



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

PLAN COMMISSION AGENDA

Tuesday, September 9, 2025 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the August 12, 2025 meeting.
3. Discussion regarding last Common Council meeting.
- 4A. Special Use Permit for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004)
- 4B. Site Review for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004)
- 5A. Special Use Permit for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000)
- 5B. Site Review for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000)
- 6A. Special Use Permit for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001)
- 6B. Site Review for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001)
7. Site, Landscaping, and Architectural Plans for Kwik Market, a proposed convenience retailer, to be located at 6437 W. Forest Home Ave., submitted by Guriqbal S. Sra, represented by Gerry Ramos, d/b/a Ramos & Associates (Tax Key No. 572-8989-002)
8. Site, Landscaping, & Architectural Plans for a proposed multi-tenant retail building, to be located at 4691 S. 27th St., submitted by Asaad Jaber, represented by Emad Nadi, d/b/a ETN Engineering. (Tax Key No. 599-8888-001)

9. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4333 S. 27th St. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-9000-001)
10. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-8995-002)
11. Community Development 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.