



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

PLAN COMMISSION STAFF REPORT
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)**

Items 4A and 4B may be considered together or separately.

Overview and Zoning

The applicant, Jalisia Williams, is proposing to operate Comfort Cove, a proposed personal wellness

service and massage parlor, in approximately 120 sq. ft. of tenant space within the existing My Salon Suites commercial building located at 5170 S. 76th St. Services offered will include Swedish, sports, deep tissue, and prenatal massages and foot scrubs.

The proposed use, a personal wellness service and massage parlor, is a Special Use in the C-4 Highway and Commercial Service Business District. A public hearing, as required by the Special Use, can be scheduled as soon as the November 18, 2025 Common



Council meeting. The proposed hours of operation are 9:00am to 5:00pm, Sunday through Tuesday. The applicant is sharing the space part-time with another business. There will be one (1) full-time employee.

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. This site was previously reviewed for the December 2024 Plan Commission meeting. Staff noted no issues during the site review.

The proposed Comfort Cove requires 3 parking spaces (2 spaces per chair plus 1 space per employee) and the remaining building requires 101 parking spaces, for a grand total of 104 parking spaces. A total of 47 stalls are provided on the property. The Common Council may waive the shortage.

Staff recommends approval and that a public hearing be scheduled for the November 18, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and 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), subject to Plan Commission and Staff comments.

- 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)**

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

Project Overview & Zoning

The applicant, Christopher Schvetz, is proposing to operate Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, in the 2,500 sq. ft. commercial tenant space within the building at 11019 W. Layton Ave.

The applicant currently operates a sister location in Waukesha, which has been operating since June 2021. They also operate two adult group homes in Milwaukee County. The applicant has been working with the special needs community since 2004.

The proposed use, services for the elderly and persons with disabilities, is a Special Use in the C-2 Community Commercial District. A public hearing, as required by the Special Use, can be scheduled as early as the November 18, 2025 Common Council meeting.

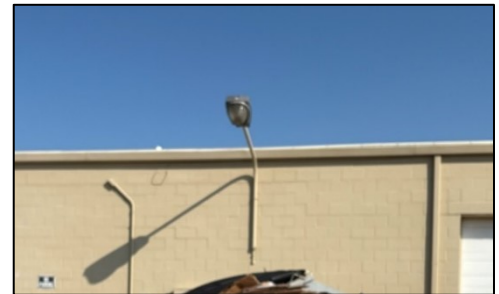


The proposed hours of operation are 8:00am to 3:00pm, Monday through Friday. There will be three (3) full-time and two (2) part-time employees. The State Health Department has established the maximum number of adults in care per day can be up to 40. While they have permission to have more, the applicant only currently serves 15-20 adults per day.

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. Overall, the site is in good shape with a few items to note. Staff has communicated with the property owner to discuss these issues and worked collaboratively with them to establish reasonable timelines for bringing these items into compliance with code.

There is an exterior light that is not compliant with code. Section 21.06.0401 requires that lighting fixtures have an angle of less than 90 degrees, meaning that lights must be parallel to the ground. Staff recommends that either a shield be added or it be replaced with lighting that is parallel to the ground.



Staff noticed two unenclosed dumpsters in the rear of the building and did not see an enclosure on site. All dumpsters on commercial properties are required to be located in dumpster enclosures.

There were also a few shipping containers in the rear of the building. No outdoor storage of merchandise is permitted on commercial property, including in shipping boxes.



The proposed Helping Hands requires 14 (6 spaces, plus 1 per FTE employee, plus 1 per 10 adults in care) parking spaces and the remaining building requires 65 (5 spaces per 1,000), for a grand total of 79 parking spaces. A total of 47 stalls could be provided on the property. The Common Council may waive the shortage.

In the rear parking lot's current condition, being used for the storage of shipping containers and the unenclosed dumpster, most of the parking spaces are not accessible. Only 17 spaces in the front 5 spaces on the west are available.

Staff recommends approval and that a public hearing be scheduled for the November 18th Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and 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), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 3 is required to be satisfied by November 30, 2025.)

1. The light fixture on the rear of the building has been removed and replaced with a fixture compliant with the lighting code in Section 21.06.0401.
2. A letter be provided to the Community Development Division, by the property owner, stating that the current shipping containers will be removed from site and that no shipping container nor other such storage containers will be present on the site by October 31, 2026.
3. Removal of the unenclosed dumpsters or a revised site plan being submitted to the Community Development Division showing a proposed location for screened refused enclosures. Installation of the proposed screened enclosures shall be completed within twelve (12) months of the revised site plan being approved.

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)**

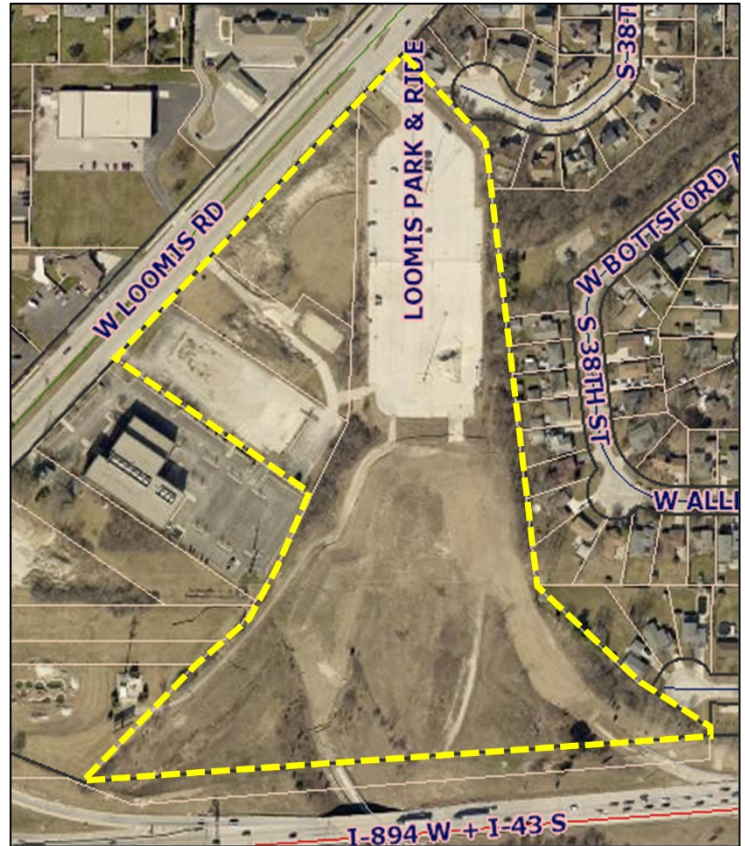
Overview and Zoning

The applicant has submitted a Conceptual Site Plan for Loomis Crossing Technology Park, a new industrial and flex development located between W. Loomis Rd. and I-894/43. For conceptual plan review, Plan Commission is provided the opportunity to comment on a “preview” of a forthcoming formal application. The Plan Commission does not vote on conceptual plan review applications, and the conceptual review does not go to the Common Council.

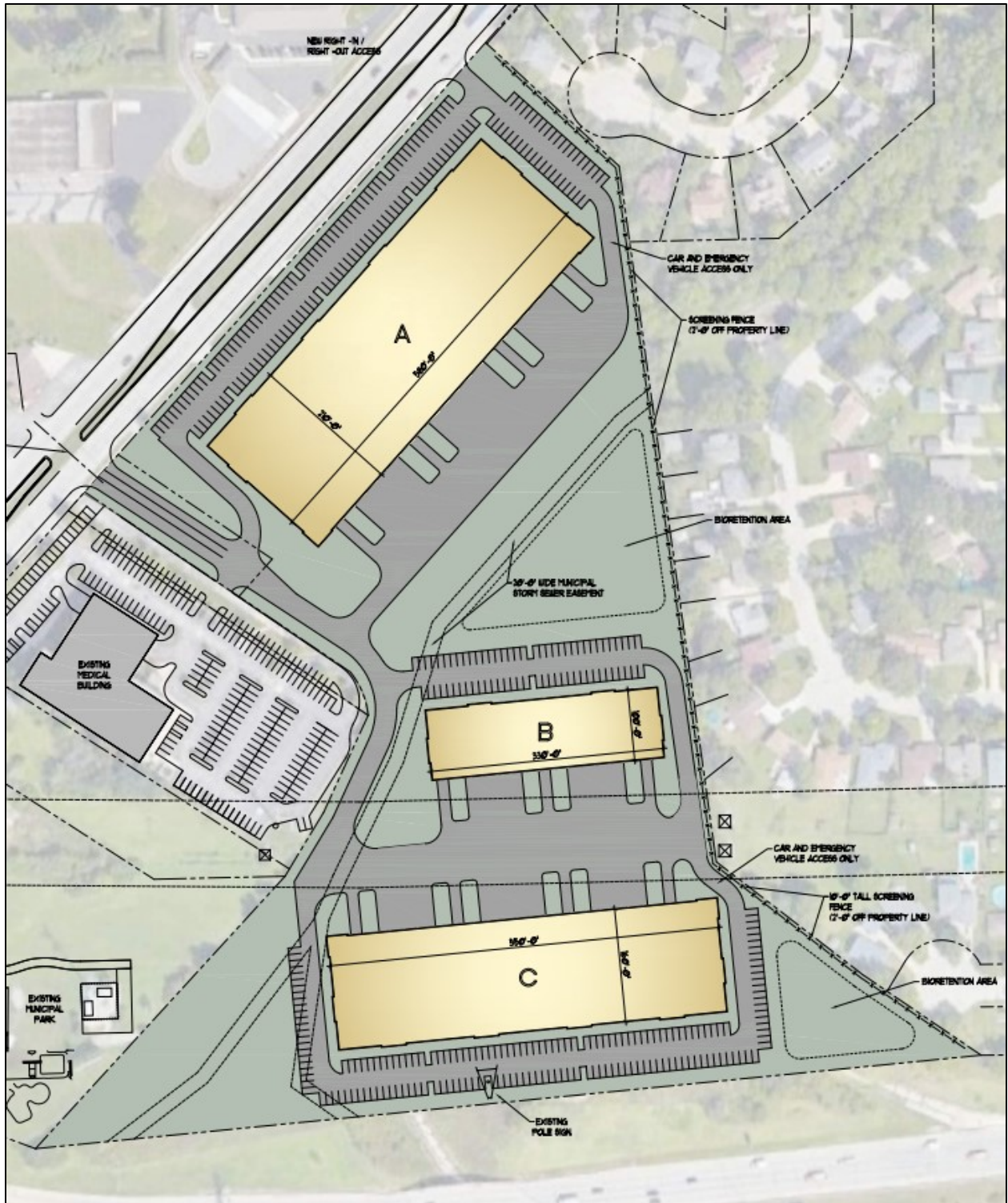
This project will deliver state-of-the-art space designed to accommodate a variety of users, from advanced manufacturing to showroom spaces, while creating a high-quality architectural presence and meaningful community benefit. The applicant believes the enhanced design and lower clear heights will attract a wide range of businesses from smaller tech companies to larger corporate/manufacturing businesses.

The property is located north of I-43 and to the east of W. Loomis Rd. Properties to the east are single-family homes. Properties to the west include a multi-tenant medical office building and the Turf skateboard park. The property is zoned Planned Unit Development District (PUD2). The proposal incorporates four (4) parcels that will need to be combined via certified survey map (CSM).

While a public hearing would not be required for the Site, Landscaping, and Architectural Review for the buildings, one may be needed once the tenants are ready to move into the building, depending on the proposed uses.



Conceptual Site Plan



The development includes three modern flex industrial buildings thoughtfully sited within the Loomis Crossing Technology Park. Building A, the largest of the three, will be

122,400 sq. ft., 24ft tall, and have 165 parking stalls. Building B, the smallest building, will be 33,680 sq. ft. and will have 65 parking stalls. Building B will have variation in height between 18ft to 24ft. Building C will be 88,650 sq. ft., will be 24ft. tall, and will have 155 parking stalls.

- **Landscaping & Screening:** Generous landscaping buffers and a screening fence will provide visual separation and screening from adjacent properties, in particular, the residential neighborhood to the East of the site. The applicant has also included examples of 8ft fences that could be installed along the eastern property line, further enhancing the screening between the single-family properties.



entries establish a professional, contemporary appearance while providing natural light. Each building has multiple tenant entry points, maximizing flexibility for a range of user types. The applicant has indicated that their intention is for all three buildings to receive the same façade treatment, using the same materials and color scheme.

Public Information Meeting 10/1 Hosted by Applicant

Topics highlighted by residents at the public information meeting held by the applicant were:



1. **Access** - Excited about relocating the main entry to the middle of the site, away from houses on north—centralizing most traffic on site.
2. **Building heights** - Generally favorable and accepting of 24' clear. Several acknowledged the building would be shorter than the 3-4 story apartments onsite last night. A few even liked that our buildings may screen or buffer highway noise.

3. **Landscaping** - Most (but not all) preferred we remove the existing vegetation/trees/fence along east side of property and replace with new landscaping and fence. Once we get a survey, we'll have a more detailed understanding of where everything is and how it relates to our site plan.

4. **Use** - Most people were generally accepting of the use, excited about the new job base and quieter use. In fact, I heard several people say 'this is better than.... big grocery store or retail...or apartment complex'.

The applicant felt the atmosphere was positive and didn't hear any big objections.

This is a conceptual review only; Staff do not provide a recommendation at this time.

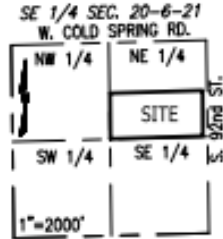
7. **Certified Survey Map for a proposed land division of a vacant parcel located on S. 92nd Street (no address), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007)**

CERTIFIED SURVEY

MAP NO. _____

Lot 2 of Certified Survey Map No. 9439, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

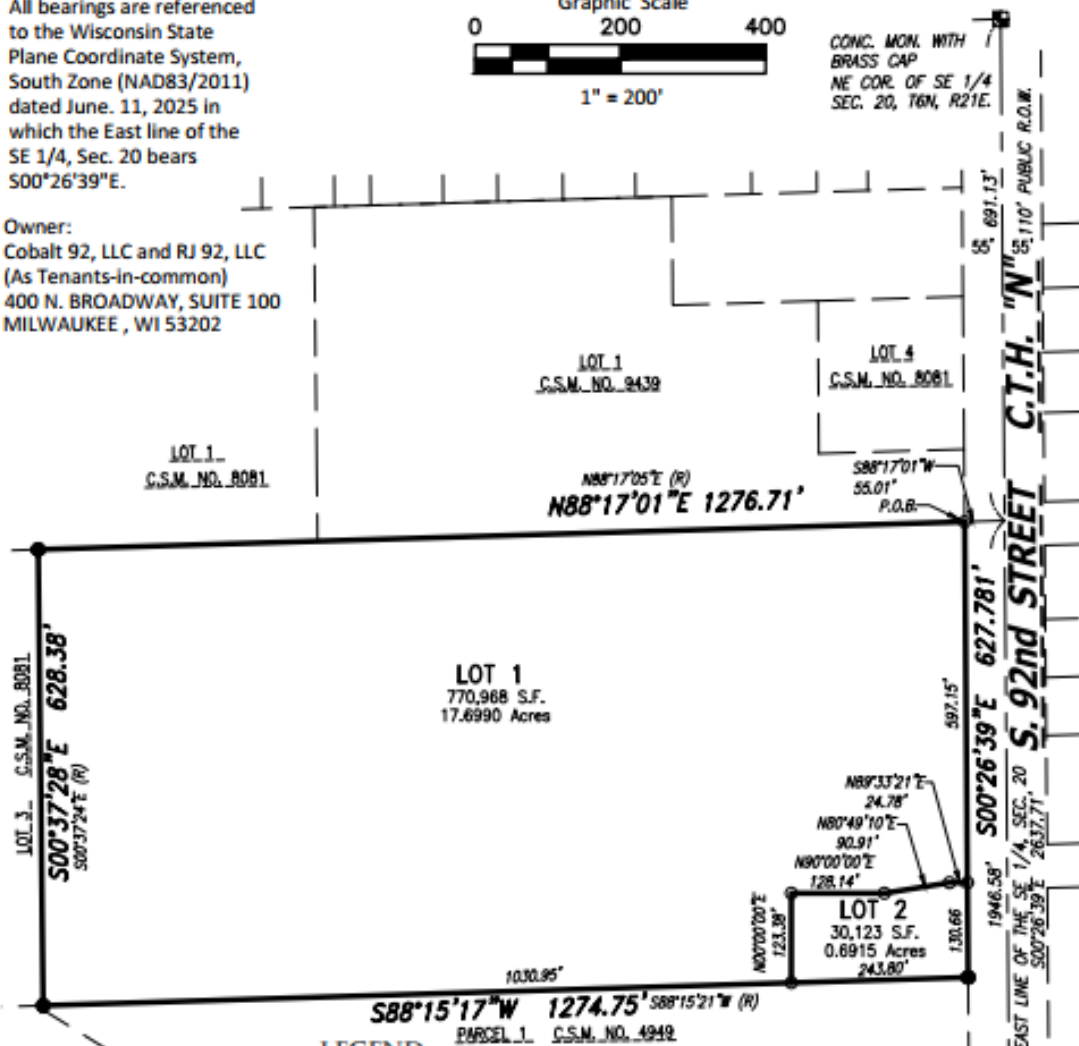
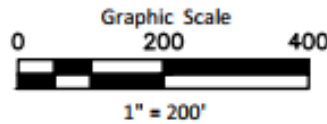
VICINITY MAP



Date: October 8, 2025

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD83/2011) dated June 11, 2025 in which the East line of the SE 1/4, Sec. 20 bears $S00^{\circ}26'39''E$.

Owner:
Cobalt 92, LLC and RJ 92, LLC
(As Tenants-in-common)
400 N. BROADWAY, SUITE 100
MILWAUKEE, WI 53202



LEGEND

CHAPUT LAND SURVEYS

- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- Indicates found 1" iron pipe.

See sheet 2, 3 & 4 for easements, and sheet 4 for wetlands information

CONC. MON. WITH BRASS CAP
NE COR. OF SE 1/4 SEC. 20, T6N, R21E.

234 W. Florida Street Milwaukee, WI 53204 414-224-8058 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki Professional Land Surveyor S-2461

Dwg No. 4191-BML Sheet 1 of 10 Sheets

Overview and Zoning

A Site Plan for the Signature was approved by Plan Commission and Common Council in April of this year. This CSM will create a new parcel on the southeast corner of the project site that will be for commercial uses. This application is tied in with the following agenda item, a Comprehensive Land Use Amendment and Rezoning. The intent is still to have 273 housing units spread across 18 buildings on the site.

The proposed lot is compliant with minimum lot width, depth, and square footage for the C2 Community Commercial District.

Staff recommends that this item be scheduled for the November 18, 2025 Common Council meeting so that it can appear at the same meeting as the rezone and comprehensive plan amendment.

Recommendation: Recommend Common Council approval of the 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), subject to Plan Commission and staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied before the CSM can be recorded with the Milwaukee County Register of Deeds.)

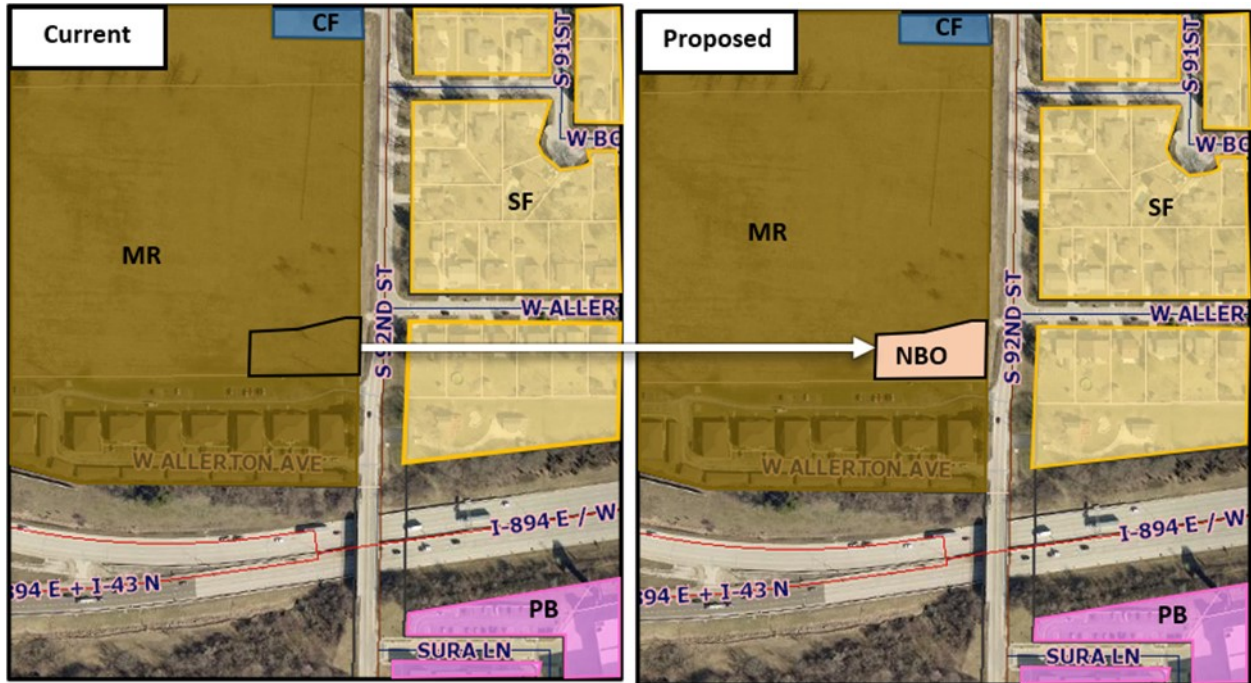
1. A revised Certified Survey Map is submitted to the Engineering Division, if needed.
2. A \$30.00 fee payable to the City of Greenfield for the CSM recording fee.

- 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, submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007)**
- 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, submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007)**

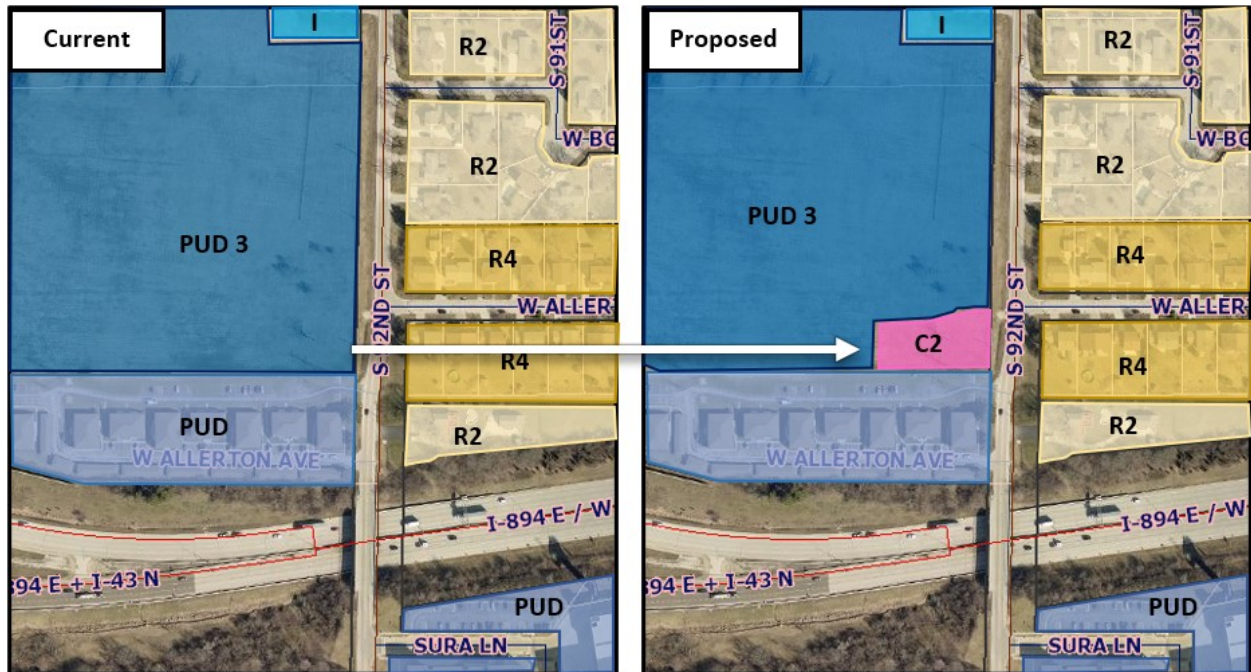
Items 8A and 8B may be considered together but must be voted on separately.

A motion for 8A, for the Land Use Map Amendment to the Comprehensive Plan, must be made and approved prior to a motion for 8B, an ordinance to amend the official zoning map, being made and approved.

The proposal is a comprehensive land use plan amendment and rezoning for a newly created parcel, formerly the southeastern corner of the parcel identified by Tax Key Number 607-9981-007; this parcel does not have an address. The property is currently zoned Planned Unit Development District (PUD3). The Future Land Use Map identifies this parcel as Mixed Residential (MR).



Whenever any parcel is rezoned, the new zoning must be consistent with the Land Use Map found within the 2020 City of Greenfield Comprehensive Plan. To achieve the goal of rezoning the property from Planned Unit Development District (PUD3) to C-2 Community Commercial District, staff recommends an amendment to the Comprehensive Land Use Map from Mixed Residential (MR) to Neighborhood Business/Office (NBO).



State Statutes require the Plan Commission to adopt a Resolution supporting this proposed Comprehensive Land Use amendment, which will be considered by the Common Council during a public hearing. State Statutes also require a 30-day public comment period prior to a Comprehensive Land Use map amendment consideration. As such, the public hearing could be scheduled for November 18, 2025, if the Plan Commission adopts the proposed Resolution.

A roll call vote is needed for the Resolution.

Recommendation: Approval of the 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, submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007)

Recommendation: Recommend Common Council approval of Ordinance to 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, submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007)

- 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)

Items 9A and 9B may be considered together or separately.

Overview & Zoning

The applicant, Ra'ed Atshan, currently operates Vape City Tobacco at this property. They are proposing to add retail sales of vitamins, supplements, & alternative wellness products to their existing Special Use permit for Tobacco Sales.



The proposed hours of operation for Wellness Stores are 8:00am to 10:00pm, daily. The proposed hours of operation match those for Vape City's Special Use Permit. There will be two (2) full-time and two (2) part-time employees.

The proposed use, miscellaneous retail sales, is a Special Use in the C-2 Community Commercial District. A public hearing, as required by the Special Use, can be scheduled for the November 18, 2025 Common Council meeting.

Twenty (20) parking spaces are required for the retail sales use (5 spots per 1,000 sq. ft.); there are 17 parking spaces on the site. Common Council may waive the shortage.

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. During the site visit, Staff noted a few issues.

The wall lighting throughout the property is not angled to be parallel to the ground. Staff spoke with the applicant, and they stated they would address the issue.



Additionally, there are two large screens placed against the windows, facing outward, on the front on the building, essentially functioning as Electronic Message Center (EMC) signs. EMCs are only allowed as part of a monument sign. Furthermore, window signage is limited to 20% per window, and the screens covered nearly 100% of the windows Staff have communicated to the applicant that these will need to be removed.



Staff recommends approval and that a public hearing be scheduled for the November 18, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and 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)), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1 & 2 are required to be satisfied prior to the issuance of a Certificate of Occupancy).

1. All non-compliant lighting fixtures on the exterior of the building are brought into compliance with the lighting code in Section 21.06.0401.
2. Removal of all window signage to be in compliance with the 20% maximum coverage established by the City's sign code including the removal of the electronic screens currently located in the front windows.

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)

Items 10A and 10B may be considered together or separately.

Overview & Zoning

The applicant is proposing to open Yummy Bowl, a full-service restaurant, at the currently vacant 4638 S. 76th St. This property has most recently held Crab du Jour and T.G.I Friday's. Yummy Bowl is a build-your-own Mongolian stir-fry restaurant that will also offer made-to-order sushi. The applicant has five years of experience operating similar restaurants.

Their proposed hours of operation are 10:30am to 9:30pm, Monday through Thursday, 10:30am to 10:00pm Friday and Saturday, and 11:00am to 9:00pm Sunday. There will be six (6) full-time employees and six (6) part-time employees.

The proposed use, a full-service restaurant, is a Special Use in the C-4 Regional Business District. A public hearing, as required by the Special use, can be scheduled as soon as the November 18th Common Council meeting.

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 applicants have indicated that, other than signage, they do not intend to make any alterations to the exterior of the building.

Overall, the site has remained in good condition despite having sat vacant since 2022. The landscaping is largely in place and in good condition, the parking lot will likely need to be restriped within a few years, but the lines are still easily delineated, and the dumpster enclosure is well constructed. The only issue noted during the site visit, was that a few of the existing light poles were missing the top portion of the fixture. Staff has communicated this issue with the applicant, and they will replace them.



Staff recommends approval and that a public hearing be scheduled for the November 18, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and 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), 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.)

1. Pole lights, located to the north of the building, are repaired or replaced.

11. Amendment to Ordinance No. 1632 pertaining to PUD Planned Unit Development District with C-2 commercial uses.

Overview

Limousine Services (NAICS Code 485320) are currently a special use within the M-1 Light Manufacturing District. Limousine services are not a permitted or special use in any other zoning district. Recently, a limousine business came to the City wanting to operate but found that there were very limited options in the City where they would be allowed, even as a special use. Specifically, the area that they were considering was a parcel that is zoned PUD with C-2 uses in the northwestern portion of the City. Their inquiry led Staff to reassess whether this particular PUD could be well suited for this type of use.

The PUD is located immediately adjacent to I-894 and is served via S. 103rd St./ W. Ohio Ave. and a private road. Due to the road configuration, the roads essentially function as dead ends as there is no outlet from the site other than to exit back out to W. Oklahoma Ave. The parcels proposed for the amendment of limousine services (NAICS Code 485320) as a special use were selected due to their proximity to the freeway, the unspecialized site configuration, and continuity of neighboring parcels having similar special uses.

Staff believes that these six (6) parcels in this PUD could benefit from Limousine Services (NAICS Code 485320) being added as a Special Use. The parcels are outlined by a white dashed line in the provided map. As a special use, the City would have oversight as any limousine service would need to appear before both Plan Commission and Common Council, and a public hearing would be required.



Due to the amendment pertaining specifically to Ordinance No. 1632, only the properties within that specific PUD would be impacted by the change. No other parcels zoned PUD in the City would be impacted.

ORDINANCE NO. _____

An Ordinance Amending Ordinance No. 1632 Pertaining to Special Uses in the Greenfield Corporate Center Planned Unit Development (PUD) District.

WHEREAS, on May 16, 1989, the Common Council adopted Ordinance No. 1632 to amend the official Greenfield zoning map by rezoning the properties located generally south of W. Oklahoma Ave., along S. 103rd St., and north of W. Morgan Ave to Planned Unit Development (PUD) District with C-2 commercial uses; and,

WHEREAS, the above PUD includes the area that is sometimes referred to as “the Greenfield Corporate Center PUD.”

WHEREAS, from time to time, the Common Council may amend PUD Ordinances to update the uses allowed within; and,

WHEREAS, the Common Council deems it in the public interest to add NAICS Code 485320 Limousine Services as a Special Use within certain parcels in the Greenfield Corporate Center PUD.

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I: Part II of Ordinance No. 1632 is amended to add, “the NAICS Code 485320 Limousine Services is a Special Use in parcels identified by Tax Key Nos.: 524-8986-018, 524-8986-020, 524-8976-024, 524-8986-027, 524-8986-028, and 524-8986-035.”

PART II. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART III. This ordinance shall take effect and be in force from and after its passage and publication.

The proposed Ordinance amendment would require a public hearing before the Common Council, which could be scheduled as soon as November 18, 2025.

Recommendation: Recommend Common Council approval of the Amendment to Ordinance No. 1632 pertaining to PUD Planned Unit Development District with C-2 commercial uses.

12. Community Development Report.

13. Adjournment.