



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

PLAN COMMISSION AGENDA

Tuesday, August 11, 2026 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the July 14, 2026 meeting.
3. Discussion regarding last Common Council meeting.
4. Certified Survey Map to combine three residential parcels, located at 4735, 4757, and 4769 S. 35th St., submitted by Marv Berg, d/b/a Berg Development, represented by Nick Wollerman, d/b/a Trio Engineering (Tax Key Nos. 621-9996-001, 621-9996-002, and 621-9996-003)
5. Certified Survey Map to combine recently vacated Right-of-Way with two residential parcels, located at 3575 and 3601 S. 31st St., submitted by Michael and Lisa Zach and Francisco Martinez (Tax Key Nos. 553-0015-001 and 553-0184-000)
6. Landscaping Plan Review for the multi-tenant commercial property, located at 7800 W. Layton Ave., submitted by Tony DiGanci, d/b/a Bear Property Management, represented by Joshua Donaldson, d/b/a JSD Professional Services (Tax Key No. 605-9956-005)
- 7A. Special Use Permit for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd., submitted by Keith A. Nyman, d/b/a Diamond Communications, LLC, represented by Laura Karch, d/b/a Edge Consulting Engineers, Inc. (Tax Key No. 607-9981-002)
- 7B. Site Plan Review for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd., submitted by Keith A. Nyman, d/b/a Diamond Communications, LLC, represented by Laura Karch, d/b/a Edge Consulting Engineers, Inc. (Tax Key No. 607-9981-002)

- 8A. Conceptual Plan Review for a proposed development of 10-12 townhome rental units, located at 12140 and 12164 W. Beloit Rd., submitted by Carl Miller, d/b/a Dimension IV Madison Design Group, represented by Pat Finn, d/b/a The Sigma Group (Tax Key Nos. 610-9989-000 and 610-9990-000)**
- 8B. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 12140 and 12164 W. Beloit Rd. from C-1 Neighborhood Commercial District to MFR-2 Medium Density Multiple-Family Residential District, submitted by Carl Miller, d/b/a Dimension IV Madison Design Group, represented by Pat Finn, d/b/a The Sigma Group (Tax Key Nos. 610-9989-000 and 610-9990-000)**
- 8C. Certified Survey Map for a proposed land combination of two parcels located at 12140 and 12164 W. Beloit Rd., submitted by Carl Miller, d/b/a Dimension IV Madison Design Group, represented by Pat Finn, d/b/a The Sigma Group (Tax Key Nos. 610-9989-000 and 610-9990-000).**
- 9A. Special Use Permit for Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, to be located at 6510 W. Layton Ave., Suite 5, submitted by Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy (Tax Key No. 603-9942-004)**
- 9B. Site Review for Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, to be located at 6510 W. Layton Ave., Suite 5, submitted by Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy (Tax Key No. 603-9942-004)**
- 10A. Special Use Permit for Milwaukee Intertribal Circle Inc., a proposed individual and family services organization, to be located at 6510 W. Layton Ave., Suite 101, submitted by Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc (Tax Key No. 603-9942-004)**
- 10B. Site Review for Milwaukee Intertribal Circle Inc., a proposed individual and family services organization, to be located at 6510 W. Layton Ave., Suite 101, submitted by Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc (Tax Key No. 603-9942-004)**
- 11A. Special Use Permit for Face to Face Spa, a proposed medical spa, to be located at 7426 W. Holmes Ave., submitted by Lianna Utley, d/b/a Living Well Holding Company (Tax Key No. 617-9975-020)**

- 11B. Site Review for Face to Face Spa, a proposed medical spa, to be located at 7426 W. Holmes Ave., submitted by Lianna Utley, d/b/a Living Well Holding Company (Tax Key No. 617-9975-020)**
- 12A. Special Use Permit for Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, to be located at 4160A S. 108th St., submitted by Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC (Tax Key No. 567-9972-004)**
- 12B. Site Review for Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, to be located at 4160A S. 108th St., submitted by Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC (Tax Key No. 567-9972-004)**
- 13A. Special Use Permit for Hannah Fedor Tattoo Studio, a proposed tattoo parlor, to be located at 5170 S. 76th St., Suite 213, submitted by Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio (Tax Key No. 650-8998-009)**
- 13B. Site Review for Hannah Fedor Tattoo Studio, a proposed tattoo parlor, to be located at 5170 S. 76th St., Suite 213, submitted by Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio (Tax Key No. 650-8998-009)**
- 14A. Special Use Permit for Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, to be located at 4131 W. Loomis Rd., Suite 100, submitted by Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, represented by Tom Vavra, d/b/a Vavra Designs (Tax Key No. 600-1001-000)**
- 14B. Site Review for Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, to be located at 4131 W. Loomis Rd., Suite 100, submitted by Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, represented by Tom Vavra, d/b/a Vavra Designs (Tax Key No. 600-1001-000)**
- 15A. Special Use Permit for StarLife Wellness Clinic & Spa, a proposed personal wellness services business, to be located at 6825 W. Layton Ave., submitted by Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, represented by Julija Vilcane Olvera, d/b/a Anderson Commercial Group, LLC (Tax Key No. 617-0118-000)**
- 15B. Site Review for StarLife Wellness Clinic & Spa, a proposed personal wellness services business, to be located at 6825 W. Layton Ave., submitted by Amer Saleh, d/b/a**

StarLife Wellness Clinic and Spa, represented by Julija Vilcane Olvera, d/b/a Anderson Commercial Group, LLC (Tax Key No. 617-0118-000)

16. Community Development Report.

17. Adjournment.