



COMMON COUNCIL MEETING AGENDA

Tuesday, May 19, 2026 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the May 5, 2026 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
 - 1. Public Hearing on a 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) (PC-4/14/16 Kastner)
 - a. Approve a Resolution for a 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) (PC-4/14/26 Kastner)
 - b. Approve a 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) (PC-4/14/26 Kastner)
 - 2. Public Hearing on a 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) (PC-4/14/26 Kastner)
 - a. Approve a Resolution for a 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) (PC-4/14/26 Kastner)
 - b. Approve a 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) (PC-4/14/26 Kastner)
 - 3. Public Hearing on a 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) (PC-4/14/26 Kastner)
 - a. Approve a Resolution for a 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) (PC-4/14/26 Kastner)

b. Approve a 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) (PC-4/14/26 Kastner)

4. Public Hearing on a 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) (PC-4/14/26 Kastner)

a. Approve a Resolution for a 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) (PC-4/14/26 Kastner)

b. Approve a 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) (PC-4/14/26 Kastner)

J. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

i. Two members to the Civil Service Commission for terms to expire 5/1/27 (formerly David Podeszwa and Paul Leu)

ii. Three members to the Civil Service Commission for a term to expire 5/1/29 (currently Robert Sherwood, David Shore, Veronica Wallace-Kraemer)

iii. One member to the Fire & Police Commission for a term to expire 5/1/31 (currently Dennis Clark)

K. New Business

1. Appointments to various committees and commissions:

a. Council appointments:

i. Confirmation of the Greenfield School District appointment to the Park & Recreation Board for a term to expire 5/31/27 (currently Nikki Cherek) *(Greenfield S.D. submitted recommendation that ? be reappointed as their representative)*

ii. Confirmation of the Whitnall School District appointment to the Park & Recreation Board for a term to expire 5/31/27 (currently Quin Brunette) *(Whitnall S.D. submitted recommendation that ? be reappointed as their representative)*

iii. A.D. #1:

One member to the Park & Recreation Board for a term to expire 5/31/30 (currently Denise Collins)

iv. A.D. #2:

One member to the Park & Recreation Board for a term to expire 5/31/30 (currently Cheryl Bailey)

v. A.D. #3:

One member to the Park & Recreation Board for a term to expire 5/31/30 (currently Michael Braswell)

b. Mayor appointments, confirmed by Council:

- i. Three members to the Board of Health for the Southwest Suburban Health Department for a term to expire 6/1/28 (currently Pam Akers, Richard Dettman, Mary Kitten)
2. Claim received from Travelers on behalf of their insured, Fred Usinger, Inc. (Goergen)
3. Approve applications for 2026-2027 operator licenses (Goergen)
4. Approve renewal applications for the following licenses to expire June 30, 2027: Class "A" Fermented Malt Beverage, "Class A" Liquor (Cider Only), Class "B" Fermented Malt Beverage, Combination "Class B" Fermented Malt Beverage & Liquor, Class C Wine, Combination "Class A" Fermented Malt Beverage & Liquor, Reserve Combination "Class B" Fermented Malt Beverage & Liquor, Dry Cleaning/Washing Machine, Entertainment, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of all licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of charges). (Goergen)
5. Approve an Outdoor Special Event application for the St. John the Evangelist Catholic Church Festival, to be located at 8500 W. Cold Spring Rd., from Friday, July 24, 2026 through Sunday, July 26, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, Food, and Commercial Building, Electrical, and Plumbing permits. (Vlach)
6. Approve an Outdoor Special Event application for the House of Harley Labor Day Weekend event, to be located at 6221 W. Layton Ave., from Friday, September 4 through Monday, September 7. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
7. Approve an Outdoor Special Event application for the House of Harley Fisher House event, to be located at 6221 W. Layton Ave., on July 11, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
8. Approve an Outdoor Special Event application for the House of Harley Test Ride Day event, to be located at 6221 W. Layton Ave., on May 30, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
9. Approve an Outdoor Special Event application for the House of Harley Summer Sales event, to be located at 6221 W. Layton Ave., on July 18, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
10. Approve an Outdoor Special Event application for the House of Harley Used Bike event, to be located at 6221 W. Layton Ave., on June 13, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
11. Approve an Outdoor Special Event application for the Salvation Army Outdoor Rummage Sale event, to be located at 2900 W. Cold Spring Rd., on July 11, 2026. Application includes the following combination of licenses/permits: OSE and Food. (Vlach)
12. Approve an Outdoor Special Event application for the Salvation Army Back to School Health Fair event, to be located at 2900 W. Cold Spring Rd., on August 29, 2026. Application includes the following combination of licenses/permits: OSE and Food. (Vlach)
13. Special Use Review and Site Review for Turkish Kebab House, a proposed limited-service restaurant, to be located at 5237 W. Loomis Rd., submitted by Shazad Ahmad, d/b/a Shazad Kebab House. (Tax Key No. 648-0008-003) (PC-5/12/26 Kastner)
14. Consider/approve a cooperation agreement with Milwaukee County for housing and community development activities. (Neitzke)
15. Discussion and decision to sign an agreement with The Sigma Group for Environmental Due Diligence

and Pre-Demolition Hazardous Materials Inspection in the amount of \$ 8,375. (Katz)

16. Discussion and decision to revise job description for Director of Parks and Recreation (J. Foley)
 17. Approval of disbursements in the amount of \$7,550,250.80.
 18. Approval of mileage reimbursements in the amount of \$916.70.
 19. Preliminary discussion of proposed first amendment to the Cold Spring Development Agreement and possible motion to go into closed session pursuant to Wis. Stat. § 19.85(1)(e) for deliberating and/or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically discussing City's bargaining posture and strategy regarding the first amendment to the Cold Spring Crossing (Spring Mall) Development Agreement. (Vlach)
 20. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(b) & (f), considering licensure, social or personal history, or medical information, for purposes of issuing a 2026-2027 Cigarette and Tobacco Products Retail License to the following:
 - a. Yash Patel, Officer of Falcon One Inc d/b/a Nexus Vape N Smoke
 21. Adjourn closed session and reconvene into open session.
 22. Discussion and possible action regarding the first amendment to the Cold Spring Crossing (Spring Mall) Development Agreement. (Vlach)
 23. Decision re: 2026-2027 Cigarette and Tobacco Retail License for Falcon One, Inc's Officer, Yash Patel (Goergen)
- L. Items for future agenda
- M. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.