

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 14 2023**

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	Excused
	Mr. Don Carlson	Present
	Mr. Zak Marshall	Present
	Mr. Robert Krenz	Present
	Mr. Michael Braswell (alt.)	Present at 6:02pm
	Ms. Danielle Wojak (alt.)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

2. Approval of the minutes from the January 10, 2023 meeting.

Motion by Mr. Carlson, seconded by Ald. Kastner, to approve the January 10, 2023 Meeting minutes. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

Common Council approved the Public Hearings for Qdoba and Smoke World on January 17, 2023.

4. Certified Survey Map for proposed lot split of 5408 S. 43 St. submitted by Laurie Krukowski McCanna, owner. (Tax Key No. 646-9946-000)

The applicant owns a 1.51-acre single-family developed property at 5408 S. 43 St. and is proposing to divide the parcel into three parcels and dedicate right of way to the City of Greenfield. The proposed Lot 1 is currently developed as a single-family property. This lot is proposed to be 0.479 acres. Lots 2 and 3 will be landlocked parcels that will not be developable until additional right of way for the future S. 42 St. is acquired and utilities constructed in the right of way. Lot 2 is proposed to be 0.348 acres and Lot 3 is proposed to be 0.413 acres. All parcels meet the size requirements in the zoning code. 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 35' x 135.85' (7,471.75 sq. ft.) area identified as future right of way along S. 43 St. will be dedicated to the City of Greenfield. Additionally, a 60' x 135.85' (8,151 sq. ft.) area identified as future right of way for the future S. 42 St. will also be dedicated to the City of Greenfield. The property owner will be required to pay the City's impact fee of \$3,612 (\$1,806 per new dwelling unit) prior to recording of the CSM.

Staff recommends that this item be expedited to the February 22, 2023 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed lot split of 5408 S. 43 St. submitted by Laurie Krukowski McCanna, owner (Tax Key No. 646-9946-000), subject to Plan Commission, staff comments, and the following conditions:

(Items 1 through 3 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. Payment of the City's impact fee of \$1,806.00 per new dwelling unit prior to recording of the CSM.
3. 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 proposed lot split of 5408 S. 43 St. submitted by Laurie Krukowski McCanna, owner (Tax Key No. 646-9946-000), subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 22nd Common Council meeting. Motion carried unanimously.

5. Certified Survey Map for proposed reconfiguration of two parcels located at 5164 S. Mallard Cir. and 5200 S. Mallard Cir., submitted by Mark and Rita Wisniewski, owners. (Tax Key Nos. 6446-9986-001 & 646-9987-001)

The owners of the properties located at 5164 S. Mallard Cir. and 5200 S. Mallard Cir. are proposing to reconfigure their lots, with 5200 S. Mallard Cir. to obtain 0.20 acres of wooded land from 5164 S. Mallard Cir. The properties are zoned R-2 Single-Family Residential Conservation District and the Comprehensive Land Use Map identifies these parcels as being single family. S. Mallard Cir. is a private road. Both lots will meet the requirements in the zoning code.

Lot 1 (5164 S. Mallard Cir.) will be 1.19 acres.

Lot 2 (5200 S. Mallard Cir.) will be 1.65 acres.

A deed will need to be recorded at the time the CSM is recorded to grant the appropriate land to the owner of Lot 2. Staff recommends that this item be expedited to the February 22, 2023 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for proposed reconfiguration of two parcels located at 5164 S. Mallard Cr. and 5200 S. Mallard Cir, submitted by Mark and Rita Wisniewski, owners (Tax Key Nos. 6446-9986-001 & 646-9987-001), subject to Plan Commission, staff comments, and the following conditions:

(Items 1 and 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 proposed reconfiguration of two parcels located at 5164 S. Mallard Cr. and 5200 S. Mallard Cir, submitted by Mark and Rita Wisniewski, owners (Tax Key Nos. 6446-9986-001 & 646-9987-001), subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 22nd Common Council meeting. Motion carried unanimously.

- 6A. Special Use Review for Tintsmiths of Greenfield, LLC, a proposed automotive glass tinting business to be located at 3320 W. Howard Ave., submitted by William Lukowski, d/b/a Tintsmiths of Greenfield, LLC. (Tax Key No. 553-8999-000)**
- 6B. Site Plan Review for Tintsmiths of Greenfield, LLC, a proposed automotive glass tinting business to be located at 3320 W. Howard Ave., submitted by William Lukowski, d/b/a Tintsmiths of Greenfield, LLC. (Tax Key No. 553-8999-000)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant is proposing to lease the existing automotive repair business located at 3320 W. Howard Ave. to establish Tintsmiths of Greenfield, LLC, an automotive window tinting business with minor auto repair services. The business owner currently operates an automotive window tinting business, Tint Boyz Window Tinting, at 2439 W. Lincoln Ave. in Milwaukee. The property is zoned C-3 Neighborhood Commercial District, which permits Automotive Glass Replacement Shops as a Special Use. This site has been through several different Special Use Reviews for similar-type of auto repair businesses. The proposed hours of operation are Monday – Saturday, 10am – 8pm. Services include window tinting and general automotive repair.

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 relatively good condition. During Special Use Reviews in 2018 and 2020, the Plan Commission allowed the previous tenants to keep the garbage dumpster inside the building at all times, other than when it needs to be rolled out for pick-up, rather than construct the enclosure. The dumpster has not been kept inside and at this time staff recommends a site plan be provided showing a board-on-board enclosure be constructed onsite. The landscaping shown on the approved 2020 site plan has also not been installed. Staff recommends the refuse enclosure be constructed and landscaping installed by June 2023.

This item may be expedited to the February 22, 2023 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Tintsmiths of Greenfield, LLC, a proposed automotive glass tinting business to be located at 3320 W. Howard Ave., submitted by William Lukowski, d/b/a Tintsmiths of

Greenfield, LLC. (Tax Key No. 553-8999-000), subject to Plan Commission, staff comments, and the following conditions:

(Items 1 is required to be satisfied prior to the issuance of an occupancy permit, with construction to be completed by June 2023.)

1. Revised Site and Landscaping Plan being submitted to the Community Development Division to show the following: (a) a 4-sided board-on-board refuse enclosure with personnel door or maze wall; and (b) notation that landscaping shown on 2020 site plan will be planted by June 2023.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Special Use Review and Site Plan Review for Tintsmiths of Greenfield, LLC, a proposed automotive glass tinting business to be located at 3320 W. Howard Ave., submitted by William Lukowski, d/b/a Tintsmiths of Greenfield, LLC (Tax Key No. 553-8999-000), subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 22nd Common Council meeting. Motion carried unanimously.

7. **Site and Architectural Plans for Café Hollander and Feisty Loon, proposed restaurants to be located at The Lokal at 84 South, 8415 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 606-0053-008)**

Overview and Zoning

Cobalt Partners, LLC, developers of 84 South, has partnered with The Lowlands Group to complete development of the northwest corner of S. 84 St. and W. Layton Ave. The proposed development will function as two adjacent, unique restaurants - a sixth Café Hollander and a new project called the Feisty Loon, overlooking an activated "green" called [TBD] with its own bar. Lowlands intend to obtain two (2) liquor licenses – one (1) for each restaurant with the central bar being an extension of the Feisty Loon.

The Lowlands Group owns and operates a collection of eight eclectic restaurants in Wisconsin, including five (5) Café Hollanders located in Milwaukee, Wauwatosa, Mequon, Madison and Brookfield, plus standalone establishments Café Benelux, Centraal Grand Café & Tappery, and Buckatabon Tavern & Supper Club. Their family of European and Northwoods-inspired Grand Cafés and Taverns feature from-scratch menus and stylish spaces that represent a home away from home in burgeoning neighborhoods.

Lowlands employs about 700 Lowlanders at the peak of the summer season, with approximately 75 salaried managers or support center team members.

Café Hollander Greenfield will align with the other five (5) active Cafés, but the exterior will have an original aesthetic that captures the character of the development site. Lowlands takes pride in curating independent personalities for every Lowlands identity, and each building design is intentionally custom. Lowlands has collaborated with The Kubala Washatko Architects to craft a layout that reflects the row houses of Amsterdam, iconic city center architecture in cities like Antwerp, and even contemporary construction in that region of Europe. The proposed restaurant will be approximately 8,760 sq. ft. in area and will seat approximately 249 people inside and approximately 86 people outside.

A verdant outdoor bier garden framed by the portfolio organizations, the [TBD], will have a dedicated bar on the north end of the green and a bandshell on the south end. The bier garden menu will act separately from the Café and Tavern, composed of craft pizza, pretzels, burgers and more al fresco fare. Lowlands anticipates activating the greenspace often with Wisconsin sports watch party events, yard games, movie nights, weddings, private parties, and more.

Lowlands expect to hire approximately 175-200 employees for the whole development with 15-20 salaried and the remaining hourly. Hours of operation: Cafe Hollander will offer breakfast every day along with lunch and dinner along with brunch on weekends. Hours will be approximately 8am - close (between 10pm and midnight) every day.

Lowlands' goal is to create the flourishing district Greenfield deserves by delivering a true destination experience where their guests can enjoy all three (3) Lowlands branches in one (1) convenient visit. Lowlands describes the experience: "Imagine commencing your local getaway with a pre-dinner cocktail, transitioning to a gratifying meal, then indulging in dessert or a Belgian bier after dinner. All brought to you by Lowlands Greenfield."

The 84 South development is zoned Planned Unit Development (PUD). Plan Commission has waived the public hearing process on other Special Use Permit uses within the 84 South development due to the extensive original public participation process for the development itself. Staff recommends that a public hearing is not needed for this application and that the site and architectural plans be expedited to the February 22, 2023 Common Council meeting.

The targeted milestone dates include: building construction start – spring 2023; staggered openings starting late 2023/early 2024.

Site Plan

The two (2) buildings will be situated right at the corner of 84th & Layton, designed with good planning in mind, defining the corner with buildings rather than a parking lot. The parking lot will be situated to the north and west, merging with the Outback Steakhouse parking lot. The existing driveway to Sura Ln. will be the main entry into the site, with a right-turn-only exit onto Sura Ln. If patrons want to exit and travel west on Sura Ln., they would need to utilize the existing/shared driveway with the Outback Steakhouse parking lot. There is no vehicular access to W. Layton Ave. There will, however, be a new pedestrian access that incorporates grade changes from the sidewalk along W. Layton Ave. There will be landscape islands situated in the parking lot, some with light poles to match the other poles in the 84 South development. A landscaping plan is forthcoming and will be reviewed by the City Forester.

There will be two (2) refuse enclosures, each situated on the north sides of the buildings, in the parking lot where patrons will walk past to enter the restaurant. The enclosures are large enough that they also house a generator for each building. The enclosures are proposed to be constructed of wood-style aluminum slat material. Staff has had discussions with the designers about material changes and request that a masonry product is used to match the building. The Outback Steakhouse refuse enclosure is constructed of stone, the Portillo's refuse enclosure is constructed of brick, and the MOD Pizza/Hand & Stone multi-tenant commercial building refuse enclosure is constructed of brick. All of these other 84 South refuse enclosures are equally visible to the public as the Café Hollander refuse enclosure will be. In discussions prior to the

publication of the staff report, the applicant stated that they're willing to work with staff on an alternative material for the enclosure.

The site will accommodate 249 parking spaces, of which seven (7) are ADA stalls. The two (2) buildings combined require 280 off-street parking spaces. The Plan Commission and Common Council may waive the requirement through the approval of the site plan.

A detailed site plan for the outdoor even space is forthcoming. Outdoor seating for all restaurants will be offered in the central area.

Architectural Plans

As noted above, the Café Hollander design reflects the row houses of Amsterdam, iconic city center architecture in cities like Antwerp, and even contemporary construction in that region of Europe. This building is a mixture of one- and two-stories. The two-story elevations will be constructed entirely of a clay masonry veneer, multiple colors. The second stories are false/not functional second stories. The one-story east elevation along S. 84 St. will also be constructed of brick and includes insulated glazing with aluminum clad framing windows, along with five (5) window-looking features constructed of natural wood siding to provide architectural relief where the floor plan does not allow for windows. The windows and false windows include cast stone sills/coping. The interior courtyard, one-story portion of the restaurant will be constructed mostly of composite panels/boards with a tremendous amount of windows. There will be a fabric awning on the south and west elevation of the far southwest section of the restaurant, red/orange in color. The middle section of the courtyard façade will be constructed of the composite panels, but mostly a window system that includes a corrugated metal RTU screen. The northern section of the courtyard façade will be constructed of a natural wood siding or similar, stained. The restaurant entrance is located on the courtyard or west façade. There will be walking path that leads from the parking lot to the entrance. Above the entrance is an elevated roofline with a four-sided metal framed window system, bringing natural light into the restaurant entryway. The north façade is a combination of the natural wood siding on the section closest to the courtyard, and then transitions to a brick façade for the majority of its length. There will be three (3) windows along the north façade surrounded by the natural wood siding. While the refuse enclosure sticks out off of the building, into the parking lot and adds some dimension to this façade, staff has discussed the need for some architectural relief on the façade that is immediately seen by all patrons in the parking lot and from Sura Ln. The plan may incorporate some type of mural/painting/signage to occupy a large portion of the blank brick wall. Details will be forthcoming.

All rooftop mechanical units are screened with a corrugated metal RTU screen wall. The roof will be constructed of asphalt shingles, grey in color. Current design includes three (3) areas of green roof, two (2) on Café Hollander and one (1) on Feisty Loon. The proposed system is a modular tray with lower profile carpeting plants. Irrigation system is intended to be provided to help maintain plants during dry periods. If budget prohibits use of green roofs, alternative assembly will be membrane roof similar to adjacent flat roof areas. In addition, the middle section of the courtyard façade will include some sort of skylight system, again to allow natural light to enter the restaurant.

Staff does not have any recommended modifications to the general site plan and architectural design of the Café Hollander building. Detailed plans shall be provided for future Engineering and landscaping review.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for Café Hollander, a proposed restaurant to be located at The Lokal at 84 South, 8415 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 4 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 and Architectural Plans being submitted to the Community Development Division to show the following: (a) masonry material being used for the refuse enclosure; (b) required vs. provided parking calculations; (c) floor plan layouts; (d) landscaping plans, to be reviewed and approved by the City Forester; (e) plan details for the outdoor biergarten, to be reviewed by the Plan Commission and Common Council at a future date.
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. Revised civil plans being submitted to the Engineering Division for review and approval, as needed.

8. Site and Architectural Plans for Feisty Loon, a proposed restaurant to be located at The Lokal at 84 South, 8515 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 606-0053-008)

Overview and Zoning

The narrative from item #7 above can, for the most part, be repeated for this item.

The Feisty Loon is a novel concept that Lowlands' consider a spinoff from their Northwoods-inspired Buckatabon Tavern & Supper Club. While Buckatabon is a more literal interpretation of a classic Wisconsin supper club, the Feisty Loon is its playfully nostalgic junior, with a greater focus on all-day dining occasions extending well beyond dinner, including lunch and brunch experiences that other Lowlands-founded locales are famous for. Much of Feisty Loon's menu is reminiscent of Buckatabon's, balanced by moderately priced items. Lowlands envision the Feisty Loon as an accessible "everyday" restaurant rather than one reserved for special occasion dining. However, Lowlands notes that they will welcome celebrations of all kinds at the Feisty Loon. The proposed restaurant will be approximately 9,000 sq. ft. in area and will seat approximately 214 people inside and approximately 84 people outside.

Hours of operation: Feisty Loon will be open for lunch and dinner every day with brunch on the weekends. Hours will be approximately Mon - Fri 11am-close (between 10pm and midnight) and Sat & Sun 9am-close.

The 84 South development is zoned Planned Unit Development (PUD). Plan Commission has waived the public hearing process on other Special Use Permit uses within the 84 South development due to the extensive original public participation process for the development itself. Staff recommends that a public hearing is not needed for this application and that the site and architectural plans be expedited to the February 22, 2023 Common Council meeting.

The targeted milestone dates include: building construction start – spring 2023; staggered openings starting late 2023/early 2024.

Site Plan

The two (2) buildings will be situated right at the corner of 84th & Layton, designed with good planning in mind, defining the corner with buildings rather than a parking lot. The parking lot will be situated to the north and west, merging with the Outback Steakhouse parking lot. The existing driveway to Sura Ln. will be the main entry into the site, with a right-turn-only exit onto Sura Ln. If patrons want to exit and travel west on Sura Ln., they would need to utilize the existing/shared driveway with the Outback Steakhouse parking lot. There is no vehicular access to W. Layton Ave. There will, however, be a new pedestrian access that incorporates grade changes from the sidewalk along W. Layton Ave. There will be landscape islands situated in the parking lot, some with light poles to match the other poles in the 84 South development. A landscaping plan is forthcoming and will be reviewed by the City Forester.

There will be two (2) refuse enclosures, each situated on the north sides of the buildings, in the parking lot where patrons will walk past to enter the restaurant. The enclosures are large enough that they also house a generator for each building. The enclosures are proposed to be constructed of wood-style aluminum slat material. Staff has had discussions with the designers about material changes and request that a masonry product is used to match the building. The Outback Steakhouse refuse enclosure is constructed of stone, the Portillo's refuse enclosure is constructed of brick, and the MOD Pizza/Hand & Stone multi-tenant commercial building refuse enclosure is constructed of brick. All of these other 84 South refuse enclosures are equally visible to the public as the Feisty Loon refuse enclosure will be. In discussions prior to the publication of the staff report, the applicant stated that they're willing to work with staff on an alternative material for the enclosure.

The site will accommodate 249 parking spaces, of which seven (7) are ADA stalls. The two (2) buildings combined require 280 off-street parking spaces. The Plan Commission and Common Council may waive the requirement through the approval of the site plan.

A detailed site plan for the outdoor even space is forthcoming. Outdoor seating for all restaurants will be offered in the central area.

Architectural Plans

The Feisty Loon building is designed in a completely different fashion than the Café Hollander building. This design gives off a bit of a retro supper club vibe. The south elevation facing W. Layton Ave. is constructed almost entirely of a massive glazed, aluminum-framed window

system. The roofline is designed in a somewhat V-shape. The remaining south façade materials include clay masonry veneer and a small section of natural wood siding or similar. The south façade of the future biergarten building, located on the north end of the open outdoor space, will be constructed of a natural wood siding or similar and will have an exposed wood roof deck. The open bar design of that section of the building will include glulam timber framing poles, supporting the extended roofline/canopy. The multi-level aluminum-framed window system carries over to the east façade, facing the outdoor space. The building then transitions into a one-story design with a natural wood siding or similar base material, more storefront windows, and further north, a clay masonry veneer material and more natural wood siding. A pergola projects off of the east elevation over a section of outdoor seating. The biergarten/bar building façade on the north elevation will be constructed of natural wood siding or similar with five (5) smaller aluminum-framed windows. Staff is requesting that the applicant consider some type of signage or mural to occupy the blank portion of this wall. As you move further west on the north elevation, the building material transitions to a clay masonry veneer. This building façade includes a hollow metal door for staff to go in/out of and three (3) larger architectural relief square-shaped sections of natural wood siding. The west façade acts as the main entrance to the restaurant that gives off that retro supper club vibe. It includes a continuation of the mixture of natural wood siding and clay masonry veneer materials. The façade at the door entrance will be constructed of stone masonry veneer and aluminum-framed windows framed with an upside-down V-shaped roofline constructed of glulam timber framing and capped with a standing seam metal roof.

Staff does not have any recommended modifications to the general site plan and architectural design of the Café Hollander building. Detailed plans shall be provided for future Engineering and landscaping review.

Recommendation: Recommend Common Council approval of the Site and Architectural Plans for Feisty Loon, a proposed restaurant to be located at The Lokal at 84 South, 8515 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 4 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. Item 1 d is not required prior to issuance of permits.)

1. Revised Site and Architectural Plans being submitted to the Community Development Division to show the following: (a) masonry material being used for the refuse enclosure; (b) required vs. provided parking calculations; (c) floor plan layouts; (d) landscaping plans, to be reviewed and approved by the City Forester at a future date; (e) plan details for the outdoor biergarten, to be reviewed by the Plan Commission and Common Council at a future date.
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. Revised civil plans being submitted to the Engineering Division for review and approval, as needed.

Scott Yauck was present for discussion on behalf of Cobalt Partners, LLC. He requested that condition item 1(d) for items 7 & 8, submitting revised landscaping plans, not be required before permits are issued. The Plan Commission agreed that this would be acceptable. Ms. Porter noted that the conditions would be updated so that item 1(d) will now need to be reviewed and approved by the City Forester at a future date.

The Mayor mentioned that a projecting hanging sign along Layton Ave. would be appropriate to energize the corner of W. Layton Ave. and S. 84 St. and recommended that one be approved in the future, if proposed. The Mayor and Ald. Kastner agreed that the applicant could tastefully exceed signage regulations for this property.

Motion by Mr. Carlson, seconded by Mr. Braswell, to recommend Common Council approval of the Site and Architectural Plans for Café Hollander and Feisty Loon, proposed restaurants to be located at The Lokal at 84 South, 8415 and 8515 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC (Tax Key No. 606-0053-008), subject to Plan Commission and staff comments, (including that a landscape plan submittal not hold up permit issuance), and authorize this item to be expedited to the February 22nd Common Council meeting. Motion carried unanimously.

9. **Conceptual Plan for general site layout of Loomis Crossing North, a future development in the vicinity of W. Loomis Rd. the park-n-ride facility, and I-894, submitted by Bill Ohm and Scott Yauck, Cobalt Partners, LLC.**

Loomis Crossing North comprises a 25-acre redevelopment site and the second phase of the overall 38-acres Loomis Crossing redevelopment project. To date, demolition and infrastructure work for Loomis Crossing South has been nearly completed and construction is underway on the luxury apartments, office, and medical building within that phase. Cobalt Partners, LLC owns all of the land within the Loomis Crossing North redevelopment zone, with the exception of the Aurora Health Center office building at 4131 W. Loomis Rd. and the Security Plus Locksmith parcel at 4145 W. Loomis Rd. These two (2) parcels are not part of the redevelopment plan.

As the project focus has now shifted to the North phase, planning is underway relative to infrastructure design. Such design needs to accommodate The TURF Skatepark as well as the WDOT requirements for a reduced park and ride and crash investigation site. Preliminary conversations with WDOT, facilitated by City staff, have resulted in a general consensus on the siting of those components and start to define the overall site layout.

One of the key design considerations of the overall site layout is the location and configuration of the access road, which is constrained by several factors. Among those factors is the access point at S. 43 St., the distance from the northbound exit ramp at W. Loomis Rd. to an access point to the site, and incorporation of The TURF Skatepark and the WDOT park-n-ride and crash investigation site. In addition, the design is influenced by the objectives of maximizing the development potential of the balance of the site and the efficiency of the infrastructure design.

A further complication is the “no build” area under the existing east/west ATC transmission lines, which divides the site into north and south areas.

The submitted conceptual design attempts to address the foregoing considerations. Cobalt Partners, LLC is seeking City feedback at this point in the design prior to advancing the design layout for end users and supporting utility infrastructure. There is no motion/voting by the Plan Commission for a Conceptual Review item.

Scott Yauck was present for discussion, representing Cobalt Partners, LLC. Mr. Yauck said that construction on the south side of Loomis Crossing is fully under way. He thanked the City of Greenfield for their support with helping to get the ground broken at the medical office building. He said that Cobalt has now turned their attention to the north side. Mr. Yauck mentioned that there are a few constraints, including the ATC lines. He said that they looked into relocating them, including conducting a study which concluded that the costs would approach \$5 million. He explained that, when Cobalt acquired the former DOT parcel, they had to retain 150 parking stalls which today are barely used. Mr. Yauck said that the freeway flier isn’t running anymore. He said that Cobalt may try to reduce the obligation of maintaining 150 parking stalls, but that they would still need to keep the crash investigation site.

Mr. Krenz asked how big the acreage is at the north site. Mr. Yauck said that the total area for redevelopment is about 27 acres, but that includes 2.3 acres for The Turf. Mr. Yauck said that Cobalt has made multiple attempts to purchase the locksmith property located at 4145 W. Loomis Rd., and there was no interest from the owner. He said that Cobalt wants to proceed with the development and doesn’t want this property situation to hold up progress. Mayor Neitzke mentioned that there’s an existing use on the property and the DOT may restrict access for commercial purposes in the future if it was redeveloped. Mr. Yauck said that a change of use in the future would trigger some restrictions. The Mayor wants it noted that the City is making every effort to include the owner of the 4145 W. Loomis Rd. property with this development and multiple efforts to communicate such desire have been made to the owner of 4145 W. Loomis Rd.

Mr. Braswell asked what businesses could go into the development area. Mr. Yauck is looking at business park type uses for job creation. He said that it would not be an appropriate housing site. He thinks there will be a strong demand for a business park because the site has easy freeway access, is highly visible from the freeway, and is centrally located with a lot of density around it for an employee base. Mr. Krenz asked if there will be one tenant. Mr. Yauck said that there will probably be multiple tenants, including more than one building. Ms. Wojak asked if it would be accessible by semis if the site goes industrial. Mr. Yauck explained that it would be accessible by semis, but he thinks that a lighter type use with flex space including offices and light manufacturing or assembly would be more appropriate.

Conceptual Plan. No vote.

- 10A. Special Use Review for Pho Viet, an existing restaurant located at 5475 S. 27 St., submitted by Alex Nguyen, d/b/a Viet Pho, LLC. (Tax Key No. 645-9002-000)**
- 10B. Site Plan Review for Pho Viet, an existing restaurant located at 5475 S. 27 St., submitted by Alex Nguyen, d/b/a Viet Pho, LLC. (Tax Key No. 645-9002-000)**

Items 10A and 10B may be considered together.

Overview and Zoning

The applicant, Mr. Nguyen, is proposing to take over the lease of Pho Viet, an existing restaurant located at 5475 S. 27 St. The restaurant is located within the Pacific Produce multi-tenant commercial building. The applicant intends to operate the business in the same manor it has been operated and will retain the existing hours of operation, 10am to 9pm, Wednesday through Monday. The applicant has experience in the restaurant industry and will be taking over the business from his uncle. The property is zoned C-2 Community Commercial District, which permits full-service restaurants with a Special Use Permit.

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. There are a number of issues staff observed during a recent site visit, and there is a known history of maintenance issues at this site. The asphalt in the rear drive lane is extremely deteriorated and should be replaced. There are a number of dumpsters within the alley that either do not have refuse enclosures or do not fit in the existing enclosures. Staff recommends a revised site plan be submitted showing either enlarged board-on-board enclosures capable of fitting the dumpsters, or additional enclosures to contain the dumpsters on site. The Health Dept. has historically had garbage issues with the owner of this property. There is garbage and furniture dumped in the alley that needs to be removed immediately. The chain link fence in the alley adjacent to the residential properties to the west is in disrepair. Staff recommends replacement with a board-on-board fence, per Code requirement.

In an attempt to return nearly \$13,000 in city-held landscaping security funds for this property, the City Forester conducted a site visit last fall to verify that existing landscaping adheres to the approved landscaping plan from 2010. The City Forester found numerous missing landscaping plants and trees throughout the site. The City sent notices to the property owner in October 2022 but did not receive a response. Staff recommends the missing landscaping material be installed by June 2023. If missing landscaping is not installed by June 2023, the City will use the held funds to install missing material.

Staff recommends that this item be expedited to the February 22, 2023 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Pho Viet, an existing restaurant located at 5475 S. 27 St., submitted by Alex Nguyen, d/b/a Viet Pho, LLC. (Tax Key No. 645-9002-000), subject to Plan Commission, 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 June 2023.)

1. A Site Plan being submitted to the Community Development Division to show the following: (a) either enlarged 4-sided board-on-board refuse enclosures or additional 4-sided board-on-board refuse enclosures with a personnel door or maze wall, such that no garbage dumpsters are stored outside said enclosures; (b) replaced asphalt in the alley/driveway behind the building; and (c) replacement of chain link fence along the west property line with a board-on-board fence.
2. A letter being submitted to the Community Development Division stating that garbage, trailer, and dumped furniture have been removed from the alley and the missing landscaping material from the approved 2010 landscape plan will be replaced by June 2023.

Mayor Neitzke mentioned that Pho Viet has an approved special use from when the restaurant originally went in, with requirements for landscaping and a fence. He said that, when it comes to the owner of the building itself, their special use to operate the grocery store is in jeopardy if they don't comply with the conditions from the original approval. The Mayor explained that, regarding the asphalt in the back of the property, the code enforcer has had direct outreach to the grocery store requesting repair. He said that there have been concerns raised with the Health Department requesting them to remove garbage in the back.

Mayor Neitzke said that the applicant is just continuing the restaurant occupancy and that he should not have any conditions. He explained that the conditions need to be presented to the owner of the property in a more forceful letter, because it's their approved site plan that they're failing to comply with for the overall property. Ms. Porter said that the conditions listed regarding the site will be followed up by Enforcement and sent to the property owner.

Motion by Mr. Weis, seconded by Mr. Braswell, to recommend Common Council approval of the Special Use Review for Pho Viet, an existing restaurant located at 5475 S. 27 St., submitted by Alex Nguyen, d/b/a Viet Pho, LLC (Tax Key No. 645-9002-000), subject to Plan Commission, staff comments (including the removal of conditions) and authorize this item to be expedited to the February 22nd Common Council meeting. The Plan Commission also motioned that item 10B be placed on the next agenda. Motion carried unanimously.

11. Community Development Manager Report

Mayor Neitzke said that he met with the Chicago representative of Spring Mall's owner, Brixmor. He explained that they have made communications with the developer, Cobalt, and they are working towards trying to find a solution. The Mayor said that he attended meetings regarding the cost and pricing for the Turf. Mayor Neitzke said that the estimated cost for the Turf was originally 3.5 million and now that total has doubled. He said that there are a few entities that have expressed a strong interest in operating their business out of The Turf building.

12. Adjournment.

Motion by Mr. Carlson, seconded by Mr. Weis, to adjourn the meeting at 7:08 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed February 17, 2023