

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, NOVEMBER 8, 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	Present
	Mr. Don Carlson	Excused
	Mr. Zak Marshall	Present
	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 October 11, 2022 meeting.

Motion by Ald. Kastner, seconded by Mr. Rogers, to approve the October 11, 2022 Meeting minutes. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

Common Council approved the Public Hearings for Kpot Korean BBQ and Hot Pot, Mister Car Wash, and the Planned Unit Development rezone for the Spring Mall site on November 1st, 2022.

4A. Certified Survey Map for proposed combination of two parcels located at 38 W. Grange Ave., submitted by Karthikeyan Subbiah. (Tax Key Nos. 667-8996-002 and 667-8996-003)**

4B. Resolution releasing and extinguishing a storm drainage easement on two parcels located at 38 W. Grange Ave. (Tax Key Nos. 667-8996-002 and 667-8996-003)**

The applicant owns the two parcels at approximately S. 38th and W. Grange Ave. and is proposing to combine the two parcels to develop as a single-family property. The two parcels are 0.35 and 0.34 acres in size, resulting in a combine parcel approximately 0.69 acres in size. The properties are zoned R-3 Single-Family Residential Conservation District and the Comprehensive Land Use Map identifies these parcels as being single family.

An existing 20' wide storm drainage easement exists running through the center of the proposed combined parcel. In order to develop the parcel, this easement will need to be released by the City of Greenfield, with a new 20' wide drainage easement to be relocated to the eastern property line of the parcel. A resolution releasing and extinguishing the existing easement will require a recommendation from the Plan Commission and approval by the Common Council.

Staff recommends that this item be expedited to the November 15th Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed combination of two parcels located at 38** W. Grange Ave., submitted by Karthikeyan Subbiah and Resolution releasing and extinguishing a storm drainage easement on two parcels located at 38** W. Grange Ave. (Tax Key Nos. 667-8996-002 and 667-8996-003), 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 CSM recording fee.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of the Certified Survey Map for proposed combination of two parcels located at 38 W. Grange Ave., submitted by Karthikeyan Subbiah (Tax Key Nos. 667-8996-002 and 667-8996-003), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 15th Common Council meeting. Motion carried unanimously.**

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend Common Council approval of the resolution releasing and extinguishing a storm drainage easement on two parcels located at 38 W. Grange Ave., submitted by Karthikeyan Subbiah (Tax Key Nos. 667-8996-002 and 667-8996-003), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 15th Common Council meeting.**

The motion passed on a roll call vote with Ald. Kastner, Mr. Rogers, Mr. Marshall, Mr. Krenz, Mr. Braswell, Ms. Wojak, and Mayor Neitzke voting yes.

5. Site Plans for a proposed fence at Toys For Trucks, an existing business located at 3515 S. 108 St., submitted by Bill Ciuplinski d/b/a Toys For Trucks. (Tax Key No. 563-9999-001)

In September 2021, the staff was made aware that the existing board-on-board fence at Toys For Trucks was deteriorated and falling onto the neighboring property. Community Development staff and the Code Enforcement Officer made contact with the business numerous times since 2021 about the violation. The business was made aware that in order to correct the violation, they would need to rebuild the board-on-board fence “in-kind” following the issuance of a building permit, or to apply to the Plan Commission if they wished to deviate from the approved board-on-board fence. In September 2022, Toys For Trucks removed the board-on-board fence and installed a chainlink fence without approval or issuance of a building permit. The applicant is now requesting after-the-fact approval of the chainlink fence. The fence runs the entire length of the western property line, adjacent to two (2) residential properties, and along the south property line on W. Pallattine Rd. The refuse enclosure was also constructed with non-approved chain link fencing material. The business was made aware numerous times about the correct procedure to remedy the fence issue but chose to disregard the proper

approval process. Neighbors have expressed dissatisfaction with the chainlink fence. The Toys for Trucks property includes outdoor storage of vehicles and materials. Per 21.04.0803D.2., *“When an open storage area abuts a residential zoning district, the method of screening shall consist of solid wooden fences...”* Staff recommends removal of the chainlink fence and installation of a board-on-board fence following issuance of a building permit, per the approved site plans for this location.

Recommendation: Recommend Common Council denial the Site Plans for a proposed fence at Toys For Trucks, an existing business located at 3515 S. 108 St., submitted by Bill Ciuplinski d/b/a Toys For Trucks. (Tax Key No. 563-9999-001)

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 building permit.)

1. A property survey being submitted to the Community Development Division to show the location of the fence. Quadruple fees will be assessed for the building permit for work completed without a permit.

Motion by Ald. Kastner, seconded by Mr. Krenz, to recommend Common Council denial of the Site Plans for a proposed fence at Toys For Trucks, an existing business located at 3515 S. 108 St., submitted by Bill Ciuplinski d/b/a Toys For Trucks (Tax Key No. 563-9999-001). Motion carried unanimously.

- 6A. **Special Use Permit for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted by Kyle Bennehoff d/b/a Lingle Design Group and Ron Stokes d/b/a Roaring Fork LLC. (Tax Key No. 691-9841-017)**
- 6B. **Site Plan Review for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted by Kyle Bennehoff d/b/a Lingle Design Group and Ron Stokes d/b/a Roaring Fork LLC. (Tax Key No. 691-9841-017)**
- 6C. **Signage Plan Appeal for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted Eric Rohs d/b/a Sign Effects, Inc. and Ron Stokes d/b/a Roaring Fork LLC. (Tax Key No. 691-9841-017)**

Items 6A, 6B, and 6C may be considered together.

Overview and Zoning

Site, landscaping, and architectural plans for a new 2,541 sq. ft. full-service restaurant with drive-thru were approved at the December 14, 2021 Plan Commission meeting and December 21, 2021 Common Council meeting. At the time of approval for those plans, the applicant did not have a final restaurant user selected but was made aware they would need approval of a Special Use Permit for the restaurant prior to occupancy. The applicant is proposing Qdoba Mexican Eats, a fast-casual restaurant with a Mexican-inspired menu. The owners, Roaring Fork Restaurant Group, is locally owned and operated in Milwaukee, Wisconsin and has 58 locations throughout Wisconsin, Illinois and Iowa. They anticipate having 20 employees, including cooks,

front line serving members, team leads, and managers. They anticipate having an average of 40 customers at any given time. They can accommodate 68 occupants inside the building and an additional 36 occupants on the 485 sq. ft. concrete patio. Their proposed hours of operation are 10:30am-10:00pm, daily. The property is zoned PUD Planned Unit Development, which permits full-service restaurants with a Special Use Permit. A public hearing could be scheduled as soon as December 20, 2022.

Site Plan Review

The proposed commercial building is under an approved site plan from the December 2021 Plan Commission meeting. The site includes 29 off-street parking spaces. Qdoba will require 26 parking spaces. The site is currently under construction.

Signage Plan Appeal

Per the Sign Code, the building is allowed two wall signs, with total signage not to exceed 200 sq. ft. The applicant is requesting four (4) wall signs:

- 51.7 sq. ft. "Qdoba Mexican Eats" sign on the east elevation
- 5 sq. ft. "Q" sign on the north elevation
- 51.7 sq. ft. "Qdoba Mexican Eats" sign on the south elevation
- 5 sq. ft. "Q" sign on the south elevation

Staff recommends approval of the additional sign on the north elevation to aid drivers traveling south on S. 27 St. The south elevation will have a "Qdoba Mexican Eats" sign and staff recommends removal of the additional "Q" sign for that elevation. This will allow for three (3) wall signs, one over the sign code requirements.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted by Kyle Bennehoff d/b/a Lingle Design Group and Ron Stokes d/b/a Roaring Fork LLC; and approve the Signage Plan Appeal for Qdoba Mexican Eats, subject to Plan Commission comments and staff comments, and the following conditions:

(Items 1 is 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 Signage Plan showing the removal of the 5 sq. ft. "Q" sign from the south elevation.

The Plan Commission stated that they were satisfied with the signage plan with the 5 sq. ft. "Q" remaining.

Motion by Mayor Neitzke and Mr. Rogers to recommend Common Council approval of the Special Use Permit and Site Plan Review for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., and to approve the Signage Plan Appeal for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted by Kyle Bennehoff d/b/a Lingle Design Group and Ron Stokes d/b/a Roaring Fork LLC, as presented by the applicant, and

authorize a public hearing to be scheduled as early as December 20, 2022. Motion carried unanimously.

- 7A. **Special Use Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc. (Tax Key No. 648-0031-003)**
- 7B. **Site Plan Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc. (Tax Key No. 648-0031-003)**

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Mr. Patel, has purchased the former Carl's Catering location at 5110 W. Loomis Rd. and proposes to operate a similar full-service restaurant and catering business, El Chile Loco. The applicant does not intend to open the business immediately and this Special Use Review approval corresponds with liquor license previously approved by the Common Council. The applicant intends to come back to Plan Commission and Common Council with either an addition to the existing building or an entirely new restaurant/catering building on this parcel. There is currently 7,000 sq. ft. of space within the existing building. The proposed menu will be primarily Mexican and American cuisine. They anticipate proposed hours of operation for the business of 10am-10pm, daily. They estimate they will have between 16-20 employees and serving 95-105 customers per day. The property is zoned C-2 Community Commercial District, which allows full-service restaurants and catering businesses as a Special Use. When updated building plans are submitted, an additional Special Use Review approval will be required.

Site and Landscaping Plans

While the applicant didn't submit a site plan, the site is subject to Plan Commission review with the Special Use Review. Overall, the site was in good condition, with only moderate issues to address. There are a few older no cut-off luminaire lighting fixtures in the parking lot that staff recommends be replaced with total cut-off type luminaires. The existing pylon sign is located within the W. Loomis Rd. right of way. Staff recommends the pylon sign be removed within two (2) years. A code-compliant monument sign can be installed within the subject property, if freestanding signage is desired. Staff recommends the damaged gates on the refuse enclosure be repaired or replaced and the parking lot lines be restriped. This property also does not have an approved landscape plan on file. These issues will need to be addressed when a building addition is proposed and may be moot if the entire property is redeveloped.

Staff recommends this item be expedited to the November 15th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc., subject to Plan Commission and staff comments, and the following conditions:

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

1. A letter being submitted to the Community Development Division stating that the refuse enclosure gates will be repaired/replaced, the parking lot be restriped, the non-compliant lighting fixtures will be replaced with total cut-off luminaires, and a site lighting plan be submitted by September 2022, and the pylon sign will be removed by June 2024. The work associated with the letter shall be completed prior to a certificate of occupancy being granted.
2. Add a seal coating to the parking lot by December 31, 2023.

Jan Kadow was present for discussion on behalf of Anderson Commercial Group. She represented the buyer during the purchase of Karl's Katering. She said that the new owner's intent is to remodel the building, including adding an additional 2000 sq. ft. onto the second floor to build it out as a restaurant. She said that there will be inside seating on the second floor with a patio area, which would need to go before Plan Commission. She explained that phase 2 will include a banquet hall, a dance floor on the first floor, and a bar with outside seating on the second floor.

The Mayor mentioned how the parking lot is in disrepair. Ms. Kadow said that the owner is aware of the state of the parking lot. The Mayor wants the parking lot to be repaired properly in a workmanlike manner within one year.

Motion by Mayor Neitzke, seconded by Mr. Krenz, to recommend Common Council approval of the Special Use Review and Site Plan Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc., (Tax Key No. 648-0031-003), subject to Plan Commission and staff comments including repaving of the parking lot within one year and a letter being submitted to make site improvements prior to occupancy, and authorize this item to be expedited to the November 15th Common Council meeting. Motion carried unanimously.

- 8A. Special Use Review for a Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)**
- 8B. Site Plan Review for Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Mr. Chandrakant Soni, is proposing to take over the lease of the existing Smokers Xone tobacco shop, within the existing multi-tenant commercial retail building at 6229 S. 27 St. The property is zoned PUD Planned Unit Development, which allows "All Other Miscellaneous Store Retailers" (i.e. marijuana stores, medical or recreational) and "Tobacco Stores" as a Special Use. A change in tenancy authorizes Special Use Review by the Plan Commission and Common Council. The store will sell CBD products, tobacco products and related items. The applicant is

also purchasing the 102 CBD Vape Smoke in Greenfield at 6403 W. Forest Home Ave. The business will employ approximately two (2) to three (3) people. The proposed hours of operation are 8:00 am – 10:00 pm, daily. The applicant has three years of experience with tobacco/CBD stores.

Site Plan

While the applicant didn't submit a site plan, the site is subject to Plan Commission review with the Special Use Review. This tenant will be located in the multi-tenant shopping center at S. 27 St. and W. College Ave. Staff visited the property, which is in good condition, and staff does not recommend any site or landscaping modifications.

Staff recommends that this item be expedited to the November 15th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016), subject to Plan Commission and staff comments.

Motion by Mayor Neitzke, seconded by Ms. Wojak, to recommend Common Council approval of the Special Use Review and Site Plan Review for Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016), subject to Plan Commission and staff comments, including the approved business hours of 9am -10pm, and authorize this item to be expedited to the November 15th Common Council meeting. Motion carried unanimously.

- 9A. Special Use Review for 102 CBD Vape Smoke, an existing CBD and tobacco store located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)**
- 9B. Site Plan Review for 102 CBD Vape Smoke, a CBD and tobacco store to be located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)**

Items 9A and 9B may be considered together.

Overview and Zoning

The applicant, Mr. Chandrakant Soni, is proposing to take over the lease of the existing 102 CBD Vape Smoke, within the existing multi-tenant commercial retail building at 6403 W. Forest Home Ave. The property is zoned C-3 Highway and Commercial Service District, which allows "All Other Miscellaneous Store Retailers" (i.e. marijuana stores, medical or recreational) and "Tobacco Stores" as a Special Use. A change in tenancy authorizes Special Use Review by the Plan Commission and Common Council. The store will sell CBD products, tobacco products and related items. The business will employ approximately two (2) to three (3) people. The proposed hours of operation are 9:00 am – 10:00 pm, daily. The applicant has three years of experience with tobacco/CBD stores.

Site Plan

While the applicant didn't submit a site plan, the site is subject to Plan Commission review with the Special Use Review. Staff visited the property, which is in good condition. Staff did see a light pole in the rear parking lot that has been removed. Staff recommends the approved light pole and light fixture be replaced.

Staff recommends that this item be expedited to the November 15th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review Site Plan Review for 102 CBD Vape Smoke, a CBD and tobacco store to be located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016), subject to Plan Commission and staff comments.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of the Special Use Review Site Plan Review for 102 CBD Vape Smoke, a CBD and tobacco store to be located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016), subject to Plan Commission and staff comments, and authorize this item to be expedited to the November 15th Common Council meeting. Motion carried unanimously.

- 10A. Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use. (Tax Key No. 576-9995-002)**
- 10B. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4241 S. 27 St. and a portion of the property at 4201 S. 27 St., from PUD Planned Unit Development District to C-2 Community Commercial District. (Tax Key Nos. 576-9995-002 and 576-9995-001)**
- 10C. Certified Survey Map to combine a portion of the property located at 4241 S. 27 St. with the property located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001 and 576-9995-002)**
- 10D. Special Use Review for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001)**
- 10E. Site, Landscaping and Architectural Plans for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key No. 576-9995-001)**

Items 10A, 10B and 10C may be considered together.

Overview, Zoning and CSM (items 10A, 10B and 10C)

Lake Ford is requesting Site Plan Review, a Special Use Review, Rezone, Comprehensive Land Use Amendment, and CSM review/approval for site improvements and building additions to their existing automobile sales and service facility. The project will include two (2) building additions, site grading/utility improvements around the additions, and stormwater improvements on the west side of the site.

Before discussing the building additions, there is a Comprehensive Land Use map amendment, rezoning and CSM request that need to be considered. The Lake Ford Auto parcel at 4201 S. 27 St. is owned by BRE 1, LLC. There is a vacant 11.46-acre parcel to the back/west (4241 S. 27 St.) that is owned by BRE 2, LLC (essentially the same owner, but technically two (2) different LLC's on paper). In 2020, Lake Ford Auto paved a 31' x 463' strip along the shared property line, into the 4241 S. 27 St. parcel without the City's knowledge or permission, for parking. Per Section 21.04.0801 of the Municipal Code, accessory uses and structures (i.e. a parking lot) is not permitted in any zoning district until a principal use or structure is present on the parcel. In addition, there are stormwater regulations that must be reviewed and adhered to when adding hard surface to a commercial parcel. This was not done, as the parking lot construction took place without the City's knowledge.

To resolve the parking addition, staff requested that the owner submit a Certified Survey Map application to shift the lot line of 4201 S. 27 St., 52 feet to the west, to include the paved parking lot that was constructed in 2020. The vacant 11.46-acre parcel is zoned Planned Unit Development (PUD), and the Lake Ford Auto parcel is zoned C-2 Community Commercial District. In addition, for some odd reason, the southern 30 ft. of 4201 S. 27 St. is also zoned PUD, and it should be C-2. A parcel should not be split-zoned (two different zoning districts on one parcel). The draft ordinance would clean up the split-zoned 4201 S. 27 St. parcel to convert the entire parcel to C-2, and it would also convert the 52-ft. strip of land on 4241 S. 27 St. that was paved for parking, from PUD to C-2, following the new CSM lot line.

However, prior to adopting the proposed rezone clean-up, the Comprehensive Land Use map needs to be adjusted within that 52-ft. strip of land as well. The 11.46-acre vacant parcel is identified as "Mixed Residential" (MR) with the intent that it will someday be developed as multi-family. The 52-ft. wide strip of land that will be removed from 4241 S. 27 St. and added to the Lake Ford Auto parcel at 4201 S. 27 St. needs to be modified on the Comprehensive Land Use map to "Planned Mixed Use" (PMU), to be consistent with the Lake Ford Auto parcel's Land Use map identification. State Statutes require the Plan Commission to adopt a Resolution supporting this application, which will be considered by the Common Council during a public hearing. State Statutes also require a 30-day public comment period prior to a Comprehensive Land Use map amendment consideration, so the public hearing would be scheduled for December 20th if the Plan Commission adopts the proposed Resolution. A rollcall vote is needed for the Resolution.

Items 10D and 10E may be considered together.

Site, Landscaping and Architectural Plans (items 10D and 10E)

Lake Ford Auto's proposed additions trigger a Special Use Review. The site operates under an existing Special Use Permit. The building additions are a continuation of existing operations on the property. New car dealerships are a Special Use in the C-2 Community Commercial District.

Proposed site improvements include a service bay addition (6,479 sq. ft.) to the main facility located on the south side of the property, and a body shop addition (3,074 sq. ft.) to the existing north building. Drive aisles will be regraded and repaved as required for site access as well as utility relocations necessary for the construction of the additions.

The existing auto sales/service facility (the southern building) has overhead doors for building access that are orientated east toward S. 27 St. Per Section 21.04.0703.E., paragraph 17 of the Municipal Code, *"No overhead doors or garage doors shall face or be viewed from a public street right-of-way."* Lake Ford Auto has five (5) existing service bay doors facing S. 27 St. The request is for the construction of an additional three (3) overhead service bay doors. The applicant is requesting that the Plan Commission waive the "no overhead door" requirement for this proposal, given that they already have five (5) doors facing S. 27 St. The addition allows for vehicles to pass through, meaning there are overhead doors on the east and west building elevations. The east overhead doors are proposed to be 12' tall x 12' wide and the west overhead doors are proposed to be 14' tall x 12' wide. There will also be one (1) 14' tall x 12' wide overhead door and a service/man door constructed in the middle of the north building elevation of the addition. Wall pack lights are proposed above each of the doors, as is on the existing building. The new building addition height will be 23'10". The existing building, adjacent to the addition, is 21'4" in height. The front and back of the addition are for the most part flush with the existing building. The building addition materials will match the existing materials: horizontal metal panel siding with metal coping at the roofline. The overhead doors will be constructed of a clear glass material to match the existing doors. Along the north/side wall will be an exposed building foundation painted to match the existing concrete block base of the building. New retaining walls will be constructed east and west of the additions along the north wall, painted to match the existing concrete block.

The existing body shop facility (the northern building) addition will be to the rear/west of the existing building, not visible from the street. The existing body shop facility has a zero (0)-ft. side yard setback to the north. The proposed addition would be constructed flush with the existing building and would maintain the zero (0)-ft. side yard setback. Per Section 21.04.0302C.(c) of the 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 parcel to the north is owned by We Energies and is used as an expansion parking lot by Lake Ford Auto. There are no conflicts with the proposed lot line encroachment.

The proposed body shop addition will be constructed of vertical and horizontal metal building panels (horizontal just around the overhead door for variety), color and style to match the existing building. The base will be constructed of a split face concrete block, painted to match the existing building. There is a 16' wide x 14' tall glass overhead door and a service/man door proposed on the west/rear addition elevation. The addition will include a standing seam metal roof, color and style to match the existing building. The addition will be 22'4" in height, matching the existing building.

The property requires a total of 139 off-street parking spaces, with the proposed additions. The site provides 173 off-street parking spaces, of which six (6) are ADA accessible.

When visiting the site, staff noticed a few improvements that need to be addressed. Many of the existing light poles are angled up and per the Municipal Code, need to be angled parallel with the ground. Light heads on the adjacent parking lot to the north are also in violation of the

angle requirement and should be adjusted as well. Staff recommends that the owner provide a letter stating that all light heads will be adjusted accordingly by December 31, 2022.

Lake Ford Auto has four (4) refuse dumpsters situated on neighboring properties, not screened. Two (2) are located on the adjacent parking lot to the north, on the property owned by We Energies, and two (2) are located on the adjacent property to the south, the Light Speed property. In addition, a large pile of tires was sitting on the Light Speed property to the south. All refuse containers must be stored in a four-sided board-on-board refuse enclosure with a personnel door or maze wall. Revised site and architectural plans shall be submitted showing these refuse enclosures prior to any building permits being issued. In addition, tires must be stored inside a building or in a refuse enclosure, out-of-site.

The submittal does not include any new landscaping. However, when the back strip of parking area was constructed, it included a strip of landscaping adjacent to it. A new landscaping plan needs to be submitted for the City record, identifying quantities and species of landscaping along the west property line. In addition, over the course of time, all of the landscaping along S. 27 St., which is under an approved landscaping plan from 2016, has been replaced with plastic flowers/shrubs and stone mulch. The property owner is requesting the Plan Commission to grant him until October 31, 2023 to restore the landscaping along S. 27 St. to its original approved plan. If modifications are requested, a revised landscaping plan must be submitted prior to installment, and approved by the City Forester.

Signage

No new signage is proposed on site. The two (2) buildings have the following existing signage inventory:

Four (4) illuminated signs on the main building, totaling 64.2 sq. ft.

Two (2) illuminated signs on the Collision Center, totaling 34.4 sq. ft.

Four (4) non-illuminated signs on the main building, totaling 16.1 sq. ft.

TOTAL building signage: 114.7 sq. ft. A building this size would be allowed 300 sq. ft. of wall signage, staff recommends that a waiver be granted. There is only one (1) small monument sign on the property, less than the 150 sq. ft. allowed for a building this size.

Staff is recommending that a public hearing be scheduled for December 20, 2022, for consideration of the submittal package as a whole.

Recommendation: Plan Commission approval of the Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use. (Tax Key No. 576-9995-002)

Recommendation: Recommend Common Council approval of Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4241 S. 27 St. from to PUD Planned Unit Development District to C-2 Community Commercial District (Tax Key No. 576-9995-002); recommend Common Council approval of the Certified Survey Map to combine a portion of the property located at 4241 S. 27 St. with the property located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1,

LLC/BRE 2, LLC (Tax Key Nos. 576-9995-001 and 576-9995-002); recommend Common Council approval of the Special Use Review and Site, Landscaping and Architectural Plans for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC (Tax Key Nos. 576-9995-001), 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, landscaping and architectural plans being submitted to the Community Development Division showing the following: (a) proper labeling of all building materials on the proposed additions; (b) building heights being labeled; (c) a four-sided board-on-board refuse enclosure with a personnel door or maze wall being constructed to house all refuse containers; (d) a notation that tires will not be kept outside at any time, or will be kept outside within an approved screened enclosure; (e) a landscaping plan showing existing quantity and specie types of landscaping along the west property line; and, (f) if applicable, a revised landscaping plan for all landscaping on site (to be submitted for Plan Commission review by 12/31/22).
2. A letter being submitted to the Community Development Division stating that all site lighting/light heads will be angled to be parallel with the ground by December 31, 2022.
3. Civil and stormwater management plans being submitted to and approved by the Engineering Division.
4. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
5. A \$30.00 fee payable to City of Greenfield for the CSM recording fee.

Motion by Mayor Neitzke, seconded by Ms. Wojak, to approve the Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use, to recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4241 S. 27 St. and a portion of the property at 4201 S. 27 St. from PUD Planned Unit Development District to C-2 Community Commercial District (Tax Key No. 576-9995-002 and 576-9995-001), and to recommend Common Council approval of the Certified Survey Map to combine a portion of the property located at 4241 S. 27 St. with the property located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC (Tax Key Nos. 576-9995-001 and 576-9995-002), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as December 20, 2022.

The motion passed on a roll call vote with Ald. Kastner, Mr. Rogers, Mr. Marshall, Mr. Krenz, Mr. Braswell, Ms. Wojak, and Mayor Neitzke voting yes.

Under discussion, Ald. Kastner mentioned that this property is a key link to the Power Line Trail. The Mayor mentioned that the Power Line Trail has an agreement with We Energies regarding having the parking easement and parking lot located near the property.

The business owner John Maneage was present for discussion. He said that there is landscaping on the backside of the property by the parking area. The Mayor said that the plastic plants along S. 27 St. need to be removed. Mr. Maneage explained that the west landscaping was placed there for water retention. He said that the north lot on We Energies' property where they park their cars, was pitched for water to go to the catch basins onto the 4201 property.

Mr. Maneage said that he would get a whole new landscaping plan and it would include what Lake Ford Auto already did on the west side. The Mayor said that the plastic plants need to be removed now. Ms. Porter stated that the back of the property has rock mulch while the approved plan in the front, along S. 27 St., has bark mulch.

Mr. Maneage is asking for consideration regarding the requirement to angle all lights parallel with the ground. He said that they haven't had any complaints about the lights. He explained that the lights face west to 12 acres of grass, they face the cemetery on the north side, and they face another commercial building on the south side. He said that Lake Ford Auto has two full time security guards and 30 cameras which don't work when the lights face down. Mr. Maneage explained that the reason for the plastic landscaping was because it was getting vandalized. He further explained that the requested landscaping is going to be expensive because rock is buried underground with asphalt.

The Mayor mentioned that the problem with the lights facing upright toward the street is that it creates glare. Mr. Maneage said that he will submit a new lighting plan where light heads facing east, will be angled down. The Plan Commission stated that addressing the light heads facing east to be angled down would be sufficient.

Ald. Kastner said that Mr. Maneage will need to have a landscaper create a plan for the front and back of the property, and return for a future Plan Commission Meeting to review, unless they chose to go back to the originally-approved landscaping plan along S. 27 St.

The Mayor has a concern regarding the WE Energies parking lot because the trail would be in the right of way. In 2024 there will be a path going from S. 60 St. all the way to just west of the Lake Ford Auto property.

Devin Winter, Engineer for the project, asked if the landscaping plan needs to come back to Plan Commission. The Mayor requested that the plan comes before Plan Commission without an additional fee, in relation to 10E if it is modified from its originally-approved plan. Mr. Winter asked if there's a regional plan for the trail to the north. The Mayor said that the plans for the Power Line Trail can be found at powerlinetrail.org.

Motion to reconsider the original motion for items 10A, 10B and 10C by Mayor Neitzke, seconded by Ald. Kastner. Motion carried unanimously.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to approve the Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use. (Tax Key No. 576-9995-002)

The motion passed on a roll call vote with Ald. Kastner, Mr. Rogers, Mr. Marshall, Mr. Krenz, Mr. Braswell, Ms. Wojak, and Mayor Neitzke voting yes.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4241 S. 27 St. and a portion of the property at 4201 S. 27 St. from to PUD Planned Unit Development District to C-2 Community Commercial District (Tax Key Nos. 576-9995-002 and 576-9995-001) as amended, subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled as early as December 20, 2022. Motion carried unanimously.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of a Certified Survey Map to combine a portion of the property located at 4241 S. 27 St. with the property located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001 and 576-9995-002), subject to Plan Commission and staff comments, and authorize this item to be placed on the December 20th Common Council agenda. Motion carried unanimously.

Motion by Mayor Neitzke, seconded by Mr. Marshall, to recommend Common Council approval of the Special Use Review and Site, Landscaping and Architectural Plans for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC, (Tax Key No. 576-9995-001), subject to Plan Commission and staff comments including the removal of all plastic plants by 12/31/22 and submit the lighting and landscape plan by 12/31/22, and authorize this item to be placed on the December 20th Common Council agenda. Motion carried unanimously.

- 11A. Special Use Review for Rosen Honda, an existing business located at 6141 S. 27 St., submitted by David A. Pestel/ d/b/a Hardt, Stern & Kanye, P.C. and Jeff Rosen, JMRosen, LLC d/b/a Rosen Honda (Tax Key No. 691-9841-014)**
- 11B. Site Plan Review for Rosen Honda, an existing business located at 6141 S. 27 St., submitted by David A. Pestel/ d/b/a Hardt, Stern & Kanye, P.C. and Jeff Rosen, JMRosen, LLC d/b/a Rosen Honda (Tax Key No. 691-9841-014)**

Items 11A and 11B may be considered together.

Overview and Zoning

JMRosen, LLC d/b/a Rosen Honda, has an accepted offer to purchase the existing All-Star Honda at 6141 S. 27 St. The location is zoned PUD Planned Unit Development, which allows new car dealers as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. The location will still be operated under the Rosen name and will not incur any

significant changes to the location. No construction will take place to the interior or exterior of the building structure.

The hours of operation will remain the same, which are Monday – Friday, 7:00 a.m. – 8:00 p.m. and closed on Sundays. This location employs approximately 50 employees and has approximately 45 customers per day. The principals of Rosen own multiple other car dealerships, and have several decades of experience in the dealership business. The principals and operators of Rosen are experienced and sophisticated in owning and operating successful new car retail dealerships.

Site and Landscaping 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. The site appears to be in good condition. Staff recommends that this item be expedited to the November 15th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for an ownership change to Rosen Hyundai, an existing business located at 6133 S. 27 St., submitted by Katherine G. Bills, d/b/a Reinhart Boerner Van Deuren s.c. (Tax Key No. 691-9841-009), subject to Plan Commission comments, staff comments, and the following conditions:

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

1. A letter being submitted to the Community Development Division stating that the missing light pole and light fixture in the rear parking lot will be replaced by February 2023 and the appropriate permits issued for said work.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend Common Council approval of the Special Use Review and Site Plan Review for an ownership change to Rosen Hyundai, an existing business located at 6133 S. 27 St., submitted by Katherine G. Bills, d/b/a Reinhart Boerner Van Deuren s.c. (Tax Key No. 691-9841-009), subject to Plan Commission comments, including authorizing the hours of operation to be 7am-8pm Monday through Saturday, and authorize this item to be expedited to the November 15th Common Council meeting. Motion carried unanimously.

12. Discussion regarding the proposed TID 6 Project Plan amendments.

Cobalt is proposing two (2) Tax Increment Financing District (TID) amendments to TID 6 (84 South). The first is a boundary amendment, to include the future multi-family development in the vicinity of S. 92 St. and W. Cold Spring Rd. The second amendment is declaring TID 6 a “donor TID,” which provides the opportunity for its financial success/excess taxable increment to go towards TIF Districts that are in need of financial assistance. TID 8, the Loomis Crossing TID, has already experienced economic hardship in that construction costs are exponentially higher than anticipated when TID 8 was adopted in 2021. In order for TID 8 to be successful (three multi-family apartment buildings with 267 units, a clubhouse, a medical office building,

and future unknown development north of the I-894 freeway), with today's steep construction costs, financial "donations" from TID 6 are needed.

These two (2) TID 6 Project Plan amendments will be considered by the Joint Review Board, Community Development Authority, and Common Council on December 6, 2022.

13. Community Development Manager Report

The Mayor said that the pond is being installed at Konkel Park. He said that Honey Creek is being rerouted because it's creating flooding problems upstream. The Mayor mentioned that staff is meeting with a potential new buyer of River Falls Family Fun Center to continue business as a miniature golf course.

14. Adjournment.

Motion by Mr. Marshall, seconded by Mr. Rogers, to adjourn the meeting at 7:21 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed November 15, 2022