

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, JULY 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, Bruce Bailey, Karl Kastner, Pamela Akers

Excused: Shirley Saryan

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

B. Opening Prayer

An opening prayer was given by Pastor Steve Rogers.

C. Pledge of Allegiance

D. Approval of the June 17, 2025 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke introduced County Supervisors Patti Logsdon and Kathleen Vincent, who were present. There was a hearing for Amando Lang, and the report said that he was competent to stand trial. Mayor Neitzke praised Ms. Vincent for everything she's doing at the county level. State Representative Bob Donovan was present at the hearing as well. We take the importance of safety and stability in the community seriously. He thanked Ms. Vincent, Mr. Donovan, and acting Police Chief Eric Lindstrom.

Alderperson Kastner asked the county supervisors about the status of the Root River path between Howard Avenue and Morgan Avenue.

County Supervisors Logsdon and Vincent presented a dedication to The Turf. Ms. Logsdon, Ms. Vincent, and Mayor Neitzke read the dedication.

Mayor Neitzke and Alderperson Akers discussed the spectacular fireworks; they were highly reviewed. The only criticism was about the loudness of the booms.

Mayor Neitzke went to agenda item F.

Mayor Neitzke said that a Board of Health member passed away. Alderperson Akers and Mayor Neitzke spoke about the member. The city would be giving its condolences.

Mayor Neitzke went to agenda item M.

F. Aldermanic Reports

Alderperson Akers said that Konkel Park was busy. Mayor Neitzke said to respect the no-parking signs as it is a safety issue.

G. Announcements

H. Citizen Commentary

I. Public Hearings

1. Public Hearing on a Special Use Permit for Neveria Las Maravillas, a limited-service restaurant, to be located at 6401 W. Forest Home Ave., submitted by Florentino Maravilla, d/b/a Neveria Las Maravillas. (Tax Key No. 572-8992-006) (PC-6/10/25 Kastner)

The public hearing opened at 7:18 PM.

Gina Vlach, City Planner, presented the site information, description of business, employee

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information, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

The owner of the building was present. He said that he removed the light.

Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Neveria Las Maravillas, a limited-service restaurant, to be located at 6401 W. Forest Home Ave., submitted by Florentino Maravilla, d/b/a Neveria Las Maravillas. (Tax Key No. 572-8992-006) (PC-6/10/25 Kastner)

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

- b. Approve a Site Plan Review for Neveria Las Maravillas, a limited-service restaurant, to be located at 6401 W. Forest Home Ave., submitted by Florentino Maravilla, d/b/a Neveria Las Maravillas. (Tax Key No. 572-8992-006) (PC-6/10/25 Kastner)
Approved under agenda item I1a.

J. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

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

K. New Business

1. Claim received from Pam Akers. (Goergen)

Referred to the City Attorney.

2. Claim received from Martin Law Office on behalf of Gisena Cervantes. (Goergen)

Referred to the City's insurance company.

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

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

4. Approve applications for an Amusement License to expire July 31, 2026. (Goergen)

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

5. Approve an application for a 2025-2026 Class "B" Fermented Malt Beverage and "Class C" Wine Retailer's License for Meiji Milwaukee LLC, Dianhui Jiang, Agent, for the property at 3740 S. 108th St. (Meiji Seafood Buffet). The alcohol will be served at each table in the dining area and at the bar. The storage for the alcohol will be located by the office, located in the back by the kitchen. Records will be kept in the office located at 3740 S. 108th St. (Goergen)

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

6. Daniel's 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 speaker outside in the front [of the building], and it will have temporary fencing. Alcohol

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sales will be inside the building and drinks outside in plastic cups. The events will be at 3800 S. 108th Street on July 16, July 23, July 30, August 6, and August 13, 2025 from 6:00 PM to 9:30 PM. (Goergen)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. Motion carried unanimously.

There was discussion that this was the old Genesis and Embers building.

7. Approve a change of agent from Nicholas Fischer to Jennifer Flannery, 1511 N. Hawley Rd., Milwaukee, WI, for the 2025-2026 "Class B" Combination Fermented Malt Beverage and Liquor Retailer's License held by Famous Dave's Ribs Inc, 5077 S. 27th St. (Famous Dave's). (Goergen)

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

8. Approve an Outdoor Special Event application for the Hassleless Mattress Tent Sale Event, to be located at 7740 W. Layton Ave, on July 17 through 23, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)

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

There was a discussion about whether someone had to be there to run the event.

Motion carried unanimously.

9. Approve an Outdoor Special Event application for The Salvation Army's Back to School Health Fair, to be located at 2900 W. Cold Spring Rd., on August 8, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event. (Vlach)

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

10. Approve a Site Plan for EVgo, Inc., to install 8 electric vehicle charging stations in the existing Meijer grocery store parking lot, located at 5800 W. Layton Ave., submitted by Elizabeth Bragg, d/b/a Kimley-Horn & Associates. (Tax Key No. 602-9947-004) (PC-7/8/25 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve agenda items K10 - K12.

Under discussion, Alderperson Kastner and Mrs. Vlach spoke about the landscaping around the electrical pad, which is a condition of approval for agenda item K10.

On a roll call vote, motion carried unanimously.

11. Approve a Certified Survey Map for a proposed land division of 4343 W. Mallory Ave., submitted by Christopher and Praphasri Swenson, represented by Nick Draskovich, d/b/a Endpoint Solutions. (Tax Key No. 647-1193-000) (PC-7/8/25 Kastner)

Approved under agenda item K10.

12. Approve an Architectural Plan Review for a building remodel at Diamond Jim's, an existing business, located at 5265 S. 27th St., submitted by Tom Letizia, d/b/a Diamond Jim's, and Scot Schmidt, d/b/a Schmidt Architects, LLC. (Tax Key No. 645-0013-000) (PC-7/8/25 Kastner)

Approved under agenda item K10.

13. Approve an agreement with Garland Company Inc. for project number 2511 Library Upper (West) Roof in the amount of \$244,930. (Katz)

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

14. Approve an Intergovernmental Agreement with the Village of Hales Corners for the Powerline Trail Phase 3. (Katz)

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Mayor Neitzke said that this is set for completion in 2026. Jeff Katz, Director of Neighborhood Services, said that it only goes to Edgerton Avenue. They discussed that the city is paying for the 300-foot path that goes through Hales Corners to Edgerton Avenue as part of the grant.

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

15. Approve an agreement with the Wisconsin Department of Transportation accepting a grant for street light replacement on W. Cold Spring Road and W. Howard Avenue. (Katz)

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

Under discussion, Mayor Neitzke said that they will be meeting with vendors to discuss the pricing of new light bulbs on 27th Street. It may require all new fixtures. Mr. Katz said that the return on investment is better with the new lights.

On a roll call vote, motion carried unanimously.

16. Discussion and decision to approve an ambulance billing agreement between Paramedic Billing Services Inc. and the Greenfield Fire Department. (D. Weber)

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

17. Discussion and decision to approve a financial agreement between the Police Department and the Greenfield School District to staff a School Resource Officer at the Greenfield Middle School (E. Lindstrom)

Mayor Neitzke introduced the agreement. It would allow the hiring of an additional police officer and would be funded by the school district.

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

Under discussion, Mayor Neitzke said that the school district approached the city. There wasn't interest in the Whitnall School District for their middle school to have a resource officer at this point. Alderperson Akers said that when the high school's agreement for a resource officer is up, the reimbursement rate will increase.

On a roll call vote, motion carried unanimously.

18. Discussion and decision to revise the organizational chart for the Police Department (E. Lindstrom)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve agenda items K18 - K19. On a roll call vote, motion carried unanimously.

19. Discussion and decision to recruit and hire new Police Officer (E. Lindstrom)

Approved under agenda item K18.

20. Approval of schedules of disbursements in the amount of \$2,798,766.13. (Schafer)

Motion by Alderperson Akers, seconded by Alderperson Kastner to approve agenda items K20 - K23. On a roll call vote, motion carried unanimously.

21. Approval of mileage reimbursements in the amount of \$203.70. (Schafer)

Approved under agenda item K20.

22. Accept May 2025 financial statements. (Schafer)

Approved under agenda item K20.

23. Accept investments and reinvestments for May 2025. (Schafer)

Approved under agenda item K20.

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24. 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. Dominique Sanders

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to go into closed session at 7:34 PM. On a roll call vote, motion carried unanimously.

25. Adjourn closed session and reconvene into open session.

Motion by Alderperson Akers, seconded by Alderperson Bailey to adjourn closed session and reconvene into open session at 7:38 PM. Motion carried unanimously.

26. Decision re: 2025-2026 Operator's License for Dominique Sanders. (Goergen)

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

Mayor Neitzke circled back to agenda item E.

- L. Items for future agenda

- M. Adjourn

Motion by Alderperson Kastner, seconded by Alderperson Akers to adjourn at 7:40 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 7/18/2025

RESOLUTION NO. 4074

Special Use Permit for Neveria Las Maravillas, a proposed limited-service restaurant, to be located at 6401 W. Forest Home Ave., submitted by Florentino Maravilla, d/b/a Neveria Las Maravillas. (Tax Key No. 572-8992-006)

WHEREAS, Florentino Maravilla, d/b/a Neveria Las Maravillas, 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 Neveria Las Maravillas, a proposed limited-service restaurant, to be located at 6401 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on July 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, Florentino Maravilla, d/b/a Neveria Las Maravillas, resides at 2908 W. Lincoln Ave., Milwaukee, WI 53215.
2. The property is owned by AJM Enterprises, LLC, 8530 W. McMyron St., West Allis, WI 53214.
3. Neveria Las Maravillas will occupy approximately 2,500 sq. ft. of the multi-tenant commercial building located at 6401 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 674, being a part of the Northeast ¼ Section 22, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 572-8992-006

Said land being located at 6401-6405 W. Forest Home Ave.

4. The applicant is proposing to establish a limited-service restaurant within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-3 Highway and 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 the W. Forest Home Ave. corridor that is developed for commercial and residential uses. Properties to the north and west are developed

for commercial and residential uses. Properties to the east are developed for residential uses. Properties to the south are developed for residential and public park 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 Florentino Maravilla, d/b/a Neveria Las Maravillas to establish Neveria Las Maravillas, a proposed limited-service restaurant, to be located at 6401 W. Forest Home Ave., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on June 10, 2025 and by the Common Council on July 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 Neveria Las Maravillas will be 11:00am – 9:00pm, daily.
4. Off-Street Parking. A total of 28 off-street parking stalls are required for the entire multi-tenant commercial building. The property will provide 18 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.

Florentino Maravilla, d/b/a Neveria Las Maravillas

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 July, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk