

**MINUTES OF THE PLAN COMMISSION MEETING HELD AT THE GREENFIELD CITY HALL ON
TUESDAY, AUGUST 12, 2025**

1. The meeting was called to order at 6:03p.m. by Mayor Neitzke.

ROLL CALL:	Mayor Neitzke	Present
	Ald. Kastner	Present
	Mr. Brian Weis	Present
	Mr. Don Carlson	Present
	Mr. Zak Marshall	Present
	Mr. Bob Krenz	Present
	Mr. Mike Braswell	Present
	Ms. Danielle Wojak (Alt)	Present
	Mr. Randy Lee (Alt)	Excused

Also present: Gina Vlach, City Planner

2. Approval of the Minutes from the July 8, 2025 meeting.

Motion by Mr. Carlson, seconded by Mr. Weis, to approve the minutes from the July 8, 2025 meeting. Motion passed unanimously.

3. Discussion regarding last Common Council meeting.

Mrs. Vlach stated that the Neveria Las Maravillas ice cream shop Special Use Permit, Diamond Jim’s and Meijer’s EV Charging Site Plans, and the Swenson Certified Survey Map were all approved.

Mayor Neitzke took this time to talk about the recent rain event and subsequent flooding that numerous residents in the City have experienced. City Staff are doing everything they can to make the recovery and cleanup process as painless as possible. He thanked John’s Disposal for being responsive to the City’s needs. There had been some confusion about needing to pay for extra pickups; City residents do not need to pay extra.

4A. Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Juanita Campos, d/b/a Mezcalero LLC (Tax Key No. 571-8957-002)

4B. Special Use Permit for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002)

4C. Site Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002)

Items 4A, 4B, and 4C may be considered together or separately.

Proposed Zoning

Mezcalero Restaurant and Bar is an existing full-service restaurant located at 6869 W. Forest Home Ave. The use as a full-service restaurant was established before the current edition of the Municipal Code and is a legal non-conforming use in the C-1 Neighborhood Commercial district. The applicant is requesting approval of a rezone of the property from C-1 to C-2 Community Commercial District, which permits full-service restaurants as a Special Use. The property meets all site requirements for properties zoned C-2 Community Commercial District. As an existing business operating at this location, staff recommends that Plan Commission treat Mezcalero Restaurant and Bar as a grandfathered use and not require the issuance of a new Special Use Permit for their existing use. A Special Use Permit would still be required for any subsequent occupants who operate a business categorized as a Special Use in the C-2 zoning district.

Recommendation: Recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Juanita Campos, d/b/a Mezcalero LLC, (Tax Key No. 571-8957-002), subject to Plan Commission and staff comments.

Overview of Project

The applicant is proposing to add a food truck home base use to their existing use as a full-service restaurant. To add the food truck home base use, the property must come into compliance with the Code, meaning that the property must be rezoned to a district type that allows full-service restaurants and mobile food service. If the Plan Commission does not approve the rezoning, this section is negated, as mobile food service is not a permitted use in the current zoning district of the property (C-1).

The Special Use Permit is for use of the establishment as the central location from which the food trucks are serviced. Since this is a new use within the commercial building, a public hearing and a Special Use Permit are required. A public hearing for both the rezoning petition and the Special Use can be scheduled as early as September 16, 2025.

The food trucks will only be used for off-site events. The two food trucks will not be affiliated with the Mezcalero restaurant. The hours of operation for the food truck will be 10:00am -10:00pm, daily. Each food truck will have 3-4 full-time employees.

Site Review

A site plan was not submitted, but the site is subject to review when the Plan Commission and Common Council consider a Special Use Permit.

While visiting the site, Staff found some issues with the dumpster enclosure and surrounding area. While the dumpster enclosure appeared to be in good condition, the size of the enclosure did not appear sufficient for the two trash dumpsters and the grease dumpster. Staff has discussed this issue with the owner who is willing to work with Staff to find a solution. Furthermore, Staff discussed with the owner that the items located around the dumpster and the rear door, at the time of the site visit, need to be removed. Staff explained that the items cannot be stored in those locations. The owner stated that the items would be addressed immediately.

Staff noticed that there has been additional screening added to the patio area. This screening is not included as part of the approved architectural plans for the site, and as such, is subject to review by the Plan Commission. Staff feels that the screening does not enhance the property or the other improvements the applicant has made and should be removed. If the applicant desires permanent screening for the patio area, they should submit a Site Plan Review application and have it reviewed by the Plan Commission prior to installation. Staff have reached out to the applicant regarding their future intentions for the patio but have not heard back.

Another potential issue identified by staff was the driving lane on the north side of the property. In the aerial image, the property line of the neighboring property is shown in red and the driving lane for Mezcalero is on that property. The owner of the property to the north is WE Energies. While this is a private property issue, staff would still recommend that an agreement be put in place allowing for the use of the driving lane on the north side of the property.

The restaurant requires 95 parking spaces (15 spaces per 1,000 sq. ft.). A total of 47 regular stalls are provided. The applicant has indicated that they will use 2 parking spaces per food truck for a total of 4 spaces used for food truck parking, leaving 43 parking stalls available to guests and employees. The Common Council may waive the shortage.

The applicant will be required to submit a fats, oils, and grease (FOG) plan to the Plumbing Inspector for review and approval. Further, the applicant will be required to submit an operational plan. This plan will detail food loading and cleaning practices on the trucks. The purpose of this plan is to ensure that any runoff from around the trucks and/or loading area is not being directed into storm sewer systems where it can lead to illicit discharges in Greenfield. The washout needs to be directed to the sanitary sewer or they need to use a mop as opposed to spraying down the food truck with a hose.

Staff recommends approval and that a public hearing be scheduled for the September 16, 2025 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002), subject to Plan Commission and staff comments, and the following conditions:

(All items are required to be satisfied prior to the issuance of a Retail Food – Mobile Base license.)

1. A fats, oils and grease “FOG” Plan being submitted for review and approval to Jake Wiltzius, Plumbing Inspector, at jake.wiltzius@greenfieldwi.gov .
2. Submittal of an operational plan to the Community Development Division depicting and describing where the food truck will be parked and how and when it will be cleaned. Specific language shall be included describing the washout of the food truck.
3. Removal of all trash and stored items from dumpster area and placement of trash and grease dumpsters within the dumpster enclosure.
4. Removal of temporary screening from around and above the patio area.

Motion by Mayor Neitzke, seconded by Mr. Weis, to recommend Common Council approval of the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Juanita Campos, d/b/a Mezcalero LLC, (Tax Key No. 571-8957-002), and recommend Common Council approval of the Special Use Permit and Site Plan Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002), subject to Plan Commission and staff comments, and schedule a public hearing for the September 16, 2025 Common Council meeting. Motion carried unanimously.

5. **Certified Survey Map for a proposed land combination of 4205, 4239, & 4253 W. Loomis Rd., submitted by Bill Ohm, d/b/a Cobalt Partners, LLC, represented by Al Schneider, d/b/a Chaput Land Surveys. (Tax Key Nos. 600-9967-002, 600-9958-002, & 600-9957-003)**

The three properties are zoned Planned Unit Development - 2 (PUD2) and are currently vacant. They are located off W. Loomis Rd. just north of Highway 43/894. They have been used as access to the Turf Skate Park during its construction. Once combined, the parcel will be a total of 3.76 acres. It will be compliant with all PUD2 district requirements.

The goal of this CSM is to combine the parcels so that a new 80-stall Park & Ride parking lot can be constructed. The Park & Ride will be operated by the City. Construction is estimated for later this fall or next spring. There is room to the east for an expansion of 35 additional spaces if, at some point, it is determined necessary by the City.

Staff recommends that this item be expedited to the August 19th Common Council meeting.

Recommendation: Recommend Common Council approval of the Certified Survey Map for a proposed combination of 4205, 4239, & 4253 W. Loomis Rd., submitted by Bill Ohm, d/b/a Cobalt Partners, LLC, represented by Al Schneider, d/b/a Chaput Land Surveys. (Tax Key Nos. 600-9967-002, 600-9958-002, & 600-9957-003), subject to Plan Commission and staff comments, with the following conditions:

(Item 1 is required to be satisfied before the CSM can be recorded with the Milwaukee County Register of Deeds.)

1. A revised Certified Survey Map is submitted to the Engineering Division, if needed.

Motion by Mr. Weis, seconded by Mr. Carlson, to recommend Common Council approval of the Certified Survey Map for a proposed combination of 4205, 4239, & 4253 W. Loomis Rd., submitted by Bill Ohm, d/b/a Cobalt Partners, LLC, represented by Al Schneider, d/b/a Chaput Land Surveys (Tax Key Nos. 600-9967-002, 600-9958-002, & 600-9957-003), subject to Plan Commission and staff comments, and that the item be expedited to the August 19, 2025 Common Council meeting agenda. Motion carried unanimously.

- 6A. **Special Use Permit for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016)**
- 6B. **Site Review for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016)**

Items 6A and 6B may be considered together.

Overview and Zoning

The applicant, Mohammad Almughrabi, is proposing to lease the existing 800 sq. ft. tenant space, located at 6225 S. 27th St., to operate a cell phone and cell service business. The applicant has experience operating cell phone stores; he has 7 other locations throughout the Milwaukee area.

There are two buildings on this property, the north building with a handful of smaller tenant spaces, and the western building with three larger tenant spaces, two of them being Crunch Fitness and Dollar Tree.

The property is zoned Planned Unit Development District, which regulates telecommunications retailers as a Special Use. A public hearing, as required for a new Special Use Permit, can be scheduled as early as September 16, 2025.

The business is proposed to be open 9:00am to 7:00pm Monday through Friday and 10:00am to 6:00pm, Saturday and Sunday. There will be one full-time employee.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the conditions of the site as part of the Special Use permit process.

The property owner has recently resurfaced several areas of the parking lot. Previous approvals for other tenant spaces on this property (Burger & Burger in June 2023 and Crunch Fitness in March 2024) established that the best location for dumpsters for the northern building is along the rear (north) of the building. There had been a dumpster enclosure behind the Dollar Tree that the property owner has since removed due to the site's restrictions and for safety reasons. There is a fence on the western lot line that shields sight of the dumpsters on that side of the western building from the residential properties.

The tenant space requires 4 spaces for their use (5 per 1,000 sq. ft. of retail space). The entire property's uses require 343 parking spaces; 298 stalls are provided. Common Council may waive the shortage.

Recommendation: Recommend Common Council approval of Special Use Permit and Site Review for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016), subject to Plan Commission and staff comments.

Motion by Mayor Neitzke, seconded by Mr. Marshall, to recommend Common Council approval of Special Use Permit and Site Review for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi,

d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016), subject to Plan Commission and staff comments, and schedule a public hearing for the September 16, 2025 Common Council meeting. Motion carried unanimously.

- 7A. Special Use Permit for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014)**

- 7B. Site Review for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014)**

Items 7A and 7B may be considered together.

Overview and Zoning

The applicant, Ridge Community Church, is proposing to add offices for mental health counseling services in their existing building. The applicant will be renovating 2,500 sq. ft. within their space to house three new offices dedicated for mental health counseling services during the week, as well as repurposing some spaces for group-centered counseling workshops. The applicant will partner with New Life Resources, an existing mental health counseling company with six locations in the Milwaukee area.

The counseling services use is proposed to be 8:00am to 8:00pm Monday, Tuesday, Wednesday, and Friday and 9:00am to 4:30pm Thursday. This use will not impact the church’s regular office hours and service times. The proposed use will add three part-time employees.

The property is zoned PUD, which permits mental health counseling services as a Special Use. A public hearing, as required for a new Special Use Permit, can be scheduled as early as September 16, 2025.

Site Review

A site plan was not submitted, but the Zoning Code allows for the comprehensive review of the condition of the site as part of the Plan Commission review.

Staff did not notice any issues during the site visit.

Staff recommends approval and that a public hearing be scheduled for the September 16, 2025, Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan Review for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014), subject to Plan Commission and staff comments.

The applicant, Ms. Tonarelli, was present to answer questions.

Alderman Kastner asked about the status of the parking lot being redone. Mayor Neitzke explained that the safety and traffic flow of this parking lot, even when the building was still a Walmart, has been an issue. Ms. Tonarelli explained that redoing the parking lot is in the works.

Motion by Mayor Neitzke, seconded by Alderman Kastner, to recommend Common Council approval of the Special Use Permit and Site Plan Review for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA (Tax Key No. 608-9995-014), subject to Plan Commission and staff comments, and schedule a public hearing for the September 16, 2025 Common Council meeting. Motion carried unanimously.

8. Discussion and decision regarding possible amendment to previously approved Site, Landscaping, & Architectural Plans for a greenhouse addition at Bluemel’s Garden & Landscape Center, an existing business, located at 4930 W. Loomis Rd., submitted by John Lewandowski, d/b/a Bluemel’s Garden & Landscape Center (Tax Key No. 620-1001-000)

Bluemel’s Garden Center appeared before Plan Commission in September 2024 with a Site, Landscaping, and Architectural Plan requesting to build two (2) additional greenhouses. The proposal included the construction of a 4,150 sq. ft. greenhouse and a 2,485 sq. ft greenhouse. The proposed site layout utilized the existing entrance off of Loomis Road where patrons enter the business. The greenhouse additions were proposed to be constructed of translucent polycarbonate paneling and had white steel rolling doors. The proposal was approved:

Bluemel’s has decided to scale back their initial plans and only add one (1) of the originally approved greenhouses. The 4,150 sq. ft. greenhouse would not be constructed, but the 2,485 sq. ft. greenhouse would be constructed in the location that had previously been proposed and approved, see below:

The agenda item is before Plan Commission to discuss and decide if the amendment to the previously approved Site, Landscaping, and Architectural Plans, specifically the

decrease in the intensity of the original proposal, should be brought back before Plan Commission for a full Site, Landscaping, and Architectural review.

Motion by Mayor Neitzke, seconded by Mr. Weis, that the situation presented by Bluemel's is a phasing of a previously approved project, and does not need full review by the Plan Commission or Common Council. Motion carried unanimously.

9. Community Development Report

Mrs. Vlach stated that a number of new businesses have received occupancy since the last Plan Commission meeting, and that Qamaria Coffee was on the cover of the Milwaukee Business Journal's most recent issue.

10. Adjournment.

Motion by Mr. Carlson, seconded by Mr. Weis, to adjourn the August 12, 2025 Plan Commission meeting at 6:45p.m. Motion passed unanimously.

Respectfully submitted,

Anna Kissel
Planner

Distributed August 15, 2025.