AGENDA FOR THE PLAN COMMISSION MEETING TO BE HELD AT THE GREENFIELD CITY HALL IN THE COMMON COUNCIL CHAMBERS, ROOM 100, ON TUESDAY, JUNE 14, 2016, AT **6:30 P.M.**

1. The meeting called to order and roll call.

2. Approval of the May 10, 2016 Regular Meeting minutes.

3. Discussion regarding the Common Council meeting held on May 17th.

4. Gurmeet Arora, Jen's Beverage Center, represented by Steven Sharpe, 5110 S. Loomis Road, Waterford 53185 requests a Special Use Amendment and a Site/Building/Landscaping Review for a proposed alteration plan for both the exterior and interior of Jen's Beverage Center at 4312 W. Howard Avenue. Tax Key #555-8979. *[[Item held over from the May PC.]]*

5. Jeff Jones, HGR Development LLC, 9 S. 151 Skylane Drive, Naperville, IL 60564 requests a Conceptual Project Review for the purpose of constructing 14,600 s.f. 'Point Blank Range & Gun Shop' on the 1.5 acre parcel immediately west of the First Weber building @ 10521 W. Layton Avenue; ultimately a rezoning, a Comprehensive Land Use Map change, and a Special Use approval would all be needed should this project go forward. Tax Key #613-8996-018. *[[Item held over from the May PC.]]*

6. Scott Yauck, Greenfield Development Partners Holding LLC, 207 N. Milwaukee Street, Milwaukee, WI 53202 requests consideration of the following items as it relates to the '84 South' development project which is the +40 acre area between Layton/84th/I-894/92nd:
   --Site/Building Review for optional layout(s) as updated from the 4/12/16 PC mtg.
   --Updated Land Use Plan narrative/map to reflect modifications made to-date from initial formal approval in April, 2015 (Ord. #2819).

7. Cheri Ruszkiewicz, S74W12908 Courtland Lane, Muskego 53150, on behalf of the Raymond Senk Family, requests a Certified Survey Map for their property at 5366 S. 51st Street which would create two single-family lots fronting on 51st Street (24K & 33K) and establish a +2.2 acre Outlot in the rear or eastern portion of the existing parcel. Tax Key #647-9963.

8. John Gutierrez, Target Store, 4777 S. 27th Street, requests a Special Use Amendment in order to sell wine and liquor products, in addition to the 2009 approval to sell beer. Tax Key #622-9988-016.

9. Tom Howald, Director of Real Estate, ALDI, 9342 S. 13th St., Oak Creek 53154 at 4225 S. 108th Street requests a Site/Building/Landscape Review to create a proposed 550 s.f. addition near the southeast corner of the building to bake and sell bread. Tax Key #566-9962-002.

10. John Harris, W138 Lilac Avenue, Genoa City 53128 requests a Site/Building/Landscape Review on behalf of Valvoline Instant Oil Change at 4839 S. 27th Street as it relates to new corporate image branding for signage and building exterior. Tax Key #622-9991.

11. Max Dickman, Roundy's, 875 E. Wisconsin Avenue, Milwaukee 53202 requests a Site Review for some proposed parking lot layout modifications for the Pick N' Save at 4279 S. 76th Street. Tax Key #570-8952-005.

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12. Mike Bluemel, Bluemel's Garden & Landscape Center, 4930 W. Loomis Road, requests the following:
    --Certified Survey Map: include the adjacent lot at 4920 W. Loomis Road
    --Special Use: new Blum Coffee Garden feature
    --Site/Building/Landscape Review: relocation of three greenhouse structures, a new shade cloth area, a new outdoor patio area, new gravel area on 4920 lot, installation of decorative and security fencing, and use of the new acquired parcel at 4830 Loomis Rd. Tax Kay #620-9960-006, 620-9952, and 620-9959.

13. Community Development Manager Report.

14. 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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