

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, MAY 19, 2026

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 PM.

Present: Alderpersons Andrew Drzewiecki, Bruce Bailey, Karl Kastner, Pamela Akers, Shirley Saryan

Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Gina Vlach, City Planner

B. Opening Prayer

A prayer wasn't given.

C. Pledge of Allegiance

D. Approval of the May 5, 2026 Common Council minutes

Motion by Alderperson Bailey, seconded by Alderperson Kastner to approve. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke spoke about his visit to the Salvation Army's 10-year anniversary in the city of Greenfield and thanked them for being a part of our community. The Alan Kulwicki car show is this weekend, weather permitting.

Mayor Neitzke went to agenda item F.

Mayor Neitzke thanked Milwaukee County, Milwaukee Water Works, and DPW for working on the entrance to Konkel Park. He spoke about the complicated water main break and the progress made to return it to normal.

Mayor Neitzke went to agenda item G.

F. Aldermanic Reports

Alderperson Bailey discussed Arbor Day and tree plantings. He thanked the Department of Public Works for assisting with planting and pruning. Randy Esch, the superintendent of DPW, said that wood chips and mulch are readily available for free at DPW's east and west sites.

Mayor Neitzke went back to agenda item E.

G. Announcements

Mayor Neitzke spoke about Dan Jansen Fest this weekend. Alderperson Akers added that rides are up at Konkel Park.

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)

The public hearing opened at 7:04 PM.

Gina Vlach, City Planner, presented the site information, description of business, number of employees, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

The applicant is in attendance.

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Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to close the public hearing at 7:06 PM. Motion carried unanimously.

Alderperson Drzewiecki and Alderperson Kastner spoke about the commercial zoning being next to residential zoning.

Mayor Neitzke said that the concern at the Plan Commission meeting was parking, especially if there are twelve vehicles or more.

The applicant, Sherry Nolan, addressed the parking concerns and said that their clients are dropped off one at a time since they arrange schedules ahead of time.

Mayor Neitzke spoke about occupancy regulations.

- 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)

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to approve agenda items I1a and I1b. On a roll call vote, motion carried unanimously.

- 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)

Approved under agenda item I1a.

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)

The public hearing opened at 7:09 PM.

Mrs. Vlach presented the site information, description of business, number of employees, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Mayor Neitzke and Mrs. Vlach discussed the parking requirements.

Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing at 7:11 PM. Motion carried unanimously.

- 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)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items I2a and I2b.

Under discussion, Mayor Neitzke thanked the owners of the building for cleaning up the building.

Alderperson Bailey spoke about the motorcycle noise and said that there didn't appear to be any loud motorcycles to which the applicant agreed.

On a roll call vote, motion carried unanimously.

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- 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)

Approved under agenda item I2a.

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)

The public hearing opened at 7:12 PM.

Mrs. Vlach presented the site information, description of business, number of employees, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Mayor Neitzke said that the building is responsible for the driveway approach that's in disrepair. Mrs. Vlach said that Mike Wist from the Fire Department has been the point of contact. Mayor Neitzke stated that they should be made aware that the Council has put them on notice that it needs to be repaired. While they are being generous by approving this use, future uses may not be looked upon if they can't keep their property repaired.

Emily Brossette, the applicant, registered to speak in favor.

Aldersperson Saryan and Ms. Brossette discussed the services offered.

Motion by Aldersperson Kastner, seconded by Aldersperson Akers to close the public hearing at 7:15 PM. Motion carried unanimously.

- 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)

Motion by Aldersperson Kastner, seconded by Aldersperson Drzewiecki to approve agenda items I3a and I3b. On a roll call vote, motion carried unanimously.

- 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)

Approved under agenda item I3a.

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)

The public hearing opened at 7:16 PM.

Mrs. Vlach presented the site information, description of business, number of employees, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Motion by Aldersperson Kastner, seconded by Aldersperson Drzewiecki to close the public hearing at 7:17 PM. On a roll call vote, motion carried unanimously.

Aldersperson Kastner and Mrs. Vlach discussed the tenant occupying the basement, which the Fire Department inspected and approved.

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- 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)
Motion by Alderperson Kastner, seconded by Alderperson Akers to approve agenda items I4a and I4b. On a roll call vote, motion carried unanimously.
- 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)
Approved under agenda item I4a.

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)
Place on the next agenda.
- ii. Three members to the Civil Service Commission for a term to expire 5/1/29 (currently Robert Sherwood, David Shore, Veronica Wallace-Kraemer)
Place on the next agenda.
- iii. One member to the Fire & Police Commission for a term to expire 5/1/31 (currently Dennis Clark)
Place on the next agenda.

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*)
Mayor Neitzke reappointed Nikki Cherek.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to confirm the reappointment. Motion carried unanimously.

Nikki Cherek was reappointed to the Park & Recreation Board as the Greenfield School District Representative for a term to expire 5/31/27.
- 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*)
Mayor Neitzke reappointed Quin Brunette.

Motion by Alderperson Kastner, seconded by Alderperson Saryan to confirm the reappointment. Motion carried unanimously.

Quin Brunette was reappointed to the Park & Recreation Board as the Whitnall School District Representative for a term to expire 5/31/27.

iii. A.D. #1:

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

Mayor Neitzke reappointed Denise Collins.

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to confirm the reappointment. Motion carried unanimously.

Denise Collins was reappointed as a member to the Park & Recreation Board for a term to expire 5/31/30.

iv. A.D. #2:

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

Mayor Neitzke reappointed Cheryl Bailey.

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to confirm the reappointment. Motion carried with Alderperson Bailey abstaining.

Cheryl Bailey was reappointed as a member to the Park & Recreation Board for a term to expire 5/31/30.

v. A.D. #3:

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

Clerk Jennifer Goergen clarified that Michael Braswell resides in Aldermanic District 4, but at the time of the initial appointment, there wasn't anyone from that district. He was appointed in their place.

Mayor Neitzke reappointed Michael Braswell.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to confirm the reappointment. Motion carried unanimously.

Michael Braswell was reappointed as a member to the Park & Recreation Board for a term to expire 5/31/30.

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)

Mayor Neitzke reappointed Pam Akers, Mary Kitten, and Richard Dettman.

Motion by Alderperson Bailey, seconded by Alderperson Drzewiecki to confirm appointments. Motion carried with Alderperson Akers abstaining.

Pam Akers, Mary Kitten, and Richard Dettman were reappointed as members to the Board of Health for the Southwest Suburban Health Department for a term to expire 6/1/28.

2. Claim received from Travelers on behalf of their insured, Fred Usinger, Inc. (Goergen)
Referred to the city attorney.

3. Approve applications for 2026-2027 operator licenses (Goergen)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.

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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)

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve as presented. Motion carried unanimously.

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)

Motion by Alderperson Bailey, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.

Mayor Neitzke went to agenda item K7.

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)

Mayor Neitzke spoke about the construction on Layton Avenue and plans to have egress and ingress to try to accommodate it. Jeff Katz, Neighborhood Services Director, and Mayor Neitzke discussed the concern about construction happening at the same time. There will still be work done on Harley's side of the street, but all the pavement should be in. It is possible for the event to happen while still being mindful of unpredictable weather. Mayor Neitzke said that the contractor is not working during the time of the event.

Alderperson Akers asked if schools would be affected when they start again. Mark McClain, the applicant, and Mayor Neitzke spoke about using the high school and JATC as off-site parking. Alderperson Akers said that the first day of school is September 1st, so this could cause an issue with busing. There was a discussion about the event schedule on Friday, September 4, 2026. They won't be closing the road.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried 4-1, with Alderperson Akers opposed. Those in favor were Alderperson Drzewiecki, Bailey, Kastner, and Saryan.

Mayor Neitzke went to agenda item K11.

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)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items K7-K10. On a roll call vote, motion carried 4-1, with Alderperson Akers opposed. Those in favor were Alderperson Drzewiecki, Bailey, Kastner, and Saryan.

Mayor Neitzke circled back to agenda item K6.

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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)
Approved under agenda item K7.
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)
Approved under agenda item K7.
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)
Approved under agenda item K7.
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)
Motion by Alderperson Akers, seconded by Alderperson Kastner to approve agenda items K11-K12.
Motion carried unanimously.
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)
Approved under agenda item K11.
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)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
14. Consider/approve a cooperation agreement with Milwaukee County for housing and community development activities. (Neitzke)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
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)
Mayor Neitzke explained that this relates to the house that's under contract on Loomis Road that the Common Council previously authorized. It was written into the contract.

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
16. Discussion and decision to revise job description for Director of Parks and Recreation (J. Foley)
Mayor Neitzke explained that it hasn't been updated in the last 25 years and needs to be current.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve.

Under discussion, Mayor Neitzke and Scott Jaquish, Parks & Recreation Director, discussed that the next Common Council meeting will be his last.

Mayor Neitzke described the hiring process. There is potential for an internal applicant to be interviewed, and a recommendation could be made to the entire Council without an interview, or

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there could be a panel interview. The goal is to have a seamless transition when Mr. Jaquish retires and the new director starts. After interviews, the position could be approved at the next Common Council meeting on June 16, 2026, and they would start soon after that.

On a roll call vote, motion carried unanimously.

17. Approval of disbursements in the amount of \$7,550,250.80.

Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items K17-K18.
Motion carried unanimously.

18. Approval of mileage reimbursements in the amount of \$916.70.

Approved under agenda item K17.

Mayor Neitzke went to agenda item K20.

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

Motion by Alderperson Akers, seconded by Alderperson Kastner to go into closed session at 7:35 PM.

Mayor Neitzke read agenda item K19 so that they could stay in closed session to discuss. Alderperson Akers amended her motion. Alderperson Kastner said that he willed it.

On a roll call vote, motion carried unanimously.

21. Adjourn closed session and reconvene into open session.

Motion by Alderperson Kastner, seconded by Alderperson Akers to adjourn closed session and reconvene into open session at 8:05 PM. Motion carried unanimously.

22. Discussion and possible action regarding the first amendment to the Cold Spring Crossing (Spring Mall) Development Agreement. (Vlach)

Motion by Alderperson Akers, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.

23. Decision re: 2026-2027 Cigarette and Tobacco Retail License for Falcon One, Inc's Officer, Yash Patel (Goergen)

Place on the next agenda.

L. Items for future agenda

M. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn at 8:07 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 5/22/2026

RESOLUTION NO. 5039

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)

WHEREAS, Sherry Nolan, d/b/a New Mercy Adult Day Service, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish New Mercy Adult Day Service, a proposed service for the elderly and disabled, to be located at 4745 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 19, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Sherry Nolan, d/b/a New Mercy Adult Day Service, resides at 4883 N. 26th St., Milwaukee WI 53209.
2. The property is owned by Alamo Forest Home, LLC, which is headquartered at 4745 W. Forest Home Ave.
3. New Mercy Adult Day Service will occupy the entirety of the 1,600 sq. ft. commercial building located at 4745 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 9 and the Southwesterly 10 feet of Lot 8, Block 2, in Elmwood Manor, a recorded subdivision, all being a part of the Northeast 1/4 of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 531-1127-000

Said land being located at 4745 W. Forest Home Ave.

4. The applicant is proposing to operate a service for the elderly and disabled in the existing commercial building.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits services for the elderly and disabled as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Forest Home Ave. commercial corridor. Properties to the north and west are located in the City of Milwaukee and developed

for residential and commercial use. Properties to the south are developed as commercial. Properties to the east are developed for residential use.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Sherry Nolan, d/b/a New Mercy Adult Day Service, to establish New Mercy Adult Day Service, a proposed service for the elderly and disabled, to be located at 4745 W. Forest Home Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on April 14, 2026, and by the Common Council on May 19, 2026. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for New Mercy Adult Day Service are 7:00am to 6:30pm daily.
4. Off-Street Parking. A total of 12 off-street parking stalls are required for the commercial building. The property will provide 6 off-street parking stalls. Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Sherry Nolan, d/b/a New Mercy Adult Day Service

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of May, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5040

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)

WHEREAS, Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co., duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Milwaukee Moto Detail Co., a proposed motorcycle detailing company, to be located at 4230 W. Loomis Rd.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 19, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co., resides at 5625 College Point Ct., Caledonia WI 53402.
2. The property is owned by Shaf International, which is headquartered at 34 Owens Dr., Wayne NJ 07470.
3. Milwaukee Moto Detail Co. will occupy the approximately 1,800 sq. ft. commercial tenant space located at 4230 W. Loomis Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Southwest $\frac{1}{4}$ of Section 24 Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at a point 1,150 feet South and 24.75 feet East of the Northwest corner of said $\frac{1}{4}$ Section; thence South 176.97 feet to a point; thence East 43.45 feet to a point; thence Northeasterly 4.00 feet to an angle point; thence Northeasterly 237.07 feet to a point that is 1,150 feet South of the North line of said $\frac{1}{4}$ Section; thence West 203.80 feet to the point of beginning.

Also including that part of the Southwest $\frac{1}{4}$ of Section 24 Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at a point 1,150 feet South and 24.75 feet East of the Northwest corner of said $\frac{1}{4}$ Section; thence North 168.07 feet to a point; thence Southeasterly 236.01 feet to a point; thence Southwesterly 9.38 feet to a point; thence West 168.88 feet to the point of beginning.

Excepting therefrom, those parts taken for public street purposes and those parts taken by Documents No. 7933934, 11305019 and 11321350.

Tax Key No. 600-9969-004

Said land being located at 4230 W. Loomis Rd., Greenfield, WI 53221.

4. The applicant is proposing to operate a motorcycle detailing company in the existing commercial tenant space.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits vehicle detailing businesses as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Loomis Rd. commercial corridor. Properties to the north, south, and east are developed as commercial. Properties to the west are developed as residential.
7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co., to establish Milwaukee Moto Detail Co., a proposed motorcycle detailing company, to be located at 4230 W. Loomis Rd., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on April 14, 2026, and by the Common Council on May 19, 2026. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Milwaukee Moto Detail Co. 8:00am to 5:00pm, Monday through Friday, and 8:00am to 3:00pm Saturday.
4. Off-Street Parking. A total of 9 off-street parking stalls is required for Milwaukee Moto Detail Co. The entire multi-tenant commercial building requires a total of 44 off-street parking

stalls. The property will provide 10 off-street parking stalls. Common Council may waive the shortage.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.

6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a

residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon

a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Jose Maria Sarabia Ibarra, d/b/a Milwaukee Moto Detail Co.

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of May, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5041

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)

WHEREAS, Emily Brossette, d/b/a BodywoRx LLC., duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish BodywoRx, a proposed personal wellness center, to be located at 4639 S. 108th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 19, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Emily Brossette, d/b/a BodywoRx LLC., is based out of W236S7050 Big Bend Dr., Suite 5, Big Bend WI 53103.
2. The property is owned by Forest Park Real Estate Co, LLC, headquartered at 2765 S. 27th St., Milwaukee WI 53215.
3. BodywoRx will occupy the approximately 1,100 sq. ft. commercial tenant space located at 4639 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lots 2, 3, 4 and 5 of Block 1 of Valley View Heights, a recorded subdivision, plus the East 1/2 of a vacated alley adjacent on the West, all being a part of the Southeast 1/4 of Section 19, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 609-0033-001

Said land being located at 4629-4663 S. 108th St.

4. The applicant is proposing to operate a personal wellness business in the existing commercial tenant space.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits personal wellness businesses as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the S. 108th St. commercial corridor. Properties to the north, south, and east are developed as commercial. Properties to the west are developed as residential.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Emily Brossette, d/b/a BodywoRx LLC., to establish BodywoRx, a proposed personal wellness center, to be located at 4639 S. 108th St., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on April 14, 2026, and by the Common Council on May 19, 2026. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for BodywoRx are 7:00am to 8:00pm daily.
4. Off-Street Parking. A total of 6 off-street parking stalls is required for BodywoRx. The entire multi-tenant commercial building requires 70 off-street parking stalls. The property will provide 67 off-street parking stalls. Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Emily Brossette, d/b/a BodywoRx LLC.

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of
May, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5042

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)

WHEREAS, Justin Czysz, d/b/a Poignant Dandelion Massage LLC, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Poignant Dandelion Massage, a proposed massage parlor, to be located at 5005 W. Loomis Rd., Suite 101; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 19, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Justin Czysz, d/b/a Poignant Dandelion Massage LLC, resides at 4003 S. 88th St., Greenfield WI 53228.
2. The property is owned by Cody Properties, LLC, which is headquartered at 7111 W. Drexel Ave., Franklin WI 53132
3. Poignant Dandelion Massage will occupy 500 sq. ft. commercial tenant space located at 5005 W. Loomis Rd., Suite 101, Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 2 of Certified Survey Map No. 1349, being a part of the Southeast 1/4 of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Subject to and including easements.

Tax Key No. 647-9977-002

Said land being located at 5005 W. Loomis Rd.

4. The applicant is proposing to operate a massage parlor in the existing commercial building.
5. The aforesaid premise is zoned C-3 Highway and Commercial Service District under the Zoning Ordinance of the City of Greenfield, which permits massage parlors as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Loomis Rd. commercial corridor. Properties to the north, south, and west are developed as commercial. Properties to the east are developed as residential.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Justin Czysz, d/b/a Poignant Dandelion Massage LLC, to establish Poignant Dandelion Massage, a proposed massage parlor, to be located at 5005 W. Loomis Rd., Suite 101, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on April 14, 2026, and by the Common Council on May 19, 2026. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Poignant Dandelion Massage are 9:00am to 8:00pm daily.
4. Off-Street Parking. A total of 3 off-street parking stalls is required for Poignant Dandelion Massage. The entire multi-tenant commercial building requires a total of 53 off-street parking stalls. The property will provide 54 off-street parking stalls.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.
 - B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them. The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Justin Czysz, d/b/a Poignant Dandelion Massage LLC

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of
May, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5043

Special Use 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)

WHEREAS, Shazad Ahmad, d/b/a Shazad Kebab House duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Turkish Kebab House, a limited-service restaurant, to be located at 5237 W. Loomis Rd.; and,

WHEREAS, after due notice, this item was reviewed by the Common Council on May 19, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Shazad Ahmad, d/b/a Shazad Kebab House, is based out of 5237 W. Loomis Rd., Greenfield, WI 53129
2. The property is owned by Haiffa Oil, LLC, 5235 W. Loomis Rd., Greenfield, WI 53129.
3. Turkish Kebab House will occupy approximately 400 sq. ft. of the existing tenant space located at 5237 W. Loomis Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 3527, being a part of the Southwest $\frac{1}{4}$ of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 648-0008-003.

Said land being located at 5235-7 W. Loomis Rd.

4. The applicant is proposing to establish a limited-service restaurant in the existing commercial building.
5. The aforesaid premise is zoned C-3 Highway & Commercial Service Business District under the Zoning Ordinance of the City of Greenfield, which permits limited-service restaurants as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along W. Loomis Rd. that is developed for commercial and residential uses. Properties to the east are developed for residential use; properties to the north and west are developed for commercial use; and properties to the south are located in the Village of Greendale and are developed for residential use.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Shazad Amad d/b/a Shazad Kebab House to establish Turkish Kebab House, a limited-service restaurant, to be located at 5237 W. Loomis Rd., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on May 12, 2026 and by the Common Council on May 19, 2026. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to any required building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Turkish Kebab House will be 11:00am – 9:00pm, daily.
4. Off-Street Parking. A total of 6 off-street parking stalls are required for Turkish Kebab House, and 8 are required for the building's other use as a service station, for a total of 14 spaces required. The property will provide 8 off-street parking stalls. Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

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20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Shazad Amad d/b/a Shazad Kebab House

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of May, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk