

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE
GREENFIELD CITY HALL ON TUESDAY, JUNE 11, 2024**

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	Present
	Mr. Robert Krenz	Present
	Mr. Michael Braswell (alt.)	Present
	Ms. Danielle Wojak (alt.)	Present

ALSO PRESENT: Gina Vlach – City Planner

1. Roll Call

2. Approval of the minutes from the May 14, 2024 meeting.

Motion by Ald. Kastner, seconded by Mr. Weis, to approve the May 14, 2024 meeting minutes. Motion passed unanimously. Mayor Neitzke, Mr. Rogers and Ms. Wojak abstained.

3. Discussion regarding last Common Council meetings.

Ms. Vlach said that many neighbors attended the May 21st Common Council Meeting in support of 11815 W. Morgan Ave. being rezoned to single-family. Common Council approved all of the May 14th Plan Commission items, including:

- Mandel's Cold Spring Crossing Apartments
- Southwest Auto Body
- Kwik Market
- Fin & Feather's Shed and Lighting
- JATC Parking Lot redesign
- YMCA's pavilions
- And GemEx from April's Plan Commission Meeting

4A. Special Use Permit for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014)

4B. Site Plan Review for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014)

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant, Yan Sheng, is proposing to occupy Suite 4, approximately 950 sq. ft., of tenant space within the multi-tenant commercial building located at 4818 S. 76th St. The applicant, Yan Sheng, has been a licensed massage therapist since 2014.

The property is zoned C-4 Regional Business District, which permits massage parlors as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as July 16, 2024. The hours of operation would be 9am – 9pm, daily. The applicant is seeking a three-year lease for the suite and will have two (2) employees.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is an approved site and landscaping plan on file from 2006, which the property is in compliance with. The site underwent a review in August 2023 as part of a special use permit process when Qamaria Coffee appeared before Plan Commission. The site has remained in good shape.

The proposed Spa Chi requires 4 (1 space per chair plus 1 space per employee) parking spaces and the remaining building requires 113 parking spaces, for a grand total of 117 parking spaces. A total of 77 stalls are provided on the property. The Common Council may waive the shortage.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014), subject to Plan Commission and staff comments

Kay and Noah Styza, representing Edgewood Center LLC, were present.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend Common Council approval of the Special Use Permit and Site Plan Review for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for July 16, 2024. Motion carried unanimously.

- 5A. **Special Use Permit for Cooper’s Hawk, a proposed full-service restaurant, to be located at 8415 Sura Lane, submitted by Sandi LeBlanc, d/b/a LD Reeves and Lis Battle, d/b/a Aria Group. (Tax Key No. 606-0053-008)**
- 5B. **Site, Landscaping, and Architectural Plans for Cooper’s Hawk, a proposed full-service restaurant, to be located at 8415 Sura Lane, submitted by Sandi LeBlanc, d/b/a LD Reeves and Lis Battle, d/b/a Aria Group. (Tax Key No. 606-0053-008)**

Items 5A and 5B may be considered together.

Overview and Zoning

Cooper’s Hawk is proposing to construct a new commercial building on the corner of S. 84th St. and W. Layton Ave. Cooper’s Hawk Winery & Restaurant is a modern casual wine-themed restaurant with a full-service bar, outdoor dining area and private dining spaces available. The new construction building, outdoor dining area, and service yard will be approximately 11,200 sq. ft. Cooper’s Hawk anticipates employing 150 people and serving 4,000-5,000 guests per week.

The property is zoned PUD (Planned Unit Development), which requires restaurants to obtain a Special Use Permit. The hours of operation would be 11am – 9pm Sundays through Thursdays and 11am – 10pm Fridays and Saturdays. At the completion of the permitting process, Cooper's Hawk will purchase the property.

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. Following this precedent, staff recommends that a public hearing is not needed for this application and that review of the Special Use Permit be expedited to the June 18, 2024 Common Council meeting.

Site and Landscaping Plans

The proposed site is currently vacant. The proposal will include the construction of a 10,700 sq. ft. building, 183 parking stalls, and an outdoor patio area. The proposed site layout utilizes the existing entrance off of Sura Lane. Patrons will enter the site primarily from Sura Lane. The entrance to the building is on the Western elevation. The refuse enclosure is located on the northeastern corner of the building. The enclosure will be constructed of a brick-look fiber cement in the color shale brown. The larger doors and the man-door will be a darker, contrasting gray color. Due to the proposed parking lot locations for Cooper's Hawk and Chipotle, staff recommends a cross access agreement as part of the sale of the lot. The Cooper's Hawk parking lot provides 183 parking stalls, six (6) of which are accessible stalls. The Zoning Code requires 160 (15 spots per 1,000 sq. ft.) stalls for full-service restaurants without a drive-thru.

The building will have a setback of approximately 30ft. from the W. Layton Ave. property line and approximately 40ft. from the S. 84th St. property line. Both setbacks are compliant within the PUD zoning district requirements.

A landscaping plan has been provided to the City Forester for review and feedback. The plan incorporates 13 deciduous trees, 12 ornamental trees, and numerous deciduous and evergreen shrubs, perennials and grasses, and upright evergreen shrubs. Staff has no recommendations regarding the proposed landscaping plans but would defer to the City Forester for plant selection and location feedback.

Architectural Plans

The 10,700 sq. ft. building will be constructed of a combination of materials including: fiber cement board in the colors cedar and last embers, EIFS in the color worldly gray, and brick-look fiber cement in shale brown. The brick on the lower portion of the building will match the dumpster enclosure material. The EIFS will incorporate horizontal lines that mirror, yet add visual contrast, to the vertical lines from the last embers vertical siding and batten boards on the building. Additionally, the cedar colored fiber cement board provides warmth to the cooler tones found in the remainder of the proposed building.

The proposed architectural plans are the result of a collaborative, reiterative effort between the applicants and Staff.

Photometric Plans

Cooper's Hawk and Chipotle submitted a combined photometric plan. The plan shows the installation of fourteen (14), 18ft. tall light poles with 2.5' bases, which will be installed throughout the parking lot areas. No other information about the proposed lighting has been provided at this time.

Signage Review

A signage plan was submitted as part of the application. The Code permits 200 sq. ft. of signage for this particular property, Cooper's Hawk has submitted a signage package equal to approximately 448 sq. ft. of signage. Plan Commission may approve the signage plan, as submitted. The Code also permits two (2) wall signs for this property, Cooper's Hawk is requesting five (5).

The signage plan includes four (4) equally-sized wall signs with the business name and one (1) logo sign. Each of the four wall signs is 47"x280" and the logo is 53"x224" for a total of 448 sq. ft. of signage. No other signage has been proposed for the site.

The signage plan is reflective of Cooper's Hawk goal of having a 4-sided building; avoiding any of the sides appearing as "the back" of the building. Furthermore, the location of the building on the corner of S. 84th St. and W. Layton Ave. results in patrons approaching the building from all four sides. Outback Steakhouse currently has four (4) wall signs. Finally, the logo on the west elevation provides architectural interest while simultaneously advertising for the business.

Staff recommends that the Special Use Permit review be expedited to the June 18, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan for Cooper's Hawk, a proposed full-service restaurant, to be located at 8415 Sura Lane, submitted by Sandi LeBlanc, d/b/a LD Reeves and Lis Battle, d/b/a Aria Group. (Tax Key No. 606-0053-008), to be expedited to the June 18, 2024 Common Council meeting, subject to Plan Commission and staff comments.

Mayor Neitzke asked if there's a median cut in W. Sura Ln. to provide access when entering off of S. 84 St. It was confirmed that there is not a curb cut for drivers heading West on Sura Lane to utilize the driveway entrance onto the site. Plan Commission discussed how Cooper's Hawk customers will need to either make a U-turn when entering from Sura Lane or would need to enter the parking lot from Outback Steakhouse's W. Layton Ave. driveway entrance.

The Mayor discussed concerns he has with access from Sura Lane into Chipotle's parking lot. He expects that most of Cooper's Hawk traffic is going to come from the East or the South. His concern was with the seven (7) spots north of Chipotle's mobile order pickup area. The Mayor noted how someone backing out of one of the stalls would back into entering traffic. He explained that he does not want to replicate the parking issues that exist on the north side of Sura Lane. Mayor Neitzke said that the parking in the ingress and egress need to be reviewed. A potential solution discussed was elimination of the seven (7) spots and replacement with an expanded, enhanced landscape island.

Mayor Neitzke read the Plan Commission recommendations:

1. Civil Plan Set and a Stormwater Management Plan being submitted to the Engineering Division for review and approval. The Civil Plan Set shall include a site plan, a grading plan, a utility plan, and an erosion control plan. Any modifications or requirements are as directed by the Engineering Division, subject to change in order to meet Municipal Code requirements.
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. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.
5. All necessary new easement agreements (utility, cross-access, etc.) being approved by the Engineering Department and recorded and old easement agreements being released and recorded where necessary, as directed by the Engineering Department.
6. Developer's Agreements being signed and executed.
7. A fats, oils and grease "FOG" Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at jake.wiltzius@greenfieldwi.us.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of Special Use Permit and Site Plan for Cooper's Hawk, a proposed full-service restaurant, to be located at 8415 Sura Lane, submitted by Sandi LeBlanc, d/b/a LD Reeves and Lis Battle, d/b/a Aria Group. (Tax Key No. 606-0053-008), to be expedited to the June 18, 2024 Common Council meeting, subject to Plan Commission and staff comments, including the signage waiver and a traffic flow review. Motion carried unanimously.

- 6A. Special Use Permit for Chipotle, a proposed limited-service restaurant, to be located at 8515 Sura Lane, submitted by Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-008)**
- 6B. Site, Landscaping, and Architectural Plans for Chipotle, a proposed limited-service restaurant, to be located at 8515 Sura Lane, submitted by Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-008)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant is proposing to construct a new 2,400 sq. ft. commercial building at 8515 Sura Lane. Chipotle Mexican Grill is a fast-casual restaurant chain known for its customizable burritos, tacos, bowls, and salads. It emphasizes fresh ingredients, including responsibly sourced meats and organic produce, often prepared in an open kitchen format. Chipotle is recognized for its commitment to sustainability and ethical farming practices. Chipotle is ranked on the Fortune 500 and is recognized on Fortune's Most Admired Companies 2024 list and Time Magazine's Most Influential Companies.

The property is zoned PUD (Planned Unit Development), which requires restaurants to obtain a Special Use Permit. The hours of operation would be 10am – 11pm, daily. Chipotle anticipates employing 8 people and will be leasing the building from 84 South Burritos, LLC (Cobalt Partners) on a 15-year initial term with four 5-year extension options. All Chipotle restaurants are corporately owned and operated.

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. Following this precedent, staff recommends that a public hearing is not needed for this application and that review of the Special Use Permit be expedited to the June 18, 2024 Common Council meeting.

Site and Landscaping Plans

The proposed site is currently vacant. The proposal includes the construction of a 2,400 sq. ft. building, 57 parking stalls, and a drive-thru lane. The proposed site layout utilizes the existing entrance off of Sura Lane. Notably, the proposed site layout includes closing off the entrance from W. Layton Ave., but the site would still utilize Outback Steakhouse's W. Layton Ave. driveway. Closing off the entrance on their site will require a permit from Milwaukee County. Patrons will enter the site either from Sura Lane or by making a right turn onto the site from the W. Layton Ave. driveway on the Outback property. Due to the proposed parking lot locations and the use of the W. Layton Ave. driveway, staff recommends a cross access agreement be established.

The entrance to the building is on the southern elevation. The drive-thru lane entrance is just north of the dumpster enclosure and then wraps around the western side of the building. The lane accommodates 8 vehicles from the start to the pick-up window. The drive-thru lane will be situated between the building and the parking lot for Outback Steakhouse. After the vehicle picks its order up, it will have the option to head west toward Outback or east back onto the site. The Chipotle parking lot provides 57 parking stalls, one (1) of which is an accessible stall. The Zoning Code requires 24 (10 spots per 1,000 sq. ft.) stalls for limited-service restaurants with a drive-thru.

The refuse enclosure is located to the north of the proposed building. The enclosure will be constructed of burnished CMU to compliment the brick located on the main building. The enclosure walls will be 7' 4" tall. The equipment access doors and the trash enclosure access door will both be constructed of galvanized corrugated metal decking.

The building will have a setback of approximately 84ft. from the W. Layton Ave. property line and approximately 18ft. from the Outback Steakhouse property line.

A landscaping plan has been provided to the City Forester for review and feedback. The plan incorporates 5 deciduous trees, 3 evergreen trees, 2 ornamental trees, and numerous deciduous and evergreen shrubs, and perennials and grasses. The only Staff comment on the proposed landscape plan is that it does depict maple trees, located in landscape islands, that will also contain light poles. Staff would defer to the City Forester for further plant selection and location feedback.

Architectural Plans

The 2,400 sq. ft. building will be constructed of a combination of materials including: 4" face brick veneer in the color manganese ironspot, metal panels in the color charcoal, and a fine sand finish EIFS in the color fog. The brick on the lower portion of the building will have a masonry control joint colored to match the brick. The EIFS incorporates vertical lines. The drive-thru window will be located within a bump out that is approximately 11' x 4' 6" and will have vertical metal panels to match the frame color of the storefront glazing system.

Staff recommends that the Plan Commission require the proposed EIFS be changed. The current proposal fails to incorporate the architectural continuity found in the neighboring properties. Both the current Outback Steakhouse and the proposed Cooper's Hawk integrate horizontal design elements into the top portion of their buildings. In both cases, the horizontal building materials add architectural contrast to other materials. To maintain the architectural integrity and attractiveness among the properties, staff recommends the proposal be revised to incorporate a more harmonious design element.

The overall look of the current proposal is lacking in visual interest and would benefit from modifications to align better with the architecture of neighboring buildings. Earlier submittals had included window elements that provided visual relief to the otherwise solid western wall. The current proposal offers a recessed brick area instead. Holding Chipotle's building to a similar 4-sided standard used for Cooper's Hawk or Outback Steakhouse highlights the lack of character or distinctiveness in the proposal.

Staff recommends that Plan Commission request the applicant enhance the architectural design of the proposed building to better align with the neighboring buildings.

Sec. 21.07.0402B (2, 5, 6) – Principles and standards of review

2. Building facade and appurtenance continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

5. Directional expression and emphasis of building elevations. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

6. Materials. Material selection for architectural design shall be based upon the prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed facade is constructed or faced with a finished material that is aesthetically incompatible with other building facades in the area or which presents an unattractive appearance to the public and surrounding properties.

Photometric Plans

Cooper's Hawk and Chipotle submitted a combined photometric plan. The plan shows the installation of fourteen (14), 18ft. tall light poles with 2.5' bases, which will be installed throughout the parking lot areas. No other information about the proposed lighting has been provided at this time.

Signage Review

A signage plan was not submitted as part of the application. However, the proposal does show the location of three (3) wall signs and provides details for a new monument sign. The Code permits 104 sq. ft. of signage for this particular property. The proposed wall signs would be on the north, west, and south elevations. Each of the three (3) wall signs will be of equal size, approximately 37 sq. ft. The monument sign is compliant with what is permitted by Code. The monument sign will be 9' 11" tall and the masonry base will be 3' and constructed of material to match the building. The monument sign will be approximately 65 sq. ft. of signage. Chipotle's proposed signage is equal to approximately 176 sq. ft. of signage. Plan Commission may approve the signage, as submitted.

The signage is reflective of patrons approaching the building from all four directions and provides visual interest to the proposed building.

Staff recommends that the Special Use Permit review be expedited to the June 18, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan for Chipotle, a proposed limited-service restaurant, to be located at 8515 Sura Lane, submitted by Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-008), to be expedited to the June 18, 2024 Common Council meeting, subject to Plan Commission and staff comments.

An updated architectural plan was presented. Notably, the addition of an awning with rods was included on the west, south, and east elevations. Additionally, horizontal lines had been integrated into the EFIS to provide visual interest to the upper portion of the building.

Discussion regarding the seven (7) parking stalls north of the mobile order pickup area being converted into a landscaped area.

Plan Commission recommendations include:

1. Civil Plan Set and a Stormwater Management Plan being submitted to the Engineering Division for review and approval. The Civil Plan Set shall include a site plan, a grading plan, a utility plan, and an erosion control plan. Any modifications or requirements are as directed by the Engineering Division, subject to change in order to meet Municipal Code requirements.
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. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.

5. All necessary new easement agreements (utility, cross-access, etc.) being approved by the Engineering Department and recorded and old easement agreements being released and recorded where necessary, as directed by the Engineering Department.
6. Developer's Agreements being signed and executed.
7. A fats, oils and grease "FOG" Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at jake.wiltzius@greenfieldwi.us.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend Common Council approval of Special Use Permit and Site Plan for Chipotle, a proposed limited-service restaurant, to be located at 8515 Sura Lane, submitted by Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-008), to be expedited to the June 18, 2024 Common Council meeting, subject to Plan Commission and staff comments. Motion carried unanimously.

7. City Planner Report

Ms. Vlach said that several projects will appear at the July Plan Commission meeting, including one of the first Mountain Mike's Pizza restaurants to be located east of the Mississippi River. Ms. Vlach spoke with the applicant, who first picked the City of Greenfield when searching for a location in the Milwaukee metro area and then found a location second.

Mayor Neitzke thanked Mr. Marshall for his dental clinic's donation to the Turf Event. He also thanked Marc Solheim for assisting the City of Greenfield with booking bands for the event. The Mayor said that parking is available at Greenfield High School, and encourages ridesharing opportunities that are available. He said that there will be alcohol sales, 20 plus vendors, food trucks, BMX shows, and half pipes.

8. Adjournment

Motion by Mr. Carlson, seconded by Mr. Marshall, to adjourn the meeting at 6:57 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed June 14, 2024