MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, OCTOBER 11, 2022

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

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

ALSO PRESENT: Kristi Porter – Community Development Manager

2. Approval of the minutes from the September 13, 2022 meeting.

Motion by Ald. Kastner, seconded by Mr. Carlson, to approve the September 13, 2022 Meeting minutes. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

Common Council approved the Public Hearings for Alba Coffee Shop, Greater Milwaukee Oral Surgery, and The House of the Gypsy on September 20, 2022. The OP Spa withdrew their application.

On October 4, 2022 Common Council voted to table the GreatLife Gazebo bar and will reconsider the item on October 18, 2022.

4. Site Plans for a proposed parking lot at The Lokal, a proposed business to be located at 8415 Sura Ln., submitted by Scott J. Yauck d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008)

Overview and Zoning

In August 2022, Cobalt Partners, LLC proposed a new conceptual plan for The Lokal, a component of 84 South at the NW corner of 84th & Layton. Cobalt is partnering with The Lowlands Group for the construction of two (2) restaurants and an outdoor event space. Building One (eastern-most) would be approximately 8,700 gross square feet in area, and Building Two (western-most) would be approximately 10,000 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.

The 84 South development is zoned Planned Unit Development (PUD). The Plan Commission has waived the public hearing process on other Special Use Permit uses within the 84 South development due to the extensive original public participation process for the development itself. Staff recommends that a public hearing is not needed for this application.

Designing the special place and buildings that Cobalt has planned, will take time. In order to get a jump on vertical construction in the spring, Cobalt is proposing to gain approval for the exterior site work early, in advance of the building and landscaping. At this point, the site plan *only* is what the Plan Commission is reviewing. The site plan includes a total of 231 parking spaces, of which seven (7) are ADA accessible. There are areas dedicated for landscaping islands. The civil plan set that was submitted also includes light pole locations, which will match the existing poles throughout the development. There would be two (2) entries into the parking lot: one is a shared driveway/entry with Outback, and the other is further east, approximately 200 feet from S. 84 St. Both curb cuts already exist.

Cobalt would like to install the site utilities (i.e. sanitary sewer, watermain, and storm sewer) and grade & gravel the parking lot in the late fall and early winter, in order to be ready for an early spring building start. Here are more details on the timeline:

Parking lot plans:
(Fall of 2022 scope: Utilities to building pads: Sanitary sewer, storm sewer, and watermain; site grading and gravel of parking lot)
Tuesday 10/11 PC
Tuesday 10/18 CC
JSD (contractor) will submit plans for exterior plumbing within the next week. ICSI (contractor) would be ready to begin this scope by the end of October, finish the utilities and grading/gravel by Thanksgiving.

Building Elevations and Landscaping:
Submit by Thursday, November 10th for the Tuesday, December 13th Plan Commission and Tuesday, December 20th Common Council meetings. It's possible this timeline could be delayed a month. Footings and foundation will start in March 2023. The eastern building will open by end of 2023 and the western building will open by February 2024.

Staff recommends that the proposed Site Plan be expedited to the October 18, 2022 Common Council meeting for consideration.

Recommendation: Recommend Common Council approval of the Site Plans for a proposed parking lot at The Lokal, a proposed business to be located at 8415 Sura Ln., submitted by Scott J. Yauck d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments.

Motion by Mayor Neitzke, seconded by Mr. Braswell, to recommend Common Council approval of the Site Plans for a proposed parking lot at The Lokal, a proposed business to be located at 8415 Sura Ln., submitted by Scott J. Yauck d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments, and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

5. Certified Survey Map for proposed combination of five parcels located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez. (Tax Key No. 531-0000-900)

The proposed Kalibres Restaurant & Bar location at 4555 W. Forest Home Ave. was recently approved for a Special Use Review for the new restaurant user. During research for that request, staff found this parcel is actually comprised of five (5) parcels within a single tax key. Staff asked the property owner to submit a Certified Survey Map (CSM) to "clean up" the existing parcel and combine the five parcels into one parcel. The split-zoning on the parcel was recently corrected and the entire property is now zoned C-2 Community Commercial District.

Recommendation: Recommend Common Council approval the Certified Survey Map for proposed combination of five parcels located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez. (Tax Key No. 531-0000-900), 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.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend Common Council approval the Certified Survey Map for proposed combination of five parcels located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, (Tax Key No. 531-0000-900), subject to Plan Commission and staff comments, and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

6. Site and Architectural Plans for proposed exterior modifications to Walmart, and a Signage Plan Appeal for Walmart an existing business located at 10600 W. Layton Ave., submitted by Ed Wilson d/b/a LK Architecture and Richard Goff d/b/a Walmart Stores. (Tax Key No. 608-9995-010)

Architectural Plans
Walmart is proposing to re-brand their fleet of stores and is requesting to paint the entire Walmart Supercenter to a gray color scheme with a blue accent color. There are no proposed changes to the building materials, which include a variety of CMU block, Trespa panels on the parapet wall, brick, and glass windows/doors.

The proposal includes replacing a portion of the Trespa parapet paneling at the main entrance and inserting a new blue square-shaped Walmart sign with a spark, to replace the existing horizontal "Walmart" sign.

In addition to the proposed building painting, Walmart is proposing a small expansion of 2,077 sq. ft. to accommodate online grocery pickup storage. The addition will be located in front of the building (the west elevation), adjacent to the Lawn & Garden area. The addition is 80.5 feet long and projects out 27.5 feet. Doors will be located on the north side of the addition, covered by a 9-ft. tall metal canopy. Walmart is proposing to paint the addition gray and blue.

In order to accommodate the small addition, Walmart will have to demolish the decorative brick Lawn & Garden entry ("Garden Center arcade element," as it is called on the plans). Staff recommends approval of the addition, only if it is constructed of brick material (not painted) to make up for the high-quality building material that is being lost with the demolition. This was communicated to Walmart on September 27th and revised plans have not reflected the recommendation.

Walmart is also proposing to replace the precast cap at various screen wall locations with a pre-finished metal coping system. This modification is minor in nature and won't impact the image of the building.

Site Plans

In 2019 Walmart added 10 designated Online Grocery Pick-up ("OGP") parking spaces to their site. These 10 spaces are located in the 4th-most southern parking aisle on the site. Each stall is identified with orange paint striping, orange "pickup" text painted on the pavement, and a pickup sign located at the front of each stall. Walmart is proposing to add an additional 26 OGP parking spaces. These stalls are designed to be a bit wider than their typical parking spaces, resulting in a net loss of two (2) spaces on site. Staff does not foresee an issue with the loss of 2 spaces. A parking analysis is provided below. The existing store is 148,460 sq. ft. in area. A portion of that is warehousing/storage (unknown square footage at time of publication). A 148,460 sq. ft. "department store" would be required to provide 593 spaces. The true required number would be less than that when factoring warehousing/storage space. Walmart is able to maintain 600 parking spaces on site with the requested OGP modification.

PARKING ANALYSIS TABLE

	EXISTING	PROPOSED
STANDARD PARKING SPACES	582	580
ACCESSIBLE STALLS	20	20
TOTAL	602	600
RATIO	4.06	4.00

When reviewing the site, it was discovered that there are close to 10 mobile mini storage containers being kept in the back of the building. These are not permitted. This is a sign that there is too much inventory and not enough storage space within the building. The Plan Commission addressed this same issue with Best Buy a few months ago. Best Buy was required to remove all mobile mini storage units from the site within 2 months. Staff is recommending the same be required of Walmart.

Signage Plan Appeal

Walmart is proposing to alter all the wall signage on the building, including the addition of a new "Vision" sign and new verbiage for divisions of the store (i.e. "Lawn & Garden" is changing to "Outdoor"). The overall signage area will be reduced from 696 sq. ft. to 460 sq. ft. plus 40 sq. ft. of tenant signage (Subway). The City adopted a new Sign Code since the last Walmart sign proposal, which now allows for 300 sq. ft. of signage, no more than four (4) wall signs. Staff recognizes that Walmart has various departments within the building and recognizes the need

for their identification. However, staff feels that this can be achieved within the 300 sq. ft. limit and recommends a modification to accommodate the square footage restriction. The signage proposal is summarized below.

PROPOSED SIGNAGE SCHEDULE

SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA		TOTAL AREA	
FRONT SIGNAGE							
WALMART	1	WHITE	2'-5"				
* (SPARK)	1	YELLOW	12'-0"	158.41	SF	158.41	SF
PICKUP	1	WHITE	2'-6"	32.22	SF	32.22	SF
GROCERY	1	WHITE	2'-0"	26.29	SF	26.29	SF
HOME & PHARMACY	1	WHITE	2'-0"	60.74	SF	60.74	SF
OUTDOOR	1	WHITE	2'-0"	20.50	SF	20.50	SF
VISION	1	WHITE	1'-0"	3.76	SF	3.76	SF
TOTAL FRONT SIGNAGE						301.92	SF
REAR ELEVATION SIGNAGE							
WALMART	1	WHITE	2'-5"	158.41	SF	158.41	SF
* (SPARK)	1	YELLOW	12'-0"				
TOTAL REAR ELEVATION SIGNAGE						158.41	SF
TOTAL BUILDING SIGNAGE						460.33	SF

EXISTING SIGNAGE SCHEDULE

SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA		TOTAL AREA	
FRONT SIGNAGE							
WALMART	1	WHITE	5'-6"	299.04	SF	299.04	SF
Spark	1	YELLOW	1'-6"		SF		SF
Grocery	1	WHITE	2'-0"	26.27	SF	26.27	SF
Home & Pharmacy	1	WHITE	2'-0"	60.74	SF	60.74	SF
Lawn & Garden	1	WHITE	2'-0"	37.34	SF	37.34	SF
Vision Center	1	WHITE	1'-6"	8.49	SF	8.49	SF
Pickup	1	WHITE	2'-6"	65.43	SF	65.43	SF
Spark	1	YELLOW	1'-0"		SF		SF
Subway	1	N/A	N/A	N/A	SF	N/A	SF
TOTAL FRONT SIGNAGE						497.31	SF
REAR SIGNAGE							
Walmart	1	WHITE	4'-6"	198.26	SF	198.26	SF
Spark	1	YELLOW					
TOTAL REAR SIGNAGE						198.26	SF
TOTAL BUILDING SIGNAGE						695.57	SF

Staff Recommendation:
The City of Greenfield's adopted "Site Development Standards" document includes an entire section on building color that states the following:

1. Establish a palette of exterior building colors for use throughout the site. The limited number of coordinated and complementary colors to be used should be subtle and harmonious…
2. … In general, colors should be integral rather than applied to exterior building materials.
3. Colors for predominant façade materials and for roof materials should be in a range of earth tones (e.g. creams, tans, browns or grays) which reflect the natural character of materials.
4. Colors for secondary façade materials should be compatible with the predominant colors, either within a complementary range of colors or in contrasting colors for accents. When such contrasting colors are utilized, they should not dominate the visual character of the setting.

Walmart's project description identifies the reasoning for the proposal as being a branding initiative. Bright blue and gray colors are intended to dominate the visual character of the building, which contradicts the City's Site Development Standards identified above. Staff does not recommend approval of any of the painting or building color modifications that are proposed. This Walmart was built just 10 years and Walmart's proposal at the time met the City's Site Development Standards. In addition, this is one of the largest buildings in the City at 148,460 sq. ft. in area. Deviating from City's Site Development Standards on such a large, newly-constructed building, is not recommended. Staff does not recommend any deviation

from the original architectural design of the building. This recommendation is consistent with the recommendation and vote from a previous/similar application in February 2019.

Staff does recommend approval of the proposed building addition IF it is constructed of brick that will not be painted. Staff also recommends approval of the site modification for the additional 26 OGP parking spaces and the new pre-finished metal coping system on the screen walls. Staff recommends that the signage proposal be reduced to 300 sq. ft. in area. Staff recommends that the proposal be expedited to the October 18th Common Council meeting.

Recommendation: Recommend approval of the Site and Architectural Plans for proposed exterior modifications to Walmart, and a Signage Plan Appeal for Walmart an existing business located at 10600 W. Layton Ave., submitted by Ed Wilson d/b/a LK Architecture and Richard Goff d/b/a Walmart Stores (Tax Key No. 608-9995-010), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Architectural Plans being submitted to the Community Development Division to show the following: (a) the 2,077 sq. ft. building addition being constructed of brick to match the existing brick on the building; (b) the building remaining its current color scheme.

2. A new signage plan being submitted to the Community Development Division to show all wall signage not exceeding a cumulative 300 sq. ft. in area.

Mr. Marshall asked why staff does not recommend painting the building. The Mayor explained that all of the brick and CMU is naturally colored, which was recommended by Plan Commission for the original architectural design in 2012. He said that painting this building, which has aged well and matches the code for new construction at the time it was built, would be wrong. He said that, in regard to the signage modifications, he accepts the proposed sign changes. The Mayor said that the building has aged well and still looks good, like things that the Plan Commission would still potentially require from new businesses in the city.

The applicant, Ed Wilson, was present for discussion. He had a question regarding the building's colors. Mr. Wilson said that in the new proposal, the blue is being used to direct people to the pick-up area. He explained that the contrasting colors is something Walmart has identified is important to them regarding branding.

The Mayor said that the store looks really good and is an asset to the city. He would hate for it to be painted now only to be painted again a different color two years later. Ald. Kastner thinks that the current building is very attractive and doesn't think that painting it blue would help, although he would be fine with the blue sign.

Mr. Braswell asked if Walmart wants to paint the existing entrance blue. Mr. Wilson said that yes, they want to paint the existing entrance.

Mr. Carlson asked if Walmart's additional pick-up parking stalls are going to be in the same general area that the present ten are. Mr. Wilson explained that they will be in the same general area and the reason for the parking change is because demand for the service has exceeded the previous capacity.

The Mayor explained that the approval would only be for the proposed signage waiver, and only the other recommendations by staff. The approval would not include any painting of the building. Ald. Kastner requested that Walmart fix the pothole on the access drive coming off of S. 108 St. Mr. Wilson said that he will bring that to Walmart's attention.

Ms. Porter mentioned that the 10 mobile mini storage containers need to be removed from the property, the Plan Commission agreed, within 2 months as recommended.

Motion by Mr. Marshall, seconded by Mr. Braswell, to recommend approval of the Site and Architectural Plans for proposed exterior modifications to Walmart, and a Signage Plan Appeal for Walmart an existing business located at 10600 W. Layton Ave., submitted by Ed Wilson d/b/a LK Architecture and Richard Goff d/b/a Walmart Stores (Tax Key No. 608-9995-010), subject to Plan Commission comments and staff comments, including allowing signage as requested and the building remaining its current color scheme, and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

7A. Special Use Review for Jen's Beverage Center, an existing business located at 4312 W. Howard Ave., submitted by Sukhwinder Singh d/b/a Singh Aish Inc. (Tax Key No. 555-8979-000)

7B. Site Plan Review for Jen's Beverage Center, an existing business located at 4312 W. Howard Ave., submitted by Sukhwinder Singh d/b/a Singh Aish Inc. (Tax Key No. 555-8979-000)

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Mr. Singh, has agreed to a five-year lease for Jen's Beverage Center, an existing business located at 4312 W. Howard Ave. The property is zoned C-1 Neighborhood Commercial District, which permits "Beer, Wine, and Liquor Stores" as a Special Use. No changes are proposed to the existing business and products will remain the same. The proposed hours of operation are 8am – 9pm, daily, which is one hour earlier than the business currently opens. The applicant has five years of experience operating beer and liquor stores in the Milwaukee-metro area.

Site Review

A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. Previous site issues with the wood fence and the building addition not matching approved architectural plans have been resolved and the site appears to be in good condition. Staff reminds the applicant that no outdoor storage is permitted and the wooden firewood stand should be removed. Staff also recommends the faded ADA parking marker be repainted and/or an ADA stall sign be installed at the parking stall.

Recommendation: Recommend Common Council approval the Special Use Review and Site Plan Review for Jen's Beverage Center, an existing business located at 4312 W. Howard Ave., submitted by Sukhwinder Singh d/b/a Singh Aish Inc. (Tax Key No. 555-8979-000), 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.)

1. A letter from the applicant stating that the firewood stand has been removed, no future outdoor storage will take place, and the ADA parking has been repainted and/or a sign installed by December 2022.

Ms. Porter explained that the applicant is a new tenant, and the owner will remain the same. Ms. Porter stated that staff will look up to see if hours have been restricted differently at an earlier review by Plan Commission or Common Council. Staff found that previous minutes showed allowable hours of 9am to 9pm.

Mr. Carlson asked if the handicapped parking spots need to be painted as well as needing a sign. Ms. Porter said that the parking spots also need a sign.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend Common Council approval the Special Use Review and Site Plan Review for Jen's Beverage Center, an existing business located at 4312 W. Howard Ave., submitted by Sukhwinder Singh d/b/a Singh Aish Inc., (Tax Key No. 555-8979-000), subject to Plan Commission and staff comments, and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

8A. Special Use Review for Sm:)e FX Dental, an existing business located at 6919 W. Forest Home Ave., submitted by Samantha Castoreno and Glenn L. Gequillana, DDS d/b/a Sm:)e FX Dental, LLC. (Tax Key No. 571-8958-000)

8B. Site Plan Review for Sm:)e FX Dental, an existing business located at 6919 W. Forest Home Ave., submitted by Samantha Castoreno and Glenn L. Gequillana, DDS d/b/a Sm:)e FX Dental, LLC. (Tax Key No. 571-8958-000)

Items 8A and 8B may be considered together.

Overview and Zoning
Sm:)e FX Dental purchased the former Gentle Care Dentistry location at 6919 W. Forest Home Ave. in January 2021 and has been operating a general dentistry business from that location since that time. They were unaware that a change in ownership or a change in tenancy required a Special Use Review for a dentist office in the C-1 Neighborhood Commercial District zoning district and are now seeking Special Use Review approval. The business operates out of an approximately 2,500 sq. ft. single-tenant building. The business has ten (10) employees and serves 10-20 patients per day. The doctor has 26 years or experience in practice. The proposed hours of operation are Monday-Wednesday, 8am-5pm and Friday, 8am-1pm.

Site Review
A site and landscaping plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. Overall, the site is in great location. The only issue staff observed was a refuse bin without a refuse enclosure onsite. Staff recommends the addition of a board-on-board refuse enclosure, to be located in the far southeastern corner of the parking lot at the end of the driveway. This would result in the net loss of one parking stall but appears to be the best location for an enclosure. Staff recommends the enclosure be constructed by October 2023.

Staff recommends approval and recommends expediting this proposal to the October 18, 2022 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Sm:)e FX Dental, an existing business located at 6919 W. Forest Home Ave., submitted by Samantha Castoreno and Glenn L. Gequillana, DDS d/b/a Sm:)e FX Dental, LLC. (Tax Key No. 571-8958-000), 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 within one year of Common Council approval.)

1. Revised Site Plans being submitted to the Community Development Division to show the following: (a) a board-on-board refuse enclosure located in the southeastern corner of the property.

The Mayor asked if the hours of 9am to 6pm is typical for dental offices. He explained that, as part of special uses, you define what the use is which makes the hours of operation important. The Mayor asked Ms. Porter to confirm with the applicant what reasonable dental hours would be Monday through Saturday and suggested that they could be open anywhere between 7am-7pm, Monday through Saturday, if they wished to.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to Recommend Common Council approval of the Special Use Review and Site Plan Review for Sm:)e FX Dental, an existing business located at 6919 W. Forest Home Ave., submitted by Samantha Castoreno and Glenn L. Gequillana, DDS d/b/a Sm:)e FX Dental, LLC., (Tax Key No. 571-8958-000), subject to Plan Commission and staff comments and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

9A. Special Use Review for Welk's Automotive, a proposed business to be located at 7500 W. Layton Ave., submitted by Michael Dobson d/b/a Welk's Automotive. (Tax Key No. 604-9966-002)

9B. Site and Architectural Plans for Welk's Automotive, a proposed business to be located at 7500 W. Layton Ave., submitted by Michael Dobson d/b/a Welk's Automotive. (Tax Key No. 604-9966-002)

Items 9A and 9B may be considered together.

Overview and Zoning
The applicant has accepted a 10-year lease of the former Monro's Auto Service business located at 7500 W. Layton Ave. for Welk's Automotive. The existing Welk's location at 8333 W. Layton Ave. will relocate to the new location. The property is zoned C-4 Regional Business District, which permits general automotive repair as a Special Use. The proposed hours of operation are Monday – Friday, 8:00 am – 6: 00 pm and Saturday, 8:00 am – 3:00 pm. The applicant anticipates having five (5) employees and estimates serving 8-12 customers per day. Welk's Automotive will provide full-service car and light truck repairs, maintenance and tire replacement services. Welk's Automotive has been a family-owned business since 1953.

Site and Architectural Plans
A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider Special Use reviews. The site is in fair condition and some site maintenance and cleanup is required. The parking lot is deteriorated and the parking stripes are faded. The site is incredibly overgrown and trash was observed throughout the site. There were various barrels and other material located behind the building which need to be removed. The board-on-board refuse enclosure is in rough shape and needs to be repaired or replaced. A chain link enclosure is also located behind the building but is damaged and should be removed. The applicant is aware that site work is needed and has plans to repair the parking lot and take care of the landscaping.

The applicants are proposing repainting the building to match the NAPA corporate color scheme. The building would be primarily a light grey color with 6" red and yellow bands above the garage doors and a blue fascia above the red/yellow bands. Staff is recommending approval only because the existing building is old and tired (it was built in 1980) and needs a fresh coat of paint. It is also a small 5,000-ish square foot building.
This item may be expedited to the October 18th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site and Architectural Plans for Welk's Automotive, a proposed business to be located at 7500 W. Layton Ave., submitted by Michael Dobson d/b/a Welk's Automotive. (Tax Key No. 604-9966-002), 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 December 31, 2022.)

1. A letter from the occupant submitted to the Community Development Division stating that the following items will be completed by December 31, 2022: (a) patching the deteriorated portions of the parking lot; (b) restoring the pushed concrete curb stops to their appropriate locations and securing them to the parking lot; (c) removal of outdoor storage, trash, and barrels; (d) removal of the chain link enclosure; (e) repair or replacement of the board-on-board enclosure; and (f) weeds have been removed and the lawn maintained.

The applicant, Luis Perez, was present for discussion. The Mayor asked the applicant if they could eliminate the red and yellow paint. Mr. Perez said that the color they plan to use is a natural beige, called residential beige, with a satin to eggshell finish. He will email a color sample before the Common Council meeting. Mr. Perez explained that he told NAPA how the City of Greenfield has some color restrictions. The Mayor suggested using two colors, a dark brown on the bottom and beige on top.

The Mayor said that he would suggest to allow the existing Welk's sign with individual letters from the 84th and Layton location to be installed on the new building. The Plan Commission agreed.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to Recommend Common Council approval of the Special Use Review and Site and Architectural Plans for Welk's Automotive, a proposed business to be located at 7500 W. Layton Ave., submitted by Michael Dobson d/b/a Welk's Automotive (Tax Key No. 604-9966-002), subject to Plan Commission and staff comments and authorize this item to be expedited to the October 18th Common Council meeting. Motion carried unanimously.

10. Community Development Manager Report

Ms. Porter said that Cobalt is bringing their 92nd and Cold Spring proposal, including site, landscaping, and architectural to the Plan Commission November 8th. She explained that she is working on an amendment to the 84 South TID boundary to include that parcel. There is negotiation with Cobalt with some TID plan amendments and development agreement amendments on 84 South and Loomis & Layton. Ms. Porter said that the Spring Mall PUD public hearing is scheduled for November 1st for the rezoning and Cobalt is expecting to close on that property by the end of 2022.

Mr. Krenz asked if Cobalt has too many projects. The Mayor explained that there are development partners and that it's not just Cobalt. Mr. Krenz asked if all of these plans will get done in time in the next 2 or 3 years. The Mayor said that the city has legal counsel when they go through development agreements.

11. Adjournment.

Motion by Mr. Carlson, seconded by Mayor Neitzke, to adjourn the meeting at 6:57 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed October 17, 2022