

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, DECEMBER 13 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	Present
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. Zak Marshall	Excused
	Mr. Robert Krenz	Present
	Mr. Michael Braswell (alt.)	Present
	Ms. Danielle Wojak (alt.)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

1. Roll Call

2. Approval of the minutes from the November 8, 2022 meeting.

Motion by Ald. Kastner, seconded by Mr. Rogers, to approve the November 8, 2022 Meeting minutes. Mr. Carlson abstained. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

There were no Public Hearings. Ms. Porter said that the Community Development Authority and the Common Council approved Resolutions for the TID 6 Amendment which is a boundary amendment to expand 84 South to include the 92nd and Cold Spring Development.

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 Cirenía 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.

Motion by Mayor Neitzke, seconded by Mr. Weis, to 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 Cirenía Murillo (Tax Key Nos. 620-9923-004 and 620-9923-007), subject to Plan Commission and staff comments, and authorize this item to be expedited to the December 20th Common Council meeting. Motion carried unanimously.**

- 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.

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.

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.

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.

Scott Maier, Civil Engineer, was present for discussion on behalf of Ayres Associates.

Mayor Neitzke asked about future events to be held at the site after completion of the accessory building. Jeff Binkert said that there's a possibility of holding events inside the accessory building, but it will primarily be used to extend service work and for winter storage.

Mayor Neitzke said that he understands current, high construction costs, but it's important that the new construction blends in with the existing building.

Mr. Braswell asked if there will only be two doors. Mr. Binkert said that there will be an overhead door for getting trailers inside, on the east facing side. He explained that there will be a small service area used in the winter months, and they may do tire changes inside. He said they will call it an auxiliary service department building, with storage and racking for the bikes.

Motion by Mr. Weis, seconded by Mr. Carlson, to 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, including additional architectural articulation on the building as recommended by staff, and authorize this item to be expedited to the December 20th Common Council meeting. Motion carried unanimously.

- 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 – 10:00pm, 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.

Alex Romero was present for discussion on behalf of Romero's Restaurant and Bar. Ald. Kastner asked if he plans on parking a taco truck at the location. Mr. Romero said that yes, they will store food trucks at the location overnight. Mayor Neitzke explained that they may only park three food trucks on site. Ms. Porter mentioned that the site plan needs clarification regarding where the food trucks will be located. Mr. Romero said that the food trucks will be prepped in the morning and cleaning will be complete by 10pm every night.

Mayor Neitzke said that the applicant, who is leasing the property, is required to repair the parking lot by June 1st, 2023. The proposed business may keep the current approved 11am to 10pm hours. The bar must close at 10pm. Mr. Rogers discussed landscaping and said it would be good to add bushes or another barrier between the street and the building. The Mayor directed staff to find an approved landscaping plan on file and provide it to the property owner for compliance. Plan Commission explained that rope lights are not allowed on the outside of the building and must be removed prior to occupancy.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to 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 authorize this item to be expedited to the December 20th Common Council meeting. Motion carried unanimously.

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**

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, which permits credit unions as a permitted use. The branch anticipates opening in late-summer 2023.

UWCU has more than 30 locations within Wisconsin. This branch will employ roughly 12 people, with an average of 8 employees at any given time. Hours of operation will be:

Monday – Friday:	Lobby: 9am – 5:30pm
Saturday:	Lobby: 9am – 1pm
Interactive Teller Machine lanes:	24/7

Site, Landscaping and Screening

The 1.07-acre site will encompass the 7,200 sq. ft. building, parking, 250 sq. ft. refuse and storage building, and three (3) drive-through lanes south of the building. The site would be accessed by a shared driveway with the Red Robin parcel to the east and through the Great Midwest Bank parcel to the south. Access agreements between these parcels should be provided to staff for review.

Parking Stalls required: 5 spaces/1,000 sq. ft. = 36 spaces
1 space per employee = 8 spaces
6 queuing spaces per drive-thru service lane

Parking Stalls provided: 42 total + 6 queuing spaces per drive-thru service lane

The building is sited in the center of the parcel, with the parking primarily located on the north and western portions of the parcel, along W. Edgerton Ave. and S. 76 St. respectively. The proposed parking spaces are 9'x20', which is 2' longer than the minimum required by the code.

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

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 (other than around the foundation of the building); (e) reduction in height of concrete bases for light poles not to exceed 6" only in landscape beds; 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.

Ald. Kastner asked whether the City Forester is requiring the applicant to replace stone with wood chips where there are no plantings. Ms. Porter said that this would be fine along the foundation, right at the base of the building, if it's not around plants.

David Ewanowski, of KEE Architecture, Inc. and Cheryl Weisensel, on behalf of the UW Credit Union, were present for discussion. Mr. Ewanowski said that the Credit Union is excited to become a part of the Greenfield Community. He said that he had discussed the mulch with Ms. Porter previously. Mr. Ewanowski also said that there are some refinements to the light base height that he would like to make, and understands that the taller height is okay in the parking lot. He explained that he is in agreement with all of the other comments from staff and that construction will begin in the spring of 2023.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to 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 authorize this item to be expedited to the December 20th Common Council meeting. Motion carried unanimously.

- 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 proposed behind the building. Staff recommends the addition of a personnel door to the enclosure.

The proposed landscape plan shows an increase of 12" for the landscape bed along W. Layton Ave. This bed would be placed over an existing water main and sanitary line. The Engineering Division will require an easement agreement to allow the City access to these lines in the future. The landscape bed should not be installed over the existing manholes. Additional base planting is proposed along the office and three swamp white oak trees are proposed in the new rear lawn area. Staff recommends additional landscaping be installed in the new lawn along the east property line/parking lot and additional trees to the rear lawn.

No major changes are proposed architecturally. The primary change will be the replacement of all thirty-four (34) overhead doors with new ribbed white overhead doors with windows. The only other architectural change proposed is the repainting of the white CMU block on the 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.

The applicant, Devin Hawthorne, was present for discussion. He said that he plans on painting the CMU block, replacing the doors, and pouring all new concrete. Mr. Hawthorne said that the business will have 20 vehicles and a couple of trailers which may be used for insulation storage. Devin said that he thinks the interior of the warehouse is in pretty good shape, and the exterior concrete is the worst part.

Ald. Kastner asked how many trucks will be parked on site each night. Mr. Hawthorne said there will be about 20 vehicles in the back of the building. He explained that he's okay with not having semis parked on site. Mr. Hawthorne mentioned that he has a total of (8) eight 14 ft. box trucks besides vans and pickup trucks. In total he plans on parking about 20 vehicles.

Ms. Wojak asked if deliveries will go directly to the warehouse. Yes, Mr. Hawthorne explained that deliveries will go to the warehouse once a month. Ald. Kastner asked if there's any way to shield the street from the trucks. Ald. Kastner suggested installing landscaping islands that bump out at the locations of the first set of overhead doors to hide everything behind them

because residents live across the street. Mr. Hawthorne said that he would agree with that suggestion. He said that he is open to a landscaping island or planting trees to shield the trucks.

Mr. Braswell asked about the bumpers below the overhead doors. Mr. Hawthorne explained that he plans to refurbish them, sand them down and repaint them.

Mayor Neitzke said that the building needs improvements because it is a gateway to the City of Greenfield. Mr. Hawthorne mentioned that he would like to complete the improvements with phased steps over time.

Mr. Hawthorne explained that the business handles both residential and commercial properties and works with We Energies and lead abatement. He said that they don't sell insulation, but they help facilitate low income weatherization programs throughout the state of Wisconsin.

Mr. Weis recommended working with staff over the next month or two to come up with a plan for a phased in approach to make updates and address the site and architectural improvements that have been suggested.

Mr. Krenz asked where the rubbish from the trucks goes. Mr. Hawthorne explained that there's a dumpster in back with an enclosure and they use Eagle Disposal.

Plan Commission decided to table the agenda item.

Item 8 was tabled.

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 December 20th 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.

Motion by Mayor Neitzke, seconded by Mr. Weis, to 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 authorize this item to be expedited to the December 20th Common Council meeting. Motion carried unanimously.

- 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

Killian 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.

Bob Reed, Director of Operations at McDonald's, was present for discussion.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to 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 authorize this item to be expedited to the December 20th Common Council meeting. Motion carried unanimously.

- 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 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.

Anan Barbarawi, applicant for Smoke World Inc., was present for discussion. He said that Smoke World Inc. has about twelve stores in Wisconsin and they are a specialty tobacco store. He explained that the main business is tobacco and cigars, and CBD makes up a small portion of sales.

Mr. Rogers said that the City of Greenfield already has ten (10) standalone businesses selling cigarettes and tobacco and doesn’t need another. Mr. Carlson said that the addition of one more tobacco shop, which is more of a specialty store, should be decided by the free market.

Motion by Mr. Rogers, seconded by Mr. Weis, to recommend Common Council denial 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) and authorize a public hearing to be scheduled for January 17, 2023.

The motion passed 5-2, with Ald. Kastner, Mr. Rogers, Mr. Weis, Mr. Krenz, and Mr. Braswell voting yes, and Mr. Carlson and Mayor Neitzke voting no on the recommendation. The Plan Commission, however, acknowledged that this application would still move forward with a January 17, 2023 public hearing.

- 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)**

Ms. Porter said that the applicant called and asked to table the item, which means there will not be a public hearing on January 17, 2023.

Items 12A and 12B were tabled.

- 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 13 and 14 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.

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.)

1. 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 pallets throughout the development; (f) the mail pavilion building being labeled on sheet A504; (g) required vs. provided parking calculations; (h) floor plan layouts for each building size; (i) perimeter fence details and cut sheet; (j) landscaping coverage percentage; (k) landscaping alterations at the request of the City Forester, if applicable.

2. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
3. A letter of credit or other form of security as required under 21.06.0304 of the Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
4. 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.

Eric Harrmann, of AG Architecture, was present for discussion. The Mayor asked why small landscape islands were designed right in front of the garage door areas, they seem like a snowplowing nightmare. Mr. Harrmann said that the islands will be centered between the two garage doors. He described how the plans separate the two primary garage doors and a 5 foot wide striping for the pedestrian door that leads to their upper unit. He further described how landscaping will break up the asphalt pathways between the buildings.

Mr. Weis asked if he had ever done this type of greenspace in front of a garage in Wisconsin. The applicant said that no, they have not but they know it exists in other developments in Wisconsin that they did not design. Mr. Weis is concerned that damage will occur after two winters. Mr. Harrmann said that he talked with the civil engineer about mountable curbs to ensure it is not a flushed curb which could get damaged by snowplows.

Ald. Kastner mentioned that there is not enough parking available on site and most garages will have cars parked in front of them. Mayor Neitzke said that there is no way to maintain the parking arrangement in winter because cars will have to be moved so the snowplow can come through. Mr. Harrmann said he anticipates that each individual is responsible to get out of their own driveway and snowplows would come through and clean up edges and primary roads.

Ald. Kastner asked where visitors will park their vehicles. Mr. Harrmann explained that there are additional parallel parking stalls along the loop road and near the clubhouse. He mentioned that the plans are 13 parking stalls over the required parking count. Mr. Weis mentioned that there is no street parking for visitors. Mayor Neitzke mentioned that there should be service lots for guests to park.

Mayor Neitzke said that real brick masonry is needed by the garage doors because the proposed materials will get damaged by salt and dinged by cars and plows. He explained how the doors need to be reinforced with masonry because fiber cement panels absorb the salt and get destroyed. Ms. Wojak asked if the driveway is pitched for melting and drainage. The applicant said that yes, they are center draining and the roads are all pitching towards the center.

Ald. Kastner asked if there's any way to create more street parking in front of the units. Mr. Harrmann said that he can look for viable parking locations including the north end where the road way is single loaded and there's potential availability for parking. He also mentioned the south road where there's a landscaped apron which could become additional parking stalls.

Mayor Neitzke asked to move the dog run to the back where the wetland is and then have parking along S. 92 St.

Mr. Harrmann explained that architecturally they can shift things, but from the civil standpoint the site has been challenging with alignments and existing utility conditions and walking paths. He said that they don't have incredible flexibility left but can identify key locations for additional parking stalls.

Ald. Kastner asked how many people the clubhouse can hold. The applicant explained that, at 6,000 sq. ft., it probably holds 40 people. Ald. Kastner asked where they will park. Mr. Harrmann said that he can identify more parking stalls on the site. Ms. Wojak said that she would like strictly visitor parking available. Mr. Harrmann said he can agree to being able to achieve an increased parking density, but would be hard pressed to put a number to it now.

Mayor Neitzke asked about the grilling area. Mr. Harrmann explained that there will be three distinct neighborhoods with a shared green space and free standing grill station.

Mr. Harrmann stated that, from a masonry standpoint, they can work around the garages to increase the masonry. He explained that, from an architectural standpoint, they really like the fiber cement wood look of Nichiha as a product identifying the entry doors.

Mayor Neitzke asked for clarification regarding garbage pickup. Mr. Harrmann said that each of the clusters has its own shared refuse container which will have individual dumpsters within them. Ms. Porter said that there's a total of six (6) refuse containers. Mayor Neitzke said he thinks there aren't enough garbage containers for the number of units on site and would like to see more proposed. The Mayor also said he wouldn't put the dog run on S. 92 St. because people will think it's a public park.

Mr. Harrmann asked for an approval to work with staff to achieve increased parking quantity. He said he will give a report on increased parking amounts.

The Plan Commission stated that they'd like to see revised plans brought back to them. The developer, Scott Yauck of Cobalt Partners, LLC, stated it would not be an issue to delay this and bring revisions back to the Plan Commission.

Item 13 was tabled.

Item 14 was tabled.

15. Community Development Manager Report

Ms. Porter said that the owner of Lake Ford Auto would like to add another small addition, less than 900 sq. ft., besides the two that were presented last month. She showed the Plan Commission revised plans. Ms. Porter asked for a consensus from the Plan Commission if they were comfortable adding this proposal to the package that would be considered by the Common Council at the January 20, 2022 public hearing. The Plan Commission gave a general consensus that the request was minor enough to go directly to the Common Council.

Ms. Porter gave an update on Spring Mall. She said that Cobalt discovered use restrictions which Walgreen's has on the Spring Mall property, restricting nearly everything except residential use. Ms. Porter explained how the timeline of the closing on the offer ended and Brixmor was not willing to extend it, therefore, the deal with Cobalt and Brixmor has dissolved.

Ms. Porter said that there's a letter of intent received and signed for River Falls Family Fun Center. She explained how the new potential owner and operator plans to run the site as it has historically been used, with some updates and perhaps a bar use.

16. Adjournment.

Motion by Ald. Kastner, seconded by Mr. Weis, to adjourn the meeting at 8:23 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed December 20, 2022