

AGENDA FOR THE PLANNING COMMISSION MEETING TO BE HELD AT THE
GREENFIELD CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, MAY 12, 2015, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the April 14, 2015 minutes.
3. Discussion regarding the Common Council meeting held on April 21st & May 5th.
4. Joshua Willbanks, 5407 Lory Drive, Greendale, 53219 requests a Special Use to open 'Dane Junction Antique Mall' in the former Greenfield News & Hobby building at 6815 W. Layton Ave.; intent is to have antique dealers setting-up individual spaces for display and sell their items; Mr. Willbanks currently owns/operates D.J.'s Antiques at 4805-B S. 74th St.; Special Use needed for a 'used merchandise store'. [[Item initially reviewed at April PC but Held Over to this mtg.]] Tax Key #617-0117.
5. Gurneet Arora, Arora Trading Inc., 6963 S. Carmel Drive, Franklin 53132 requests a Special Use Review as the new owner/operator of Jen's Liquor Store at 4312 W. Howard Ave. Tax Key #555-8979.
6. Greg Grabowski, G& J Partners LLC, 3936 W. Madison Blvd., Franklin 53132 requests a Special Use Review as the new operator of The Edge Sports Bar (f/k/a Scuttlebutts Lounge) at 5175 S. 27th Street; Key #645-0008.
7. Faisal Farooqui and Tajammul Syed, 6229 S. 27th Street, 53221 requests a Special Use to open a Middle Eastern casual dining restaurant in a vacant tenant space in the Greenfield Emporium Square at 6225 S. 27th Street; Key #691-9841-015.
8. Jing Yu, Best Massage, 4879A S. 27th Street 53221 requests a Special Use (retro-active) to operate a massage parlor in a tenant space at this same location; Key #622-9988-012.
9. Allied Investments, 4131 W. Loomis Rd., 53221 requests a rezoning of 4001 W. Loomis Rd. and 4047 Loomis Rd. from M-1 Industrial to O-Office for the purpose of constructing a 50K s.f. medical office building on these parcels (17K s.f. building foot-print w/3 stories). Tax Key #600-9960-004 and 600-996-003.
10. Richard Coury, Flexers 1 & 2, LLC, 6340 N. Green Bay Road, Glendale 53209 requests a PUD-Site/Building/Landscaping Review for Elizabeth Place for the first of two 30-unit CBRFs at 9605 W. Cold Spring Rd.; rezoning of this parcel for this use was approved in 2010. Tax Key #607-9981-004.
11. Andy Khlullar, 4710 LLC, 8200 W. Brown Deer Road, #301, Milwaukee 53223 represented by Mark Moore, Stantec Consulting Inc., 1971 Route 34, 2nd Floor, Wall Township, NJ 07719, requests a Special Use Amendment and a Site/Building/Landscaping Review in order to install compressed natural gas (CNG) vehicle fueling equipment at 4710 S. 108th Street; the CNG proposal would involve the conversion of one of the existing gasoline dispensers; all remaining gasoline dispensers and convenience store operation would remain the same. Tax Key #613-8995.

(OVER)

12. Brad Schlossmann, Schlossmann's Honda City, 3450 S. 108th Street, 53228 represented by Nathan Laurent, Keller Inc., W204 N11509 Goldendale Rd., Germantown 53022 requests a Special Use Amendment and a Site/Building/Landscaping Review for a proposed 36,000 s.f. expansion and renovation of the existing building at 3450 S. 108th Street; Tax Key #524-8978-003.
13. Corey & Liz McClure, Cho's Martial Arts School, 6163 W. Forest Home Ave., Milwaukee 53220 represented by Bill Matthews, Anderson Ashton, Inc., 2746 S. 166th St., New Berlin 53151 requests a PUD Amendment and a Site/Building/Landscaping Review for a proposed 7,200 s.f. new building at 8550 W. Forest Home Ave.; 4,100 s.f. would be used for the martial arts business and 3,100 s.f. would be available as a tenant(s) lease space; Tax Key #615-9989. [[Adjacent parcel @ 8606 Forest Home Ave.; Tax Key #615-9988 also affected by this potential Amendment.]]
14. Scott Bixler, AIA, Milwaukee WI Greenfield LLC, 8621 East 21st Street North, #250, Wichita KS 67206, represented by Scott Maier, Kimley Horn, 200 S. Executive Drive, Suite 101, Brookfield 53005 requests a Conceptual Review for a proposed 124-unit extended-stay hotel called ' Woodsprings Suites' that would be a 45K s.f. building (4 stories) on a 2.5 acre parcel at 4040 W. Layton Ave.; Tax Key #600-9943-002 & 600-9943-003.
15. City staff requests rezoning of the City owned parcels at 4239 Loomis Rd. and 4253 Loomis Rd. from M-1 Industrial to PUD - Mixed Use and to zone the parcels which are included in the Memo of Understanding that the City has with WisDOT for the Park & Ride Lot and remnant parcels north of the new west-bound I-894 off-ramp, all to PUD – Mixed Use. Tax Key # 600-0081-005, 600-0081-004, 600-9958-001, 600-9957-002, 600-9956-003, and 600-9955-004.
16. Community Development Manager Report:
 - Update regarding Supreme Gas & Food Station @ 4691 S. 27th Street.
17. Adjourn.

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.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Human Resource Department at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Human Resource Director/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.