

AGENDA FOR THE PLAN COMMISSION MEETING TO BE HELD AT THE GREENFIELD
CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100,
ON TUESDAY, APRIL 12, 2016, AT **6:30 P.M.**

1. The meeting called to order and roll call.
2. Approval of the March 8, 2016 Regular Meeting minutes.
3. Discussion regarding the Common Council meeting held on March 15th & April 6th.
4. Teig Whaley-Smith, Milwaukee County, Office of the County Executive, 901 N. 9th Street, Milwaukee 53233 requests a rezoning of two parcels it owns on the east side of S. 112th Street between Beloit Road and Cold Spring Road from 'R-2 Single-Family' to 'PR – Park & Recreation'; also needed as part of this request is a Comprehensive Land Use Plan change:
 - North lot (1.7 ac.): from 'Single Family' to 'Public Park & Open Space'.
 - South lot (2.5 ac.): from 'Two Family & Townhouse' to 'Public Park & Open Space'Tax Key #: 566-9970-001 & 566-9976-001.
5. Benjamin Cruz, 6815 W. Edgerton Ave., 53220 requests a Special Use Review as the new owner/operator of Jimmy K's Bar & Grill at this same location. Tax Key #650-9000-006.
6. JP Patel, Mahi Hospitality Corp., (d/b/a Golden Key Motel), 3600 S. 108th St., 53228 requests a Special Use Review as the new owner/operator of the Golden Key Motel at this same location. Tax Key #650-9000-006.
7. Joey Gudgeon, Joey's George Webb LLC, 4171 S. 3rd Street, Milwaukee 53218 requests a Special Use Review as the new owner/operator of the George Webb Restaurant at 4845 W. Forest Home Ave. Tax Key #531-0222-001.
8. Rick Carney, CC Retail Holdings LLC (d/b/a Clothes Mentor), 18000 W. Bluemound Rd., Brookfield 53045 requests a Special Use to open a resale business selling pre-owned brand name clothing for adult women in a 4K s.f. tenant space in the Greenfield Place shopping center; specific unit is @ 5020 S. 74th St.). Key # 617-9975-024.
9. Hani Alboushi, 343 W. Allerton Ave., Milwaukee 53207 requests a Special Use Amendment and Site/Building Review to open Jerusalem Pastries in the vacant Pizza Hut building at 4171 S. 76th Street. Tax Key #570-8957.
10. Aaron Fischer, Laser Tag Pro, 4260L S. 76th St. 53220 (i.e. south building of Spring Mall) requests a Special Use Amendment to shift his business location westerly to occupy both the former Sears and former Dots tenant spaces; his current location would then become vacant. Tax Key #571-8984-008.
11. Jennifer Twist, Walmart, 2001 SE 10th Street, Bentonville AK, 72716 represented by Jarmon Peregoy, Dean Carlson Engineers, 7068 Ledgestone Commons, Bartlett TN 38133 requests a Site/Building Review to construct a 3,200 s.f. addition near the NE corner of the Walmart Supercenter at 10600 W. Layton Ave. for additional office space and meeting rooms. Tax Key #608-9995-010.

(OVER)

12. Jeff Binkert, One Headlight Paversports, LLC, (d/b/a House of Harley), 6221 W. Layton Ave., 53220 requests the following items:
 - Certified Survey Map to combine the ‘parking lot’ parcel and the ‘building’ parcel into one lot at this same location.
 - Site/Building Review to remove the existing shingled roof façade element on both the northwest and west portions of the building, and replace it in-kind with a new raised (13’ high) open-air deck feature.
 - Special Use to serve alcohol products at events sponsored by them and others for customers during limited hours and events on this new proposed deck and under it as well. Intent is to have a single ‘regular’ license applicable year-round instead of the multiple temporary licenses they apply for throughout the year for both inside and outside events. However, any actual licensing related to this request is a totally separate matter handled by the City Clerk’s Office and would only be pertinent if this Special Use is ultimately approved.
Tax Key #618-9996-006 and 618-9995-001.
13. Scott Yauck, Greenfield Development Partners Holding LLC, 207 N. Milwaukee Street, Milwaukee 53202, represented by Steve Morales, Rinka Chung Architecture, 756 N. Milwaukee Street, Suite 250, Milwaukee 53202 requests the following items as it relates to the ‘84 South’ development project which is the +40 acre area between Layton/84th/I-894/92nd. *[[Follow-up to the Conceptual Review at the March PC.]]*
 - Certified Survey Map as revised from an earlier review at the January, 2016 PC mtg.
 - Site/Building/Landscaping Review for two buildings: 1) Mid-Box East which is a 123K s.f. multi-tenant single story retail building in the northeast corner of the development site; and 2) Mid-Box West which is a 143K s.f. multi-tenant single-story retail building in the central/northern area of the development site.
 - Overall master site plan review and consideration
 - Overall master signage plan for both free-standing and wall signs
14. Consider request from the King of Glory Church, 4330 S. 84th Street to defer the payment of a Park Fee for the two single-family lots that have been approved to be created via a CSM at 83rd & Cold Spring and 83rd & Whitaker, from the ‘time-of-recording-requirement’ to whenever a building permit is taken out for each respective new lot. Tax Key #605-0084-001.
15. Review staff recommendations regarding ZC text changes to have Gun Shops and Firearms/ammo sales to become designated as Special Uses in all non-residential zoning categories.
16. Community Development Manager Report.
17. Adjourn.

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

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

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