

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, APRIL 15, 2025

A. Call to Order & Roll Call

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

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

Excused: Shirley Saryan

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

B. Opening Prayer

No prayer was given.

C. Pledge of Allegiance

D. Approval of the March 18, 2025 Common Council minutes

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

E. Approval of the April 2, 2025 Common Council minutes

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

F. Mayor's Report

Mayor Neitzke read the proclamation regarding Dispatcher Appreciation Week in Greenfield from April 13th through April 19th, 2025. Saturday, June 7th will be the official ribbon cutting of The Turf skateboard park. He spoke about the flags, the parking lot, and the landscaping. He thanked the City of Franklin for lending their bulldozer. The Department of Public Works crew has done a great job tidying up the site. He encourages everyone to visit the park, which should be the second largest in the Midwest. If another half a million to a million dollars could be raised, we would have the largest skateboard park in the Midwest and the only one in the country with the historical rivets that The Turf has. There's still a lot of work to be done. He spoke about the new legislation regarding flags.

G. Aldermanic Reports

H. Announcements

I. Citizen Commentary

Mayor Neitzke introduced Taghred Khalil, 5205 W. Bottsford Avenue, who will speak at the public hearing for the Auto Restyling Center.

Mayor Neitzke introduced Jill Zauner, 9554 W. Upham Avenue. She spoke about the National Knock Out Rose Day event on Friday, May 9, 2025, the history, the popularity of the Knock Out rose, and that she encourages people to visit the rosarium.

J. Public Hearings

1. Public Hearing on a Special Use Permit for Auto Restyling Center, a multi-tenant building providing auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management. (Tax Key No. 615-9994-000) (PC-3/11/25 Kastner)

The public hearing opened at 7:14 PM.

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

Mayor Neitzke stated that it's being treated as a multi-tenant building so that every single tenant that

goes in, a complete site review doesn't need to be done.

Mayor Neitzke and the applicant discussed the Landscaping Plans, and that tenants are aware of the residential neighborhood that surrounds the lot. Alderperson Kastner discussed his concerns about the parking lot litter and clutter. The owner said that they create the lease and will hold tenants to it.

Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing at 7:19 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Auto Restyling Center, a multi-tenant building providing auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management. (Tax Key No. 615-9994-000) (PC-3/11/25 Kastner)

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to approve agenda items J1a and J1b. On a roll call vote, motion carried unanimously.

- b. Approve Site Review and Landscaping Plans for Auto Restyling Center, a multi-tenant building providing auto body, paint, and interior repair and maintenance, automotive glass replacement, car detailing, and tire dealing, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management. (Tax Key No. 615-9994-000) (PC-3/11/25 Kastner)

Approved under agenda item J1a.

2. Public Hearing on a Special Use Permit for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip. (Tax Key No. 605-9956-005) (PC-3/11/25 Kastner)

The public hearing opened at 7:20 PM.

Anna Kissel, Planner, presented the number of employees, description of business, hours of operation, parking of the food truck, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Mayor Neitzke said that the truck is parked in the back and is serviced by the commercial kitchen on the property. They wouldn't operate the food truck in the front parking lot.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to close the public hearing at 7:21 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip. (Tax Key No. 605-9956-005) (PC-3/11/25 Kastner)

Motion by Alderperson Bailey, seconded by Alderperson Drzewiecki to approve agenda items J2a and J2b. On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip. (Tax Key No. 605-9956-005) (PC-3/11/25 Kastner)

Approved under agenda item J2a.

3. Public Hearing on a Special Use Permit for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001) (PC-3/11/25 Kastner)

The public hearing opened at 7:22 PM.

Mrs. Kissel presented the description of operation, number of employees, and recommendations from the Plan Commission. Their proposed hours of operation were 10 AM to midnight on Monday, Tuesday, and Wednesday and 10 AM to 2 AM on Thursday through Sunday. Staff recommended 10 AM

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to midnight on Thursday through Sunday. There weren't any letters of objection or support received.

Mayor Neitzke introduced Isidoro and Dawn Lopez, 3325 W. Lynndale Avenue, who were registered as speaking for information only. They spoke about their concerns about the noise and hours of operation.

Aldersperson Kastner said that landscaping will be put in to create a barrier. Mrs. Vlach added that they are aware of the deadline on December 31, 2025. They were given additional time due to the large amount of work needed on the property. Mayor Neitzke added that if they don't comply with the requirements, their Special Use Permit is in jeopardy.

The owner, Mustafa Almonsa, said that they would take care of the problems. He gave the residents his business card.

Mayor Neitzke spoke about what the Special Use Permit allows and doesn't allow. If the residents have any issues, they should contact Aldersperson Drzewiecki or him.

Motion by Aldersperson Akers, seconded by Aldersperson Bailey to close the public hearing at 7:29 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001) (PC-3/11/25 Kastner)

Aldersperson Akers and Mayor Neitzke discussed the hours. Mrs. Vlach added that the Plan Commission recommended the proposed hours until 2 AM, and staff recommended until midnight. Aldersperson Kastner stated that he wasn't operating and was returning from open locations past midnight. You are suggesting parking in residential areas instead. Mayor Neitzke added his experience of living next to a restaurant.

Mr. Almonsa spoke about how the food truck is organized inside and has a quick system, and that if he needs to park it at home, he will.

Aldersperson Drzewiecki stated that food trucks have to be kept to a minimum standard of being midnight for everyone.

Mayor Neitzke said that this is for storage and home base between 12 AM and 2 AM, and it's not for dispensing food. He suggested that the Special Use for the first year is until 2 AM, and it's to be reviewed in six months to a year.

Motion by Aldersperson Drzewiecki, seconded by Aldersperson Bailey to approve agenda items J3a and J3b, and to amend hours of operation to be until 2 AM, Thursday through Sunday, to be reviewed in six months. On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almonsa, d/b/a Mr. Chicken USA, LLC. (Tax Key No. 553-0436-001) (PC-3/11/25 Kastner)

Approved under agenda item J3a.

K. 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.

Mayor Neitzke said that they are still working on it and it's makeup.

L. New Business

1. Appointment of Council President for a one-year term (currently Bailey)

Place on the next agenda.

2. 2025 Council Representative appointments to various committees and commissions:

a. Council appointments:

- i. Three members to the Finance & Human Resources Committee for a term to expire 4/20/26 (currently Saryan, Bailey, Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to reaffirm their current positions for agenda items L2ai-L2aiv. Motion carried unanimously.

Mayor Neitzke went to agenda item L2b.

Alderpersons Saryan, Bailey, and Kastner were reappointed as members to the Finance & Human Resources Committee for a term to expire 4-20-2026.

- ii. Three members to the Legislative Committee for a term to expire 4/20/26 (currently Drzewiecki, Bailey, Saryan)

Approved under agenda item L2ai.

Alderpersons Drzewiecki, Bailey, and Saryan were reappointed as members to the Legislative Committee for a term to expire 4-20-2026.

- iii. One member to the Park & Recreation Board for a term to expire 4/20/26 (currently Saryan)
- Approved under agenda item L2ai.

Alderperson Saryan was reappointed as a member to the Park & Recreation Board for a term to expire 4-20-2026.

- iv. One member to the Plan Commission for a term to expire 4/20/26 (currently Kastner)
- Approved under agenda item L2ai.

Alderperson Kastner was reappointed as a member to the Plan Commission for a term to expire 4-20-2026.

b. Mayor appointments, confirmed by Council:

- i. One member to the Public Library Board for a term to expire 4/20/26 (currently Drzewiecki)
- Mayor Neitzke reappointed everyone to their current positions.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to confirm their current positions for agenda items L2bi-L2biii. Motion carried unanimously.

Alderperson Drzewiecki was reappointed as a member to the Public Library Board for a term to expire 4-20-2026.

- ii. Three members to the Board of Public Works for a term to expire 4/20/26 (currently Akers, Bailey, Drzewiecki)

Approved under agenda item L2bi.

Alderpersons Akers, Bailey, and Drzewiecki were reappointed as members to the Board of Public Works for a term to expire 4-20-2026.

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- iii. One member to the Tree Commission for a term to expire 4/19/27 (currently Bailey)
Approved under agenda item L2bi.

Aldersperson Bailey was reappointed as a member to the Tree Commission for a term to expire 4-19-2027.

3. Appointments to various committees and commissions:

a. Council appointments:

- i. One member to the Board of Public Works for a term to expire 5/1/27 (currently Denise Collins)

Motion by Aldersperson Akers, seconded by Aldersperson Drzewiecki to reappoint Denise Collins. Motion carried unanimously.

Denise Collins was reappointed as a member to the Board of Public Works for a term to expire 5-1-2027.

b. Mayor appointments, confirmed by Council:

- i. One member to the Fire & Police Commission for a term to expire 5/1/30 (currently Steve Brown)

Mayor Neitzke reappointed Steve Brown.

Motion by Aldersperson Kastner, seconded by Aldersperson Drzewiecki to confirm the reappointment of Steve Brown. Motion carried unanimously.

Steve Brown was reappointed as a member to the Fire & Police Commission for a term to expire 5-1-2030.

- ii. One member to the Board of Review for a term to expire 5/1/30 (currently Donald Reid)
Mayor Neitzke reappointed Donald Reid.

Motion by Aldersperson Kastner, seconded by Aldersperson Bailey to confirm the reappointment of Donald Reid. Motion carried unanimously.

Donald Reid was reappointed as a member to the Board of Review for a term to expire 5-1-2030.

- iii. One alternate member to the Board of Review for a term to expire 5/1/30 (currently David Scherbarth)

Mayor Neitzke reappointed David Scherbarth.

Motion by Aldersperson Drzewiecki, seconded by Aldersperson Bailey to confirm the reappointment of David Scherbarth. Motion carried unanimously.

David Scherbarth was reappointed as an alternate member to the Board of Review for a term to expire 5-1-2030.

- iv. Two members to the Tree Commission for a term to expire 5/1/27 (currently Robert Hansen and Andrew Drzewiecki)

Aldersperson Drzewiecki said that he is a citizen member, but it would be appropriate to have him be the rotating member since he is usually double-booked to do the Library Board.

Mayor Neitzke reappointed Robert Hansen and Andrew Drzewiecki.

Motion by Aldersperson Bailey, seconded by Aldersperson Kastner to confirm the

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reappointments of Robert Hansen and Andrew Drzewiecki. Motion carried unanimously.

Robert Hansen and Andrew Drzewiecki were reappointed as members to the Tree Commission for a term to expire 5-1-2027.

- v. Two members to the Zoning Board of Appeals for a term to expire 5/1/28 (currently Kevin Thomas and Donald Reid)

Mayor Neitzke reappointed Kevin Thomas and Donald Reid.

Motion by Alderperson Akers, seconded by Alderperson Bailey to confirm the reappointments of Kevin Thomas and Donald Reid. Motion carried unanimously.

Kevin Thomas and Donald Reid were reappointed as members to the Zoning Board of Appeals for a term to expire 5-1-2028.

c. Mayor appointments:

- i. Two members to the Plan Commission for a term to expire 5/1/28 (currently Steve Rogers and Donald Carlson)

Mayor Neitzke said that Commissioner Steve Rogers is retiring. He appointed Michael Braswell to be a regular member. He reappointed Donald Carlson.

Jennifer Goergen, City Clerk, stated that the open position of an alternate member of the Plan Commission would be on the next agenda. Mike Braswell's current term expires 5/1/27.

Mayor Neitzke reappointed Danielle Wojak as the alternate member for a term to expire 5/1/28. On the next agenda, he will appoint Randy Lee as an alternate member for a term to expire 5/1/27.

Mayor Neitzke reappointed Michael Braswell as the Chairperson of the Zoning Board of Appeals.

Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to confirm the appointments and readjustments. Motion carried unanimously.

Mayor Neitzke went to agenda item L4.

Michael Braswell and Donald Carlson were reappointed as members to the Plan Commission for a term to expire 5-1-2028.

- ii. One alternate member to the Plan Commission for a term to expire 5/1/28 (currently Danielle Wojak)

Confirmed under agenda item L3ci.

Danielle Wojak was reappointed as an alternate member to the Plan Commission for a term to expire 5-1-2028.

- iii. Designation of Chairperson of Zoning Board of Appeals (currently Michael Braswell)
Confirmed under agenda item L3ci.

Michael Braswell reappointed as the Chairperson of the Zoning Board of Appeals.

- 4. Approve applications for 2024-2025 operator licenses (Goergen)

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

- 5. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the New Bike Audio & Lighting Event

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on April 26, 2025, from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat.

125.07(3)(a)12. (Goergen)

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

6. Daniels Palace, Rachel Daniels, Agent, requests an extension of the licensed premises of their Combination "Class B" Beer and Liquor License and Entertainment License for the Bags League to include: the front of the building, and it will have temporary fencing. Alcohol sales will be inside the building. The events will be on May 7, May 14, May 21, May 28, and June 4, 2025 from 6:00 PM to 10:00 PM at 3800 S. 108th Street. (Goergen)

Alderperson Kastner said that the condo association behind them reached out and requested that they stop at 9:30 PM if at all possible. Mayor Neitzke said that they could approve May 7th and May 14th and put the other event days on to the May 20th Common Council meeting. If the events go well, then on the 20th you could approve of the remaining events.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve to amend the hours to 6:00 PM to 9:30 PM.

Alderperson Kastner said that the condo association said that they were a very good operator and that they do a very good job at that location.

Mayor Neitzke said that maybe on May 20th the hours could be extended to 10:00 PM if there isn't a problem. Alderperson Kastner added if they needed to. If not, then it would just be 9:30 PM.

Motion carried unanimously.

7. Approve a Resolution for a Special Use Review for an ownership and business name change to Lake Auto Glass, an existing automotive glass replacement shop, located at 4440 S. 108th St., submitted by Justin M. Faltus, d/b/a Auto Glass Brands, LLC. (Tax Key No. 608-9991-001) (Neitzke)

Mayor Neitzke talked about the Site Plan Review and that he bypassed the chair of the Plan Commission as a special exception. He spoke about the property's closing sale, the glass storage problem, and that it didn't have a resolution in the past.

Alderperson Kastner and Mayor Neitzke discussed bypassing the Plan Commission and that it's a recommending body.

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

Mayor Neitzke said that the staff were very concerned about this. He said that he chairs the Plan Commission and can remove any item from the Plan Commission and put it directly on the Common Council agenda. He is the chair of the Common Council, and without anyone's consent, he can place any item he wants on the agenda. There's nothing obnoxious or egregious, and he thinks that this is for goodwill for someone investing in the community.

On a roll call vote, motion carried unanimously.

8. Approve an Outdoor Special Event application for the National Knock Out Rose Day event, to be located at 10020 W. Meadow Dr., May 9, 2025, and waive all applicable license/ permit/ application fees. Application includes the following permits: Outdoor Special Event and Food. (Vlach)

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

Mayor Neitzke spoke about Will Radler's contributions to the city.

Motion carried unanimously.

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9. Approve an Outdoor Special Event application for The Ridge Food Truck Nights, to be located at 4500 S. 108th St., May 22, June 26, July 24, and August 28, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event and Food. (Vlach)
Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
10. Approve an Outdoor Special Event application for the Greater Greenfield Lions Club Cruisin' Car Show, to be located at 10777 W. Cold Spring Rd. (Kulwicki Park), May 24, 2025, and waive all applicable license/ permit/ application fees. Application includes the following permits: Outdoor Special Event. (Vlach)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
11. Approve an Outdoor Special Event application for the Greater Greenfield Lions Club Kulwicki Open House, to be located at 10777 W. Cold Spring Rd. (Kulwicki Park), June 1, 2025, and waive all applicable license/ permit/ application fees. Application includes the following permits: Outdoor Special Event. (Vlach)
Mayor Neitzke spoke about the insurance and who insures what.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
12. Approve an Outdoor Special Event application for the Salvation Army Rummage Sale event, to be located at 2900 W. Cold Spring Rd., on June 14, July 12, August 9, September 13, and October 11, 2025, and all applicable licenses/permits, and waive the application fee. Application includes the following permits: Outdoor Special Event. (Vlach)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. Motion carried unanimously.
13. Approve an Outdoor Special Event application for the Greenfield July 4th Celebration, to be located at Konkel Park, 5151 W. Layton Ave., July 4, 2025, and waive all applicable license/permit fees. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator's License, Extension of Premises (opening ceremonies, pageant, chicken wing eating contest, band, and DJ), Temporary Class "B" Retailer's License (beer), Parade License, Food, and Commercial building, electrical, and plumbing. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
14. Approve an Outdoor Special Event application for the Salvation Army MKE Racing Charity and Car Show, to be located at 2900 W. Cold Spring Rd., June 28, 2025, and all applicable licenses/ permits, and waive application fee. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. Motion carried unanimously.
15. Approve Site, Landscaping, and Architectural Plans for proposed new construction of a multi-family apartment complex, on property generally located on the west side of the 4400 block of S 92nd Street, south and west of Fire Station 92, submitted by Bill Ohm, d/b/a Cobalt Partners, LLC and Eric Harrmann, d/b/a AG Architecture. (Tax Key Nos. 607-9981-006 and 607-9981-007) (PC-4/8/25 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Kastner to approve.

Under discussion, there was a discussion about the timeline, the tasks left to do, 92nd Street Bridge

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construction in 2027, sidewalks, the bike path, and the bonds.

On a roll call vote, motion carried unanimously.

16. Approve an agreement with RA Smith for Engineering Services in the amount of \$72,800. (Katz)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
17. Approve an agreement with Garland Company Inc. for project number 2505 Law Enforcement Center Roof in the amount of \$523,545. (Katz)
There was a discussion about the flat roof.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
18. Discussion and decision to approve purchase of a street light pole handling attachment from the New Equipment account 010-1901-580.1100 (4/9/25 F&HR S. Saryan)
Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
19. Discussion and decision to transfer the clearing account balance in excess of 7% of the total escrow fund (Fund 825) to GENRES in the amount of \$14,532. (4/9/25 F&HR S. Saryan)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
20. Discussion and decision to establish the 2025 Sewer Service Rates as proposed in the 2025 Adopted Budget. (4/9/25 F&HR S. Saryan)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
21. Approval of schedules of disbursements in the amount of \$2,396,988.49. (4/9/25 F&HR S. Saryan)
Motion by Alderperson Bailey, seconded by Alderperson Kastner to approve agenda items L21-L22. On a roll call vote, motion carried unanimously.
22. Approval of mileage reimbursements in the amount of \$785.47. (4/9/25 F&HR S. Saryan)
Approved under agenda item L21.
23. 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 2024-2025 operator license to the following:
 - a. Cassandra ZacherMotion by Alderperson Drzewiecki, seconded by Alderperson Bailey to go into closed session at 8:01 PM. On a roll call vote, motion carried unanimously.
24. Adjourn closed session and reconvene into open session.
Motion by Alderperson Kastner, seconded by Alderperson Bailey to adjourn closed session and reconvene into open session at 8:13 PM. Motion carried unanimously.
25. Decision re: 2024-2025 Operator's License for Cassandra Zacher. (Goergen)
Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to approve to deny. Motion carried unanimously.

Mayor Neitzke said that she could reapply in six months.

M. Items for future agenda

N. Adjourn

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Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to adjourn at 8:15 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 4/17/2025

CC 4-15-25

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.	Taghreed Khalil	5205 W. Bottsford Ave
2.	Jill Zauner	9554 W Upham Ave
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RESOLUTION NO. 4061

Special Use Permit for Auto Restyling Center, a multi-tenant building providing auto body, paint, interior repair & maintenance, auto glass replacement, car detailing, and tire dealing services, to be located at 8512 W. Forest Home Ave, submitted by Taghred Khalil, d/b/a Q Management (Tax Key No. 615-9994-000)

WHEREAS, Taghred Khalil d/b/a Q Management, 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 a multi-tenant building providing auto body, paint, interior repair & maintenance, auto glass replacement, car detailing, and tire dealing business to be located at 8512 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 15, 2025, 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, Taghred Khalil d/b/a Q Management, resides at 5205 W. Bottsford Ave., Greenfield, WI 53220.
2. The applicant will own the property.
3. The Auto Restyling Center will occupy the entire approximately 10,000 sq. ft. building located at 8512 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

An incorrect legal description was included here and approved by Common Council on 4-15-2025 as: *“Parcel 2 of Certified Survey Map No. 6117, being a part of the Southwest ¼ Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.”*

The correct legal description that coincides with the address in paragraph 3 of this resolution was provided on 4-16-2025, which is: “That part of the Northwest ¼ of Section 28, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin which is bounded and described as follows:

Commencing at the Northeast corner of said ¼ Section; thence South 423.62 feet to a point on the old centerline of West Forest Home Avenue; thence South 44°16' West along said centerline, 444.22 feet to the point of beginning of lands to be described; thence continuing South 44°16' West along said centerline, 146.00 feet to a point; thence North 45°44' West, 451.82 feet to a point; thence North 44°16' East and parallel to the centerline of West Forest Home Ave, 146.00 feet to a point; thence South 45°44' East, 451.82 feet to the point of beginning. Excepting therefrom those lands on the South, and the Northerly 30 feet for public street purposes.”

Tax Key No. 615-9994-000

Said land being located at 8512 W. Forest Home Ave.

4. The applicant is proposing to establish an auto body, paint, interior repair & maintenance, auto glass replacement, car detailing, and tire dealing business in the existing commercial building. The applicant will operate the building as a multi-tenant space, renting out the service bays to different tenants.

5. The aforesaid premise is zoned C2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits automotive body, paint, and interior repair and maintenance; automotive glass replacement shops; car detailing; and tire dealers as Special Uses, 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. Forest Home Ave. south of W. Layton Ave. that is developed for commercial uses. Properties to the west, east, and south are developed for commercial uses. Properties to the north and west are developed for residential use. The property to the immediate west is vacant and undeveloped.

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 Taghred Khalil, d/b/a Q Management, to establish Auto Restyling Center, a proposed multi-tenant building providing auto body, paint, interior repair & maintenance, auto glass replacement, car detailing, and tire dealing business, to be located at 8512 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 March 11, 2025 and by the Common Council on April 15, 2025. 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 the building will be 8:00am to 9:00pm, daily.
4. Off-Street Parking. A total of 24 off-street parking stalls are required for Auto Restyling Center. The property will provide 21 off-street parking stalls. 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-five (25) 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.

Taghred Khalil, d/b/a Q Management

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of April, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4062

Special Use Permit for Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave., submitted by Heba Awadallah, d/b/a Melt N Dip (Tax Key No. 605-9956-005)

WHEREAS, Heba Awadallah, d/b/a Melt N Dip, 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 Melt N Dip Food Truck, a proposed food truck business, located at 7820 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 15, 2025, 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, Heba Awadallah, d/b/a Melt N Dip, currently leases the tenant space located at 7820 W. Layton Ave., Greenfield, WI 53220.
2. The owner of the property is Frank Grainer Real Estate, 5000 S Towne Dr., Ste 100, New Berlin, WI 53151.
3. Melt N Dip currently occupies approximately 2,250 sq. ft. of tenant space within the multi-tenant building located at 7820 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 7085, being a part of the Southeast ¼ Section 21, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 605-9956-005

Said land being located at 7800-7860 W. Layton Ave..

4. The applicant is proposing to establish a food truck business within the existing multi-tenant building.
5. The aforesaid premise is zoned C-4 Regional Business 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 an area along the W. Layton Ave. corridor that is developed for commercial uses. Properties to the north are developed as right-of-way. Properties to the east and west are developed as commercial. Properties to the south are developed as institutional and commercial.
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 Heba Awadallah, d/b/a Melt N Dip, for establishment of a proposed food truck from

Melt N Dip, an existing limited-service restaurant, located at 7820 W. Layton 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 March 11, 2025 and by the Common Council on April 15, 2025. 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 Melt N Dip Food Truck, will be 12:00pm to 12:00am, daily.
4. Off-Street Parking. The entire commercial building requires a total of 276 off-street parking spaces. The property will provide 233 off-street parking stalls. Common Council may waive this shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) 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 spills from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light spay. 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.

Heba Awadallah, d/b/a Melt N Dip

Provided to applicant on the
_____day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of April, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4063

Special Use Permit for Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd., submitted by Mustafa Almousa, d/b/a Mr. Chicken USA, LLC (Tax Key No. 553-0436-001)

WHEREAS, Mustafa Almousa, d/b/a Mr. Chicken USA, 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 Mr. Chicken Food Truck, a proposed food truck business, located at 3322 W. Loomis Rd.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 15, 2025, 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, Mustafa Almousa, d/b/a Mr. Chicken USA, LLC, resides at 1404 Milwaukee Ave., South Milwaukee WI 53172.
2. The property is owned by Haiffa Oil, LLC, 5979 S. Howell Ave., Milwaukee, WI, 53207.
3. Mr. Chicken currently occupies the entirety of the commercial building located at 3322 W. Loomis Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lots 25 through 28 of Block 14 in Lynndale No. 2, a recorded subdivision, being a part of the Southeast ¼ of Section 13, Township 6 North, Range 21 East in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 553-0436-001

Said land being located at 3322 W. Loomis Rd.

4. The applicant is proposing to operate a food truck business from 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 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 an area along the W. Loomis Rd. corridor that is developed for commercial uses. Properties to the north are developed as residential uses; properties to the east and west are developed as commercial; properties to the south are in the City of Milwaukee and are developed as residential 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 Mustafa Almousa, d/b/a Mr. Chicken USA, LLC, for establishment of a proposed food truck from Mr. Chicken, an existing limited-service restaurant, located at 3322 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 March 11, 2025 and by the Common Council on April 15, 2025. 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 Mr. Chicken Food Truck, will be 10:00am to 12:00am (midnight), Mondays through Wednesdays, and 10:00am to 2:00am Thursdays through Sundays for a period of six (6) months. Upon conclusion of the initial six (6) month period, the Common Council shall review the approved hours of operation and determine whether such hours shall be made permanent.
4. Off-Street Parking. The entire commercial building requires a total of 39 off-street parking spaces. The property will provide 26 off-street parking stalls. Common Council may waive this shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) 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.

Mustafa Almousa, d/b/a Mr. Chicken USA, LLC

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of April, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4064

Special Use Permit for an ownership and business name change to Lake Auto Glass, an existing automotive glass replacement shop, located at 4440 S 108th St., submitted by Justin M. Faltus, d/b/a Auto Glass Brands, LLC. (Tax Key No. 608-9991-001)

WHEREAS, Justin M. Faltus, d/b/a Auto Glass Brands, 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, for an ownership and business name change to Lake Auto Glass, an existing automotive glass replacement shop, located at 4440 S 108th St.; and,

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

1. The applicant, Justin M. Faltus, d/b/a Auto Glass Brands, LLC, resides at 4901 N. Armenia Ave., Tampa FL 33603.

2. The property is owned by Franz Klagmann, W145 N5087 Stone Dr., Menomonee Falls, WI 53051.

3. Nations Auto Glass will occupy approximately 2,600 sq. ft. of space within the multi-tenant building located at 4440 S 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3639, being a part of the Southwest ¼ Section 20, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 608-9991-001

Said land being located at 4420-4440 S. 108th St.

4. The applicant is proposing to rename and take ownership of an existing automotive glass replacement shop within the existing multi-tenant building.

5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits automotive glass replacement shops 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. 108 St. commercial corridor. Properties to the south and west are developed as commercial. Properties to the north and east are developed as park and recreation.

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 M. Faltus, d/b/a Auto Glass Brands, LLC, for an ownership and business name change to Lake Auto Glass, an existing automotive glass replacement shop, located at 4440 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 Common Council on October 21, 2003. 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 Nations Auto Glass, will be 8:00am to 5:00pm, Monday through Friday.
4. Off-Street Parking. The business requires 4 off-street parking spaces. The tenant space is allotted 10 of the total 60 off-street parking stalls on the property.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) 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 M. Faltus, d/b/a Auto Glass Brands

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of April, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk