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

PLAN COMMISSION STAFF REPORT

Tuesday, September 10, 2024 – 6:00 p.m.

1. **Roll Call**

2. **Approval of the minutes from the August 13, 2024 meeting.**

3. **Discussion regarding last Common Council meetings.**

4. **Site, Landscaping, and Architectural Plans for a greenhouse addition at Bluemel's Garden & Landscape Center, an existing business, located at 4930 W. Loomis Rd., submitted by John Lewandowski, d/b/a Bluemel's Garden & Landscape Center, and Justin Bilhorn, d/b/a United Greenhouse Systems. (Tax Key No. 620-1001-000)**

Overview and Zoning
Bluemel's Garden & Landscape Center is requesting to build two (2) greenhouses adjacent to their existing ones. The purpose of the greenhouses is to expand the retail area. The property is zoned C-2 Community Commercial District which permits Nursery, Garden Center, & Farm Supply Stores as a special use.

Site, Architectural, and Landscaping Plans
The proposed site is currently partially used for keeping growing benches under a canopy, and partially used for vehicle storage. The proposal will include the construction of a 4,150 sq. ft. greenhouse and a 2,485 sq. ft greenhouse. The proposed site layout utilizes the existing entrance off of Loomis Road where patrons enter the business. The entrances to the greenhouses are on the northern and southern elevations. The greenhouse addition will be constructed of translucent polycarbonate paneling, and the doors will be white steel rolling doors.

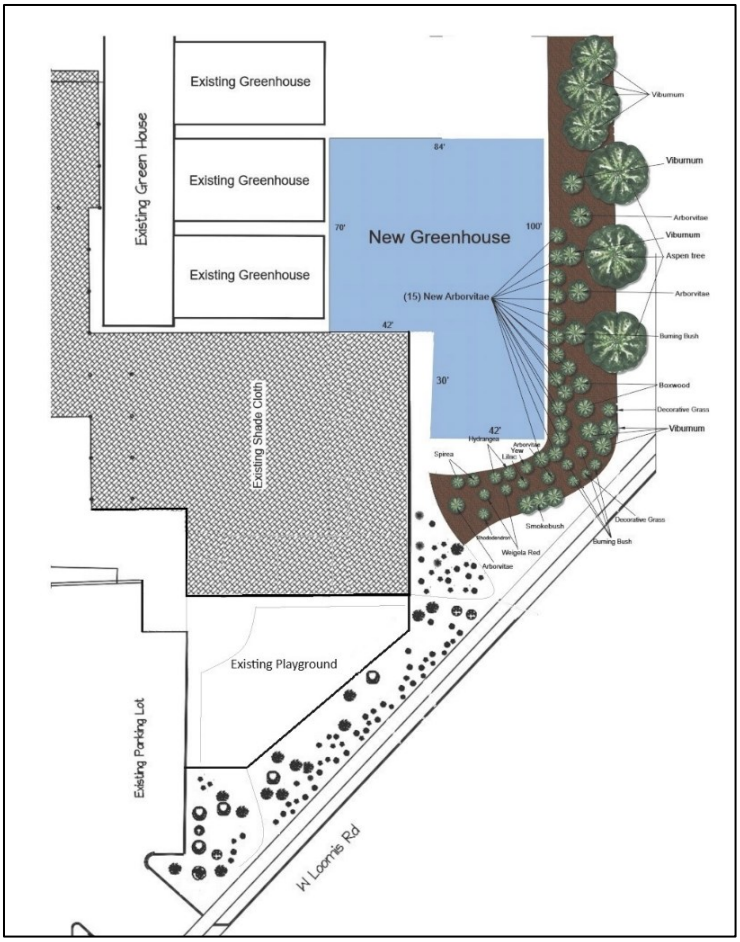
Bluemel's last appeared before Plan Commission in April of 2021. Worth mentioning is that Bluemel's is continuing to use land in the City cul-de-sac right-of-way for material storage purposes and has paved over a portion of the right-of-way. As Plan Commission established at that meeting, any future changes on the Bluemel's properties will require full site review from the Plan Commission and Common Council. A stormwater management plan will be required with any additional impervious surface added to any of the land owned by Bluemel's.

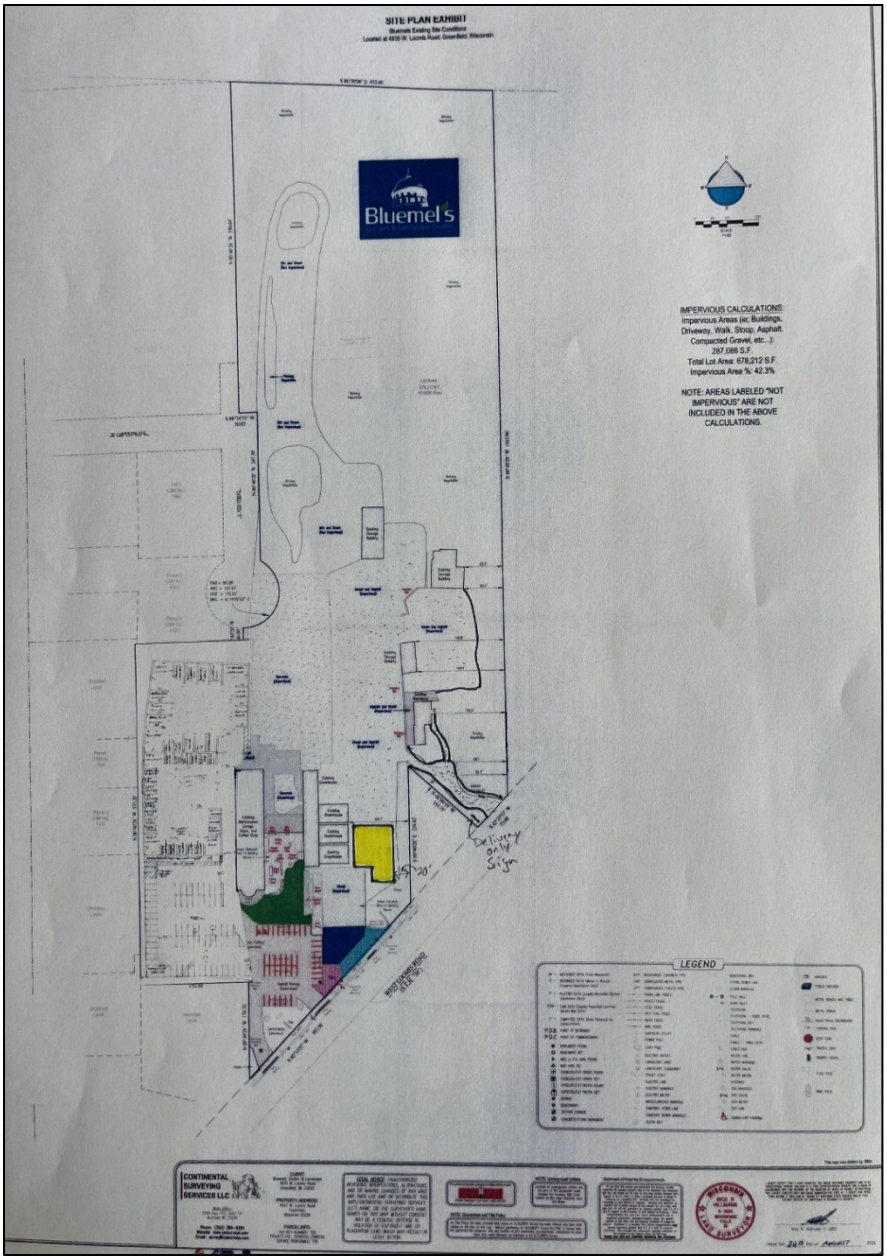
Comparing the current site layout to the 2021 site plan, there are additional areas that have been covered with impervious surfaces close to Honey Creek. Staff has been in communication with the applicant that they must complete a stormwater management plan prior to expanding impervious surfaces further.

The proposed addition will require 33 new parking spaces (5 spaces per 1,000 sq. ft.) in addition to the existing retail area which currently requires 108 parking spaces (5 spaces per 1,000 sq. ft.) for a total of 141 parking spaces. 104 parking spaces are provided. Common Council may waive the shortage.

The proposed greenhouse addition will have a setback of 20ft. from the neighboring property at 4840 W. Loomis Road. This setback is compliant within the C-2 zoning district requirements.

A landscaping plan has been provided to the City Forester for review and feedback. The plan incorporates twenty (20) new coniferous trees. Staff has no recommendations regarding the proposed landscaping plans but would defer to the City Forester for plant selection and location feedback.





Recommendation: Recommend Common Council approval of the Site, Landscaping, and Architectural Plans for a greenhouse addition at Bluemel's Garden & Landscape Center, an existing business, located at 4930 W. Loomis Rd., submitted by John Lewandowski, d/b/a Bluemel's Garden & Landscape Center, and Justin Bilhorn, d/b/a United Greenhouse Systems. (Tax Key No. 620-1001-000), subject to Plan Commission and staff comments:

(Item 1 is required to be satisfied prior to issuance of building permits.)

1. Provide the Engineering Division a grading plan depicting how water will drain from the gutters, whether it is connected to a storm sewer, or otherwise mitigated.

5A. Special Use Review for an ownership change to Jimmy John's, an existing limited-service restaurant, located at 5075 S. 76th St., Suite C, submitted by Marc Largent, d/b/a Premium Loaves II, Inc. (Tax Key No. 616-0001-002)

5B. Site Plan Review for an ownership change to Jimmy John's, an existing limited-service restaurant, located at 5075 S. 76th St., Suite C, submitted by Marc Largent, d/b/a Premium Loaves II, Inc. (Tax Key No. 616-0001-002)

Items 5A and 5B may be considered together.

Overview and Zoning

The applicant, Marc Largent, is proposing to occupy approximately 2,100 sq. ft. of the multi-tenant commercial building located at 5075 S. 75th St. The tenant space is an existing Jimmy John's; no improvements or changes are being proposed to the menu or services. The applicant is a top 5 largest Jimmy John's franchisee.

The property is zoned C-4 Regional Business District, which permits limited-service restaurants as a Special Use. A public hearing, as required by the Special Use, can be scheduled as early as October 15, 2024. The hours of operation would be 10:00am – 10:00pm, daily. The applicant will rent the tenant space; the lease term is currently through 5/31/2027 and will renew the lease at that time for at least ten (10) years. The business will have 3 full-time employees and 24 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 2004. Only one issue was identified during the site visit.

Landscaping is generally in good condition, however, there is a landscape island that the landscaping is entirely missing from. The landscape island will need to be replanted as required per the approved 2004 landscaping plan. Staff has been in communication with the property owner to resolve the issue found on the site.

Jimmy John's requires 30 (15 spaces per 1,000 sq. ft.) parking spaces, and the remaining building along with the other building on the property require 86 parking spaces for a total of 116 parking spaces. A total of 68 stalls are provided on the property. The Common Council may waive the shortage.

Recommendation: Recommend Common Council approval of Special Use Review and Site Plan for an ownership change to Jimmy John's, an existing limited-service restaurant, located at 5075 S. 76th St., Suite C, submitted by Marc Largent, d/b/a Premium Loaves II, Inc. (Tax Key No. 616-0001-002), subject to Plan Commission and staff comments:

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

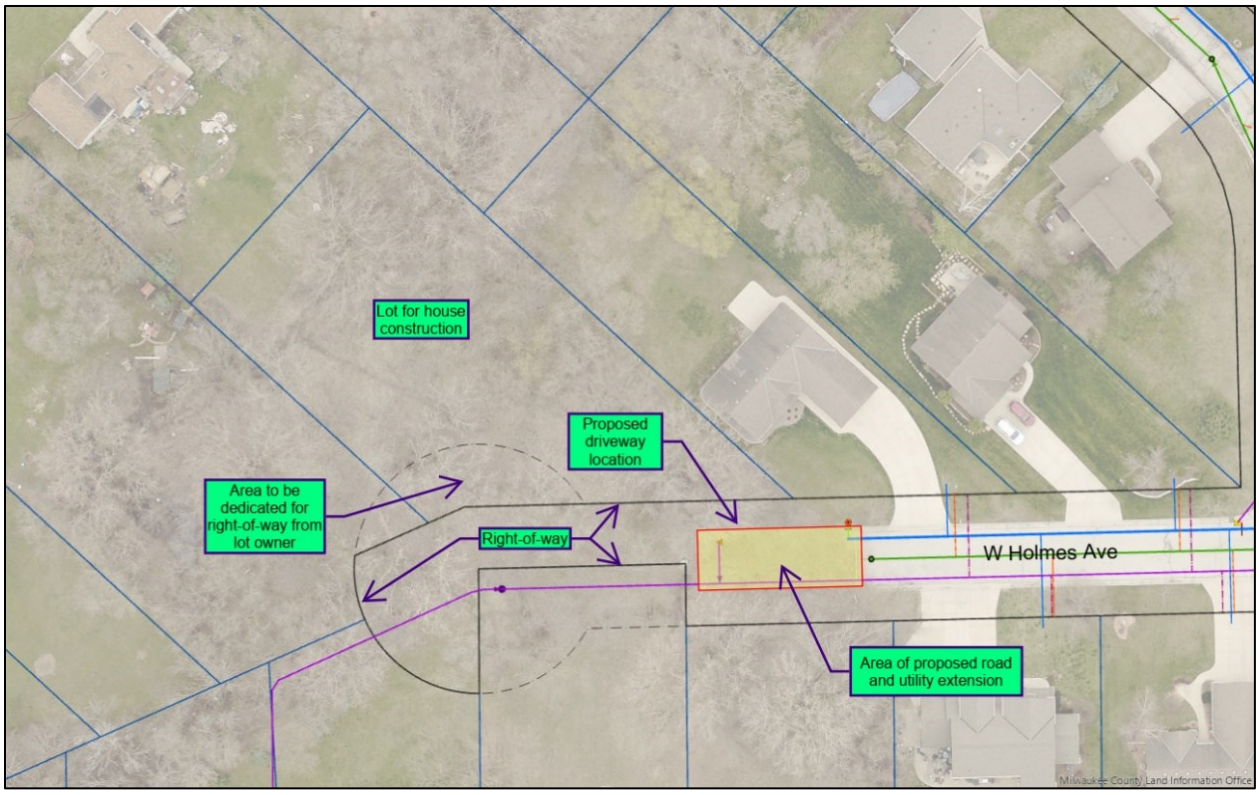
1. Installation of all missing landscaping within the landscape islands, per the approved landscape plan.

6. Discussion and decision requesting staff to prepare a Developer's Agreement for the proposed development by Christina and Patrick Robers, applicants, and to approve utility and street extensions in W. Holmes Ave., to a point approximately 85 ft. west of its current terminus. (Tax Key No. 620-9944-002)

Overview and Zoning

The applicants, Christina and Patrick Robers, recently purchased the vacant property (Tax Key No. 620-9944-002). The property is zoned R-2 Single-Family Residential Conservation.

Since there is not an existing street or utilities to service this lot, Mr. and Ms. Robers have provided street and utility plans as part of a proposal to extend street and utilities to allow their vacant single-family lot to become buildable. In addition to Mr. and Ms. Robers property, there is a lot on the South side that will also become buildable in this process (north ½ of Tax Key No. 620-9921-000). The City does not currently have sufficient right-of-way to construct this street through the cul-de-sac.



City staff has reviewed draft and utility plans and has returned comments to the Owners' Engineer so that the plan review and submittal process can continue to move forward. All costs related to the installation of the proposed development by Christina and Patrick Robers are the responsibility of the applicant. Connection charges will be applicable to the north ½ of Tax Key No. 620-9921-000, should the parcel ever be divided and connected to W. Holmes Ave. in the future.

Because the proposed street and utility installation will result in additional City infrastructure, a Developer's Agreement is required.

Recommendation: Staff recommends that staff be authorized to prepare and execute a Developer's Agreement for the proposed development by Christina and Patrick Robers for the purposes of street and utility extension for W. Holmes Ave. to a point approximately 86 ft. west of its current terminus, subject to Plan Commission and staff comments:

(Item 1 must be completed prior to a Developer's Agreement being signed)

1. A tree preservation plan be submitted to the City Forester for review and approval.

7A. Special Use Permit for Rejuvenate MKE, a proposed medical spa, to be located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005)

7B. Site Plan Review for Rejuvenate MKE, a proposed medical spa, to be located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005)

Items 7A and 7B may be considered together.

Overview and Zoning
The applicant, Kristin Majinski, is proposing to occupy approximately 3,450 sq. ft. of tenant space within the Forest Green Executive Center, an existing office park. The applicant is proposing to operate a medical spa offering a variety of medical services including medical weight loss, functional medicine, and medical aesthetics.

The property is zoned Planned Unit Development District, which permits medical spas as a Special Use. A public hearing and a Special Use Permit are required. A public hearing can be scheduled as early as October 15, 2024. The hours of operation would be 10:00am – 3:00pm on Sundays, 9:00am – 7:00pm on Mondays – Fridays, 9:00am – 4:00pm on Saturdays. The applicant will be renting the space for a five-year lease. The business will have 4 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. The site is in very good condition and staff has no feedback to provide.

Rejuvenate MKE requires 8 (1 space per chair plus 1 space per employee) parking spaces and the remaining building requires 141 (3.3 required spaces per 1,000 sq. ft. of office) parking spaces, for a grand total of 149 required parking spaces. A total of 154 stalls are provided on the property.

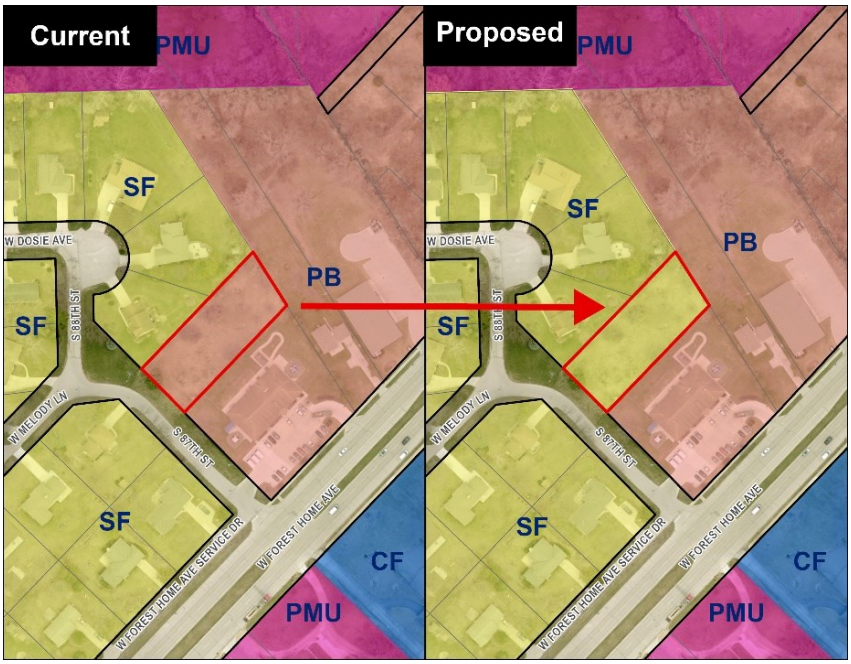
Staff recommends that a public hearing be scheduled for October 15, 2024.

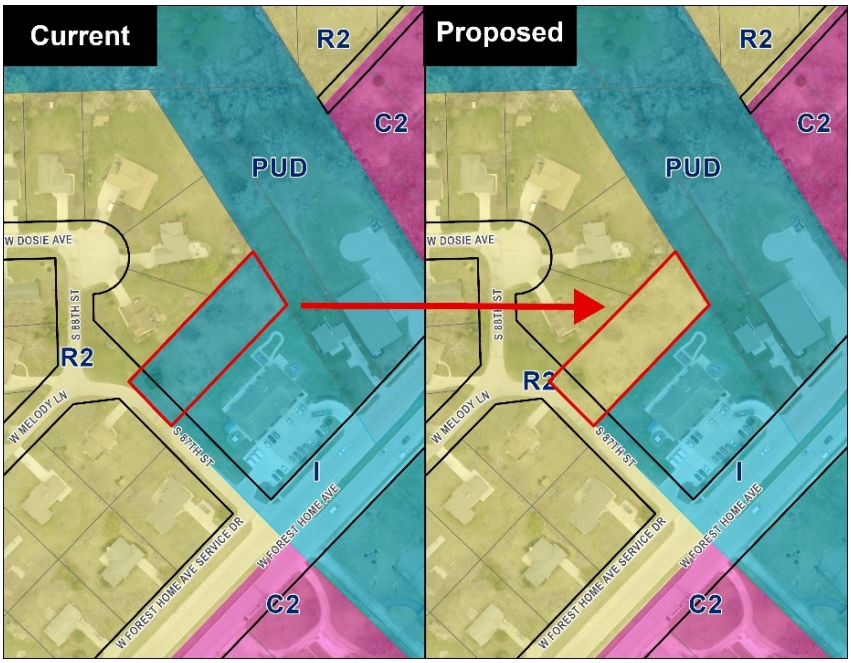
Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan Review of Rejuvenate MKE, a proposed medical spa, to be located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005), subject to Plan Commission and staff comments.

8A. Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 4860 S. 87th St. from Planned Business to Single Family Residential, submitted by William Gentil, d/b/a Grapevine Realty. (Tax Key No. 615-9987-002)

8B. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4860 S. 87th St. from Planned Unit Development District to R-2 Single-Family Residential Conservation District, submitted by William Gentil, d/b/a Grapevine Realty. (Tax Key No. 615-9987-002)

Items 8A and 8B may be considered together but must be voted on separately.





A motion for 8A, for the Land Use Map Amendment to the Comprehensive Plan, must be made and approved prior to a motion for 8B, an ordinance to amend the official zoning map, being made and approved.

The proposal is a comprehensive land use plan amendment and rezoning for the property located at 4860 S. 87th Street. The property is currently zoned Planned Unit Development District. The Future Land Use Map identifies this parcel as Planned Business.

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 4860 S 87th St. from Planned Unit Development District to R-2 Single-Family Residential Conservation District, staff recommends an amendment to the Comprehensive Land Use Map from Planned Business 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 November 19, 2024, if the Plan Commission adopts the proposed Resolution.

A roll call vote is needed for the *Resolution*.

Recommendation: 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 4680 S 87th St. from Planned Business to Single Family. (Tax Key No. 615-9987-002)

Recommendation: Recommend Common Council approval of Ordinance to amend the official Greenfield Zoning Map rezoning a portion of the property located at 4680 S 87th St. from Planned Unit Development District to R-2 Single-Family Residential Conservation District. (Tax Key No. 615-9987-002)

9. Community Development Report

10. Adjournment