

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON  
TUESDAY, MAY 13, 2025**

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

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

Also present: Gina Vlach, City Planner; Anna Kissel, Planner.

**2. Approval of the Minutes from the April 8, 2025 meeting.**

**Motion by Mr. Carlson, seconded by Mr. Braswell, to approve the minutes from the April 8, 2025 meeting. Motion passed unanimously.**

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

Ms. Kissel stated that Melt N Dip and Mr. Chicken’s food truck SUPs were approved. The Auto Restyling Center was also approved.

**4A. Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo (Tax Key No. 620-0009-001)**

**4B. Site Review for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo (Tax Key No. 620-0009-001)**

Items 4A and 4B may be considered together.

**Overview and Zoning**

The applicant, Sasha Lorenzo, is proposing to lease tenant space in the multi-tenant building located at 4704 S. 47<sup>th</sup> St., to operate Zen Garden Bodywork, a massage business. Zen Garden Bodywork will provide Swedish massage, deep tissue, and prenatal massage services. The applicant has been a licensed massage therapist for eight years. The hours of operation for the business would be 8:00am - 8:00pm, Monday through Friday, and 10:00am to 5:00pm Saturday and Sunday. There will be two full-time employees.

The approximately 0.23-acre property is zoned C-2 Community Commercial District. Massage parlors are classified under “Other Personal Services”, which is a Special Use in the C-2 District. Since this is a new use in this tenant space, a public hearing and a new Special Use Permit is required. A public hearing can be scheduled as early as June 17, 2025.

**Site Review**

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider a Special Use Permit. The entrance for the applicant’s suite is outlined to the right.

There are 12 parking spaces on the property, two of which are accessible. Zen Garden Bodywork requires 6 parking stalls (2 spaces per client space plus 1 per employee). There is an insurance office in this building, which requires 4 parking spaces (3.33 per 1,000 sq. ft.). There is another empty tenant space that, once leased, will likely require more than two stalls, leading to a shortage of parking. The Common Council may waive the shortage. There is limited parking available on this site, but there is not an option to add additional spots due to the limits of the site. The applicant has stated that employees will use adjacent street parking, to allow customers to park in the lot. The landscaping is in accordance with a previously approved landscaping plan for the site.

Staff recommends approval and that a public hearing be scheduled for the June 17, 2025 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo (Tax Key No. 620-0009-001), subject to Plan Commission and staff comments.

The applicant, Ms. Lorenzo, was present to answer questions.

Mr. Braswell expressed concern about the state of the parking lot. There was discussion about the constraints of the site and the limits of what can be done about parking.

**Motion by Mr. Braswell, seconded by Mr. Marshall, to recommend Common Council approval of the Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo (Tax Key No. 620-0009-001), subject to Plan Commission and staff comments and with the condition that the parking lot be restriped by the end of August 2025, and authorize a public hearing to be scheduled for June 17, 2025. Motion carried unanimously.**

5. **Architectural Plans for proposed exterior modifications for Rosen Honda, an existing business, located at 6141 S. 27th St., submitted by Stefan Cornils, d/b/a Sullivan designBUILD. (Tax Key No. 691-9841-014)**

**Overview**

Rosen Honda is located along the S. 27<sup>th</sup> St. commercial corridor at the City's border with Milwaukee, just north of W. College Ave. The property is zoned Planned Unit Development (PUD), which permits New Car Dealers as a Special Use. Rosen Honda is proposing façade improvements and updates to the building's exterior finishes. The existing 27,000 sq. ft. building will also have an interior remodel of the front display area and the restroom area. An 860 sq. ft. vehicle delivery room will be built onto the southern portion of the front display area. The hours of operation are not proposed to be changed from what is currently approved; Monday to Friday from 9am-8pm, Saturday from 9am-5pm, and closed on Sundays.

**Architectural Plans**

The main feature of this project is a complete refresh of the front façade and all new exterior finishes. The modifications include the installation of floor to ceiling windows, blue aluminum composite materials to accent the edges of the buildings, and new signage. The end result will be an entirely new front façade. The vehicle delivery area addition will result in the existing exit door being relocated to the east of the addition. The vehicle delivery area is 23' 9" x 34' 9" and will have two garage doors. The garage doors and side walls will be primarily glass windows, allowing customers to view the vehicles inside the area.

The signage will be modified in response to the proposed modifications. No sign plan has been submitted at this time. Staff recommends that Honda be permitted to have signage equivalent in square footage and quantity to what is currently found on the site. Currently, there are six (6) wall signs and a monument sign totaling 273 sq. ft. Staff recommends that neither the quantity nor size of future signs be allowed to exceed the current conditions since this would already provide a waiver to the 250 sq. ft. maximum and the three (3) wall signs that would be permitted by the sign code.

**Site Review**

While there are no proposed site changes, the architectural plan review provides an opportunity for the City to check the condition of the property. The site is in very good condition. Staff recommends that this item be expedited to the May 20<sup>th</sup> Common Council meeting.

**Recommendation:** Recommend Common Council approval of Architectural Plans for the proposed exterior modifications to Rosen Honda, an existing business, located at 6141 S. 27th St., submitted by Stefan Cornils, d/b/a Sullivan designBUILD (Tax Key No. 691-9841-014), subject to Plan Commission and staff comments.

The applicant, Mr. Cornils, was present to answer questions.

Ms. Kissel stated that, on their previously approved architectural plans, the Plan Commission had granted a waiver of maximum allowable signage, allowing Rosen Honda to exceed the maximum 250 sq.ft. of signage by 23 sq.ft., for a total allowable sign area of 273 sq.ft. Staff recommend Plan Commission limit the applicant to the 273 sq.ft. amount again.

Mr. Braswell asked the applicant how long construction would take. Mr. Cornils responded that the construction would be done in phases, but they anticipate completion within six months.

**Motion by Mr. Carlson, seconded by Mr. Krenz, to recommend Common Council approval of the Architectural Plans for proposed exterior modifications for Rosen Honda, an existing business, located at 6141 S. 27th St., submitted by Stefan Cornils, d/b/a Sullivan designBUILD. (Tax Key No. 691-9841-014), subject to Plan Commission and staff comments.). Motion carried unanimously.**

- 6A. Special Use Permit for CITGO Restaurant, Rosa’s Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003)**
- 6B. Site Plan Review for CITGO Restaurant, Rosa’s Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003)**

Items 6A and 6B may be considered together.

### **Overview and Zoning**

The Plan Commission previously approved this application in January 2024 as a Special Use Review. Upon further review by the City Attorney, the application should have been processed as a Special Use Permit and a public hearing should have been held. The restaurant has been issued a Temporary Use permit while the Special Use Permit is going through the process.

The owner of the CITGO gas station located at 5235 W. Loomis Rd. is proposing to occupy a portion of the building with a limited-service restaurant, Rosa’s Cocina. The dining space provides room for approximately 10 customers. The restaurant will serve tacos, burritos, nachos, etc., with a to-go menu.

The property is zoned C-3 Highway & Commercial Service Business District, which permits limited-service restaurants as a Special Use. The hours of operation would be 10am – 9pm, daily.

### **Site Review**

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider a Special Use Permit. There is an approved site and landscape plan on file from 1996 that the site is in compliance with.

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. Staff recommend maintaining the deadline of January 2026 to replace or retrofit the monument sign with a conforming one.

The service station requires 8 parking spaces (8 spaces per 1,000 sq. ft.). The restaurant use 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 a public hearing be scheduled for the June 17, 2025 Common Council meeting.

**Recommendation:** Recommend Common Council approval of the Special Use Permit and Site Plan Review for the CITGO Restaurant, Rosa’s Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC (Tax Key No. 648-0008-003), subject to Plan Commission and staff comments, and the following conditions:

(Item 1 is required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 2 is required to be satisfied by January 2026)

1. A fats, oils and grease “FOG” Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at [jake.wiltzius@greenfieldwi.us](mailto:jake.wiltzius@greenfieldwi.us).
2. Replacement or retrofit of the nonconforming pylon sign with a monument sign by January 2026.

The applicant, Mr. Amad, was available to answer questions. He stated that there is more parking space available than has been striped; when he restripes the parking lot within the next month or so, there will be 13 spaces.

Mrs. Wojak asked if the applicant has had health and fire inspections since the original Special Use Review approval. Mr. Amad affirmed that he has been in compliance since the original approval. Mr. Braswell asked if the sign would still be removed by the original deadline of January 2026. Mr. Amad stated that he has started to get pricing, but last year he didn't make a lot of money due to the construction. Ms. Kissel told Mr. Amad that if he didn't think he would be able to make the deadline, to let Staff know and they will work with him.

**Motion by Mr. Marshall, seconded by Mrs. Wojak, to recommend Common Council approval of the Special Use Permit and Site Plan Review for the CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC (Tax Key No. 648-0008-003), subject to Plan Commission and staff comments and the condition that the unpermitted banner sign be removed before Occupancy can be issued, and authorize a public hearing be scheduled for the June 17th, 2025 Common Council meeting. Motion carried unanimously.**

**11. Community Development Report**

Ms. Kissel stated that the grand opening for Mountain Mikes was held on April 30<sup>th</sup>. The Starbucks and Chipotle in the 84 South development are now open, and the Cooper's Hawk restaurant grand opening will be on May 19<sup>th</sup>.

**12. Adjournment.**

**Motion by Mr. Carlson, seconded by Mr. Krenz, to adjourn the May 13, 2025 Plan Commission meeting at 6:25p.m. Motion passed unanimously.**

Respectfully submitted,

Anna Kissel  
*Planner*

Distributed May 22, 2025.