



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

PLAN COMMISSION STAFF REPORT

Tuesday, November 12, 2024 – 6:00 p.m.

1. **Roll Call.**
2. **Approval of the Minutes from the October 8, 2024 meeting.**
3. **Discussion regarding last Common Council meeting.**
4. **Certified Survey Map for a proposed modification of lot line location between two parcels located at 12101 W. Howard Ave. and 12114 W. Waterford Ave., submitted by Thomas and Mary Gavinski, owners, and Dan Bednar, d/b/a Land Surveys, Inc. (Tax Key Nos. 565-9992-001 and 565-0058-001)**

The property owners at 12101 W. Howard Ave. are purchasing a 50' x 110' section of land from their southern neighbors (12114 W. Waterford Ave.) to combine with their parcel. The emerald ash borer has claimed nearly all of the trees in that area over the past several years. The 50' x 110' parcel being sold from the Mendygrals to the Gavinskis is to allow the Gavinskis to re-forest the previously wooded area—continuing the tree planting that they have already undertaken throughout their property, but particularly near the south property line.



12101 W. Howard Ave. today: 107,440 sq. ft. or 2.47 acres

12101 W. Howard Ave. (Lot 1) proposed: 107,900 sq. ft. or 2.4770 acres

12114 W. Waterford Ave. today: 36,429 sq. ft. or 0.84 acres

12114 W. Waterford Ave. (Lot 2) proposed: 35,879 sq. ft. or 0.8237 acres

Both parcels are zoned R-1 Single-Family Residential District, which requires a minimum lot area of 15,000 sq. ft., a minimum lot width of 100 ft., and a minimum rear yard setback of 25 ft. The proposed CSM does not impact any of these minimum requirements.

A redivision of Parcel 1 and Outlot 2 of Certified Survey Map Number 5492 and Lot 2 in Block 5 of Heleen Heights in the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Section 19-8-21 North Line of the Northwest 1/4 of Section 19-8-21 N 89°02'28" E 3062.04'

1366.64'

WEST HOWARD AVENUE (R.O.W. VARIES)

NE Corner of the NW 1/4 of Section 19-8-21

280 Regency Court Suite L100
Brookfield, WI 53005 (262) 312-1034
landsurveyinc.com

LOT 1:
THOMAS W. AND MARY P. GAWINSKI
REVOCABLE TRUST DATED
JANUARY 16, 2012
12101 W. HOWARD AVE.
GREENFIELD, WI 53220
PARCEL NO. 565-999C-001

LOT 2:
STEVEN J. AND MARY C. MENDYGRAL
12114 W. WATERFORD AVE.
GREENFIELD, WI 53000
PARCEL NO. 565-0058-001

■ BRASS DISC IN CONC.
 ○ 3/4"X18" IRON ROD SET
 1.50Lbs./LINEAL FOOT
 ⊗ MONUMENT FOUND AS NOTED
 (Measured Outside Diam.)
 () INDICATES RECORDED AS
 DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT

NW 1/4 SEC 19-06-21



BEARINGS ARE REFERENCED TO
NAD 83/2011 IN WHICH THE NORTH
LINE OF THE NW 1/4 OF SECTION 19,
T 6 N, R 21 E, BEARS N 89°00'06" E.



Amel E. Belkhar

October 10, 2024

Revised: October 25, 2024

Job# 24056-CSM Sheet 1 of 4

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

The Engineering Division and Milwaukee County Register of Deeds has already received a revised CSM with comments incorporated into the revision. Staff recommends that this application be expedited to the November 19, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for a proposed modification of lot line location between two parcels located at 12101 W. Howard Ave. and 12114 W. Waterford Ave., submitted by Thomas and Mary Gavinski, owners, and Dan Bednar, d/b/a Land Surveys, Inc. (Tax Key Nos. 565-9992-001 and 565-0058-001), subject to staff and Plan Commission comments, with the following conditions:

(Items 1 through 2 are required to be satisfied prior to the recording of the Certified Survey Map.)

1. A revised Certified Survey Map being submitted to the Engineering Division, if applicable.
2. A \$30.00 fee payable to City of Greenfield for the CSM recording fee.

5. Site and Landscaping Plans for a loading area at 6131 W. Cold Spring Rd., an existing multi-tenant commercial property, submitted by Jigar Chaudhari, d/b/a Jaystores, LLC, Samuel Olson, d/b/a SOS Landscape & Concrete, LLC, and Peter Ritzman, d/b/a Daar Engineering. (Tax Key No. 603-9999-001)

Overview and Zoning

The applicant, Jigar Chaudhari, d/b/a Jaystores, LLC, has submitted plans requesting to pave the rear gravel lot behind the multitenant commercial building located at 6131 W. Cold Spring Rd. The paved area will be used for the existing loading dock and will not add any additional parking. The property is zoned C-1 Neighborhood Commercial District.



Site and Landscape Plans

The proposed paved area is approximately 7,100 sq. ft. and will be paved with concrete. Access to the paved area and loading dock will continue to be through the asphalt parking lot along the western portion of the multi-tenant building. Following the completion of the project, no gravel will remain on the site. Currently, there is no curb along the western extent of the paved area in front and along the side of the building. Given the current lack of curb, the Engineering Division did not find it necessary to incorporate curbs into the present proposal.



Unfortunately, the December 2021 deadline recommended by Plan Commission, and ultimately approved by Common Council in July 2019, has come and gone without the rear lot being addressed. The Engineering Division is not requiring a storm sewer inlet for the current proposal.

Staff finds the existing fence along the south property line to be in good condition. However, Staff finds that the western property line has a chain link fence in poor condition that is largely covered by overgrown brush. Staff recommends that the brush along the property line be cleared and the fence repaired.

Staff recommends landscaping be planted on the southern portion of the property to enhance screening between the property and residential properties to the South. The applicant is proposing to add trees to enhance screening. However, staff recommends that shrubs be planted instead of trees due to the overhead wires above the grass area between the proposed paved lot and fence. An updated landscaping plan shall be provided to the City Forester for approval prior to plantings being installed. Furthermore, the existing wooden wheel blocks should be removed as they are in disrepair and no longer serving a function.

Because there is no pavement in the rear of the property, the dumpsters are currently not located on a required concrete pad. While one of the two dumpsters were within an enclosure, Sec. 21.04.0803(E) of code which requires dumpsters to be within an enclosure *and* must be placed on a concrete slab. Staff recommends that the requirement that the dumpsters be placed on a concrete slab be met and a concrete pad installed as part of the overall project. A grease dumpster was located behind the current tenant space of NiNi's Pizzeria. Code requires that this dumpster be relocated to within an enclosure and placed on a concrete slab. Should the existing dumpster enclosure be insufficiently sized to accommodate all dumpsters on the property, a new, larger enclosure would be required.

Sign Review

Staff finds that there is excessive window signage for one of the tenants at the site, Cold Spring Liquor. The City's sign code requires that no more than 20 percent of a window area is covered with signs. Currently, far more than 20 percent of each window area of that tenant is covered with signs. Staff has been in contact with the property owner to bring the signage into conformity.

The existing monument sign on the property is in compliance with the current sign code. However, the monument sign on property has a spotlight facing into the parking that must be removed as the light is at an angle and not parallel to the ground.



Staff recommends this item be expedited to the November 19, 2024 Common Council meeting.

Recommendation: Recommend Common Council approval of the Site and Landscaping Plans for a loading area at 6131 W. Cold Spring Rd., an existing multi-tenant commercial property, submitted by Jigar Chaudhari, d/b/a Jaystores, LLC, Samuel Olson, d/b/a SOS Landscape & Concrete, LLC, and Peter Ritzman, d/b/a Daar Engineering. (Tax Key No. 603-9999-001), subject to Plan Commission and staff comments and the following conditions:

(Items 1, 2, and 3 are required to be satisfied prior to the issuance of any building permits associated with the proposed work reviewed by the Plan Commission. Items 4, 5, and 6 are required to be satisfied prior to June 30, 2025.)

1. Inclusion of a concrete pad for the dumpsters being added to the Site Plan. Should the existing dumpster enclosure be insufficiently sized to accommodate all dumpsters located on the property, a new, larger enclosure would be required. The updated Site Plan shall clearly depict all dumpsters located within an enclosure.
2. Revised landscaping plans being submitted to the Community Development Division to show the following: (a) inclusion of existing landscaping to the landscaping plan; (b) notation that overgrown brush will be cleaned up throughout the site; and (c) provision of information related to quantity, species, and size of proposed additional landscaping, subject to review and approval by the City Forester.
3. A stormwater management plan including grading being submitted to the Engineering Division for review.
4. Submittal of a building permit application for the full replacement of the existing fence along the western property line.

5. Successful final inspection of the new fence along the western property line.
 6. Removal of the spotlight from the existing monument sign.
- 6A. Special Use Permit for an expansion of NiNi's Pizzeria, an existing limited-service restaurant, to be located at 6125 W. Cold Spring Rd., submitted by Enea Gjika, d/b/a Enea Gjika Pizza, LLC. (Tax Key No. 603-9999-001)**
- 6B. Site Plan Review for an expansion of NiNi's Pizzeria, an existing limited-service restaurant, to be located at 6125 W. Cold Spring Rd., submitted by Enea Gjika, d/b/a Enea Gjika Pizza, LLC. (Tax Key No. 603-9999-001)**

Items 6A and 6B may be considered together.

Overview and Zoning

NiNi's Pizzeria, an established limited-service pizza restaurant, is located in the multi-tenant building at 6131 W. Cold Spring Rd. NiNi's Pizzeria has been in operation for 5 years. The applicant is proposing an expansion into the neighboring tenant space, located at 6125 W. Cold Spring Rd., to add indoor seating for the restaurant. The applicant intends to maintain the same hours of business.

The applicant, Enea Gjika, purchased Marsel's Pizzeria in 2019 and appeared before the Plan Commission in July 2019 for a special use review. At that time, Marsel's Pizzeria was renamed to NiNi's Pizzeria.



Previous Submittal by Marcel's Pizzeria - 2013

In an application that mirrors the one currently being proposed, Marsel's Pizzeria appeared before Plan Commission on October 8, 2013 to expand into the vacant tenant space at 6125 W. Cold Spring Rd. Plan Commission voted 6-1 to recommend approval followed by Common Council voting unanimously to approve the proposal at the November 20, 2013 meeting. The approval was conditioned on the rear gravel area being paved. The motion reads as follows:

After a discussion during which Chuck Erickson, Community Development Manager, addressed the Council, it was moved by Alderperson Kastner, seconded by Alderperson Pietrowski, to approve a Special Use Amendment for the purpose of Marsel's Pizzeria at 6131 West Cold Spring Road to expand the restaurant into an adjacent vacant tenant space, and also extend into this same vacant tenant space the authorization to serve beer and wine as approved this past June, subject to Plan Commission and staff comments, and contingent on the property owner paving the back gravel parking area with asphalt or concrete and properly draining this area by connecting to the available storm sewer main

on the west side of this parcel, with the occupancy not being granted until those improvements which are contained in the contingency meet the satisfaction of staff which is included in the comments, with the understanding that the special use, based on the City Attorney's advice, would expire after six months of being granted, Tax Key #603-9999-001. On a roll call vote, the motion carried unanimously.

Since the rear gravel area was never paved, the approved special use amendment for Marcel's Pizzeria to expand into 6125 W. Cold Spring Rd. expired six months later in 2014.

Site Review

A site review of the property has been completed as part of Item 5.

Staff recommends approval and recommends that a public hearing be scheduled for December 17, 2024.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for NiNi's Pizzeria, an existing limited-service restaurant, to be located at 6125 W. Cold Spring Rd., submitted by Enea Gjika, d/b/a Enea Gjika Pizza, LLC. (Tax Key No. 603-9999-001) subject to Plan Commission, staff comments, and the following conditions:

(Item 1 is required to be completed prior to the issuance of any interior or exterior building permits.)

1. A building permit being applied for and issued for pavement of the rear lot of the property located at 6131 W. Cold Spring Rd.

7A. Special Use Permit for Radiant Healing Massage & Wellness, a proposed massage business, located at 8555 W. Forest Home Ave., Suite 203, submitted by Lara Pfeffer, d/b/a Radiant Healing Massage & Wellness. (Tax Key No. 615-9941-005)

7B. Site Plan Review for Radiant Healing Massage & Wellness, a proposed massage business, located at 8555 W. Forest Home Ave., Suite 203, submitted by Lara Pfeffer, d/b/a Radiant Healing Massage & Wellness. (Tax Key No. 615-9941-005)

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Lara Pfeffer, is proposing to occupy approximately 1,200 sq. ft. of tenant space within the Forest Green Executive Center, an existing office park. Radiant Healing Massage will provide customized massage sessions for relaxation and therapeutic services for injuries and ailments. Radiant Healing Massage employs



fully state-licensed, insured practitioners in good standing who are experienced in serving women, men & teens. The applicant has spent her 30-year massage therapy tenure in Greenfield and Greendale.

The property is zoned Planned Unit Development District, which permits massage parlors as a Special Use. A public hearing and a Special Use Permit are required. A public hearing can be scheduled as early as December 17, 2024. The hours of operation would be 8:00am – 9:00pm, daily. The applicant will be renting the space for a two-year lease. The business will have 2 full-time employees and 2 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 recently underwent review in September 2024 when Rejuvenate MKE appeared before Plan Commission for a Special Use Permit. The site has remained in very good condition and staff has no feedback to provide.



Radiant Healing Massage & Wellness requires 3 (2 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 December 17, 2024.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan Review of Radiant Healing Massage & Wellness, a proposed massage business, located at 8555 W. Forest Home Ave., Suite 203, submitted by Lara Pfeffer, d/b/a Radiant Healing Massage & Wellness (Tax Key No. 615-9941-005), subject to Plan Commission and staff comments.

- 8A. Special Use Permit for Revival Ink, a proposed tattoo business, located at 10901 W. Sunset Ln., Suite 211, submitted by Malia Kent, d/b/a Revival Ink Studio. (Tax Key No. 609-9994-009)**
- 8B. Site Plan Review for Revival Ink, a proposed tattoo business, located at 10901 W. Sunset Ln., Suite 211, submitted by Malia Kent, d/b/a Revival Ink Studio. (Tax Key No. 609-9994-009)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Malia Kent, is proposing to occupy Suite 211, approximately 170 sq. ft. of tenant space, within the Avery & Birch multi-tenant commercial building. The applicant is proposing to operate a tattoo business. The applicant, Malia Kent, has been a licensed tattoo artist for a year and has multiple years in management, customer service, and client relation jobs.



The property is zoned Planned Unit Development (PUD) 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, as required by the Special Use, can be scheduled as early as December 17, 2024. The hours of operation would be Monday through Friday, 10am-5pm, Saturday, 10am-3pm, and closed on Sundays. The applicant will rent the space; the term of the lease is six (6) months to one (1) year. There will be one (1) 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. The site is in very good condition and staff has no feedback to provide.

The multi-tenant commercial building is approximately 4,200 sq. ft. and requires 105 (2 spaces per chair + 1 space per employee) parking spaces. The site has 88 parking spaces. The shortage was waived when Avery & Birch appeared before Plan Commission and Common Council in November/December of 2021.



Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Revival Ink, a proposed tattoo business, located at 10901 W. Sunset Ln., Suite 211, submitted by Malia Kent, d/b/a Revival Ink Studio (Tax Key No. 609-9994-009), subject to Plan Commission and staff comments.

9. Community Development Report
10. Adjournment