



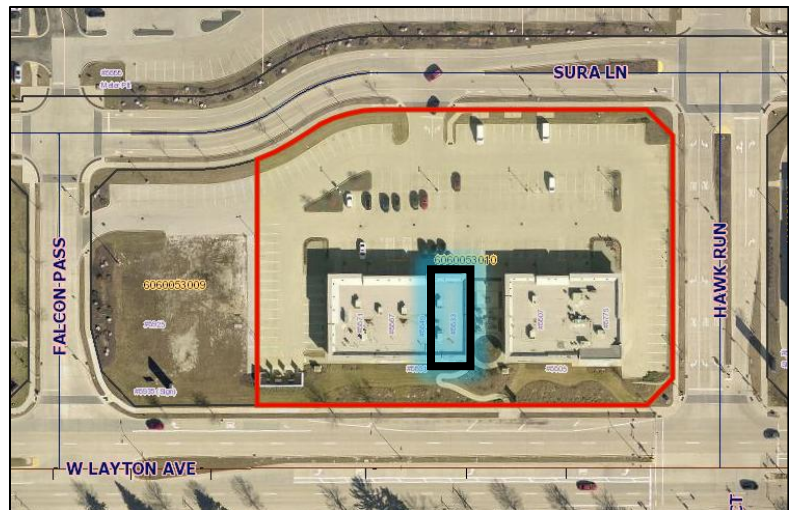
PLAN COMMISSION STAFF REPORT

Tuesday, July 14, 2026 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the June 9, 2026 meeting.
3. Discussion regarding last Common Council meeting.
4. Signage Plan Appeal for CAVA Mezza Grill, located at 8833 Sura Lane, submitted by Richard Kos, d/b/a Midwest Sign & Lighting, Inc. (Tax Key No. 606-0053-010)

Overview

The applicant, Richard Kos, is applying for a signage plan appeal to include a third wall sign on the CAVA tenant space, located at 8833 Sura Lane. The applicant is proposing to install three wall signs, one each on the north, east, and south sides of the building.



Background

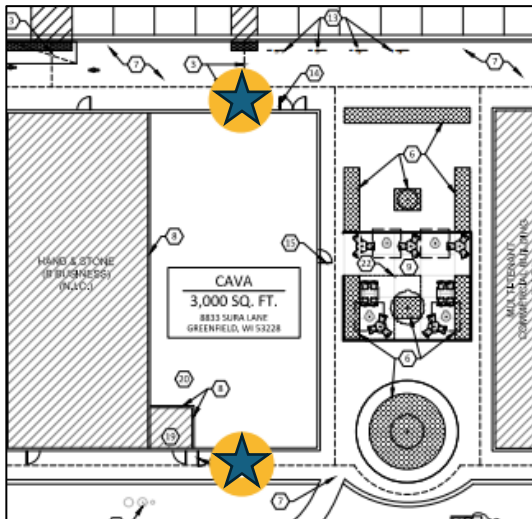
During the initial site review for 84 South, this tenant space was approved for two wall sign locations, one each on the north and south sides of the building. Before their initial occupancy, the first tenant came to Staff and requested a third wall sign location be allowed on the east side of the building; this was approved at Staff level. It is currently the opinion of Staff that the third wall sign location should have gone to Plan Commission for approval, which is why the item is being brought now.

The applicant is proposing 124 sq. ft. of wall signage; 203 sq. ft. is allowed per the Sign Code.

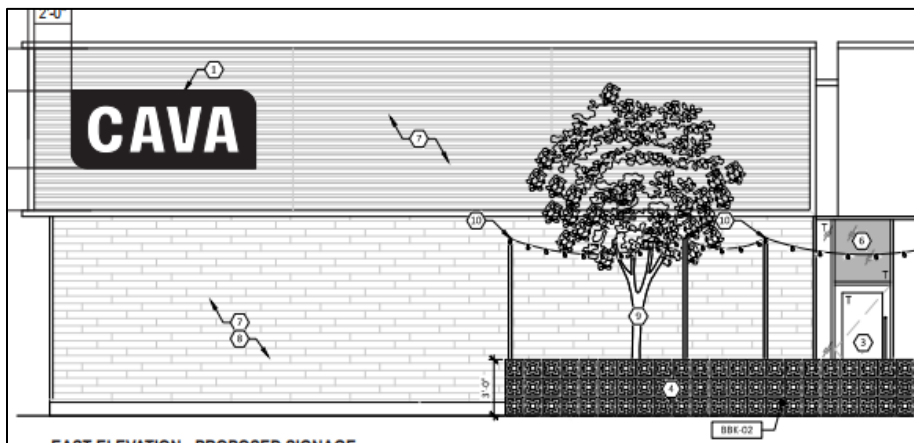
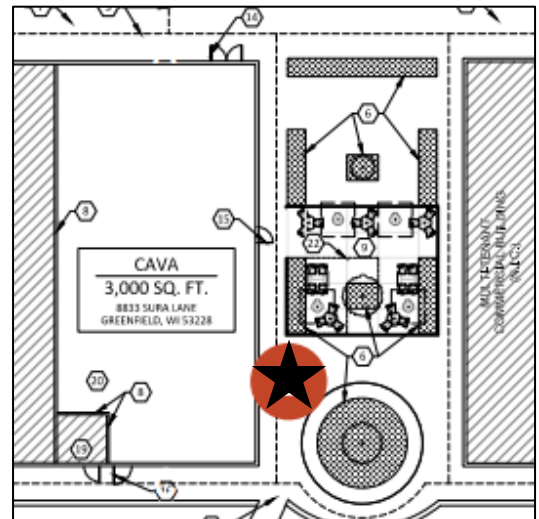


Existing site photos including third wall sign location

Existing approved wall sign locations



Proposed third wall sign location



Something to note is that the proposed location for the third wall sign is in a higher location from the existing third wall sign.

No other site plan changes are proposed at this time.

Recommendation: Approval of the Signage Plan Appeal for CAVA Mezza Grill, located at 8833 Sura Lane, submitted by Richard Kos, d/b/a Midwest Sign & Lighting, Inc. (Tax Key No. 606-0053-010), subject to Plan Commission and Staff comments.

- 5A. Special Use Permit for Burger Lab and Shawarma Lab, a proposed limited-service restaurant, to be located at 4736 S. 76th St., submitted by Ali Almahd, d/b/a Almahd LLC (Tax Key No. 617-0084-000)**
- 5B. Site Review for Burger Lab and Shawarma Lab, a proposed limited-service restaurant, to be located at 4736 S. 76th St., submitted by Ali Almahd, d/b/a Almahd LLC (Tax Key No. 617-0084-000)**

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

Overview & Zoning

The applicant, Ali Almahd, d/b/a Almahd LLC, is proposing to open a limited-service restaurant in the existing 4,200 sq. ft. tenant space located at 4736 S. 76th St. The previous tenant was an American Mattress retail store. The applicant has owned and managed several similar fast-casual restaurants in the past. Burger Lab and Shawarma Lab will sell smashburgers, sandwiches, chicken wings, and build-your-own shawarma bowls, wraps, and salads.



The property is zoned C-4 Regional Business District, which permits limited-service restaurants as a Special Use. Since this is a new use in this tenant space, a public hearing and a new Special Use Permit are required. A public hearing can be scheduled as soon as August 18, 2026.

The proposed hours of operation are 10:00am to 11:00pm, daily. There will be five (5) full-time employees and seven (7) part-time employees.

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. The most recent Site Plan on file was approved by Plan Commission in July of 2021. Staff noticed a few issues with the site during the site visit:

Landscaping: Staff believe the landscaping from the approved site plan in 2021 was never installed. The City received a Landscaping Letter of Credit, but it was never released. Staff recommend requiring the landscaping to be installed before the applicant can obtain occupancy.

Additionally, there are overgrown weeds in areas that are not intended to be landscaped. Staff recommend the overgrown weeds be included with the landscaping requirement.

Dumpster Enclosure: During the site visit, Staff noted that the dumpster enclosure on the site has fallen into disrepair. Staff recommend that the enclosure be required to be repainted and repaired before the applicant can obtain occupancy.

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

Engineering Comments: N/A

The limited-service restaurant use in this tenant space will require 63 parking spaces (15 per 1,000 sq. ft. The other user on this property requires 17 parking spaces, for a total of 80 spaces required. The property provides 24 spaces; Common Council may waive the shortage. Additionally, there are a number of parking lots from immediately adjacent commercial properties that customers can park in if needed.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Burger Lab and Shawarma Lab, a proposed limited-service



restaurant, to be located at 4736 S. 76th St., submitted by Ali Almahd, d/b/a Almahd LLC (Tax Key No. 617-0084-000), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1, 2, and 3 are required to be completed before an Occupancy Permit can be obtained.)

1. Implementation of the previously approved Landscaping Plan and abatement of overgrown weeds.
2. The dumpster enclosure is repaired and repainted.
3. A fats, oils and grease “FOG” Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at jake.wiltzius@greenfieldwi.gov.

6. Site Plan Review for Tesla to install 8 electric vehicle charging stations in the existing Sendik’s grocery store parking lot, located at 7901 W. Layton Ave., submitted by Aaron Adelman, d/b/a SMJ International (Tax Key No. 616-8989-003)

The applicant, Aaron Adelman, d/b/a SMJ International, is proposing to install eight (8) Tesla electric vehicle chargers in a northwest section of the parking lot located at 7901 W. Layton Ave.

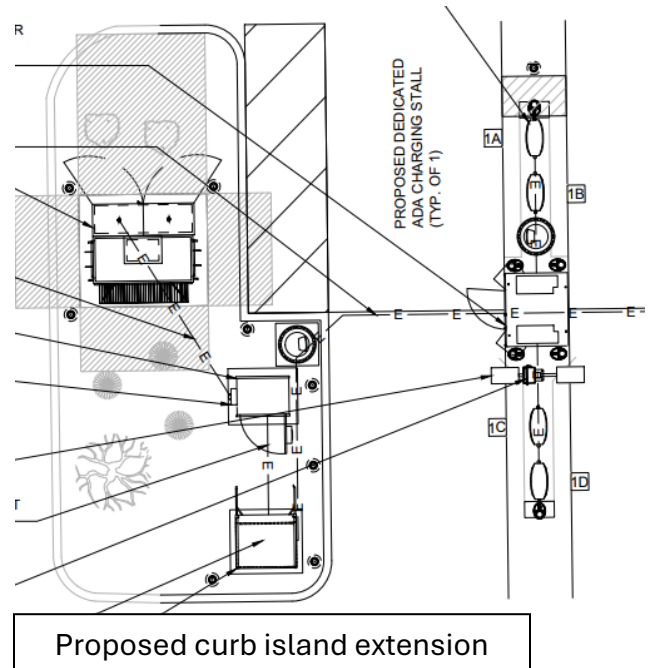
Site Review and Landscaping Plans

Eight (8) proposed EV chargers will replace ten (10) existing parking spaces. 454 parking spaces are required for all the property’s users (5 per 1,000 sq. ft.); there would be 395 remaining spaces on the property with the proposed changes. Common Council may waive the shortage.

Landscaping will be removed in the existing curb island to make room for the electrical boxes. The plans include



reshaping of a portion of the western curb island. Staff recommend requiring that the applicant extend the curb island further than initially proposed to allow for more landscaping to screen the electrical boxes. This would likely require the absorption of two additional existing parking spaces. Staff have reached out to the applicant regarding these recommendations but have not heard back yet.



The site was last reviewed in July 2025 and several issues were addressed at that time. No new issues were found during the site visit for this application.

Staff recommends that this item be expedited to the July 21, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Site Plan Review for Tesla to install 8 electric vehicle charging stations in the existing Sendik's grocery store parking lot, located at 7901 W. Layton Ave., submitted by Aaron Adelman, d/b/a SMJ International (Tax Key No. 616-8989-003), subject to Plan Commission and Staff comments, and the following condition:

(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.

7. Community Development Report.

8. Adjournment.