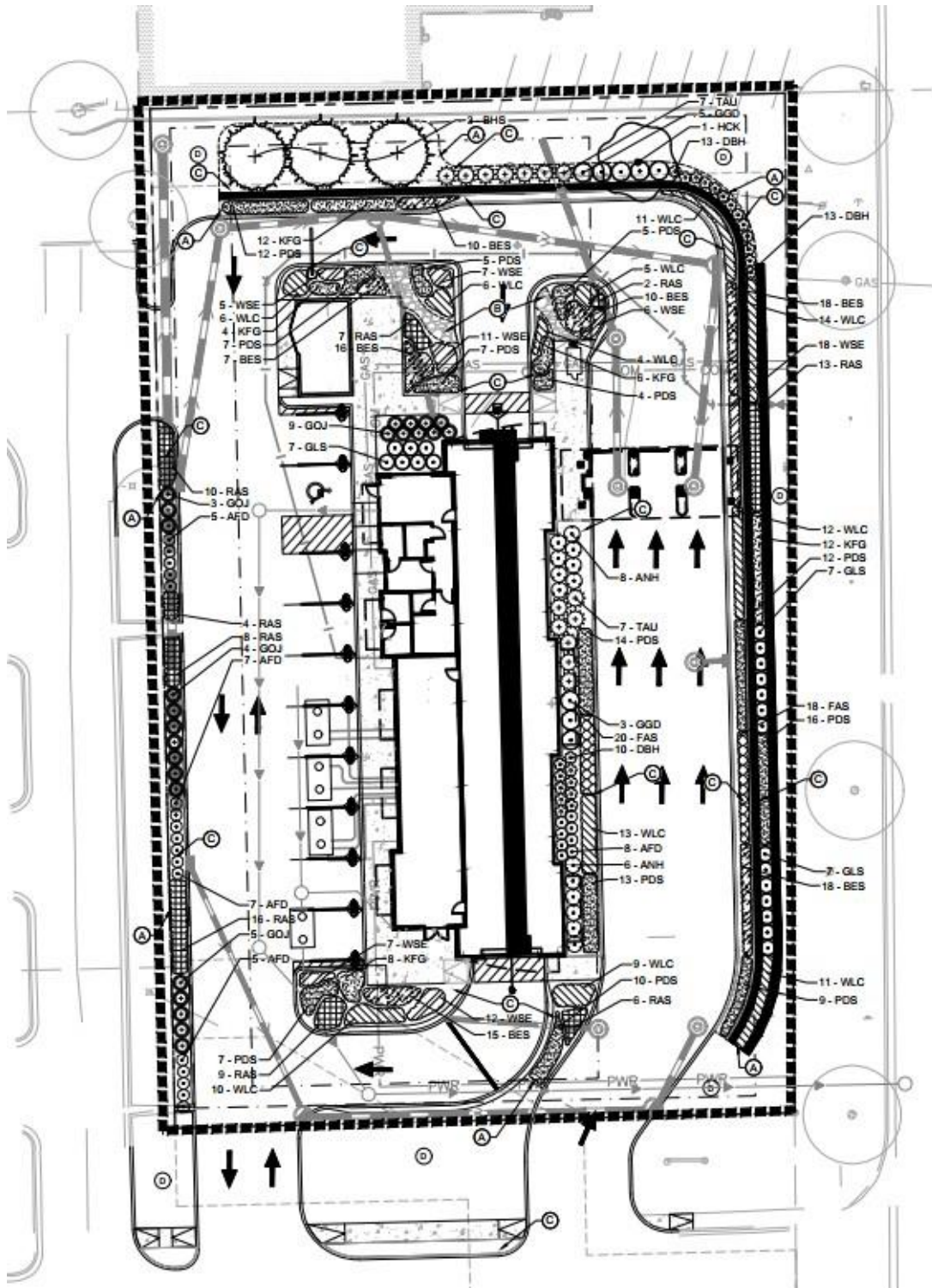


given time. The proposed hours of operation for the car wash are 7am-7pm, Monday to Saturday, and 8am-6pm on Sunday. The estimated project cost is \$4M. A public hearing could be scheduled as early as October 18, 2022.



Site and Landscaping

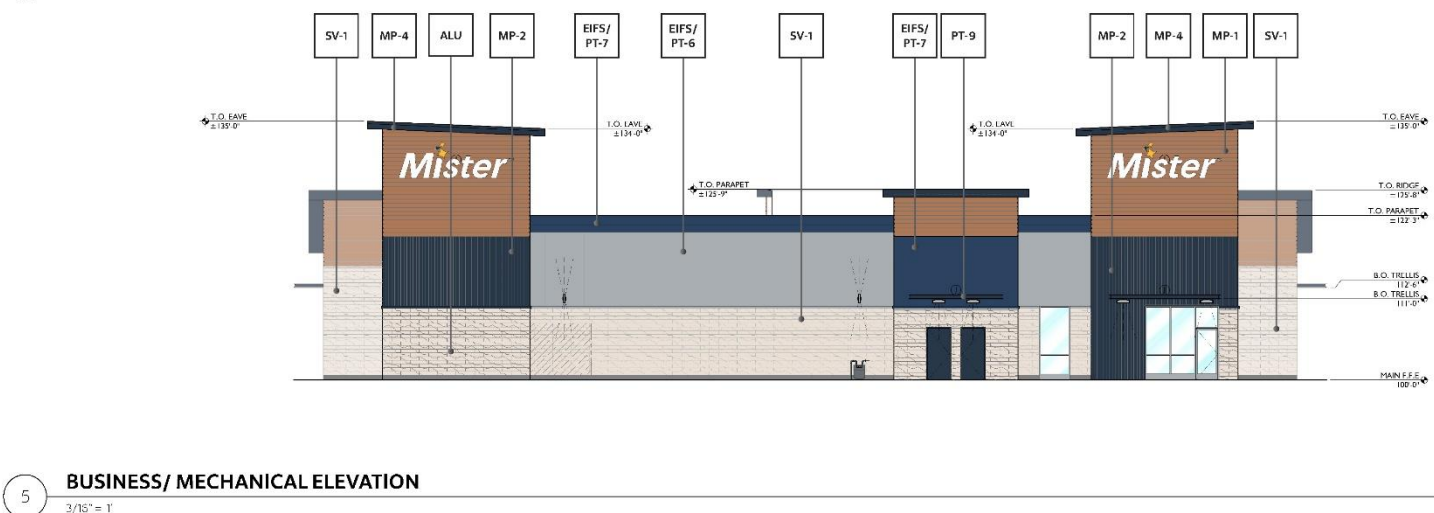
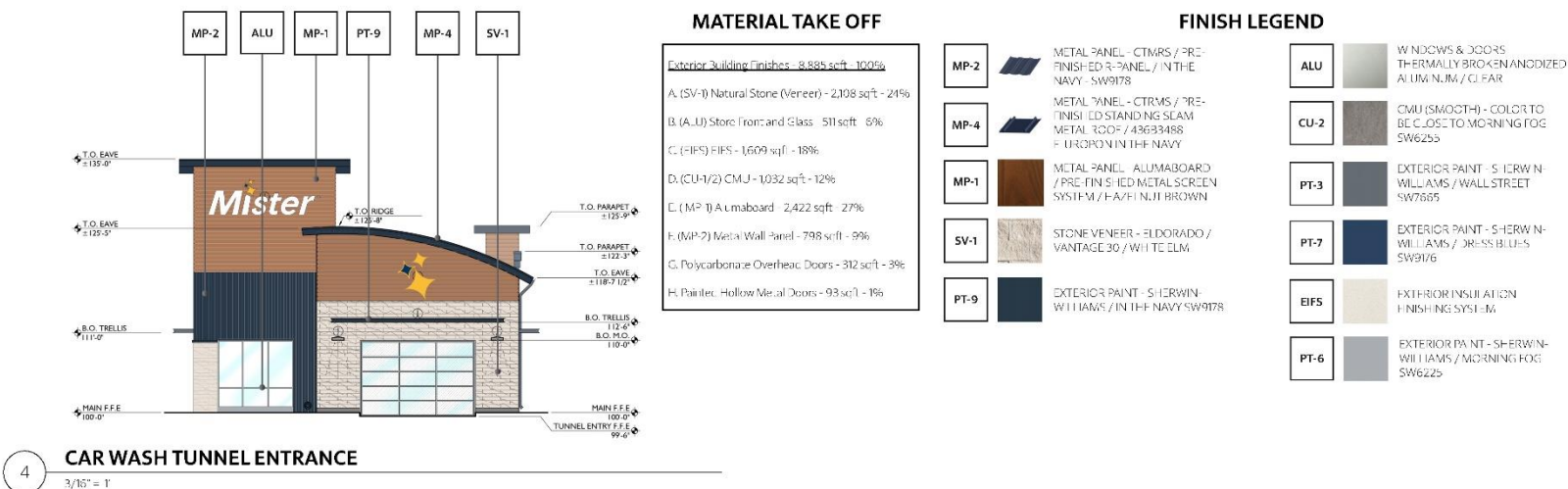
The redevelopment of this property will require the demolition of the existing building and landscaping, along with a portion of the curbing and landscaping on the Festival Foods parcel near the proposed driveways for the car wash. The site may be accessed using one of three entrances. Vehicles will enter the southeastern entrance to access the queuing and point-of-

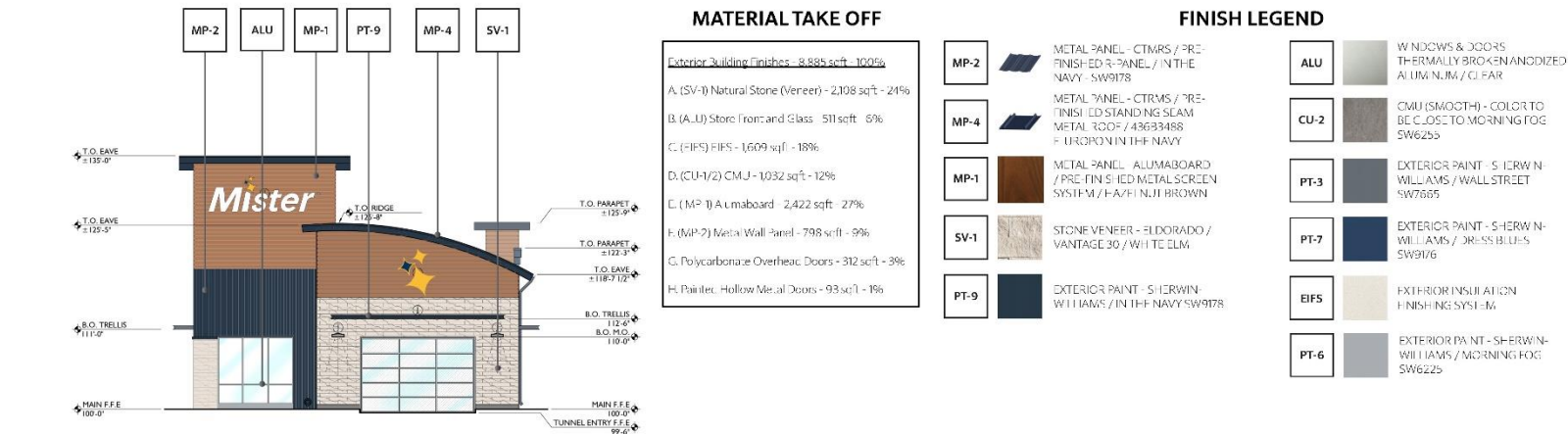


sale canopies for the car wash. The northwestern and southwestern entrances provide access to the vacuum stations parking area. Vehicles exiting the car wash tunnel have the option of leaving the site using the southwestern access or entering the vacuum station parking area. A bail out gate is provided past the point-of-sale stations for vehicles to exit prior to the car wash tunnel. The developer will need to enter into a cross-access agreement with Festival Foods and Ashley Furniture for ingress/egress access.

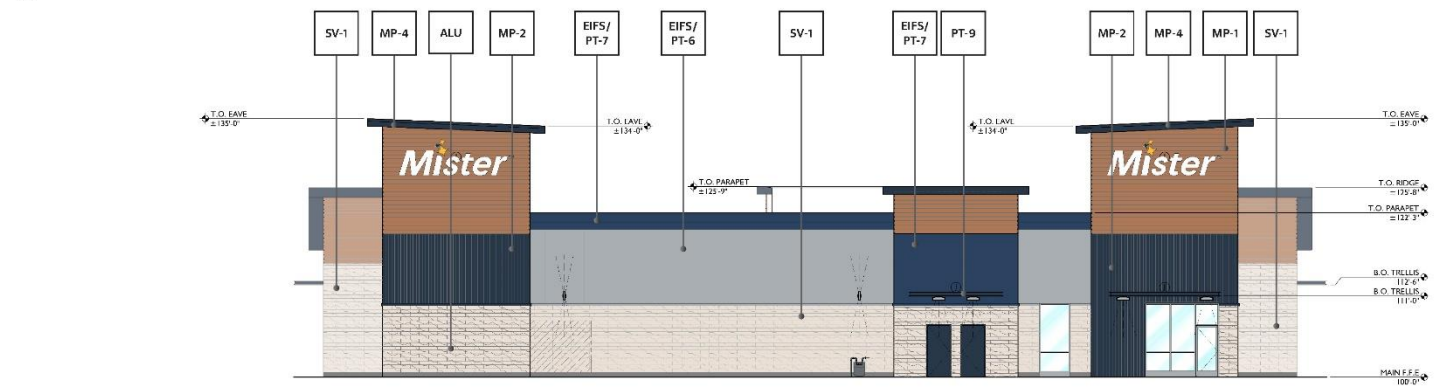
Due to site grade issues, large retaining walls will be required for this development. A terraced section of retaining wall is proposed along S. 27 St., while the western portion of the wall continues and wraps around nearly the entire northern property line. The retaining wall will be constructed of split-face CMU block. Height differences make a high-quality guardrail necessary around the retaining wall.

The development includes 10 off-street parking spaces, including one ADA-accessible space. Each of the parking spaces is equipped with a free vacuum hose and boom. The Municipal Code





4 CAR WASH TUNNEL ENTRANCE
3/16" = 1'



5 BUSINESS/ MECHANICAL ELEVATION
3/16" = 1'



requires ten (10) queuing spaces per wash bay for automatic washes and one (1) off-street parking space per employee plus one off-street parking space per wash bay, for a total of four (4) spaces. The proposed development satisfies the requirements in the code.

While the development will result in a net loss of green space, the remaining green space will be heavily landscaped. A mix of shrubs and perennials will be planted along the terraced portion of the retaining wall and top of the drive lane retaining wall along S. 27 St. Building base plantings, western perimeter plantings, and curbed parking lot beds will also have an extensive mix of shrubs and perennials. Overstory and coniferous trees will be planted below the retaining wall in the northern lawn of the property.

Architectural Plans

The 5,600± square foot car wash building will be constructed of non-combustible material and will primarily include a stone veneer and CMU infill with EIFS and standing seam and alumaboard metal paneling accents. The car wash tunnel will have a sloped roofline between

25'-8" and 18'-7 1/2" in height. The building will have two towers reaching a maximum height of 35'. Ten-foot (10') garage doors are proposed for the entrance and exit bays. The east exterior facing S. 27 St. has four aluminum window bays. The west elevation has two metal doors for the restrooms, one aluminum window bay, and an office entrance bay under a canopy. Staff recommends the addition stone veneer up to the top of the window height replacing the ground elevation standing seam metal paneling on the north and south elevations. Staff also recommends replacing the large EIFS panels on the west elevation with split-face CMU to match the east elevation. The west building elevation will be completely visible from the Ashley and Festival parking lots.

A four-sided refuse enclosure is shown on the plans but no details for the enclosure have been provided. Staff recommends a split-faced CMU enclosure to match the building and recommends the addition of a personnel door to the enclosure.

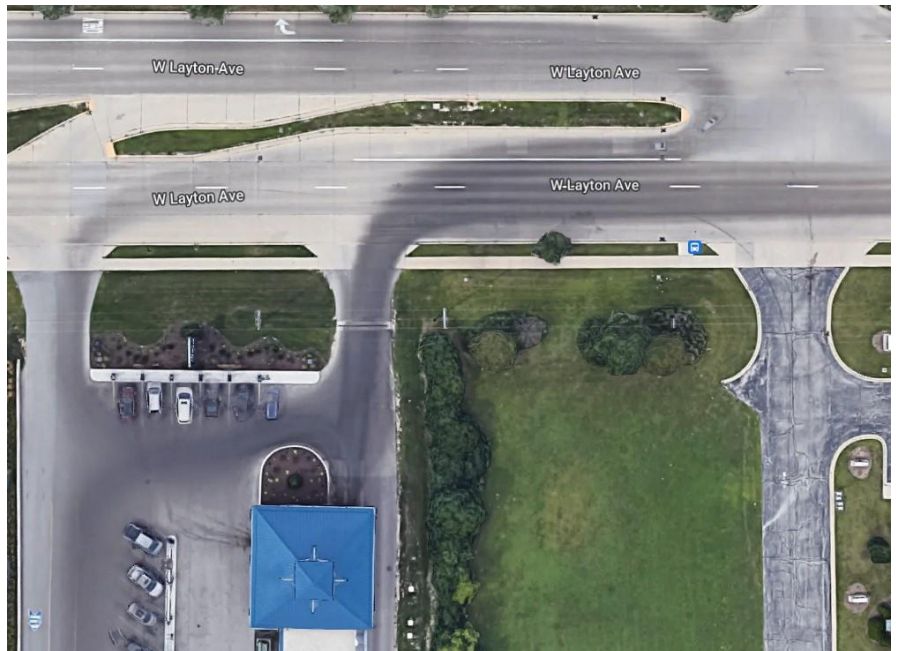
The architectural renderings show nine (9) wall signs on the building. The Sign Code allows for two (2) wall signs at this location. The applicants have not determined a final signage package but are aware that any signage beyond two (2) wall signs will require a signage waiver. Staff recommends two (2) wall signs at this location, as there is no hardship present that would necessitate additional signage.

Lighting Plan

A site lighting plan shows four 20' poles with cutoff luminaire fixtures around the drive lanes. Additional lighting includes down lit canopy luminaires and wall sconces. The wall sconces are shown placed in the middle height of the elevations and are down/up fixtures. Staff recommends only down lit sconces be used, which may require adjusting their height on the building. Down lit LED vacuum canopy arch lights are also provided for each vacuum bay arm.

Staff has observed that there is a black residue that has stained the parking lot, exit lane, and W. Layton Ave. roadway at the other Greenfield Mister Car Wash location at 10685 W. Layton Ave. The applicants have not provided staff with a cause of this staining or a solution to ensure this does not happen at the newly proposed location.

Staff recommends a public hearing be scheduled for October 18, 2022.



Recommendation: Recommend Common Council approval the Special Use Permit and Site, Landscaping and Architectural Plans for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 7 are required to be satisfied prior to the issuance of 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 within one year of Common Council approval.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) cut sheet showing split-face CMU refuse enclosure with a personnel door or opening in the refuse enclosure; (b) retaining wall cross-sections; (c) high-quality guardrail along the retaining walls; (d) site plan showing car queuing showing the maximum number of vehicles the drive land can accommodate; (e) revised photometric plan with down lit only wall scones replacing up/down fixtures proposed; (f) addition stone veneer up to the top of the window height replacing the ground elevation standing seam metal paneling on the north and south elevations; (g) addition of split-face CMU replacing the large EIFS panels on the west elevation; and (h) landscaping species and quantity modifications at the request of the City Forester, if applicable
2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. 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.
4. 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.
5. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
6. All necessary new easement agreements (utility, cross-access, etc.) being approved by the Engineering Department and recorded and old easement agreements being released and recorded where necessary, as directed by the Engineering Department.
7. Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans following a public hearing (to be scheduled for October 18, 2022).

- 6A. **Special Use Review for Stallis Palace, an existing business located at 3800 S. 108 St., submitted by Rachel Lynn Daniels d/b/a Stallis Palace and Natalie Placke d/b/a Route 100/Twinz Inc.. (Tax Key No. 562-9950-000)**
- 6B. **Site Plan Review for Stallis Palace, an existing business located at 3800 S. 108 St., submitted by Rachel Lynn Daniels d/b/a Stallis Palace and Natalie Placke d/b/a Route 100/Twinz Inc.. (Tax Key No. 562-9950-000)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant, Ms. Daniels, is proposing to lease the Route 100 Saloon location at 3800 S. 108 St. to operate Stallis Palace. Stallis Palace will be a country/rock bar with bands, pool, darts, and food. The applicant operates the Stallis Palace location on W. Greenfield Ave. in West Allis and has had a Class B liquor license in West Allis for nine (9) years. She anticipates having between 12-18 employees and around 180 customers daily. The proposed hours of operation for the bar are 3pm-2am, Monday-Thursday; 11am-2:30am Friday-Saturday; and 11am-2am, Sunday. The property is zoned C-2 Community Commercial District, which allows bars and restaurants as a Special Use.



Site Plan Review

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 fair condition, with only minor issues. Staff recommends the rope lighting be removed from the trees along W. Beloit Rd. Staff recommends the deteriorated areas within the parking lot be patched and the concrete curb stops restored and secured by November 2022. Staff also recommends the missing portion of the wood fence behind the building be replaced by November 2022. A Fats, Oils, and Grease (FOG) Plan will also be needed as a condition of occupancy.



Staff recommends that this item be expedited to the September 20, 2022 Common Council meeting.

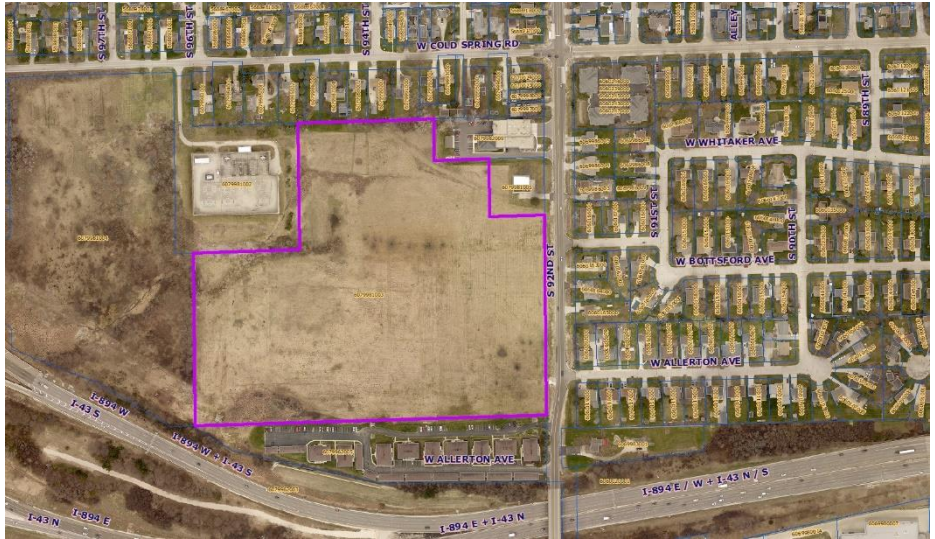


Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Stallis Palace, an existing business located at 3800 S. 108 St., submitted by Rachel Lynn Daniels d/b/a Stallis Palace and Natalie Placke d/b/a Route 100/Twinz Inc.. (Tax Key No. 562-9950-000), subject to Plan Commission and staff comments, and the following conditions:

1. A letter from the occupant stating that the following items will be completed by November 2022: patching the deteriorated portions of the parking lot, restoring the pushed concrete curb stops to their appropriate locations and securing them to the parking lot, removal of the rope lighting from the trees, repair of the wooden fence.
2. A Fats, Oils, and Grease (FOG) Plan submitted to the Plumbing Inspector for review and approval.

7. **Certified Survey Map to divide an existing parcel located at 44** S. 92 St., submitted by Bill Ohm d/b/a Cobalt Partners, LLC., and Scott Yauck d/b/a Cobalt 92, LLC and RJ 92, LLC. (Tax Key No. 607-9981-003)**

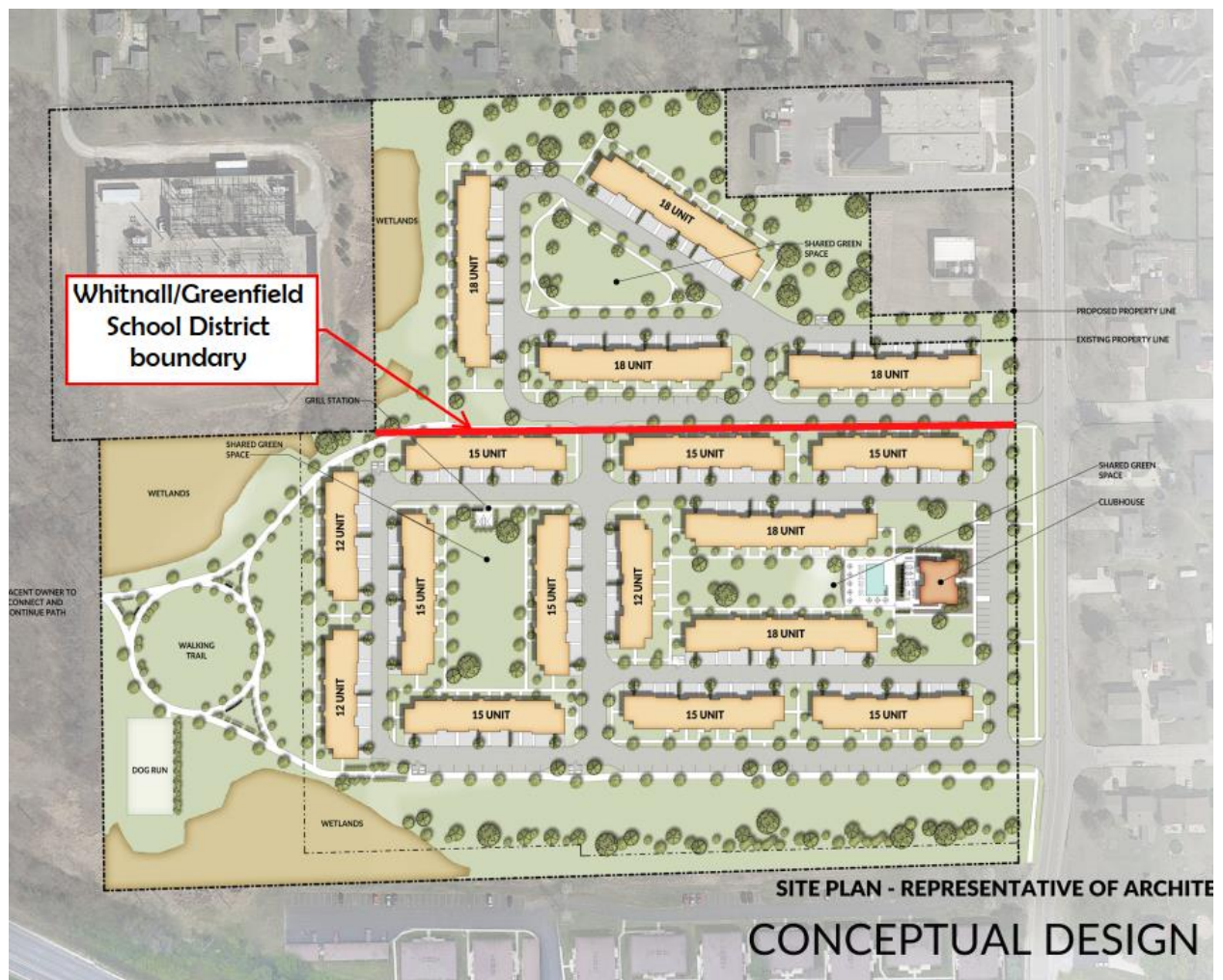
In June 2022 the Plan Commission reviewed and recommended Common Council approval of Cobalt's conceptual plan and Ordinance to rezone the 25-acre parcel to PUD #3. The conceptual plan called for up to 300 market rate apartment units, townhome style. This 25-acre parcel has never been developed. Historically it was owned



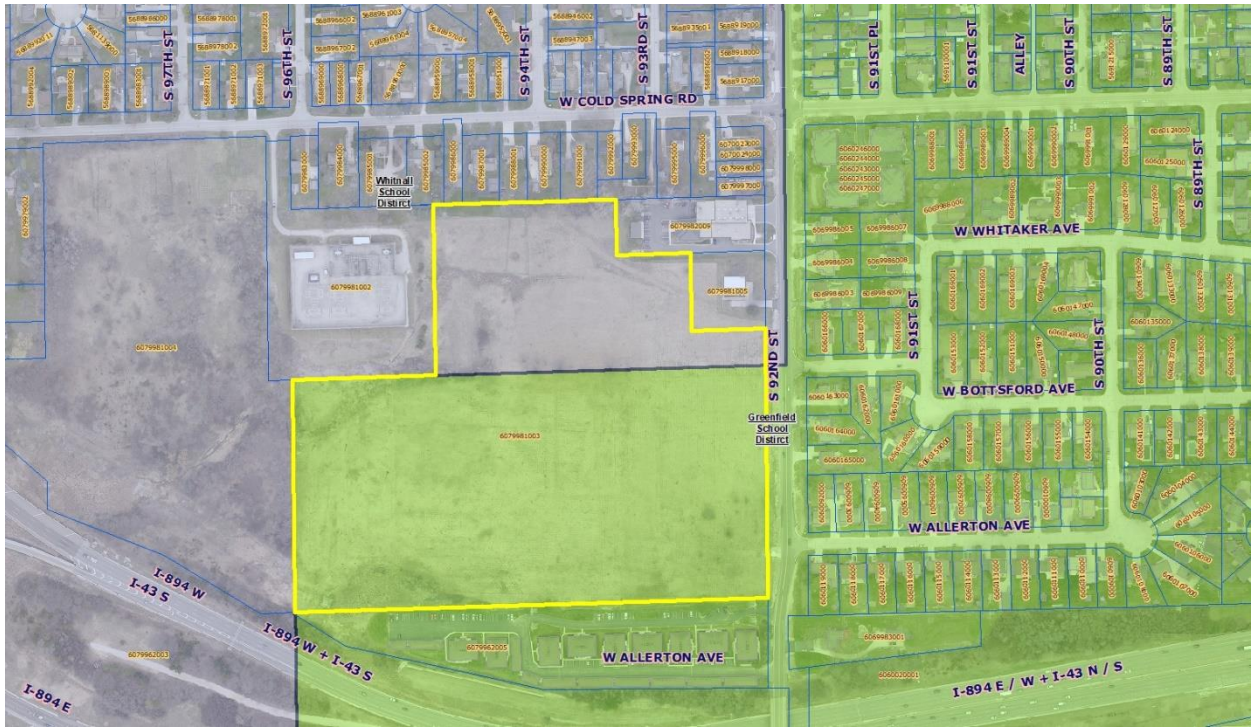
by We Energies and sold to Supreme Builders, Inc. in 2008. Supreme Builders had intentions to build multi-family on the site, but ultimately sold their entire portfolio in April 2022, which included existing apartments throughout the metro-Milwaukee area and this vacant site, to Cobalt Partners and Joseph Property Development.

This 25-acre parcel is located kitty-corner to the NW from 84 South, divided by the I-894 freeway. While the 84 South development may seem completed, there remains vacant land for development, specifically at the NW corner of 84th & Layton, the outlot east of Forte along W. Layton Ave., and the outlot located between the Aurora parking lot and Steinhafels. The 84 South development would not have been possible without the public-private partnership of a Tax Incremental Finance District (TIF District or TID). TID 6 was created in 2015 with a base value of \$7,959,100, and has been extremely successful with a 2022 value of \$213,293,600, an increment of \$205,334,500. However, in order to complete the remaining development, some additional TID financing will be required in the format of pay-go (developer-funded). The details of the financing structure will be in a Development Agreement to be approved by the Common Council (likely in October). But in order to move forward with the additional 84 South development, it would be advantageous to grab the future value of Cobalt/Joseph's 92nd & Cold Spring development which today has only a land valuation with no improvements. This would be done in by amending the TID 6 boundaries, a public hearing process that requires CDA, Joint Review Board (JRB) and Common Council approval. The Plan Commission will also review the TID boundary amendment at a future date.

While performing due diligence to move this process forward, it was discovered that the 25-acre Cobalt/Joseph vacant property is split between the Greenfield School District (GSD) and the Whitnall School District (WSD). This was never on anyone's radar or an issue because it was once owned by a utility company, and when sold to Supreme Builders, Inc., remained undeveloped. In order to amend the TID 6 boundary by including this parcel, the parcel needs to be located within only one (1) school district (for TID voting purposes).



Cobalt/Joseph's conceptual site plan, ironically, happens to work well with the existing GSD and WSD boundaries. The SD boundary runs east/west, splitting the conceptual plan into an approximate 1/3-2/3 split, with four (4) buildings located in the WSD and 13 buildings located in the GSD. Cobalt/Joseph is proposing to split the parcel with a Certified Survey Map (CSM) that follows the existing SD boundary. This would allow for the TID 6 boundary amendment to grab the land that includes the 13 buildings (because TID 6 is located in the GSD and the school districts have to be consistent). The four (4) buildings to the north, at this time, would remain in the WSD and would NOT be a part of the TID 6 boundary amendment.

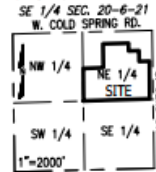


The proposed CSM splits the site into Lot 1 on the north (308,703 sf or 7.0868 acres) and Lot 2 on the south (801,091 sf or 18.3905 acres). The legal description matches that of the Wisconsin Department of Instruction's Acknowledgement establishment of the Greenfield School District in 1958.

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 2 of Certified Survey Map No. 8081, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

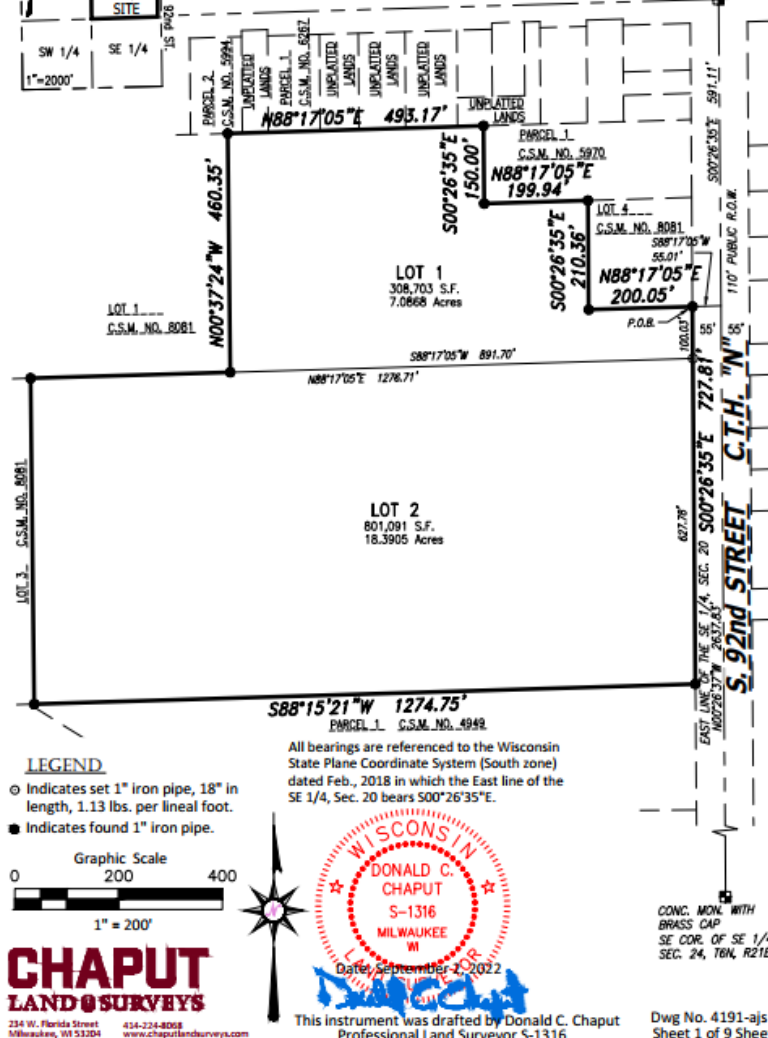
VICINITY MAP



See sheet 2 & 3 for easements, and sheet 4 for wetlands information

Owner:
Cobalt 92, LLC and RJ 92, LLC
(As Tenants-in-common)
400 N. BROADWAY, SUITE 100
MILWAUKEE, WI 53202

CONC. MON. WITH
BRASS CAP
NE COR. OF SE 1/4
SEC. 20, T6N, R21E.



Staff recommends approval and recommends expediting this proposal to the September 20, 2022 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map to divide an existing parcel located at 44** S. 92 St., submitted by Bill Ohm d/b/a Cobalt Partners, LLC., and Scott Yauck d/b/a Cobalt 92, LLC and RJ 92, LLC (Tax Key No. 607-9981-003), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 2 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
2. A \$30.00 fee payable to City of Greenfield for the recording fee.

8. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-4 Regional Business District to PUD Planned Unit Development District (PUD #4). (Tax Key No. 571-8984-009)

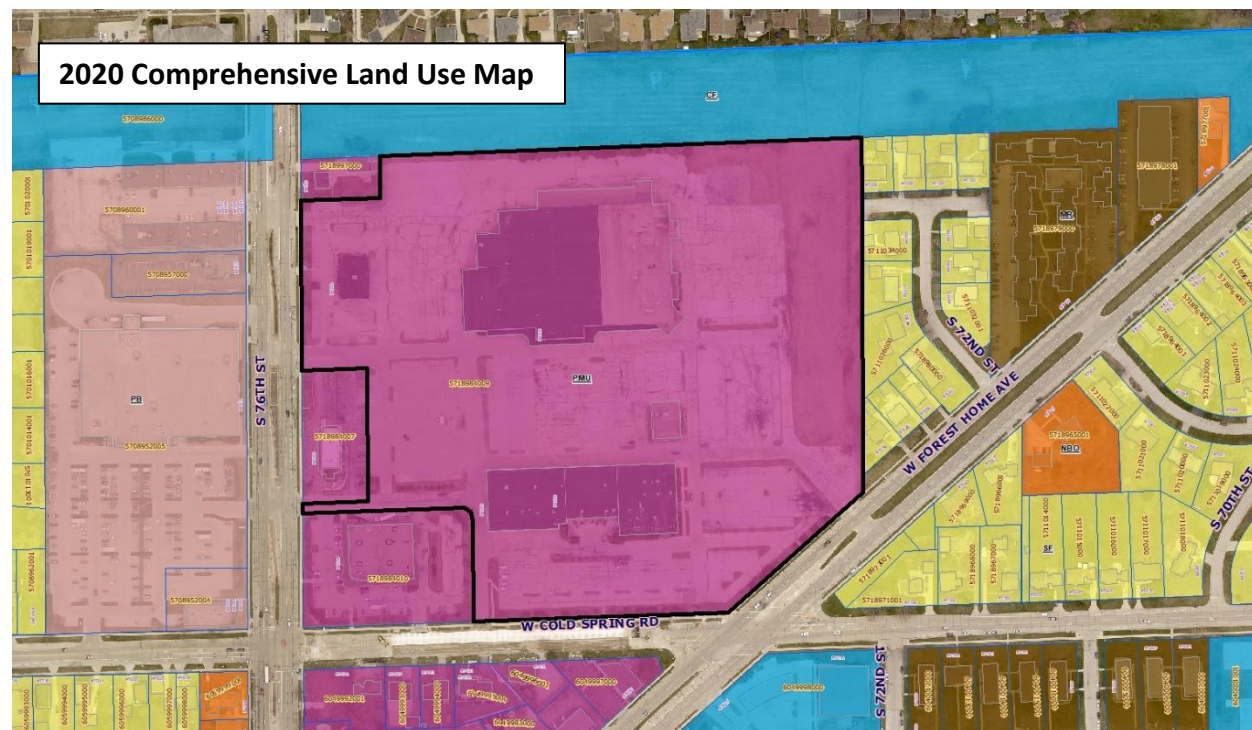
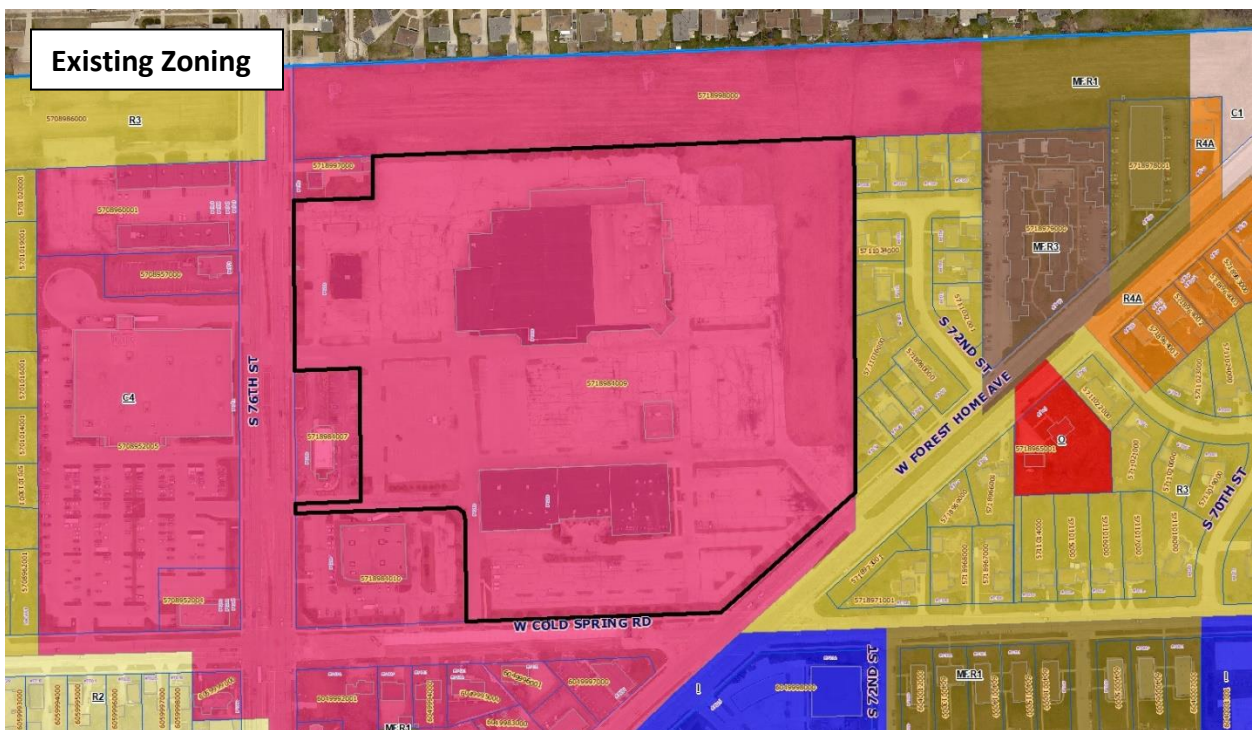
Brixmor, the owner of the 23.8-acre Spring Mall site, engaged consultant JLL Capital Markets in April, to seek out potential developers who would purchase and redevelop the property. Brixmor received six (6) responses and selected Cobalt Partners, LLC as the future developer/owner of the site. Cobalt has the property under contract and is seeking to rezone the parcel from C-4 Regional Business District to Planned Unit Development District (PUD #4). The 2020 Comprehensive Land Use Map identifies this parcel as "Planned Mixed Use." Planned Mixed Use could encompass commercial and residential uses together, or either use on its own. The rezone request is in general conformance with the general objectives of the Comprehensive Land Use Plan.



The City's Zoning Ordinance general Planned Unit Development section requires a minimum of 5 acres to rezone to PUD. This parcel meets that requirement, as it is 23.8 acres in size.

Cobalt's vision for the 23-acre redevelopment includes an array of potential uses:

1. Commercial/retail/entertainment/office/medical (up to 250,000 sq. ft., up to five (5) stories in height).
2. Multi-family Residential (up to 500 units, four (4) stories in height with subterranean parking).



The draft PUD #4 Ordinance identifies multiple permitted use for this parcel—multi-family residential and commercial/retail/entertainment/office/medical. This list of uses is pretty consistent with the list utilized at PUD #2, which is the Cobalt Loomis Crossing development. Uses to the north are the Powerline Trail bordered by single-family residential in the City of

Milwaukee; uses to the east are single-family residential; uses to the south are commercial; and uses to the west are commercial. Additional restrictions in the draft Ordinance include:

Permitted Uses	Special Uses
General commercial retail	
Professional services	
General office	
Medical office/general medical	
Recreational/entertainment	
Restaurants, with or without drive-thru	
Multi-family residential housing	

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Open Space Ratio (OSR)	0.25
Lot Dimensional Requirements	
Maximum Gross Density (residential)	21 units/ acre
Minimum Lot Area (s.f.)	40,000
Minimum Lot Width at Setback Line (feet)	150
Minimum Front Yard (feet)	20
Minimum Side Yard (feet)	15
Minimum Side Yard (north lot line only)	0
Minimum Rear Yard (feet)	25
Minimum Distance Between Buildings (feet)	$\frac{3}{4}$ the height of the tallest building or 20 feet (whichever is greater)
In connection with the approval of Site Plans, the Plan Commission may waive the above Open Space Ratio and Floor Area or the Lot Dimensional Requirements or both within Planned Unit Development District # 4. The Plan Commission may consider the applicable standards in making such determinations.	
Maximum Building Height	
Principal Structure (stories/ft.)	5.0/60

Accessory Structure (stories/ft.)	1.0/35
Upon approval of Site Plans, the Plan Commission may waive the maximum height regulations.	

Cobalt will provide an updated draft conceptual site plan at the Plan Commission meeting. This proposed ordinance will require a public hearing, which can be scheduled as early as October 18, 2022.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-4 Regional Business District to PUD Planned Unit Development District (PUD #4). (Tax Key No. 571-8984-009)

9. **Community Development Manager Report**
10. **Adjournment.**