



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

PLAN COMMISSION AGENDA

Tuesday, September 12, 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, September 12, 2023 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the August 8, 2023 meeting.
3. Discussion regarding last Common Council meeting.
- 4A. Special Use Permit for Clarity Massage, a proposed massage therapy business, to be located at 5170 S. 76 St., Suite 213, submitted by Jessica Reimer, d/b/a Clarity Massage and John Weiss, d/b/a My Salon Suite of Greenfield.
(Tax Key No. 650-8998-009)
- 4B. Site Plan Review for Clarity Massage, a proposed massage therapy business, to be located at 5170 S. 76 St., Suite 213, submitted by Jessica Reimer, d/b/a Clarity Massage and John Weiss, d/b/a My Salon Suite of Greenfield.
(Tax Key No. 650-8998-009)
5. Certified Survey Map for proposed modification of lot line location between two parcels located at 4433 S. 72 St. and 4463 S. 72 St., submitted by Bonita and John Konop, owner. (Tax Key Nos. 604-9948-000 and 604-9949-001)
- 6A. Special Use Permit for Game Together MKE, a proposed used merchandise store, to be located at 4635 S. 108 St., submitted by Steven Barron, d/b/a Resale Barron LLC and Salim Shelleh, d/b/a Forest Park Real Estate LLC. (Tax Key No. 609-0033-001)
- 6B. Site Plan Review for Game Together MKE, a proposed used merchandise store, to be located at 4635 S. 108 St., submitted by Steven Barron, d/b/a Resale Barron LLC and Salim Shelleh, d/b/a Forest Park Real Estate LLC. (Tax Key No. 609-0033-001)
7. Site, Landscaping and Architectural Plans for Layton Preserve, a proposed new construction multi-family development to be located at 4501 S. 99 St. and 4551-4563 S. 99 St., submitted by Robert McCaigue, d/b/a Horizon Development Group, LLC.
(Tax Key No. 607-9974-002)

- 8A. Special Use Permit for One + 1, a proposed full-service restaurant, to be located at 5442-44 W. Forest Home Ave., submitted by Par Hnem Cung, d/b/a OnePlus1 LLC. (Tax Key No. 556-8988-001)
- 8B. Site Plan Review for One + 1, a proposed full-service restaurant, to be located at 5442-44 W. Forest Home Ave., submitted by Par Hnem Cung, d/b/a OnePlus1 LLC. (Tax Key No. 556-8988-001)
- 9A. Special Use Review for Perez Automotive, a proposed automotive repair business, to be located at 3320 W. Howard Ave., submitted by Luis Perez Jr., d/b/a Perez Automotive and Dominic Ambroselli, d/b/a Ambroselli Properties. (Tax Key No. 553-8999-000)
- 9B. Site Plan Review for Perez Automotive, a proposed automotive repair business, to be located at 3320 W. Howard Ave., submitted by Luis Perez Jr., d/b/a Perez Automotive and Dominic Ambroselli, d/b/a Ambroselli Properties. (Tax Key No. 553-8999-000)
- 10. Certified Survey Map for proposed lot split of a portion of 11800 and 11802 W. Edgerton Ave., submitted by Jeffrey Katz, City Engineer. (Tax Key No. 611-8964-000)
- 11. Community Development Manager Report
- 12. Adjournment.

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