

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

1. The meeting was called to order at 6:01 p.m. by Mayor Neitzke

ROLL CALL:	Mayor Neitzke	Present
	Ald. Kastner	Present
	Mr. Steve Rogers	Present
	Mr. Brian Weis	Present
	Mr. Don Carlson	Excused
	Mr. Zak Marshall	Present
	Mr. Bob Krenz	Present
	Mr. Mike Braswell (Alt)	Excused
	Ms. Danielle Wojak (Alt)	Present

Mayor Neitzke remarked that since both Commissioners Carlson and Braswell were absent, Commissioner Wojak would be voting in this meeting.

2. Approval of the Minutes from the July 9, 2024 meeting.

Motion by Mr. Rogers, seconded by Mr. Marshall, to approve the July 9, 2024 meeting minutes. Motion passed unanimously.

3. Discussion regarding last Common Council meeting.

Ms. Vlach said that Common Council approved all items during their June 18th meeting unanimously, including:

- Spa Chi
- Starbucks
- Greenfield Laundry
- Corner Club
- Joey's Mob Scene
- Comprehensive Plan Amendment and Rezoning for the two residential parcels associated with the Spring Mall redevelopment.

Mayor Neitzke added that preparatory work has begun as part of the Cooper's Hawk project. The expected start of construction is October 1st. Chipotle and Starbucks are also set to begin this fall. Discussion regarding the location of the required ladder on the Starbucks building and a comparable construction on 76th Street. Mayor Neitzke also noted that grading and sewer work is occurring on the northern half of the Loomis Crossing project. He continued with his updates stating that the 894 construction project is expected to continue into next year due to an error in the

planning stage of the project. Discussion amongst members regarding various road closures and its impact on drivers.

- 4A. Special Use Permit for Alderaan Ink, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 208, submitted by Cassandra Mareno, d/b/a CassieLikeSassy, LLC. (Tax Key No. 650-8998-009)**
- 4B. Site Plan Review for Alderaan Ink, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 208, submitted by Cassandra Mareno, d/b/a CassieLikeSassy, LLC. (Tax Key No. 650-8998-009)**

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant, Cassandra Mareno, is proposing to occupy Suite 208, approximately 125 sq. ft. of tenant space within the My Salon multi-tenant commercial building at 5170 S. 76th Street. The applicant is proposing to relocate their existing tattoo business from 2745 W. Layton Avenue in Greenfield. The applicant has been a tattoo artist for 9 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 are required. A public hearing can be scheduled as early as September 17, 2024. The hours of operation would be 8am – 10pm, daily. The applicant is seeking a two-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 July 2024 as part of a special use permit process. The site has remained in good shape.

The proposed Alderaan 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 Alderaan Ink, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 208, submitted by Cassandra Mareno, d/b/a CassieLikeSassy, LLC. (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments.

The applicant, Cassandra Mareno, was present to answer questions.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Special Use Permit and Site Plan Review for Alderaan Ink, a proposed tattoo business, to be located at 5170 S. 76th St., Suite 208, submitted by Cassandra Mareno, d/b/a CassieLikeSassy, LLC. (Tax Key No. 650-8998-009), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for September 17, 2024. Motion carried unanimously.

- 5A. Special Use Permit for American Forklift Company, a proposed mobile forklift repair and rental business, to be located at 4757 S. 108th St., submitted by Mark Ewert, d/b/a American Forklift Company and Mark Gorski, d/b/a Summit Commercial Real Estate, LLC. (Tax Key No. 612-8997-005)**
- 5B. Site Plan Review for American Forklift Company, a proposed mobile forklift repair and rental business, to be located at 4757 S. 108th St., submitted by Mark Ewert, d/b/a American Forklift Company and Mark Gorski, d/b/a Summit Commercial Real Estate, LLC. (Tax Key No. 612-8997-005)**

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant, Mark Ewert, purchased the property located at 4757 S. 108th St. The building is approximately 5,200 sq. ft. and will remain unchanged. American Forklift Company provides mobile service repairs on material handling equipment. The business also does equipment rentals. The applicant has over 30 years of experience in the material handling business.

The property is zoned C-3 Highway and Commercial Service Business District, which permits general rental centers and mobile automotive and truck repair services as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as September 17, 2024. The hours of operation would be 7:00am – 5:00pm, Mondays through Fridays, 7:00am-noon Saturdays, and closed on Sundays. The applicant owns the building and will have seven (7) full-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 1998. 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.

The landscaping on the property has not been maintained recently. The owner intends to address the overgrown grass and brush, so that the landscaping corresponds with the

1998 landscaping plan of grass. Currently, the dumpster found on site is not in compliance with Sec. 21.04.0803(E) of code which requires dumpsters to be within an enclosure and must be placed on a concrete slab. A building permit will be required prior to construction of the dumpster enclosure.

While the parking lot area is in good condition, free of potholes or other concerns, it does not have any parking spot striping. The 1998 site plan depicts nine (9) parking stalls, including one (1) ADA accessible parking stall.

American Forklift Company requires 26 (5 spaces per 1,000 sq. ft.) parking spaces. A total of 9 stalls will be provided on the property. The Common Council may waive the shortage.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan for American Forklift Company, a proposed mobile forklift repair and rental business, to be located at 4757 S. 108th St., submitted by Mark Ewert, d/b/a American Forklift Company and Mark Gorski, d/b/a Summit Commercial Real Estate, LLC. (Tax Key No. 612-8997-005), subject to Plan Commission and staff comments:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 3 is required to be satisfied by December 31, 2024.)

1. Removal of all overgrown grass and brush from the site, in accordance with the 1998 landscaping plan for grass areas.
2. Restriping of the parking lot area, providing at least one (1) ADA accessible stall with the required signage.
3. Removal of 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 twelve (12) months of the revised site plan being approved.

The applicant, Mark Ewert, was present to answer questions.

Ald. Kastner asked the applicant if any equipment would be stored outside. Mr. Ewert clarified that equipment would not be store outside because the elements would destroy the equipment. Mr. Ewert further explained that the business only does repair work at their customers' places of business, no repair would occur at their property. Ald. Kastner asked the applicant if he would guarantee that no material handling equipment would be stored outside. Mr. Ewert stated "absolutely". Any equipment will be stored inside, and Mr. Ewert plans to clean the debris at the site and make improvements to the site as required by staff. Mr. Rogers asked if customers would be coming to the

location and Mr. Ewert stated they would not; only employees would come to this property.

Mayor Neitzke noted the condition of the buildings, specifically the condition of the most western garage building and wanted to know how the applicant planned to address the aesthetics. The applicant confirmed that he plans to paint the building, per staff review. Mayor Neitzke discussed lighting requirements in commercial districts. Mayor Neitzke discussed the danger of semi-trucks and box trucks parking on 108th Street and told the applicant to ensure that any deliveries and employees are aware that they cannot park on 108th Street.

Motion by Mayor Neitzke, seconded by Mr. Rogers, to recommend Common Council approval of the Special Use Permit and Site Plan Review for American Forklift Company, a proposed mobile forklift repair and rental business, to be located at 4757 S. 108th St., submitted by Mark Ewert, d/b/a American Forklift Company and Mark Gorski, d/b/a Summit Commercial Real Estate, LLC. (Tax Key No. 612-8997-005), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for September 17, 2024. Motion carried unanimously.

- 6A. Special Use Permit for Casa Drift, a proposed remote-control car business, to be located at 4629 S. 108th St., submitted by Estreberto Marin, d/b/a Casa Drift, LLC. (Tax Key No. 609-0033-001)**
- 6B. Site Plan Review for Casa Drift, a proposed remote-control car business, to be located at 4629 S. 108th St., submitted by Estreberto Marin, d/b/a Casa Drift, LLC. (Tax Key No. 609-0033-001)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant, Estreberto Marin, is proposing to occupy approximately 1,350 sq. ft. of tenant space at 4629 S. 108th St. within the Omega Plaza Shopping Center multi-tenant commercial building. Casa Drift houses a scaled-down, miniature drift track where hobbyists can bring their remote-controlled cars to drive. The applicant has been a member of the remote-control car community for over 10 years and has hosted pop-up remote-control car drift events around the Milwaukee area for the last year.

The property is zoned C-4 Regional Business District, which permits amusement and recreation industries as a Special Use. Since this is a new use within the tenant space, a public hearing and a Special Use Permit are required. The applicant anticipates hours of operation to be 9am-10pm, daily. The applicant will rent the space for six months to start 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 2019. The site is in good condition. The only issue was some deterioration of the landscaping border along S. 108th St. The Department of Public Works has been in contact with the property owner to address this issue.

Casa Drift requires 6 (5 spaces per 1,000 sq. ft. plus 1 space per 0.5 employee) parking spaces and the remaining building requires 63 (5 spaces per 1,000 sq. ft.) parking spaces, for a grand total of 69 parking spaces. A total of 69 parking stalls are provided on the property.

Staff recommends that a public hearing be scheduled for September 17, 2024.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Casa Drift, a proposed remote-control car business, at 4629 S. 108 St., submitted by Estreberto Marin, d/b/a Casa Drift, LLC. (Tax Key No. 609-0033-001), subject to Plan Commission and staff comments.

The applicant, Estreberto Marin, was present to answer questions.

Mayor Neitzke reminded the applicant that rope led lights are not permitted around the edge of windows and signage is limited to 20% of windows. The applicant brought samples of the remote-control cars that will use the track at his business that he shared with the Board. Ald. Kastner asked if the applicant intends to serve any food or drink at the business. Mr. Marin stated that he has already spoken to the Health Department about carrying refreshments.

Motion by Mr. Rogers, seconded by Mr. Krenz, to recommend Common Council approval of a Special Use Permit and Site Plan Review for Casa Drift, a proposed remote-control car business, to be located at 4629 S. 108th St., submitted by Estreberto Marin, d/b/a Casa Drift, LLC. (Tax Key No. 609-0033-001), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for September 17, 2024. Motion carried unanimously.

- 7A. Special Use Permit for Pretty Paws Pet Spa, a proposed pet grooming business, located at 4643 S. 108th St., submitted by Kayla Mae Ahles-Birkholz, d/b/a Luxury Pet Spa, LLC. (Tax Key No. 609-0033-001)**
- 7B. Site Plan Review for Pretty Paws Pet Spa, a proposed pet grooming business, located at 4643 S. 108th St., submitted by Kayla Mae Ahles-Birkholz, d/b/a Luxury Pet Spa, LLC. (Tax Key No. 609-0033-001)**

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Kayla Mae Ahles-Birkholz, is proposing to occupy approximately 1,450 sq. ft. of tenant space at 4643 S. 108th St. within the Omega Plaza Shopping Center multi-tenant commercial building. Pretty Paws Pet Spa is a full-service pet salon, offering haircuts and baths for cats and dogs. They will not offer boarding or daycare services. The applicant has been in the pet grooming business for 15 years and has owned her own shops since 2011, including a shop in West Allis.

The property is zoned C-4 Regional Business District, which permits pet care services as a Special Use. Since this is a new use within the tenant space, a public hearing and a Special Use Permit are required. The hours of operation would be 7am-7pm, daily. The applicant is seeking a 3-year lease for the suite and will have three (3) full-time employees and two (2) part-time employees with four (4) wash stations and one (1) dry station.

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 2019. The site is in good condition. The only issue was some deterioration of the landscaping border along S. 108th St. The Department of Public Works has been in contact with the property owner to address this issue. (Pictured in staff report for items 6a and 6b).

Pretty Paws Pet Spa requires 7 (5 per 1,000 square feet) parking spaces and the remaining building requires 62 (5 spaces per 1,000 sq. ft.) parking spaces, for a grand total of 69 parking spaces. A total of 69 stalls are provided on the property.

Staff recommends that a public hearing be scheduled for September 17, 2024.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Pretty Paws Pet Spa, a proposed pet grooming business, at 4643 S. 108th St., submitted by Kayla Mae Ahles-Birkholz, d/b/a Luxury Pet Spa, LLC. (Tax Key No. 609-0033-001), subject to Plan Commission and staff comments.

The applicant, Kayla Mae Ahles-Birkholz, was present to answer questions.

Mayor Neitzke reminded the applicant to pay careful attention of where the pet relief area is and the condition of the area. The applicant stated that she has already purchased a self-service station for the pet relief area.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Special Use Permit and Site Review for Pretty Paws Pet Spa, a proposed pet grooming business, located at 4643 S. 108th St., submitted by Kayla Mae

Ahles-Birkholz, d/b/a Luxury Pet Spa, LLC. (Tax Key No. 609-0033-001), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for September 17, 2024. Motion carried unanimously.

- 8A. Special Use Review for proposed hours of operation change to Kalibres Restaurant & Bar, an existing full-service restaurant, located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar. (Tax Key No. 531-0000-900)
- 8B. Site Plan Review for Kalibres Restaurant & Bar, an existing full-service restaurant, located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar. (Tax Key No. 531-0000-900)

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Alejandro Hernandez, is proposing to extend the hours of operation for Kalibres Restaurant & Bar, an existing full-service restaurant. The 2,400 sq. ft. restaurant is leased by the applicant. Kalibres serves Mexican cuisine and has an extensive menu, including homemade Mexican beverages. The applicant has been in the restaurant business for years. The applicant has indicated that their busiest hours are after 7pm.

The currently approved hours are:
7am to 11pm, daily

The proposed hours are:
Sunday – Thursday: 9am to 11pm
Friday – Saturday: 9am to 2am

The property is zoned C-2 Community Commercial District, which permits full-service restaurants as a Special Use.

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.*

The first public hearing was held in July 2022 as part of the original Special Use Permit. The applicant's original application requested to be open 7am – 12am Monday –

Wednesday, and 7am – 2am Thursday – Sunday. The neighbors to the east on the other side of the alley in the City of Milwaukee, and Ald. Mark Borkowski from the City of Milwaukee, came to the public hearing and opposed the proposed hours of operation. The Common Council ultimately approved the application with modified hours: 7am – 11pm, seven (7) days/week.

The applicant, Alejandro Hernandez, was before the Plan Commission and Common Council in May/June 2023 for proposed hours of operation change. Their 2023 submission would have had their hours changed to...

Monday: 9am to 12am

Tuesday, Wednesday, Thursday: 9am to 1am

Friday, Saturday, and Sunday: 9am to 2am

Based on the opposition from the neighbors at the July 2022 public hearing with the original proposed hours, and the fact that the request was essentially a repeat of the original hours of operation request, Plan Commission considered this new request a “major change” and requested that a public hearing be held on June 20, 2023.

In a similar manner to the public hearing held in July 2022, the public hearing in June 2023 had both neighbors and the Alderperson from the City of Milwaukee in attendance to register and/ or speak against the proposed change. The concerns discussed during the public hearing included litter and debris, safety, noise, and the impact that extended hours would have on other businesses. On a roll call vote, the motion carried unanimously to deny the request for proposed hours of operation change to Kalibres.

Due to the opposition from neighbors during the July 2022 and June 2023 public hearings, and the fact that the current request is essentially a repeat of prior hours of operation requests, staff is recommending that Plan Commission consider the current request a “major change” per Section 21.04.0701.K and request that a public hearing be held. A public hearing could be held on September 17, 2024.

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 June 2022 as part of the special use permit process and again in May 2023 as part of special use review process. Several issues were identified during the site visit that were not present during the site visit last year.

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

During the site visit, staff noted that a monument sign had been installed on the property since the last meeting. However, a sign permit application had not been

submitted for the new monument sign. A sign permit application, a site plan depicting the location of the sign in reference to the vision triangle, and applicable fees will be required to be submitted. Additionally, a banner had been installed on the side of the building, again, without a temporary sign permit application having been submitted or the applicable fee paid. Staff has communicated with the applicant that the banner is not permitted to remain installed for more than four (4) months within a calendar year. The applicant has indicated that they will submit all required applications associated with signage on the property.

Staff also noted that an electrical wire was draped over the clearance bar and over the drive thru lane. Staff has explained to the applicant that this needed to be removed immediately due to safety concerns. Furthermore, the clearance bar has shifted and no longer extends above the driving lane. The applicant has indicated that this will be corrected immediately.

During the site visit, staff also noticed that approximately six (6) vehicles and three (3) mobile food vehicles were present on the site. Staff recommends, should the applicant wish to continue to allow parallel parking along the fence line, that striping be added to ensure the orderly movement of vehicles on the property. This is especially important as there were vehicles parked immediately adjacent to the drive thru lane. Overall, the parking lot needs restriping because the lines are faded and difficult to identify amongst the competing crack-sealing lines.

Finally, a grease dumpster was located outside the dumpster enclosure. This grease dumpster was present on the property during the site visit in May 2023. Municipal Code requires the dumpster be located within the enclosure except for when it is being picked up and then must immediately be returned to within the enclosure.

Staff recommends denial of the proposed request to modify the hours of operation on the basis that the neighborhood expressed concern and opposition on both prior requests.

Recommendation: Recommend Common Council denial of the Special Use Review and Site Plan Review for proposed hours of operation change to Kalibres Restaurant & Bar, an existing full-service restaurant, located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar. (Tax Key No. 531-0000-900), subject to Plan Commission and staff comments.

The applicant, Alejandro Hernandez, was present for questions.

Mayor Neitzke noted that the previous two applications had been contentious and that the adjacent City of Milwaukee Aldermanic District has a new alderperson since the last proposal. In a continued effort to be good neighbors, Mayor Neitzke stated that he

would support a public hearing and requested that the Milwaukee Alderperson and the neighboring properties in the City of Milwaukee be notified of the public hearing.

The applicant asked that he be given a chance by the City to change his hours after two attempts in the past. The applicant mentioned the efforts of their business to be a courteous neighbor by keeping their property clean and removing trash, including syringes, from their alley.

Mayor Neitzke clarified that noise cannot extend past the property lines at night per City ordinance. He utilized a similar business as an example and issues that have arisen from sound. Mayor Neitzke asked how Kalibres would handle noise in late hours, to avoid disturbing neighbors. The applicant responded that the building is largely sound-proofed, and loud music inside is hardly audible from outside the building. Discussion between the board members occurred about how sound could be regulated and what would be allowable and permitted. Mr. Rogers asked about enforcement mechanisms.

Mr. Rogers expressed concern over the applicant's mention regarding the presence of syringes in the alley behind Kalibres. The applicant stated that they have notified the Greenfield Police Department and would continue to notify the City in the future.

The applicant stated that he has worked to get vehicles moved from along the fence to the parking lot and will continue to work with the neighboring commercial property to ensure that vehicles are parked within parking stalls.

Motion by Mr. Weis, seconded by Mr. Rogers, to authorize a public hearing for a Special Use Review and Site Plan Review for Kalibres Restaurant & Bar, an existing full-service restaurant, located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar. (Tax Key No. 531-0000-900), subject to Plan Commission and staff comments, and authorize the public hearing to be scheduled for September 17, 2024. Motion carried unanimously.

- 9A. Special Use Permit for Mindcolor Autism, a proposed mental health office providing autism therapy, to be located at 4600 W. Loomis Rd., Suite 130, submitted by Andy Li and Jimmy Qiu, d/b/a Mindcolor Autism, LLC. (Tax Key No. 620-9957-000)**
- 9B. Site Plan Review for Mindcolor Autism, a proposed mental health office providing autism therapy, to be located at 4600 W. Loomis Rd., Suite 130, submitted by Andy Li and Jimmy Qiu, d/b/a Mindcolor Autism, LLC. (Tax Key No. 620-9957-000)**

Items 9A and 9B may be considered together.

Overview and Zoning

The applicants, Andy Li and Jimmy Qiu, are proposing to occupy Suite 130, approximately 8,200 sq. ft. of tenant space, within the 66,000 sq. ft. multi-tenant

building located at 4600 W. Loomis Rd. Mindcolor Autism provides play-based autism therapy services for children diagnosed with autism. The applicants have operated autism therapy clinics in the Milwaukee area for over five (5) years, including a location in Franklin, WI.

The property is zoned C-2 Community Commercial District, which permits offices of mental health practitioners as a Special Use. A public hearing, as required by the Special Use, could be scheduled as soon as September 17, 2024. The hours of operation would be 8:00am – 8:00pm, daily. The applicants are seeking a 10-year, nonconditional lease and will have 25 full-time and five (5) 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. During the site visit, staff found the property to be in good shape, with only two minor issues identified.

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

Staff noticed that one of the landscape islands is missing any landscaping and recommends that plant material be added per their approved landscape plan. Additionally, the parking stall striping is very faded in many places and needs to be redone. The property manager has told staff that they intend to have the landscaping addressed by September 30, 2024 and the parking lot resurfaced and restriped by June 30, 2025.

The entire building requires 660 (10 spaces per 1,000 sq. ft.). A total of 299 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 Mindcolor Autism, a proposed mental health office providing autism therapy, to be located at 4600 W. Loomis Rd., Suite 130, submitted by Andy Li and Jimmy Qiu, d/b/a Mindcolor Autism, LLC. (Tax Key No. 620-9957-000), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied by September 30, 2024. Item 2 is required to be satisfied by June 30, 2025.)

1. Installation of all missing landscaping within the landscape islands, per the approved landscape plan.
2. Completion of resurfacing and restriping of the parking lot area.

The Center Director, Nicole Cady, was present to answer questions.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Special Use Permit and Site Plan Review for Mindcolor Autism, a proposed mental health office providing autism therapy, to be located at 4600 W. Loomis Rd., Suite 130, submitted by Andy Li and Jimmy Qiu, d/b/a Mindcolor Autism, LLC. (Tax Key No. 620-9957-000), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for September 17, 2024. Motion carried unanimously.

- 10. Certified Survey Map for a proposed land division of 5200 S. 48th St., submitted by George A. Pitman Jr., d/b/a Christ Methodist Church; the northernmost proposed parcel would meet the R-2 minimum width and depth requirements, but would be less than the 15,000 sq. ft. minimum lot area. (Tax Key No. 647-9980-012)**

The 3.44-acre parcel consists of Christ Methodist Church, a parking lot, and open area. The church's parking lot has access to S. 48th St. The applicant, George Pitman, is proposing to divide the parcel into three (3) parcels, the northern two (2) parcels will be residential lots. The proposed lot configuration will be as follows:

Lot 1 (the Church lot) will be 527' x 195' with frontage along S. 48th Street.

Lot 2 (new residential lot) will be 100' x 195' with frontage along S. 48th Street.

Lot 3 (new residential lot) will be 100' x 143' with frontage along W. Abbott Avenue.

Per Municipal Code Sec. 21.04.0202, the lot dimension requirements for the R-2 Single-Family Residential Conservation District are 100' deep, 100' wide for non-corner lots and 115' wide for corner lots, and a minimum lot area of 15,000 sq. ft. Lot 2, of the proposed split, meets all three of the minimum requirements (100' wide, 195' deep, and 19,500 sq. ft.). Lot 3, of the proposed split, only meets the minimum requirements for minimum lot width and depth (143' wide and 100' deep). However, the square footage of Lot 3 is only 14,299 sq. ft., approximately 700 sq. ft. short of the minimum lot area.

The other three (3) existing other lots along W. Abbott Ave. have lot dimensions as follows:

4731 W. Abbott Ave. – 95' x 143', and 13,585 sq. ft.

4705 W. Abbott Ave. – 106' x 143', and 15,158 sq. ft.

5155 S. 46th St. – 106' x 143', and 15,158 sq. ft.

Only two of the three existing lots comply with all three (3) of the lot dimension requirements of the R-2 zoning district. Importantly, the southern property line for all three (3) of the other lots is 143' from W. Abbott Ave. While the current CSM could create a lot that is fully in compliance with all three (3) of the lot dimension requirements, the result would be a southern property line that is inconsistent with the existing lots.

The parcel is currently zoned Institutional. The proposed residential lots will be rezoned to R-2 Single-Family Residential District to match the surrounding zoning. The Comprehensive Land Use Map Identifies this parcel as Community Facilities. Lot 2 and Lot 3 will require an amendment to the Comprehensive Land Use Map from Community Facilities to Single Family.

The Engineering Division has reviewed the proposed CSM and grading plan and has shared comments from staff and Milwaukee County with the surveyor and applicant. Staff recommends approval and recommends this item be expedited to the August 20, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for a proposed land division of 5200 S. 48th St., submitted by George A. Pitman Jr., d/b/a Christ Methodist Church; the northernmost proposed parcel would meet the R-2 minimum width and depth requirements, but would be less than the 15,000 sq. ft. minimum lot area. (Tax Key No. 647-9980-012), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 through 3 are required to be satisfied prior to the recording of the Certified Survey Maps.)

1. A revised Certified Survey Map and grading plan being submitted to the Engineering Division, if applicable.
2. A \$30.00 fee payable to City of Greenfield for the CSM recording fee.
3. Payment of Public Park Land Fees in the total amount of \$3,612, or \$1,806 per dwelling unit.

The applicant, Mr. Pitman, was present to answer questions.

Ald. Kastner asked if utilities were present for both lots. Mr. Pitman stated that only the corner lot currently has access and that future owners would need to install the necessary utilities. He noted that the price of the lots will be reflective of the costs associated with installation.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Certified Survey Map for a proposed land division of 5200 S. 48th St., submitted by George A. Pitman Jr., d/b/a Christ Methodist Church; the northernmost proposed parcel would meet the R-2 minimum width and depth requirements, but would be less than the 15,000 sq. ft. minimum lot area. (Tax Key No. 647-9980-012), subject to Plan Commission and staff comments, and authorize this item to be

expedited to the August 20, 2024 Common Council meeting. Motion carried unanimously.

- 11A. Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located at 5200 S. 48th St. from Community Facilities to Single Family. (Tax Key No. 647-9980-012)**
- 11B. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 5200 S. 48th St. from Institutional District to R-2 Single-Family Residential Conservation District. (Tax Key No. 647-9980-012)**

Items 11A and 11B may be considered together but must be voted on separately.

A motion for 11A, for the Land Use Map Amendment to the Comprehensive Plan, must be made and approved prior to a motion for 11B, an ordinance to amend the official zoning map, being made and approved.

The proposal is a comprehensive land use plan amendment and rezoning for a portion of the property located at 5200 S. 48th St. The property is currently zoned Institutional, consistent with its current use as a church. The Future Land Use Map identifies this parcel as Community Facilities.

The property is currently going through a Certified Survey Map (CSM) process to divide the parcel into three (3) parcels with the intention of northern two (2) parcels being residential lots. The applicant has indicated the intention is to sell the two newly-created parcels as residential lots for development.

Whenever any parcel is rezoned, the new zoning must be consistent with the Land Use Map found within the 2020 City of Greenfield Comprehensive Plan. To achieve the goal of rezoning a portion of the property located at 5200 S. 48th St. from Institutional District to R-2 Single-Family Residential Conservation District, staff recommends an amendment to the Comprehensive Land Use Map from Community Facilities to Single Family.

State Statutes require the Plan Commission to adopt a Resolution supporting this proposed Comprehensive Land Use amendment, which will be considered by the Common Council during a public hearing. State Statutes also require a 30-day public comment period prior to a Comprehensive Land Use map amendment consideration. As such, the public hearing would be scheduled for October 15, 2024, if the Plan Commission adopts the proposed Resolution.

A roll call vote is needed for the Resolution.

Recommendation: Recommend Common Council approval of the Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 5200 S. 48th St. from Community Facilities to Single Family. (Tax Key No. 647-9980-012)

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 5200 S. 48th St. from Community Facilities to Single Family (Tax Key No. 647-9980-012), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for October 15, 2024. On a roll call vote, motion carried unanimously.

Recommendation: Recommend Common Council approval of Ordinance to amend the official Greenfield Zoning Map rezoning a portion of the property located at 5200 S. 48th St. from Institutional District to R-2 Single-Family Residential Conservation District. (Tax Key No. 647-9980-012)

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of Ordinance to amend the official Greenfield Zoning Map rezoning a portion of the property located at 5200 S. 48th St. from Institutional District to R-2 Single-Family Residential Conservation District (Tax Key No. 647-9980-012), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for October 15, 2024. Motion carried unanimously.

12. Community Development Report

Ms. Vlach announced two recent grand openings:

- Naf Naf Middle Eastern Grill at 5003 S. 76th St.
- Maria Lopez Immigration Law at 9910 W. Layton Ave.

Mayor Neitzke noted that the spicy hummus at Naf Naf is to die for.

13. Adjournment

Motion by Mr. Weis, seconded by Mr. Marshall to adjourn the meeting at 6:53 p.m. Motion carried unanimously.

Respectfully submitted,

Natalie Phillips
Administrative Assistant