

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, JUNE 16, 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

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the May 19, 2026 Common Council minutes

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

E. Mayor's Report

F. Aldermanic Reports

Alderperson Akers and Mayor Neitzke discussed the concert series at Konkell Park that has started.

G. Announcements

H. Citizen Commentary

Mayor Neitzke introduced Linda Strike, 4942 S. 78th St. She stated, "I think I wouldn't have to come and speak here tonight, but another year has come and gone and at myself and my neighbors on my block, still have to listen to constant 24/7 noise coming from the air conditioning unit of the Ascension Hospital at 4935 S. 78th Street. I am here again, before you, to ask the Common Council to please take action to force the people responsible for the maintenance of the Ascension Hospital to fix the persistent, irritating noise coming from their air conditioning unit. I stood here last year with the same request and no resolution. The noise has been getting significantly louder every year from the time I get up in the morning to pick up the paper till the time I take the dog out at night. There is a constant, high-pitched whine in addition to the general noise running of the unit always in the background of my hearing. We cannot even sleep with our windows open, as the sound keeps us from getting a good night's rest. Last year, Mayor, you were kind enough to stop over after a meeting with the Council to hear the noise for yourself. And, Mr. Mayor, we appreciated your effort and taking the time to hear it. A few of us had recorded the noises on our phones, which I would be happy to send to each and every one of you if you want to hear it.

I know the people of Ascension have been made aware of the problem since 2024 for sure, maybe even 2023. However, they seem to be very reluctant to fix it. My assumption is they just don't care and don't want to spend the money to get it fixed correctly. From what I saw in your GIS map, according to latest assessment, this property is valued at over \$13,000,000. I would think anyone owning that valuable a property has the money to take care of the problem. However, the owners are out of state. So ask yourself, 'Why should they care about a Greenfield neighborhood?' But I do, and I hope you will too. We the people who live on the block cannot force them to do anything, but you can. The City of Greenfield has various tools available to require whoever is responsible for the maintenance of the hospital to address this issue once and for all. I ask you again, please hear us and help us enjoy our yards again like prior to the conversion of the Barnes and Noble into the hospital, we had been previously able to do. In my case, for over 40 years. Thank you."

Mayor Neitzke introduced Casey Dembowiak, who said, "Thank you very much for having Linda and I here. Like Linda said, I first reported this problem in 2022, when I think this hospital fully took to the opening with this ringing." Alderperson Bailey asked him to state his name and address. Mr. Dembowiak continued,

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

"My name is Casey Dembowiak. My address is 4955 S. 78th Street. I live an angled direction from this Ascension Hospital. This ringing, I have recordings of it; if you'd like me to play it from two days ago from my bedroom, from the side of my house, and my porch. It's a constant ringing. I spend half of my life on the east side of Milwaukee because I own and operate a greenhouse, and the ringing is more distress than living on Humboldt Boulevard in the middle of Milwaukee. It keeps me awake.

Vanderbilt has done a lot review on this constant ringing because it's happening more and more now with data centers and air conditioning units. It's called a noise nuisance, a public disturbance sounds that interfere with the public peace or violation specific tone and decibel limits. There's currently lawsuits right now in Mississippi, Detroit, Washington, Arkansas with crypto mines with the same exact ringing that they're coming under lawsuits. There was actually a case in New Jersey, and the plaintiffs with the ringing sued the city and the companies, and they won. There is a thing on ABC news: a high pitched whistle coming from a nearby business at night is usually caused by failing industrial fans, commercial HVAC chillers, compressed air leaks. They seem unusually loud at nighttime due to the temperature inversion, a lack of daytime noise. This is all I hear at nighttime. It wakes me up, and I can't even tell you, once you wake up by this pitch, you stay awake.

A high-pitched whistle can cause physical harm if the sound is excessively loud or even at low volumes. Substained exposure can cause ear discomfort, headaches, tinnitus. Beyond physical damage, sleep disruption resulting in stress, fatigue, and anxiety are health risks. Our whole neighborhood is hearing this. We can't sit in our backyards. We can't sit outside. I can't even sleep. I love living in Greenfield. I love paying our police department. They make good money. I have a few police friends. They make very good wages, and they're doing a great job protecting us as citizens. But I personally feel like the Common Council has failed us over the last five years. We have no City Attorney sitting here because we decided we were going to save money as a city, so we were going to keep him on a retainer. And y'all can't approve to hire a city attorney to fight this for our neighborhood. It's a disgrace, I think. I wish it would go away. I wish you guys would see and hear us because I don't think you do. Last year you were going to take care of it, and zero. It's all I hear, constant ringing. There's lawsuits coming on with cities and states that are getting sued because of this. There needs to be something. It's keeping us awake at nighttime. The tax rate on that property is \$170,000 for their property taxes. We have 20 houses that signed that petition, like the Common Council asked us to do to send to the company to send everyone. We did this, and we are responsible for a \$156,000 tax base. I think that we live there; that's our neighborhood. Y'all need to help us out because it's terrible. Thank you."

Mayor Neitzke said that their comments are going to be recorded verbatim in the minutes and that will help. Our City Attorney is in contact with them as we speak. Mr. Dembowiak added, "It would be nice if the Common Council would approve the City Attorney some funds for him to fight this for us." Mayor Neitzke said that we have already done that. He's doing that. Mayor Neitzke said that he understands the distress that it causes. He apologized profusely.

I. Public Hearings

1. Public Hearing on a Special Use Permit for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios. (Tax Key No. 567-9972-004) (PC-5/12/26 Kastner)

The public hearing opened at 7:11 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.

Motion by Alderperson Akers, seconded by Alderperson Kastner to close the public hearing at 7:12 PM. Motion carried unanimously.

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

- a. Approve a Resolution for a Special Use Permit for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios. (Tax Key No. 567-9972-004) (PC-5/12/26 Kastner)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items I1a and I1b as presented. On a roll call vote, motion carried unanimously.
- b. Approve a Site Review for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios. (Tax Key No. 567-9972-004) (PC-5/12/26 Kastner)

Approved under agenda item I1a.

2. Public hearing on the discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet. (PC-5/12/26 Kastner)

The public hearing opened at 7:13 PM.

Mrs. Vlach presented the site information and a description of the process. The property owners to the north and south are in favor. Both properties need a CSM created, which both owners agreed to.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to close the public hearing at 7:14 PM. Motion carried unanimously.

- a. Approve a Resolution discontinuing general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet. (PC-5/12/26 Kastner)
Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.

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. Mayor appointments, confirmed by Council:

- i. Two members to the Public Library Board for a term to expire 7/1/29 (currently Amber Lococo, Marie Cardenas)
Mayor Neitzke reappointed Amber Lococo and Marie Cardenas.

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to confirm appointments. Motion carried unanimously.

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

Amber Lococo and Marie Cardenas were reappointed as two members to the Public Library Board for a term to expire 7-1-29.

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

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

3. Approve an application for a 2026-2027 Combination "Class B" Fermented Malt Beverage and Liquor Retailer's License for Mike's Tap LLC, Michael G Koklas, Agent, for the property at 4500 W. Forest Home Ave. (Mike's Tap). 1st floor and basement of a 2 story brick building. Serving alcohol on 1st floor at bar and tables. Alcohol to be stored in coolers and shelves behind bar in basement. Records are stored in office in corner of basement located at 4500 W. Forest Home Ave. (Goergen)

Mayor Neitzke and Jennifer Goergen, City Clerk, discussed that they have made a request to change the trade name to Joey's Mob Scene, the historical reference.

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

4. Approve renewal applications for the following licenses to expire June 30, 2027: Combination "Class B" Fermented Malt Beverage & Liquor, Combination "Class A" Fermented Malt Beverage & Liquor, 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 Akers, seconded by Alderperson Bailey to approve. Motion carried unanimously.

5. Discussion/decision to sign a 60-month lease with Pitney Bowes for a new mailing system/postage machine. (Goergen)

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

6. Adopt a resolution under Sec. 125.06(6), Wis. Stats., permitting the sale of beer at city parks by city officials and employees. (Geary)

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

Under discussion, Alderperson Kastner and Alderperson Saryan requested more information.

Scott Jaquish, Parks and Recreation Director, explained that there was an approved resolution that said that volunteers or City staff could only sell beer at the AMP at Konkel Park. The request and need for other areas to be included is why the language now says city parks instead of just Konkel Park. He spoke about future tournaments at the pickleball courts and travelling beer gardens. Mayor Neitzke added that City employees are still under City licensing.

On a roll call vote, motion carried unanimously.

7. Adopt an ordinance to create section 9.16 barring loitering in medians and safety zones. (Geary)

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

Under discussion, Alderperson Saryan asked about appropriate signage and locations. Mayor Neitzke answered that it's more difficult to enforce if there aren't signs. The signs would go on medians or intersections that are troublesome. Alderperson Kastner spoke about rules that we uphold that don't have signage, and how the signage helps but doesn't preclude us from enforcing even without the signs. Mayor Neitzke added that there are daily calls for public service for individuals on medians to have them move along and not subject themselves to safety and hazard risks.

On a roll call vote, motion carried unanimously.

8. Discussion/decision regarding agreement with Klemme Floats LLC. (Jaquish)

Mayor Neitzke said that Mr. Jaquish is retiring and asked that he present the item.

Mr. Jaquish presented the history of Parks and Recreation with Klemme Floats. This agreement is for the Fourth of July float at the parade.

Aldersperson Akers spoke about America turning 250 years. Mr. Jaquish said that there will be 250th decorations, but more Park and Rec themed, like they normally do on the float. 2021 was the first year we had a float from them in the Fourth of July parade.

Motion by Aldersperson Akers, seconded by Aldersperson Drzewiecki to approve.

Mayor Neitzke said that Mr. Jaquish has been with the City for 30 years. Tomorrow is his last day before retiring. Under his stewardship and leadership within the City: the AMP was built; the Farmer's Market went to Konkell Park; Dan Jansen's grounds were vastly improved; the volleyball courts were moved and improved; the AMP Haus is wonderful; Konkell Park's expansion and improvements were made; obtaining Kulwicki Park; the Powerline Trail and its phases and locations; the improvements of parks; the Falcon Trail; the massive amount of Park and Rec program registrations; Cruisin' Santa; Easter; the Christmas Tree Lighting; the ice skating rink; and everything you've done. He said that on behalf of the City of Greenfield and its 37,803 residents and Common Council, he applauded Mr. Jaquish's work.

Mr. Jaquish thanked everyone and said that he didn't do any of those accomplishments alone. The Common Council was there step by step. He will miss the relationships and friendships most. The accomplishments are nice, but he treasured meeting people along the way more, including the Common Council. He thanked them for allowing him to complete the accomplishments that they did.

Aldersperson Akers and Mayor Neitzke spoke about the Community Center, flag poles, Arbor Days, Little League opening days, softball and volleyball tournaments, and relationships with school sports teams.

On a roll call vote, motion carried unanimously.

9. Discussion and decision to approve a Fire Station 92 Rooftop HVAC Unit replacement project. (D. Weber)

Dan Weber, Assistant Fire Chief, presented the project. The unit is aging out and needs repairs. He spoke about the process: the bidding and selecting a contractor. The project would be paid for using existing funds from the fire department budget. Dillett Mechanical Services was chosen.

Motion by Aldersperson Akers, seconded by Aldersperson Kastner to approve the contract with Dillett Mechanical to replace this HVAC unit.

Under discussion, Aldersperson Drzewiecki and Assistant Chief Weber discussed that there is a parapet wall that would go up with the unit on the roof to mitigate sound.

On a roll call vote, motion carried unanimously.

10. Discussion and decision to approve a Participating Provider Agreement (PPA) with Paralign and the WEMSA Community EMS Network. (D. Weber)

Assistant Chief Weber presented the agreement that allows the fire department to generate income through insurance companies and health plans for our community paramedic services. He spoke about how the funds were obtained before; it would be a permanent funding source, non-taxpayer, and without creating city staff. This network would go out on our behalf and negotiate with insurance companies so that we are reimbursed for services.

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

11. Discussion and decision to adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2025 Compliance Maintenance Annual Report (CMAR). (Katz)

Mayor Neitzke said this is done annually, and it is required for the sanitary sewer.

Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried 4-0, with Alderperson Drzewiecki abstaining.

12. Approve an Outdoor Special Event application for the House of Harley Pop Up Music Series event #1, to be located at 6221 W. Layton Ave., on June 20, 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 K12-K19 as presented. Motion carried 4-1, with Alderperson Akers opposed. Those in favor were Alderperson Drzewiecki, Bailey, Kastner, and Saryan.

13. Approve an Outdoor Special Event application for the House of Harley Pop Up Music Series event #2, to be located at 6221 W. Layton Ave., on July 25, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

14. Approve an Outdoor Special Event application for the House of Harley Pop Up Music Series event #3, to be located at 6221 W. Layton Ave., on August 1, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

15. Approve an Outdoor Special Event application for the House of Harley Pop Up Music Series event #4, to be located at 6221 W. Layton Ave., on August 8, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

16. Approve an Outdoor Special Event application for the House of Harley Pop Up Music Series event #5, to be located at 6221 W. Layton Ave., on August 15, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

17. Approve an Outdoor Special Event application for the House of Harley Firefighter Retiree Lunch event, to be located at 6221 W. Layton Ave., on August 19, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

18. Approve an Outdoor Special Event application for the House of Harley Veteran Suicide Awareness Ride event, to be located at 6221 W. Layton Ave., on August 22, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

19. Approve an Outdoor Special Event application for the House of Harley Oktoberfest event, to be located at 6221 W. Layton Ave., on September 19, 2026. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food. (Vlach)
Approved under agenda item K12.

20. Approve an Outdoor Special Event application for the Corner Club Birthday Party event, to be located at 4309 W. Grange Ave., on July 12, 2026. Application includes the following combination of licenses/permits: OSE and Temporary Extension of Premises. (Vlach)

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

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

21. Approve an Outdoor Special Event application for Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, 7825 W. Layton Ave., on Sunday, July 19, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, commercial electrical, and plumbing permits, sign permit, and Extension of Premises (band, dancing, folk dancing). (Vlach)

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

22. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding a parking restriction on the west side of S. 84th Street, south of W. Forest Home Avenue. (BPW, 5/26/26, Ald. Bailey)

Motion by Alderperson Bailey, seconded by Alderperson Drzewiecki to approve agenda items K22-K26 that were vetted and requested. On a roll call vote, motion carried unanimously.

23. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding stop signs on Midland Avenue and 47th Street and on Ohio Avenue and 45th Street. (BPW, 5/26/26, Ald. Bailey)

Approved under agenda item K22.

24. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 647 regarding parking restrictions on South 68th Street. (BPW, 5/26/26, Ald. Bailey)

Approved under agenda item K22.

25. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1084 regarding U-turns on South 68th Street. (BPW, 5/26/26, Ald. Bailey)

Approved under agenda item K22.

26. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1104 regarding U-turns on South 68th Street. (BPW, 5/26/26, Ald. Bailey)

Approved under agenda item K22.

27. Approve a Site and Landscape Plans for a parking lot redesign for the CITGO Gas Station, located at 4715 S. 27th St., submitted by Bilal Amjad, d/b/a Ali's Investments. (Tax Key No. 622-9999-000) (PC-6/9/26 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items K27-K30. On a roll call vote, motion carried unanimously.

28. Approve Site, Landscaping, and Architectural Plan Review for Tuckaway Heights Apartments, located at 5470 S. Tuckaway Ln., submitted by Matthew Stasik, d/b/a Point Real Estate Management, LLC (Tax Key No. 645-9999-005) (PC-6/9/26 Kastner)

Approved under agenda item K27.

29. Approve a Special Use Review and Site Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Juanita Campos, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002) (PC-6/9/26 Kastner)

Approved under agenda item K27.

30. Approve a Special Use Review and Site Review for an expansion of Game Together MKE, an existing used merchandise store, to be located at 4635 S. 108th St., submitted by Steven Barron d/b/a Game Together MKE. (Tax Key No. 609-0033-001) (PC-6/9/26 Kastner)

Approved under agenda item K27.

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

31. Approval of schedules of disbursements in the amount of \$10,972,656.46. (Schafer)
Motion by Alderperson Saryan, seconded by Alderperson Drzewiecki to approve agenda items K31-K33. On a roll call vote, motion carried unanimously.
32. Approval of mileage reimbursements in the amount of \$183.44. (Schafer)
Approved under agenda item K31.
33. Accept Investments and reinvestments for April 2026. (Schafer)
Approved under agenda item K31.
34. 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 the following:
 - a. 2026-2027 Operator License to Olivia Nicole Fallon
 - b. 2026-2027 Cigarette and Tobacco Products Retail License to Yash Patel, Officer of Falcon One Inc d/b/a Nexus Vape N Smoke (CC-5/19/26)
 - c. 2026-2027 Cigarette and Tobacco Products Retail License, Class "A" Fermented Malt Beverage Retailer's License, and "Class A" Liquor - Cider Only Retailer's License to Bryan Peck, Agent of Speedway LLC d/b/a Speedway #4154 (Goergen)Mayor Neitzke said that he would take agenda item K34 first and then come out of closed session to act on K36-K39. Then go back into closed session for K35 and come out to handle K40 and K41.

Motion by Alderperson Akers, seconded by Alderperson Bailey to go into closed session at 7:37 PM. On a roll call vote, motion carried unanimously.

Council went to agenda item K36.
35. Common Council to remain in closed session pursuant to Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility to discuss employment contract and compensation (Foley)
Motion by Alderperson Akers, seconded by Alderperson Bailey to go into closed session at 8:08 PM. On a roll call vote, motion carried unanimously.

Council went to agenda item K36.
36. 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 8:04 PM. Motion carried unanimously.

Mayor Neitzke went to agenda item K37.

Motion by Alderperson Akers, seconded by Alderperson Saryan to adjourn closed session and reconvene into open session at 9:27 PM. Motion carried unanimously.

Mayor Neitzke went to agenda item K40.
37. Decision re: 2026-2027 Operator's License for Olivia Nicole Fallon (Goergen)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
38. Decision re: 2026-2027 Cigarette and Tobacco Retail License for Falcon One, Inc's Officer, Yash Patel (Goergen) (CC-5/19/26)
Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried 3-2, with Alderperson Drzewiecki and Akers opposed. Those in favor were Alderperson Bailey, Kastner, and Saryan.

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

39. Decision re: 2026-2027 Cigarette and Tobacco Products Retail License, Class "A" Fermented Malt Beverage Retailer's License, and "Class A" Liquor - Cider Only Retailer's License to Bryan Peck, Agent of Speedway LLC d/b/a Speedway #4154 (Goergen)

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

Mayor Neitzke circled back to agenda item K35.

40. Decision to approve Agreement between the City of Greenfield and Mikayla Cancilla (Foley)

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

41. Decision regarding closed session item (Foley)

Motion by Alderperson Akers, seconded by Alderperson Bailey to proceed as directed. On a roll call vote, motion carried unanimously.

L. Items for future agenda

M. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Bailey to adjourn at 9:28 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 6/19/2026

SIGN UP SHEET
CITIZEN COMMENTARY OF COMMON COUNCIL AGENDA

TO OPERATE IN AN ORDERLY AND EFFECTIVE FASHION, THE COMMON COUNCIL IS GOVERNED BY RULES THAT ESTABLISH CLEAR PROCEDURES FOR TONIGHT'S MEETING.

SPEAKING BEFORE THE COMMON COUNCIL IS A PRIVILEGE AFFORDED UNDER THE RULES. THE COMMON COUNCIL BY ITS RULES, HAS ALLOTTED 30 MINUTES FOR CITIZEN COMMENTARY. WE ASK THAT ANYONE WISHING TO SPEAK BE RESPECTFUL AND COURTEOUS. THREATENING, DEMEANING, INSULTING, DISRUPTIVE AND DISRESPECTFUL COMMENTS AND/OR ACTIONS DURING THE MEETING WILL NOT BE TOLERATED AND THE INDIVIDUAL RESPONSIBLE WILL BE RULED OUT OF ORDER. WHEN ADDRESSING THE COMMON COUNCIL, STATE YOUR NAME AND ADDRESS FOR THE RECORD AND DIRECT ALL REMARKS TO THE COUNCIL.

THANK YOU FOR YOUR COOPERATION.

	<u>Name</u>	<u>Address</u>
1.	Linda Strike	49425 78th St
2.	Casey Dembowick	49555 78 th St
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

ORDINANCE NO. 4018

AN ORDINANCE TO CREATE SECTION 9.16 BARRING LOITERING IN MEDIANS AND SAFETY ZONES

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 9.16 of the Greenfield Code of Ordinance be, and hereby is, created to read:

“9.16 Loitering in Medians or Safety Zones

- (1) *Definitions.* In this section:
 - (a) “Median” means a paved or unpaved area, whether elevated/grassed or not, dividing a street or highway that separates lanes of traffic.
 - (b) “Safety zone” means the area or space defined in s. 340.01(55), Wis. Stats.
- (2) *Loitering prohibited.* No person shall stand, sit, or stay upon any median or any safety zone. It is prima facie evidence of a violation of this section if a person stays on a median through two consecutive opportunities, which may include a change in the traffic control signal or lack of traffic, as applicable, to cross the highway in a safe and legal manner. This provision shall not apply to:
 - (a) Persons using a crosswalk or safety zone to cross a street or to board or alight from a public conveyance.
 - (b) Law enforcement officers or public employees acting within the scope of their duties.
 - (c) Fire or emergency employees providing emergency assistance.
 - (d) Street or utility construction and maintenance workers performing authorized construction or maintenance work.
- (3) *Locations; installation of signs.* The superintendent of public works shall install appropriate signs to indicate the prohibition of sub. 2 applies to these specific locations.
- (4) *Penalty.* Any person found violating this section shall upon conviction be punished by a forfeiture not less than \$50 nor more than \$200, together with the cost of prosecution.”

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

ATTEST:

Jennifer Goergen, City Clerk

APPROVED:

Michael J. Neitzke, Mayor

ORDINANCE NO. 4019

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended as follows:

“No parking, at any time, on the west side of S. 84th Street, from West Forest Home Avenue, southerly to a point 615 feet north of West Holmes Avenue.”

City staff is hereby directed to modify the City’s official traffic map accordingly and add or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 4020

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended as follows:

At the intersection of W. Midland Avenue and S. 47th Street, all eastbound and westbound traffic must stop before entering the intersection.

At the intersection of W. Ohio Avenue and S. 45th Street, all traffic in all directions must stop before entering the intersection.

City staff is hereby directed to modify the City's official traffic map accordingly and add or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 4021

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 647 which reads as follows:

“Parking is hereby prohibited at 4136 South 68th Street and 4140 South 68th Street.”

City staff is hereby directed to modify the City’s official traffic map accordingly, and remove or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 4022

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 1084 which reads as follows:

“No U-turns on S. 68th Street at the north end of the median in the 4100 block of S. 68th Street.”

City staff is hereby directed to modify the City’s official traffic map accordingly, and remove or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 4023

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

The Common Council of the City of Greenfield do ordain as follows:

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 1104 which reads as follows:

“No U-Turn at the south end of the median in the 4100 block of S. 68th Street.”

City staff is hereby directed to modify the City’s official traffic map accordingly, and remove or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5044

Special Use Permit for Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, submitted by Bethzaida Valentin, d/b/a Valentin Studios.
(Tax Key No. 567-9972-004)

WHEREAS, Bethzaida Valentin, d/b/a Valentin Studios, 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 Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 16, 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, Bethzaida Valentin, d/b/a Valentin Studios, resides at 4218 N. 40th St., Milwaukee WI 53216.
2. The applicant will lease a portion of the multi-tenant commercial building owned by James M Petr, LLC, 6013 W. Bluemound Rd., Milwaukee WI 53213.
3. Valentin Studios will occupy the approximately 100 sq. ft. of the multi-tenant commercial building located at 4160 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 4954, being a part of the Northwest $\frac{1}{4}$ of Section 20, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 567-9972-004

Said land being located at 4154-4168 S. 108 St.

4. The applicant is proposing to operate a permanent makeup studio business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits permanent makeup 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 west are developed as commercial. Properties to the east are not developed and are zoned for parkland.

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 Bethzaida Valentin, d/b/a Valentin Studios, to establish Valentin Studios, a proposed permanent makeup studio, to be located at 4160 S. 108th St., Suite #6, 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 June 16, 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 Valentin Studios are 10:00am to 6:00pm daily.
4. Off-Street Parking. Valentin Studios requires three (3) off-street parking spaces (2 spaces per chair plus 1 space per employee). A total of 94 off-street parking stalls are required for the entire multi-tenant commercial building. The property will provide 80 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.

Bethzaida Valentin, d/b/a Valentin Studios

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 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5045

RESOLUTION DISCONTINUING THE W. SAINT FRANCIS AVE. RIGHT-OF-WAY
COMMENCING AT S. 31 ST. AND CONTINUING EAST
FOR APPROXIMATELY 120 FEET

WHEREAS, West Saint Francis Avenue has been duly laid out and improved as a street within the City of Greenfield; and

WHEREAS, following due notice and publication the Common Council has conducted a public hearing to determine whether it is appropriate to discontinue the West Saint Francis Avenue right-of-way commencing at S. 31st Street and continuing east for approximately 120 feet; and

WHEREAS, based upon the materials on file and the comments received at the public hearing, the Common Council has determined that the public interest requires the vacation of 120 feet of the West Saint Francis Avenue right of way that is more specifically shown and described in the attached Exhibit A; and

WHEREAS, the Common Council further finds that the public road right of way which is hereby to be vacated lies within one-quarter mile of a state trunk highway or connecting highway, and does not contain a railroad crossing within its boundaries;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, that the 120 feet of the West Saint Francis Avenue right of way that is more specifically shown and described in the attached Exhibit A is hereby vacated and discontinued.

BE IT FURTHER RESOLVED, that the public road right of way so vacated and discontinued shall, upon passage and publication of this Resolution, forever vest in the owner of the lands which immediately abut thereto, and shall be annexed thereto, free and clear of any right, title or interest in the public as road right of way except for the rights of the public to a public purpose easement for utilities within the vacated area pursuant to the provisions of sections 66.1003 and 66.1005 of the Wisconsin Statutes.

INTRODUCED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Exhibit A

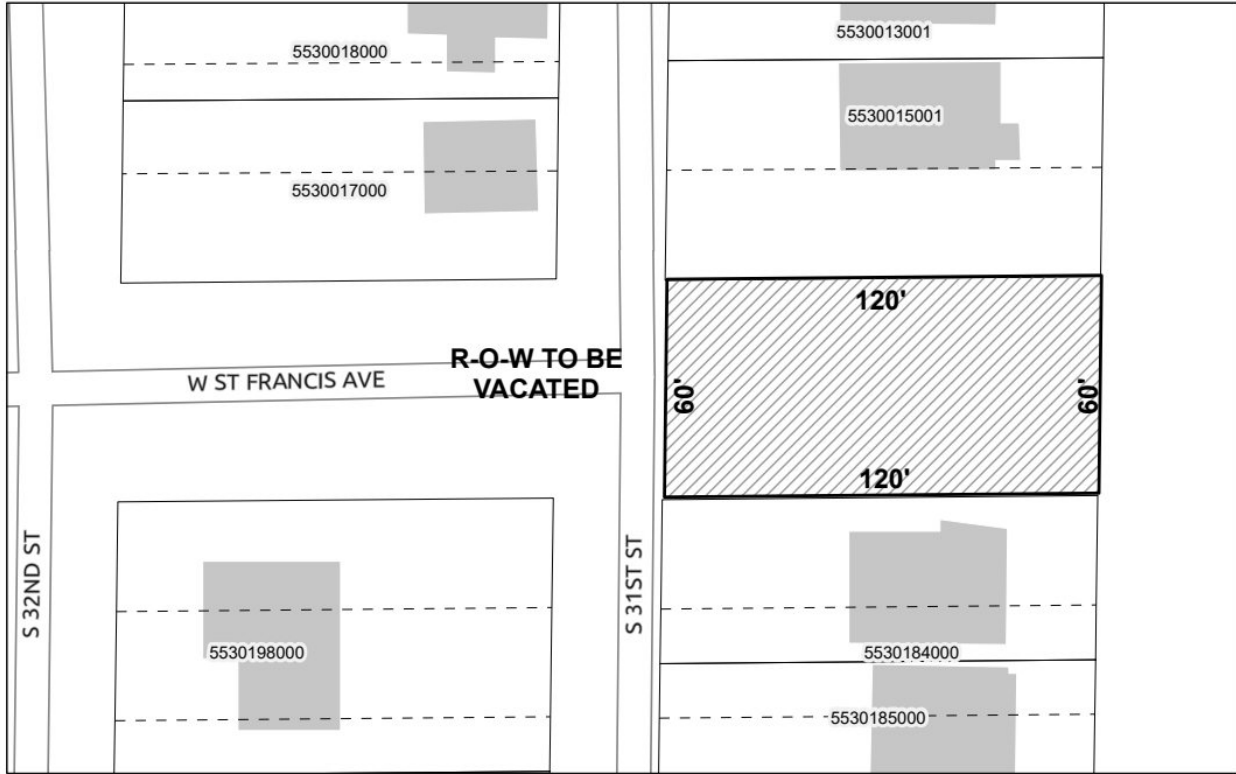
Legal Description:

That part of the Southeast $\frac{1}{4}$ of Section 13, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at that Northeast corner of said $\frac{1}{4}$ Section; thence S $88^{\circ}04'10''$ W along the North line of said $\frac{1}{4}$ Section, 1320.36 feet to a point; thence S $00^{\circ}35'12''$ E, 630.00 feet to a point; thence S $88^{\circ}04'10''$ W, 30.00 feet to a point, said point being the Southeast corner of Lot 20, Block 1 of Lynndale, a recorded subdivision, and the point of beginning of lands to be described; thence S $00^{\circ}35'12''$ E, 60.00 feet to a point, said point being the Northeast corner of Lot 1, Block 8 of Lynndale, a recorded subdivision; thence S $88^{\circ}04'10''$ W along the North line of said Lot 1, 120.00 feet to a point, said point being the Northwest corner of said Lot 1; thence N $00^{\circ}35'12''$ W, 60.00 feet to a point, said point being the Southwest corner said Lot 20; thence N $88^{\circ}04'10''$ E along the South line of said Lot 20, 120.00 feet to the point of beginning.

**Exhibit A:
Map of Street Discontinuance:**

S 31st & W St Francis ROW Vacation



RESOLUTION NO. 5046

A Resolution Under Sec. 125.06(6), Wis. Stats., Permitting the Sale of Beer at City Parks by City Officials and Employees

The Common Council of the City of Greenfield do ordain as follows:

WHEREAS, pursuant Wis. Stat. 125.06(6), and City Resolution No. 3569, adopted by the Common Council on September 20, 2016, the City, through its officers and employees, is authorized to sell beer at the City's Konkel Park; and,

WHEREAS, the Common Council now desires to expand its right to similarly sell beer at all other City parks, including without limitation Kulwicki Park, Dan Jansen Park, The Greenfield Community Center, and The Turf, and also at any other City parks that may subsequently be established.

NOW THEREFORE BE IT RESOLVED, that the City of Greenfield Common Council, by the authority granted to it by Sec. 125.06(6), Wis. Stats., hereby approves the sale of beer in any City park by designated City officials and employees, without need for further license or permit.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5047

RESOLUTION VERIFYING REVIEW AND AUTHORIZING SUBMITTAL OF THE
2025 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
COMPLIANCE MAINTENANCE ANNUAL REPORT (CMAR)

WHEREAS, Public sanitary sewer collection is a basic responsibility of local, county and state governments; and

WHEREAS, It is the responsibility of local, county and state governments to properly operate and manage wastewater collection systems so as to protect public safety and health; and

WHEREAS, Proper inspection, rehabilitation, and operation and maintenance of the sanitary sewer collection system would promote cost-effective performance of the system over its design life; and

WHEREAS, Revisions to Chapter NR 208, Wisconsin Administrative Code became effective January 2006 requiring permitted wastewater collection systems to submit a Compliance Maintenance Annual Report (CMAR) with a resolution verifying Common Council review, statement of corrective actions if necessary and authorization of submittal.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Greenfield hereby verifies its review and authorizes the submittal of the 2025 Compliance Maintenance Annual Report (CMAR) for the City of Greenfield.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Wisconsin Department of Natural Resources (DNR).

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5048

Special Use Permit for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Juanita Campos, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002)

WHEREAS, Juanita Campos, d/b/a Mezcalero Restaurant and Bar, 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 Mezcalero Food Truck, a proposed food truck business, to be located at 6869 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 16, 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 public hearing and the following pertinent facts noted:

1. The applicant, Juanita Campos, d/b/a Mezcalero Restaurant and Bar, is based out of 6869 W. Forest Home Ave., Greenfield WI 53220.
2. The property is owned by Rosales Products and Services LLC, located at 6869 W. Forest Home Ave., Greenfield WI 53220.
3. The Mezcalero Restaurant and Bar currently occupies the entirety of the commercial building located at 6869 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northwest $\frac{1}{4}$ Section of 22, 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 located 1,062.93 feet North of the Southeast corner and 175.38 feet West of the East line of said $\frac{1}{4}$ Section; thence South 168.28 feet; thence Southwesterly 136.80 feet; thence Northwesterly 267.20 feet; thence Northeasterly 115.80 feet; thence East 51.70 feet; thence Southeasterly 90.80 feet; thence East 98.39 feet to the point of beginning. Excepting therefrom those parts taken for public street purposes.

Tax Key No. 571-8957-002.

Said land being located at 6869 W. Forest Home Ave.

4. The applicant is proposing to increase the previously approved number of food trucks from two (2) trucks to three (3) trucks utilizing the existing commercial building as a home base.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits mobile food services 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 the W. Forest Home Ave. commercial corridor. Properties to the north are developed for utility and park & recreational uses. Properties to the west and east are developed for residential uses. Properties to the south are developed for commercial uses.

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 Juanita Campos, d/b/a Mezcalero Restaurant and Bar to establish Mezcalero Food Truck, a proposed food truck home base, to be located at 6869 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 June 9, 2026 and by the Common Council on June 16, 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 Mezcalero Food Truck will be 10:00am to 10:00pm, daily.
4. Off-Street Parking. A total of 95 off-street parking stalls are required for the property. The property will provide 47 off-street parking stalls, 5 (five) of which will be occupied by the food trucks. The 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.

Juanita Campos, d/b/a Mezcalero Restaurant and Bar

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 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5049

Special Use Permit for an expansion of Game Together MKE, an existing used merchandise store, to be located at 4635 S. 108th St., submitted by Steven Barron d/b/a Game Together MKE.
(Tax Key No. 609-0033-001)

WHEREAS, Steven Barron d/b/a Game Together MKE, 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 expand Game Together MKE, an existing used merchandise store, located at 4635 S. 108th St.; and,

WHEREAS, after due notice, this item was reviewed by the Common Council on June 16, 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, Steven Barron d/b/a Game Together MKE, is based out of 4635 S. 108th St., Greenfield WI 53228.
2. The property is owned by Forest Park Real Estate Co., located at 2765 S. 27th St., Milwaukee WI 53215.
3. Game Together MKE will occupy the entirety of the two (2) approximately 1,500 sq. ft. tenant spaces in the multi-tenant commercial building located at 4633-35 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 expand their existing used merchandise business to a neighboring tenant space within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits used merchandise stores 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 Steven Barron d/b/a Game Together MKE, to expand Game Together MKE, an existing used merchandise store, located at 4635 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 June 9, 2026, and by the Common Council on June 16, 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 Game Together MKE are 11:00am to 7:00pm Sunday through Thursday, and 11:00am to 12:00pm (noon) Friday and Saturday.
4. Off-Street Parking. Game Together MKE will require fifteen (15) parking stalls. A total of 78 off-street parking stalls are required for the entire multi-tenant building. The property will provide 69 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.

Steven Barron d/b/a Game Together MKE

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 16th day of June, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk