MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 13, 2024

1. The meeting was called to order at 6:00 p.m. by Mayor Michael Neitzke

ROLL CALL:	Mayor Michael Neitzke	Present
	Ald. Karl Kastner	Excused
	Mr. Brian Weis	Excused
	Mr. Steve Rogers	Present
	Mr. Don Carlson	Present
	Mr. Zak Marshall	Present at 6:02pm
	Mr. Robert Krenz	Present
	Mr. Michael Braswell (alt.)	Excused
	Ms. Danielle Wojak (alt.)	Present

ALSO PRESENT: Kristi Porter – Community Development Manager

1. Roll Call

2. Approval of the minutes from the January 9, 2024 meeting.

Motion by Don Carlson, seconded by Mr. Krenz, to approve the January 9, 2024 meeting minutes. Motion carried unanimously.

3. Discussion regarding last Common Council meetings.

Common Council approved the Public Hearing for Black Belt Leadership Academy on January 16, 2024.

4. Conceptual Plan Review for Cold Spring Road Development, a proposed new construction multi-family development to be located at 9605 W. Cold Spring Rd., submitted by John Coury and Rich Coury, d/b/a Jonrich, LLC, and Adam Hertel, d/b/a American Architectural Group. (Tax Key No. 607-9981-004).

Overview and Zoning

The property owners, John and Richard Coury, are proposing a conceptual plan for 206 market-rate multi-family residential units on the 20.15-acre property located on the south side of W. Cold Spring Rd., at approximately S. 96 St. In October 2018, the owners submitted site, landscaping and architectural plans for a 60-unit memory care CBRF facility with a phase 2 multi-story RCAC senior facility in the back. A variety of factors have lead the owners to change the concept to market-rate apartments—nothing about this newly-proposed development is targeted to senior living.

The 20.15-acre site is already zoned Planned Unit Development (PUD). A public hearing is not required for rezoning. PUD standards and requirements are provided in the table below, for the entire proposal, for all three (3) phases:

Cold Spring Road Multi-Family Development

Proposed Building Stats		
	# of Units	Building height
Townhouses	46	2 stories, 32'
Apartments	160	3 stories, 37.5'
	206	

	PUD Requirement	Proposed
Minimum Site Area (Table 21.04.0403A) Acres	5.00	20.18
Maximum Density Measures for Residential (Table 21.04.0403B)		
Minimum Open Space Ratio (OSR) = open space / base site area	0.40	0.76
Maximum Gross Density (GD/ Acre) = Total # dwelling units / base site area	8.00	10.20
Maximum Net Density (ND/ Acre) = Total # dwelling units / net buildable area	12.00	12.14
Minimum Front Yard (FT)	25	15
Minimum Rear Yard (FT)	25	25
Minimum Side Yards (FT)	25	25
Minimum Distance Between Buildings	3/4 the height of the tallest building, or 20', whichever is greatest	Varies, 68' MIN

Minimum Dwelling Unit Size Standards - For structures with more than 2 Dwelling Units (Table 21.04.0403E)	PUD Requirement	Proposed
Townhouse - 2 Bedroom (Minimum SF)	1000	1147
Townhouse - 2 Bedroom (Minimum SF)	1000	1612
Apartment - 1 Bedroom (Minimum SF)	800	875
Apartment - 2 Bedroom (Minimum SF)	1000	1150

PARKING		
One Bedroom Apartment	Requirement	Proposed
# of Dwelling Units		120
1.5 space per Dwelling Unit (50% to be enclosed)	180	120
0.5 space per dwelling unit (guest parking)	60	76
Two Bedroom Apartment	Requirement	Proposed
# of Dwelling Units		40
2.0 space per Dwelling Unit (50% to be enclosed)	80	40
0.25 space per dwelling unit (guest parking)	10	10
	330	246
Townhouse	Requirement	Proposed
# of Dwelling Units		46
2.0 space per Dwelling Unit	92	92
	92	92
	TOTAL Required Parking On Site	TOTAL Proposed Parking On Site
	422	338

Apartments - Unit Count		Apartments - Parking Count	
1 Bed	120	Underground	160
2 Bed	40	Surface	86
	160		246
Townhouses - Unit Count		Townhouses - Parking Count	
Townhouse	46	Garage	83
TOTAL UNITS	206	TOTAL PARKING	329

The table shows that the maximum gross density is higher than what the PUD allows for (8 units/acre allowed, 10.20 units/acre proposed). And the maximum net density is slightly higher than what the PUD allows for (12 units/acre allowed, 12.14 units/acre proposed). The Plan Commission and Common Council would need to consider whether a density waiver would be allowed with final plans. The proposed open space ratio of 0.76 far exceeds the requirement of 0.40. In addition, a front yard setback waiver would need to be provided, as the proposal shows a 15-ft. front yard setback, where a 25-ft. setback is required. The rest of the setback requirements are being met.

Phase 1:

The first phase of the development comprises 46 townhomes, organized into five (5) buildings. Specifically, there are four (4) 10-unit buildings and one (1) 6-unit building. The townhome-style buildings will have their own external entrances.

Four (4) 10-unit townhomes

- 10,239 sq. ft./building, 40 units total
- Eight (8) 2-story, 2-bedroom, 2.5-bath units
    - 2-car garage
    - Approximately 1,600 square feet each unit
- Two (2) 2-story, 2-bedroom, 1.5-bath units
    - 1-car garage
    - Approximately 1,150 square feet each unit

One (1) 6-unit townhome

- 6,265 sq. ft. building, 6 units total
- Five (5) units 2-story, 2-bedroom, 2.5-bath units
    - 2-car garage
    - Approximately 1,600 square feet each unit
- One (1) 2-story, 2-bedroom, 1.5-bath units
    - 1-car garage
    - Approximately 1,150 square feet each unit

Rent rates will range from $1,500 to $2,700/month based on varying lease agreements and specific factors.

Phases 2 and 3:

Both Phase 2 and Phase 3 will feature a 3-story apartment building (one building/phase) accommodating 90 units in one (1) building and 70 units in the other building, with underground parking and approximately 86 surface parking stalls for residents and visitors.

Conceptual Site Plan

The proposed conceptual site plan includes two (2) entries into the property from W. Cold Spring Rd. One (1) entry utilizes the existing We Energies driveway that leads to the We Energies substation, and a new driveway would be constructed on the west side of the property. The townhomes would be constructed on the north end of the site, parallel with W. Cold Spring Rd., and the Phase 2 & 3 three-story apartment buildings would be built in the back, approximately 300 ft. from the road. The site layout consists of an alley-like road between the four (4) 10-unit townhomes that lead to the garage entrances of all four (4) buildings. There would be large-enough pads in front of the garages to park vehicles outside of the garages as well. An 86-stall outdoor parking lot is shown between the southern two (2) townhomes and the 3-story apartment buildings. A walking pathway/sidewalks are shown along the “front” of each townhome where the exterior entry doors are located, along with an internal walking path layout in the center of the site. A grilling station is shown along the east side of the townhomes, just west of the We Energies driveway. A retention pond is shown in the southern half of the site. The property owners are also showing the public pedestrian path that will connect to Cobalt’s property to the east and S. 92 St., to S. 99 St., as part of a collaboration project with the City and Cobalt.

The PUD standard table above indicates that after all phases are constructed, there will be 338 parking spaces provided and 422 required per Code, a shortage of 84 parking spaces.

The developers also own the single-family-zoned parcel to the east of the We Energies driveway, at 9531 W. Cold Spring Rd. That parcel is where the 6-unit townhome is depicted on the conceptual site plan. There are a few issues with this proposal that would need to be rectified, in order to move forward with this concept:

- The parcel is zoned R-2 Single-Family Residential Conservation District, so it cannot have a stand-alone 6-unit townhouse built on it, as is proposed.
- The parcel can't be rezoned PUD because the city has a 5-acre minimum requirement for the PUD zoning district.
- Staff suggests swapping land with We Energies and building the townhouse where the current We Energies driveway is, and moving the driveway east to 9531 W. Cold Spring Rd., then doing a CSM for land maneuvering, and then the new land that's added to the larger 20.15-acre parcel, can be rezoned to PUD.
- This seems to be the only feasible way for the development to include the 5th townhouse.
- The developer will need to coordinate the land swap before final site, landscaping and architectural plans can be considered.

Staff has the following initial comments/questions on the site plan layout:

- Protect/maintain the existing tree line along the west property line that abuts the back yards of the residential properties along S. 99 St. and the side yard of 9803 W. Cold Spring Rd.
- Try to accommodate more visitor parking closer to the northern townhomes. Likely need more visitor parking than what's proposed at this time. All surface parking should be constructed with Phase 1.
- Garbage details are needed—unsure if there will be one (1) or a couple central, larger refuse enclosure areas? Or are the townhomes using rolling carts that will be kept in the garages?
- Where will the central mailbox area be located?
- Move the grill area to a more centralized area.
- Move the sidewalk that's parallel to W. Cold Spring Rd., within the ROW, or construct a second sidewalk in the ROW.

Conceptual Architectural Plans

Conceptual architectural plans for Phase 1 only, have been submitted. The design is intended to provide a visual differential between each of the side-by-side units, similar to a row house design. There are false 3rd story dormer windows, providing visual height and additional architectural relief to the buildings. Some of the units provide a 2nd floor balcony. Each unit has its own attached garage and own front door entry on the opposite façade from the garages.

Building materials include James Hardie or LP siding (vertical, horizontal and shake), and brick. At a bare minimum, each unit has a brick base. Some units are brick from bottom to top. If the style holds for final design, staff is recommending that the brick bases be raised higher. Staff is also recommending that a wood-grain-like garage door be used, rather than white panels. The garage doors do include windows. The plans show asphalt shingles. A material board would be requested at the time of submittal for final design.

This is a conceptual plan, staff does not provide a recommendation at this time. The applicant anticipates submitting final plans for a future Plan Commission Meeting.

John Coury, representing Jonrich LLC, was present for discussion. Mayor Neitzke mentioned how the site plan is frontloaded towards W. Cold Spring Rd., with a sidewalk planned right next to the right of way. He said that the City of Greenfield has been trying to put sidewalks along each of the quarter section streets. The Mayor noted that the setback of the townhomes should be in line with the existing homes located along the street. He explained how the trees along the west property line create a sound barrier from the freeway, and he would like them to remain in the new site plan.

Mayor Neitzke mentioned how access to the WE Energies driveway will be shared with a six unit townhouse which is not ideal or good planning. He also mentioned how the narrow, curved road that provides access to the back may not be large enough for Fire Department access. Mayor Neitzke suggested that separate access needs to be installed instead of using a shared easement with WE Energies. He said that a redesign will be necessary to swap the We Energies driveway.

Mayor Neitzke discussed shared space at the proposed complex and suggested moving the grill area, which is shared by four buildings, to a central location. The Mayor is concerned that there's nowhere for guests to park, besides the driveway allocated for each townhome. He stressed the need for more central surface parking available for guests.

The Mayor mentioned the importance of adding a second entrance door to each unit, so that residents and guests don't need to walk all the way around the building for an entrance. He explained how access for Emergency responders needs to be more accessible with two entrances, rather than one door and a garage door entrance.

Mr. Rogers asked about snow plowing in front of the garage and whether the tenants or owners will shovel. Mr. Coury said that the developer would be responsible for snow removal. Mr. Rogers asked where the snow will be piled after plowing. Mayor Neitzke discussed how snow plowing will damage the garage doors and residents will complain to the City of Greenfield regarding the appearance.

Mayor Neitzke mentioned how the proposed buildings are located close together. He suggested pushing the construction south to create a more visually appealing construction in the single family home neighborhood. He discussed how the proposed buildings from the back aren't defined. He said that there needs to be detailed plans of the 3-story apartments in the back before an approval. The Mayor said that more parking is needed and asked if they plan on constructing underground parking. Mr. Coury said that, yes, they are planning on including underground parking.

Ms. Wojak agreed that the buildings need to be set back more from W. Cold Spring Rd. She also doesn't want residents parking on W. Cold Spring Rd. Mayor Neitzke said that the City of Greenfield may want some land to be dedicated for right of way along W. Cold Spring Rd. Ms. Wojak mentioned that the green space on the site plan should be usable.

Mr. Coury clarified that they anticipated requesting TIF assistance from the City. Mayor Neitzke said that TIF districts are investments by the community to make the community a better place. He explained how the City of Greenfield needs to see a net benefit to the community in order to entertain a TIF district. He also said that the City usually doesn't provide TIF assistance for just apartments, the project usually has major challenges, not a green field.

5. Certified Survey Map for a proposed land combination of 4000 S. 92 St. and 9137 W. Waterford Ave., submitted by Donald and Sharon Berlin, property owners. (Tax Key Nos. 569-1057-005 and 569-1031-001).

The applicants own both parcels, tax key numbers 569-1057-005 and 569-1031-001, and are seeking to combine their adjacent lots into a single parcel. The home and garage are currently located on the western parcel, 4000 S. 92 St., and the eastern parcel is vacant. The buildings on the western parcel are very close to lot lines, the garage is approximately 2ft and 3ft off the southern and eastern lines respectively. Furthermore, the current size limitation of the western lot has resulted in a 2-car garage that has limited access as half of garage door is behind the home. The proposed CSM would provide the owners with greater flexibility to address the limitations associated with the location of their current garage.

The Engineering Division has reviewed the proposal and has shared comments from staff and Milwaukee County with the surveyor. Staff recommends approval and recommends this item be expedited to the February 20, 2024 Common Council Meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for a proposed land combination of 4000 S. 92 St. and 9137 W. Waterford Ave., submitted by Donald and Sharon Berlin, property owners. (Tax Key Nos. 569-1057-005 and 569-1031-001), subject to Plan Commission and 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.

Mayor Neitzke said that the current owner of 4000 S. 92 St., Mr. Berlin, bought the property with the hopes of building a three car garage. The Mayor explained how an accessory structure cannot be built on a separate lot, it must be part of a combined lot. The Mayor recommends that Mr. Berlin take his proposal to the Zoning Board of Appeals if the proposed garage does not meet code requirements. Mayor Neitzke wants the minutes to reflect that Plan Commission wouldn't object to the three car garage that Mr. Berlin intends to propose.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend Common Council approval of the Certified Survey Map for a proposed land combination of 4000 S. 92 St. and 9137 W. Waterford Ave., submitted by Donald and Sharon Berlin, property owners (Tax Key Nos. 569-1057-005 and 569-1031-001), subject to Plan Commission and staff comments, and authorize this item to be expedited to the February 20, 2024 Common Council meeting. Motion carried unanimously.

6. Special Use Review for proposed hours of operation change to Melt N Dip, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005).

Overview and Zoning
Melt N Dip was approved in March and April 2022. The restaurant was before the Plan Commission and Common Council in June/July 2023 for approval for an outdoor seating area and to expand their hours of operation. At that time, Melt N Dip was approved to have their closing time expanded from 11pm to 12am (midnight).

The applicant is now proposing to expand their hours of operation from the approved closing at 12am (midnight) to 2am ONLY during the month of Ramadan. The proposed expansion would allow them to serve customers who are participating in the holy month of fasting. Ramadan's occurrence is based on the Muslim calendar, resulting in Ramadan beginning 10-12 days earlier each year. Within a 33-year cycle, Ramadan will fall in every season.

The proposed hours are: 11am – 12am (midnight), daily except for during the month of Ramadan which would be 11am-2am, daily.

Per Section 21.04.0701.K. of the Municipal Code: ***Subsequent change or addition to the plans or use. (Cr. #2731)*** *Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission. If in the opinion of the Plan Commission, it is anticipated that such requested change in the special use substantially changes the concept or intent of a previously approved special use, the Plan Commission can consider it a major change to the original Special Use. If this is the decision of the Plan Commission, then a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and said proposed changes shall be submitted to the Common Council for approval.*

When Melt N Dip appeared before Plan Commission for their outdoor seating area and expanded hours of operation in June 2023, there was no concern at that time by members of the community, other business owners, or members of the Plan Commission about the change. Staff does not feel that the increase in two (2) additional hours of operation, to 2am only during the month of Ramadan, is a major change to the original Special Use for this restaurant located in a major commercial corridor along W. Layton Ave. and does not recommend that a public hearing be held. Staff is recommending that a Resolution amendment be expedited to the February 20, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review for proposed hours of operation change to Melt N Dip, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005), subject to Plan Commission and staff comments, without the need for a public hearing.

Plan Commission discussed how most businesses in the area close at 10pm. Ms. Wojak suggested that the proposed hours be approved as a temporary change. The Mayor mentioned that the change in special use doesn't just attach to this business, it attaches to the property and this particular address, so any future tenants would be allowed to stay open until the proposed 2:00am during the month of Ramadan, if an amended resolution were to be approved by Common Council. Ms. Porter suggested that the Plan Commission recommendation to the

Common Council could be to approve a temporary approval for 30 days during Ramadan in 2024 only, and not amend the resolution. The Plan Commission agreed that was the correct approach, to reconsider this request every year.

Motion by Mayor Neitzke, seconded by Mr. Krenz, to recommend Common Council approval of the Special Use Review for proposed hours of operation change to Melt N Dip, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005), allowing the business to remain open until 2:00 am only during the month of Ramadan in 2024, without the need for a public hearing, and authorize this item to be expedited to the February 20, 2024 Common Council meeting. Motion passed with Mayor Neitzke, Mr. Carlson, Mr. Marshall, and Mr. Krenz voting yes. Mr. Rogers abstained.

7. Signage Plan Appeal for Vape City Tobacco, located at 4969 S. 27 St., submitted by Ra'ed Atshon, d/b/a Vape City Tobacco and Justin Silva, d/b/a Michael's Signs. (Tax Key No. 622-0006-000)

Vape City Tobacco is seeking a signage variance, requesting additional signage beyond what the Chapter 19 Sign Code permits. Vape City Tobacco is seeking a waiver for the total square footage of signage and the total number of wall signs.

The code permits two (2) wall sings, or one (1) wall sign per street frontage, whichever is greater. Vape City Tobacco fronts two (2) streets, S. 27 St. and W. Holmes Ave., equating to two (2) permitted wall signs. Vape City Tobacco is requesting to be allowed to add a third wall sign to their existing two (2) wall signs. The Code permits square footage based on a tenant's lineal footage. For this particular space, the Code calculates 97.5 (1.5 x 65 ft) square feet of signage, Vape City Tobacco is requesting 118 square feet of signage, approximately 21 square feet more than what is permitted by Code.

The applicant, Re'ed Atshon, notes that, because the building was constructed with the intention of accommodating three (3) separate tenants, the façade restricts his ability to have cohesive signage. For this reason, the applicant finds that the additional signage will help increase his sales and exposure by more clearly identifying the kind of business they are.

Comparison to Neighboring Business (Paul's Wine & Liquor, 4955 S. 27 St.)

The application notes that the "proposed letter set will compliment the neighboring business' letters, Paul's Wine & Liquor which are white lexan faces". However, the compliment only applies to the coloration of the signs. The proposed "TOBACCO & CIGARS" sign has a different font, kerning (spacing between letters and symbols), and size (letter height) than the existing "Paul's WINE & LIQUOR" wall sign.

The Paul's WINE & LIQUOR wall sign is 1' 6" tall and 16' wide. (24 sq. ft.)
The TOBACCO & CIGARS wall sign is 1' 10" tall and 30' 4" wide. (55.6 sq. ft.)

Staff recommends approval of the signage waiver for the additional wall sign but denial for the square footage of signage beyond what is permitted by code.

The current proposal results in unmatched signage between businesses that share a parking lot and similar architectural styles. Having a unified font used by both businesses would create a sense of coherence, visually contributing to a more professional, intentional, and aesthetically pleasing outcome. While staff recommends denial of waiver for square footage, as submitted, staff would recommend approval for square footage beyond what is permitted by code if the proposed "TOBACCO & CIGARS" sign was amended to match the existing "Paul's WINE & LIQUOR" sign in size (height), font, and kerning.
If the square footage waiver was denied, Vape City Tobacco would still have 34.5 sq. ft. of signage permitted for their third wall sign. A sign of this size would be nearly 50% larger than the present "Paul's WINE & LIQUOR" sign. In this scenario, Vape City Tobacco can maintain the proposed font and kerning and would only need to adjust the sizing.

Recommendation: Approval of the Signage Plan Appeal for the number of wall signs for Vape City Tobacco and Denial of the Signage Plan Appeal for square footage beyond what is permitted by code for Vape City Tobacco, located at 4969 S. 27 St., submitted by Ra'ed Atshon, d/b/a Vape City Tobacco and Justin Silva, d/b/a Michael's Signs. (Tax Key No. 622-0006-000)

Justin Silva, representing Michael's Signs, was present for discussion. He explained how taking down roughly 20 sq. ft. would decrease the letters to the point where the letters will be 10 inches instead of 24 inches as proposed. Ms. Wojak asked if the letters on the sign light up. Mr. Silva explained that the letters are internally lit like the Paul's Wine & Liquor sign.

Mayor Neitzke recommended approval of a 3rd wall sign as long as the Vape City Tobacco sign is the same height and is consistent with Paul's Wine and Liquor sign design.

Motion by Mr. Marshall, seconded by Mr. Carlson, to approve the Signage Plan Appeal for the number of wall signs for Vape City Tobacco and Denial of the Signage Plan Appeal for square footage beyond what is permitted by code for Vape City Tobacco, located at 4969 S. 27 St., submitted by Ra'ed Atshon, d/b/a Vape City Tobacco and Justin Silva, d/b/a Michael's Signs. (Tax Key No. 622-0006-000), subject to Plan Commission and staff comments, including required modifications to sign font size and style to match Paul's Wine and Liquor sign, and staying within the allotted 97.5 sq. ft. Motion carried unanimously.

8. Conceptual Plan Review for a proposed new construction multi-family development to be located at the former Spring Mall property, 4200 S. 76 St., submitted by Phillip Aiello, d/b/a The Mandel Group. (Tax Key No. 571-8984-009)

Overview and Zoning
The City of Greenfield owns the 23.84-acre former Spring Mall site and in September, issued a Request for Proposal (RFP) seeking developers who would take over ownership and develop the property. The City received two (2) proposals, and in January, the Common Council selected The Mandel Group as the future developer of the site. A Real Estate Purchase and Sale Agreement has been executed. Closing is scheduled no later than November 2024. The Mandel Group ("Mandel") has started their due diligence period, they are undertaking soil borings on the site among other activities to prepare for the future redevelopment.

Mandel, since inception in 1991, has closed over $2 billion in real estate transactions. Their offices are in Milwaukee and they have an excellent commercial and multi-family development

reputation throughout the metro-Milwaukee area. For this particular project, Phil Aiello, President and COO, will be utilizing his 23-year commercial real estate career to bring the Spring Mall project to fruition.

The City rezoned the Spring Mall parcel to PUD #4 in November 2022 with particular standards and permitted uses listed to match the [at the time] proposed mixed-used development by Cobalt Partners. Mandel's proposal will meet those already-adopted standards.

Mandel is proposing to keep the Meyer's Restaurant portion of the southern building and their eastern parking lot in place. The western portion of that building will be demolished, along with the former Pick 'n Save building on the north, and the utility building in the center of the site. The redevelopment of Spring Mall will create a walkable neighborhood that provides connectivity to the Powerline Trail, Meyers, Walgreens, City Hall, and Metro Market. The development will include approximately 288 luxury, market-rate apartments across 12 buildings. Each stacked flat building will include 24 direct-entry apartments on two (2) levels and 8-10 attached parking spaces. Several detached garage buildings will be constructed as well, in addition to some surface parking.

The amenities will be organized around a central green space and walking path that connects City Hall to the Powerline Trail. The apartments will be highly amenitized with on-site leasing offices, on-site maintenance team, clubroom, fitness center, pool, grilling areas, outdoor lounge area with fire pit, dog run, and car wash area.

The apartments will range from studios to 3-bedrooms with an approximate breakdown as follows:

Floor Plan	Size (SF)	Number
Studio	560	48
One bedroom	735 – 800	144
Two bedroom	1,175 – 1,375	72
Three bedroom	1,435 – 1,465	24
Total		**288**

The proposal is still fluid. The number of buildings/units could fluctuate a bit, building locations could be modified, but overall, the site plan represents Mandel's vision for the redevelopment of Spring Mall. Mandel is in works with organizing a neighborhood meeting with the neighborhood to the east. Final site, landscaping and architectural plans will be submitted in the spring for Plan Commission and Common Council review/approval.

Conceptual Site Plan

The proposal includes a natural buffer to the single-family neighborhood to the east. The heart of the community is a central green zone that links amenity and outdoor spaces from the north to south. The proposed site plan does not include public roads, all drives will be private. Stormwater will be managed through a retention pond on the east side of the property which will also serve as a buffer for the homes to the east. The distance from the closest apartment building to the property line is 145 ft. and the distance from the parking spaces to the property line is 90 ft.

There will be approximately 517 parking spaces on the property, broken down as follows:

Location	Number
Attached, enclosed	120
Outdoor, drive slabs	120
Detached, enclosed	96
Surface parking – residents	112
Surface parking – guests/prospective residents	69
Total	**517**

Conceptual Architectural Plans
The 2-story stacked flat apartment buildings will be constructed with a variety of materials that include fiber cement panel, Lux architectural products, Corten metal panels, splitface masonry veneer, and brick veneer.

This is a conceptual plan, staff does not provide a recommendation at this time. The applicant anticipates submitting final plans for a future Plan Commission Meeting.

The Mandel Group led the discussion, with Phillip Aiello and Dan Romnek representing the Mandel Group, Eric Ponto from Engberg Anderson, and Chris Carr from the Sigma Group.
Mr. Aiello led the project presentation. He said that modifications to the site plan were immediately made after receiving staff feedback, extending the buffer along the East property line and removing the stand alone garages from the East lot line. Mr. Aiello explained that Mandel is trying to replicate a city street with a 3-5 ft greenway and sidewalk to make a pedestrian friendly experience for the entire new community.

Mr. Aiello said that Mandel had a meeting on January 29th with DOT, County, DNR and Greenfield City Staff regarding the main entry points on S. 76 St. and W. Forest Home Ave. He said that the discussion included adding a third entry point near Arby's, and the DOT talked about the difficulties at this intersection regarding the addition of more traffic, some more analysis is needed for entry locations.

Mr. Aiello described changes made to the original proposal. He explained how every private street in the proposal is two-way and guests can park on the street. Mr. Aiello said that Mandel will host a neighborhood meeting in the near future to obtain comments, concerns, and questions on the project. He explained how discussion will include the buffer and possible addition of a fence, berm to change the landscape, and also what will be planted on the site.
Mr. Aiello said that he's received concerns from neighbors regarding the pond, and plans have changed so that it will no longer hold water. He said that there are open areas in the street for snow storage.
Mr. Aiello explained how Mandel is working on plans for a garbage location which will be centralized to reduce noise disturbances. Also, mail and packages will be delivered in a central location, in a covered zone for mail and packages, with temporary short term parking for package delivery.

The following residents provided initial comments/ thoughts on the proposal:

John Szczewski 4236 S. 82 St.
James Gigl 4810 S. 82 St.

9. Signage Plan Appeal for Landmark Credit Union, located at 8300 W. Layton Ave., submitted by J'kayla Hodges, d/b/a Sign Effectz Inc. (Tax Key No. 605-0165-004)

Landmark Credit Union is seeking a signage variance, requesting additional signage beyond what the Chapter 19 Sign Code permits. Landmark Credit Union is seeking a waiver for a second changeable copy sign/electronic message center.

The code permits only one changeable copy sign or electronic message center on each lot or parcel of land. Currently, Landmark Credit Union already has an electronic message center within their monument sign. The proposal would add a second electronic message center sign to a wall near their drive-thru lanes.

Municipal Code §19.02 – Definitions.

Electronic message center sign means a type of changeable copy sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, LCDs, a flipper matrix or similar display.

Recommendation: Approval of the Signage Plan Appeal for the number of electronic message center signs for Landmark Credit Union, located at 8300 W. Layton Ave., submitted by J'kayla Hodges, d/b/a Sign Effectz Inc. (Tax Key No. 605-0165-004)

Motion by Mr. Rogers, seconded by Mr. Carlson, to approve the Signage Plan Appeal for the number of electronic message center signs for Landmark Credit Union, located at 8300 W. Layton Ave., submitted by J'kayla Hodges, d/b/a Sign Effectz Inc. (Tax Key No. 605-0165-004). Motion carried unanimously.

10. Ordinance to amend Section 21.06.0103 of the Municipal Code pertaining to stormwater management plan requirements.

The amendment to Section 21.06.0103 is being proposed by the City's Engineering Division. The ordinance amendment creates a uniform requirement that a developer will assume the cost of installing all required storm sewers, regardless of size. The amendment is consistent with Greenfield's longstanding policy that, generally, all new infrastructure required for a development is paid for by the developer.

Currently, Subsection 21.06.0103 E of the Municipal Code only requires that developers assume the cost of installing all required storm sewers up to forty-eight (48) inches in diameter and that storm sewers larger than that size would be prorated in proportion to the ratio that the total area of the proposed development is to the total drainage area to be served by such a larger sewer. The proposed amended language eliminates size-based determinations of cost and simplifies this section of code. The proposed amended language is as follows:

E. *Storm sewers*. When required by the City, the developer shall assume the cost of installing all required storm sewers.

Staff recommends that the draft ordinance proceed with a public hearing, which is scheduled for February 20, 2024.

Recommendation: Recommend Common Council approval of the Ordinance to amend Section 21.06.0103 of the Municipal Code pertaining to stormwater management plan requirements.

Motion by Mr. Carlson, seconded by Mr. Marshall, to recommend Common Council approval of the Ordinance to amend Section 21.06.0103 of the Municipal Code pertaining to stormwater management plan requirements, subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for February 20, 2024. Motion carried unanimously.

11. Discontinuance of general right-of-way immediately east of 2801 W. Mallory Ave.

The City has a stretch of right-of-way (ROW) that was once slated for an extension of S. 28 St. south of W. Mallory Ave. The land was once part of the Tuckaway Manor Subdivision. The City is proceeding with vacating/discontinuing—it is considered excess land that the City does not need. When vacated, the land will go back to the property at 2801 W. Mallory Ave., the original holder of the land. A public hearing is scheduled for March 5, 2024.

Recommendation: Recommend Common Council approval of the Discontinuance of general right-of-way immediately east of 2801 W. Mallory Ave.

Motion by Mayor Neitzke, seconded by Mr. Carlson, to recommend Common Council approval of the Discontinuance of general right-of-way immediately east of 2801 W. Mallory Ave., subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for March 5, 2024. Motion carried unanimously.

12. Community Development Manager Report

The Mayor said that Common Council approved construction contracts for The Turf, including rehabilitation of the bowls and the new construction street skate. The Turf fundraiser event will be held June 15, 2024 at Konkel Park.

13. Adjournment.

Motion by Mr. Carlson, seconded by Mr. Rogers, to adjourn the meeting at 7:55 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

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