



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

PLAN COMMISSION AGENDA

Tuesday, August 8, 2023 – 5:00 p.m.

1. Call to Order.
2. Discussion/working session on the rewrite of Chapter 21 – Zoning Code of the City's Code of Ordinances with ZoneCo representative Katherine Westaby.
3. 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.



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PLAN COMMISSION AGENDA

Tuesday, August 8, 2023 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the July 10, 2023 meeting.
3. Discussion regarding last Common Council meeting.
- 4A. Special Use Permit for Cold Stone Creamery, a proposed limited-service restaurant, to be located at 4973 S. 76 St., submitted by Numan Asad, d/b/a Nitty Creamery LLC. (Tax Key No. 616-8974-003)
- 4B. Site Plan Review for Cold Stone Creamery, a proposed limited-service restaurant, to be located at 4973 S. 76 St., submitted by Numan Asad, d/b/a Nitty Creamery LLC. (Tax Key No. 616-8974-003)
- 5A. Special Use Permit for Qamaria Yemeni Coffee, a proposed limited-service restaurant, to be located at 4818 S. 76 St., Suite 7, submitted by Emad Nadi d/b/a ETN Engineering, and Anas Alhurani, d/b/a Qamaria Greenfield LLC. (Tax Key No. 617-9983-014)
- 5B. Site Plan for Qamaria Yemeni Coffee, a proposed limited-service restaurant, to be located at 4818 S. 76 St., Suite 7, submitted by Emad Nadi d/b/a ETN Engineering, and Anas Alhurani, d/b/a Qamaria Greenfield LLC. (Tax Key No. 617-9983-014)
6. Signage Plan Appeal for UW Credit Union, to be located at 5100 S. 76 St., submitted by Cheryl Wiesensel, d/b/a University of Wisconsin Credit Union, and Mike Studnicka, d/b/a Wisconsin Sign & Graphics. (Tax Key No. 650-8998-006)
- 7A. Special Use Review for an ownership change to Wine & Liquor, an existing business, located at 4955 S. 27 St., submitted by Randip Pal Singh, d/b/a Wine & Liquor. (Tax Key No. 622-0005-000)

- 7B. Site Plan and Landscape Review for an ownership change to Wine & Liquor, an existing business, located at 4955 S. 27 St., submitted by Randip Pal Singh, d/b/a Wine & Liquor. (Tax Key No. 622-0005-000)
- 8A. Special Use Review for an ownership change to John Paul's Buick GMC, an existing business, located at 3615 S. 108 St., submitted by Richard Torhorst, d/b/a Kunes Buick GMC of Greenfield, Inc. (Tax Key Numbers 563-9986-007 and 563-0014-000)
- 8B. Site Plan Review for an ownership change to John Paul's Buick GMC, an existing business, located at 3615 S. 108 St., submitted by Richard Torhorst, d/b/a Kunes Buick GMC of Greenfield, Inc. (Tax Key Numbers 563-9986-007 and 563-0014-000)
- 9A. Special Use Permit for Petco, for a veterinary service, located at 4950 S. 76 St., submitted by Stephen Hartley, d/b/a SBLM, and Ralph Reynolds, d/b/a Petco Animal Supplies Stores, Inc. (Tax Key No. 617-9977-004)
- 9B. Site Plan Review for Petco, for a veterinary service, located at 4950 S. 76 St., submitted by Stephen Hartley, d/b/a SBLM, and Ralph Reynolds, d/b/a Petco Animal Supplies Stores, Inc. (Tax Key No. 617-9977-004)
- 10A. Special Use Review for an ownership change to Sky Zone, an existing business, located at 4940 S. 76 St., submitted by Roger Duncan, d/b/a Sky Zone Greenfield. (Tax Key No. 617-9977-004)
- 10B. Site Plan Review for an ownership change to Sky Zone, an existing business, located at 4940 S. 76 St., submitted by Roger Duncan, d/b/a Sky Zone Greenfield. (Tax Key No. 617-9977-004)
- 11. Community Development Manager Report
- 12. Adjournment.

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