

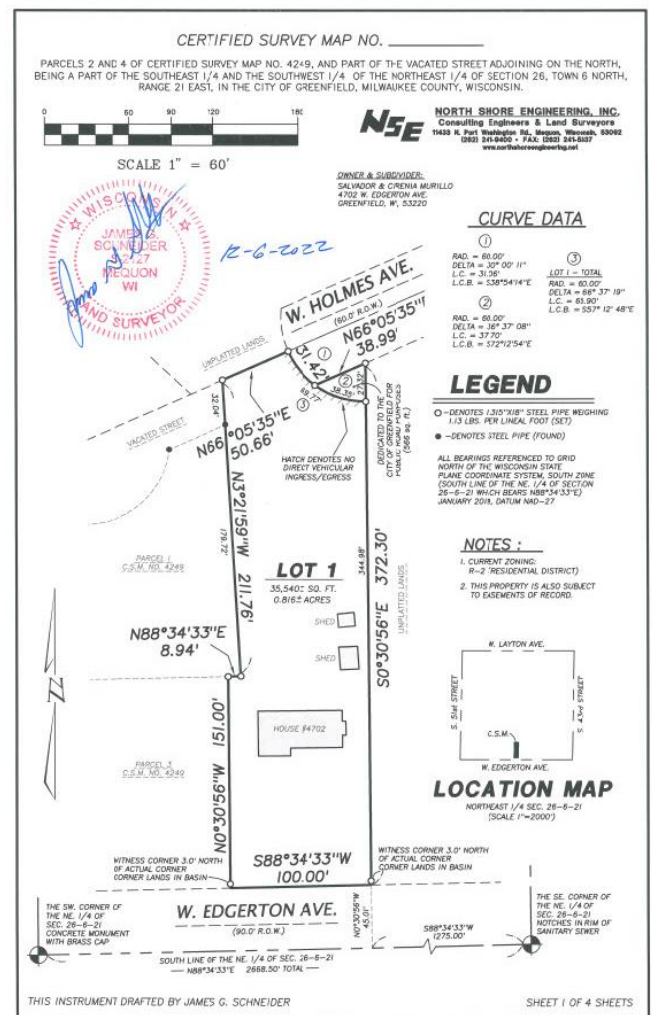
PLAN COMMISSION STAFF REPORT

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

1. Roll Call
2. Approval of the minutes from the November 8, 2022 meeting.
3. Discussion regarding last Common Council meetings.
4. Certified Survey Map for the proposed combination of two parcels located at 4702 W. Edgerton Ave. and 47** W. Holmes Ave., submitted by Cirenia Murillo. (Tax Key Nos. 620-9923-004 and 620-9923-007)



The applicant owns a single-family developed property at 4702 W. Edgerton Ave. and the vacant parcel behind it at 47** W. Holmes Ave. The applicant is proposing to combine the two (2) parcels, which are 0.35 and 0.48 acres in size, resulting in a combine parcel approximately 0.83 acres in size. The properties are zoned R-2 Single-Family Residential Conservation District and the Comprehensive Land Use Map identifies these parcels as being single family. A 556 sq. ft. area identified as future right of way for a cul-de-sac at the end of W. Holmes Ave. will be dedicated to the City of Greenfield. A no-



access easement will be in place along the future W. Holmes Ave. to limit access to W. Edgerton Ave.

Staff recommends that this item be expedited to the December 20th Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for the proposed combination of two parcels located at 4702 W. Edgerton Ave. and 47** W. Holmes Ave., submitted by Cirenia Murillo (Tax Key Nos. 620-9923-004 and 620-9923-007), 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.
- 5A. Certified Survey Map for proposed combination of two parcels located at 6221 W. Layton Ave. and 6417 W. Layton Ave, submitted by Mike Duffek d/b/a Duffek Construction and Jeff Binkert d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-009 and 618-9992-001)**
- 5B. Site, Landscaping and Architectural Plans for a storage building addition at 6221 W. Layton Ave. and 6417 W. Layton Ave, submitted by Mike Duffek d/b/a Duffek Construction and Jeff Binkert d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-009 and 618-9992-001)**

Items 5A and 5B may be considered together.





Overview and Zoning

The House of Harley (HOH) dealership is proposing to build a new 14,390 sq. ft. accessory building for motorcycle storage on a parcel to the west that they recently acquired. The parcel located at 6417 W. Layton Ave. used to house a residential home, which has since been demolished. The application is two-fold, first combine the residential parcel to the existing HOH dealership parcel, and then construct the new building.



Both properties are zoned C-2 Community Commercial District, which permits motorcycle dealers as a Special Use. The dealership has a Special Use Permit, the proposed warehouse building would not impact, alter or intensify the business operation, this is strictly a site, landscaping and architectural review application. However, there is a section of the Zoning

Code that the Plan Commission and Common Council must consider with this proposal, and that is *Section 21.03.0206 – Number of buildings on a zoning lot.*

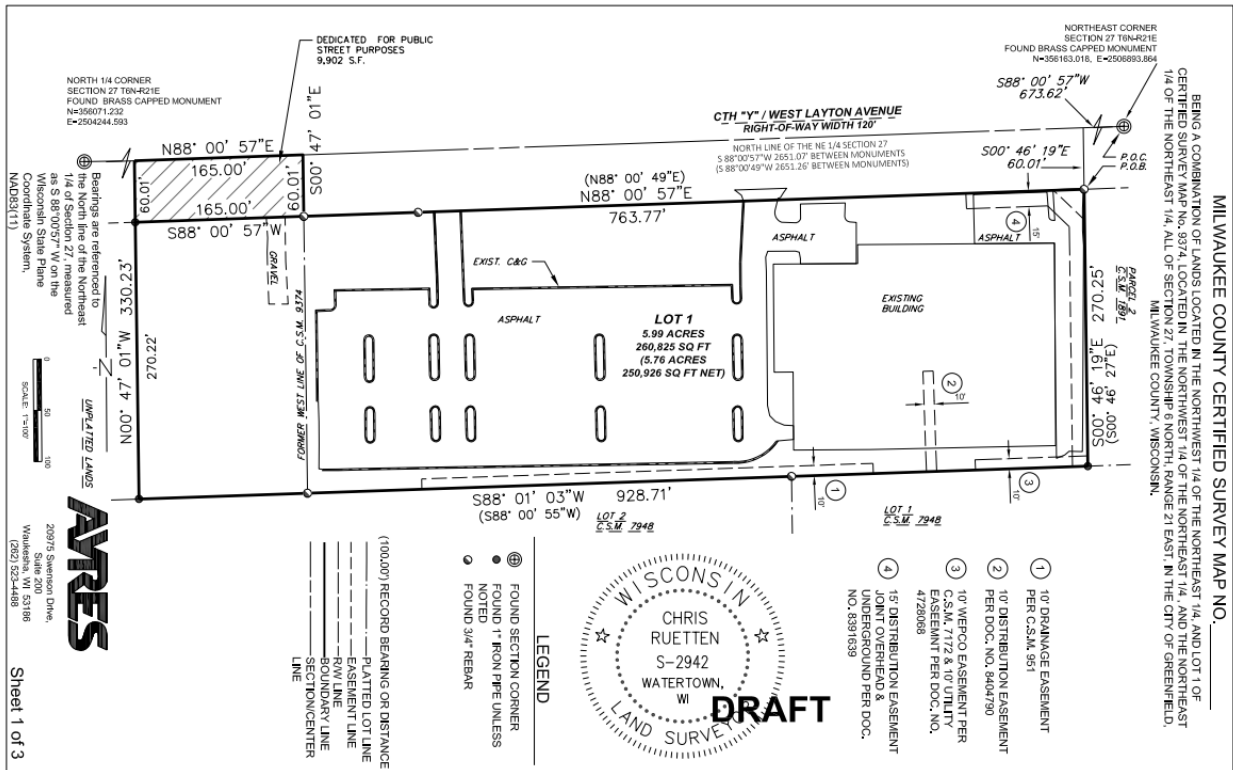
All principal buildings shall be located on a zoning lot. Only one (1) principal building shall be located, erected, or moved onto a lot in the R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, and R-4B Districts. The Plan Commission may permit more than one (1) principal building per lot other than in the above stated zoning districts where more than one (1) principal building is needed for the orderly development of the parcel. When additional structures are permitted, the Plan Commission may impose additional yard requirements, floor area ratio limitations, residential density requirements, land use intensity requirements, landscaping requirements, or parking requirements, or may require a minimum separation distance between principal buildings.

HOH is requesting that the Plan Commission consider allowing more than one (1) principal building (i.e. the existing dealership building PLUS the proposed warehouse building) on the end-result combined parcel once/if the CSM is approved, for business practicality purposes. This would prevent the need for customers and employees to drive back-and-forth between an off-site parcel and the dealership parcel. HOH is looking to construct the building as soon as possible, as they will be celebrating their 120th anniversary Summer 2023 and will have a tremendous amount of activity taking place on the property.



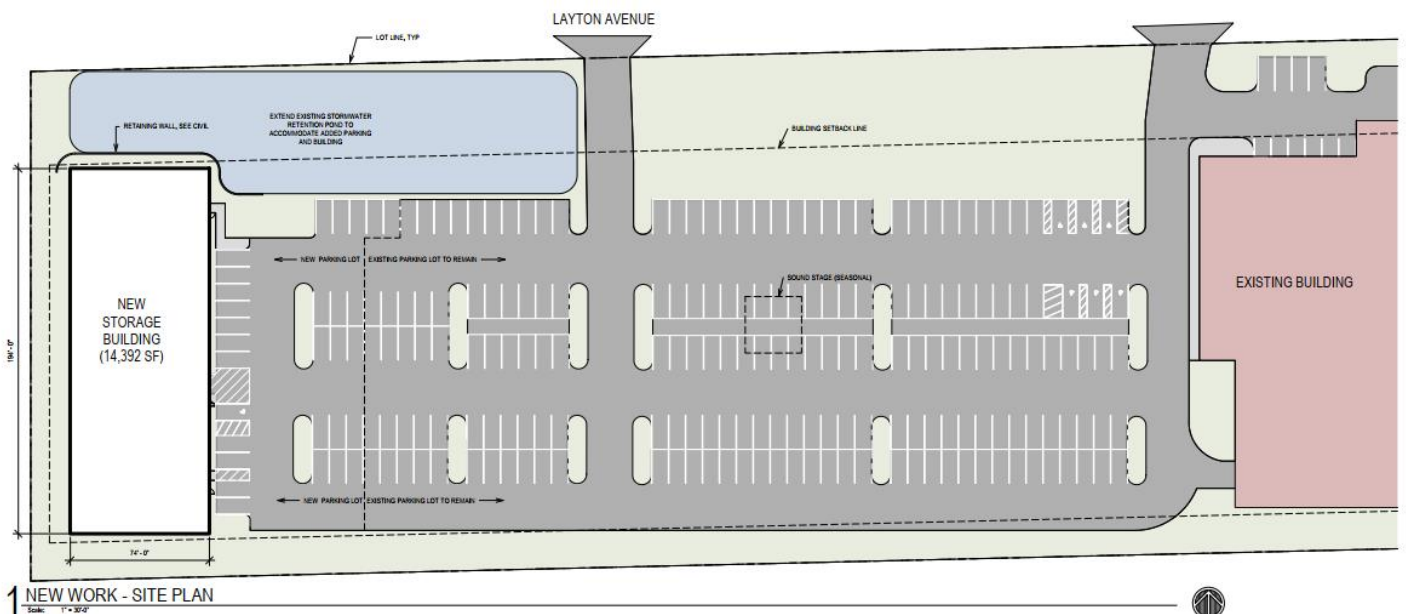
Certified Survey Map

The 6221 W. Layton Ave. (existing dealership) parcel was recently enlarged with a previous CSM that also combined the dealership lot with a residential parcel and expanded the parking lot. That project was reviewed and approved by the Plan Commission and Common Council in April 2021. This CSM proposal expands the lot even further west with the acquisition of another residential lot, which is 165 ft. wide x 270 ft. deep. The combined new Lot 1 will be 5.99 acres, or 260,825 sq. ft. in area. Altogether, HOH will have 928 lineal feet of frontage along W. Layton Ave.



Site and Landscaping Plans

The 14,390 sq. ft. building will be constructed on the far west side of the newly-conjoined lot, creating a book-end look to the site with a parking lot in the middle. There are no new proposed curb cuts to W. Layton Ave.—the business will continue to utilize the existing



driveways. In fact, a curb cut will be closed on the 6417 W. Layton Ave. parcel. The existing parking lot will remain as is, and a small expansion of the parking lot will be continued west, towards the new building. The parking lot will be constructed with exterior and interior poured curb—there are no curb stops. There are 29 new proposed parking spaces.

Existing parking spaces = 182 (not including employee designated motorcycle parking)

Proposed development = removing 17 existing parking spaces, adding 44 new parking spaces = net 27 new additional parking spaces for a total of **209 provided** off-street parking spaces

Code requirement for dealership (prior to new development) = 118

Code requirement for new warehouse = 7

*Total code **requirement*** = **125** off-street parking spaces

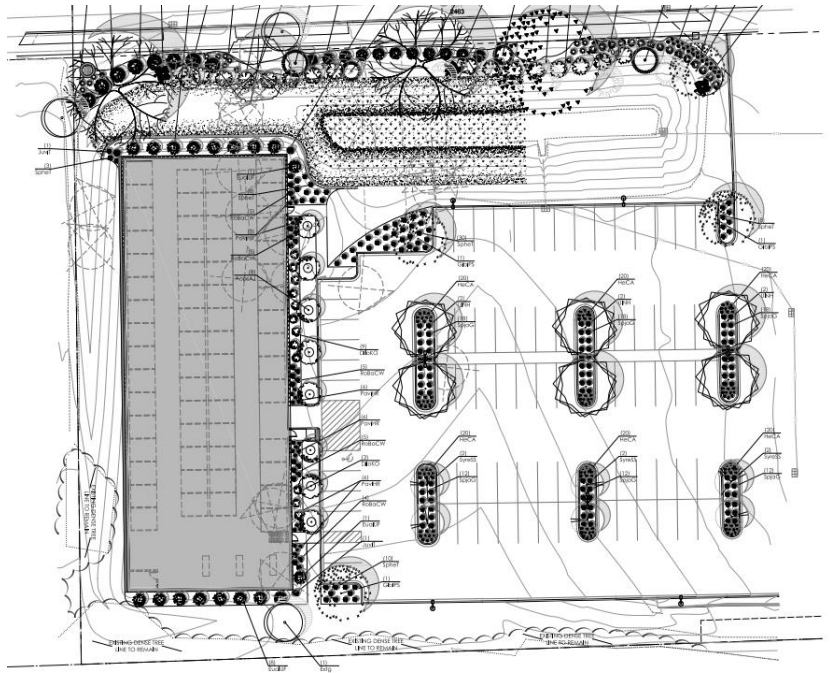
The building's dimensions are 74 ft. wide x 194 ft. deep. The C-2 Zoning District's setback restrictions are as follows: Front yard: 50 ft.; side yard: 10 ft.; rear yard: 20 ft. The proposed building will be constructed within the setback regulations.



PERSPECTIVE - AERIAL FROM NORTH WEST

A stormwater bioretention pond will be constructed in front of the building, along W. Layton Ave., an extension of the existing one that was constructed last year. The Engineering Division will review a Stormwater Management Plan, which will also be reviewed by MMSD.

The landscaping plan shows trees and shrubs within the parking lot beds, perimeter landscaping along the north, east and south sides of the building (including trees along the east side facing the parking lot), and landscaping along W. Layton Ave., on the north side of the stormwater retention pond. The existing dense tree line along the south and southwest property lines will remain. The building rendering shows trees and shrubs along the west base of the building, but the landscaping plan does now show plants. Per Section 21.06.0304.I. of the Municipal Code, General landscaping requirements, “Foundation landscape plantings required along front building facade in all nonresidential districts. A minimum foundation landscape planting area of five (5) feet in width shall be required in the C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, PR, and PUD Districts.” Landscaping is particularly important along the west foundation to soften the 194-ft. long wall. The site grading does not require the extension of the south retaining wall. City Forester comments will be passed along to the designers.



Photometric Plans

A photometric plan was submitted showing three (3) light poles within the parking lot landscaping islands, two (2) poles along the north side of the parking lot, two (2) poles along the south side of the parking lot, and three (3) wall pack light fixtures along the east side of the building. Light poles will be "new dark bronze" in color to match existing poles, will be 17 ft. in height, and include LED light heads with cutoff house side shielding. Staff is requesting that a note be changed that the concrete base for the poles within the landscape islands be reduced to 6" in height, not 2.5' as indicated. Footcandles are zero at the lot lines, with the exception of a few readings along the south property line (0.25), which includes heavy mature trees that will block the light from future development.

Architectural Plans

The 14,390 sq. ft. warehouse building will stand 30.5 ft. tall at its peak, closest to W. Layton Ave. The Zoning Code allows for 45 ft. in height for principal buildings. The rear of the building peaks at 23 ft. in height. The front 112 ft. of the structure is designed with a base, middle and top to provide architectural relief to a 194-ft. long building, and then the design changes with a vertical element, and then a minimal design in the rear 1/3 of the building. The front 2/3 is proposed to be constructed of a 7-ft. tall burnished CMU block base, a 3-ft. wide dark gray ACM panel, and then a 20-ft. tall corrugated metal panel material on the top portion. The vertical element about 112 ft. from the front will be constructed of an orange painted aluminum panel. The rear portion of the building is proposed to be constructed of light gray painted CMU. The front façade includes a 15-ft. wide ACM panel in the middle of the corrugated metal façade to break it

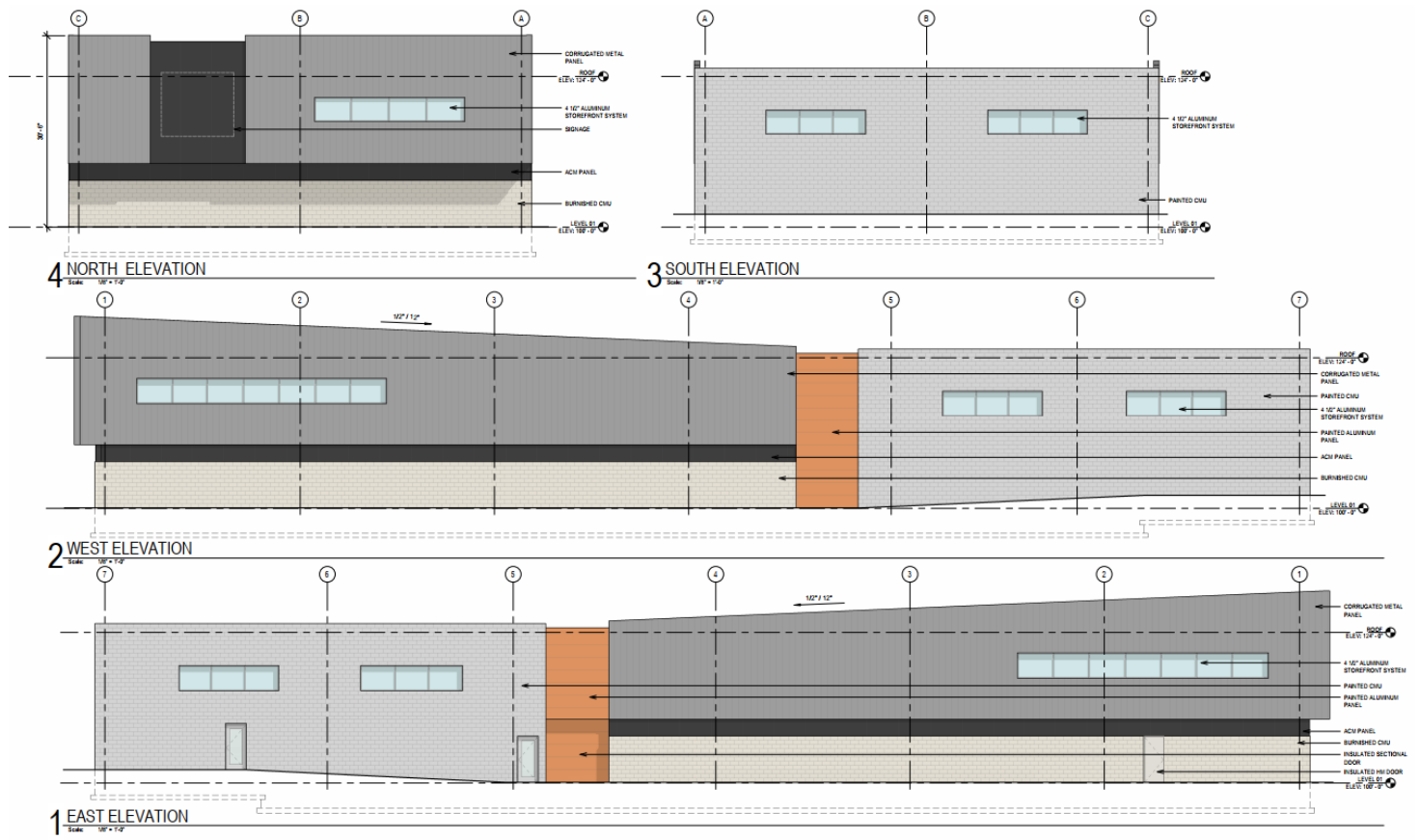
up. All facades include various groupings of aluminum storefront window systems to break up the façades and allow daylight into the building from all sides. The building includes three (3) doors along the east façade, facing the parking lot.



PERSPECTIVE - FROM NORTH WEST



PERSPECTIVE - FROM NORTH EAST



Given the enormity of this warehouse building and the fact that it is very visible from all sides (including from the 15-acre parcel to the south, which one day, the City expects will be developed), staff is recommending a few additional architectural relief features be added. There is a 65-ft. stretch of corrugated metal paneling that has no architectural relief. Staff is suggesting that some of the awning features, or similar design, from the existing dealership building be added in these larger areas of blank walls. Staff would also suggest that the rear 1/3 of the building include additional architectural relief, rather than constructing a plain 25-ft. tall painted CMU wall. Additional paint colors could be added to create a base, middle, top look, similar to the front. Again, the City anticipates future development to the south—that portion of the building will be visible from all sides. Another suggested architectural relief could be smaller metal awnings throughout the facades. Staff had also suggested using a different material for the middle orange section—using the fiber cement panel that has a cedar/wood look. This material has successfully been used at 84 South and at the Loomis Crossing development and it maintains the orange-ish color that HOH is looking to achieve.



Suggested architectural relief examples



Overall, staff recommends approval of the proposed building with some suggested architectural tweaks. Staff is recommending that this item be expedited to the December 20, 2022 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed combination of two parcels located at 6221 W. Layton Ave. and 6417 W. Layton Ave., and the Site, Landscaping and Architectural Plans for a storage building addition at 6221 W. Layton Ave. and 6417 W. Layton Ave., submitted by Mike Duffek d/b/a Duffek Construction and Jeff Binkert d/b/a House of Harley-Davidson (Tax Key Nos. 618-9996-009 and 618-9992-001), subject to Plan Commission and staff comments and the following conditions:

(Items 1 through 8 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) landscaping along the base of the building's west façade; (b) landscaping alterations at the request of the City Forester, if applicable; (c) architectural design modifications/relief, such as awnings, painting of a base/middle/top in the rear portion of the building, and Cedar/woodgrain fiber cement panels in the middle vertical section of the building, as recommended in the staff report; and, (d) a change in notation that the concrete base height for light poles within landscape islands be 6" in height.
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 Certified Survey Map being submitted to the Engineering Division showing modifications for any comments the Engineering Division may have.
5. Permit application and approved plans being submitted to Milwaukee County for necessary driveway permits.

6. Permit application approvals from WDNR/MMSD for sanitary permits and WDNR/Milwaukee Water Works for water permits.
 7. SWMP and SWMMA being submitted to the Engineering Division for review and approval, as needed.
 8. Revised civil plans being submitted to the Engineering Division for review and approval, as needed, including showing that downspouts will be connected to storm or pipe into the basin.
- 6A. **Special Use Review for Romero's Restaurant and Bar, a proposed restaurant to be located at 4171 S. 76 St., submitted by Carmelo Romero d/b/a Romero's Restaurant and Bar. (Tax Key No. 691-9841-017)**
- 6B. **Site Plan Review for Romero's Restaurant and Bar, a proposed restaurant to be located at 4171 S. 76 St., submitted by Carmelo Romero d/b/a Romero's Restaurant and Bar. (Tax Key No. 691-9841-017)**

Items 6A and 6B may be considered together.

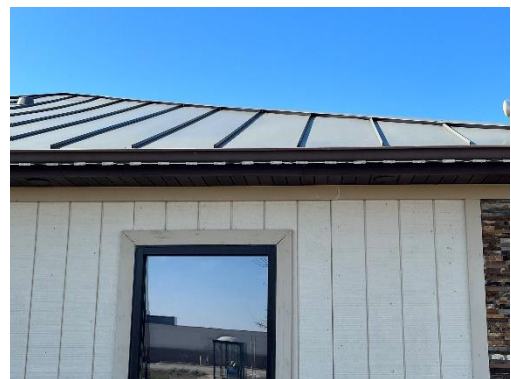
Overview and Zoning

A new tenant is proposing to open a restaurant in the former Don Cangrejo space located at 4171 S. 76 St. Romero's Restaurant and Bar will offer an authentic Mexican menu. The applicant operates three (3)

successful taco trucks and has been using the restaurant kitchen here as their base for the past two years. Proposed hours of operation are 11:00am – 9:00pm, Monday – Sunday. The previous tenant's hours were 11:00am – 10:00pm, Monday – Sunday (kitchen hours), with the bar open until 2am. The applicant has 14 employees and anticipates adding another 11 by the end of the year.

Site Plan

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 is in fair condition, with some minor issues to address. There is LED rope lighting attached to the eaves of the building. This type of lighting is prohibited in the City of Greenfield per the Sign Code, and the lights need to be removed. Areas of the parking lot asphalt are deteriorated and should be patched. A door on the refuse enclosure is damaged



and in need of repair. The parking lot lighting is angled up and should be adjusted down to be parallel with the ground.



Staff recommends that this item be expedited to the December 20th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Romero's Restaurant and Bar, a proposed restaurant to be located at 4171 S. 76 St., submitted by Carmelo Romero d/b/a Romero's Restaurant and Bar. (Tax Key No. 691-9841-017), subject to Plan Commission comments and staff comments, and the following conditions:

(Items 1 through 2 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 by May 2023.)

1. A letter being submitted to the Community Development Division stating that the refuse enclosure door will be repaired, lights angled to 90 degrees, and the parking lot will be patched.
2. The rope lighting removed prior to occupancy.

7. Site, Landscaping and Architectural Plans for UW Credit Union – Greenfield Branch, a proposed business to be located at 5100 S. 76 St., submitted by David J. Ewanowski, AIA d/b/a KEE Architecture, Inc. and Cheryl Weisensel d/b/a UW Credit Union. (Tax Key No. 650-8998-006)

Overview and Zoning

UW Credit Union (UWCU) purchased the former Applebee's Restaurant in August 2020 for a Greenfield branch. The former restaurant was demolished in early 2021 and the site is now vacant. The credit union is proposing a 7,200 sq. ft. building with three (3) automatic teller lanes on the 1.07-acre parcel. The property is zoned C-4 Regional and Highway Business District,



Staff recommends a reduction in the length of the parking spaces to 9'x19' to allow an increase of two (2) feet of landscaping along S. 76 St. and an extra one (1) foot of landscaping along W. Edgerton Ave., while maintaining a drive lane of 24'. Pedestrian access is provided from both S. 76 St. and W. Edgerton Ave. with marked crossings and concrete bump outs. A stormwater management area is proposed to be located in the far southwestern corner of the parcel, adjacent to S. 76 St.

The landscape plan has been submitted to the City Forester for review. Landscaping will be installed along S. 76 St and W. Edgerton Ave, along with base plantings and landscaped beds adjacent to the parking areas. The proposed plant list includes a mix of broadleaf deciduous trees, conifer evergreens, perennials, and shrubs. As mentioned above, staff recommends a reduction in the parking space size to accommodate increased landscaping along S. 76 St. and W. Edgerton Ave. The pedestrian experience along this portion of S. 76 St. is poor, with the

1. A large, rounded tree with dense red foliage.

2. A tall, slender tree with dark green foliage.

3. A large, rounded shrub with dark purple foliage.

4. A large, rounded shrub with bright red foliage.

5. A large, rounded tree with white foliage.

6. A large, rounded tree with bright pink foliage.

7. A large, rounded shrub with yellow and orange foliage.

8. A large, rounded shrub with purple foliage.

9. A large, rounded tree with green foliage.

10. A large, rounded shrub with white foliage.

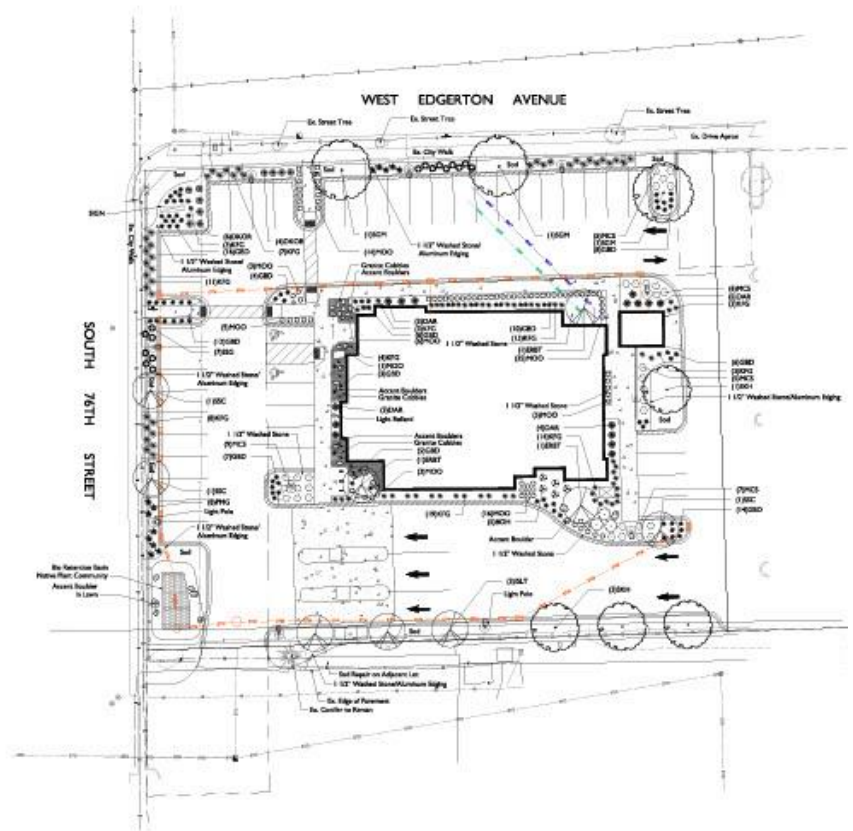
11. A large, rounded shrub with yellow foliage.

12. A large, rounded shrub with green foliage.

13. A large, rounded shrub with green foliage.

14. A large, rounded shrub with green foliage.

15. A large, rounded shrub with green foliage.



BIO-RETENTION / INFILTRATION DEVICE PLANT LIST					
Quantity	Scientific Name	Planting	Plant Spacing		
				Feet	Feet Area = 361 Sq.
				(Plants assumed based on 12" or closer spacing)	
GRASSES AND SEDGES					
4000	VERBENA WILD RICE SWITCH GRASS LITTLE BLUESTEM	6" X 6" MESH MEDIUM TOLERANT RESEARCH TRAIL COMMUNAL	12" X 12" 12" X 12" 24" X 24"	12' 0" x 12' 0"	144 Sq. Feet 144 Sq. Feet 576 Sq. Feet
FORBS					
10000	WINTER HOLOGRASS PLANTAIN SHRUB BLACK-HEADED SUSAN	6" X 6" MESH RESEARCH TRAIL COMMUNAL RESEARCH TRAIL COMMUNAL	12" X 12" 12" X 12" 12" X 12"	12' 0" x 12' 0"	144 Sq. Feet 144 Sq. Feet 144 Sq. Feet

GENERAL NOTES

- Indicated trees shall be completely banded around perimeter of property as specified to ensure that no untreated wood shall be left. (If a tree shall be banded leaving a distance of required wood shall, colored bands, spread to a distance 2" from 2" wide bands for trees banded).
- "Minimum depth" to be 1/2" to 1" deep, and, not less, 4" back or equivalent.
- Areas banded "wooded areas" to receive 1-1/2" wood bands spread to a 2" depth over banded wood.
- Areas banded "soil" shall receive no less 1 grade surface wood band.
- Plant located on existing foundation to be banded as required with 1-1/2" diameter wood bands spread to a 2" depth over banded wood border or Wisconsin grassy colonies 4" and filled with 1/2" to 1" deep sand washed zone.
- Commercial shall receive 1/2" to 1" deep sand and least one week prior to treating zone to include required survey history and maintain landscaping specifications.



sidewalk located right next to the S. 76 St. roadway and no tree cover or foliage. Staff recommends additional broadleaf deciduous trees be added to the S. 76 St. planting strip. Staff also recommends an increase in shrubs vs. decorative grasses along S. 76 St. and W. Edgerton Ave. to help block headlight glare from entering the roadway. The landscape beds are proposed to be mulched with washed stone. Staff recommends wood mulch, rather than stone mulch. The bio retention basin in the southwestern corner of the property will contain native plantings.

The Engineering Division has been provided stormwater management, utility, infrastructure, etc. plans and will provide comments to the applicant.

Architectural Plan

The credit union is proposing a high-quality material building, constructed entirely of a brick veneer and a clear glass store front. Other architectural accent materials include stone veneer, high pressure laminate (HPL) panels, and composite metal panels. The architectural style offers variations on all elevations with beautiful one-and-a-half story storefront windows along S. 76



St. The trash enclosure/storage building will be constructed of brick veneer masonry to match the main building. Staff does not have any recommended architectural changes.

Photometric Plan

The applicant has supplied a photometric lighting plan, showing that light splay will not go beyond the property lines. Ten (10) 18' tall black LED light poles will be located on the site, facing straight down. The site also includes five (5) bollard lights adjacent to the building. The plans show 2'6" concrete bases for the light poles. Staff recommends the concrete bases not exceed 6" in height.

Staff recommends this item be expedited to the December 20th Common Council meeting.

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for UW Credit Union – Greenfield Branch, a proposed business to be located at 5100 S. 76 St., submitted by David J. Ewanowski, AIA d/b/a KEE Architecture, Inc. and Cheryl Weisensel d/b/a UW Credit Union. (Tax Key No. 650-8998-006), subject to Plan Commission comments and staff comments, and the following conditions:

(Items 1 through 5 are required to be satisfied prior to the issuance of building 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 Plan being submitted to the Community Development Division to show the following: (a) reduction in parking spot length to 19'; (b) landscaped bed along S. 76 St. increased by 2' in width with an increase in broadleaf deciduous trees and shrubs added to the beds; (c) landscaped bed along W. Edgerton Ave. increased by 1' in width with an increase in shrubs to the beds; (d) removal of washed stone mulch to be replaced with wood mulch; (e) reduction in height of concrete bases for light poles not to exceed 6"; and, (e) any landscaping specie/quantity recommendations as provided by the City Forester.
 2. A revised Civil Plan Set and a Stormwater Management Plan showing modifications/requirements as directed by the Engineering Department, subject to change in order to meet Municipal Code requirements.
 3. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
 4. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
 5. A copy of the access easements between the subject parcel and adjacent parcels.
- 8A. Special Use Permit for Weatherization Services, LLC, a proposed weatherization contractor business to be located at 10941 W. Layton Ave., submitted by Devin Hawthorne d/b/a Weatherization Services, LLC. (Tax Key No. 612-8998-001)**

8B. Site, Landscaping and Architectural Plans for Weatherization Services, LLC, a proposed weatherization contractor business to be located at 10941 W. Layton Ave., submitted by Devin Hawthorne d/b/a Weatherization Services, LLC. (Tax Key No. 612-8998-001)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Mr. Hawthorne, has purchased the former truck terminal property at 10941 W. Layton Ave. and is proposing to open a weatherization contractor business, Weatherization Services, LLC. The property features 3,876 sq. ft. of office space and 10,962 sq. ft. of warehouse space. The applicant started Weatherization Services, LLC in 2008 and has over 20 years of management experience. The business specializes in insulation, window and door installation, lead abatement and inspection services. The proposed hours of operation are 7am-5pm, daily. They anticipate having 47 employees and servicing 1-2 clients per day. The property is zoned C-4 Regional and Highway Business District, which allows "Drywall and Insulation Contractors" as a Special Use. A public hearing could be scheduled as soon as January 17, 2023.



Site, Landscaping and Architectural Plans

A site plan was submitted showing substantial improvements over the existing conditions onsite. The existing asphalt parking lot is in terrible shape. The applicant is proposing to remove the asphalt down to the base and repave. The existing gravel area behind the building will be paved in asphalt at this time. A large area of existing asphalt and gravel behind the building is not needed by the business and is proposed to be removed and restored to a lawn with landscaping. Additionally, an area of existing parking lot approximately 8' in width along the eastern property line will be removed and restored to a lawn. Portions of the concrete near the loading docks are also in terrible condition and will be sawcut and removed and replaced with new concrete. A deteriorated sidewalk along the western portion of the office will be removed and replaced in-kind. The smaller parking lot will have fifty (50) parking spaces. Fourteen (14) parking spaces are required per code. Per the Zoning Code, concrete curb meeting City specifications shall be required for all off-street parking areas serving more than five (5) vehicles in all nonresidential zoning districts," and staff recommends the addition of curb and gutter and submittal of a site grading plan for approval.

Additional site improvements include removal of dead trees along the eastern and western property lines, removal of a failed portion of the retaining wall along the west parking lot, removal of exposed steel and wooden boards from the retaining wall, removal of trash throughout the site, removal of a steel fence along the western rear parking lot, angling the light fixtures in the parking lot down to 90 degrees, and removal of noncompliant light fixtures on the building with no-cut light packs. A new concrete slab and board-on-board refuse enclosure are

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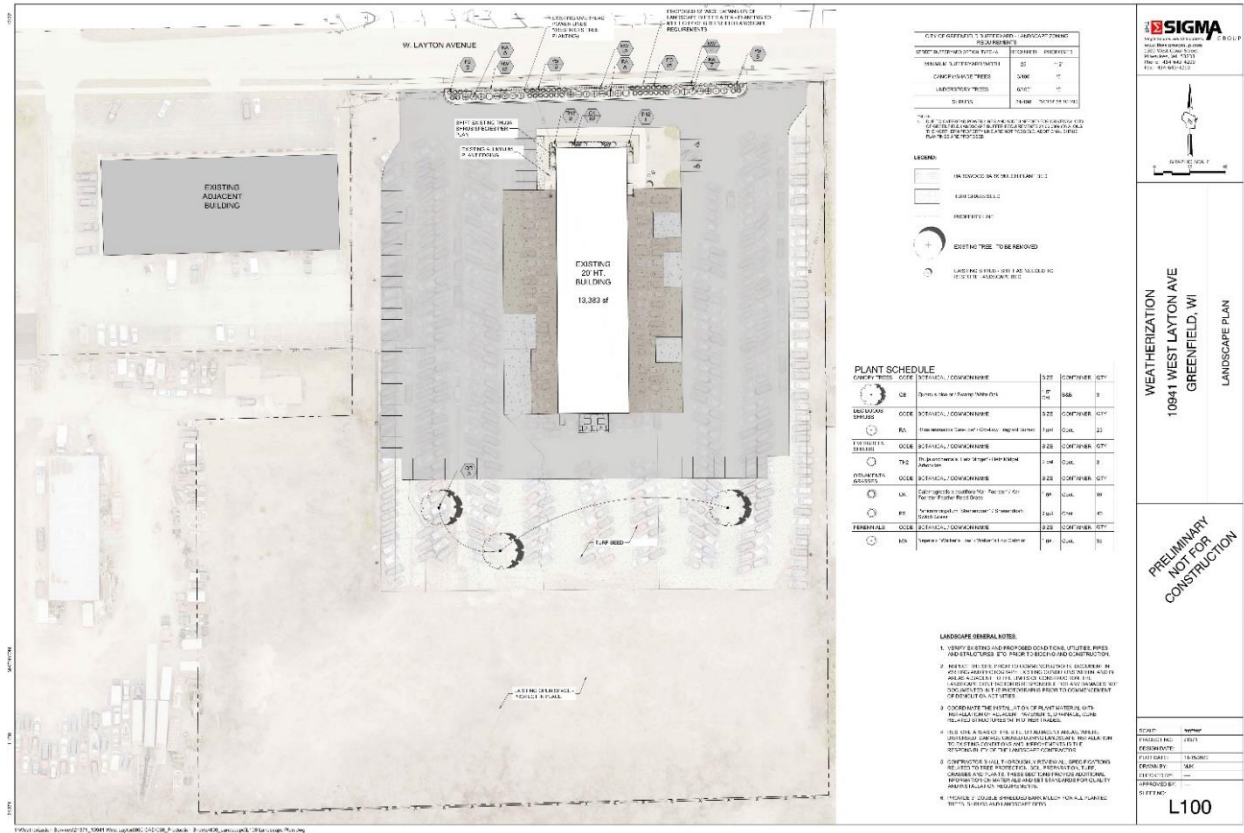


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loading docks to black. The existing brick and aluminum cladding will be washed and cleaned, as needed.



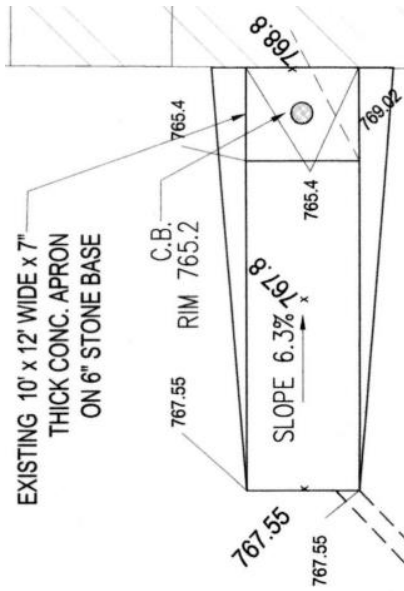
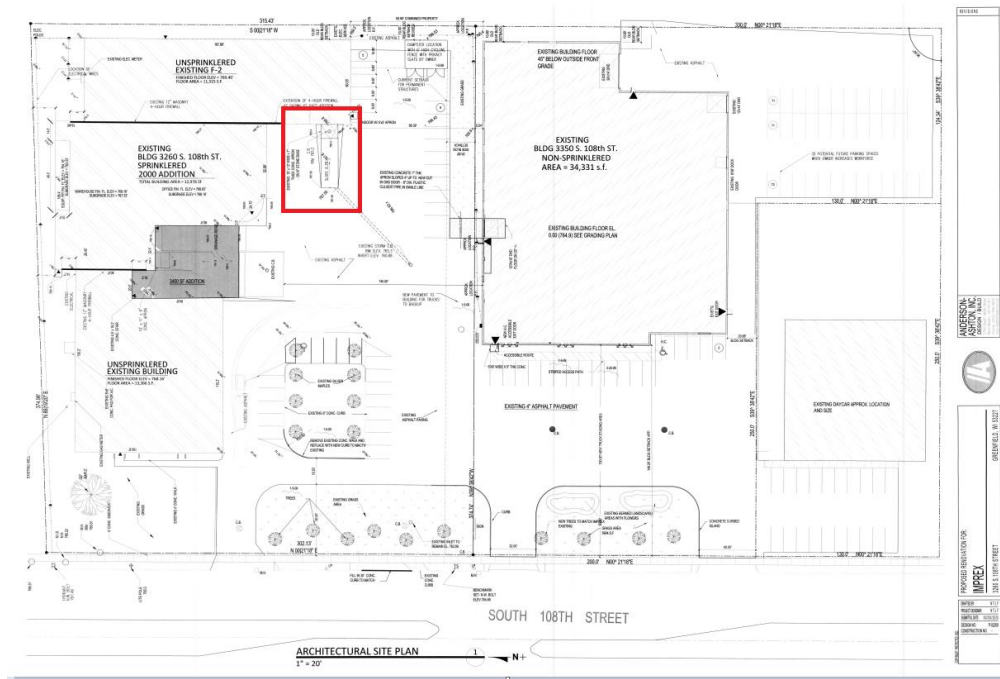


Recommendation: Recommend Common Council approval of the Special Use Permit and Site, Landscaping and Architectural Plans for Weatherization Services, LLC, a proposed weatherization contractor business to be located at 10941 W. Layton Ave., submitted by Devin Hawthorne d/b/a Weatherization Services, LLC (Tax Key No. 612-8998-001), subject to Plan Commission, 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) curb and gutter added around the parking lot and drive lanes; (b) site lighting plan and cut sheet of proposed lights; (c) a personnel door added to the refuse containers; (d) an increase in landscaping along the eastern parking lot/property line and rear lawn; (e) landscape bed along W. Layton Ave. being reconfigured to not be placed over existing manholes; and, (f) any landscaping specie/quantity recommendations as provided by the City Forester.
 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, garbage removed, failing portion of the retaining wall removed, steel fence removed, and dead trees removed prior to occupancy.
 3. Grading plan being submitted to and approved by the Engineering Division.
 4. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
 5. 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.
 6. An easement agreement between the property owner and the City to allow maintenance of the existing water main and sanitary sewer lines.
9. **Site Plans for a loading dock addition at Imprex, Inc., an existing business located at 3260 S. 108 St., submitted by Thomas Juday and Robert Juday d/b/a Imprex. (Tax Key No. 524-8980-003)**

The applicants represent Imprex Inc., an existing business located at 3260 S. 108 St. They are seeking to build a ramp to an existing overhead door on their warehouse. A ramp had previously been installed at this location but was later infilled and covered with asphalt, as it was not needed. They seek to reinstall the ramp. A civil plan set will be needed to show the reconnection to the existing storm sewer and any grade changes proposed.



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

Recommendation: Recommend Common Council approval of Site Plans for a loading dock addition at Imprex, Inc., an existing business located at 3260 S. 108 St., submitted by Thomas Juday and Robert Juday d/b/a Imprex. (Tax Key No. 524-8980-003), subject to Plan Commission and 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. Civil plans being submitted and approved by the Engineering Department.
- 10A. **Special Use Review for McDonald's, an existing restaurant located at 5040 S. 76 St., submitted by Steve Kilian, Jr. d/b/a Kilian Management Services. (Tax Key No. 617-9975-032)**
- 10B. **Site Plan Review for McDonald's, an existing restaurant located at 5040 S. 76 St., submitted by Steve Kilian, Jr. d/b/a Kilian Management Services. (Tax Key No. 617-9975-032)**

Items 10A and 10B may be considered together.

Overview and Zoning

Kilian Management Services has an accepted offer to purchase the existing McDonald's restaurant located at 5040 S. 76 St. The property is zoned C-2 Community Commercial District, which allows limited-service restaurants as a Special Use. The change in ownership triggers review of the Special Use permit, site conditions, etc. No changes in operation are proposed and no construction will take place to the interior or exterior of the building structure. This restaurant is open 24 hours, daily. They anticipate having 65 employees and serving around 1,300 customers per day. Killian Management Services owns and operates 49 other McDonald's location and has over 25 years of McDonald's ownership experience.



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 with only minor issues to address. The metal fence around the drive-thru lane is bent and damaged and needs to be replaced. Staff also observed grease and cardboard in the walkway for the refuse enclosure. This should be cleaned promptly. Staff recommends that this item be expedited to the December 20th Common Council meeting.



Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for McDonald's, an existing restaurant located at 5040 S. 76 St., submitted by Steve Kilian, Jr. d/b/a Kilian Management Services. (Tax Key No. 617-9975-032), subject to Plan Commission comments, staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy.)

1. A letter being submitted to the Community Development Division stating that the drive-thru fence will be replaced and grease and cardboard near the refuse enclosure cleaned by February 2023.
- 11A. Special Use Permit for Smoke World Inc., a proposed CBD and tobacco store to be located at 4736 S. 76 St., submitted by Anan Barbarawi d/b/a Smoke World Inc. (Tax Key No. 617-0084-000)**
- 11B. Site Plan Review for Smoke World Inc., a proposed CBD and tobacco store to be located at 4736 S. 76 St., submitted by Anan Barbarawi d/b/a Smoke World Inc. (Tax Key No. 617-0084-000)**

Items 11A and 11B may be considered together.

Overview and Zoning

The applicant, Mr. Barbarawi, has accepted an offer to purchase the multi-tenant commercial property located at 4736 S. 76 St. He is proposing to operate Smoke World Inc., a tobacco and CBD store, in the rear tenant space of the building. The property is zoned C-4 Regional and Highway Business District, which allows “All Other Miscellaneous Store Retailers” (i.e. marijuana stores, medical or recreational) and “Tobacco Stores” as a Special Use. The tenant space will be approximately 3,300 sq. ft. and will sell CBD products, tobacco products, premium cigars, and related items. The business will employ approximately six (6) employees and serve 50 customers per day. The proposed hours of operation are 9:00 am – 10:00 pm, daily. Smoke World Inc. has nine (9) locations in Wisconsin and the company was established in the state in 2016. A public hearing could be scheduled as soon as January 17, 2023.



Site Plan

The site and commercial building improvements are under an approved site plan from the July 2021 Plan Commission meeting. The site includes 23 off-street parking spaces. Smoke World Inc. tenant space will require 17 off-street parking spaces. The site is currently under construction and substantial work on the site and within the building is needed prior to occupancy.



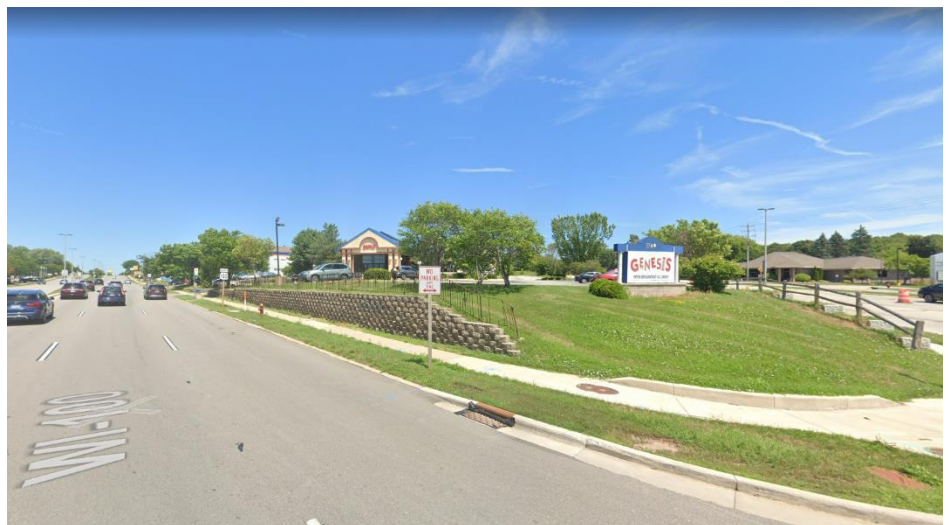
Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Smoke World Inc., a proposed CBD and tobacco store to be located at 4736 S. 76 St., submitted by Anan Barbarawi d/b/a Smoke World Inc. (Tax Key No. 617-0084-000), subject to Plan Commission and staff comments.

- 12A. Special Use Permit for Club Car Wash - Greenfield, a proposed car wash business to be located at 3740 S. 108 St., submitted by Michael Leidig d/b/a Robert E. Lee and Associates and Justin Barnes d/b/a Club Car Wash (Tax Key No. 562-9951-007)**
- 12B. Site, Landscaping and Architectural Plans for Club Car Wash - Greenfield, a proposed car wash business to be located at 3740 S. 108 St., submitted by Michael Leidig d/b/a Robert E. Lee and Associates and Justin Barnes d/b/a Club Car Wash (Tax Key No. 562-9951-007)**

Items 13A and 13B may be considered together.

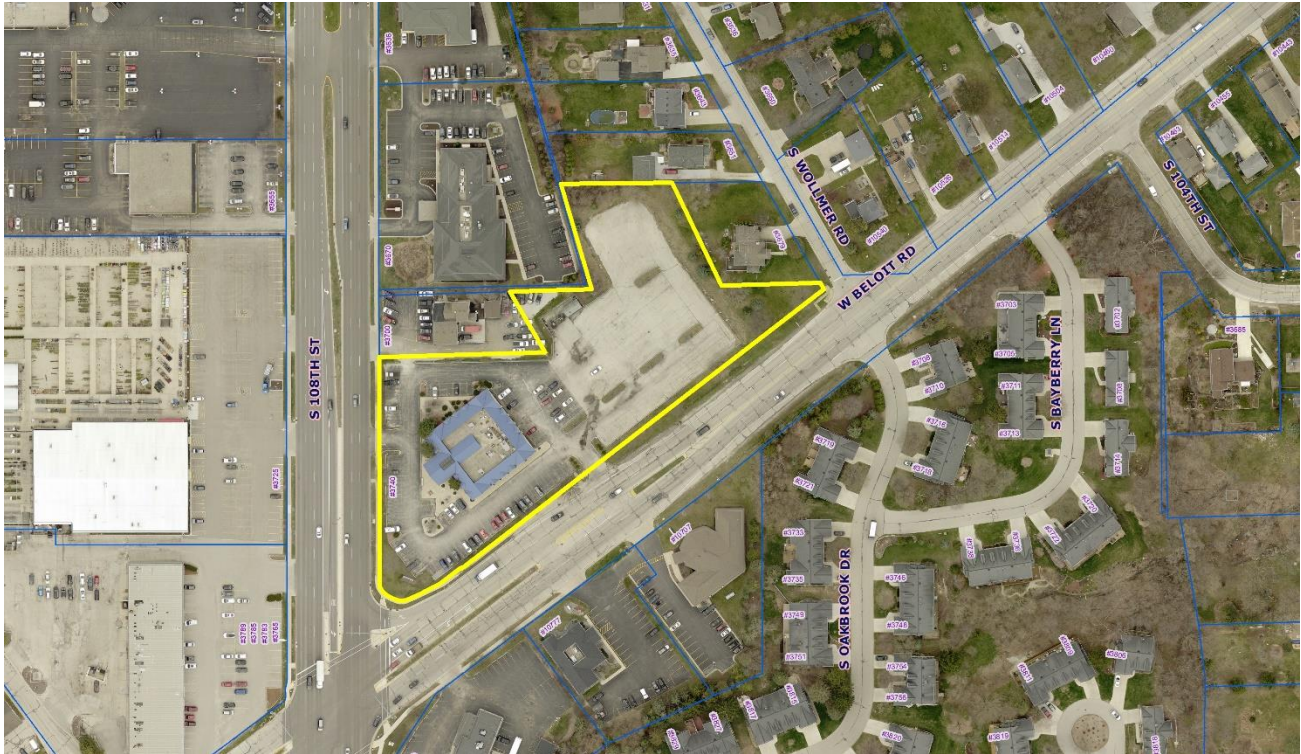
Overview and Zoning

The Genesis Restaurant site was purchased by developer David Church in April 2022, with the intent to sell the property to a different user. He has received an offer to purchase from Club Car Wash (CCW) for the entire 3-acre property.



CCW is proposing to demolish the existing building and construct a 5,020 sq. ft. automated car wash building with exterior vacuum stations. The proposed car wash would be open Monday –

Saturday, 7am – 8pm and 8am – 8pm on Sundays. The car wash would have 3-4 employees on-site during all hours of operation. The vacuum stalls would be self-serve under the same hours of operation.

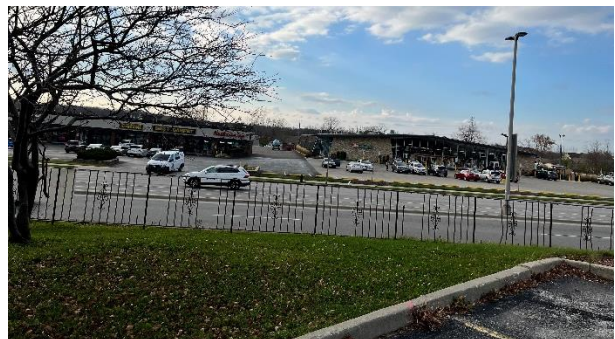


The property is zoned C-4 Regional Business District, which requires that Car Washes obtain a Special Use Permit. A public hearing will be required, which can be scheduled as early as January 17, 2022.

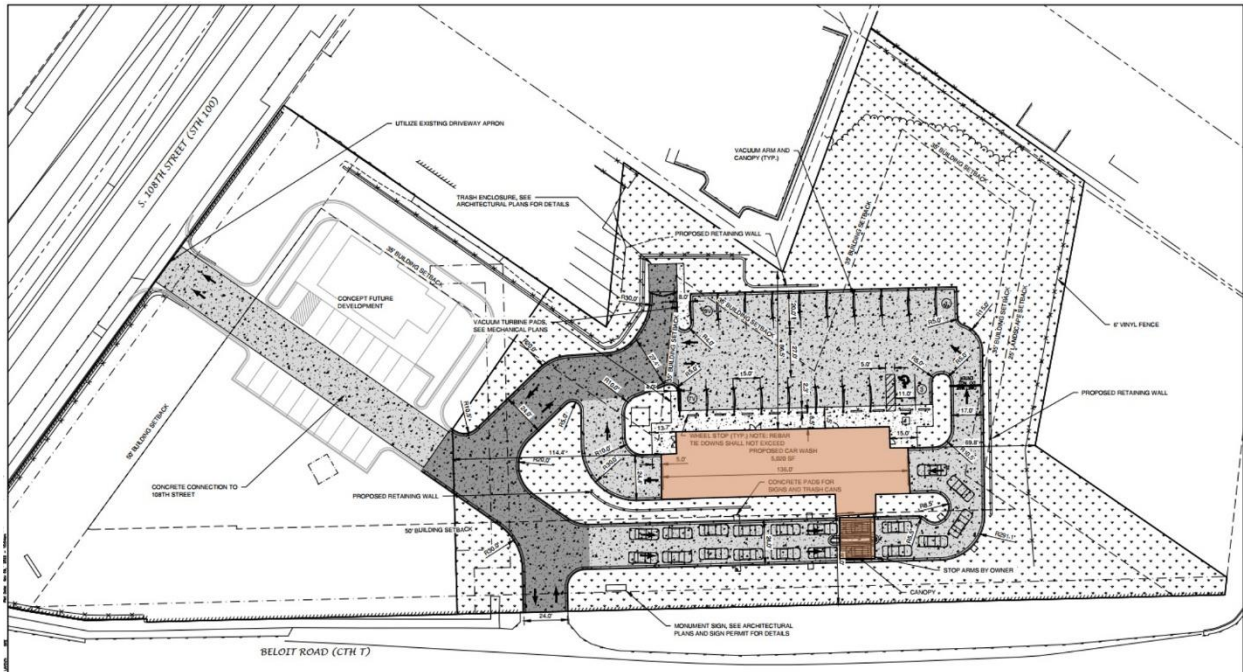
Site and Landscaping Plans

The proposed site plan maintains use of the existing two (2) driveway entrances—one off of W. Beloit Rd. and one off of Hwy 100. The plan identifies “conceptual future development” in the front near Hwy 100 (where the restaurant sits today) and pushes the car wash building and vacuums towards the rear, east of the W. Beloit Rd. driveway, where today sits a large parking lot that is rarely used. This is a reverse layout

compared to how the site has been/is being used. The site plan does not identify any future improvements addressing the front of the site off of Hwy 100, other than “disturbed areas shall be topsoiled and seeded.” The plan shows a 180-ft. long driveway connecting the car wash use to the existing Hwy 100 curb cut. There are extensive retaining walls with rusted and dilapidated fencing on top in the front along Hwy 100, along with a tired/old wood fence along W. Beloit Rd. that are not addressed on the plan. In addition, with the plans indicating the



intent to split the parcel, but there being no CSM application, the Engineering Division is unable to affectively review/address stormwater management regulations.

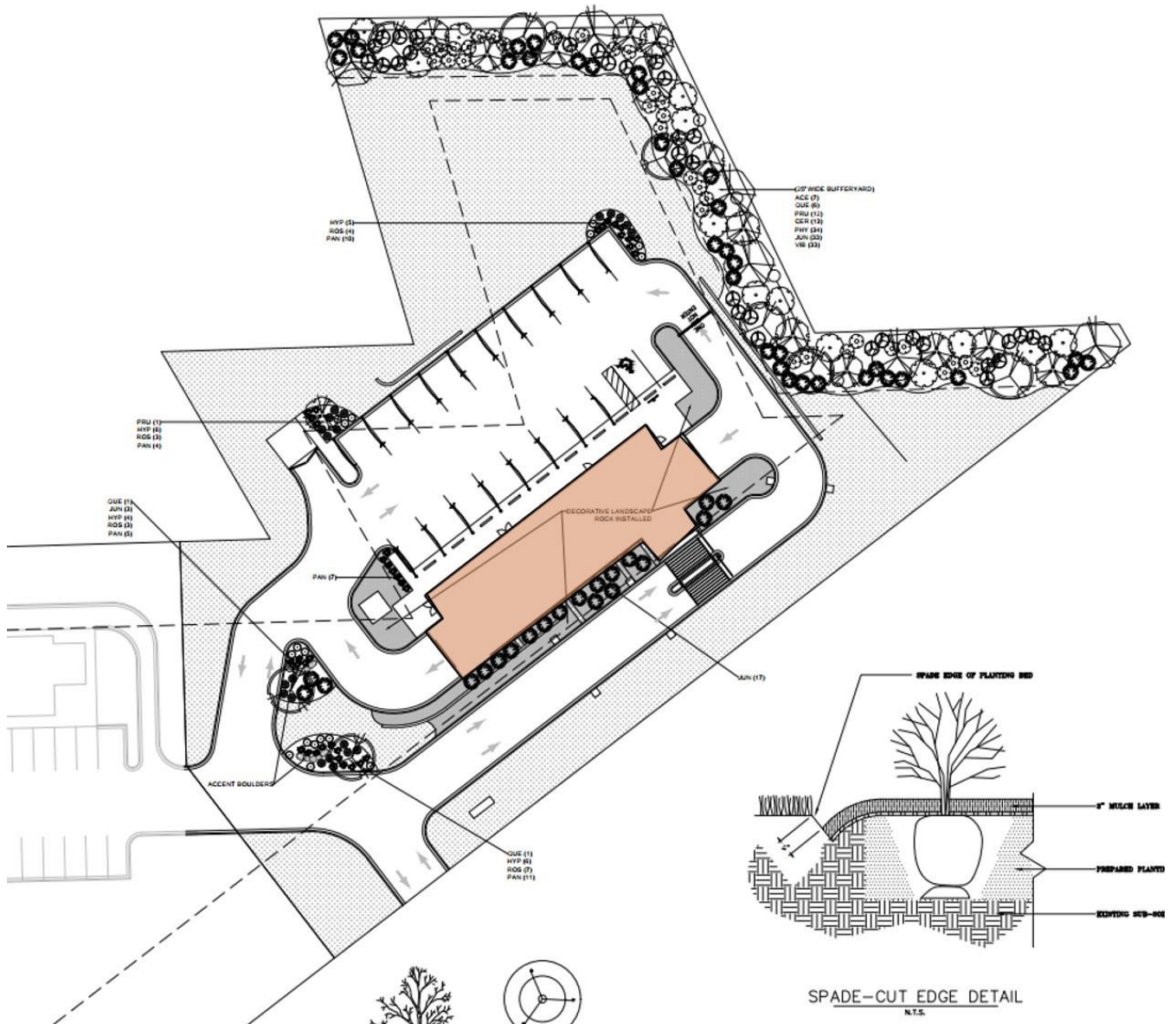


The car wash portion of the site is laid out with a stacking/queuing line that runs parallel to W. Beloit Rd. with the cars lining up facing east, entering under some sort of canopy (of which elevations were not provided for), and then making a U-turn to enter the 36-ft. wide x 136-ft. long building. Once in the car wash building, the vehicles are heading west and existing, facing Hwy 100. The driveway layout offers vehicles to head northeast to utilize the vacuums, or head southwest to exit the property either through the Hwy 100 or W. Beloit Rd. driveways. The queuing line shows room for 20 vehicles. While that probably seems like enough space, staff is concerned that if it isn't on a sunny February Saturday afternoon, the way the driveway and queuing line is designed, vehicle overflow will spill into County Road T (W. Beloit Rd.) and traffic safety issues will take place right next to one of the City's busiest intersections. The queuing line location and design is not a safe design. Any potential spillage onto any public right-of-way road needs to be eliminated altogether.

The site layout includes 17 vacuum stations situated on the north side of the building, closest to the single-family residential uses to the northeast. During a pre-submittal meeting with the designers, staff suggested that the building altogether be situated up front, along Hwy 100, and that the vacuum stations be moved as far away from the residential uses as possible. Flipping the current layout by placing a busy building with constant vehicle traffic is not compatible with residential uses to the east and this has been communicated with the applicant from the beginning. However, the site layout that is provided in the staff report is the proposal that the applicant is moving forward with. The plan shows an 11.5-ft. wide sidewalk between the north side of the building and the vacuum stations. During the pre-submittal meeting, staff asked the designers to change the parking lot layout in that specific area to eliminate wheel stops and identify the construction of poured curb. Per Section 21.06.0202.E., Off-street parking Requirements, "Concrete curb required for all off-street parking areas. Concrete curb meeting City specifications shall be required for all off-street parking areas serving more than five (5)

vehicles in all nonresidential zoning districts.” The applicant has not changed the design and the submitted plan still identifies wheel stops north of the building.

The commercial business to the north, A&A Tire, has parking stalls in the rear of their site that encroach onto the Genesis property. There is no notation on the plan how the applicant plans to address the encroachment or if there is a current easement in place. The plan identifies a few new retaining walls, but no material or elevations have been provided for them. The plan identifies a canopy over a portion of the queuing lane, likely to shelter the users as they select their car wash type and pay. The proposed canopy is encroaching within the 50-ft. setback requirement and an architectural rendering/elevation has not been supplied for the canopy. A four-sided refuse enclosure with personnel door is shown on the building elevation plans (proposed to be constructed of CMU block), but is not identified on the site plan.



The landscaping plan identifies a 25-ft. wide landscaping buffer along the northeast property line abutting the single-family residential properties and some basic perimeter landscaping along the south side of the building. The plans show stone/rock mulch in the landscape beds around the building, which the City's Forester strongly opposes. The proposal includes four (4) large landscape bed areas along the base of the building that are entirely stone/rock, no landscaping. Per Section 21.06.0304.I. of the Municipal Code, General landscaping requirements, "Foundation landscape plantings required along front building facade in all nonresidential districts. A minimum foundation landscape planting area of five (5) feet in width shall be required in the C-1, C-2, C-3, C-4, C-5, O, BP, M-1, I, PR, and PUD Districts." The landscaping plan does not include landscaping (other than grass) within the 25-ft. wide area between the W. Beloit Rd. property line and the queuing/stacking drive. Per Section 21.06.0305A.3. of the Municipal Code – General bufferyard requirements, "Peripheral bufferyards shall be along the outer perimeter of a lot or parcel, and shall extend to the lot or parcel boundary line. Peripheral bufferyards shall not be on any portion of an existing or dedicated public or private street or right-of-way." Staff is recommending that substantial landscaping for the purposes of screening the queuing line, be installed along the entire length of the W. Beloit Rd. property line.

The site plan identifies a 6-ft. tall vinyl fence along the northeast property line facing the single-family residential uses.

Photometric Plans

A photometric plan has been submitted showing seven (7) 20-ft. tall black, steel light poles with LED luminaire light heads throughout the car wash portion of the site. Houseside shields are located on the four (4) heads that are closest to the abutting commercial and residential properties. The plan also includes seven (7) wall pack units on the building. Footcandles are zero at the lot lines, with the exception of a few readings along W. Beloit Rd. (0.8 being the highest) and along the shared property line with A&A Tires (0.9 being the highest).

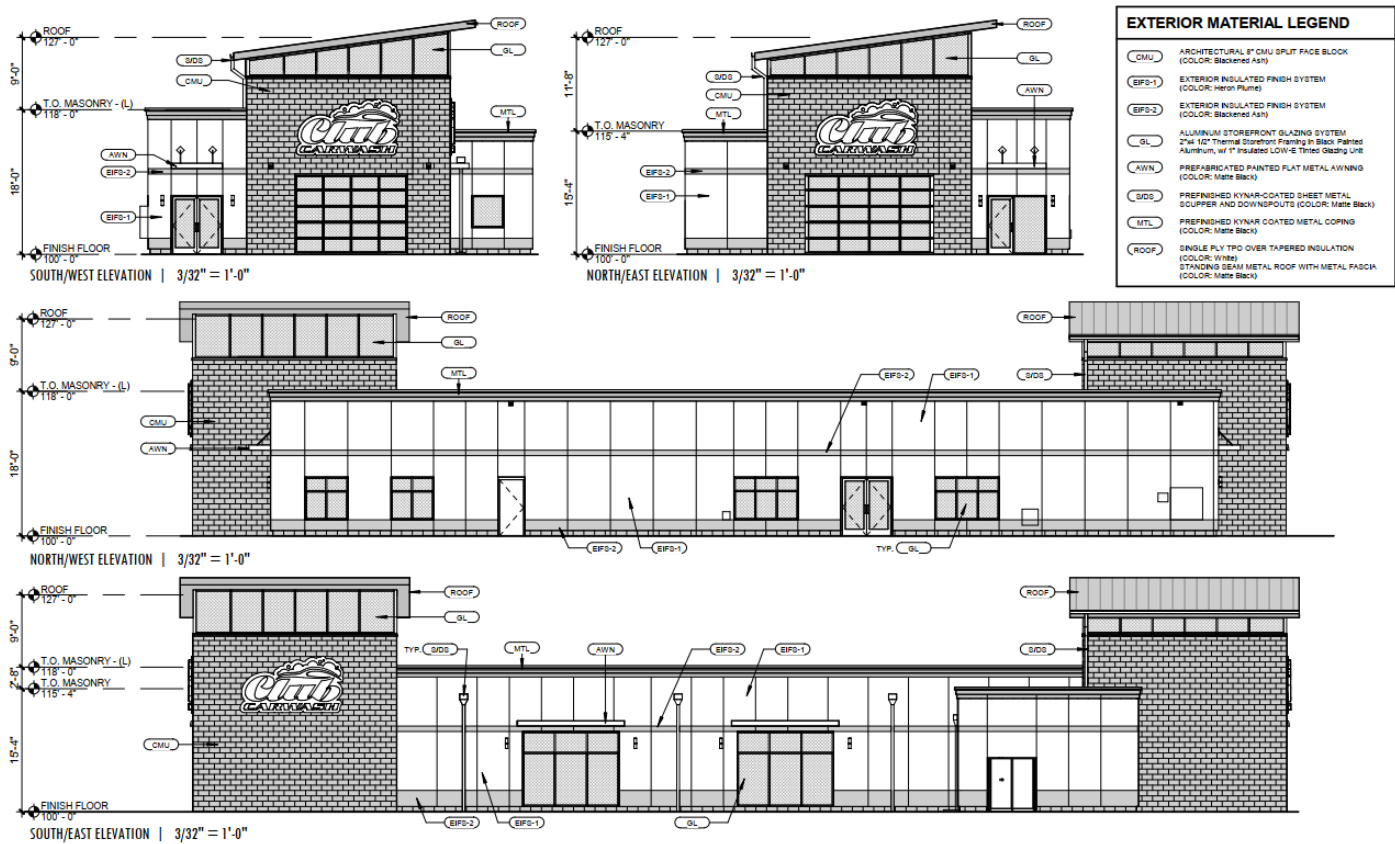


EXTERIOR COLOR PALETTE		
ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Blackened Ash	EXTERIOR INSULATED FINISH SYSTEM (EIFS) COLOR: Blackened Ash	METAL AWNINGS COLOR: Red
EXTERIOR INSULATED FINISH SYSTEM (EIFS) COLOR: Heron Plume	STOREFRONT COLOR: Black Painted	SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Kynar Finish Matte Black



Architectural Plans

For the pre-submittal meeting that staff had with the designers, a draft building rendering was supplied showing an all-block car wash building. Based on design of the City's most-recently-approved car washes, staff recommended that a stone or brick material be incorporated into the building, perhaps, at a minimum, where the dark gray towers are located. The official submittal identifies the dark gray towers being constructed with 8" CMU split face block with an aluminum storefront glazing system decorative peak above. The 136-ft.-long walls are proposed to be constructed with EIFS from the ground level to the top (with one course of CMU block at the ground level), a completely-different proposal than what was provided at the pre-submittal meeting, with lesser-quality materials. Per the City's Site Development Standards, EIFS-type of materials is an inappropriate façade material below the top of door openings. Neither the Tsunami Car Wash on W. Layton Ave. nor the Mister Car Wash that is going on S. 27 St. have EIFS materials on their buildings. Staff would hold this proposal to the same standards, as was communicated during the pre-submittal meeting. All four (4) elevations include various aluminum storefront glazing system window openings or door openings to provide some architectural relief. The roof is proposed to utilize standing seam metal material with a metal fascia, colored in black. There are a few prefabricated painted metal awnings throughout the façade as well.



Per Section 21.01.0104 of the Municipal Code, *"The general intent of this Code is to regulate and restrict the use of all structures, lands, and waters to: ..."* and then a long list of reasons to regulate is provided. Among those listed is: *Encourage compatibility between different land uses and protect the scale and character of existing development from the encroachment of incompatible development.* Staff recommended to the applicant that the building and accommodating uses be located up along the commercial corridor of Hwy 100, and that recommended site layout was not submitted for Plan Commission consideration.

Per Section 21.07.0101 of the Municipal Code, *"Plan commission to conduct site plan review. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, use of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading for commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, the proposed operation, and emergency vehicle accessibility."*

Staff is recommending denial of the proposal based on the site layout and scale of the building and its accommodating uses in proximity to neighboring uses (single-family properties) immediately to the east, and the potential impacts upon neighboring uses, along with the multiple site, landscaping and architectural elements that do not meet the Municipal Code's

standards, as mentioned in various sections of the staff report write-up. The Plan Commission may choose to recommend that a public hearing be scheduled as early as January 17, 2023.

Recommendation: Recommend denial of the Special Use Permit and Site, Landscaping and Architectural Plans for Club Car Wash - Greenfield, a proposed car wash business to be located at 3740 S. 108 St., submitted by Michael Leidig d/b/a Robert E. Lee and Associates and Justin Barnes d/b/a Club Car Wash. (Tax Key No. 562-9951-007)

13. **Site, Landscaping and Architectural Plans for proposed new construction of a multi-family apartment complex to be located at 44** S. 92 St. (Lot 1), 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. 607-9981-006)**
14. **Site, Landscaping and Architectural Plans for proposed new construction of a multi-family apartment complex to be located at 44** S. 92 St. (Lot 2), 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. 607-9981-007)**

Items 14 and 15 may be considered together.



Overview and Zoning

A partnership group between Cobalt Partners and Joseph Property Development has purchased an undeveloped, 25.5-acre plot of land, previously owned by Supreme Builders, Inc. A conceptual Plan was brought before the Plan Commission in June 2022 to develop 273 multi-family units and a Certified Survey Map was approved by the Plan



Commission and Common Council in September 2022 to split the large parcel into a northern 7-acre lot and a southern 18.4-acre lot. Cobalt is proposing to develop one contiguous multi-family development that will technically be on two (2) parcels, but treated as one “community.” In its entirety, this is a (future assessed) \$52 million development.

The two (2) parcels are zoned PUD #3, which was approved by the Common Council in July 2022. The Ordinance was written specifically for this development, including use (multi-family residential), density and setback restrictions.



The format will be two-story, walk-up style homes with attached garages and larger footprints to appeal to young families. The unit arrangement alternates the orientation of garages and

integrates green spaces to create a more pleasing landscape. Amenities such as a large clubhouse, pool area, playground, and dog run support the family-friendly setting. Clubhouse amenities include: fitness room, media room, leasing office, package room, bathrooms, and a clubroom for entertainment. The clubhouse will require card access. It will be staffed during normal business hours of 9 to 5pm. Advanced notice will be needed to reserve the party room. The pool hours will be 9am to 9pm. These hours are subject to change based on the demands of the residents.

The site plan shows a layout of 273 units made up of four (4) 12-unit buildings, nine (9) 15-unit buildings and five (5) 18-unit buildings. The unit mix on this draft site plan includes the following breakdown:

One-bedroom units	91
One bedroom + den	36
Two-bedroom units	110
Three-bedroom units	<u>36</u>
TOTAL	273

The 18-unit buildings would have an average of 1,102 sq. ft./unit; the 15-unit buildings would have an average of 1,108 sq. ft./unit; and the 12-unit buildings would have an average of 1,118 sq. ft./unit.

Site and Landscaping Plans

The site is laid out with two (2) entrances/exits out to S. 92 St., lined up directly with W. Allerton Ave. and W. Bottsford Ave. The street network will include private roads—there will be no public roads in the development. The developer will provide suggested road names to the city in the near future. Each building will have its own address. The 7-acre parcel to the north will house four (4) 18-unit buildings; the remaining buildings, including a club house, will be housed on the southern 18.4-acre parcel. The clubhouse will include a pool, grilling station, fire pit and lounge space for residents and their guests. The entire development includes various shared green space and two (2) additional grill stations in between clusters of buildings for tenants to enjoy. A dog run and the mail pavilion will be located at the very southeast corner of the site,



along S. 92 St. The development will have a total of six (6) refuse enclosures. There will be a maintenance/car wash station internally (not visible from S. 92 St.), towards the north end of the site.

There are wetlands identified along the west lot line and in the southwest corner of the site that will remain. A public walking trail will be constructed along the south lot line and then head northwest to hook up to the undeveloped 20-acre property to the west. The walking trail will cut through that undeveloped parcel and eventually hook up to S. 99 St. and head north to connect with the Powerline Trail. Cobalt will have an easement agreement in place with the property owner of that undeveloped parcel to the west, to construct a stormwater (wet) retention pond on that parcel, for this development. Site restrictions, including the wetlands and no-build restrictions under the ATC power lines along the west side of the property, prevented sufficient space for the larger wet pond to be built on the site. There will be several smaller dry stormwater ponds scattered throughout the site.

The site includes a very extensive network of sidewalks since these are walk-up townhome style buildings. Each building will have sidewalks in the front leading to the private entrances and sidewalks connecting the buildings to each other and to the shared green spaces. The back of each building is designed with a garage entrance to each unit. Whenever possible, the rear/back of the buildings face each other. The site will also include a public sidewalk along the west side of S. 92 St. (to be shown on revised plans).

The PUD #3 Ordinance requires a 25-ft. front, side and rear yard setback. There is one 18-unit building that was not able to adhere to the setback, which is located next to the north drive entrance, abutting the We Energies substation property to the north, along S. 92 St. The back of this residential building is set back only 10 feet off of the property line. Cobalt will be acquiring a no-build access easement agreement from We Energies to adhere to the 25-ft. setback requirement. As stated in the Ordinance, "In connection with the approval of site plans, the Plan Commission may waive... lot dimensional requirements... within PUD #3."

A 6-ft. tall wood privacy fence will be constructed along the north property line that abuts single-family homes and along the west and south property lines of the Greenfield Fire Station, at their request. The fence will end at the We Energies substation property line.

On-site parking includes attached garages (328 stalls, averaging 1.2 stalls/unit) and uncovered site stalls (285 stalls, averaging 1.05 stalls/unit). There will be 17 stalls for the clubhouse, totaling **630 off-street parking spaces for 273 units**. The Code requires that 50% of all off-street parking spaces required per dwelling unit (D.U.) shall be enclosed except those spaces required for guest parking. The 328 covered parking spaces exceeds the 50% requirement. Parking stall sizes are 9' x 18'. The parking lots and roads will be constructed with exterior and interior poured curb—there are no wheel stops.

Unit Type	Code Requirement Explanation	Number of Required Spaces
One-bedroom (91)	1.5 per D.U. + 0.5 spaces per D.U. for guest parking	137 + 46 = 183
One-bedroom + den (36)	1.5 per D.U. + 0.5 spaces per D.U. for guest parking	54 + 18 = 72
Two-bedroom (110)	2 per D.U. + 0.25 spaces per D.U. for guest parking	220 + 28 = 248
Three-bedroom (36)	2 per D.U. + 0.5 spaces per D.U. for guest parking	72 + 18 = 90
Club House	5 spaces/1,000 g.s.f. (4,710 g.s.f)	23
TOTAL Required		617

An extensive landscaping plan has been submitted and is still being reviewed by staff. Any recommended species or quantity modifications will be communicated to the designer.

Photometric Plans

A photometric plan was submitted showing 11 aluminum light poles with cut-off LED fixtures within the parking lot/street network and three (3) poles around the pool. Pole heights vary, being either 13 ft. or 15 ft. in height. There will be four (4) 42" bollard luminaires around the mail pavilion and five (5) in front of the club house. There will be decorative light fixtures on each of the buildings. Cut sheets of the building light fixtures need to be supplied for review. Concrete bases will be 2 ft. in height. Footcandles are zero at the lot lines, with the exception of a few readings along S. 92 St. (2.1 at the driveway entrance).



Architectural Plans

The style of each building is generally the same throughout the development. Each unit has its own private walk-up entry plus an entry through an attached garage. Each unit either has a second-floor balcony or a small patio space at the ground-level entry. The ground-level entrances are all covered from weather elements from either an awning or the second-floor bump out. Building materials include a combination of: brick (with some brick fenestration for depth variation), fiber cement panels, fiber cement siding, Nichiha cedar-look fiber cement panels, and composite metal panels. The balconies will be constructed with glass railing. The roof will be constructed with asphalt shingles (details to be provided to staff). Fiber cement materials will be used for the fascia. Prefinished aluminum gutters and downspout locations are accurately shown on the building elevations, along with A/C unit locations. Single-hung operable windows will be included in the units and windows will be constructed with a cast stone sill.

The one-story clubhouse, the mail pavilion, and the maintenance/car wash facility will be constructed with the same combination of building materials as the apartment buildings. The

four-sided refuse enclosures are constructed of brick with a small personnel opening for tenants to go in and out of. The swinging gates will be constructed of a toughgate “flagstaff” PVC system.

Staff is recommending a small variety of coloring between buildings, perhaps two (2) or three (3) color pallets throughout the development.

Staff is recommending that this item be expedited to the December 20, 2022 Common Council meeting.







MATERIAL LEGEND

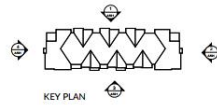
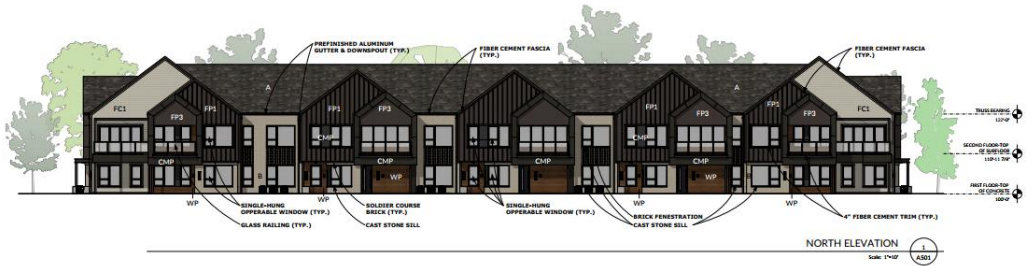
- B - BRICK - SHAKY QUARTZ
- A - ASPHALT SHINGLE
- FP1 - FIBER CEMENT PANEL - RICH ESPRESSO - BATTEN 1/4" O.C.
- FP3 - FIBER CEMENT PANEL - RICH ESPRESSO
- FC1 - FIBER CEMENT SIDING - CORBELSTONE
- FC2 - FIBER CEMENT SIDING - RICH ESPRESSO
- WP - FIBER CEMENT PANEL - NICHINA - CEDAR
- CMP - COMPOSITE METAL PANEL - MIDNIGHT BRONZE



EXTERIOR ELEVATIONS | 18 UNIT BUILDING

MATERIAL LEGEND

B - BRICK - SMOKEY QUARTZ
A - ASPHALT SHINGLE
FP1 - FIBER CEMENT PANEL - RICH ESPRESSO - BATTEN 16" O.C.
FP3 - FIBER CEMENT PANEL - RICH ESPRESSO
FC1 - FIBER CEMENT SIDING - COBBLESTONE
FC2 - FIBER CEMENT SIDING - RICH ESPRESSO
WP - FIBER CEMENT PANEL - NICHHA - CEDAR
CMP - COMPOSITE METAL PANEL - MIDNIGHT BRONZE

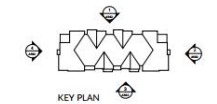
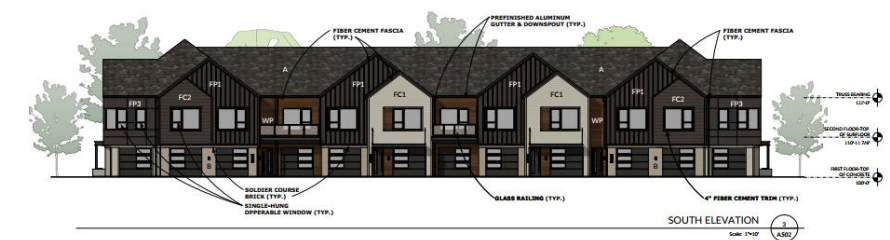
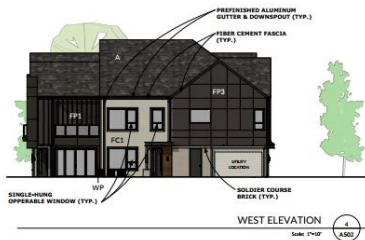
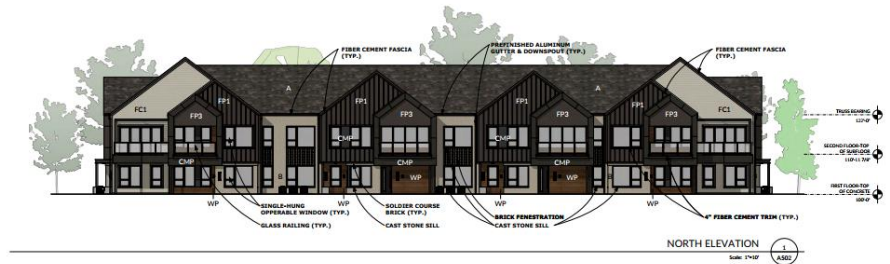


SCALE: 1" = 10'

EXTERIOR ELEVATIONS | 15 UNIT BUILDING

MATERIAL LEGEND

B - BRICK - SMOKEY QUARTZ
A - ASPHALT SHINGLE
FP1 - FIBER CEMENT PANEL - RICH ESPRESSO - BATTEN 16" O.C.
FP3 - FIBER CEMENT PANEL - RICH ESPRESSO
FC1 - FIBER CEMENT SIDING - COBBLESTONE
FC2 - FIBER CEMENT SIDING - RICH ESPRESSO
WP - FIBER CEMENT PANEL - NICHHA - CEDAR
CMP - COMPOSITE METAL PANEL - MIDNIGHT BRONZE



SCALE: 1" = 10'

EXTERIOR ELEVATIONS | 12 UNIT BUILDING



CLUBHOUSE | FIRE PIT



CLUBHOUSE





CLUBHOUSE | ELEVATION



MATERIAL LEGEND

- B - BRICK - SHOEY QUARTZ
- A - ASPHALT SHINGLE
- FP1 - FIBER CEMENT PANEL - RICH ESPRESSO - BATTEN 16" O.C.
- FP3 - FIBER CEMENT PANEL - RICH ESPRESSO
- FC1 - FIBER CEMENT SIDING - COBBLESTONE
- FC2 - FIBER CEMENT SIDING - RICH ESPRESSO
- WP - FIBER CEMENT PANEL - HICKORY - CEDAR
- CMP - COMPOSITE METAL PANEL - MIDNIGHT BRONZE



EAST ELEVATION

Scale: 1/8"=1'-0"



NORTH ELEVATION

Scale: 1/8"=1'-0"



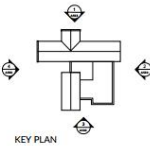
WEST ELEVATION

Scale: 1/8"=1'-0"



SOUTH ELEVATION

Scale: 1/8"=1'-0"



KEY PLAN

A.E. : 1/8" = 1'-0"

EXTERIOR ELEVATIONS | CLUBHOUSE



CLUBHOUSE | POOL

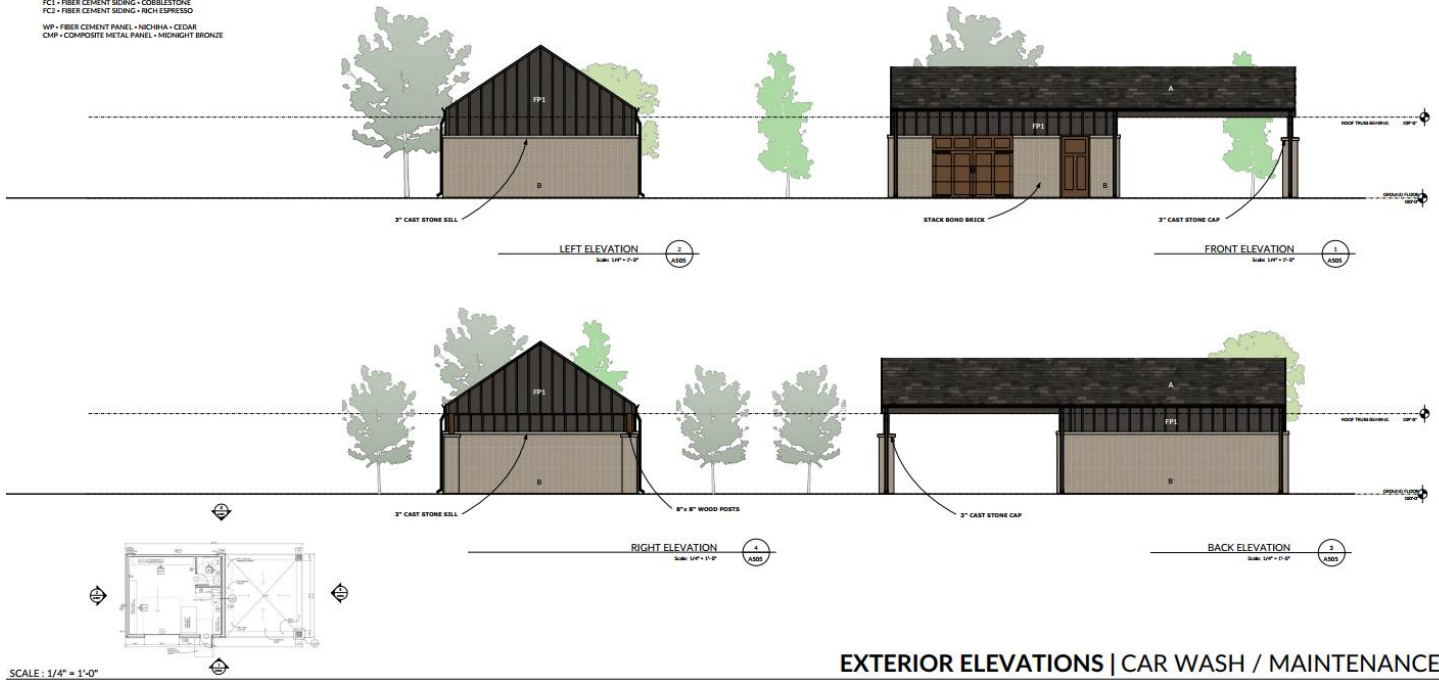


CLUBHOUSE | PATIO



MATERIAL LEGEND

B - BRICK - SHAKY QUARTZ
A - ASPHALT SHINGLE
FP1 - FIBER CEMENT PANEL - RICH ESPRESSO - BATTEN 1/4" O.C.
FP3 - FIBER CEMENT PANEL - RICH ESPRESSO
FC1 - FIBER CEMENT SIDING - COBBLESTONE
FC2 - FIBER CEMENT SIDING - RICH ESPRESSO
WP - FIBER CEMENT PANEL - NICHIA - CEDAR
CMP - COMPOSITE METAL PANEL - MIDNIGHT BRONZE



EXTERIOR ELEVATIONS | CAR WASH / MAINTENANCE

Recommendation: Recommend Common Council approval of the Site, Landscaping and Architectural Plans for proposed new construction of a multi-family apartment complex to be located at 44** S. 92 St. (Lot 1) and 44** S. 92 St. (Lot 2), 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 Nos. 607-9981-006 and 607-9981-007), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 8 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

- Revised Site, Landscaping and Architectural Plans being submitted to the Community Development Division to show the following: (a) garage door materials being labeled; (b) cut sheets of building light fixtures; (c) asphalt shingle material details; (d) awning materials being labeled; (e) two or three varying building color palettes throughout the development; (f) the mail pavilion building being labeled on sheet A504; (g) required vs. provided parking calculations; (g) floor plan layouts for each building size; (h) perimeter fence details and cut sheet; (i) landscaping coverage percentage; (j) landscaping alterations at the request of the City Forester, if applicable.
- 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. Copies of all easement documents required with abutting property owners and governmental entities, as required by the Engineering Division.
5. Permit application and approved plans being submitted to Milwaukee County for necessary driveway permits.
6. Permit application approvals from WDNR/MMSD for sanitary permits and WDNR/Milwaukee Water Works for water permits.
7. SWMP and SWMMA being submitted to the Engineering Division for review and approval, as needed.
8. Revised civil plans being submitted to the Engineering Division for review and approval, as needed.

15. Community Development Manager Report

16. Adjournment.