



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

PLAN COMMISSION AGENDA

Tuesday, November 8, 2022 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the October 11, 2022 meeting.
3. Discussion regarding last Common Council meetings.
- 4A. Certified Survey Map for proposed combination of two parcels located at 38** W. Grange Ave., submitted by Karthikeyan Subbiah. (Tax Key Nos. 667-8996-002 and 667-8996-003)
- 4B. Resolution releasing and extinguishing a storm drainage easement on two parcels located at 38** W. Grange Ave. (Tax Key Nos. 667-8996-002 and 667-8996-003)
5. Site Plans for a proposed fence at Toys For Trucks, an existing business located at 3515 S. 108 St., submitted by Bill Ciuplinski d/b/a Toys For Trucks. (Tax Key No. 563-9999-001)
- 6A. Special Use Permit for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted by Kyle Bennehoff d/b/a Lingle Design Group and Ron Stokes d/b/a Roaring Fork LLC. (Tax Key No. 691-9841-017)
- 6B. Site Plan Review for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted by Kyle Bennehoff d/b/a Lingle Design Group and Ron Stokes d/b/a Roaring Fork LLC. (Tax Key No. 691-9841-017)
- 6C. Signage Plan Appeal for Qdoba Mexican Eats, a proposed restaurant to be located at 6245 S. 27 St., submitted Eric Rohs d/b/a Sign Effects, Inc. and Ron Stokes d/b/a Roaring Fork LLC. (Tax Key No. 691-9841-017)
- 7A. Special Use Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc. (Tax Key No. 648-0031-003)

- 7B. Site Plan Review for El Chile Loco, a proposed restaurant to be located at 5110 W. Loomis Rd., submitted by Manish Patel d/b/a El Chile Loco Inc. (Tax Key No. 648-0031-003)
- 8A. Special Use Review for a Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)
- 8B. Site Plan Review for Smoker's Xone, an existing CBD and tobacco store located at 6229 S. 27 St., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)
- 9A. Special Use Review for 102 CBD Vape Smoke, an existing CBD and tobacco store located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)
- 9B. Site Plan Review for 102 CBD Vape Smoke, a CBD and tobacco store to be located at 6403 W. Forest Home Ave., submitted by Nikunj Chandrakant Soni, d/b/a Niki Chandrakant, Inc. (Tax Key No. 691-9841-016)
- 10A. Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use. (Tax Key No. 576-9995-002)
- 10B. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4241 S. 27 St. from to PUD Planned Unit Development District to C-2 Community Commercial District. (Tax Key No. 576-9995-002)
- 10C. Certified Survey Map to combine a portion of the property located at 4241 S. 27 St. with the property located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001 and 576-9995-002)
- 10D. Special Use Review for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001)
- 10E. Site, Landscaping and Architectural Plans for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001)

- 11A. Special Use Review for Rosen Honda, an existing business located at 6141 S. 27 St., submitted by David A. Pestel/ d/b/a Hardt, Stern & Kanye, P.C. and Jeff Rosen, JMRosen, LLC d/b/a Rosen Honda (Tax Key No. 691-9841-014)
- 11B. Site Plan Review for Rosen Honda, an existing business located at 6141 S. 27 St., submitted by David A. Pestel/ d/b/a Hardt, Stern & Kanye, P.C. and Jeff Rosen, JMRosen, LLC d/b/a Rosen Honda (Tax Key No. 691-9841-014)
12. Discussion regarding the proposed TID 6 Project Plan amendments.
13. Community Development Manager Report.
14. 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.