



Virtual Meeting through Zoom application

PLAN COMMISSION AGENDA

Tuesday, October 13, 2020 – 6:00 p.m.

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the Zoom platform with each member accessing the meeting remotely as detailed below.

To register to attend the meeting, please go to:

https://zoom.us/webinar/register/WN_vkQ02W72ScWWgrC-siZe3Q

Please contact the Community Development Division at 414-329-5342 if you do not have access to a computer to register for the meeting.

Recordings of the meeting will also be placed on the City's YouTube Account after the meeting.

1. Roll Call
2. Approval of the minutes from the September 8, 2020 meeting.
3. Discussion regarding last Common Council meetings.
4. Architectural Plans for exterior modifications to Advance Camping and Sales, an existing business located at 6606 W. Layton Ave., submitted by Brian Fisher, d/b/a Anderson Ashton, Inc. and Maynard Wagner, d/b/a Advance Camping and Sales. (Tax Key No. 603-9945-001)
5. Demolition Plans for the former Applebee's restaurant, a vacant building located at 5100 S. 76 St., submitted by David Ewanowski, d/b/a KEE Architecture, Inc. and Cheryl Weisensel, d/b/a UW Credit Union. (Tax Key No. 650-8998-006)
6. Demolition Plans for the vacant office building located at 5111 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc. (Tax Key No. 651-9000-001)
7. Demolition Plans for the former Traditional Pancake House, a vacant building located at 5121 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc. (Tax Key No. 651-9000-003)

8. Signage Plan Appeal for Dunkin' Donuts, to be located at 7575 W. Cold Spring Rd., submitted by Ravi Pandya, d/b/a Shree Saras 2, LLC. (Tax Key No. 604-9992-001)
9. Temporary Use Permit for a proposed tent structure at the outdoor dining area of Fox's Pub, an existing business located at 4395 S. 76 St., submitted by Dominic LaLicata, d/b/a XXX. (Tax Key No. 605-9979-002)
10. Signage Plan Appeal for Citgo, an existing business located at 8333 W. Layton Ave., submitted by Bob Kraus, d/b/a Bauer Sign & Lighting Co, Inc. and Bilal Amjad, d/b/a Ali Petroleum Group, Inc. (Tax Key No. 616-8987-004)
- 11A. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4040 W. Loomis Rd. from M-1 Manufacturing District to C-2 Community Commercial District. (Tax Key No. 600-9971-002)
- 11B. Certified Survey Map to modify parcels for the properties located at 4040 W. Loomis Rd. and 4000 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key Nos. 600-9971-002 and 600-9971-003)
- 11C. Special Use Permit for a professional development training center for Educators Credit Union, to be located at 4040 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key No. 600-9971-002)
- 11D. Site and Landscaping Plans for a professional development training center for Educators Credit Union, to be located at 4040 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key No. 600-9971-002)
- 11E. Site, Landscaping and Architectural Plans for a proposed construction of a drive-up building for Educators Credit Union, to be located at 4000 W. Loomis Rd., submitted by Jim Cairns, d/b/a Bukacek Construction and Glenn Brusky, d/b/a Educators Credit Union. (Tax Key No. 600-9971-003)
12. Architectural and Site Plans for exterior modifications to Lai Asian Markets, a grocery store to be located at 3314-18 W. Loomis Rd., submitted by Chan Hwn, d/b/a Lai Asian Markets, and Ehan Whitney, d/b/a Groth Design Group. (Tax Key No. 553-0440-001)
- 13A. Special Use Permit for CBD Vape Smoke, a CBD and tobacco store to be located at 6403-05 W. Forest Home Ave., submitted by Mayur Vagadia, d/b/a 102 CBD Vape Smoke. (Tax Key No. 572-8992-006)
- 13B. Site Plan Review for CBD Vape Smoke, a CBD and tobacco store to be located at 6403-05 W. Forest Home Ave., submitted by Mayur Vagadia, d/b/a 102 CBD Vape Smoke. (Tax Key No. 572-8992-006)
- 14A. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4777 S. 27 St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District. (Tax Key No. 622-9988-016)

- 14B. Site, Landscaping and Architectural Plans for Festival Foods, a grocery store to be located at 4777 S. 27 St., submitted by Aaron Aspenson, d/b/a Festival Foods. (Tax Key No. 622-9988-016)
- 15A. Resolution to adopt a Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the properties located at 50** S. 124 St from Public Park & Open Space to Mixed Residential (Tax Key No. 611-8972-001) and for the properties located at 50** S. 124 St. from Single Family to Mixed Residential. (Tax Key Nos. 611-8968-000 and 611-8967-000)
- 15B. Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 50** S. 124 St. from R-1 Single-Family Residential District to PUD Planned Unit Development – Residential (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)
- 15C. Site, Landscaping and Architectural Plans for The Grove, a proposed multi-family apartment complex, to be located at 50** S. 124 St, submitted by James Heffernan, d/b/a DOMI Development, LLC. (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)
- 16. Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments.
- 17. Community Development Manager Report
- 18. Adjournment.

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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 Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/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.