MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, JUNE 17, 2025

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, Shirley Saryan, Pamela Akers
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 20, 2025 Common Council minutes

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

E. Approval of the June 5, 2025 Special Common Council minutes

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

F. Mayor’s Report

Mayor Neitzke spoke about civil commitment and that a mentally incompetent murderer shouldn't be placed in a supervised halfway house while being on hold for trial or living in the neighborhood where the alleged murder took place. The police department is aware of it now, since they were called to the residence. The police department wasn't notified beforehand of them being there and was surprised when they got there. We have a responsibility.

1. Discussion and decision regarding approval and acceptance of the City of Greenfield 2024 Financial Statements and Independent Auditor's Report and Baker Tilly US, LLP reporting and insights from the 2024 audit. (Schafer)

   Wendi Unger from Baker Tilly presented the audited statements and the reporting and insights. She spoke about the Auditor's Report, which has their clean, unmodified opinion and is the highest level of assurance that can be obtained, which means that the financial information is accurate. There was a new Governmental Accounting Standard. The reporting and insights document is used for communications, comments, and recommendations. There aren't any internal control-type issues noted. Common Council thoughts and concerns can be found under the two-way audit communications pages. There will be two new Governmental Accounting Standards effective in 2025 and 2026, which are highlighted. We will work with the city to make it compliant.

   She spoke about the various estimates in the city’s financial statements, the Management's Discussion and Analysis Report, and the government-wide financial statements. She said that net position decreased and expenses increased. She explained how the General Fund operations compared to the budget, that income was over budget, and expenses were under budget. She presented the General Fund balance, the Sanitary Sewer and Refuse and Recycling Financial Statements, long-term debt, and general obligation debt. She explained how much was borrowed compared to what was paid down, how much the city may borrow, and the net position and fund balance.

   Motion by Alderperson Akers, seconded by Alderperson Saryan to approve and accept the Financial Statements and Independent Auditor's Report as presented. On a roll call vote, motion carried unanimously.

G. Aldermanic Reports

Alderperson Akers and Mayor Neitzke discussed that The Blooze Brothers were performing at the Amp at Konkel Park tonight.

H. Announcements

Mayor Neitzke stated that there is a Friends of the Greenfield Police Department meeting on Thursday, June 19th, 2025, at 6:30 PM at the Law Enforcement Center. They need volunteers for National Night Out on Tuesday, August 5th, 2025. The Turf has been very busy, and he thanked everyone for attending. It has received a lot of social media play. It sees a lot of visitors from other states.

I. Citizen Commentary

J. Public Hearings

1. Public Hearing on a Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo. (Tax Key No. 620-0009-001) (PC-5/13/25 Kastner)

   The public hearing opened at 7:21 PM.

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

   The applicant was present.

   Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing at 7:22 PM. Motion carried unanimously.

   Alderperson Akers and Mayor Neitzke discussed what vacated that space.

   a. Approve a Resolution for a Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo. (Tax Key No. 620-0009-001) (PC 5/13/25 Kastner)

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

   b. Approve a Site Review for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo. (Tax Key No. 620-0009-001) (PC-5/13/25 Kastner)

      Approved under agenda item J1a.

2. Public Hearing on a Special Use Permit for CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003) (PC-5/13/25 Kastner)

   The public hearing opened at 7:23 PM.

   Mrs. Vlach spoke about the Special Use Review discussions from the January 2024 Common Council meeting. She presented the hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

   The applicant was present.

   Motion by Alderperson Akers, seconded by Alderperson Kastner to close the public hearing at 7:25 PM. Motion carried unanimously.

   a. Approve a Resolution for a Special Use Permit for CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003) (PC-5/13/25 Kastner)

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

b. Approve a Site Plan Review for CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003) (PC-5/13/25 Kastner)

Approved under agenda item J2a.

K. Old Business

1. Appointments to various committees and commissions:

a. <u>Mayor appointments, confirmed by Council</u>:

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

Place on next agenda.

L. New Business

1. Appointments to various committees and commissions:

a. <u>Mayor appointments, confirmed by Council:</u>

i. Two members to the Public Library Board for a term to expire 7/1/28 (currently Brittany Haiser and Sarah Dunmire)

Mayor Neitzke reappointed Brittany Haiser and Sarah Dunmire.

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

Brittany Haiser and Sarah Dunmire were reappointed as two members to the Public Library Board for a term to expire 7-1-28.

2. Claim received from Martin Law Office, S.C. on behalf of Arianna A. Bullion. (Goergen)

City Clerk Jennifer Goergen said that it was referred to the city's insurance company and the city attorney.

3. Claims received from Alan Jurkus. (Goergen)

Motion by Alderperson Akers, seconded by Alderperson Kastner to approve agenda items L3-L4. On a roll call vote, motion carried unanimously.

4. Adopt a Resolution approving settlement of the claim of Alan Jurkus. (Geary)

Approved under agenda item L3.

5. Claim received from Thomas Aylmer. (Goergen)

Mrs. Goergen stated that it was resolved with a police department ordinance.

6. Claim received from Lo Yang. (Goergen)

Mrs. Goergen stated that it was resolved with a police department ordinance.

7. Claim received from Ansley Gooding. (Goergen)

Mrs. Goergen stated that it was resolved with a police department ordinance.

8. Approve applications for 2025-2026 operator licenses (Goergen)

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

9. Approve renewal applications for the following licenses to expire June 30, 2026: Class "A" Fermented Malt Beverage, Combination "Class B" Fermented Malt Beverage & Liquor, Dry Cleaning/Washing Machine, Entertainment, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of all licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges). (Goergen)

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

10. Approve an Outdoor Special Event application for the House of Harley Sale & Food Truck Event, to be located at 6221 W. Layton Ave, on June 28, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class “B” Retailer’s License (beer), and Food. 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.

11. 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 20, 2025. 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. (Vlach)

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

12. Approve an Outdoor Special Event application for The Salvation Army’s Movie Nights, to be located at 2900 W. Cold Spring Rd., with dates of July 25 and August 22, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event. (Vlach)

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

13. Approve an agreement with Garland Company Inc. for project number 2504 City Hall Skylight replacement in the amount of $203,525.00. (BPW-Ald. Bailey, 5/27/25)

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

14. Approve a Maintenance Agreement with Milwaukee County Parks for the Powerline Trail Phase 3. (BPW- Ald.Bailey, 5/27/25)

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

15. Approve a Site & Landscaping Plan for AT&T Services, Inc., an existing telecommunication carrier, located at 3045 W. Grange Ave., to add two (2) gates and extend an existing 8ft. fence, submitted by Donald Roeber d/b/a AT&T Services, Inc. (Tax Key No. 668-8995-002) (PC-6/10/25 Kastner)

    Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items L15-L17. On a roll call vote, motion carried unanimously.

16. Approve Site, Landscaping, & Architectural Plans for a proposed addition for Playtime Doggy Daycare, an existing business, located at 4333 S. 108th St., submitted by Gregg Pawelski, d/b/a Playtime Doggy Daycare. (Tax Key No. 609-9995-002) (PC-6/10/25 Kastner)

    Approved under agenda item L15.

17. Approve a Special Use Review and Site Review for Matari Coffee, a limited-service restaurant, to be located at 4741 S. 76th St., submitted by Muayad Asad, d/b/a MK Coffee LLC (Tax Key No. 616-8996-001) (PC-6/10/25 Kastner)
    Approved under agenda item L15.
18. Discussion and decision to transfer $16,414 from CEFIRE (Damage to/Loss of Property) to Capital Equipment account CE2432 (Fleet 806). (6/11/25 F&HR S. Saryan)
    Motion by Alderperson Saryan, seconded by Alderperson Akers to approve agenda items L18-L22 as presented. On a roll call vote, motion carried unanimously.
19. Discussion and decision to approve an amendment to the Intergovernmental Agreement for Emergency Medical Services to allow the Greenfield Fire Department to receive Opioid Settlement Funding for its Mobile Integrated Health program (6/11/25 F&HR S. Saryan)
    Approved under agenda item L18.
20. Discussion and decision to transfer $12,500 from the PD Equipment Replacement account (CECOPS) into Capital Equipment account CE2506 (Marked/Unmarked Squads) (6/11/25 F&HR S. Saryan)
    Approved under agenda item L18.
21. Approval of schedules of disbursements in the amount of $8,224,256.50. (6/11/25 F&HR S. Saryan)
    Approved under agenda item L18.
22. Approval of mileage reimbursements in the amount of $752.85. (6/11/25 F&HR S. Saryan)
    Approved under agenda item L18.
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 2025-2026 operator license to the following:
    a. Terry Darnell Bellinger Jr
    The applicant did not show. No action taken.
24. Adjourn closed session and reconvene into open session.
    No action taken.
25. Decision re: 2025-2026 Operator's License For Terry Darnell Bellinger Jr. (Goergen)
    No action taken.

M. Items for future agenda
   Possibly a Special Common Council

N. Adjourn
   Motion by Alderperson Bailey, seconded by Alderperson Drzewiecki to adjourn at 7:35 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: 6/18/2025

RESOLUTION NO. 4071

Special Use Permit for Zen Garden Bodywork, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo (Tax Key No. 620-0009-001)

WHEREAS, Sasha Lorenzo d/b/a Zen Garden Bodywork, 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 a massage business, to be located at 4702 S. 47th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 17, 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, Sasha Lorenzo, resides at 9730 W. Cold Spring Rd., Greenfield, WI 53228

2. The property is owned by Forest Park Real Estate Co. LLC, 2765 S. 27th St., Milwaukee, WI 53215.

3. Zen Garden Bodywork will occupy approximately 1,400 sq. ft. of the building located at 4702 S. 47th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3767, being a part of the Northeast ¼ of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 620-0009-001

Said land being located at 4700-4704 S. 47th St.

4. The applicant is proposing to establish a massage therapy business within the existing multi-tenant commercial building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits other personal 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 W. Layton Ave. that is developed for commercial uses. Properties to the east are developed for commercial uses; properties to the north and south are developed for residential uses; and property to the west is developed for institutional use.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Sasha Lorenzo d/b/a Zen Garden Bodywork, LLC, to establish Zen Garden Bodywork, a proposed massage business, to be located at 4702 S. 47th 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 May 13, 2025 and by the Common Council on June 17, 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 any required building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.

3. Hours of Operation. The allowable hours of operation for Zen Garden Bodywork will be 8:00am – 8:00pm Monday through Friday, and 10:00am to 5:00pm Saturday and Sunday.

4. Off-Street Parking. A total of 6 off-street parking stalls are required for Zen Garden Bodywork, and 4 are required for the building's other tenant, for a total of 10 spaces required. The property will provide 12 off-street parking stalls.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-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.

_____
Sasha Lorenzo d/b/a Zen Garden Bodywork 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 17th day of June, 2025.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

RESOLUTION NO. 4072

Special Use Permit for Rosa's Cocina, a proposed limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad d/b/a Hasham Petroleum LLC (Tax Key No. 648-0008-003)

WHEREAS, Shazad Amad d/b/a Hasham Petroleum 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 Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 17, 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, Shazad Amad d/b/a Hasham Petroleum LLC, operates a CITGO service station located at 5235 W. Loomis Rd., Greenfield, WI 53129

2. The property is owned by Haiffa Oil, LLC, 5235 W. Loomis Rd., Greenfield, WI 53129.

3. Rosa's Cocina will occupy approximately 400 sq. ft. of the service station building located at 5235 W. Loomis Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 3527, being a part of the Southwest ¼ of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 648-0008-003.

Said land being located at 5235 W. Loomis Rd.

4. The applicant is proposing to establish a limited-service restaurant in the existing commercial building.

5. The aforesaid premise is zoned C-3 Highway & Commercial Service Business District under the Zoning Ordinance of the City of Greenfield, which permits limited-service restaurants as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along W. Loomis Rd. that is developed for commercial and residential uses. Properties to the east are developed for residential use; properties to the north and west are developed for commercial uses; and properties to the south are located in the Village of Greendale and are developed for residential use.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Shazad Amad d/b/a Hasham Petroleum LLC to establish Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on May 13, 2025 and by the Common Council on June 17, 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 any required building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.

3. Hours of Operation. The allowable hours of operation for Rosa's Cocina will be 10:00am – 9:00pm, daily.

4. Off-Street Parking. A total of 6 off-street parking stalls are required for Rosa's Cocina, and 8 are required for the building's other use as a service station, for a total of 14 spaces required. The property will provide 8 off-street parking stalls. Common Council may waive the shortage.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-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.

_____
Shazad Amad d/b/a Hasham Petroleum 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 17th day of June, 2025.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 4073

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF ALAN JURKUS

WHEREAS, the claimant, Rev. Alan F. Jurkus, submitted a claim with the City on May 21, 2025, in the amount of $1,046.32 (the original claim amount was $2,024.80, which included $978.28 for replacement tires, which was already paid under the City's expedited tire claim procedure); and,

WHEREAS, the claimant alleges that, on or about May 18, 2025, his wheel rim was damaged when his vehicle ran over "stop sticks" that had been deployed by the Greenfield Police Department in an effort to detain a fleeing suspect; and,

WHEREAS, while an attempt was made to repair the rim damage, the wheel already appears to have a slow leak, and the claimant's mechanic has opined that the leak will only get worse over time due to temperature fluxuations and road salt, which will exacerbate the problem; and,

WHEREAS, the City Attorney, having reviewed the facts and circumstances relating to the claim, including documentatioan of claimed damage, recommends that, without admitting any negligence, the Common Council approve payment of the claim; and,

WHEREAS, after due consideration, the Common Council desires to pay the claim.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Alan Jurkus, submitted on May 21, 2025, and relating to alleged loss occurring on May 18, 2025, is hereby approved in the amount of **$1,046.32**; and,

BE IT FURTHER RESOLVED that this payment is in full and final satisfaction of any/all claims and damages the claimant may have relating in any way to the incident, whether known or unknown, including without limitation, any and all property damage, injury, medical bills, property damage, pain, and suffering; and,

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the above amounts upon receipt of signed release from the claimant.

Approved: _____
Michael J. Neitzke, Mayor

Date Approved: _____

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 17th day of June, 2025.

_____
Jennifer Goergen, City Clerk