



Virtual Meeting through Zoom application

PLAN COMMISSION AGENDA

Tuesday, April 13, 2021 – 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_VnLHqfIPTRezZEKwjIR7QA

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 website after the meeting.

1. Roll Call
2. Approval of the minutes from the March 9, 2021 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. Special Use Review for a proposed addition to Advanced Animal Hospital, an existing business located at 3374 W. Loomis Rd., submitted by Scott Lausten, d/b/a Keller, Inc., and Kevin Collett, d/b/a Mission Veterinary Partners. (Tax Key No. 553-0430-002)
- 4B. Site, Landscaping and Architectural Plans for a proposed addition to Advanced Animal Hospital, an existing business located at 3374 W. Loomis Rd., submitted by Scott Lausten, d/b/a Keller, Inc., and Kevin Collett, d/b/a Mission Veterinary Partners. (Tax Key No. 553-0430-002)
- 5A. Special Use Permit for Stereo One, a proposed automotive parts and accessories store to be located at Motorman Roadhouse, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch d/b/a Lightspeed Entertainment Inc. (Tax Key No. 576-9978-000)
- 5B. Site Plan Review for Stereo One, a proposed automotive parts and accessories store to be located at Motorman Roadhouse, an existing business located at 4251 S. 27 St., submitted by Jon Majdoch d/b/a Lightspeed Entertainment Inc. (Tax Key No. 576-9978-000)

- 6A. Certified Survey Map for proposed combination of four (4) parcels located at 4930, 49**, 4920 and 4830 W. Loomis Rd., submitted by Michael Bluemel, d/b/a Milo Meak Properties, LLC. (Tax Key Nos. 620-9960-006, 620-9960-007, 620-9952-000 and 620-9959-000)
- 6B. Site Plan for Bluemels Garden & Landscape Center, an existing business located at 4930, 49**, 4920 and 4830 W. Loomis Rd., submitted by Michael Bluemel, d/b/a Milo Meak Properties, LLC. (Tax Key Nos. 620-9960-006, 620-9960-007, 620-9952-000 and 620-9959-000)
- 7. Conceptual Plan for Ahmadiyya Muslim Community, a proposed mosque to be located at 10375 and 10401 W. Oklahoma Ave., for proposed Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 10375 and 10401 W. Oklahoma Ave. from Planned Business to Community Facilities, and for proposed rezoning of the property located at 10375 and 10401 W. Oklahoma Ave. from C-2 Community Commercial District to I Institutional District, submitted by Wajatat Laiq, d/b/a VGBSI Legal and Bashir Ahmad, d/b/a Ahmadiyya Movement Milwaukee. (Tax Key No. 524-8984-009)
- 8A. Special Use Review for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Mingrui Zhang, d/b/a CDJ Milwaukee WI LLC and Yanni Jin d/b/a/ CDJ Milwaukee WI LLC. (Tax Key No. 604-9972-000)
- 8B. Site Review and Architectural Plans for Crab du Jour, a proposed full service restaurant to be located at 4638 S. 76 St., submitted by Mingrui Zhang, d/b/a CDJ Milwaukee WI LLC and Yanni Jin d/b/a/ CDJ Milwaukee WI LLC. (Tax Key No. 604-9972-000)
- 9. Site and Landscaping Plans for a proposed community garden at The Salvation Army, an existing business located at 2900 W. Cold Spring Rd., submitted by Carolina Yanez, d/b/a The Salvation Army Cold Spring and Steven J. Merritt, d/b/a The Salvation Army WUM Divisional Headquarters. (Tax Key No. 576-9980-000)
- 10A. Special Use Permit for Diplomatic Outcomes, a proposed security guard instructional training facility to be located at 7406 W. Layton Ave., submitted by Harrison Miller & Jonathan Hohenfeldt, d/b/a Diplomatic Outcomes, LLC. (Tax Key No. 604-9964-000)
- 10B. Site Plan Review for Diplomatic Outcomes, a proposed security guard instructional training facility to be located at 7406 W. Layton Ave., submitted by Harrison Miller & Jonathan Hohenfeldt, d/b/a Diplomatic Outcomes, LLC. (Tax Key No. 604-9964-000)
- 11. Site and Architectural Plans for proposed construction of a ramp at General Dentistry, an existing business located at 4000 W. Howard Ave., submitted by Joel Cook, d/b/a Ogden Construction Group and Jose Bartolomei, d/b/a General Dentistry. (Tax Key No. 554-8986-000)
- 12A. Certified Survey Map for proposed combination of two (2) parcels located at 6221 and 6401 W. Layton Ave., submitted by Jeff Binkers, d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-008 and 618-9994-000)
- 12B. Site and Landscaping Plans for proposed parking lot expansion for House of Harley-Davidson, an existing business located at 6221 W. Layton Ave., submitted by Jeff Binkers, d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-008 and 618-9994-000)

- 13A. Special Use Permit for Play It Again Sports, a proposed used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports. (Tax Key No. 617-9975-024)
- 13B. Site Plan Review for Play It Again Sports, a proposed used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports. (Tax Key No. 617-9975-024)
- 13C. Signage Plan Appeal for Play It Again Sports, a proposed used merchandise store to be located at 5042 S 74 St., submitted by Andrew Hundt, Cutting Edge Sporting Goods, LLC d/b/a Play It Again Sports. (Tax Key No. 617-9975-024)
- 14. Conceptual Plan for the south section of The Interchange, a redevelopment project to be located in the general vicinity of W. Loomis Rd. and W. Layton Ave., submitted by Scott Yauck, Cobalt Partners, LLC.
- 15. Site Plan Amendment for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petruski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002)
- 16. Discussion regarding Milwaukee County W. Layton Ave. road improvements in 2021 and future WisDOT W. Loomis Rd. bridge reconstruction.
- 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.