



Common Council Chambers – City Hall Room 100
7325 W. Forest Home Ave., Greenfield, Wisconsin

PLAN COMMISSION STAFF REPORT

Tuesday, July 9, 2024 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the June 11, 2024 meeting.**
3. **Discussion regarding last Common Council meetings.**
- 4A. **Special Use Permit for American Indian Council on Alcoholism, a proposed social service business, to be located at 6520 W. Layton Ave., Suites 101, 102, and 103, submitted by Renee LaFleur, d/b/a American Indian Council on Alcoholism, INC. (Tax Key No. 603-9943-000)**
- 4B. **Site Plan Review for American Indian Council on Alcoholism, a proposed social service business, to be located at 6520 W. Layton Ave., Suites 101, 102, and 103, submitted by Renee LaFleur, d/b/a American Indian Council on Alcoholism, INC. (Tax Key No. 603-9943-000)**

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant, Renee LaFleur, is proposing to occupy Suites 101, 102, and 103, approximately 7,200 sq. ft. of tenant space within the multi-tenant commercial building located at 6520 W. Layton Ave. The American Indian Council on Alcoholism already occupies a portion of the multi-tenant commercial building. The current project is for expansion into additional space not previously occupied by the user.



The American Indian Council on Alcoholism is a federally funded nonprofit Urban Indian Organization, providing a wide variety of outpatient and preventative services to reduce the incidence of substance misuse among Native Americans and members of their households within the County of Milwaukee. The applicant, Renee LaFleur, has been with the agency since 1988 and is a State Certified Clinical Substance Abuse Counselor, with undergraduate and graduate degrees in Psychology and Educational Psychology.

The property is zoned C-2 Community Commercial District, which permits other individual and family services as a Special Use. A public hearing, as required by the Special Use, can be

scheduled as early as August 20, 2024. The hours of operation would be 9:00am – 8:30pm, Mondays through Fridays and 10:00am-7:00pm on Saturdays. They would be closed on Sundays. The hours of operation will remain largely unchanged from the currently approved hours first recorded as part of their Special Use Permit in 2020. The only change is that the opening hours on Saturday would begin at 10am instead of 11am to accommodate a monthly beading class. The applicant is renting the suite for a 6-month initial term and a conditional offer to extend for a 1-year term and will have six (6) full-time employees and six (6) part-time 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 2010. The landscaping on the westernmost portion of the property does not comport with 2010 landscape plan. The property owner has agreed to work with the City Forester to find a long-term solution for the area to ensure the owner is able to provide an upkeep, intentional, and aesthetically appealing offering. The remainder of the property is well maintained and in good condition.

The proposed American Indian Council on Alcoholism requires 23 (3.3 space per 1,000 sq. ft.) parking spaces and the remaining building requires 28 parking spaces, for a grand total of 51 parking spaces. A total of 56 stalls are provided on the property.



Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for the American Indian Council on Alcoholism, a proposed social service business, to be located at 6520 W. Layton Ave., Suites 101, 102, and 103, submitted by Renee LaFleur, d/b/a American Indian Council on Alcoholism, INC. (Tax Key No. 603-9943-000), subject to Plan Commission and staff comments.

- 5A. **Special Use Review for an ownership change to Corner Club, an existing tavern, located at 4309 W. Grange Ave., submitted by Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club. (Tax Key No. 666-8999-000)**
- 5B. **Site Plan Review for an ownership change to Corner Club, an existing tavern, located at 4309 W. Grange Ave., submitted by Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club. (Tax Key No. 666-8999-000)**

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant, Alysia Moga, is purchasing the business and property located at 4309 W. Grange Ave. The building is approximately 3,200 sq. ft. and will remain unchanged. The property is an existing tavern serving alcoholic beverages, frozen pizzas, and prepackaged snacks. No



improvements or changes are being proposed to the menu or services. The applicant has been an employee of the Corner Club for 15 years and has extensive experience in the restaurant and bar industry. She has been a key and trusted employee of Corner Club and has the full support of the current owners.

The property is zoned C-1 Neighborhood Commercial District, which does not permit drinking places as a Special Use. However, the use has existed on this site since at least 1960 and had a Special Use Permit issued as recently as 2010. As such, a drinking place at this property is a grandfathered use and the change in ownership triggers Special Use review. The hours of operation will be 7:00am – 2:00am, Sundays through Thursdays and 7:00am-2:30am on Fridays and Saturdays. The applicant is purchasing the business and property and will have one (1) full-time employee and ten (10) part-time 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. The

property is well maintained and in good condition. The Corner Club requires 48 (15 spaces per 1,000 sq. ft.). A total of 31 stalls are provided on the property. The Common Council may waive the shortage.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan for The Corner Club, an existing tavern, located at 4309 W. Grange Ave., submitted by Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club. (Tax Key No. 666-8999-000), subject to Plan Commission and staff comments.

- 6A. **Special Use Review for Greenfield Laundry, a proposed laundromat business, to be located at 2750 W. Grange Ave., submitted by Steve Piehl, d/b/a BOH Laundry Ventures, LLC. (Tax Key No. 645-9002-000)**
- 6B. **Site Plan Review for Greenfield Laundry, a proposed laundromat business, to be located at 2750 W. Grange Ave., submitted by Steve Piehl, d/b/a BOH Laundry Ventures, LLC. (Tax Key No. 645-9002-000)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant, Steve Piehl, is proposing to occupy approximately 2,250 sq. ft. of tenant space within the multi-tenant commercial building located at 2750 W. Grange Ave. Greenfield Laundry provides access to self-service laundry equipment. The applicant has owned and operated a fully attended laundromat in Milwaukee since November 2019. The applicant has the ability and knowledge to repair and fix laundry equipment and 30+ years of business management experience.

The property is zoned C-2 Community Commercial District, which permits laundromats as a Special Use. A change in tenancy or ownership authorizes Special Use Review by the Plan Commission and Common Council. A public hearing is not required. The hours of operation would be 7am – 9pm, daily. The applicant is seeking a five-year lease for the suite, with two optional five-year lease extensions and will have one (1) part-time employee.

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. The site underwent a review in February 2023 as part of a special use permit process when Pho Viet restaurant appeared before Plan Commission. During the site review in 2023, a number of issues were observed and a history of maintenance issues were noted in the staff report.

These issues, identified in February 2023 staff report, included: *“The asphalt in the rear drive lane is extremely deteriorated and should be replaced... 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."

During the recent site visit in June 2024, the following issues were identified: The property has a number of potholes that need to be remedied. The location of the potholes in the driving lanes puts pedestrians and vehicles at risk. These need to be filled immediately. The entire site lacks striping. To ensure for the orderly movement of vehicles and pedestrians, the parking lot needs to be restriped. The landscaped areas are overgrown and unmanaged. Weeds are large and prevalent in all areas. The space between the sidewalk and the road had not been mowed at the time of the site visit. The rear parking area has remained in extremely deteriorated condition. During the 2023 site visit, snow and ice were present on the site. During the recent visit, the remaining portions of asphalt were fully visible and the dire state of the asphalt in the rear of the building was fully visible. The rear parking area needs to be addressed immediately.

The entire building requires 250 (5 spaces per 1,000 sq. ft.) parking spaces. A total of 152 stalls are depicted on the 2010 approved landscaping plan. The Common Council may waive the shortage.



Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Greenfield Laundry, a proposed laundromat business, to be located at 2750 W. Grange Ave., submitted by Steve Piehl, d/b/a BOH Laundry Ventures, LLC. (Tax Key No. 645-9002-000), subject to Plan Commission and staff comments, and the following conditions:

1. Compliance with the deadlines and expectations established by the Plan Commission at its meeting on July 9th, 2024 regarding landscaping and pavement.

- 7A. Special Use Permit for Hope 4 Faith Resale Boutique, a proposed used merchandise store, to be located at 6401 W. Forest Home Ave., submitted by Sabrina Van Landingham Ford, d/b/a Hope 4 Faith Resale Boutique. (Tax Key No. 572-8992-006)**
- 7B. Site Plan Review for Hope 4 Faith Resale Boutique, a proposed used merchandise store, to be located at 6401 W. Forest Home Ave., submitted by Sabrina Van Landingham Ford, d/b/a Hope 4 Faith Resale Boutique. (Tax Key No. 572-8992-006)**

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Sabrina Van Landingham Ford, is proposing to occupy approximately 2,500 sq. ft. of tenant space within the multi-tenant commercial building located at 6401 W. Forest Home Ave. Hope 4 Faith Resale Boutique is a small resale shop that will be selling used merchandise at an affordable price. The offerings will include clothing, shoes, accessories, and home décor including pictures and novelties. The applicant has already been in contact with the Clerk's Office for a secondhand article/ jewelry dealer's license. The applicant has been in charity and volunteer work most of her life and has taken classes through Wisconsin Women's Business Initiative Corporation (WWBIC) to prepare her with the skills to be successful in Greenfield.



The property is zoned C-3 Highway and Commercial Service Business District, which permits used merchandise stores as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as August 20, 2024. The hours of operation would be 10:30am – 7pm, daily. The applicant is seeking a one-year lease for the suite and will have one (1) employee.

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. The site underwent a review in February 2022 as part of a special use permit process when CBD Vape Smoke appeared before Plan Commission. Overall, the site is in good conditions but a few issues were identified during the site visit.



Staff has been in communication with the property owner regarding the issues and establishing a timeline for when they could be addressed.

Staff noted, during the site visit, that the handicap parking stall was missing a wall mounted sign. The property owner has already installed the required wall sign. In the rear of the property, a wall-mounted light is directed out toward the parking spaces, violating Sec. 21.06.0401 due to its angle. Code requires that

exterior lighting have an angle of less than 90 degrees.

Staff also noted the parking lot had a couple of potholes. During a conversation with the property owner, they indicated that their plan is to repave and restripe the parking lot following the work by the DOT on W. Forest Home Avenue. The property owner will work with staff to ensure that the restriping meets the requirements established within the code and provides for the safe and efficient movement of vehicles and pedestrians throughout the site.

The entire building requires 28 (5 spaces per 1,000 sq. ft.) parking spaces. A total of 18 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 Hope 4 Faith Resale Boutique, a proposed used merchandise store, to be located at 6401 W. Forest Home Ave., submitted by Sabrina Van Landingham Ford, d/b/a Hope 4 Faith Resale Boutique. (Tax Key No. 572-8992-006), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Certificate of Occupancy.)

1. A letter being submitted to the Community Development Division stating that the wall-mounted light has been removed or repositioned to be parallel to the ground and that a handicap parking sign will be installed in front of the handicap parking stall by July 31, 2024. A photograph depicting compliance with these requirements may be substituted for a letter.
2. A letter being submitted to the Community Development Division stating that the parking lot will be repaired and restriped by September 2025.

8A. Special Use Permit for Horizon Ink Tattoo Studio, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 404, submitted by Emilio Aponte Rodriguez, d/b/a Horizon Ink Tattoo Studio. (Tax Key No. 650-8998-009)

8B. Site Plan Review for Horizon Ink Tattoo Studio, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 404, submitted by Emilio Aponte Rodriguez, d/b/a Horizon Ink Tattoo Studio. (Tax Key No. 650-8998-009)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Emilio Aponte Rodriguez, is proposing to occupy Suite 404, approximately 140 sq. ft., of tenant space within the My Salon multi-tenant commercial building. The applicant is proposing to operate a tattoo business. The applicant, Emilio Aponte Rodriguez, has been a tattoo artist for 5 years.



The property is zoned C-4 Regional Business District, which permits tattoo parlors as a Special Use. Since this is a new use in this tenant space, a public hearing and a new Special Use Permit is required. A public hearing can be scheduled as early as August 20, 2024. The hours of operation would be 10am – 6pm, Monday through Saturday and will be closed on Sundays. The applicant is seeking a one-year lease for the suite and will be the only full-time employee.

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 landscape plan on file from 2021. The site underwent a review in May 2024 as part of a special use permit process. The site has remained in good shape.

The proposed Horizon Ink Tattoo Studio requires 3 (2 spaces per chair plus 1 space per employee) parking spaces and the remaining building requires 101 parking spaces, for a grand total of 104 parking spaces. A total of 47 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 Horizon Ink Tattoo Studio, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 404, submitted by Emilio Aponte Rodriguez, d/b/a Horizon Ink Tattoo Studio. (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments.

9A. Special Use Review for an ownership change at Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, located at 4500 W. Forest Home Ave., submitted by Joe Torenne, d/b/a Joey's Mob Scene. (Tax Key No. 531-9000-002)

9B. Site Plan Review for an ownership change at Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, located at 4500 W. Forest Home Ave., submitted by Joe Torenne, d/b/a Joey's Mob Scene. (Tax Key No. 531-9000-002)

Items 9A and 9B may be considered together.

Overview and Zoning

The applicant, Joe Torenne, is proposing to occupy approximately 1,000 sq. ft. of a commercial building located at 4500 W. Forest Home Ave. Joey's Mob Scene will be a bar and will provide services commonly associated with bars. The applicant has 27 years of experience in the bar industry.



The property is zoned C-1 Neighborhood Commercial District, which does not permit drinking places as a Special Use. However, the use has existed on this site since at least 1960 and had a Special Use Permit issued as recently as 2017. As such, a drinking place at this property is a grandfathered use and the change in ownership triggers Special Use review. The hours of operation will be 6:00am – 2:00am, Sundays through Thursdays and 6:00am-2:30am on Fridays and Saturdays. The applicant owns the business and property and will have four (4) part-time 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. The site underwent a review in September 2017 as part of a special use permit process. Several issues were identified during the site visit.





Staff has been in communication with the property owner regarding the issues and establishing a timeline for when they could be addressed.

The building was repainted a bright orange color by the former occupant of the building. The current applicant has indicated that they will be repainting the accent color to a neutral color.

Staff recommends that a color sample be provided prior to the building being repainted. Additionally, the secondary roof on the lower level has been patched and replaced over time, resulting in differing colors. Staff recommends that the property owner submit something in writing that, when the time comes to replace the roofing, that the entire building's roofing be replaced to match wholly. Finally, a window area on the lower level is covered in plywood, the window will need to be replaced to match existing windows on the building.

Staff noted that a dumpster was located in front of the building and was not screened from view. Municipal code (Sec. 21.04.0803) requires that dumpsters be screened by an enclosure. Staff has been in contact with the owner who has agreed to keep the dumpster within the fenced-in area to the west of the building at all times, except for when the dumpster is being picked up to be emptied. The dumpster will be returned to the enclosed area.

The parking lot is also in need of attention to ensure the orderly movement of vehicles on the property. The applicant has indicated that he intends to complete work on the parking lot area following the reconstruction work on W. Forest Home Ave. that is taking place by the DOT during the Summer of 2024. The parking lot will need to be restriped and parking blocks will need to be installed to prevent patrons from exiting the lot by driving over the curb.

Joey's Mob Scene requires 15 (15 spaces per 1,000 sq. ft.). A total of 14 stalls will be 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 an ownership change at Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, located at 4500 W. Forest Home Ave., submitted by Joe Torenne, d/b/a Joey's Mob Scene. (Tax Key No. 531-9000-002), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Items 2 and 3 are required to be satisfied by September 30, 2025.)

1. A letter, from the property owner, be submitted to the Community Development Division stating that: (a) the window on the lower level of the property will be replaced to match existing windows; (b) the window trim and orange accents will be repainted a neutral color; (c) when the time comes to replace the shingles on any portion of the building, that the entire building's roofing be replaced to match wholly; (d) the parking lot will be repaired and restriped by September 2025; and (e) parking blocks will be installed within each parking stall following completion of the parking lot repair and restriping.
 2. Repaint window trim and orange accents a neutral tone (color sample to be provided to the Community Development Division for approval).
 3. Repair and restriping of the parking lot area and installation of parking blocks within each parking stall.
- 10A. Special Use Permit for Mountain Mike's Pizza, a proposed limited-service restaurant, to be located at 7828 W. Layton Ave., submitted by Jasmeet Shergill, d/b/a Pizza 79, Inc. and Tara Sullivan, d/b/a AEP America. (Tax Key No. 605-9956-005)**
- 10B. Site Plan Review for Mountain Mike's Pizza, a proposed limited-service restaurant, to be located at 7828 W. Layton Ave., submitted by Jasmeet Shergill, d/b/a Pizza 79, Inc. and Tara Sullivan, d/b/a AEP America. (Tax Key No. 605-9956-005)**

Items 10A and 10B may be considered together.

Overview and Zoning

The applicant, Jasmeet Shergill, is proposing to occupy approximately 4,200 sq. ft. of tenant space within the multi-tenant commercial building located at 7800 W. Layton Ave. Mountain Mike's Pizza is a fast-casual family-friendly restaurant serving pizza, chicken wings, sandwiches, salads, appetizers, desserts, and beverages for dine-in and carry-out. The applicant owns multiple businesses in retail and food services.



C-4 Regional Business District, which permits full-service restaurants as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as August 20, 2024. The hours of operation would be 9:00am – 10pm, daily. The applicant is seeking a ten-year lease for the suite and will have ten (10) 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. The site underwent a review in March 2022 as part of a special use permit process when Melt 'N Dip appeared before Plan Commission. Overall, the site is in good conditions but a few issues were identified during the site visit.



Staff has been in communication with the property owner regarding these issues and establishing a timeline for when they could be addressed.

Staff noted that the dumpster situation from the February 2022 review has improved. However, staff still found three (3) unenclosed dumpsters in the rear parking lot during the site visit. Given the dumpster needs of the new tenant (a full-service restaurant) compared to the previous tenant (a mattress store), staff initially had concerns that the new tenant would only increase the dumpster issues. However, a conversation had with the property management company indicated that they are willing to provide additional screening to ensure they are in compliance with the Municipal Code requirements. Staff recommends that new dumpster enclosures be installed by the end of the calendar year.



The only other issue identified was the lack of landscaping in the center islands of the parking lot. When speaking with the property management company, staff learned that they had pulled out all of the landscaping this year due to it being either dead or in very poor condition. They stated it is their intention to reinstall landscaping this year. When staff asked if their intention was to reinstall the approved 1998 landscape plan, they asked if an updated plan would be possible. Staff recommends that Plan Commission grant authority to the Community Development Division to issue approval of a revised landscaping plan, contingent on comments and feedback from the City Forester.



The proposed full-service restaurant requires entire building requires 63 (15 spaces per 1,000 sq. ft.) parking spaces and the remaining building requires

213 parking spaces, for a grand total of 276 parking spaces. A total of 38 stalls are provided on the property. A total of 233 stalls are provided. The Common Council may waive the shortage.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Mountain Mike’s Pizza, a proposed limited-service restaurant, to be located at 7828 W. Layton Ave., submitted by Jasmeet Shergill, d/b/a Pizza 79, Inc. and Tara Sullivan, d/b/a AEP America. (Tax Key No. 605-9956-005), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Items 2 through 4 are required to be satisfied by December 31, 2024)

1. A letter being submitted to the Community Development Division stating that: (a) a revised landscaping plan will work with the City Forester to complete a revised landscaping plan so that the plantings can be installed in 2024; and (b) additional enclosures will be installed to accommodate all dumpsters located in the rear of the building.
2. A revised landscaping plan is to be submitted, contingent on feedback from the City Forester, for approval by the Community Development Division.
3. Landscaping, per the approved revised landscaping plan, shall be installed.
4. Removal of the unenclosed dumpsters or a revised site plan be submitted to the Community Development Division showing a proposed location for screened refuse enclosures. Installation of the proposed screened enclosures shall be completed within 12 (twelve) months of the revised site plan being approved.

11A. Special Use Permit for QQ Spa, a proposed massage therapy business, to be located at 6009 W. Layton Ave., submitted by Xian You Qiu, d/b/a Xian Spa, LLC. (Tax Key No. 618-9999-000)

11B. Site Plan Review for QQ Spa, a proposed massage therapy business, to be located at 6009 W. Layton Ave., submitted by Xian You Qiu, d/b/a Xian Spa, LLC. (Tax Key No. 618-9999-000)

Items 11A and 11B may be considered together.

Overview and Zoning

The applicant, Xian You Qiu, is proposing to occupy approximately 1,000 sq. ft. of tenant space within the multi-tenant commercial building located at 6009 W. Layton Ave. QQ Spa will offer foot, body, and chair massages. The applicant and his wife have been in the industry for 11 years and are professionally licensed.



The property is zoned C-2 Community Commercial District, which permits massage parlors as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as August 20, 2024. The hours of operation would be 9:00am – 9:00pm, daily. The applicant is seeking a three-year lease for the suite and will have three (3) 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 2008. The site underwent a review in June 2022 as part of a special use permit process when 7 Heaven Shop appeared before Plan Commission. Most of the issues discussed in 2022 have been corrected. Overall, the site is in good conditions but a few issues were identified during the site visit.



Staff noted that a couple of dumpsters, located behind the building, were not screened from view. Municipal code (Sec. 21.04.0803) requires that dumpsters be screened by an enclosure. The unenclosed dumpsters were present on the site during the 2022 site review and have not been addressed. Plan Commission, during the last review, did not require the property owner address the issue. Staff recommends that Plan Commission require additional screening be provided to address this issue.



Staff also noted, during the site visit, that area dedicated for landscaping, in the approved 2008 landscape plan, is barren. In the approved plan, the area was intended to have a honey locust tree as well as grasses, daylilies, and bushes. Staff recommends that the property owner collaborate with the City Forester to reevaluate the approved 2008 landscaping plan to ensure that the proposed plantings are consistent with the constraints of the site.

The proposed QQ Spa requires 7 (2 spaces per chair plus 1 space per employee) parking spaces and the remaining building requires 25 parking spaces, for a grand total of 32 parking spaces. A total of 38 stalls are provided on the property.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for QQ Spa, a proposed massage therapy business, to be located at 6009 W. Layton Ave., submitted by Xian You Qiu, d/b/a Xian Spa, LLC. (Tax Key No. 618-9999-000), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Certificate of Occupancy.)

1. Removal of the unenclosed dumpsters or a revised site plan be submitted to the Community Development Division showing a proposed location for a screened refuse

enclosure. Installation of the proposed screened enclosure shall be completed within 12 (twelve) months of the revised site plan being approved.

2. A letter, from the property owner, being submitted to the Community Development Division stating that the landscaped area will be replanted, per the approved 2008 landscape plan, or a letter, from the property owner, being submitted to the Community Development Division stating that they will be submitting an updated and revised landscape plan by September 2024. Should the property owner choose to revise their landscape plan:
 - a. An estimated cost of landscaping and screening being submitted to the Community Development Division for approval.
 - b. A letter of credit or other form of security as required by Municipal Code in the amount of 125% of the estimated cost of landscaping and screening.
 - c. The plantings, per the revised and approved landscape plan, shall be installed within 12 (twelve) months of the revised plan being approved.

12A. Special Use Permit for Solos Collision and Glass, a proposed automotive glass replacement shop, to be located at 4751 S. 108th St., submitted by Jorge Huerta, d/b/a Solos Collision and Glass. (Tax Key No. 612-8997-007)

12B. Site Plan Review for Solos Collision and Glass, a proposed automotive glass replacement shop, to be located at 4751 S. 108th St., submitted by Jorge Huerta, d/b/a Solos Collision and Glass. (Tax Key No. 612-8997-007)

Items 12A and 12B may be considered together.

Overview and Zoning

The applicant, Jorge Huerta, is proposing to occupy approximately 3,900 sq. ft. of a commercial building located at 4751 S. 108th St. Solos Collision and Glass is an auto glass replacement and windshield chip repair shop that services all makes and models of vehicles. The applicant has been doing auto glass repairs for 23 years with ICAR certification. Additionally, the applicant owns a collision repair shop in West Allis that has been in operation since 2010 and has enabled the applicant to build an extensive customer base and reputation.



The building can accommodate eight (8) service bays, however, the applicant has indicated that it is unlikely that they will ever utilize all eight (8) service bays simultaneously. The applicant anticipates only having 1-2 vehicles, at any given time, being serviced within the shop.

The property is zoned C-3 Highway and Commercial Service Business District, which permits auto glass replacement shops as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as August 20, 2024. The hours of operation would be 7:00am – 6:00pm, daily. The applicant is seeking a three-year lease for the suite and will have three (3) 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. Overall, the site is in good condition but a few issues were identified during the site visit.



Staff has been in communication with the property owner regarding the issues and establishing a timeline for when they could be addressed.

Staff noted, during the site visit, that the driveway between the building and the neighboring property is in desperate need of repair and/or replacement. Over the course of time, vehicles using the driveway has resulting in significant ruts where wheels would pass over the asphalt. While the condition of the pavement is not an issue, the topography of the driveway will make it difficult to maintain and keep snow and ice-free

during winter months. The property owner has provided written communication that the driveway is already scheduled for replacement in early spring of 2025, contingent on weather.

The latest the driveway would be replaced, per the property owner, would be summer 2025.



The entire building requires 32 (4 spaces per service bay) parking spaces. A total of 5 stalls are provided on the property. The Common Council may waive the shortage.

Signage Review

The existing freestanding sign, located along S. 108th St., is a legal nonconforming sign. The existence of the sign pre-dates the current Sign Code, and the Special Use Permit will trigger conformance of the pylon sign within 24 months. Staff has reached out to the property owner to discuss future compliance.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Solos Collision and Glass, a proposed

automotive glass replacement shop, to be located at 4751 S. 108th St., submitted by Jorge Huerta, d/b/a Solos Collision and Glass. (Tax Key No. 612-8997-007), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 2 is required to be satisfied within 24 months)

1. A letter, from the property owner, being submitted to the Community Development Division stating that: (a) the driveway will be repaired or replaced and that the parking lot will be restriped by September 2025; and (b) a dumpster enclosure will be installed following the completion of the driveway project.
2. Removal and/or replacement of the nonconforming pylon sign.

13A. Special Use Permit for Starbucks, a proposed coffee shop, to be located at 8925 Sura Lane, submitted by Scott Yauck, d/b/a 84 South Small Shops, LLC. d/b/a Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-009)

13B. Site, Landscaping, and Architectural Plans for Starbucks, a proposed coffee shop, to be located at 8925 Sura Lane, submitted by Scott Yauck, d/b/a 84 South Small Shops, LLC. d/b/a Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-009)

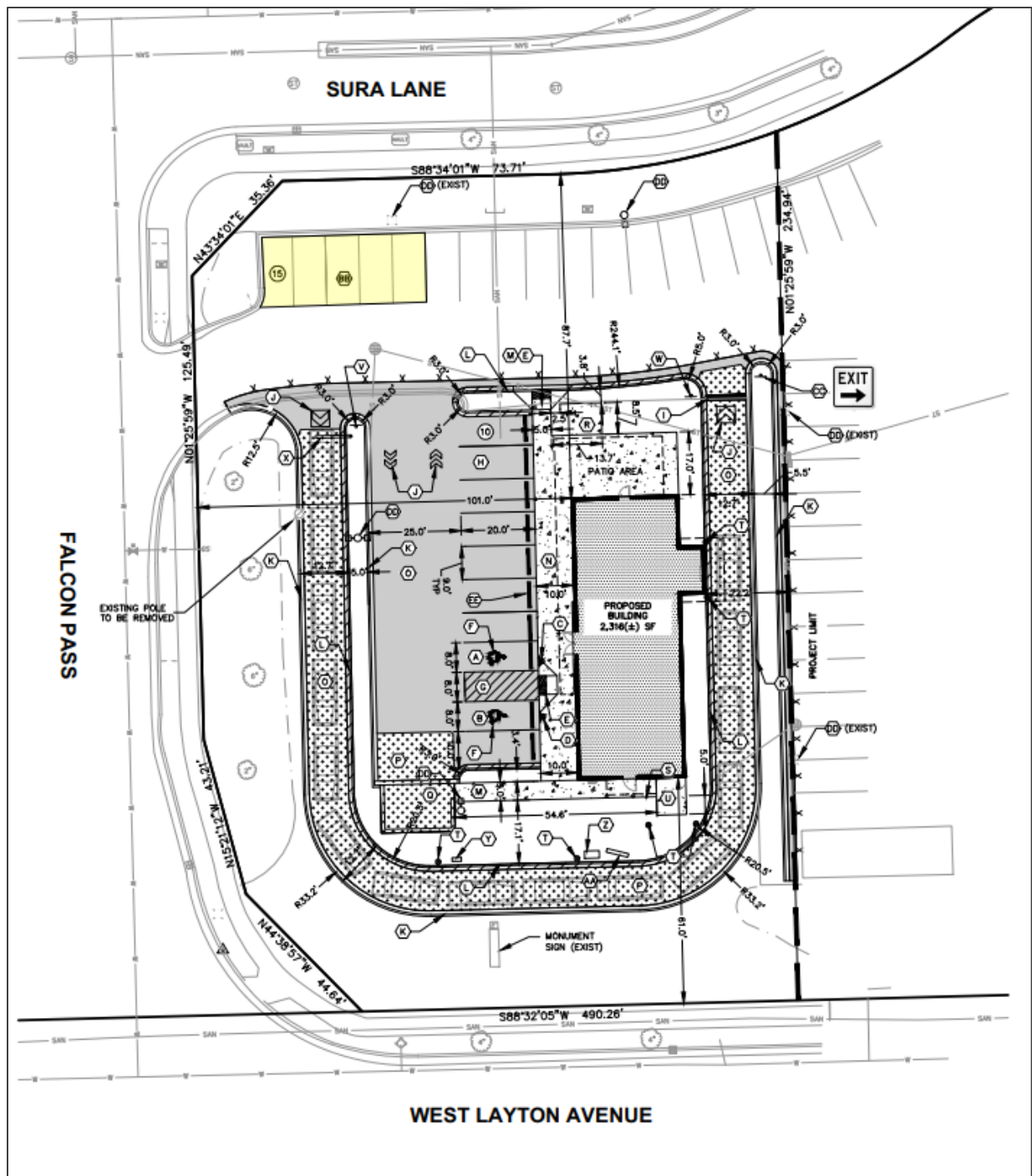
Items 13A and 13B may be considered together.

Overview and Zoning

Starbucks is proposing to construct a new commercial building on the corner of Falcon Pass and W. Layton Ave. Starbucks is a best in class coffeehouse serving an array of beverages including coffee, handcrafted beverages, ready to drink beverages, tea, and fresh food for enjoyment in the store, at home, and on-the-go. The new construction building and patio area will be approximately 2,500 sq. ft. between the 2,300 sq. ft. building and the 200 sq. ft. patio. Starbucks anticipates employing 20-25 people.

The property is zoned PUD (Planned Unit Development), which requires restaurants to obtain a Special Use Permit. The hours of operation would be 5am – 9pm, daily. This will be a leased structure that will initially be a 10-year primary term with multiple 5-year options to extend the lease term.

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 July 16, 2024 Common Council meeting.



Site and Landscaping Plans

The proposed site is currently vacant. The proposal will include the construction of a 2,300 sq. ft. building, 25 parking stalls, and an outdoor patio area. The proposed site layout utilizes the existing entrance off of Sura Lane and Falcon Pass. The entrance from Falcon Pass cannot be used to exit the site; users must exit the site to the east via Sura Lane. The entrance to the building is on the western elevation. The refuse enclosure is located on the southwestern corner of the interior parking lot. The man-door will be located on the eastern elevation, the side

closest to the building. Due to the proposed drive-thru lane location, staff recommends that the two (2) most western parking stalls along the northern portion of the site be converted to landscape beds to minimize potential vehicle conflicts. Staff recognizes the desire of the applicants to utilize the stalls in this area for snow storage but have concerns that between vehicles in the drive-thru, vehicles entering the site from Falcon Pass, and parked cars reversing out of the two (2) most western spots, the risk of vehicle conflict is quite high. The Starbucks' parking lot provides 25 parking stalls, two (2) of which are accessible stalls. The Zoning Code requires 23 (10 spots per 1,000 sq. ft.) stalls for limited-service restaurants with a drive-thru. Even with the elimination of the two (2) stalls, the site still provides sufficient parking in compliance with the City of Greenfield's Municipal Code.

The building will have a setback of approximately 61ft. from the W. Layton Ave. property line, 87ft. from Sura Lane, 101ft. from Falcon Pass, and approximately 22ft. from the western property line. All 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 3 evergreen trees, 20 deciduous shrubs, 12 evergreen shrubs, and numerous perennials and grasses. 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 2,300 sq. ft. building will be constructed of a combination of materials including: Westlake brick in the color latigo, EIFS in the color smoky beige, and wooden-look composite in Brazilian lpe. The brick on the lower portion of the building will match the dumpster enclosure material. Additionally, the Brazilian lpe colored composite material provides warmth and contrast to the lighter tones found in the remainder of the proposed building.



Proposed West Elevation



South Elevation



Proposed East Elevation



Current East Elevation

PALETTE B SPECIFICATIONS				
MATERIAL	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE	
ALUMINUM STOREFRONT SYSTEM	KAWNEER / KCM 1345800 / 312-720-0464	DARK BRONZE, ANODIZED	TITAN 800 VERA GLAZE TIGROO SERIES	
METAL CLADDING	WAYNE / 600 042000 / 720-324-3242	SUNSHINE BRONZE	CORRUGATED / TITAN 800 SYSTEM LANTERNED SUPPORT 1" OPEN RACE 800R RITTER	
RTU SCREENS	EPICORPAC / AUSTIN 010000 / 814-600-2642	COLOR TO MATCH SW 9027 SANDNEY BRIDGE	VERTICAL 4.0 CORRUGATED SOLID LINDAL BAYO	
METAL CORING	LOCALLY SOURCED	COLOR TO MATCH SW 9027 SANDNEY BRIDGE	PRE-FINISHED	
HOLLOW METAL FRAME	LOCALLY SOURCED	TO MATCH 800 042000 SANDNEY BRIDGE	PRINTED	

REGION 000	MATERIAL	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
100	EIFS	DRYVIT MASON CORP 800-270-0700	SW 9027 SANDNEY BRIDGE	RAISED
200	BRICK	WESTLAKE (248) 442-1111	LATIGO	TUNDRABRICK
300	COMPOSITE	NEW TREK (248) 442-1111	BRAZILIAN LPE	STYLISH BOARD

Photometric Plans

Cooper's Hawk and Chipotle submitted a combined photometric plan. The plan shows the installation of three (3), 18ft. tall light poles with 2.5' bases, which will be installed throughout the parking lot areas. The pole lights are the exact same make, model, and type of lighting proposed at Chipotle and Cooper's Hawk, also located within the 84 South development.



Signage Review

A signage plan was not submitted as part of the application. The initial renderings include two wall signs and addition of a tenant panel into the existing monument sign. From a quantity perspective, this number of signs is compliant with Municipal Code. The size of the signage is unknown at this time.

In addition to the signs on the building and within the monument, directional signs will be needed on the site to ensure the safe movement of vehicles and pedestrians on the site. At the exit of the drive-thru, the applicant has indicated that they would add an exit right sign. Staff recommends that a no left turn sign also be added. Additionally, driveway signs on either side of the Falcon Pass entrance will be added. Staff recommends that the signage communicate that the driveway is an entrance only. The purpose of the signage is to ensure that drivers are aware that they cannot exit out onto Falcon Pass. The drive-thru lane will incorporate a menu board. Details about the menu board have not yet been provided.

Staff recommends that the Special Use Permit review be expedited to the July 16, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan for Starbucks, a proposed coffee shop, to be located at 8925 Sura Lane, submitted by Scott Yauck, d/b/a 84 South Small Shops, LLC. d/b/a Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-009), to be expedited to the July 16, 2024 Common Council meeting, subject to Plan Commission and staff comments, and the following conditions:

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.

14. City Planner Report

15. Adjournment