



Common Council Chambers – City Hall Room 100
7325 W. Forest Home Ave., Greenfield, Wisconsin

PLAN COMMISSION AGENDA

Tuesday, August 9, 2022 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the July 12, 2022 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. Special Use Review for an ownership change of the existing BP gas station and convenience store located at 4715 S. 27 St., submitted by Bilal Amjad, d/b/a Ali's Investments, LLC. (Tax Key No. 622-9999-000)
- 4B. Site Plan Review for an ownership change of the existing BP gas station and convenience store located at 4715 S. 27 St., submitted by Bilal Amjad, d/b/a Ali's Investments, LLC. (Tax Key No. 622-9999-000)
- 5A. Special Use Permit to establish a drinking place within The Woods – GreatLife Senior Community, to be located at 11800-02 W. Edgerton Ave., submitted by Greg Petruski, d/b/a GLPropCo-Greenfield, LLC. (Tax Key No. 611-8964-000)
- 5B. Site and Architectural Plans for proposed construction of a gazebo to house a drinking place at The Woods – GreatLife Senior Community, to be located at 11800-02 W. Edgerton Ave., submitted by Greg Petruski, d/b/a GLPropCo-Greenfield, LLC. (Tax Key No. 611-8964-000)
6. Architectural Plans for proposed exterior modifications to Rosen Nissan of Greenfield, an existing business located at 5505 S. 27 St., submitted by Jim Triatik, d/b/a Sullivan Design Builds. (Tax Key No. 668-9000-012)
- 7A. Special Use Permit for Alba Coffee Shop, a proposed coffee business to be located at 4353 S. 27 St., submitted by Maria C. Villanueva. (Tax Key No. 599-8949-000)
- 7B. Site and Architectural Plans for Alba Coffee Shop, a proposed coffee business to be located at 4353 S. 27 St., submitted by Maria C. Villanueva. (Tax Key No. 599-8949-000)

- 8A. Special Use Permit for OP Spa, a proposed massage therapy business to be located at 6835 W. Layton Ave., submitted by Qiao Li Cai, d/b/a OP Spa. (Tax Key No. 617-0118-000)
- 8B. Site Plan Review for OP Spa, a proposed massage therapy business to be located at 6835 W. Layton Ave., submitted by Qiao Li Cai, d/b/a OP Spa. (Tax Key No. 617-0118-000)
- 9A. Special Use Permit for Greater Milwaukee Oral Surgery, a proposed dental business to be located at 6800 W. Layton Ave., submitted by Dr. Rob Goeckermann d/b/a Greater Milwaukee Oral Surgery and Doug Forton d/b/a Design 2 Construct. (Tax Key No. 604-9921-000)
- 9B. Site, Landscaping and Architectural Plans for new construction of Greater Milwaukee Oral Surgery, a proposed dental business to be located at 6800 W. Layton Ave., submitted by Dr. Rob Goeckermann d/b/a Greater Milwaukee Oral Surgery and Doug Forton d/b/a Design 2 Construct. (Tax Key No. 604-9921-000)
- 10. Site and Landscaping Plans for proposed site modifications to Kingdom Hall of Jehovah's Witnesses, an existing place of worship located at 12165 W. Layton Ave., submitted by Mark Falk d/b/a Falk Property Improvements LLC. (Tax Key No. 611-8989-001)
- 11. Site and Architectural Plans for proposed site modifications to Ray's Butcher Shoppe, an existing business located at 4640 W. Loomis Rd., submitted by Tim Zellner d/b/a J&J Contractors LLC and Scott Podd d/b/a Ray's Butcher Shoppe. (Tax Key No. 620-6656-002)
- 12A. Special Use Permit for The House of the Gypsy, a proposed psychic medium reading business to be located at 4162 S. 108 St., submitted by Shajhed Morales d/b/a The House of the Gypsy. (Tax Key No. 567-9972-004)
- 12B. Site Plan Review for The House of the Gypsy, a proposed psychic medium reading business to be located at 4162 S. 108 St., submitted by Shajhed Morales d/b/a The House of the Gypsy. (Tax Key No. 567-9972-004)
- 13. Architectural Plans for proposed exterior modifications to Gordie Boucher Nissan, an existing business located at 4141 S. 108 St., submitted by Chad Kemnitz d/b/a Professional Consultants, Inc. and Dan Nienhuis d/b/a Boucher Holdings, LLC. (Tax Key No. 566-9960-002)
- 14. Conceptual Plan for The Lokal, a component of the 84 South development at the northwest corner of S. 84 St. and W. Layton Ave., 8415 Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC. (Tax Key No. 606-0053-008)

15. Community Development Manager Report.
16. 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.