

ORDINANCE NO. 2967

ORDINANCE TO AMEND THE OFFICIAL GREENFIELD ZONING MAP BY REZONING
VARIOUS PROPERTIES ON THE EAST SIDE OF THE 4000-4400 BLOCKS OF W.
LOOMIS ROAD AND ON THE NORTH SIDE OF THE 4000-4400 BLOCKS OF W.
LAYTON AVENUE TO A NEWLY CREATED PUD PLANNED UNIT DEVELOPMENT
DISTRICT (PUD #2)

WHEREAS, a petition for zoning change having been filed to change the zoning on 26 properties from R-2 Single-Family Residential Conservation District, R-3 Single Family Residential Conservation District, R-4 Single-Family and Two-Family Residential District, M-1 Light Manufacturing District, C-2 Community Commercial District, and PUD Planned Unit Development District to a Planned Development District, such parcels being located on the east side of the 4000-4400 blocks of W. Loomis Road and on the north side of the 4000-4400 blocks of W. Layton Avenue, and such lands being specifically located as listed in Table 1 in Section 1 below; and,

WHEREAS, the Plan Commission having reviewed the Planned Development District # 2 petition and having found that the proposed Planned Development District conforms to the standards for adoption of a Planned Development District, and having recommended to the Common Council that the creation of Planned Development District # 2 (The Interchange) be approved; and,

WHEREAS, a Public Hearing having been held before the Common Council on December 15, 2020, and the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed Planned Development District # 2 is consistent with the Comprehensive Master Plan of the City of Greenfield, Wisconsin, and contains more than 3 acres; and,

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development District # 2 will promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I: Section 21.04.0102 (Zoning District Maps) of the Municipal Code of the City of Greenfield, Wisconsin, is hereby amended to provide that the zoning district designation for the properties described below be changed from R-2 Single-Family Residential Conservation District, R-3 Single Family Residential Conservation District, R-4 Single-Family and Two-Family Residential District, M-1 Light Manufacturing District, C-2 Community Commercial

District, and PUD Planned Unit Development District to Planned Development District # 2 (The Interchange), Planned Development District # 2 being as is created under Part 2 of this Ordinance:

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 7221 AND LANDS IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N00°20'39"W ALONG THE WEST LINE OF SAID 1/4 SECTION 920.88 FEET TO A POINT; THENCE N89°39'21"E 586.30 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE "894" AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N69°37'14"W ALONG SAID NORTHERLY LINE 331.55 FEET; THENCE N56°20'13"W ALONG SAID LINE 214.66 FEET TO A POINT ON THE SOUTHERLY LINE OF WEST LOOMIS ROAD (S.T.H. "36"); THENCE NORTHEASTERLY 305.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 1085.92 FEET AND WHOSE CHORD BEARS N33°40'50"E 304.24 FEET; THENCE N41°44'00"E ALONG SAID SOUTHERLY LINE 174.97 FEET; THENCE S57°15'15"E 441.19 FEET; THENCE N88°42'28"E 184.75 FEET; THENCE N31°07'40"E 105.00 FEET TO THE SOUTHEASTERLY CORNER OF CERTIFIED SURVEY MAP 7583; THENCE N24°39'59"E ALONG THE EASTERLY LINE OF SAID C.S.M. 150.53 FEET TO THE NORTHEASTERLY CORNER OF SAID C.S.M. 7583; THENCE N55°40'22"W ALONG THE NORTHERLY LINE OF SAID C.S.M. 511.60 FEET TO A POINT ON SAID SOUTHERLY LINE OF LOOMIS ROAD; THENCE N41°44'00"E ALONG SAID SOUTHERLY LINE 883.22 FEET; THENCE S47°13'33"E ALONG THE WESTERLY LINE OF COLDSPRING WOODS 256.22 FEET; THENCE S07°57'10"E ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SOUTHGATE MANOR ADDITION NO. 1 AND ITS EXTENSION 989.33 FEET; THENCE S52°21'50"E 260.59 FEET; THENCE S55°47'10"E 201.60 FEET TO A POINT ON THE WEST LINE OF VILLA MANN SUBDIVISION NO. 2, SAID POINT BEING 68.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID VILLA MANN; THENCE S84°21'15"W 1338.56 FEET TO THE POINT OF BEGINNING.

and

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 6 NORTH, RANGE 21 EAST IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, THENCE SOUTH 88°38'51" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION A DISTANCE OF 323.00

FEET TO THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 88°38'51" WEST ALONG SAID SOUTH LINE 343.00 FEET TO A POINT ON THE CENTERLINE OF SOUTH 45TH STREET; THENCE NORTH 00°20'39" WEST ALONG SAID CENTERLINE 330.01 FEET TO A POINT ON THE NORTH LINE OF LOT 25 AND ITS EXTENSION IN SHIRLEY CREST ADDITION; THENCE NORTH 88°38'51" EAST ALONG SAID NORTH LINE 190.01 FEET TO A POINT IN THE CENTERLINE OF AN 20 FOOT WIDE VACATED ALLEY; THENCE NORTH 00°20'39" WEST ALONG SAID CENTERLINE 20.90 FEET TO A POINT ON THE NORTH LINE OF LOT 13 AND ITS EXTENSION IN SHIRLEY CREST ADDITION; THENCE SOUTH 74°28'53" EAST ALONG SAID NORTH LINE 245.18 FEET TO A POINT ON THE CENTERLINE OF WEST LOOMIS ROAD; THENCE NORTH 16°04'30" EAST ALONG SAID CENTERLINE 265.33 FEET TO A POINT; THENCE NORTH 83°26'34" EAST 108.30 FEET TO A POINT; THENCE NORTH 74°44'11" EAST 59.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE SOUTH 00°20'39" EAST ALONG SAID WEST LINE 18.45 FEET TO A POINT; THENCE NORTH 89°39'21" EAST 24.75 FEET TO A POINT; THENCE SOUTH 00°20'39" EAST 19.52 FEET TO A POINT; THENCE NORTH 88°32'34" EAST 330.11 FEET TO A POINT; THENCE SOUTH 84°55'38" EAST 175.83 FEET TO A POINT; THENCE SOUTH 00°42'58" EAST 62.14 FEET TO A POINT; THENCE NORTH 88°32'34" EAST 638.96 FEET TO A POINT; THENCE SOUTH 00°20'39" EAST 436.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE SOUTH 88°32'34" WEST ALONG SAID SOUTH LINE 954.30 FEET TO A POINT; THENCE NORTH 00°20'39" WEST 190.00 FEET TO A POINT; THENCE SOUTH 88°32'34" WEST 215.00 FEET TO A POINT; THENCE SOUTH 88°38'51" WEST 266.71 FEET TO A POINT ON THE CENTERLINE OF WEST LOOMIS ROAD; THENCE SOUTH 16°04'30" WEST ALONG SAID CENTERLINE 199.11 FEET TO THE POINT OF BEGINNING.

Table 1: Planned Development District # 2					
Tax Key Number	Address	Property Owner	Current Zoning	Proposed Zoning	Acreage
600-0081-004	N/A	WisDOT	R-3 Single Family Residential Conservation District	PDD # 2	.35
600-0081-007	N/A	WisDOT	None	PDD # 2	16.0
600-9960-004	4001 W. Loomis Rd.	City of Greenfield	M-1 Light Manufacturing District	PDD # 2	1.75
600-9960-003	4047 W. Loomis Rd.	Park Hill, LLC	M-1 Light Manufacturing District	PDD # 2	1.35
600-9962-001	4061 W. Loomis Rd.	Park Hill, LLC	M-1 Light Manufacturing District	PDD # 2	2.11

600-9967-001	4205 W. Loomis Rd.	Daniel Boyung	M-1 Light Manufacturing District	PDD # 2	1.58
600-9958-001	4239 W. Loomis Rd.	City of Greenfield	M-1 Light Manufacturing District	PDD # 2	1.3
600-9957-002	4253 W. Loomis Rd.	City of Greenfield	M-1 Light Manufacturing District	PDD # 2	.98
601-0393-000	46** S. 45 th St.	Kiriaki, Inc.	R-3 Single Family Residential Conservation District	PDD # 2	.15
601-0392-000	4670 S. 45 th St.	Kiriaki, Inc.	R-3 Single Family Residential Conservation District	PDD # 2	.15
601-0391-000	4674 S. 45 th St.	Kiriaki, Inc.	R-3 Single Family Residential Conservation District	PDD # 2	.18
601-0381-001	4390 W. Loomis Rd.	Kiriaki, Inc	C-2 Community Commercial District	PDD # 2	1.37
601-9854-001	4365 W. Loomis Rd.	Cobalt Development Holdings, LLC	C-2 Community Commercial District	PDD # 2	.26
601-9853-001	4377 W. Loomis Rd.	MHS Properties, LLC	C-2 Community Commercial District	PDD # 2	.6
600-9951-001	4650 S. 43 rd St.	Jose Luis Gonzalez DBA Friends Landscaping	R-2 Single Family Residential Conservation District	PDD # 2	.9
600-9950-000	4658 S. 43 rd St.	Steven D. Petrovich	R-2 Single Family Residential Conservation District	PDD # 2	.94
600-9949-000	4666 S. 43 rd St.	Dorothy G. Schmidt	R-2 Single Family Residential Conservation District	PDD # 2	.94
600-9948-000	4676 S. 43 rd St.	Christine Hallen	R-4 Single-Family and Two-Family Residential District	PDD # 2	.34

600-9946-000	4200 W. Layton Ave.	Robert R. and Carol R. Engler Revocable Living Trust	C-2 Community Commercial District	PDD # 2	.65
600-9945-000	4110 W. Layton Ave.	TCB Development Co, LLC	R-2 Single Family Residential Conservation District	PDD # 2	.49
600-9944-000	4142 W. Layton Ave.	TCB Development Co, LLC	R-2 Single Family Residential Conservation District	PDD # 2	.76
600-9943-003	41** W. Layton Ave.	TCB Development Co, LLC	R-2 Single Family Residential Conservation District	PDD # 2	.76
600-9943-002	4040 W. Layton Ave.	TCB Development Co, LLC	R-2 Single Family Residential Conservation District	PDD # 2	1.73
600-9924-001	4010 W. Layton Ave.	TCB Development Co, LLC	PUD Planned Development District	PDD # 2	.57
600-9941-001	4000 W. Layton Ave.	TCB Development Co, LLC	PUD Planned Development District	PDD # 2	.56
600-9939-001	3910 W. Layton Ave.	TCB Development Co, LLC	PUD Planned Development District	PDD # 2	1.54

PART II: Section 21.04.0450 of the Municipal Code of the City of Greenfield, Wisconsin, is hereby created to read as follows:

Section 21.04.0450 PLANNED DEVELOPMENT DISTRICT # 2 (The Interchange)

A. In General.

1. This Planned Development District shall be constructed, operated and maintained as a mixed-use development and shall be in conformance with Exhibit A attached hereto, and all applicable terms and provisions of the Municipal Code not enumerated herein and not contrary to the terms or provisions of this Ordinance, including, but not limited to such permits as are required under the Municipal Code for building permits, stormwater and erosion control, and the like. Conceptual development

plans, certified survey maps, and detailed site, landscaping and architectural plans shall be forthcoming and shall receive separate approval of the Plan Commission and Common Council.

The plans contained in Exhibit A are only of sufficient detail as to satisfy the Plan Commission and the Common Council as to the general character, scope, and appearance of the District. All development within the District is subject to and conditioned upon the submittal and approval of more specific and detailed plans as each stage of development progresses.

2. Intent. In addition to the general intent for planned development districts identified in § 21.04.0401, it is the intent of the Planned Development District # 2 to facilitate the development of a high-quality office, medical, commercial, hospitality and recreation/entertainment mixed use area and:

- i. All development within Planned Development District # 2 shall comply with the zoning, construction, stormwater, erosion control and land division standards and requirements of the Municipal Code except as otherwise specifically set forth within this Ordinance.
- ii. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.
- iii. Provide for an arrangement of business, administrative, research and development, technology, office, medical, commercial, multi-family, and recreational/entertainment uses that are compatible in function, form and operation.
- iv. Apply high-quality architectural and site design considerations whenever new principal and/or accessory structures are constructed.
- v. Provide a safe, interconnected, and pedestrian-friendly network of public streets, private roads, sidewalks and trails throughout the District, and through this network, with the surrounding community.
- vi. Provide sufficient off-street parking for all uses and properties which allows and encourages shared parking arrangements through the use of easements and other similar agreements.
- vii. Be served by public sanitary sewer and water supply facilities.
- viii. A Permitted Use lawfully existing and established with an existing principal building within the area of this Planned Development District # 2 prior

to and upon the effective date of this Ordinance shall remain as such Permitted Use and a conforming use; provided, however, that any future addition, expansion and/or enlargement to the use and/or amendment to any site plan for the use, may be permitted and/or granted only upon the consideration of all applicable standards for the review and approval of such permits and site plans, and the Planned Development District Intent and District Standards in this Section.

ix. A Special Use lawfully existing and established within the area of this Planned Development District # 2 prior to and upon the effective date of this Ordinance shall remain as such Special Use and a conforming use; provided, however, that any future amendment to the Special Use Permission, may be granted only upon the consideration of all applicable standards for the review and approval of Special Uses, and the Planned Development District Intent and District Standards in this Section.

B. Uses.

1. Permitted Uses and Special Uses within Planned Development District # 2 shall be as shown in Tables 21.04.0602 and 21.04.0603, which shall be amended as shown [NOTE: Uses not shown below shall be left blank indicating that they are not permitted or special uses within PDD # 2):

Permitted Uses	Special Uses
General commercial retail	Gas station/convenience store/car wash
Professional services	
General office	
Medical office/general medical uses	
Recreational/entertainment uses	
Restaurants, with or without drive-thru	
Multi-family residential housing	
Billboard	
Parking structure	

C. It is the intent of Planned Development District # 2 to establish the following:

1. Commercial/retail/office/medical (up to 400,000 sq. ft. north of the I-894 interchange in the vicinity of the park-n-ride parcel, up to five (5) stories in height).
2. Recreational/entertainment (up to 300,000 sq. ft. north of the I-894 interchange in the vicinity of the park-n-ride parcel, up to four (4) stories in height).

3. Hospitality (north or south of the I-894 interchange, up to 130 rooms, up to five (5) stories in height).
4. Multi-Family Residential (north or south of the I-894 interchange, up to 600 units, up to four (4) stories in height with subterranean parking).
5. Commercial/retail/office/medical (up to 160,000 sq. ft. south of the I-894 interchange, north of W. Layton Ave., up to five (5) stories in height).
6. Convenience store/gas station/car wash (south of the I-894 interchange, north of W. Layton Ave.).
7. Billboard (north of the I-894 interchange).
8. Parking structure (north or south of the I-894 interchange).

Table 21.04.0450C
DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Landscape Surface Ratio (LSR)	0.25
Lot Dimensional Requirements	
Minimum Lot Area (s.f.)	40,000
Minimum Lot Width at Setback Line (feet)	150
Minimum Front Yard (feet)	20
Minimum Side Yard (feet)	15
Minimum Side Yard on Corner Lot (feet)	30
Minimum Rear Yard (feet)	25
In connection with the approval of Site Plans, the Plan Commission may waive the above Landscape Surface Ratio and Floor Area or the Lot Dimensional Requirements or both within Planned Development District # 2. The Plan Commission may consider the applicable standards in making such determinations.	
Maximum Building Height	
Principal Structure (stories/ft.)	5.0/60
Accessory Structure (stories/ft.)	1.0/35
Upon approval of Site Plans, the Plan Commission may waive the maximum height regulations.	

PART III: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART IV: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART V: This ordinance shall take effect and be in force upon its passage and on the day after its publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this 15th day of December, 2020.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Exhibit A - PDD # 2 Site Figure

