



**AGENDA  
GREENFIELD PLAN COMMISSION  
TUESDAY, MAY 14, 2019  
6:30 PM**

**ROOM 100 – CITY HALL – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220**

1. Roll Call
2. Approval of the minutes from the April 9, 2019 meeting.
3. Discussion regarding last Common Council meetings.
4. Signage Plan for a digital freestanding sign, to be located at the 84 South Development at 9100 W. Sura Ln., submitted by Scott Yauck, d/b/a Cobalt Partners, LLC and Sarah Peters, d/b/a Jones Sign. (Tax Key No. 606-9980-015)
5. Architectural Plans for exterior façade improvements to the future Orthopaedic Hospital of Wisconsin tenant space within the multi-tenant commercial building located at 4830 S. 76 St., submitted by Adam Stein, d/b/a Logic Design & Architecture, Inc., and Fred Stalle, d/b/a Mid-America Real Estate – Wisconsin, LLC. (Tax Key No. 617-9983-012)
- 6A. Special Use Permit for Your CBD Store, Greenfield, a proposed CBD oil store, to be located within the multi-tenant commercial building at 4156 S. 108 St., submitted by Derek and Kinga Smars, d/b/a Your CBD Store, Greenfield. (Tax Key No. 567-9972-004)
- 6B. Site Plan Review for Your CBD Store, Greenfield, a proposed CBD oil store, to be located within the multi-tenant commercial building at 4156 S. 108 St., submitted by Derek and Kinga Smars, d/b/a Your CBD Store, Greenfield. (Tax Key No. 567-9972-004)
- 7A. Special Use Permit for American Behavioral Clinics, a proposed behavioral health medical clinic to be located at 6815 W. Layton Ave., submitted by David Winston, d/b/a ABC Medical Clinics, S.C. (Tax Key No. 617-0117-000)
- 7B. Site Plan Review for American Behavioral Clinics, a proposed behavioral health medical clinic to be located at 6815 W. Layton Ave., submitted by David Winston, d/b/a ABC Medical Clinics, S.C. (Tax Key No. 617-0117-000)
- 8A. Special Use Permit for GRIT, a proposed personal training business to be located within the multi-tenant commercial building at 6405 W. Forest Home Ave., submitted by Randy Steiskal, d/b/a GRIT. (Tax Key No. 572-8992-006)

- 8B. Site Plan Review for GRIT, a proposed personal training business to be located within the multi-tenant commercial building at 6405 W. Forest Home Ave., submitted by Randy Steiskal, d/b/a GRIT. (Tax Key No. 572-8992-006)
- 9A. Special Use Permit for Alloy Wheel Repair Specialists of Wisconsin, a wheel repair business to be located at 4420 S. 108 St., submitted by Brian Hansen, d/b/a Alloy Wheel Repair Specialists of Wisconsin, LLC and Mike Judson, d/b/a J&A Management Services, LLC. (Tax Key No. 608-9991-001)
- 9B. Site Plan Review for Alloy Wheel Repair Specialists of Wisconsin, a wheel repair business to be located at 4420 S. 108 St., submitted by Brian Hansen, d/b/a Alloy Wheel Repair Specialists of Wisconsin, LLC and Mike Judson, d/b/a J&A Management Services, LLC. (Tax Key No. 608-9991-001)
- 10A. Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to Contractors being permitted as a Special Use in the C-4 Regional Business District and C-5 Freeway Business District.
- 10B. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4343 S. 27 St. from C-3 Highway and Commercial Service Business District to C-4 Regional Business District. (Tax Key No. 599-8996-000)
- 10C. Special Use Permit for Tom’s Dependable Heating, a proposed plumbing and heating contractor to be located at 4343 S. 27 St., submitted by James Weiss, d/b/a Tom’s Dependable Heating. (Tax Key No. 599-8996-000)
- 10D. Site and Landscaping Plans for Tom’s Dependable Heating, a proposed heating and cooling contractor to be located at 4343 S. 27 St., submitted by James Weiss, d/b/a Tom’s Dependable Heating. (Tax Key No. 599-8996-000)
- 11. Conceptual Plan for proposed new construction of a multi-family apartment complex, The Grove, to be located at 50\*\* S. 124 St., for proposed Land Use Map amendment to the 2008 City of Greenfield Comprehensive Plan for the property located at 50\*\* S. 124 St. (Tax Key No. 611-8972-001) from Public Park & Open Space to Mixed Residential and for the properties located at 50\*\* S. 124 St. (Tax Key Nos. 611-8968-000 and 611-8967-000) from Single Family to Mixed Residential, for proposed rezoning of the properties located at 50\*\* S. 124 St. (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000) from R-1 Single-Family Residential District to PUD Planned Unit Development – Residential, and for proposed Certified Survey Map to combine three existing parcels located at 50\*\* S. 124 St., submitted by James Heffernan, d/b/a JTS DOMI Development, LLC. (Tax Key Nos. 611-8972-001, 611-8968-000 and 611-8967-000)
- 12. Conceptual Plans for a proposed Starbucks coffee shop to be located at 4306 W. Layton Ave., submitted by Tim Knedprath, d/b/a Wellspring Construction, LLC and Jimmy Rosen, d/b/a Somerstone, LLC. (Tax Key No. 601-9852-001)

- 13A. Special Use Review for new ownership of Friends on Forest Home, an existing tavern business located at 5614 W. Forest Home Ave., submitted by Maureen Jane Fox, d/b/a T&M Fox, LLC. (Tax Key No. 556-9001-000)
- 13B. Site Plan Review for new ownership of Friends on Forest Home, an existing tavern business located at 5614 W. Forest Home Ave., submitted by Maureen Jane Fox, d/b/a T&M Fox, LLC. (Tax Key No. 556-9001-000)
14. Ordinance to amend Section 21.06.0203 of the Municipal Code pertaining to Off-street Parking and On-Site Queuing Requirements for Use Types.
15. Community Development Manager Report.
16. Adjournment.

**A possible quorum of the Common Council may be in attendance at this meeting.**

**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 Human Resource Department at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Human Resource Director/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.