



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

PLAN COMMISSION AGENDA

Tuesday, March 12, 2024 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the February 13, 2024 meeting.
3. Discussion regarding last Common Council meeting.
4. Signage Plan Appeal for Culver's restaurant, located at 6031 W. Layton Ave., submitted by Vinnie Busalacchi, d/b/a Culver's and Joe Mayer, d/b/a Kimley-Horn. (Tax Key No. 618-9997-000)
5. Special Use Review for proposed hours of operation change to Qamaria Coffee, located at 4818 S. 76 St., Suite 7, submitted by Anas Alhurani, d/b/a Qamaria Greenfield LLC. (Tax Key No. 617-9983-014)
- 6A. Special Use Review for Crunch Fitness, a proposed fitness and recreational sports center, to be located at 6251 S. 27 St., submitted by Aaron Lieberman, d/b/a JEM CF California One, LLC c/o Atticus Franchise Group and Jeff Jennings, d/b/a J Plus Architects Inc. (Tax Key No. 691-9841-016)
- 6B. Site Plan Review for Crunch Fitness, a proposed fitness and recreational sports center, to be located at 6251 S. 27 St., submitted by Aaron Lieberman, d/b/a JEM CF California One, LLC c/o Atticus Franchise Group and Jeff Jennings, d/b/a J Plus Architects Inc. (Tax Key No. 691-9841-016)
- 7A. Special Use Permit for VANEE Tattoo Studio, a proposed tattoo business to be located at 4629 S. 108 St., submitted by Vanessa Ruelas, d/b/a VANEE Tattoo Studio and Salim Shelleh, d/b/a Forest Park Real Estate LLC. (Tax Key No. 609-0033-001)
- 7B. Site Plan Review for VANEE Tattoo Studio, a proposed tattoo business to be located at 4629 S. 108 St., submitted by Vanessa Ruelas, d/b/a VANEE Tattoo Studio and Salim Shelleh, d/b/a Forest Park Real Estate LLC. (Tax Key No. 609-0033-001)

- 8A. Special Use Review for change of tenancy for The Chef House, a proposed full-service restaurant, to be located at 3322 W. Loomis Rd., submitted by Shazad Ahmad, d/b/a The Chef House. (Tax Key No. 553-0436-001)
- 8B. Site Plan Review for The Chef House, a proposed full-service restaurant, to be located at 3322 W. Loomis Rd., submitted by Shazad Ahmad, d/b/a The Chef House. (Tax Key No. 553-0436-001)
- 9. Condominium Plat for division of land at 5050-52 S. 58 St., submitted by Scott and Kristine Iwinski, owners, and Dennis Sauer, d/b/a Metropolitan Survey Service, Inc. (Tax Key No. 619-0009-000)
- 10A. Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 11815 W. Morgan Ave. from Mixed Residential to Single Family. (Tax Key No. 564-9986-000)
- 10B. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 11815 W. Morgan Ave. from MFR-3 High Density Multiple-Family Residential Conservation to R-1 Single-Family Residential District. (Tax Key No. 564-9986-000)
- 11. Community Development Manager Report
- 12. 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.