

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY,
NOVEMBER 12, 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	Present
	Mr. Zak Marshall	Present
	Mr. Bob Krenz	Present
	Mr. Mike Braswell (Alt)	Present
	Ms. Danielle Wojak (Alt)	Excused

Mr. Braswell acted as an alternate member and did not vote.

2. Approval of the Minutes from the October 8, 2024 meeting.

Motion by Ald. Kastner, seconded by Mr. Weis, to approve the minutes from the October 8, 2024 meeting. Motion passed unanimously. Mr. Carlson abstained.

3. Discussion regarding last Common Council meeting.

Mrs. Vlach stated that there had been two Common Council meetings since the last Plan Commission meeting where projects that initially appeared before the Plan Commission were on the agenda.

At the October 15th meeting, she stated that Kalibre's Agave Cantina, Shots N Tequila, and Midas all appeared for their Special Use Reviews which were all approved. The Certified Survey Map for Christ Methodist Church also appeared and was approved. She stated that she had spoken with the applicant on Monday and was informed that both residential lots were listed on Friday.

At the November 6th meeting, Mrs. Vlach stated that Flash Laundromat and Rejuvenate MKE appeared for their public hearings. She informed the Plan Commission that quite a few people were in attendance for Flash Laundromat project and participated in the public hearing. She continued stating that the Common Council conditionally approved the 24-hours of operation of Flash Laundromat for a period of one year, and then it will be reconsidered and reaffirmed following an internal review by staff. Additionally, a fence will be installed in the rear of the property along the alley. Staff will be working with the applicant for installation of the fence and any alteration to the parking lot that may be necessary due to the addition of the fence.

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.

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.

Motion by Mayor Neitzke, seconded by Mr. Weis to 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 Plan Commission and staff comments, and authorize this item to be expedited to the November 19, 2024 Common Council meeting. Motion carried unanimously.

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.

Site Review

In July 2019, Staff completed a site plan review of the site when it last appeared before Plan Commission for a special use review for an ownership change to Marsel's Pizzeria (now known as NiNi's Pizzeria under the same ownership). At that time, the following was said regarding their site plan review:

A site visit brought about some concerns regarding the condition of the parking lot. The entire section behind the building is comprised of a gravel parking lot. Per 21.06.0202.D. of the Municipal Code, "Off-street parking area surfacing. (Am. # 2796) All open, off-street loading and parking spaces shall be improved with a pavement of either asphalt or concrete and storm water drainage facilities as approved by the City Engineer. The use of permeable surfacing is permitted as approved by the City Engineer in conjunction with an approved Stormwater Management Plan. This paragraph shall not apply to single-family detached dwellings in the R-1, R-2, R-2A, R-3, or R-3A Districts or to single-family detached dwellings in the R-4, R-4A, R-4B, MFR-1, MFR-2, MFR-3, or PUD Residential Districts." As the Plan Commission and Common Council have approved in the past, staff recommends that the rear parking lot be paved and that the owner be given approximately two (2) years (December 2021) to complete the parking lot improvement. A storm sewer inlet will likely need to be constructed with the paved parking lot.

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 to 7 are required to be satisfied prior to June 30, 2025.)

1. Inclusion of a concrete pad for the dumpsters, including the grease dumpster, 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. Prior to installation, photometric cut sheets of wall lighting being provided to the Community Development Division for review and approval to ensure compliance with City code requirements regulating lighting on commercial properties.
5. Repair and/or replacement of existing monument sign, consistent with the sign code rules and restrictions. A sign permit is required. Electrical and building permits may be required depending on the scope of work.
6. Removal of the spotlight from the existing monument sign.
7. Repaint the rear elevation of the build a neutral tone (color sample to be provided to the Community Development Division for approval prior to work being done if the color is different than the existing condition).

Property managers, Arvind Patel and Bhugban Ratady, and the contractor, Samuel Olson, were in attendance to answer questions.

Mayor Neitzke stated that for the last 20 years, the City has been patient with the parking lot, window signage, the gravel lot, and the lighting on the property. He continued stating that ongoing maintenance of the monument sign is also a concern as it appears to have been damaged and is need of repair. Mr. Braswell asked about the spotlight affixed to the monument sign and stated that it will need to be removed. Ald. Kastner stated that the lights affixed to the WE Energies poles must belong to the applicant because all City owned lights have been removed. The Commission recommended that the applicant contact WE Energies about disconnecting the lights affixed to the poles.

Mayor Neitzke encouraged ongoing investment and maintenance into the property to encourage customers to patronize the businesses.

Mayor Neitzke stated that, following the removal of the lighting from the poles, new lights will need to be installed. Mr. Rogers emphasized the need for lighting for the safety and wellbeing of customers, workers, and vendors. Prior to installation, photometric cut sheets will need to be provided to ensure compliance with City code requirements.

Mr. Braswell asked about the plan for repair of the monument sign. Mr. Patel stated that he is working with a sign contractor now to determine what will be done. He explained that someone had recently hit the sign causing the damage.

Mayor Neitzke stated that the City Forester should be consulted to determine an appropriate plan for the western property line. Mr. Patel stated that the fence belongs to the neighboring property and he cannot replace the fence. Mr. Patel stated that the western property line presents a challenge to maintain, but he had someone out last year to address the plants. Mr. Braswell stated that landscaping maintenance needs to occur multiple times per year, not just once every other year.

Mayor Neitzke confirmed with Mr. Olson that the grease dumpster will be located on a concrete slab and within an enclosure.

Motion by Mr. Rogers, seconded by Mr. Weis to recommend Common Council approval for 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 authorize this item to be expedited to the November 19, 2024 Common Council meeting. Motion carried unanimously.

- 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 and staff comments.

The applicant, Enea Gjika, 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 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), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for December 17, 2024. Motion carried unanimously.

- 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.

Motion by Mayor Neitzke, seconded by Mr. Rogers to recommend Common Council approval of the Special Use Permit and Site 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), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for December 17, 2024. Motion carried unanimously.

- 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

The applicant, Malia Kent, was present to answer questions.

Motion by Mayor Neitzke, seconded by Mr. Carlson to recommend Common Council approval of Special Use Permit and 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), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for December 17, 2024. Motion carried unanimously.

9. Community Development Report

Mrs. Vlach shared that both Chipotle and Cooper's Hawk have framing up and Chipotle has three walls up. She stated that Starbucks has broken ground and is well underway. Finally, she noted that the townhomes at Layton Preserve have taken shape.

Mayor Neitzke added a status update of the Turf Skatepark project. He provided several images that were displayed via PowerPoint at the meeting. Mr. Marshall asked if there was an updated grand opening scheduled. Mayor Neitzke stated that the wet spring weather delayed construction earlier in the season, which ultimately resulted in missing their fall deadline. A new date has not been set. Mr. Rogers asked if concrete would be installed between the new and old portions of the park. Mayor Neitzke stated that the original plan was for that area to be grass, however, following input from experts, they have decided that concrete would be the best choice. Mayor Neitzke stated that he wants to applaud Jeff Katz for his amazing ability to juggle all elements of the project.

Several other properties were briefly discussed including Scooter's Coffee, Festival Foods, and the long-term intentions of the Starbucks on 76th Street.

10. Adjournment

Motion by Mr. Weis, seconded by Mr. Carlson, to adjourn the November 12, 2024 Plan Commission meeting at 7:07 p.m. Motion passed unanimously

Respectfully submitted,

Natalie Phillips
Administrative Assistant

Distributed November 15, 2024