

AGENDA FOR THE PLANNING COMMISSION MEETING TO BE HELD AT THE
GREENFIELD CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, APRIL 8, 2014, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the March 11, 2014 minutes.
3. Discussion regarding the Common Council meeting held on March 18th & April 2nd.
4. Yumin Chen, Japanica Restaurant, 4918 S. 74th St., 53220 requests a Special Use Review as the new owner of this business, Tax Key #617-9975-024.
5. Christ United Methodist Church, 5200 S. 48th St., represented by George Pitman , Jr., 5468 Olympia Drive, Greendale 53129 requests a Conceptual Project Review for a possible future request to split-off enough land from the north end of their 3.1 acre parcel to create two single-family lots, each of which would be at least 15,000 s.f. This property is zoned I-Institutional, and so a rezoning and Comprehensive Land Use Plan change would ultimately be needed. Tax Key #647-9980-012.
6. Brad Riemann, Riemann Properties LLC, 298 Lac La Belle Drive, Oconomowoc 53066 requests a PC Waiver to allow a residential use for his former office building at 6944 W. Forest Home Ave. on the ground floor of this single-story structure. The C-1 Commercial for the parcel does allow residential use but only on a second-floor, Tax Key 571-8977-001.
7. Kevin Kiefer, Enlightened Investments LLC, 10521 W. Layton Ave., Suite 201, 53228 requests approval per Wis. Stats. 62.23(7)(i)(1) to build a new 8-bed CBRF structure which would be adjacent to the existing CBRF at 4900 S. 68th Street; this statute becomes applicable when two community living arrangements are proposed to be adjacent to one another. This request is a follow-up to a Certified Survey Map approved at the 2/4/14 Common Council meeting to combine their two existing tax key parcels at 4900 S. 68th Street and then re-split them to create two lots, each with 100' of frontage on S. 68th Street and each sized at 1.5 acres. Tax Key #618-9982-002 and 618-9982-005. [[Follow-up from the January PC meeting]].
8. Review/discuss staff recommendation regarding the vacation of a 20' wide remnant alley between S. Tuckaway Drive, S. 27th Street, and Abbot Ave. as platted in 1928 as part of 'Tuckaway Manor' subdivision. Tax Key #645-0001-001, 645-0005, 645-0007, and 645-0008. [[Item held over from March PC meeting.]]
9. Review staff recommendations to amend the Zoning Code text better enable 'green infrastructure' elements to be included in proposed developments; also there are some 'house-keeping' text modifications being suggested as well.
10. Community Development Manager Report.
11. Adjourn.

(OVER)

A possible quorum of the Common Council may be in attendance at this meeting.

NOTE: THE PLANNING COMMISSION IS A RECOMMENDING BODY ONLY AND NO WORK MAY COMMENCE PRIOR TO FINAL COMMON COUNCIL APPROVAL.

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