

PLAN COMMISSION STAFF REPORT

Tuesday, January 10, 2023 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the December 13, 2022 meeting.**
3. **Discussion regarding last Common Council meetings.**
4. **Site and Architectural Plans for an enclosed patio at Lebnani House, an existing restaurant located at 5051 S. 27 St., submitted by Naser Abdel-Fattah d/b/a Lebnani House, Inc. (Tax Key No. 622-9946-001)**

Overview and Zoning

The Lebnani House restaurant went through a Special Use Permit approval process in June/July 2020 to open a restaurant at the vacant former Pizza Hut site. In January 2021, it was discovered that major modifications to the approved plans had been constructed, and staff required the applicant to go before the Plan Commission for approval to the modified plans.

The property is zoned C-2

Neighborhood Commercial

District, which permits restaurants

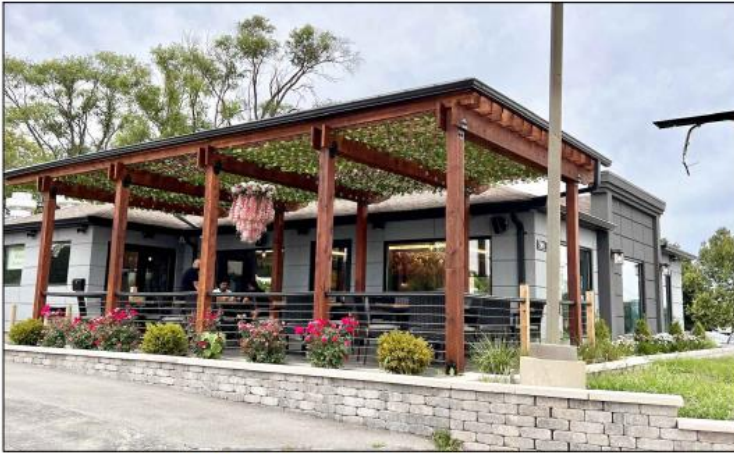
as a Special Use Permit. The 2020 Special Use Permit resolution allowed for an outdoor patio

space for dining. The applicant wishes to enclose the existing pergola/outdoor patio space for 4-season dining. This property does not have a liquor license.



Architectural Plans

The demolition plans show the removal of the existing railing around the patio and removal of the plexiglass, purlins and gutters on top of the pergola. The main structure frame will remain and will be enclosed with wood-looking hardie panels and new aluminum frame windows with clear glass. Four-inch (4") LP trim boards will surround the windows and will provide decorative horizontal and vertical articulation to the design. The existing/remodeled roof structure will be constructed with new LP fascia/trim. New down spouts will be added to the south elevation and connected to the existing buried storm water connection. The enclosure will be constructed right up to the existing south wall, allowing staff and patrons to use the existing south door to



EXISTING PHOTO

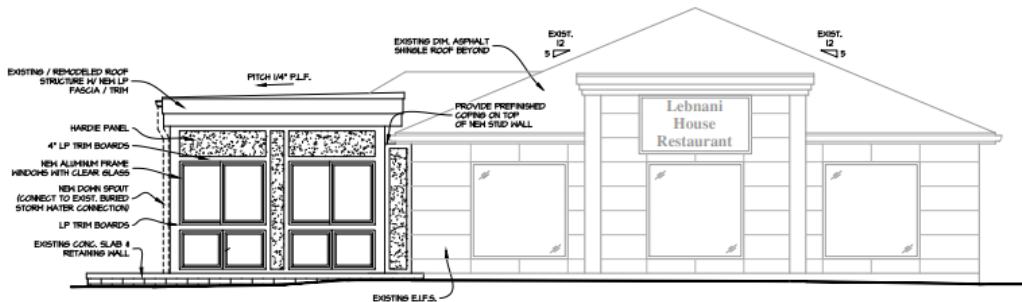
N.T.S.



PROPOSED RENDERING

N.T.S.

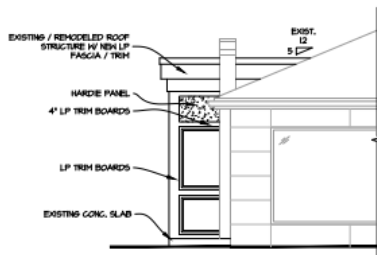
go in and out from the restaurant. A new exterior door will be constructed on the west wall of the enclosure, allowing for a second ingress/egress that will exist to the existing concrete patio. The glass windows will be constructed on all three (3) sides of the enclosure (east, south and west). A new 1 1/2" diameter metal handrail will be constructed along the ramp that leads the patio to the parking lot.



PROPOSED EAST ELEVATION

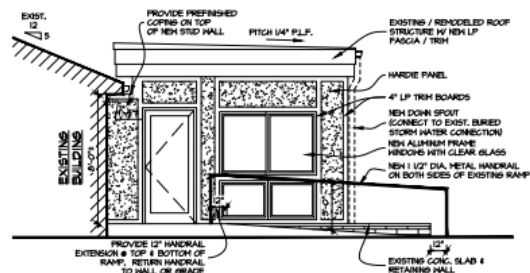
1/4" = 1'-0"

ECON



PROPOSED NORTH ELEVATION

1/4" = 1'-0"



PROPOSED WEST COURTYARD ELEV.

1/4" = 1'-0"

Items 5 and 6 were reviewed at the December 13, 2022 Plan Commission meeting, however the Plan Commission requested various plan modifications, the applicant was asked to come back with changes, and the Plan Commission tabled both items. These are the changes that have been made, which are included in the revised narrative.



- o **Parking:** The additional parking stalls are shown on the site plan and displayed in the added parking chart – separated between how many there were, how many were required and how many were added after the meeting. A total of 57 guest stalls have been added.
- o **Landscape:** The designer removed the raised landscaping “islands” in the parking areas by the garages that were a concern of the commission, in exchange the new design breaks up the asphalt area with colored concrete walks to continue to achieve some definition of space.
- o **Dog Park:** It has been relocated to the northern corner of the site, adjacent to the We Energies space to ensure that it was within a private area of the site.
- o **Grill Station:** Relocated and increased the size to account for two stations per location.
- o **Color Palette:** Created a second set of colors that provide a light tan siding color in lieu of the brown, additionally the tan brick transitions to a brown tone, effectively alternating the color and creating a family of materials.
- o **Brick at base of garages:** Brick has replaced the horizontal fiber cement siding (labeled FC1) at the base of the buildings that encompass the garage doors. The cedar-looking Nichiha fiber cement panel material at the base, encompassing the recessed garage doors, remains.
- o **Garbage:** The RJD and Cobalt team decided they are going to provide each resident with their own garbage cans in the garage, they will also keep the refuse enclosures to evaluate as the project is constructed.

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. 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 (with 2 grills at each) in between clusters of buildings for tenants to enjoy. A dog run will be located on the northern parcel, just west of the We Energies substation (this was moved at the request of the Plan Commission in December), and a 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. For this second submittal, the

applicant has communicated that all tenants will be provided their own garbage cans in the garage. 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 covered stalls/unit) and uncovered site stalls (not including the clubhouse stalls) (345 stalls, averaging 1.26 stalls/unit). There will be 13 stalls for the clubhouse. The 345 surface stalls are broken down by guest parking (72 surface stalls for guests) and one (1) tandem surface parking stall behind each garage (273 tandem stalls). In total, the site will provide **686 off-street parking spaces for 273 units (2.51 stalls/unit)**. 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. ***The January submittal added 57 surface spaces in comparison to the December submittal.***

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.

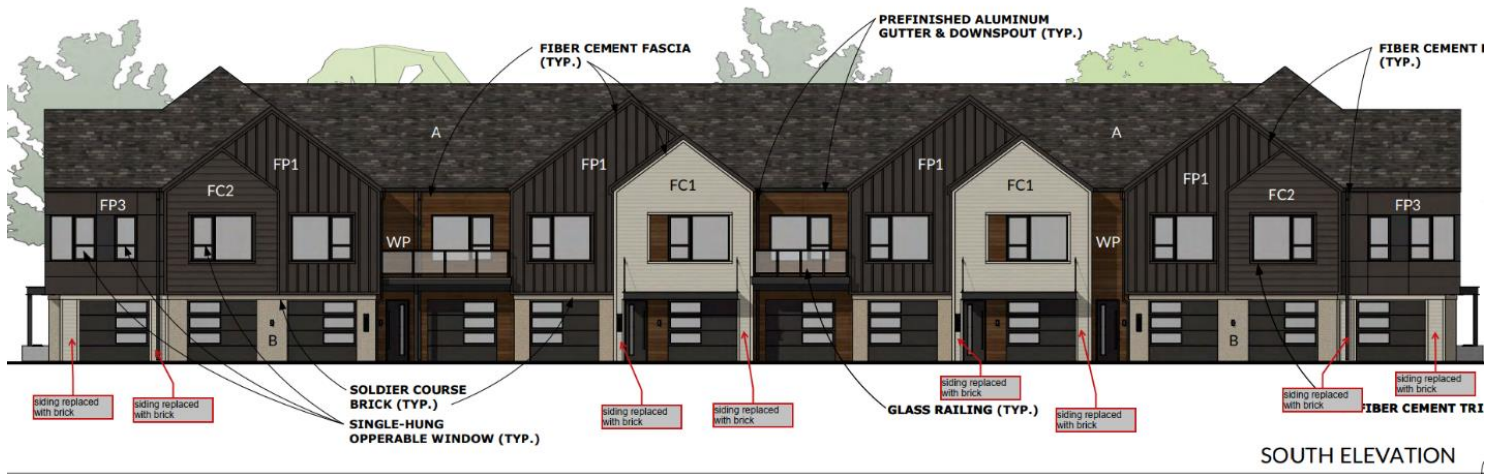
Photometric Plans

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.



In December the Plan Commission requested more brick at the base of the buildings at the garage door entrances due to snow plowing, shoveling, and salt that can easily damage non-masonry materials. The revised architectural plans show sections where horizontal fiber cement panels (labeled FC1) meet the ground level, being replaced with brick. The cedar-

looking Nichiha fiber cement panels at the base surrounding the recessed garage doors have NOT been replaced.

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 recommended a variety of coloring between buildings in December, and the January submittal includes two (2) different color pallets throughout the development.

Staff is recommending that this item be expedited to the January 17, 2023 Common Council meeting.

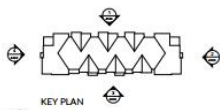
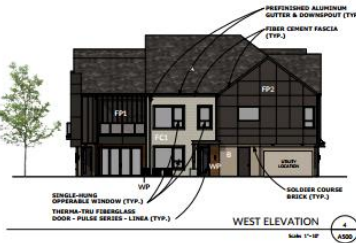
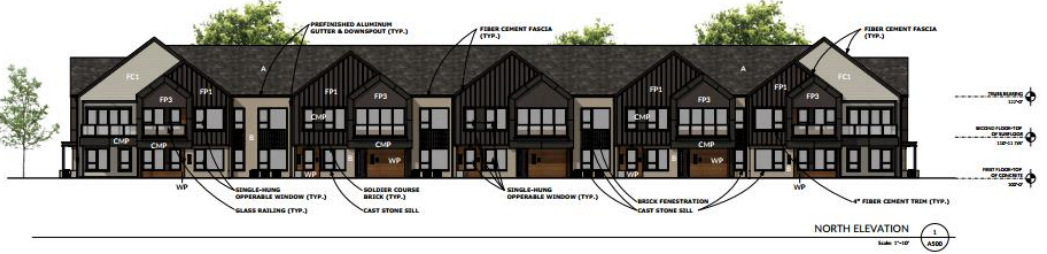






MATERIAL LEGEND

B - BRICK - SHADY QUARTZ
A - ASPHALT SHINGLE
FP1 - FIBER CEMENT PANEL - RICH ESPRESSO - BATTEN 14" O.C.
FP2 - FIBER CEMENT PANEL - RICH ESPRESSO
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'

92nd & COLDSPRING | MULTI-FAMILY DEVELOPMENT
GREENFIELD, WISCONSIN

15 UNIT **COLOR PALETTE A** TYPICAL BUILDING ELEVATIONS

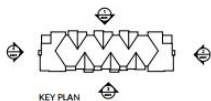
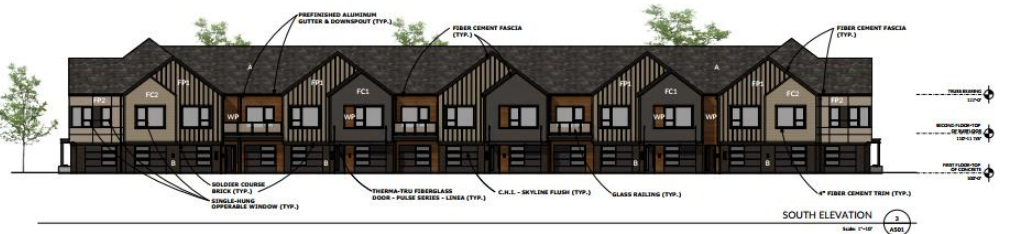
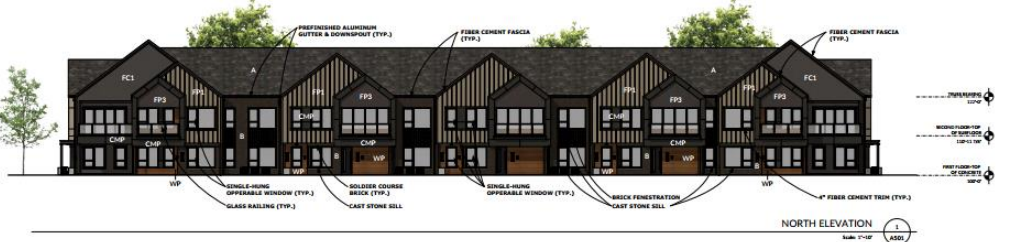
PRELIMINARY DRAFT -
NOT FOR CONSTRUCTION

12 UNIT & 18 UNIT SIMILAR

DECEMBER 29, 2022
A500 **ACI**
ARCHITECTURE

MATERIAL LEGEND

B - BRICK - BLACK HILLS VELOUR
A - ASPHALT SHINGLE
FP1 - FIBER CEMENT PANEL - KHAKI BROWN - BATTEN 14" O.C.
FP2 - FIBER CEMENT PANEL - RICH ESPRESSO
FP3 - FIBER CEMENT PANEL - KHAKI BROWN
FC1 - FIBER CEMENT SIDING - RICH ESPRESSO
FC2 - FIBER CEMENT SIDING - KHAKI BROWN
WP - FIBER CEMENT PANEL - NICHHA - CEDAR
CMP - COMPOSITE METAL PANEL - MIDNIGHT BRONZE



SCALE: 1" = 10'

92nd & COLDSPRING | MULTI-FAMILY DEVELOPMENT
GREENFIELD, WISCONSIN

15 UNIT **COLOR PALETTE B** TYPICAL BUILDING ELEVATIONS

PRELIMINARY DRAFT -
NOT FOR CONSTRUCTION

12 UNIT & 18 UNIT SIMILAR

DECEMBER 29, 2022
A501 **ACI**
ARCHITECTURE



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



EXTERIOR ELEVATIONS | CLUBHOUSE



CLUBHOUSE | POOL

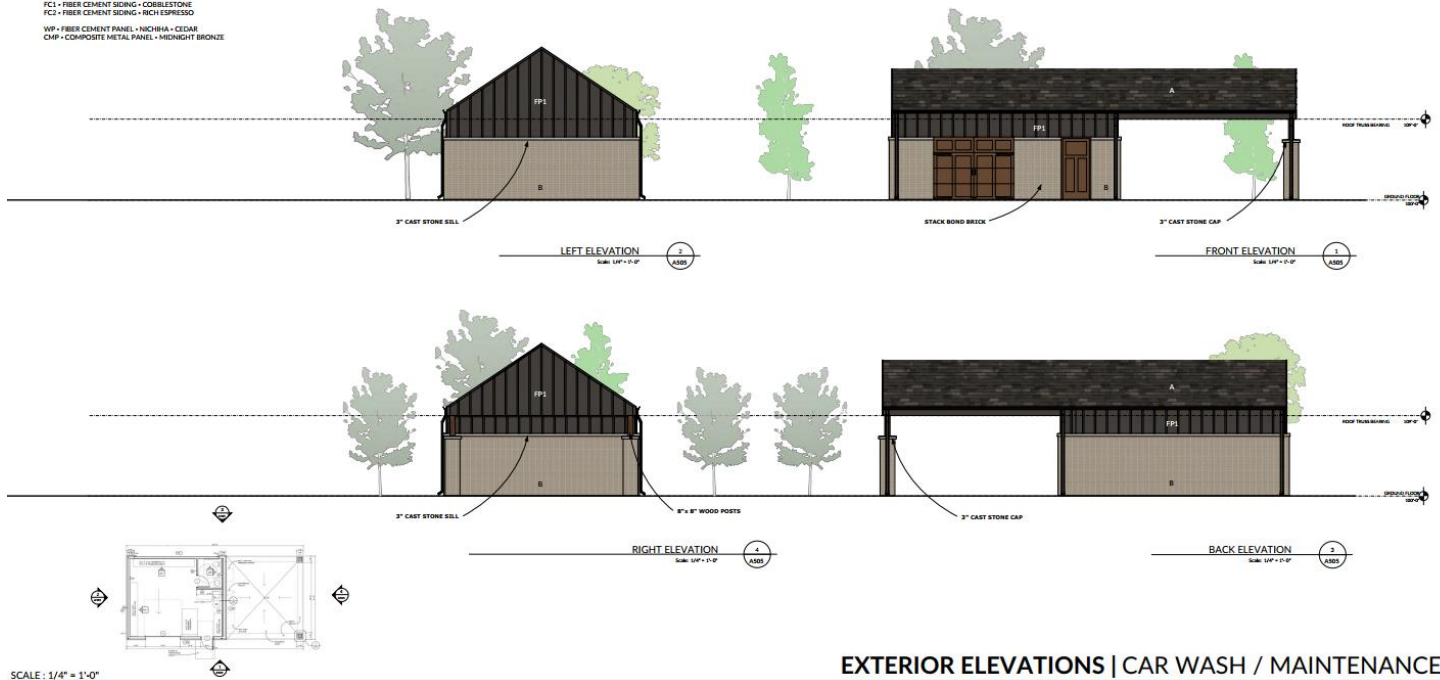


CLUBHOUSE | PATIO



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 - NICHINA - 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) the mail pavilion building being labeled on architectural elevations sheet; (f) sidewalk along S. 92 St. in the public ROW the entire length of the parcel; (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.
7. **Community Development Manager Report**
 8. **Adjournment.**