



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

PLAN COMMISSION AGENDA

Tuesday, October 14, 2025 – 6:00 p.m.

1. Roll Call.
2. Approval of the Minutes from the September 9, 2025 meeting.
3. Discussion regarding last Common Council meeting.
- 4A. Special Use Permit for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009)
- 4B. Site Review for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009)
- 5A. Special Use Permit for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvelz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003)
- 5B. Site Review for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvelz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003)
6. Conceptual Plan Review for Loomis Crossing Technology Park, a new industrial and flex development, to be located at 3991, 4001, 4047, and 4061 W. Loomis Rd., submitted by Tom Strohm, d/b/a Likewise Partners and Werner Briske, d/b/a Partners in Design Architects. (Tax Key Nos. 600-0081-011, 600-9960-004, 600-9960-003, and 600-9962-001)
7. Certified Survey Map for a proposed land division of a vacant parcel located on S. 92nd Street (no address), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007)
- 8A. Resolution to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located on S. 92nd St. (no address) from Mixed Residential to Neighborhood Business/ Office (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys

- 8B. Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located on S. 92nd St. (no address) from Planned Unit Development District #3 to C-2 Community Commercial District (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys
- 9A. Special Use Permit for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000)
- 9B. Site Review for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000)
- 10A. Special Use Permit for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000)
- 10B. Site Review for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000)
11. Amendment to Ordinance No. 1632 pertaining to PUD Planned Unit Development District with C-2 commercial uses.
12. Community Development Report.
13. Adjournment.

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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