

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY,
JUNE 9, 2026**

1. **The meeting was called to order at 6:00 p.m. by Mayor Neitzke.**

ROLL CALL:	Mayor Neitzke	Present
	Ald. Kastner	Present
	Mr. Brian Weis	Present
	Mr. Don Carlson	Present
	Mr. Zak Marshall	Excused
	Mr. Bob Krenz	Present
	Mr. Mike Braswell	Present
	Ms. Danielle Wojak (Alt)	Present
	Mr. Randy Lee (Alt)	Present

Also present: Gina Vlach, City Planner

2. **Approval of the Minutes from the May 12, 2026, meeting.**

Motion by Mr. Carlson, seconded by Ms. Wojak, to approve the minutes from the May 12, 2026, meeting. Motion passed unanimously. Mayor Neitzke and Mr. Braswell abstained.

3. **Discussion regarding last Common Council meeting.**

Mrs. Vlach stated that New Mercy Adult Day Service, BodywoRx, Poignant Dandelion, MKE Moto Detail Co., and Turkish Kebab House, which had appeared for Special Use Permits, were approved.

- 4A. **Special Use Review for an expansion of Game Together MKE, an existing used merchandise store, to be located at 4635 S. 108th St., submitted by Steven Barron d/b/a Game Together MKE. (Tax Key No. 609-0033-001)**

- 4B. **Site Review for an expansion of Game Together MKE, an existing used merchandise store, to be located at 4635 S. 108th St., submitted by Steven Barron d/b/a Game Together MKE. (Tax Key No. 609-0033-001)**

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

Overview & Zoning

The applicant, Steven Barron, has operated Game Together MKE, a used merchandise store focused on buying and selling used video games, consoles, accessories, and collectibles, in Suite 8 located at 4635 S. 108 St. for a little over two years. The tenant space immediately adjacent to their suite has recently been vacated, and the applicant would like to expand their business into that space as well. The original tenant space is approximately 1,475 sq. ft., within the Omega Plaza Shopping Center multi-tenant commercial building. The additional space they wish to add would double their footprint in the building. The property is zoned C-4 Regional Business District, which permits used merchandise stores as a Special Use.

The proposed hours of operation would be Sunday through Thursday, 10am-8pm, and Friday and Saturday 10am – 12am (midnight). The current hours of operation are Wednesday through Saturday, 11am-7pm, Sunday 10am-4pm, and closed on Mondays and Tuesdays.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. There is an approved site and landscape plan on file from 2019. The site was most recently reviewed when BodywoRx appeared before Plan Commission in April 2026.

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

Engineering Comments: N/A

Overall, the site remained unchanged from the Staff’s previous site visit.

Driveway Area: The southern driveway approach to this property is in a state of disrepair. The entrance has been noted in previous site reviews but has not yet been addressed. The Fire Marshall, Mike Wist, has spoken with property management for Omega Shopping Center and they stated that the delay in replacing the entrance was caused by an issue with a contractor. However, the property owner has confirmed that they are in the process of getting a contract signed to have the driveway approach and sidewalk replaced by November 1, 2026.

The proposed Game Together MKE requires fifteen (5 spaces per 1,000 sq. ft.) parking spaces and the remaining building requires 63 (5 spaces per 1,000 sq. ft.) parking spaces, for a grand total of 78 parking spaces. A total of 69 stalls are provided on the property. The Common Council may waive the shortage.

Staff recommends approval and that this item be scheduled for the July 21, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Review for an expansion of Game Together MKE, an existing used merchandise store, to be located at 4635 S. 108th St., submitted by Steven Barron d/b/a Game Together MKE. (Tax Key No. 609-0033-001), subject to Plan Commission and Staff comments, and the following conditions:

(Item 1 is required to be satisfied by November 1, 2026).

1. Repair of the southern driveway entrance to the property. If the owner cannot or will not be able to make the repair by that deadline, they may enter into an agreement with the City for the City to complete the work. Such an agreement would be created and executed in conjunction with the City Attorney.

The applicant, Steven Barron, was present to answer questions.

Mayor Neitzke stated that he felt that the proposed expansion should qualify as a minor change to the existing Special Use Permit and should not require a public hearing. Ald. Kastner stated that he agreed with that sentiment.

Mayor Neitzke asked the applicant if he would be getting a new wall sign. Mr. Barron stated that he will be installing an additional sign, but the existing sign would remain. Ald. Kastner asked if the existing sign was compliant with code. Mr. Barron explained that the existing sign is three-dimensional and compliant with the City's sign code.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Special Use Review and Site Review for an expansion of Game Together MKE, an existing used merchandise store, to be located at 4635 S. 108th St., submitted by Steven Barron d/b/a Game Together MKE. (Tax Key No. 609-0033-001), subject to Plan Commission and staff comments, and to add this item to the agenda for the June 16, 2026, Common Council meeting. Motion carried unanimously.

5. Site and Landscape Plans for a parking lot redesign for the CITGO Gas Station, located at 4715 S. 27th St., submitted by Bilal Amjad, d/b/a Ali's Investments. (Tax Key No. 622-9999-000)

Overview

The applicant, Bilal Amjad, d/b/a Ali's Investments, is proposing to upgrade the existing landscaping and add three new parking stalls to the property. The Plan Commission approved a Special Use Review for this property in December 2025, which included an ownership change and a switch from BP to CITGO. The property is zoned C-3 Highway and Commercial Service Business District.

Site and Landscaping Plan

The purpose of this proposal is to provide additional parking stalls and improve visibility of the monument sign. The applicant is proposing to remove two trees on the north lot line to create three additional parking spaces. Additionally, the applicant is proposing to remove four (4) existing trees along the east lot line and install all new landscaping. The landscaping plan is under review with the City Forester.

The proposed parking lot redesign results in 25 parking stalls, including one (1) ADA stall.

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

Recommendation: Recommend Common Council approval of the Site and Landscape Plans for a parking lot redesign for the CITGO Gas Station, located at 4715 S. 27th St., submitted by Bilal Amjad, d/b/a Ali's Investments. (Tax Key No. 622-9999-000), subject to Plan Commission and Staff comments.

(Item 1 is required to be satisfied prior to removal of any landscaping from the eastern property line.)

1. Approval of the submitted landscaping plan, by the City Forester.

The applicant, Bilal Amjad, was present to answer questions.

There was discussion about the approval process with the City Forester. Mayor Neitzke stated that the goal would not be to delay the installation of the parking spots while the City Forester is

reviewing the landscaping plan. Mr. Weis and Ald. Kastner both stated that they felt the current plan was nice. Ald. Kastner stated that he would defer to the City Forester for the selection of plants for hardiness, not just aesthetics. Mrs. Vlach explained that the removal of the four locust trees along S. 27th Street is not required as part of the expansion of the parking lot. She stated that the removal of those specific trees was just for new landscaping to be installed.

Ald. Kastner asked the applicant why the proposed landscape plan included the removal of the four trees along S. 27th Street. The applicant stated that he felt that the trees were blocking the view of the gas station. Mayor Neitzke recommended pruning, rather than removing, the trees. Mr. Weis recommended that additional landscaping, in conjunction with pruning the trees, would be an economically advantageous approach that would result in an appealing landscape design. Mr. Amjad stated that they will not remove the trees. Mrs. Vlach asked the applicant to provide an updated landscape plan showing the existing trees remaining and what landscaping would be added. Mr. Amjad reiterated that he would not remove those trees.

Motion by Mr. Weis, seconded by Ms. Wojak, to recommend Common Council approval of the Site and Landscape Plans for a parking lot redesign for the CITGO Gas Station, located at 4715 S. 27th St., submitted by Bilal Amjad, d/b/a Ali's Investments. (Tax Key No. 622-9999-000), subject to Plan Commission and staff comments, and to add this item to the agenda for the June 16, 2026, Common Council meeting. Motion carried unanimously.

6. Site, Landscaping, and Architectural Plan Review for Tuckaway Heights Apartments, located at 5470 S. Tuckaway Ln., submitted by Matthew Stasik, d/b/a Point Real Estate Management, LLC (Tax Key No. 645-9999-005).

Overview

The applicant, Matthew Stasik, d/b/a Point Real Estate Management, is proposing to install a fenced-in dog park area in one of the open spaces on the multi-family apartment property. Additionally, he is proposing to upgrade the exterior of the resident amenity area, including adding turf for bag toss games, a more defined seating area, and adding an outdoor grill area. Use of both the outdoor amenity area and the dog park will be limited to between the hours of 8:00am and 10:00pm daily.

Dog Park Area

The applicant is proposing to install a 30ft x 95ft dog park enclosure in the open greenspace area located in the northern portion of the property. The enclosure will include a dog waste station within the fenced area and two entrances. The fence will be 4-ft black vinyl-coated chain link, which matches the existing fencing along a few borders of the property. The purpose of creating a dog park area is to improve safety by separating pets from other open areas, to organize the common open space while maintaining an open, visual character, and to create a designated, enclosed area for residents and their dogs.

Resident Outdoor Amenity Space

The applicant is also proposing to invest in an outdoor amenity space for residents of the apartment complex. In the area behind the leasing office, they are proposing to add a turf recreation area that can accommodate bocce ball and bag toss, an outdoor seating area,

decorative lighting, and a gas grilling area and firepit. Historically, the area had provided a community pool. However, the pool was removed between 2015 and 2016. When the pool was removed, it was replaced with grass and a maple tree.

The location of the amenities behind the leasing office building places higher-activity, utility-dependent features away from residential building frontages, improving overall site compatibility. The addition of café lighting will allow for security and visibility while minimizing glare and light spillover onto adjacent properties or W. Grange Ave.

Landscaping Plan

No trees will be removed related to the installation of the dog park area, and no additional landscaping will be added. A single maple tree will be removed to accommodate the outdoor amenity space. Staff have received a plant list for the outdoor amenity space but have not yet received a full landscaping site plan. Once Staff receive the full landscaping plan, it will be provided to the City Forester for review and approval.

Staff recommends that this item be expedited to the June 16, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Site, Landscaping, and Architectural Plan Review for Tuckaway Heights Apartments, located at 5470 S. Tuckaway Ln., submitted by Matthew Stasik, d/b/a Point Real Estate Management, LLC (Tax Key No. 645-9999-005), subject to Plan Commission and Staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of any permits associated with the proposed work. Contractors applying for permits should be advised accordingly.)

1. Submittal of a landscaping plan to the Community Development Division for approval by the City Forester.

Ald. Kastner asked for clarification by what was meant by café lights. Mrs. Vlach explained that they are similar to holiday lights, but the individual bulbs are larger and produce more light. Mayor Neitzke stated that the lights should be a quality version.

Motion by Mr. Carlson, seconded by Mr. Braswell, to recommend Common Council approval of the Site, Landscaping, and Architectural Plan Review for Tuckaway Heights Apartments, located at 5470 S. Tuckaway Ln., submitted by Matthew Stasik, d/b/a Point Real Estate Management, LLC (Tax Key No. 645-9999-005), subject to Plan Commission and staff comments, and to add this item to the agenda for the June 16, 2026, Common Council meeting. Motion carried unanimously.

- 7A. **Special Use Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Juanita Campos, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002)**
- 7B. **Site Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Juanita Campos, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002)**

Items 7A and 7B may be considered together or separately.

Overview & Zoning

The applicant, Juantia Campos, d/b/a Mezcalero Restaurant and Bar, is proposing to expand their previously-approved food truck home base special use from two food trucks to three trucks. The original Special Use for the food truck home base was approved by Plan Commission in August 2025 and Common Council in September 2025.

The property is zoned C-2 Community Commercial District, which regulates food truck home bases as a Special Use. Since this use has already undergone the public hearing process during the Special Use Permit review, it can be expedited to the June 16, 2026 Common Council agenda.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review. During the 2025 site review, several issues were noted. The dumpsters were not inside the enclosure, items were located around the dumpster and rear door, and additional screening had been added to the patio area. None of these issues were present during the site visit.

Parking Area

The three food trucks will occupy five parking spaces on the south side of the building. Previously, only three spots had been dedicated to food trucks.

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

Engineering Comments: N/A

Staff recommends that this item be expedited to the June 16, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Juanita Campos, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002), subject to Plan Commission and Staff comments.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Special Use Review and Site Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Juanita Campos, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002), subject to Plan Commission and staff comments, and to add this item to the agenda for the June 16, 2026, Common Council meeting. Motion carried unanimously.

8. Community Development Report.

Ms. Susan Allan, 9601 W. Layton Ave. spoke regarding coyotes in the City. Mayor Neitzke stated that he had received communications from residents, including her, alerting him to the issue. He

informed her that he had been working collaboratively with the Greenfield Police Department to explore potential alternatives for addressing the problem. Other members of the Plan Commission shared their concerns and their own experiences with coyotes.

Mrs. Vlach stated that Helping Hands, Wellness Stores, Milwaukee Moto Detail Co., Poignant Dandelion Massage, Turkish Kebab House, Meng's Landscaping, BodywoRx, Klimetz Law Offices, and Matari Coffee have received their occupancy permits and are open. She mentioned the soft opening of Matari Coffee on Friday, June 5th and shared photos of the event on the screen. Mrs. Vlach also shared information on two ribbon cutting events and invited anyone who would like to attend them. Cheba Hut's ribbon cutting is scheduled for Saturday, June 13th at 11:30am and Goodyear's ribbon cutting is scheduled for Wednesday, June 17th at 11am.

9. Adjournment.

Motion by Mr. Carlson, seconded by Mr. Braswell, to adjourn the June 9, 2026, Plan Commission meeting at 6:24 p.m. Motion passed unanimously.

Respectfully submitted,
Gina Vlach, City Planner

Distributed June 12, 2026.