



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

PLAN COMMISSION AGENDA

Tuesday, May 9, 2023 – 6:00 p.m.

1. Roll Call
2. Approval of the minutes from the April 11, 2023 meeting.
3. Discussion regarding last Common Council meetings.
4. Discussion regarding progress of the Chapter 21 Zoning Code re-write procedure with a brief presentation by ZoneCo representative Katherine Westaby.
- 5A. Special Use Review for Hacienda Chivolin, a proposed full-service restaurant to be located at 5110 W. Loomis Rd., submitted by Floralia Tellez Ortiz, d/b/a Hacienda Chivolin Restaurant. (Tax Key No. 648-0031-003)
- 5B. Site Plan Review for Hacienda Chivolin, a proposed full-service restaurant to be located at 5110 W. Loomis Rd., submitted by Floralia Tellez Ortiz, d/b/a Hacienda Chivolin Restaurant. (Tax Key No. 648-0031-003)
6. Architectural Plans for proposed installation of windows at Alta View Vet Clinic, an existing business located at 7330 W. Forest Home Ave., submitted by Cameron Arnett, d/b/a Alta View Vet Clinic. (Tax Key No. 604-9997-000)
7. Certified Survey Map for proposed land combination of 6521 W. Layton Ave. and a portion of 6531 W. Layton Ave., submitted by Gary Januszewski, d/b/a HDC Contractors. (Tax Key Nos. 618-9983-011 and 618-9983-012)
- 8A. Special Use Permit for Greenfield Maranatha Community Center, a proposed community center to be located at 4515 W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200)

- 8B. Certified Survey Map for proposed land combination of 4515 & 45** W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200)
- 8C. Site and Landscaping Plans for Greenfield Maranatha Community Center, a proposed community center to be located at 4515 W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200)
- 9A. Special Use Review for an ownership change to Kyoto, an existing full-service restaurant located at 7453 W. Layton Ave., submitted by Yi Wu, d/b/a Kyoto Group, LLC. (Tax Key No. 617-0082-004)
- 9B. Site Plan Review for Kyoto, an existing full-service restaurant located at 7453 W. Layton Ave., submitted by Yi Wu, d/b/a Kyoto Group, LLC. (Tax Key No. 617-0082-004)
- 10A. Special Use Review for proposed hours of operation change to Kalibres, an existing full-service restaurant located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar, LLC. (Tax Key No. 531-0000-900)
- 10B. Site Plan Review for Kalibres, an existing full-service restaurant located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar, LLC. (Tax Key No. 531-0000-900)
- 11A. Special Use Permit for Luxury Auto, a proposed automotive glass replacement shop, to be located at 4640B S. 76 St., submitted by Uthman Shalhout, d/b/a U&L Investments, LLC. (Tax Key No. 604-9971-000)
- 11B. Site Plan Review for Luxury Auto, a proposed automotive glass replacement shop, to be located at 4640B S. 76 St., submitted by Uthman Shalhout, d/b/a U&L Investments, LLC. (Tax Key No. 604-9971-000)
- 12A. Special Use Permit for Holey Mackerel, a proposed amusement and recreational establishment with a bar/tavern, to be located at 5401 W. Layton Ave., submitted by Tripper Duval, d/b/a The Lost Whale, and Shaun Sullivan, d/b/a Envision Design Architects. (Tax Key No. 619-9997-003)
- 12B. Conceptual Plan Review for Holey Mackerel, a proposed amusement and recreational establishment, to be located at 5401 W. Layton Ave., submitted by Tripper Duval, d/b/a The Lost Whale, and Shaun Sullivan, d/b/a Envision Design Architects. (Tax Key No. 619-9997-003)
- 13. Discontinuance of general right-of-way immediately west of 4307 S. 43 St.

14. Discontinuance of a portion of S. 118 St. right-of-way, north of W. Edgerton Ave.
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.