



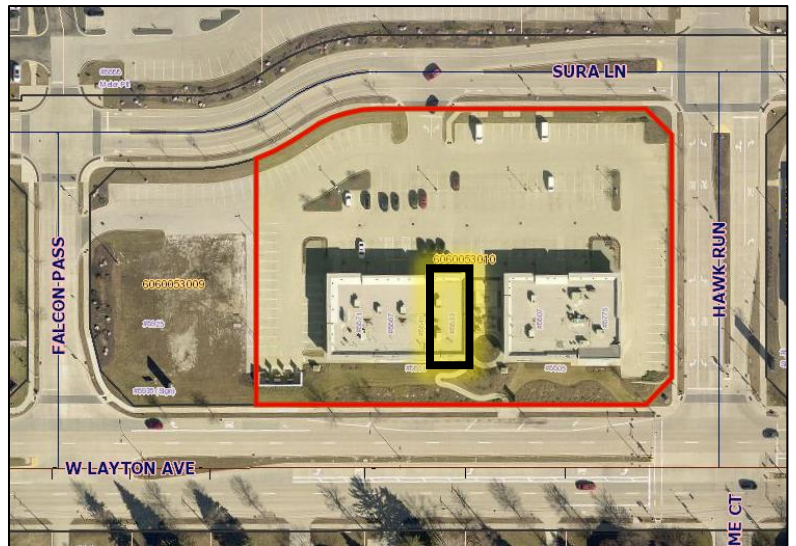
PLAN COMMISSION STAFF REPORT
Tuesday, January 13, 2026 – 6:00 p.m.

1. **Roll Call.**
2. **Approval of the Minutes from the December 9, 2025 meeting.**
3. **Discussion regarding last Common Council meeting.**
- 4A. **Special Use Review for CAVA, a limited-service restaurant, to be located at 8833 W. Sura Ln., submitted by Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc. (Tax Key No. 606-0053-010)**
- 4B. **Site Review for CAVA, a limited-service restaurant, to be located at 8833 W. Sura Ln., submitted by Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc. (Tax Key No. 606-0053-010)**

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

Overview and Zoning

The applicant, Meghan O'Malley, is proposing to operate CAVA, a limited-service restaurant, in an approximately 2,800 sq. ft. space within the existing multi-tenant commercial building located at 8833 W. Sura Ln. This tenant space was previously occupied by Mod Pizza.



CAVA is an American-Mediterranean fast-casual restaurant with locations throughout the country. This will be the first CAVA location in the Milwaukee area.

The proposed use, a limited-service restaurant, is a Special Use in the 84 South Planned Development

District. The previous tenant, Mod Pizza, has been gone for less than 12 months. As such, the application is for a Special Use Review, and a public hearing is not required.



The proposed hours of operation are 10:30am to 10:30pm, daily. There will be two to five (2-5) full-time employees and ten to twelve (10-12) part-time employees.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of a Special Use Review. No issues were found during the site visit.

Lighting, HVAC/Utility Box Screening, Dumpster Screening, Fencing, and Landscaping:

No proposed changes. These items are consistent with the building's initial Site, Landscaping, and Architectural Review as a part of the 84 South development.

Signage: Three wall sign locations were approved during the initial site approval. Mod Pizza had three wall signs, one per each building frontage, which is consistent with what Code allows. No signage has been proposed at this time. All new signage, whether permanent or temporary, requires a sign permit application. The alteration, replacement, or addition of signage triggers this requirement.

Engineering Comments: N/A

There is an outdoor seating area that is associated with this tenant space.

The proposed business requires 14 parking spaces (5 spaces per 1,000 sq. ft. of floor area). The previously approved site plan allows for sufficient shared parking of all users in the 84 South development. The parking lot around the two buildings on the parcel includes 153 parking stalls.



Staff recommends approval and that the item be expedited to the January 20, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Review for CAVA, a limited-service restaurant, to be located at 8833 W. Sura Ln., submitted by Meghan O’Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc. (Tax Key No. 606-0053-010), subject to Plan Commission and Staff comments.

5A. Special Use Permit for Baba Yayo’z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4644 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo’z USA LLC (Tax Key No. 604-9971-000)

5B. Site Review for Baba Yayo’z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo’z USA LLC (Tax Key No. 604-9971-000)

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

Overview & Zoning

The applicant, Bassam Al-Ramahi, is proposing to operate Baba Yayo’z, a take-and-bake pizza shop, in the



existing 1,100 sq. ft. tenant space within the multi-tenant commercial building located at 4646 S. 76th St.

The existing vape and tobacco store, operated by the applicant, appeared before Plan Commission on May 10, 2022. Since then, Section 21.04.0603 of the Municipal Code pertaining to Tobacco Stores has been amended so that the use is no longer permitted in the C-4 zoning district. As a result, the conversion to a take-and-bake pizza shop will nullify the grandfathered status of the northern portion of the tenant space and may never be added back to this portion of the building. The southern portion of the lower-level tenant space will continue to sell tobacco products



The proposed use, a limited-service restaurant, is a Special Use in the C-4 Regional Business District. A public hearing can be scheduled as soon as the February 17, 2026 Common Council meeting.

The proposed hours of operation are 10:00am to 12:00am (midnight) daily. There will be three (3) full-time employees and three (3) part-time employees.

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. All conditions established by Plan Commission at the May 10, 2022 meeting were satisfied and released on September 6, 2022. During the site visit, staff identified a few issues. Staff has communicated these concerns with the property owner/applicant.

Dumpster Enclosure: The dumpster was observed outside of the dumpster enclosure located on the property. Code requires that the dumpster be stored within the enclosure. The enclosure itself was in good condition. The reason why the dumpster was unable to be located within the enclosure was due to other items, such as a grill, being stored instead. The



property owner said that he will remove those items and relocate the dumpster to within the enclosure.

Parking Area: Additionally, there were two (2) food trucks parked on the property. When this was discussed with the property owner, he stated that, when the tobacco store was going through its special use permit process, that storage of a food truck had been discussed. He stated that the board had given him permission to park one (1) food truck since it was located behind the building. Staff reviewed the minutes and video recording from both the Plan Commission meeting and the subsequent Common Council meeting and did not find any evidence of this discussion.



Staff recommends that no food trucks be permitted to be parked on the property. This recommendation is consistent with existing code as well as the ordinance amendment that appeared before Plan Commission on November 11, 2025 and is appearing before Common Council on January 20, 2026 for approval and adoption. The verbiage in the proposed ordinance makes clear that parked commercial vehicles must be associated with a business located on that parcel, and that business shall have a valid occupancy permit from the City of Greenfield. Neither food truck parked on this property satisfies this requirement. The food trucks do not use the site as their home base.

Signage: Staff also noted the installation of a wall sign without an approved sign permit application. The property owner stated that he will submit a sign permit application for the wall sign. All new signage, whether permanent or temporary, requires a sign permit application. The alteration, replacement, or addition of signage triggers this requirement.

Lighting, HVAC/Utility Box Screening, Fencing, and Landscaping: No proposed changes. These items are consistent with the building's initial Site, Landscaping, and Architectural Review in 2022.

Engineering Comments: N/A

In this multi-tenant retail building, the number of parking spaces required is 5 spaces per 1,000 sq. ft. The entire building is 7,017 sq. ft. (2,339 sq. ft. per floor), so a total of 36 parking spaces are required. A total of 17 stalls are provided on the property. Common Council may waive the shortage.

Staff recommends approval and that a public hearing be scheduled for the February 17, 2026 Common Council meeting.

Recommendation:

Recommend Common Council approval of the Special Use Permit and Site Review for Baba Yayo’z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo’z USA LLC (Tax Key No. 604-9971-000), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1, 2, and 3 are required to be satisfied prior to the issuance of a Certificate of Occupancy.)

1. The dumpster be placed inside the existing enclosure, or a building permit application be filed with the Inspection Services Department for an additional dumpster enclosure, in compliance with Section 21.04.0803(K).
2. Submittal and approval of a sign permit application for the wall sign, which had been installed without a permit, to the Community Development Division.
3. Removal of all food trucks and/or trailers from the property.

6A. Special Use Review for proposed hours of operation change to Romero’s Restaurant and Bar, an existing full-service restaurant and drinking establishment, located at 4171 S. 76th St., submitted by Alejandro Romero d/b/a Romero’s Restaurant and Bar LLC (570-8957-000)

6B. Site Review for Romero’s Restaurant and Bar, an existing full-service restaurant and drinking establishment, located at 4171 S. 76th St., submitted by Alejandro Romero d/b/a Romero’s Restaurant and Bar LLC (570-8957-000)

Items 6A and 6B may be considered together or separately.

Overview & Zoning

A Special Use Review for a full-service restaurant and food truck home base was approved for Romero’s Restaurant and Bar in December 2022. The



applicant, Alejandro Romero, is proposing to extend the hours of operation from the currently approved 10:00am to 10:00pm, daily to **10:00am to 12:00am (midnight) daily.**

During their initial Special Use Review, the Plan Commission allowed the parking of three (3) food trucks on the property. The applicant is requesting that four (4) food trucks be permitted to park on the property. All four (4) food trucks are owned and operated by Romero's. Staff recommends that Plan Commission approve this request and designate parking areas for the trucks.



There are five (5) full-time employees and three (3) part-time employees.

Per the police department: "We have been to the address only 3 times this year. The calls we had were a very minor car accident in the parking lot (the parties involved did not file a police report), a patron accidentally called 911, and our normal license compliance check."

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of a Special Use Review. No issues were found during the site visit.

Lighting, HVAC/Utility Box Screening, Dumpster Screening, Fencing, Signage, and Landscaping: No proposed changes. These items are consistent with the property's Site Review from 2022.

Engineering Comments: N/A

Staff recommends approval and that the item be scheduled for the January 20, 2026 Common Council meeting.

Recommendation:

Recommend Common Council approval of the Special Use Review for proposed hours of operation change and Site Review for Romero's Restaurant and Bar, an existing full-service restaurant and drinking establishment, located at 4171 S. 76th St., submitted by Alejandro Romero d/b/a Romero's Restaurant and Bar LLC (570-8957-000), subject to Plan Commission and Staff comments.

7. **Certified Survey Map for a proposed land combination and lot line adjustment 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, 600-9962-001, and 600-1001-000)**

Overview and Zoning

This CSM will combine and then redivide the four existing parcels on the site and slightly adjust the lot line with the medical building on the west side of the property.

The four parcels being combined and redivided are zoned PUD2 and the medical office building is zoned Office and Professional Services District. The proposed property lines are compliant with Zoning Code requirements.

Lot 1 has direct access to W. Loomis Rd. Lot 2 has direct access to the future public right-of-way, so it is not landlocked either. Lot 3, the southernmost parcel, is technically not a landlocked parcel since it has frontage along W. Armour Ave. As currently shown on the CSM, the Register of Deeds and Engineering did not flag Lot 3 as a landlocked parcel.

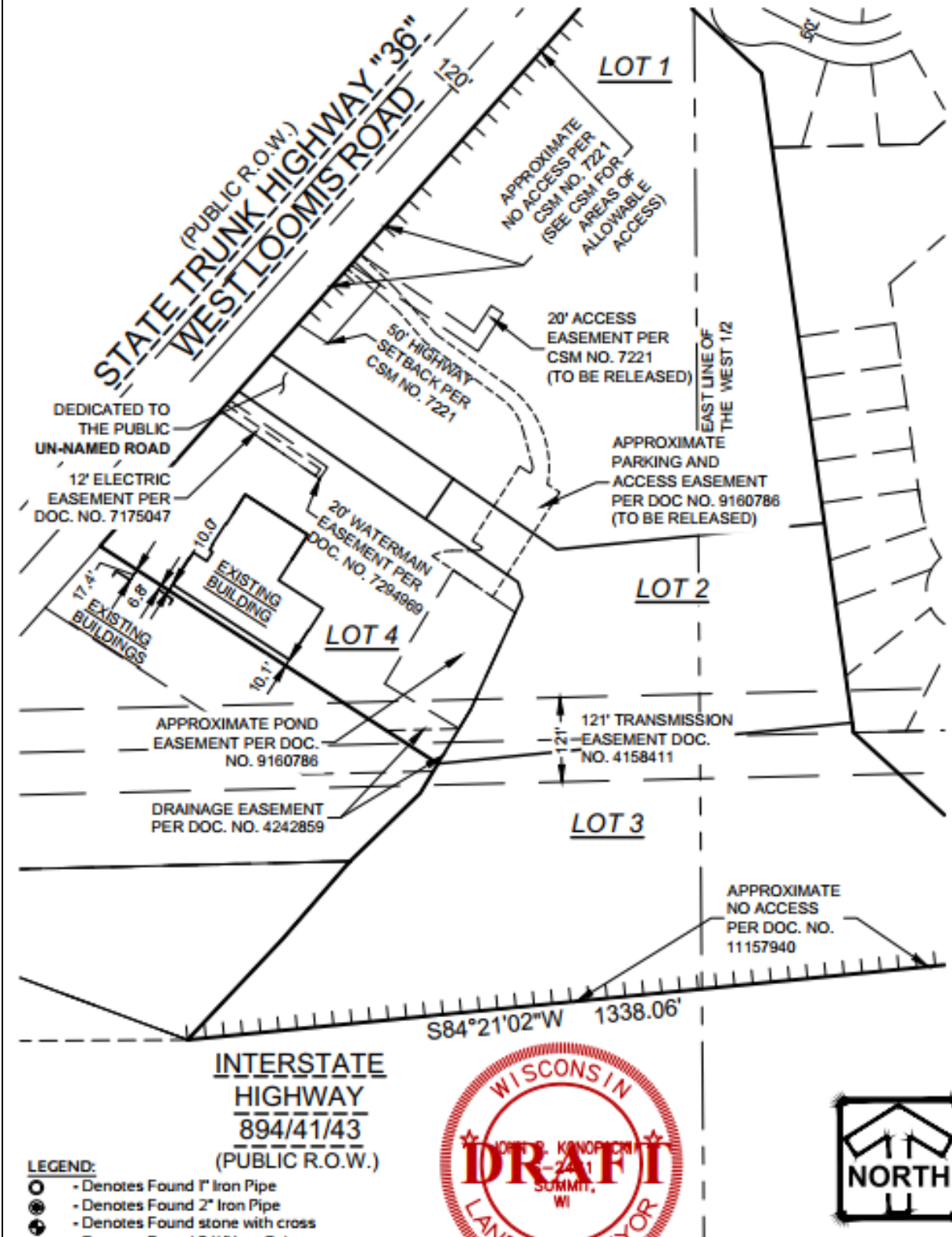
Engineering has asked the applicant to establish a cross-access agreement from the end of the new public ROW (off Loomis) and along the private roadway and into Lot 3 as part of the CSM, or by a separate document prior to the CSM. This was requested so that Lot 3 would have proper access to W. Loomis Rd. across Lot 2. Since there are multiple lots that need to access the private roadway and, given the lots could be sold to different parties in the future, it is the City's practice to establish the necessary cross-access documents up front.

Additionally, the Medical Office Building parking lot connects to the private roadway and loses their driveway access from W. Loomis Rd. As such, the Medical Office Building should also be part of the cross-access agreement for cost sharing and maintenance of the private roadway.



CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 and Lot 2 of Certified Survey Map No. 7221, and Lot 1 of Certified Survey Map No. 7583, and part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4, of the Southwest 1/4 of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.



Regarding Lot 3 access to W. Armour Ave., the City is working with the Greenfield Fire Department to determine if a Fire Access drive will be needed for emergency purposes. If recorded as presented, Lot 3 will continue to have access to the W. Armour Ave. ROW regardless of whether it is used for a Fire Access drive. If the Plan Commission/ City does not ever want direct vehicular access to W. Armour Ave., then a “no access” restriction should be added to the CSM.

Staff recommends approval and that this item be scheduled for the January 20, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval for a proposed land combination and lot line adjustment 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, 600-9962-001, and 600-1001-000), 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.

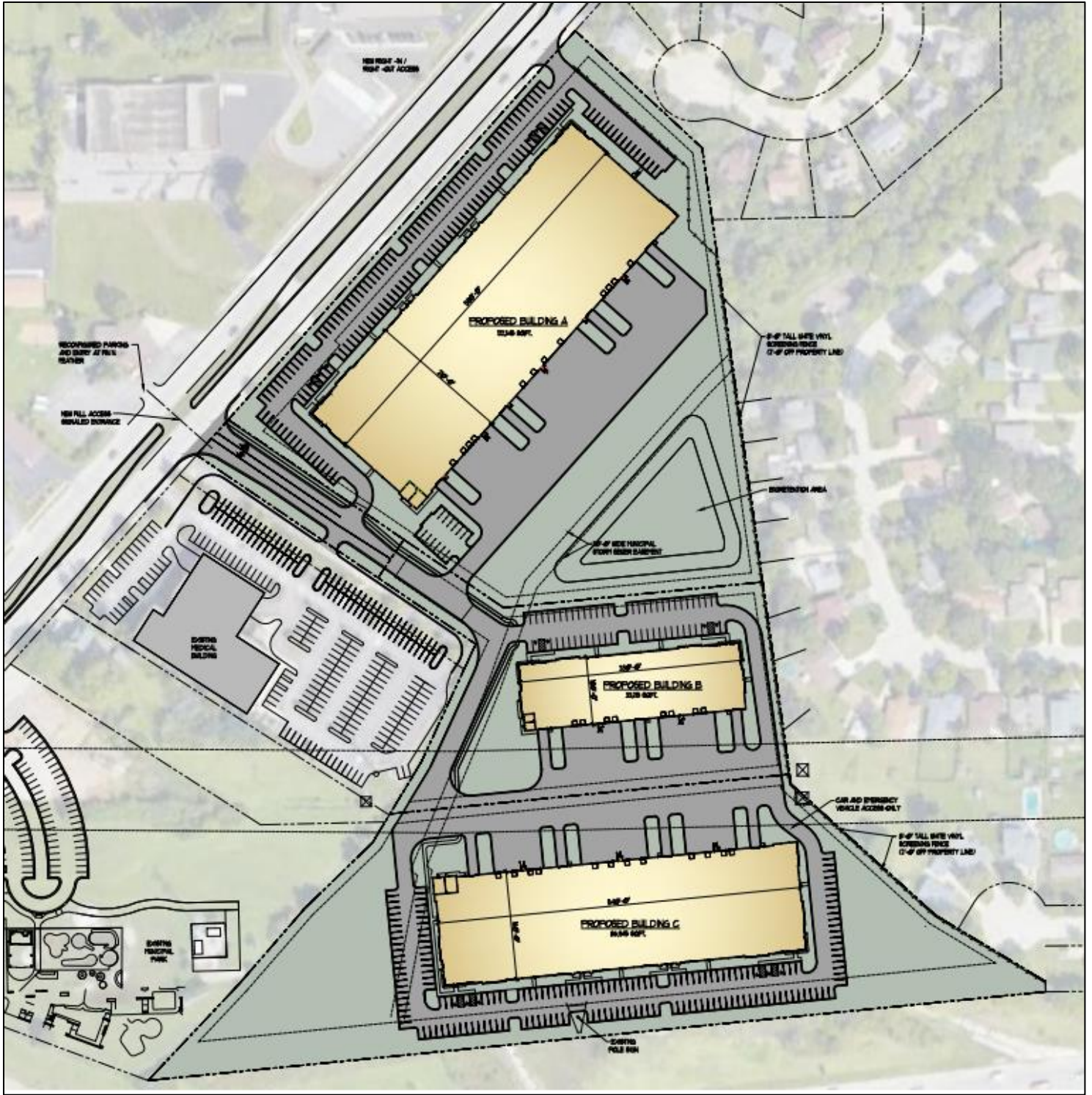
8. Site, Landscaping, and Architectural Plan for Loomis Crossing Technology Park, a new industrial and flex development, to be located at 3991, 4001, 4047, and 4061 W. Loomis Rd., submitted by Tom Strohm, d/b/a Likewise Partners and Werner Briske, d/b/a Partners in Design Architects. (Tax Key Nos. 600-0081-011, 600-9960-004, 600-9960-003, and 600-9962-001)

Project Overview

For the October 2025 Plan Commission meeting, the applicant 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. The Plan Commission provided their comments and feedback during that meeting.

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 style of construction offers a building type and scale that is not present anywhere else in the City.

SITE PLAN OVERVIEW



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).

While a public hearing is not required for the Site, Landscaping, and Architectural Review for the buildings, public hearings may be required for individual tenants depending on the proposed uses. This item may be scheduled for the January 20, 2026 Common Council meeting.

Site and Landscaping Plans

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 122,357 sq. ft., 24ft tall, and will have 168 parking stalls. Building B, the smallest building, will be 33,229 sq. ft. and will have 59 parking stalls. Building B will have variation in height between 18ft to 24ft. Building C will be 86,946 sq. ft., will be 24ft. tall, and will have 176 parking stalls.

Buildings A and C will be built first; Building B will be built sometime in the future. The site plan to the right depicts what the site will look like during this interim period between the completion of Buildings A and C

but before the construction of Building B begins. Once Building B is constructed, it will follow the overall site plan presented before Plan Commission and will match the materials shown in the elevations for Building B.

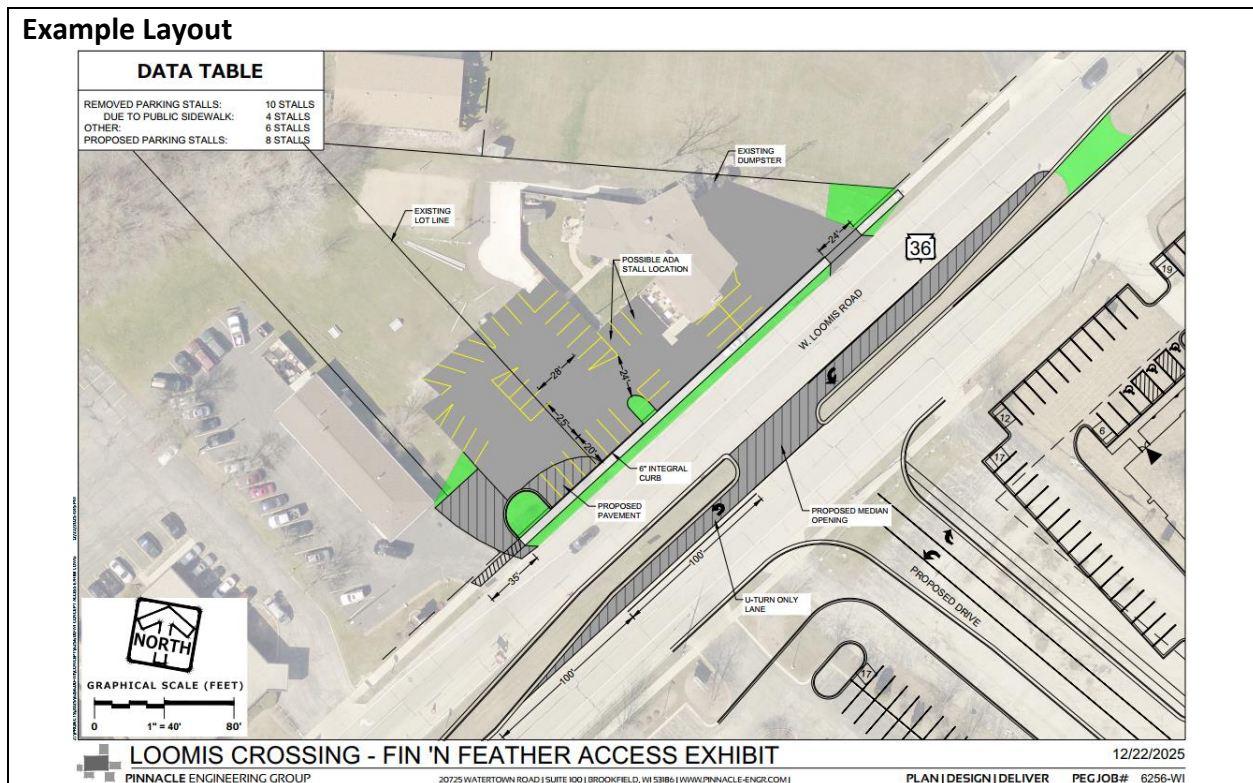


- **Landscaping & Screening:** Generous landscaping buffers and a screening fence will provide visual separation and screening from adjacent properties, particularly the residential neighborhood to the east of the site. Section 21.04.0803(B)(2) states that

“Fences installed in nonresidential zoning districts shall not exceed six (6) feet in height, except when required to enclose outside storage areas **or when approved by the Plan Commission may be up to ten (10) feet in height.**” The applicant is proposing to construct an eight (8) ft. solid fence along the eastern property line, further enhancing the screening between the single-family properties. Code permits fences up to ten (10) feet in height with Plan Commission approval.

The Landscaping Plan was updated from the conceptual plan and is currently under review with the City Forester. The updates are not drastically different than what was previously shown but additional plants have been added throughout. The applicant has stated that additionally landscaping may be installed to address screening issues once grades are finalized.

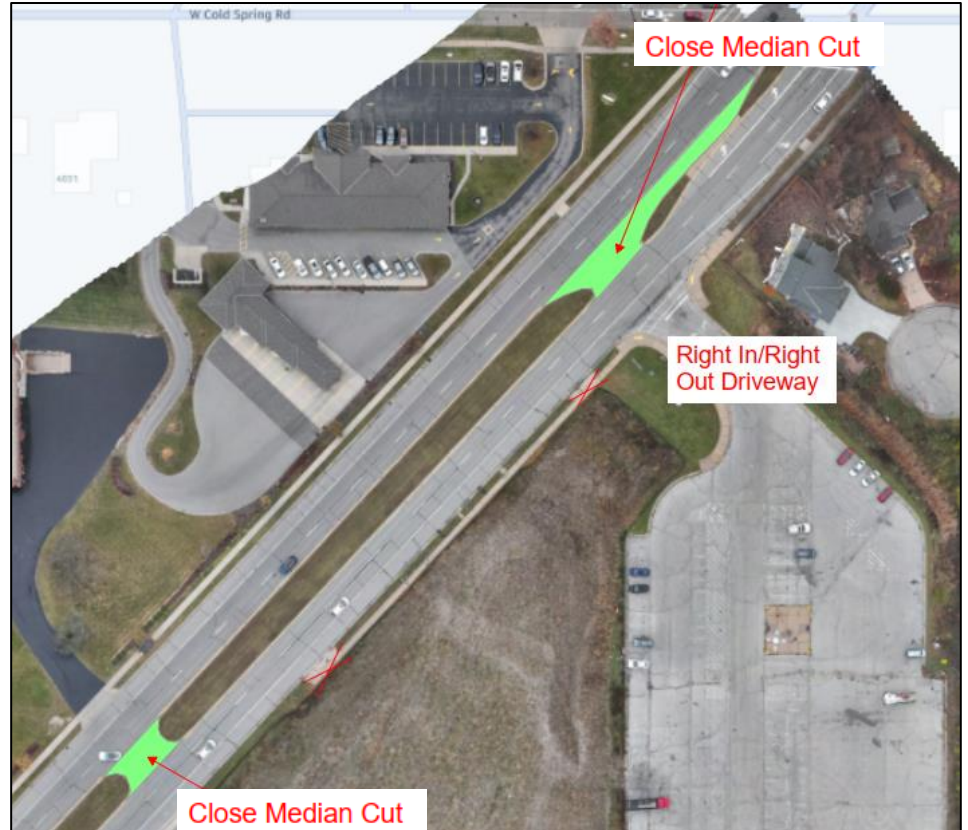
- **Access & Circulation:** The site plan prioritizes building location and frontage along Loomis and I-43 - minimizing visual disruptions to adjacent properties. Loading is designed for efficiency while keeping circulation separated from employee and visitor parking. The site incorporates a new full-access signalized entrance and access along Loomis Road, ensuring smooth vehicular flow. The signalized intersection will be constructed along with improvements made to the parking lot and driveways for the drinking establishment across W. Loomis Rd., Fin N’ Feather. Possible access and parking lot layouts can be presented at the time of the Plan Commission meeting.



There are two median cuts currently along W. Loomis Rd. that will be closed in conjunction with this project. As a result of the removal of the northernmost median cut, the northern driveway will be a right in and right-out driveway. There will no longer be the ability to turn left on W. Loomis Rd. from the northern driveway.

Additionally, the closure of the other median cut will result in the Educators Credit Union building at 4040 W. Loomis Rd. also becoming a right in right out driveway.

Sidewalk will be installed along the entire street frontage on both sides of W. Loomis Rd. Section 9.02 of Municipal Code states that sidewalk installation is required on W. Loomis Rd.



- **Parking:** A total of **403 car parking stalls** are distributed across the site, including landscaped islands to break up paved areas and improve walkability. Building A (168 stalls) and Building C (176 stalls) will be constructed first. The remaining 59 stalls will be constructed when Building B is built.

- **Stormwater Management:** The site plan integrates a stormwater basin/constructed wetland feature and easements, consistent with municipal requirements. All stormwater management plans are being reviewed by the City's Engineering Division.

Architectural Plans

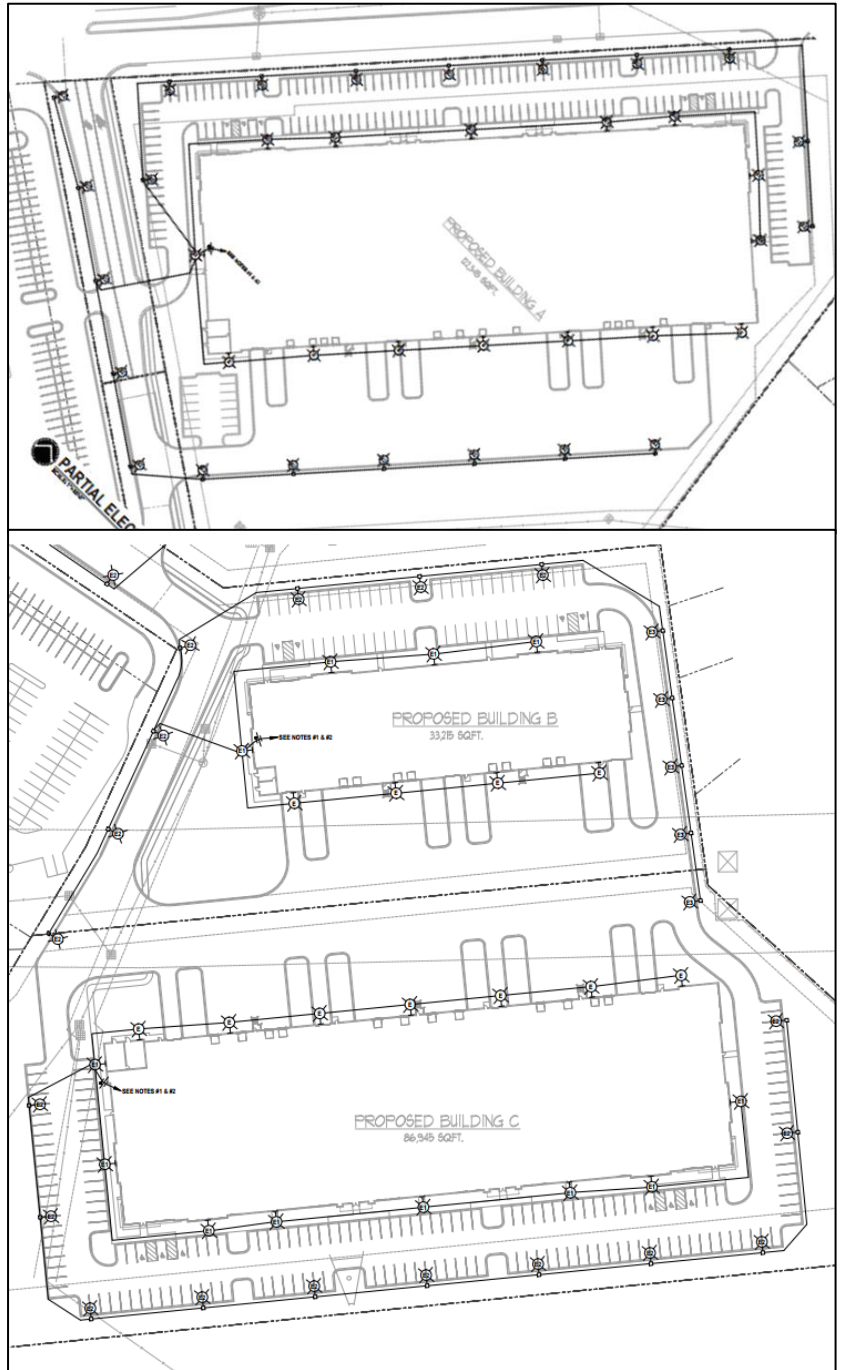
The site accommodates three flex buildings, designed with modern architecture and durable materials to establish a strong architectural and brand identity for the Technology Park. Individual building information is as follows:

- **Building A:** 122,357 SF, 24' clear height, 168 parking stalls, including 6 ADA stalls.
- **Building B:** 33,229 SF, 18'–24' clear height, 59 parking stalls, including 4 ADA stalls.
- **Building C:** 86,946 SF, 24' clear height, 176 parking stalls, including 6 ADA stalls.

desires their trash to be kept outside the building, an enclosure would be required. An updated site plan and building permits would be required for any future dumpster enclosures prior to installation.

Lighting Plan

A photometric plan was submitted showing 38 wall lights and 44 pole lights. The overall style of the light is consistent between both the wall lights and the pole lights with the only distinction being whether it is mounted to the building via wall bracket or on a pole. The style is compliant with the exterior lighting standards of Section 21.06.0401. The wall lights vary in lumens between 6272 and 6180 with the brighter lights located on interior-facing walls and the dimmer wall lights on walls facing out from the site. The temperature of the lights are 4000K, a slightly cool tone.



HVAC Plans

The proposed buildings are being designed as spec buildings. Because of this, the applicant has indicated that, at the time they finish the buildings, they will only have unit heaters within the building and will not have any rooftop units. As tenants begin to

occupy the spaces, each with their own unique HVAC requirements, they will likely add rooftop HVAC units over their tenant space. The applicant requires that the units are at least one bay back from the parapet, providing better sight lines. As tenants are identified, the applicant has offered to conduct sight line studies to confirm that the units remained screened and adjust as needed. Staff recommends that physical barriers be required to be installed around the units, when they are installed, to act as noise barriers. Requiring this would protect the adjoining neighborhood from potential nuisance HVAC units.

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 height. 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 the proposed uses, 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'.

Recommendation: Recommend Common Council approval of the Site, Landscaping, and Architectural Plan 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 Brisske, d/b/a Partners in Design Architects. (Tax Key Nos. 600-0081-011, 600-9960-004, 600-9960-003, and 600-9962-001), and the following conditions:

(All items are required to be satisfied before the issuance of building permits.)

1. The Landscaping Plan is reviewed and approved by the City Forester.
2. A PUD Agreement will need to be executed with the city prior to construction. The Engineering Division will draft the agreement.
3. An agreement will need to be executed with the city for the "Private Roadway" to be placed in a public ROW. The Engineering Division will draft the agreement.

4. Civil plan set and SWMP to be submitted to Engineering for review and approval, also subject to:
 - o Sanitary sewer approval is subject to City, MMSD, and WI DNR approval
 - o Storm water management system is subject to City, MMSD, and WI DNR approval
 - o Water main is subject to Milwaukee Water Works approval
5. A Storm Water Management Maintenance Agreement (SWMMA) will need to be executed with the city prior to construction. The Engineering Division will draft the agreement.
6. Developer needs to create a storm sewer easement over the WI DOT storm sewer that runs through the property to provide WI DOT and City rights over said storm sewer.
7. WI DOT approval is needed for roadway modifications to W. Loomis Rd.
8. Given multiple lots will have access to the private roadway, a private cross-access agreement between the lots, and anyone that has access to the private road will be needed prior to or in conjunction with CSM recording to address ingress/egress, maintenance, and cost share responsibilities.

9. Community Development Report.

10. Adjournment.