

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON
TUESDAY, APRIL 14, 2026**

1. The meeting was called to order at 6:03 p.m. by Mayor Neitzke.

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

Also present: Gina Vlach, City Planner

2. Approval of the Minutes from the March 10, 2026, meeting.

Motion by Mr. Marshall, seconded by Mr. Krenz, to approve the minutes from the March 10, 2026, meeting. Motion passed unanimously.

3. Discussion regarding last Common Council meeting.

Mrs. Vlach stated that only three items from previous Plan Commission meetings appeared before the Common Council. The Special Use Permits for JG Appliances, Meng's Landscaping, and Glow N Go were approved.

4A. Special Use Permit for New Mercy Adult Day Service, a proposed service for the elderly and disabled, to be located at 4745 W. Forest Home Ave., submitted by Sherry Nolan, d/b/a New Mercy Adult Day Service. (Tax Key No. 531-1127-000)

4B. Site Review for New Mercy Adult Day Service, a proposed service for the elderly and disabled, to be located at 4745 W. Forest Home Ave., submitted by Sherry Nolan, d/b/a New Mercy Adult Day Service. (Tax Key No. 531-1127-000)

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

Overview & Zoning

The applicant, Sherry Nolan, d/b/a New Mercy Adult Day Service, is proposing to operate an adult day service in the existing commercial building located at 4745 W. Forest Home Ave. The applicant aims to provide a safe a supportive daytime environment for seniors and adults with disabilities. The service will offer activities, meals, and personal care. The applicant has 12 years of experience in the field.

The property is zoned C-2 Community Commercial District, which permits services for the elderly and disabled as a Special Use. Since this is a new use in this space, a public hearing and a new Special Use permit are required. A public hearing can be scheduled as early as the May 19, 2026 Common Council meeting.

The proposed hours of operation are 7:00am to 6:30pm, daily. There will be three (3) full-time employees and three (3) part-time employees. There will be approximately 10 to 15 clients in care per day. This number of clients has been approved by the State.

Site Review

The site plan was not submitted, but the site is still subject to review when the Plan Commission and Common Council consider a Special Use Permit.

Staff did not notice any issues during the site visit.

Signage, Lighting, HVAC/Utility Box Screening, Fencing, and Landscaping: No issues or proposed changes.

Engineering Comments: N/A

The proposed business requires 12 parking spaces (6 spaces, plus 1 per each FTE employee, plus 1 per each 10 adults in care). The property provides 6 spaces, but there is some street parking available in the area.

Staff recommends approval and that a public hearing be scheduled for this item during the May 19, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for New Mercy Adult Day Service, a proposed service for the elderly and disabled, to be located at 4745 W. Forest Home Ave., submitted by Sherry Nolan, d/b/a New Mercy Adult Day Service. (Tax Key No. 531-1127-000), subject to Plan Commission and Staff comments.

The applicant, Sherry Nolan, was present to answer questions.

Ald. Kastner and Mr. Weis questioned why a residential house was being used for commercial use. Mrs. Vlach explained that the property is zoned commercially and that, although the building looks like a residential structure, it is in fact commercial. Mr. Braswell raised a concern that someone could live in the structure without approval.

Ms. Wojak asked for clarification on the hours of operation. Ms. Nolan explained that the services would only be provided during the daytime. She stated that caregivers would bring the individuals to their location in the morning and pick them up in the evening.

Mayor Neitzke asked if the use of an adult day center required any state licenses. Ms. Nolan stated that a license is not required.

Ms. Wojak asked if the proposed 10 to 15 daily clients was an estimate or a cap. Ms. Nolan said that the range was her preference. She stated that she had spoken to the City Fire Marshall regarding the capacity of the building. Ald. Kastner voiced concern that 15 clients, plus employees, seemed like it would exceed the capacity of the building. He asked for the square footage of the space used for the adult day service. Ms. Nolan was unable to provide that information.

Ms. Nolan stated that she did not anticipate having 15 clients at once. Ald. Kastner questioned why they would approve of a range beyond what the applicant stated she would serve. Mayor Neitzke stated that Plan Commission could make a motion to authorize the public hearing without a recommendation for approval or denial and that the questions could be answered during the public hearing.

Motion by Mayor Neitzke, seconded by Mr. Weis, to authorize a public hearing to be scheduled for the May 19, 2026 Common Council meeting for the Special Use Permit and Site Review for New Mercy Adult Day Service, a proposed service for the elderly and disabled, to be located at 4745 W. Forest Home Ave., submitted by Sherry Nolan, d/b/a New Mercy Adult Day Service (Tax Key No. 531-1127-000) without a recommendation for approval or denial, subject to Plan Commission and Staff comments. Motion carried unanimously.

5. **Certified Survey Map to combine two formerly residential parcels with the Spring Mall development parcel, submitted by Sarah Hillenbrand, d/b/a Mandel Group, and Allen Schneider, d/b/a Chaput Land Surveys. (Tax Key No. 571-8983-000, 571-8984-009, and 571-8997-000)**

Overview & Zoning

The developer for the Cold Spring Crossing redevelopment project, Mandel Group, is applying for a Certified Survey Map to combine two previously residentially used parcels with the larger development parcel. The two parcels were rezoned on May 21, 2024. The property at 4110 S. 76th Street was rezoned from C-4 Regional Business District to Planned Unit Development District #4 and the property at 7154 W. Forest Home Ave. was rezoned from R-3 Single-Family Residential Conservation District to Planned Unit Development District #4. All three parcels that are proposed to be combined via CSM

are zoned PUD #4 so that Mandel may proceed with the redevelopment of the site. Additionally, the CSM includes a WisDOT setback correction along W. Forest Home Ave.

The resultant parcel will be compliant with the applicable zoning regulations. The existing PUD agreement specifies in sections 5(a) and 5(b) that the western half of the existing building, that includes Meyer's Restaurant on Lot 1 must be razed as a condition of the PUD agreement.

Staff recommends approval and that this item be expedited to the April 21, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map to combine two formerly residential parcels with the Spring Mall development parcel, submitted by Sarah Hillenbrand, d/b/a Mandel Group, and Allen Schneider, d/b/a Chaput Land Surveys. (Tax Key No. 571-8983-000, 571-8984-009, and 571-8997-000), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1 and 2 are required to be satisfied prior to the recording of the Certified Survey Maps.)

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

The applicant, Sarah Hillenbrand, was present to answer questions.

Ald. Kastner questioned the size of the Meyer Restaurant lot (Lot 2). Mrs. Vlach stated that the proposed CSM lot line locations are consistent with the previously approved site plan for the Cold Spring Crossing apartment project. She explained that the CSM was a necessary step in the process of Mandel moving forward with the development of the site. Ald. Kastner reiterated that he felt that the size of the Meyer lot was too large. Ms. Hillenbrand explained that the size of the lot was reflective of the requested parking lot area for the restaurant. Ms. Wojak added that, because the restaurant was a banquet hall, their need for parking would be higher and that the size of the lot was reflective of that use.

There was a brief discussion about the timing of previous approvals and appearances before Plan Commission. Mayor Neitzke provided a brief update regarding the timelines found in the developer agreement and anticipated amendments. Mayor Neitzke explained that any changes to the developer agreement would need to appear before Common Council. He also stated that any exterior modifications to improvements to the Meyer Restaurant would need to be brought before Plan Commission.

Motion by Mr. Weis, seconded by Mr. Marshall, to recommend Common Council approval of the Certified Survey Map to combine two formerly residential parcels with the Spring Mall development parcel, submitted by Sarah Hillenbrand, d/b/a Mandel Group, and Allen Schneider, d/b/a Chaput Land Surveys. (Tax Key No. 571-8983-000, 571-8984-009, and 571-8997-000), subject to Plan Commission and staff comments, and add this item to the agenda for the April 21, 2026 Common Council meeting. Motion carried unanimously.

- 6A. Special Use Permit for Milwaukee Moto Detail Co., a proposed motorcycle detailing company, to be located at 4230 W. Loomis Rd., submitted by Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co. (Tax Key No. 600-9969-004)**
- 6B. Site Review for Milwaukee Moto Detail Co., a proposed motorcycle detailing company, to be located at 4230 W. Loomis Rd., submitted by Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co. (Tax Key No. 600-9969-004)**

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

Overview & Zoning

The applicant, Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co., is proposing to operate a motorcycle detailing business in the existing 1,800 sq. ft. commercial tenant space located at 4230 W. Loomis Rd. The business will focus on cosmetic cleaning, paint correction, polishing, and protective coatings. It will not include mechanical repairs, engine or body work, painting or refinishing, or any outdoor vehicle storage. The anticipated customer traffic will be 2-4 motorcycles per day.

The property is zoned C-2 Community Commercial District, which permits detailing services businesses as a Special Use. Since this is a new use in this space, a public hearing and a new Special Use Permit are required. A public hearing can be scheduled as early as the May 19, 2026 Common Council meeting.

There will be one (1) full-time employee. The proposed hours of operation are 8:00am to 5:00pm Monday through Friday, and 8:00am to 3:00pm Saturday. The business operates on an appointment-only basis.

Site Review

A site plan was not submitted, but the site is still subject to review whenever the Plan Commission and Common Council consider a Special Use Permit.

Lighting, HVAC/Utility Box Screening, Fencing, Signage, Parking Area, and Landscaping:

During the site visit, Staff noticed that an exterior ground light in front of the building along S. 43rd St. appeared to be knocked askew and pointing toward the street. There is

a trailer parked in the rear of the building, adjacent to the entrance of the tenant space the applicant proposes to occupy. According to the newly adopted commercial parking ordinance, trailers not associated with a business located on that parcel are prohibited. If the trailer is not associated with the new or an existing business, staff recommend that it be required to be removed from the property. If it is associated with a business, it must be relocated to a striped parking space on the property. The half-wall area in the rear of the building is in disrepair; there is a board or two hanging off the top of the wall. Additionally, throughout the site there was trash and debris scattered around. Staff recommend that addressing these issues be conditions of approval for the Special Use Permit.

Engineering Comments: N/A

The proposed business requires 9 parking spaces (5 spaces per 1,000 sq. ft. of floor area). The entirety of the building requires 44 spaces. The property provides 10 spaces, but there is some street parking available in the area. Common Council may waive the shortage.

Staff recommend approval and that a public hearing for this item be scheduled for the May 19, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Milwaukee Moto Detail Co., a proposed motorcycle detailing company, to be located at 4230 W. Loomis Rd., submitted by Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co. (Tax Key No. 600-9969-004), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of a Certificate of Occupancy. Item 5 is required to be satisfied by July 31, 2026.)

1. All trash around the site be properly disposed of in compliance with Section 9.06 of the Municipal Code.
2. The half wall, located along S. 43rd Street Service Drive, is repaired.
3. The trailer, currently parked on site, is removed in compliance with Section 21.06.0202 (G) of the Municipal Code.
4. The exterior ground light, located along S. 43rd St. is repaired and repositioned in accordance with Section 21.06.0401 of the Municipal Code.
5. The white portions of the building are to be repainted to provide a cohesive appearance. The existing two-tone blue horizontal stripes are to remain.

The applicant, Jose Maria Sarabie Ibarra, was available to answer questions.

Mayor Neitzke and Ald. Kastner stated that there were no businesses present on the site that would require the trailer and it should be removed in accordance with the ordinance.

Ald. Kastner asked if repair of motorcycles or vehicles could be added without needing to amend their Special Use Permit. Mrs. Vlach confirmed that the NAICS code associated with the applicant's proposed use was specific for detailing. If the applicant ever wanted to expand their services, they would need to reappear before Plan Commission first.

Motion by Mr. Weis, seconded by Mr. Braswell, to recommend Common Council approval of the Special Use Permit and Site Review for Milwaukee Moto Detail Co., a proposed motorcycle detailing company, to be located at 4230 W. Loomis Rd., submitted by Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co. (Tax Key No. 600-9969-004), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for May 19, 2026. Motion carried unanimously.

7A. Special Use Permit for BodywoRx, a proposed personal wellness center, to be located at 4639 S. 108th St., submitted by Emily Brossette, d/b/a BodywoRx LLC. (Tax Key No. 609-0033-001)

7B. Site Review for BodywoRx, a proposed personal wellness center, to be located at 4639 S. 108th St., submitted by Emily Brossette, d/b/a BodywoRx LLC. (Tax Key No. 609-0033-001)

Items 7A and 7B may be considered together or separately.

Overview & Zoning

The applicant, Emily Brossette, d/b/a BodywoRx LLC, is proposing to operate a personal wellness center in the existing 1,100 sq. ft. tenant space located in the multi-tenant commercial building located at 4639 S. 108th St. The tenant space was previously occupied by Blessed Nutrition, a juice bar restaurant. The proposed business will provide sauna therapy, myofascial release therapy, colon hydrotherapy, and Pilates instruction services. The applicant anticipates 4 clients per day. The business has been in operation since 2011, most recently operating in Big Bend, WI.

This property is zoned C-4 Regional Business District, which permits personal wellness services as a Special Use. Since this is a new use in this space, a public hearing and a new

Special Use Permit are required. A public hearing can be scheduled as early as the May 19, 2026 Common Council meeting.

There will be one (1) full-time employee. The proposed hours of operation were not provided. The business operates on an appointment-only basis.

Site Review:

A site plan was not submitted with this application, but the site is still subject to review whenever the Plan Commission and Common Council consider a Special Use Permit. The site was most recently reviewed in August 2024 as part of the Special Use Permit application for Casa Drift.

Dumpster Enclosure, Signage, Lighting, HVAC/Utility Box Screening, Fencing, and Landscaping: No issues or proposed changes.

Driveway Area: The southern driveway entrance to this property is in a state of disrepair. The entrance has been noted in previous site reviews but has not yet been addressed. The Fire Marshall, Mike Wist, has stated that he will work with the property owner to address the condition of the approach.

Engineering Comments: N/A

The proposed business requires 6 parking spaces (5 spaces per 1,000 sq. ft. of floor area). The entirety of the building requires 70 spaces. The property provides 67 spaces. Common Council may waive the shortage.

Staff recommend approval and that a public hearing for this item be scheduled for the May 19, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for BodywoRx, a proposed personal wellness center, to be located at 4639 S. 108th St., submitted by Emily Brossette, d/b/a BodywoRx LLC. (Tax Key No. 609-0033-001), subject to Plan Commission and Staff comments, and the following conditions:

(Item 1 is required to be satisfied by November 1, 2026).

1. Repair of the southern driveway entrance to the property. If the owner cannot or will not be able to make the repair by that deadline, they may enter into an agreement with the City for the City to complete the work. Such an agreement would be created and executed in conjunction with the City Attorney.

The applicant, Emily Brossette, was present to answer questions.

Mayor Neitzke stated that the repair of the driveway has been an ongoing issue for many years. He noted that, because it is a state highway, the timeline for fixing the driveway may be longer. Mayor Neitzke stated that, if the property owner cannot or will not fix the driveway, that an agreement should be drafted with the City Attorney for a deposit to be paid to the City for the City to complete the work.

Motion by Mayor Neitzke, seconded by Ms. Wojak, to recommend Common Council of the Special Use Permit and Site Review for BodywoRx, a proposed personal wellness center, to be located at 4639 S. 108th St., submitted by Emily Brossette, d/b/a BodywoRx LLC. (Tax Key No. 609-0033-001), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for April 21, 2026. Motion carried unanimously.

- 8A. **Special Use Permit for Poignant Dandelion Massage, a proposed massage parlor, to be located at 5005 W. Loomis Rd., Suite 101, submitted by Justin Czysz, d/b/a Poignant Dandelion Massage LLC. (Tax Key No. 647-9977-002)**
- 8B. **Site Review for Poignant Dandelion Massage, a proposed massage parlor, to be located at 5005 W. Loomis Rd., Suite 101, submitted by Justin Czysz, d/b/a Poignant Dandelion Massage LLC. (Tax Key No. 647-9977-002)**

Items 8A and 8B may be considered together or separately.

The applicant, Justin Czysz, d/b/a Poignant Dandelion Massage LLC, is proposing to operate a massage therapy business in the existing 500 sq. ft. tenant space located at 5005 W. Loomis Rd., Suite 101. The business will offer deep tissue and Swedish massage services, along with lymphatic drainage massage services.

The property is zoned C-1 Neighborhood Business District, which permits massage parlors as a Special Use. Since this is a new use in this space, a public hearing and a new

Special Use Permit are required. A public hearing can be scheduled as early as the May 19, 2026 Common Council meeting.

There will be two (2) full-time employees. The proposed hours of operation are 9:00am to 8:00pm, daily.

Site Review:

A site plan was not submitted with this application, but the site is still subject to review whenever the Plan Commission and Common Council consider a Special Use Permit.

Dumpster Enclosure, Signage, Lighting, HVAC/Utility Box Screening, Landscaping, Fencing:

During the site visit, Staff noticed that a few of the lights on the exterior of the building were not parallel to the ground and instead pointed out from the building. Municipal Code §21.06.0401 requires that all commercial exterior lighting be fully pointed toward the ground, to prevent light trespassing to other properties. Staff recommend that this item being addressed be included as a condition of approval. Staff have spoken with the property owner, and they intend to address the issue. The property owner had provided photographic evidence on April 14th that the lighting had been adjusted in compliance with Municipal Code.

Engineering Comments: N/A

The proposed business requires 3 parking spaces (5 spaces per 1,000 sq. ft. of floor area). The entirety of the building requires 53 spaces. The property provides 54 spaces.

Staff recommend approval and that a public hearing be scheduled for the May 19, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Review for Poignant Dandelion Massage, a proposed massage parlor, to be located at 5005 W. Loomis Rd., Suite 101, submitted by Justin Czysz, d/b/a Poignant Dandelion Massage LLC. (Tax Key No. 647-9977-002), subject to the Plan Commission and Staff comments.

The applicant, Justin Czysz, was present to answer questions.

Motion by Mayor Neitzke, seconded by Ald. Kastner, to recommend Common Council approval of the Special Use Permit and Site Review for Poignant Dandelion Massage, a proposed massage parlor, to be located at 5005 W. Loomis Rd., Suite 101, submitted by Justin Czysz, d/b/a Poignant Dandelion Massage LLC. (Tax Key No. 647-9977-002), subject to Plan Commission and staff comments, and authorize a public hearing to be scheduled for May 19, 2026. Motion carried unanimously.

9. **Site, Landscaping, and Architectural Plan Review for Elizabeth Residences, a proposed assisted living facility, to be located at 9605 W. Cold Spring Rd., submitted by John and Richard Coury, d/b/a Jonrich LLC. (Tax Key No. 607-9981-004)**

Overview and Zoning

This 20-acre vacant site is zoned Planned Unit Development, which was approved by the Plan Commission on August 10, 2010 and the Common Council on December 7, 2010, with intentions to develop a senior housing complex. The developers, Elizabeth Residence, Inc., are ready to begin construction of Phase I with a one-story 60-unit Community Based Residential Facility (CBRF). Versions of this proposal have appeared before Plan Commission previously.

In accordance with DHS §83.04 (2) (f), Elizabeth Residence, operating as a Class C non-ambulatory (CNA) CBRF, may serve residents who are ambulatory, semi-ambulatory or non-ambulatory, one or more of whom are not physically or mentally capable of responding to an electronic fire alarm and exiting the facility without help or verbal or physical prompting. The facility will be staffed 24 hours a day, 365 days a year with staffing levels designed to support resident needs throughout the day and night. The community will serve residents requiring assisted living, memory care, and enhanced assisted living services.

The provided development timeline identifies construction to begin in May 2026 with an estimated construction timeline of approximately nine (9) months.

Site Plan

The development includes a one-story building on the north portion of the site, set back 35 feet from W. Cold Spring Rd. The building is 20,580 sq. ft. in area and is designed as two wings (each with 30 units) with the common areas (dining rooms, office, great room, patio, activity room, and living rooms) situated in the middle. The building entrances and guest/employee parking areas are on the south side of the building, not visible from W. Cold Spring Rd.

	Zoning Code PUD Standards	Elizabeth Residences Proposal
Minimum Open Space Ratio	0.40	0.78
Maximum Gross Density	25 units/acre	14.67 units/acre
Maximum Net Density	30 units/acre	21.17 units/acre
Minimum Lot Area (acres)	5	19.98
Setbacks	25 ft.	35 ft. front & 25 ft sides
Minimum Dwelling Unit Size for One-Bedroom Units	800 sq. ft.	N/A as these are not true “one-bedroom” units.

Unlike previous proposals, the developer is not presenting a Phase 2 development as part of the current agenda item. The following excerpt, which describes the Phase 2 development, is from 2018 when the project appeared before Plan Commission. This section has been included as it discusses stormwater management in response to both phases of development.

The developer intends to build a Phase 2 development, which would include a multi-story 233-unit Residential Care Apartment Complex (RCAC) facility. This would be more of an independent living building with 25 studio units, 172 one-bedroom units and 36 two-bedroom units. The building would include underground parking for approximately 169 vehicles. Phase 2 would not be developed for a few years and would come before the Plan Commission and Common Council for site, landscaping and architectural review at that time.

The developer has designed the stormwater retention pond, water meter pits, and all utilities with Phase 2 in mind. The Engineering Department has had many pre-submittal meetings with the architect and civil engineer to allow for initial review of these plans.

Site access from W. Cold Spring Rd. comes from the far east and west sides of the property. The east entrance is actually off of land owned by We Energies—their access road to their substation. The developer has an access easement agreement with We Energies for the east entrance, which does need to be amended slightly to allow added room for part of the drive around the site. The easement must also allow for Elizabeth Residences to widen the drive to accommodate the CBRF development. The applicant is aware that a final easement agreement shall be submitted to the Engineering Department for review and approval.

The mailboxes for the single-family residential homes on the north side of W. Cold Spring Rd. are located on the north side of the subject property. It will be up to the developer to coordinate with USPS on whether it is preferred to keep those mailboxes on the south side of the street or to have them be relocated.

With the CBRF utilizing We Energies' access drive to the east, the development will abut a single-family residence to the east. The house and garage are extremely close to We Energies' property line and the east driveway entrance. Staff recommends that a six-foot high solid fence and landscaping, to be recommended by the City Forester, be added to the site plan, east of the drive, to ensure a proper buffer to the residential home.

Landscape Plan

The plan is being reviewed by the City Forester. The landscape plan provided is the exact same plan that had previously been submitted in 2018. As such, the same comments still apply as no changes have been made since the last submittal.

Staff recommends landscaping along the We Energies east property line abutting the residential parcel, and installation of city trees in the right-of-way along W. Cold Spring Rd.

Importantly, the property currently has many large oak trees throughout the site, particularly along the western property line. The plan does not indicate the preservation of any of these trees or any other specimen tree. Staff recommends that preservation of specimen trees be prioritized as part of the approval and that no removal of any existing tree be permitted without the approval of a landscape plan by the City Forester. Furthermore, Staff recommends that the developer work with the City Forester to create a plan that protects these specimen trees throughout the construction process to limit soil compaction that may inadvertently harm the trees.

Once cut down, there is no capacity to meaningfully replace the trees currently found on the site due to their age, making intentional preservation vital from the start of the project. Given the opportunity to revisit the project, Staff recommends that preservation be prioritized.

All comments and recommended changes from the City Forester will be communicated to the applicant.

Architectural Plan

Much like the landscaping plans, the architectural plans have also remained largely unchanged. Architecturally, the one-story building offers varying roof lines and bump-outs, providing aesthetic diversity. Building materials include a variety of the following: stone veneer on the base of the entire building; concrete sills on top of the stone veneer; LP Smartside horizontal siding and trim; LP Smartside shake siding; and asphalt shingles. Windows in areas of vertical siding include trim edging. Windows in areas of shake siding or stone veneer include a concrete head and full veneer. Decorative louvers are located in some gabled peaks to break up the siding façade.

During the 2018 appearance before Plan Commission, Staff made the following recommendations:

Staff recommends the stone veneer be added to the two entrances on the south façade, under the porches for a higher-quality look as people enter the building. Staff also recommends stone veneer be added to the four (4) flat-roofed façade components and the very centered bump-out on the north façade facing W. Cold Spring Rd.

Photometric Plan

No photometric plan was provided as part of the current proposal. The following excerpt is from the 2018 appearance before Plan Commission.

The developer has supplied a photometric lighting plan, showing that light splay will not go beyond the property lines. Fifteen (15) 13- ft. black LED light poles with 6” arms will be located on the property, facing straight down, and 10 3.5-foot LED bollards will be located within the site.

Staff recommend approval and that the item be scheduled for the April 21, 2026 Common Council meeting.

Recommendation: Recommend Common Council approval of the Site, Landscaping, and Architectural Plan Review for Elizabeth Residences, a proposed assisted living facility, to be located at 9605 W. Cold Spring Rd., submitted by John and Richard Coury, d/b/a Jonrich LLC. (Tax Key No. 607-9981-004), subject to Plan Commission and Staff comments, and the following conditions:

(Items 1 through 11 are required to be satisfied prior to the issuance of permits associated with the proposed work. Contractors applying for permits should be advised accordingly.)

1. Revised Architectural plans being submitted to the Community Development Division showing the addition of stone veneer to the two entrances on the southern facade, under the porches, and to the two-facade bump-out components and the very centered bump-out on the northern facade.
2. Completion of City Engineering Division civil plan review process.
3. Revised Landscaping plan being submitted to the Community Development Division for approval by the City Forester. The revised plan shall include identification of the existing specimen trees identified for preservation and providing protection plans for those trees during the construction process.
4. An estimated cost of landscaping and screening be submitted to the Community Development Division and a letter of credit, or other form of security, in the amount of 100% of the estimated cost of landscaping and screening. The letter of credit, or other form of security, may be returned following the installation of landscaping and screening, per the approved landscaping plan.
5. Permit applications renewed and approved from the Wisconsin DNR for wetland fill permits.
6. Approvals from the WDNR, MMSD for sanitary permits, WDNR/ Milwaukee Water Works for water permits, and WDNR/ MMSD for stormwater permits.
7. An executed Planned Unit Development (PUD) Agreement signed by the applicant and the City. Said PUD Agreement will require certain security and cash payments/ deposits from the applicant and will be defined in the Agreement, once drafted by the City.
8. Payment of the City's impact fee of \$1,806 per new dwelling unit (to be taken in with the PUD Agreement).
9. The City accepts the road reservation along W. Cold Spring Rd., to ensure consistent Right-of-Way width along the road.
10. Engineering Division, DSPS, E-Plan, and/or MMSD review of the sanitary plans, storm and sewer mains, W & R, and exterior plumbing plans.

11. The execution of a Stormwater Management Maintenance Agreement (SWMMA) with the Engineering Division and the developer.

The son of the applicant, Matt Coury, was available to answer questions.

Mayor Neitzke voiced concerns regarding the location of the eastern driveway. Specifically, he questioned potential issues with long-term access to WEPCO power substation, even with an access agreement, because the neighboring parcel is an electrical utility. Ms. Wojak noted that the easement could be terminated and there would be nothing the City could do about the private property issue. Mayor Neitzke questioned if the site plan could be adjusted to ensure that all driveways are fully located on the property. The applicant stated that the central area of the building, which was proposed to house office space, could be condensed to accommodate a driveway on the eastern side of the property.

Mayor Neitzke questioned the utility connections given the newly installed storm sewer pipe. Ald. Kaster noted that the previous appearance was before the pipe was installed, leading him to believe that the plan would have likely changed. Mr. Coury did not provide clarification on how the utilities were planned to be handled on the site.

Ald. Kastner asked for the lineal footage of the front elevation, noting that the rendering seemed to depict a monolithic structure. Mr. Coury stated that the length of the building allowed residents to walk the hallways and get their steps. Ald. Kastner asked for clarification about how the applicant had decided upon the size and scale of the proposed structure given the single-family homes on the other side of Cold Spring Road. Mr. Coury stated that they own one of the homes.

Mayor Neitzke provided examples of several developments that have occurred throughout the City since the last time this project appeared before Plan Commission for approval. He explained how these developments have addressed needs of the community as well as redefined the standard for development that the City has come to expect from proposed developments.

Mayor Neitzke noted that the other plan included two phases of development. Mr. Coury stated that the southern portion of the property was still planned to be part of a phase two development. Mayor Neitzke noted, without presenting both phases

together as part of a single development, that it creates uncertainty when evaluating the current proposal. Ald. Kastner noted that the current plan depicts a driveway that would likely service the phase two development, but without a phase two plan, he did not feel he had the ability to evaluate if the sizing or placement were appropriate. Mayor Neitzke provided an example of stormwater management and how, without understanding the intensity of phase two, they could not accurately evaluate the pond to ensure that it was being rightsized.

The applicant stated that they were only presenting phase 1 at this time because they wanted to get that done first. Mayor Neitzke explained that the orderly development of the City was a key role of the Plan Commission and Common Council and that not being able to evaluate the full development of the entire parcel made that responsibility difficult to satisfy.

The applicant noted that some of the architectural changes could be made relatively quickly. Mayor Neitzke reiterated the importance of prioritizing preservation of trees throughout the site. He noted that, if not done correctly, construction activities could harm the trees. Mayor Neitzke and Ms. Wojak noted that the site plan of the proposed landscaping plans did not match the building layout of the proposed building. Mrs. Vlach stated that the proposed landscaping plan was provided as part of the current proposal, even though it was from several iterations prior and therefore not accurate to the proposed site plan.

Mr. Braswell stated that he felt the size of the building was out of proportion with the neighboring properties. Mayor Neitzke asked the applicant if they had considered rotating the building so the short end faced the neighborhood instead. Mr. Coury stated that rotating the building would ostracize the residents from the neighborhood. Mayor Neitzke noted that the current proposal does not provide integration with the neighborhood, such as connectivity points with the Powerline Trail.

Ms. Wojak asked if the applicant had provided street-level renderings to better conceptualize the scale of the building from neighboring properties. Mrs. Vlach stated that only elevations had been provided. Mayor Neitzke noted that having an orthophoto map with the site overlaid would also help conceptualize how the proposed development would fit within the context of the site and neighboring properties.

No action was taken on the item.

10. Community Development Report.

Mrs. Vlach stated the JG Appliances had received their occupancy permit and was open. She also noted that Cheba Hut would be having their grand opening in May. Mayor Neitzke provided an update on the construction of the shelter at the Turf. He also provided an update on Jansen Park pickleball court construction and Phase 3 of the Powerline Trail construction.

11. Adjournment.

Motion by Mr. Wies, seconded by Mr. Marshall, to adjourn the April 14, 2026, Plan Commission meeting at 7:05 p.m. Motion passed unanimously.

Respectfully submitted,
Gina Vlach, City Planner

Distributed April 16, 2026.