

AGENDA FOR THE PLANNING COMMISSION MEETING TO BE HELD AT THE
GREENFIELD CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, FEBRUARY 10, 2015, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the 2015 minutes.
3. Discussion regarding the Common Council meeting held on, 2015.
4. James Ostrowski, Meijer Stores Limited Partnership, 855 S. Randal Road, St. Charles, IL 60174, represented by Paul Phillips, Greenberg Farrow, 1050 S. Grider Street, Appleton 54914 requests a PUD Amendment/Site, Building, & Landscaping Review/Special Uses (gas/convenience store, alcohol product sales in the grocery store, pharmacy drive-up, & outdoor display/sales) in conjunction with the proposed construction of a 193K s.f. grocery/general merchandise structure with a 22K s.f. attached garden center, and a separate 2,500 s.f. gas/convenience building at the former Mt. Carmel site, 5700 W. Layton Avenue. Tax Key #602-9947-003 & 602-9945-001. [[Follow-up to discussion at the August, September, & December PC meetings.]]
5. Scott Yauck, Cobalt Partners, 207 N. Milwaukee Street, Milwaukee 53202 requests a Comprehensive Land Use Plan revision and a rezoning for a proposed mixed use development – commercial/office/retail/residential – for an approx. 40 acre area between Layton Avenue, S. 84th Street, I-894, and S. 92nd Street (aka: ‘Chapman School area’):
 - Comprehensive Land Use Plan: Revise the ‘Planned Mixed Use’ designation along the northern edge to reflect the land swap the GF School District did with WisDOT last year, and extend the ‘Planned Mixed Use’ designation both to 84th St./Layton Ave. (instead of ‘Planned Business’) and to 92nd St./Layton Ave. (instead of ‘Community Facilities’ and ‘Neighborhood Business/Office’).
 - Rezoning: change existing combination of ‘C-2 Commercial/R-2 Residential/I-Institutional/O-Office’ to all ‘PUD-Mixed Use’.

For the parcels which Cobalt currently does not have under control/secured, the City of Greenfield is including/initiating the proposed rezoning changes per ZC 21.08.0202 – Initiation and the proposed Comprehensive Land Use Plan changes per Chapter 9 – Plan Amendments (Ord. 2629).

Tax Key #'s range: 606-0034 to 606-0037; 606-0048-001 to 606-0053-001; 606-0059 to 606-0085-007; 606-9980-002 to 606-9983-002. [[Follow-up to discussion at the January PC meeting.]]

6. Joan Farrell, Goodwill Retail Services, 5300 N. 118th Court, Milwaukee 53225, represented by Paula Mitchell, Berengaria Development, 301 N. Broadway, Suite 300, Milwaukee 53202 requests a Conceptual Project Review to discuss a proposed Goodwill Retail Store/Donation Center at 4940 S. 76th Street, for a 22K s.f. leased tenant space that is currently occupied by Office Depot; Special Use needed for ‘used merchandise stores’. Tax Key #617-9977-004.
7. Community Development Manager Report.
8. 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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