



Virtual Meeting through Zoom application

PLAN COMMISSION AGENDA

Tuesday, May 11, 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_VGprjRPSb617MgShUlMQ

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 April 13, 2021 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. 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)
- 4B. Site Review and Architectural and Landscaping 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)
5. Temporary Use Permit for a proposed outdoor dining extension at Club Paragon, an existing restaurant and tavern business located at 3578 S. 108 St., submitted by Jeff Willms, d/b/a Club Paragon. (Tax Key No. 562-9979-002)
6. Temporary Use Permit for a proposed drive-thru meat market and food drive collection location at the former Sears Auto building located at 5200 S. 76 St., submitted by Ivan Quinones, d/b/a Backyard Butchers and Mary Rottler, d/b/a Seritage SRC Finance, LLC. (Tax Key No. 650-9990-039)

7. Site and Architectural Plans for proposed exterior modifications to La-Z-Boy, an existing business located at 7900 W. Layton Ave., submitted by Shawn Albert, d/b/a Industrial Power Systems and Anthony Finley, d/b/a La-Z-Boy, Inc. (Tax Key No. 605-9956-004)
- 8A. Special Use Review for Honey Berry, a proposed restaurant to be located at 4900 S. 76 St., submitted by Lou Liagridonis and Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001)
- 8B. Site, Landscaping and Architectural Plans for Honey Berry, a proposed restaurant to be located at 4900 S. 76 St., submitted by Lou Liagridonis and Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001)
- 9A. Site, Landscaping and Architectural Plans for Loomis Office Building, a proposed office building be located at 4300 W. Layton Ave., submitted by Audry Grill, d/b/a RINKA, Inc. and Scott Yauck, d/b/a Cobalt Partners, LLC.
- 9B. Master Signage Plan Appeal for Loomis Office Building, a proposed office building be located at 4300 W. Layton Ave., submitted by Audry Grill, d/b/a RINKA, Inc. and Scott Yauck, d/b/a Cobalt Partners, LLC.
- 10A. Special Use Permit for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009)
- 10B. Site Review for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009)
- 11A. Resolution to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the property located at 6944 W. Forest Home Ave. from Neighborhood Business/Office to Single Family. (Tax Key No. 571-8977-001)
- 11B. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6944 W. Forest Home Ave. from C-1 Neighborhood Commercial District to R-4A Single-Family and Two-Family Residential District. (Tax Key No. 571-8977-001)
12. Conceptual Plan for The Lokal, a component of the 84 South development at the northwest corner of S. 84 St. and W. Layton Ave., submitted by Scott Yauck, d/b/a 84 South Restaurants, LLC, and Audry Grill, d/b/a RINKA, Inc. (Tax Key No. 606-0053-008)
13. Temporary Use Permit for a proposed outdoor beer garden, 84 South – The Lokal Beer Garden, to be located at 8415 W. Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 606-0053-008)
14. Community Development Manager Report
15. 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.