

AGENDA FOR THE PLAN COMMISSION MEETING TO BE HELD AT THE GREENFIELD
CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, JUNE 9, 2015, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the May 12, 2015 minutes.
3. Discussion regarding the Common Council meeting held on May 19th.
4. Jing Yu, Best Massage, 4879A S. 27th Street 53221, represented by Stacie Rosenzweig, Halling & Cayo S.C., 320 E. Buffalo Street, Suite 700, Milwaukee 53202 requests a Special Use (retro-active) to operate a massage parlor in a tenant space at this same location; Key #622-9988-012. *[[Held over from May PC]]*
5. 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. *[[Held over from May PC]]*
6. Andy Khullar, 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 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. *[[Site/Building/Landscaping aspect held over from the May PC; scheduling of Special Use public hearing underway.]]*
7. Richard Nowak, 1032 Winnsboro Drive, The Villages, FL 32162, represented by Rick Hillman, Interline Surveying, 2059 Hwy. 175, Suite A, Richfield 53076 requests a Certified Survey Map for a proposed lot split of a 6 acre parcel at 4671 S. 35th Street to create three single-family lots, Tax Key #621-9996.
8. Rogelio Campos, 3122 S. 14th Street Milwaukee 53215, represented by Fred Storm, Fred Storm LLC, N57W30866 Lakewood Drive, Hartland 53029 requests a Special Use Review for Roberto's Muffler and Brake in the former F & F Tire building at 4671 S. 27th Street. Tax Key #599-8892.
9. Tracy Habemehl, Salvation Army, 11315 Watertown Plank Rd., Wauwatosa 53226, represented by Martin Choren, Plunkett Raysich Architects, 11000 W. Park Place, Milwaukee 53225 requests a Site/Building/Landscaping Review for a new 9,200 s.f. building at their current location of 2900 W. Cold Spring Road. Tax Key #576-9980.
10. John Wahlen, Cornerstone Development of SE Wisconsin, 1166 Quail Ct., #315, Pewaukee 53072 requests a Conceptual Review for a proposed condominium development for 26 units on approx. eight acres in the 3800 block of S. 116th St. (i.e. north of Howard, west side of street); proposed project would have nine 2-family units, two 4-family units, and a clubhouse. Tax Key #564-9995 & 564-9994-001.

(OVER)

11. 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. *[[Held over from May PC; any action to be concurrent with Item #5 on this agenda.]]*
12. Discussion/decision on staff request to initiate the Special Use revocation process for 4691 S. 27th Street (i.e. Supreme Gas & Food) in accordance with Zoning Code section 21.04.0700(J) – Review of Special Use Permits; alternatively it may be possible that a Special Use Review is considered at this location for Sub Curry, Tax Key #599-8888. *[[Agenda and staff notes sent to the property owner – Tajinder Singh, 3401 E. Debbie Dr., Oak Creek 53154.]]*
13. Community Development Manager Report:
 - Follow-up on the Special Use approved at the May 19th CC meeting for Joshua Willbanks, 5407 Lory Drive, Greendale, 53219 to open ‘Dane Junction Antique Mall’ in the former Greenfield News & Hobby building at 6815 W. Layton Ave. Tax Key #617-0117. *[[Item referred back to the PC to discuss/review Site/Signage/Landscaping aspects associated with this proposal.]]*
14. 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.