



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

PLAN COMMISSION STAFF REPORT
Tuesday, May 12, 2026 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the April 14, 2026 meeting.
3. Discussion regarding last Common Council meeting.
- 4A. Special Use Review for Turkish Kebab House, a proposed limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Ahmad, d/b/a Shazad Kebab House. (Tax Key No. 648-0008-003)
- 4B. Site Review for Turkish Kebab House, a proposed limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Ahmad, d/b/a Shazad Kebab House. (Tax Key No. 648-0008-003)

Items 4A and 4B may be considered together or separately.

Overview & Zoning

The applicant, Shazad Amad, d/b/a Shazad Kebab House, is proposing to operate a limited-service restaurant in the existing tenant space within



the existing service station building, located at 5235 W. Loomis Rd. The applicant is proposing to operate a Turkish-style kebab restaurant. The restaurant will offer kebabs, wings, and sandwiches.

The property is zoned C-3 Highway & Commercial Services District, which permits limited-service restaurants as a Special Use. Since this tenant space has previously received a Special Use Permit for a limited-service restaurant, Rosa’s Cocina, only a Special Use Review is required. Staff recommends this item be expedited to the Common Council meeting on May 19, 2026.

The proposed hours of operation are 11:00am to 9:00pm, daily. There will be two (2) full-time employees and three (3) part-time employees.

Site Review

A site plan was not submitted, but the site is still subject to review when the Plan Commission and Common Council consider a Special Use Review.

Signage:

The existing freestanding sign, located along W. Loomis Rd., is a legal nonconforming sign. The existence of the sign pre-dates the current Sign Code, and the Special Use Review from January 2024 triggered conformance of the pylon sign within 24 months. The Special Use Permit from May 2025 maintained the deadline of January 2026 to replace or retrofit the monument sign with a conforming one. A permit was issued on January 7, 2026, for the new sign, but it has not been installed yet.



Additionally, there is more window signage than the allowed amount currently installed in the tenant space. The maximum allowable window signage is no more than 20% coverage of each window. Staff recommends requiring that the signage be reduced to be within allowable levels before the Occupancy Permit is issued.



Outdoor Storage:

Staff noticed that there were a few items being stored outside, including pallets, windshield washer fluid, some building materials, and a small dumpster not located within the dumpster enclosure. Staff recommends that these items be required to be addressed before the Certificate of Occupancy is issued.



Lighting, HVAC/Utility Box Screening, Fencing, and Landscaping: No issues or proposed changes.

Engineering Comments: N/A

The service station requires 8 parking spaces (8 spaces per 1,000 sq. ft.). The restaurant will require 11 spaces, for a total of 19 needed. There are 8 existing parking spaces, including one ADA stall. The Common Council may waive the shortage.

Staff recommends approval and that this item be added to the agenda for the May 19, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Review for Turkish Kebab House, a proposed limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Ahmad, d/b/a Shazad Kebab House. (Tax Key No. 648-0008-003), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1 and 2 must be satisfied prior to the issuance of a Certificate of Occupancy).

1. Items being stored outside must be brought inside or removed from the property in accordance with Section 21.04.0703L(3 and 9).

2. Removal of window signage so that, in no instance, is window signage covering more than 20% of a window area defined as the area of glass of a single window unit.

- 5A. **Special Use Permit for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios. (Tax Key No. 567-9972-004)**
- 5B. **Site Review for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios. (Tax Key No. 567-9972-004)**

Items 5A and 5B may be reviewed together or separately.

Overview and Zoning

The applicant, Bethzaida Valentin, d/b/a Valentin Studios, is proposing to operate a permanent makeup studio in the existing commercial tenant space located at 4160 S. 108th St, suite #6. The business will offer permanent makeup services.

The property is zoned C-4 Regional Business District, which permits permanent makeup services as a Special Use. Since this is a new use in this space, a public hearing and a new Special Use Permit are required. A public hearing can be scheduled as early as the June 16, 2026 Common Council meeting.

There will be one (1) full-time employee. The proposed hours of operation are 10:00am to 6:00pm daily.



Site Review

A site plan was not submitted, but the site is still subject to review whenever the Plan Commission and Common Council consider a Special Use Permit.

Staff did not notice any issues during the site visit.

Lighting, HVAC/Utility Box Screening, Fencing, Signage, Parking Area, and Landscaping: No proposed changes.

Engineering Comments: N/A

The proposed business requires 1 parking space (5 spaces per 1,000 sq. ft. of floor area). The entirety of the building requires 92 spaces. The property provides 80 spaces. Common Council may waive the shortage.

Staff recommends approval and that a public hearing for this item be scheduled for the June 16, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios (Tax Key No. 567-9972-004), subject to Plan Commission and Staff comments.

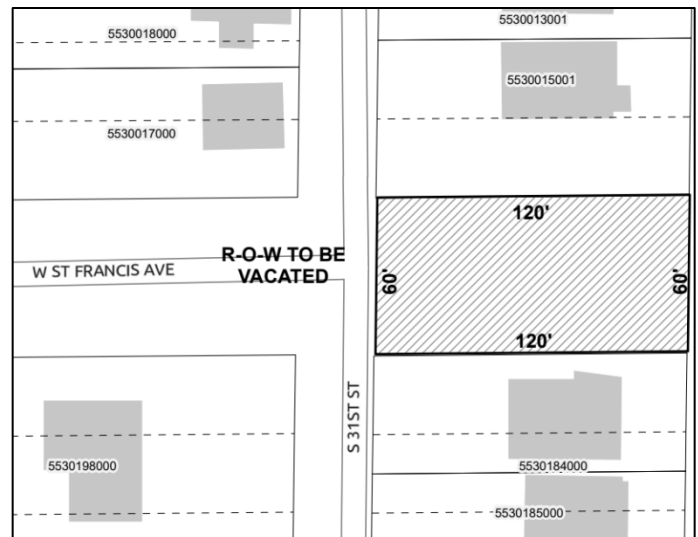


6. **Discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet.**

The City has a stretch of right-of-way (ROW) that originally was intended to extend St. Francis Ave. east from S. 31st St. toward land owned by the City of Milwaukee. The land is part of the Lynndale subdivision. The City is proceeding with vacating/ discontinuing the ROW; it is considered excess land that the City does not need. When vacated, the land will be split evenly between the two abutting properties (3575 and 3601 S. 31st St.). The property owners are aware of the ROW discontinuance process and have agreed to pay for the Certified Survey Map needed after the process to legally add the land to their properties. A public hearing is scheduled for the June 16, 2026 Common Council meeting.



Recommendation: Recommend Common Council approval of the Discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet.



7. **Community Development Report.**

8. **Adjournment.**