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

PLAN COMMISSION STAFF REPORT
Tuesday, March 11, 2025 – 6:00 p.m.

1. Roll Call.

2. Approval of the Minutes from the January 14, 2025 meeting.

3. Discussion regarding last Common Council meeting.

4A. Special Use Permit for Auto Restyling Center, a multi-tenant building providing auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management. (Tax Key No. 615-9994-000)

4B. Site Review and Landscaping Plans for Auto Restyling Center, a multi-tenant building providing auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management. (Tax Key No. 615-9994-000)

Items 4A and 4B may be considered together.

Overview and Zoning

The applicant, Taghred Khalil, is proposing purchase the building located at 8512 W. Forest Home Ave. to operate Auto Restyling Center. The building would be converted into a multi-tenant building providing a variety of automotive services including auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing. The applicant has owned a property management company for nearly 5 years and has 15 years of retail business experience.

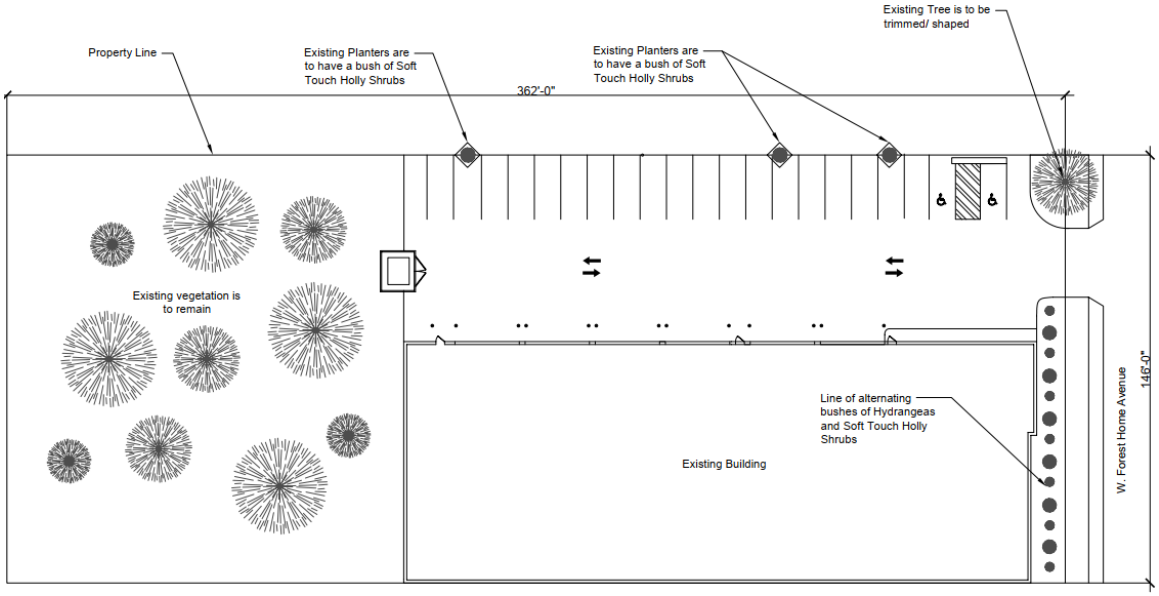
In the City of Greenfield, there are many Special Uses that require businesses to appear before Plan Commission and then Common Council for public hearings. However, in the case of the 84 South development, Plan Commission waived the public hearing process on future Special Use Permits following the original public hearing for the site. Because of this waiver, public hearings were not required for Cooper's Hawk, Chipotle, or Starbucks and each was able to be expedited to the following Common Council meeting. A similar treatment is being recommended by staff for the current project so that, as new businesses rent individual tenant suites within Auto Restyling Center, public hearings are not required for each tenant so long as it falls within one of the uses proposed within this agenda item. Each tenant would still be required to obtain a Special Use Permit and appear before Plan Commission and Common Council. Thus, preserving the long-term oversight of the property via site review.

The building is approximately 10,000 sq. ft. and will be rented out to tenants. Each bay, identified by a garage door, will be its own business entity. The property is zoned C2 Community Commercial District, which permits auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing as Special Uses. A public hearing, as required for a Special Use Permit, can be scheduled as early as April 15, 2025. The hours of operation for the building would be 8:00am -9:00pm, daily. The owner is seeking to purchase the building.

In addition to owning the building, the applicant will open a tire and rim garage in one of the tenant spaces. Further, they have a tenant who is seeking a 5-year lease for a vehicle wrapping business. No tenant would be permitted a lease term less than five years.

Site Plan Review

The applicant submitted a site and landscape plan for review. The layout of the site will remain largely unchanged with a few key alterations.



First, all current landscaping will be removed from the front of the building and will be replaced with all new landscaping. The natural area in the rear of the building will not be altered.

All existing brown canopies will remain but will be repainted a very dark gray color (Sherwin-Williams 6993; Black of Night). The existing brick will remain in its existing state. The current "FOREST TIRE CENTER" sign on the east elevation will remain. Additional signage will be added above each garage door as new tenants occupy the garage bays. Each tenant sign will require a separate sign permit and will need to comply with the City's sign code regulating multi-tenant buildings.

The applicant has indicated that they will maintain the current dumpster enclosure for the site. Staff has communicated with the applicant that, should the existing dumpster be insufficient to accommodate the needs of all tenants, then they, as the property owner, will be solely responsible for construction of a sufficient dumpster enclosure. All necessary building permits must be applied for and approved prior to the construction of a new dumpster enclosure.

Auto Restyling Center requires 24 (4 spaces per service bay) parking stalls. A total of 21 stalls, including 2 ADA stalls, will be provided on the property. The Common Council may waive the shortage.

Staff recommends approval and that a public hearing be scheduled for the April 15, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Auto Restyling Center, a multi-tenant building providing auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management (Tax Key No. 615-9994-000), subject to Plan Commission and staff comments, and the following condition:

(Item 1 is required to be satisfied prior to the issuance of an Occupancy Permit.)

1. Replacement and/or repair of existing dumpster enclosure to address missing and damaged boards.

5. Special Use Review for proposed temporary hours of operation change to Qamaria Coffee, located at 4818 S. 76th St., Suite 7, submitted by Anas Alhurani, d/b/a Qamaria Greenfield, LLC. (Tax Key No. 617-9983-014)

Overview and Zoning
Qamaria was before the Plan Commission and Common Council in August/ September 2023 for approval of a Special Use Permit. At that time, Qamaria was approved to have their hours of operation be 6:00am to 11:00pm, daily.

The applicant, Anas Alhurani, is proposing to expand their ours of operation from the approved closing at 11:00pm to 2:00am ONLY during the month of Ramadan. The proposed expansion would allow them to serve customers who are participating in the holy month of fasting. Ramadan's occurrence is based on the Muslim calendar, resulting in Ramadan beginning 10-12 days earlier each year. Within a 33-year cycle, Ramadan will fall in every season.

The proposed hours are 6:00am – 11:00pm, daily except for during the month of Ramadan, which would be 6:00am – 2:00am, daily.

Per Section 21.04.0701.K. of the Municipal Code: ***Subsequent change or addition to the plans or use. (Cr. #2731)*** *Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission. If in the opinion of the Plan Commission, it is anticipated that such requested change in the special use substantially changes the concept or intent of a previously approved special use, the Plan Commission can consider it a major change to the original Special Use. If this is the decision of the Plan Commission, then a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and said proposed changes shall be submitted to the Common Council for approval.*

When the applicant appeared before the Plan Commission in 2024 to amend their hours during the month of Ramadan, the conclusion reached by the members was that, since the change to the Special Use Permit would run with the tenant space, the preferred approach would be to only approve the change to the hours of operation in 2024. The outcome was to have the applicant reapply for temporary permission annually. While it is allowed for the Special Use Permit to be amended to allow for extended hours during

Ramadan annually, it is ultimately up to the decision of the Plan Commission if they would like to make such a motion.

If the Plan Commission desires to grant permanent annual permission, the verbiage of the Special Use Permit associated with the tenant space occupied by the applicant would read,

> *"**Hours of Operation.** The allowable hours of operation for Qamaria Coffee will be 6:00am-11:00pm, seven (7) days/week except during the month of Ramadan when the allowable hours of operation are 6:00am-2:00am, daily."*

Staff recommends that a Resolution amendment be expedited to the March 18th, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the 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), subject to Plan Commission and staff comments, without the need for a public hearing.

6. Special Use Review for proposed temporary hours of operation change to Melt N Dip, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005)

Overview and Zoning
Melt N Dip was approved in March and April 2022. The restaurant was before the Plan Commission and Common Council in June/July 2023 for approval for an outdoor seating area and to expand their hours of operation. At that time, Melt N Dip was approved to have their closing time expanded from 11pm to 12am (midnight).

The applicant is proposing to expand their hours of operation from the approved closing at 12am (midnight) to 2am ONLY during the month of Ramadan. The proposed expansion would allow them to serve customers who are participating in the holy month of fasting. Ramadan's occurrence is based on the Muslim calendar, resulting in Ramadan beginning 10-12 days earlier each year. Within a 33-year cycle, Ramadan will fall in every season.

The proposed hours are: 11am – 12am (midnight), daily except for during the month of Ramadan which would be 11am-2am, daily.

Per Section 21.04.0701.K. of the Municipal Code: ***Subsequent change or addition to the plans or use. (Cr. #2731)*** *Any subsequent change or addition to the plans or use shall first be submitted for approval to the Plan Commission. If in the opinion of the Plan Commission, it is anticipated that such requested change in the special use substantially changes the concept or intent of a previously approved special use, the Plan Commission can consider it a major change to the original Special Use. If this is the decision of the Plan Commission, then a public hearing before the Common Council shall be required and notice thereof be given pursuant to the provisions of this division, and said proposed changes shall be submitted to the Common Council for approval.*

Staff does not feel that the increase in two (2) additional hours of operation, to 2am only during the month of Ramadan, is a major change to the original Special Use for this restaurant located in a major commercial corridor along W. Layton Ave. and does not recommend that a public hearing be held.

When the applicant appeared before the Plan Commission in 2024 to amend their hours during the month of Ramadan, the conclusion reached by the members was that, since the change to the Special Use Permit would run with the tenant space, the preferred approach would be to only approve the change to the hours of operation in 2024. The outcome was to have the applicant reapply for temporary permission annually. While it is allowed for the Special Use Permit to be amended to allow for extended hours during Ramadan annually, it is ultimately up to the decision of the Plan Commission if they would like to make such a motion.

If the Plan Commission desires to grant permanent annual permission, the verbiage of the Special Use Permit associated with the tenant space occupied by the applicant would read,

> *"**Hours of Operation.** The allowable hours of operation for Melt 'N Dip will be 11:00am-12:00am (midnight), seven (7) days/week except during the month of Ramadan when the allowable hours of operation are 11:00am-2:00am, daily."*

Staff is recommending that a Resolution amendment be expedited to the March 18, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review for proposed hours of operation change to Melt N Dip, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005), subject to Plan Commission and staff comments, without the need for a public hearing.

7A. Special Use Permit for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005)

7B. Site Review for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005)

Items 7A and 7B may be considered together.

Overview and Zoning
Melt N Dip, an existing full-service restaurant located at 7820 W. Layton Ave., occupying approximately 2,250 sq. ft. of tenant space within the multi-tenant building, is proposing to operate a food truck out of the existing business. The applicant, Heba Awadallah, has been involved with Melt N Dip since it first opened in 2023.

The property is zoned C4 Regional Business District, which permits food truck businesses as a Special Use. Specifically, the Special Use Permit is for use of the establishment as the central location from which the food truck is serviced, not the actual food truck. Since this is a new use within the commercial building, a public hearing and a Special Use Permit are required. A public hearing can be scheduled as early as April 15, 2025. The applicant has indicated that the food truck is only used for off-site special events. The hours of operation for the food truck would be 12:00pm (noon) -12:00am (midnight), daily. The business will have 2 full-time employees.

Site Review
A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider a Special Use Permit. The site was most recently reviewed during the July 9, 2024 Plan Commission meeting as part of the Special Use Permit for Mountain Mikes Pizza. During that meeting, several issues were identified. However, we are still within the allotted time for the property owners to address those concerns.

The two primary issues identified were with the dumpster enclosures in the rear of the building and missing landscaping. Since then, staff has received a site plan depicting the location of two new dumpster enclosures, which will be installed by January 2026, and a letter from the property owner committing to the installation of landscaping, per the approved plan, in Spring 2025.

No new issues were identified.

The restaurant requires 36 parking spaces (15 spaces per 1,000 sq. ft.) and the remaining building requires 240 parking spaces, for a grand total of 276 parking spaces. A total of 233 stalls are provided. The Common Council may waive the shortage.

The applicant has indicated that they will use 2 parking spaces for food truck parking. The applicant will be required to submit a fats, oils, and grease (FOG) plan to the Plumbing Inspector for review and approval. Further, the applicant will be required to submit an operational plan. This plan will detail food loading and cleaning practices on the truck. The purpose of this plan is to ensure that any runoff from around the truck and/or loading area is not being directed into storm sewer systems where it can lead to illicit discharges in Greenfield. The washout needs to be directed to the sanitary sewer or they need to use a mop as opposed to spraying down the food truck with a hose.

Staff recommends approval and that a public hearing be scheduled for the April 15, 2025 Common Council meeting.

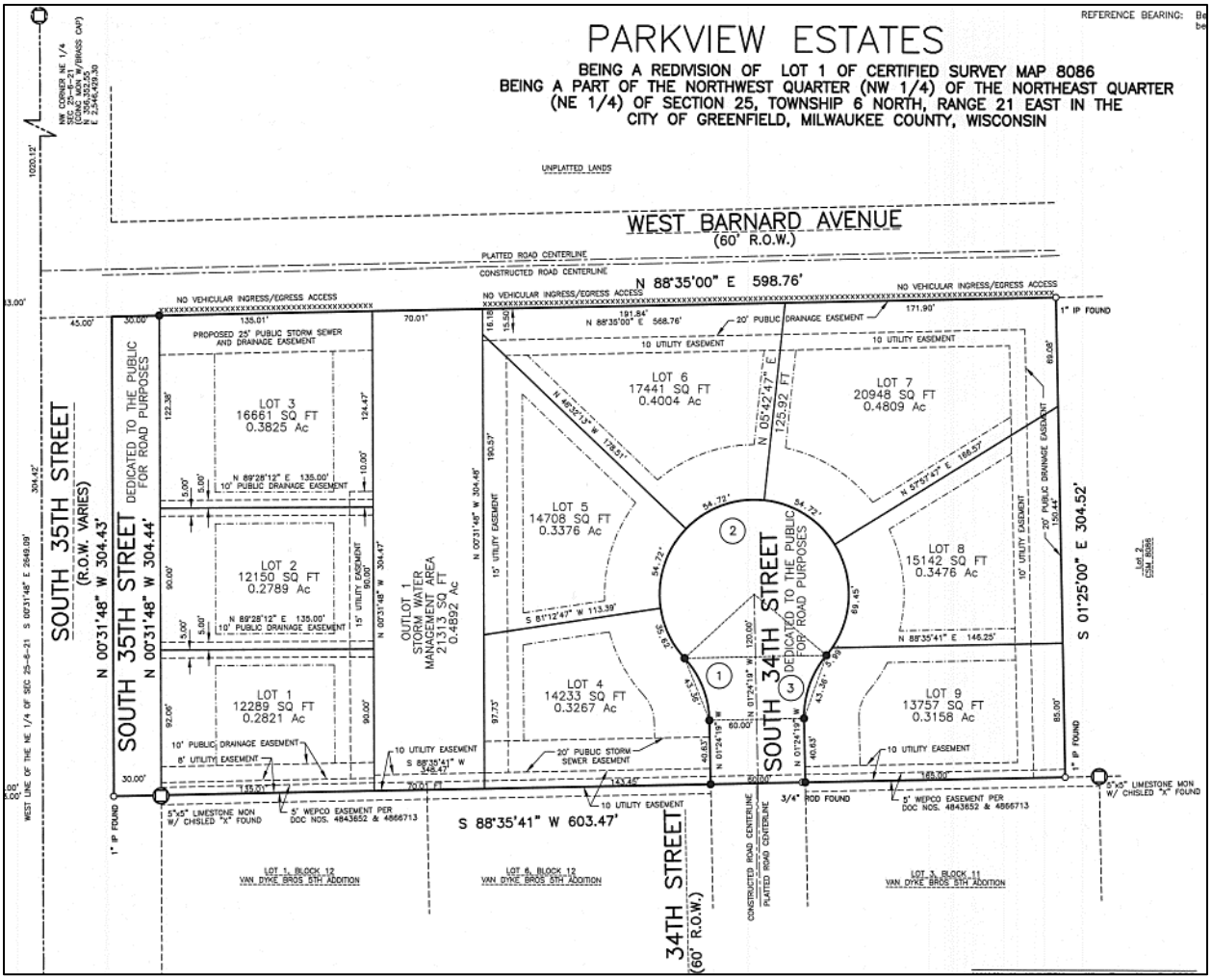
Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issues of an Occupancy Permit.)

1. A fats, oils and grease "FOG" Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at jake.wiltzius@greenfieldwi.us.

2. Submittal of an operational plan to the Community Development Division depicting and describing where the food truck will be parked and how and when it will be cleaned. Specific language shall be included describing the washout of the food truck.

8. Final Subdivision Plat for Parkview Estates, a proposed single-family development to be located at S. 35th St. and W. Barnard Ave., submitted by Raul Gonzalez, d/b/a First West Construction, LLC., and Kalvin Klimeck, d/b/a Pioneer Engineering and Surveying, LLC. (Tax Key No. 622-9988-018)

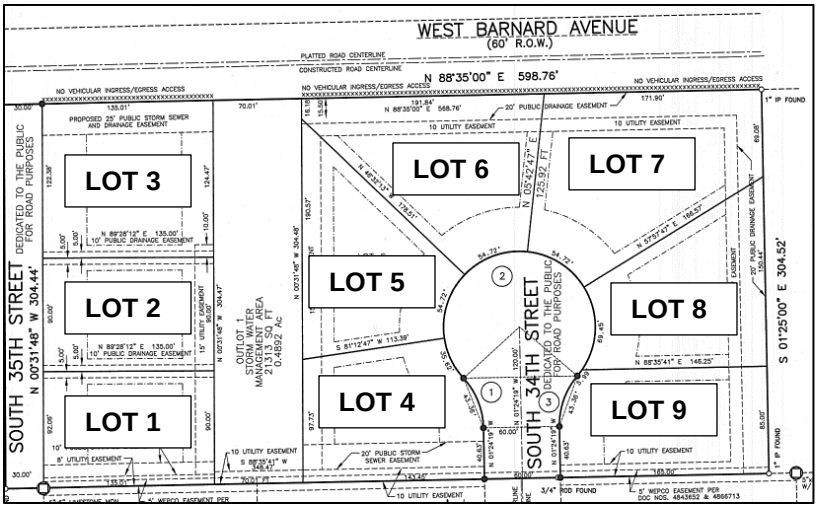


This item was before the Plan Commission in January 2022 and again in June 2023, but the applicant has not entered into the required Development Agreement with the Engineering Division, so the approval expired. The applicant is proposing to move forward with the exact same proposal, which is to split the existing 4.2-acre site into nine (9) different lots. This parcel is located southeast of Greenfield Middle School, with S. 35 St. as a western border, W. Barnard Ave. as a northern border, vacant Greenfield School District land to the east and residential property to the south. A Subdivision Plat is needed when splitting into more than 4 parcels—otherwise a Certified Survey Map is utilized as the form of official land division for smaller splits. The preliminary subdivision plat was approved by the Plan Commission at the October 12, 2021, meeting. The preliminary subdivision plat was reviewed by City staff, Milwaukee County Department of Administrative Services, and Wisconsin Department of Administrations and subsequent comments by those reviewing bodies have been addressed in the proposed final plat.

The applicant, Mr. Gonzalez, purchased the property on August 30, 2021.

Proposed lot sizes include:

Lot 1: 0.2821 acres (12,289 sq. ft.)
Lot 2: 0.2789 acres (12,150 sq. ft.)
Lot 3: 0.3825 acres (16,661 sq. ft.)
Lot 4: 0.3268 acres (14,233 sq. ft.)
Lot 5: 0.3377 acres (14,708 sq. ft.)
Lot 6: 0.4004 acres (17,441 sq. ft.)
Lot 7: 0.4809 acres (20,948 sq. ft.)
Lot 8: 0.3476 acres (15,142 sq. ft.)
Lot 9: 0.3158 acres (13,757 sq. ft.)



The site layout includes a storm water outlot in between the three (3) front lots and the cul-de-sac lots. The outlot is 0.4905 acres (21,313 sq. ft.).

Per recommendation from the Plan Commission, the S. 35 St. frontage road will continue north and lots 1-3 will have access to S. 35 St. through the frontage road. A connection to S. 35 St. is not shown on current plans but will need to be added at or near the southern portion of Lot 1. Lots 4-9 will be situated around a new cul-de-sac extension of S. 34 St. These lots will be accessed through S. 34 St. There will be no access to W. Barnard Ave., which is the only way in/out of Greenfield Middle School.

The entire parcel is zoned R2-A Single-Family Residential District and only single-family homes will be permitted on the proposed nine (9) lots. This zoning district has a minimum lot size area of 12,000 sq. ft. Each lot meets that requirement. The minimum lot width is 85 ft. and the minimum lot depth is 100 ft. Each lot meets the minimum depth requirement of 100 ft., but four (4) of the lots around the bulb of the cul-de-sac do not meet the minimum lot width of 85 ft. Those lots are narrower in front due to the circular shape of the cul-de-sac. Their widths are 54.72 ft. (three (3) of them) and 69.45 ft. Staff does not object to the four (4) smaller front yard widths. The layout maximizes land use and ultimately adds to the tax base. If the 85-ft. front yard width requirement were maintained, the development would lose at least two (2) lots.

The site layout includes a new frontage road along the east side of S. 35 St. and curb and gutter around the cul-de-sac. Curb-and-gutter is not currently shown along the S. 35 St. frontage but will need to be added. The cul-de-sac will be considered an extension of the S. 34 St. right-of-way. The developer is also dedicating the western 30 ft. of the parcel to right-of-way for S. 35 St.

The applicant has submitted civil engineering plans to the Engineering Department that are under review. Engineering staff has commented that prior to any construction taking place on site, the grading and utility plans must be finalized and approved at the staff

level. Simultaneously to any site grading and construction, all public improvements and utility installation must take place. In other words, the frontage road, the S. 34 St. cul-de-sac, and the storm water management system must be installed at the same time as any initial construction. This is to ensure that all public improvements are complete and that the project is not abandoned mid-construction. A homeowner's association will also need to be formed prior to occupancy.

Per Chapter 20 of the Municipal Code, the Plan Commission shall provide a recommendation to the Common Council, and then the Common Council approves or rejects the final subdivision plat proposal. In addition, the Engineering Division drafts a Development Agreement between the City and the owner with technical terms and agreements pertaining to utilities, grading, maintenance, construction specs, etc.

Recommendation: Recommend Common Council approval of Final Subdivision Plat for Parkview Estates, a proposed single-family development to be located at S. 35 St. and W. Barnard Ave., submitted by Kalvin K. Klimeck d/b/a Pioneer Engineering and Surveying, LLC and Raul A. Gonzalez d/b/a First West Realty, LLC (Tax Key No. 622-9988-018), subject to Plan Commission comments and staff comments and the following conditions:

(Items 1 and 4 are required to be satisfied prior to the issuance of permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A Civil Plan set and Stormwater Management Plan showing modifications/requirements as directed by the Engineering Division.

2. Payment of the City's impact fee of $1,806.00 per new dwelling unit.

3. Permit application approvals from WDNR/MMSD for sanitary permits, WDNR/Milwaukee Water Works for water permits, and WDNR/MMSD for stormwater permits.

4. Execution of a signed Development Agreement between the developer and City of Greenfield, drafted by the Engineering Division.

9A. Special Use Review for an ownership change to Mr. Chicken, an existing limited-service restaurant, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001)

9B. Site Plan Review for an ownership change to Mr. Chicken, an existing limited-service restaurant, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001)

Items 9A and 9B may be considered together.

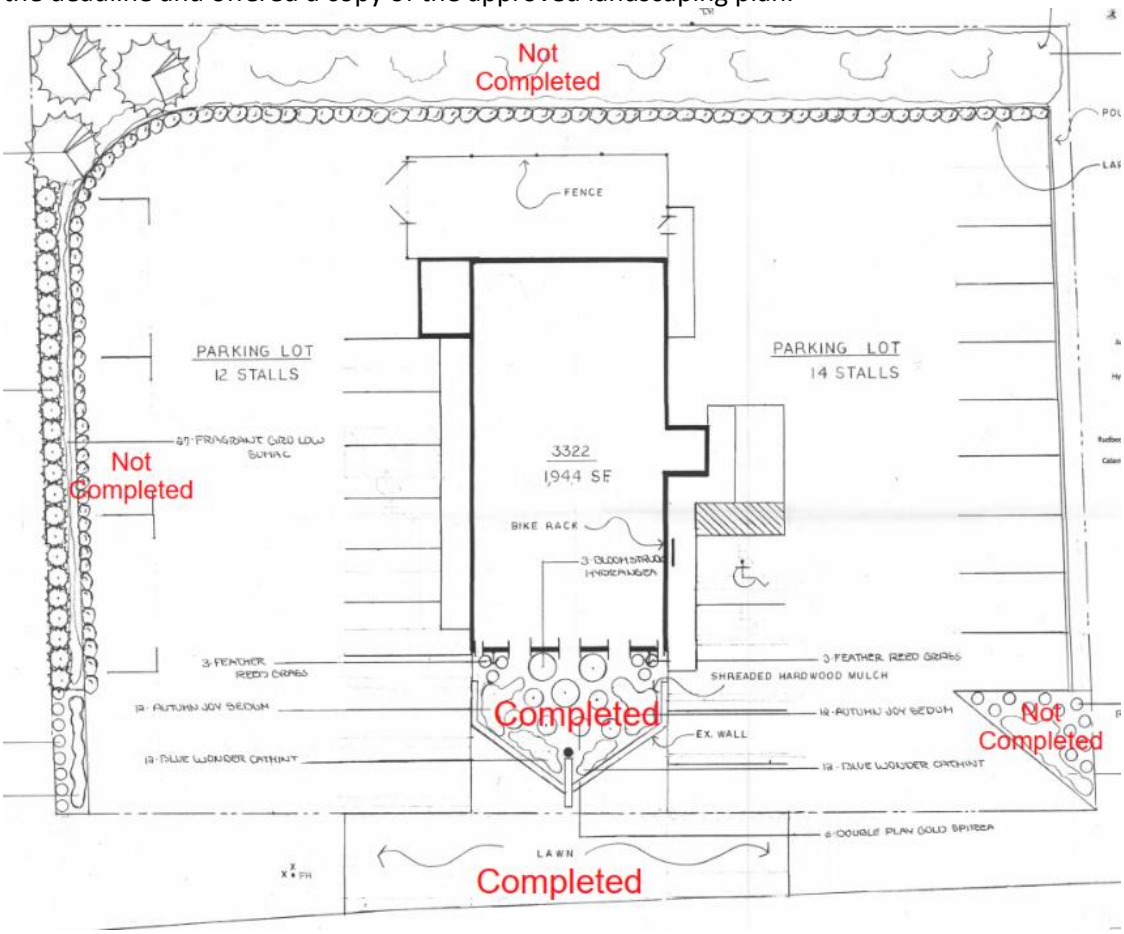
Overview and Zoning
Mr. Chicken, currently located at 3322 W. Loomis Rd., is an existing business for review that has been triggered by a change in ownership. The property is zoned C2 – Community Commercial District, which permits limited-service restaurants as a Special Use. Mr. Chicken occupies all 1,800 sq. ft. of the commercial building. Mr. Chicken serves fried chicken, smoothies, and sides for dine-in and takeout.

When The Chef House, later renamed to Mr. Chicken, appeared before Plan Commission in March 2024, the approved hours of operation were 9:00am – 11:00pm, daily. The newly proposed hours of operation are 10:00am – 12:00am (midnight), Mondays, Tuesdays, and Wednesdays, and 10:00am – 2:00am, Thursdays through Sundays. Staff recommends the hours of operation be approved as 10:00am -12:00am (midnight), daily. The applicant anticipates having two (2) full-time employees.

The applicant, Mustafa Almonsa, has 10 years of experience managing restaurants and 5 years of real estate business. The applicant is seeking a 3-year lease with the option to renew in 3-year increments thereafter.

Site Review
The property recently went through site review in March 2024 for The Chef House. The site is under an approved landscaping plan from 2018. In November 2020, the Plan Commission and Common Council approved an extension of time to a previous occupant, Oh Yeah Chicken & More, to complete landscaping on the property, until December 31, 2025. Landscaping that has yet to be done is located along the south and west property lines, and at the northeast corner of the site along W. Loomis Rd. The plans call for the removal of the paved incline along the south and west property lines, to

be replaced by substantial perimeter landscaping. The property owner has been made aware of the deadline and offered a copy of the approved landscaping plan.



During the site visit in 2024, staff noted two modifications that had been made over time without City approval. The first was that the site's light fixtures were installed at an angle. Per the Municipal Code, light fixtures must be installed parallel to the ground. Staff recommended that they be fixed by April 15, 2024. Staff received an email from the property owner on April 4, 2024 stating that the lighting had been brought into compliance with the code.

However, the most recent site visit revealed that the lights are not parallel to the ground. Staff recommends that the lights be brought into conformance with the code prior to the issuance of the Occupancy Permit to ensure compliance.

The second modification noticed in 2024 was that the exterior of the building had been painted

grey and orange without consultation from the City on the colors. Following approval from staff, the building has been repainted black and white.

During the site visit, the dumpster was not located within the enclosure located behind the building. This requirement has been communicated to the applicant who has agreed to keep the dumpster within the enclosure.

The restaurant requires 39 parking spaces. A total of 26 parking stalls are provided. The Common Council may waive the shortage. Staff recommends that this item be expedited to the March 18th, 2025 Common Council meeting for approval.

Recommendation: Recommend Common Council approval of Special Use Rermit and Site Plan for an ownership change to Mr. Chicken, an existing limited-service restaurant, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001), subject to Plan Commission and staff comments and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of an Occupancy Permit)

1. Evidence being submitted to the Community Development Division showing that all light pole fixtures have been adjusted/re-angled to be parallel with the ground, as required by code.

2. A letter being submitted to the Community Development Division stating that the dumpster will be stored within the enclosure in the rear of the building.

10A. Special Use Permit for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001)

10B. Site Review for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001)

Items 10A and 10B may be considered together.

Overview and Zoning
Mr. Chicken, an existing restaurant located at 3322 W. Loomis Rd. and occupying the entirety of the commercial building, is proposing to operate a food truck. The applicant, Mustafa Almonsa, has a background in healthcare, food service, and real estate.

The property is zoned C2 – Community Commercial District, which permits which permits food truck businesses as a Special Use. Specifically, the Special Use Permit is for use of the establishment as the central location from which the food truck is serviced, not the actual food truck. Since this is a new use within the commercial building, a public hearing and a Special Use Permit are required. A public hearing can be scheduled as early as April 15, 2025.

The applicant has indicated that the food truck is equipped with a generator, which will be used during all operational hours to ensure that necessary power is available for cooking and other functions. The food truck will operate primarily in downtown Milwaukee and Greenfield. The proposed hours of operation are 10:00am – 12:00am (midnight), Mondays, Tuesdays, and Wednesdays, and 10:00am – 2:00am, Thursdays through Sunday. Staff recommends the hours of operation be amended to 10:00am -12:00am (midnight), daily. The applicant anticipates having two (2) full-time employees

Site Review
Additional information regarding the site was discussed within Agenda Item 9B.
The applicant has indicated that they will use 2 parking spaces for food truck parking. The applicant will be required to submit a fats, oils, and grease (FOG) plan to the Plumbing Inspector for review and approval. Further, the applicant will be required to submit an operational plan. This plan will detail food loading and cleaning practices on the truck. The purpose of this plan is to ensure that any runoff from around the truck and/or loading area is not being directed into storm sewer systems where it can lead to illicit discharges in Greenfield. The washout needs to be directed to the sanitary sewer or they need to use a mop as opposed to spraying down the food truck with a hose.

The restaurant requires 39 parking spaces. A total of 26 parking stalls are provided. The Common Council may waive the shortage. Staff recommends approval and that a public hearing be scheduled for the April 15, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Plan for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001), subject to Plan Commission and staff comments and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issues of an Occupancy Permit.)

1. A fats, oils and grease “FOG” Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at jake.wiltzius@greenfieldwi.us.

2. Submittal of an operational plan to the Community Development Division depicting and describing where the food truck will be parked and how and when it will be cleaned. Specific language shall be included describing the washout of the food truck.

11. Community Development Report

12. Adjournment.