

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, SEPTEMBER 16, 2025

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:01 PM.

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

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

B. Opening Prayer

An opening prayer was given by Pastor Rogers.

C. Pledge of Allegiance

D. Approval of the August 19, 2025 Common Council minutes

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

E. Approval of the August 27, 2025 Special Common Council minutes

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

F. Approval of the September 5, 2025 Special Common Council minutes

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

G. Mayor's Report

Mayor Neitzke thanked everyone for attending the car show. He mentioned that Google AI incorrectly reported the car show as canceled, despite it still taking place. He spoke about the number of cars. It was well attended. He thanked Parks and Recreation, the sponsors, and everyone that participated.

Mayor Neitzke spoke about the flooding, the cleanup, the nice letter that said they were impressed with our crews, the Federal Emergency Management Agency has accepted and declared it a disaster, efforts being made, the engineering meeting with FEMA, and that www.disasterassistance.gov has more resources.

Mayor Neitzke said that leaf pickup will be continuous until the snow comes. The trucks that pick up the leaves are the same as the snowplow trucks. They are encouraging people to put out leaves sooner or to mulch them.

H. Aldermanic Reports

I. Announcements

J. Citizen Commentary

K. Public Hearings

1. Public Hearing on an 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 and a Public Hearing on a 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) (PC-8/12/25 Kastner)

Mayor Neitzke clarified that this item is just to service the food truck through the commercial kitchen and store the truck on the property. This isn't to request to use the food truck on that commercial property.

Anna Kissel, Planner, presented the rezone, site information, description of the business, food truck

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staff, hours of operation, site improvements, and recommendations from the Plan Commission. There was one letter of objection and one letter of support received.

Mayor Neitzke summarized the public hearing process. He read Jill Bosl's email in opposition with concerns about the residential area and critters. He read Alex Alonte's email, representing St. John's Church and School, in support, stating that they support the food truck, and with Forest Home Avenue under construction, the food truck will help them be successful.

Jeffrey Unger, 4155 S. 68th Street, who registered as speaking against, stated his concerns were about the location of his house, fights in the parking lot, noise complaints, the street noise, the fence height, the number of trucks, and parking of the trucks.

There was a discussion that it was to service the trucks, not to serve out of. The people operating the food truck would be renting Mezcalero's kitchen space. Mayor Neitzke added it's not coming and going; it's basically parking for two food trucks.

Mayor Neitzke and Mr. Unger talked about the businesses that used to be there, the improvements, neighbors moving due to noise, rats, and pest control.

Alderson Akers and Mr. Unger discussed the band noise, outdoor music, operating more as a bar instead of a restaurant, and hearing the bass in the basement. Mayor Neitzke added to let us know if the bass is too loud and to call Alderson Akers or the police if there are fights.

Motion by Alderson Kastner, seconded by Alderson Bailey to close the public hearing at 7:27 PM. Motion carried unanimously.

- a. Approve an 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) (PC-8/12/25 Kastner)

Motion by Alderson Bailey, seconded by Alderson Kastner to approve agenda items K1a-K1c.

Alderson Bailey said that he understands that there are residential houses next to businesses, which is an age-old problem. He hopes to coexist and work out the problems that occur.

Mayor Neitzke said that Mezcalero had complied with everything that had been asked of them. He spoke about the parking lot and construction on Forest Home Avenue.

On a roll call vote, motion carried 4-1, with Alderson Akers opposed. Those in favor were Aldersons Drzewiecki, Bailey, Kastner and Saryan.

- b. Approve a Resolution for a 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) (PC-8/12/25 Kastner)
Approved under agenda item K1a.
- c. Approve a 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) (PC-8/12/25 Kastner)
Approved under agenda item K1a.

2. Public Hearing on a 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) (PC-8/12/25 Kastner)

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Mrs. Kissel presented the site information, description of business, hours of operation, number of employees, dumpster location, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Motion by Alderperson Akers, seconded by Alderperson Saryan to close the public hearing at 7:32 PM.
Motion carried unanimously.

- a. Approve a Resolution for a 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) (PC-8/12/25 Kastner)
Motion by Alderperson Drzewiecki, seconded by Alderperson Saryan to approve agenda items K2a and K2b. On a roll call vote, motion carried unanimously.
- b. Approve a 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) (PC-8/12/25 Kastner)
Approved under agenda item K2a.

3. Public Hearing on a 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) (PC-8/12/25 Kastner)

The public hearing opened at 7:33 PM.

Mrs. Kissel presented the site information, description of the business, number of employees, hours of operation, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

The applicant was present.

Mayor Neitzke said that most of the discussion at the Plan Commission meeting was about whether there could be a business in a church. The lawyers, accountants, and tax code people came together. It is permissible under all those rules. This is just for use within the church; all the other stuff has been thoroughly vetted.

Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing at 7:35 PM.
Motion carried unanimously.

- a. Approve a Resolution for a 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) (PC-8/12/25 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve K3a and K3b.

Under discussion, Mayor Neitzke talked about The Ridge enhancing their parking at the site. We are working cooperatively with them. We hope they stay.

Alderperson Kastner and Mayor Neitzke discussed that there isn't a portion that will be taxable. Jodi Tonarelli, the applicant, said that they won't be charging them any rent. The Ridge will be paying for people to receive counseling services for free. The Ridge won't make a profit at all. The goal is to serve everyone, from children to adults, utilizing New Life counselors that also specialize in addictions and marriages. The goal is to serve the community and to be a blessing to the community, because they see an immense need. They have also been talking to public health officials and school districts about offering free workshops. People are tithing to the church, and

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the church will cover the cost of the counseling on a needs basis, so a sliding scale, where appropriate.

On a roll call vote, motion carried unanimously.

- b. Approve a 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) (PC-8/12/25 Kastner)

Approved under agenda item K3a.

L. 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.

M. New Business

1. Adopt a resolution allowing settlement of the claims of Arianna Bullion and Gisena Cervantes relating to alleged personal injuries as a result of an accident on May 11, 2024. (Geary)
Motion by Alderperson Kastner, seconded by Alderperson Akers to approve in a lump sum settlement of \$12,000, which was recommended by the City Attorney. On a roll call vote, motion carried unanimously.

2. Approve an application for a 2025-2026 Combination "Class A" Fermented Malt Beverage and Liquor Retailer's License for TS Wine & Liquor LLC, Surinder Singh, Agent, for the property at 4955 S. 27th St (Paul Wine & Liquor). First floor and storage in basement located at 4955 S. 27th St. (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Saryan to approve as presented.

The applicant is asking that they receive the same hours as the previous owner. Mayor Neitzke said that they might have to go through a Special Use Review and a public hearing. The applicant says that they might want to in the future, but there are not any plans right now.

Motion carried unanimously.

Alderperson Saryan and Mayor Neitzke discussed the Special Use Review process.

3. Approve an application for a 2025-2026 Entertainment License received from El Beso Mexican Restaurante and Cantina for the property located at 5030 S. 74th St. (Indoor: Live Mariachi Music Outdoor: Live mariachi music on patio; music over speakers). (Goergen)

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

4. Approve applications for 2025-2026 operator licenses (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. Motion carried unanimously.

5. Adopt an ordinance to amend Subsection 13.03 (12)(d)(2) of the Code of Ordinances for the City of Greenfield pertaining to the Quota for Off-Premises Small Alcohol Retailer Licenses. (Geary)
Motion by Alderperson Drzewiecki, seconded by Alderperson Kastner to approve.

Under discussion, Mayor Neitzke said that this item relates to Kwik Market and spoke about how they

went before Common Council before the moratorium, and the quota needs to be adjusted.

On a roll call vote, motion carried unanimously.

6. Adopt an Ordinance to amend Chapter 10 (Intro) and Section 10.940.19(1), relating to, respectively, statutory counterpart ordinances generally and battery. (Geary)

Mayor Neitzke said he was working with the police department to provide cohesion with state law.

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

7. Approve an Outdoor Special Event application for House of Harley's Cruise In Bike & Car Show event, to be located at 6221 W. Layton Ave., on September 19, 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 Saryan to approve agenda items M7-M9. Motion carried unanimously.

8. Approve an Outdoor Special Event application for House of Harley's First Responder Ride and Oktoberfest event, to be located at 6221 W. Layton Ave., on September 20, 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)

Approved under agenda item M7.

9. Approve an Outdoor Special Event application for House of Harley's Annual Local 215 Packer Party event, to be located at 6221 W. Layton Ave., on October 12, 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)

Approved under agenda item M7.

10. Approve an Outdoor Special Event application for Corner Club's Pig Roast Football Party event, to be located at 4309 W. Grange Ave., on October 5, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event. (Vlach)

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

There was a discussion about live music, that they might be showing the Packer game outside, and the neighbors.

11. Discussion and decision to approve a letter agreement between the Greenfield Fire Department and the Milwaukee Brewers Baseball Club. (D. Weber)

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

12. Discussion and decision to approve the service order with ClearGov for budget support services for a 3-year term ending December 31, 2028. (Sowinski)

Mayor Neitzke further explained what their service provides.

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

13. Discussion and decision to approve a financial agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the costs related to the replacement of the S. 92nd Street bridge over I-894. (Katz)
Mayor Neitzke and Jeff Katz, Director of Neighborhood Services, spoke about the timeline. We would cover the cost of sidewalks on both sides up to Allerton Avenue and to the new trail and streetlights. The road will be centered. They spoke about the next phase of the Powerline Trail, the sewer drainage, moving the street lighting, and moving trees.
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
14. Discussion and decision to approve a maintenance agreement with the Wisconsin Department of Transportation related to the replacement of the S. 92nd Street bridge over I-894. (Katz)
Mayor Neitzke added that this is for the city to maintain the streetlights and sidewalks.
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
15. Adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry. (Katz)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
16. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1665 regarding no parking on the east side of South 68th Street in the vicinity of West Barnard Avenue. (BPW-Ald. Bailey-7/22/25)
Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
17. Approve Site, Landscaping, and Architectural Plans for Kwik Market, a proposed convenience retailer, to be located at 6437 W. Forest Home Ave., submitted by Guriqbal S. Sra, represented by Gerry Ramos, d/b/a Ramos & Associates (Tax Key No. 572-8989-002) (PC-9/10/25 Kastner)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
18. Approve Site, Landscaping, & Architectural Plans for a proposed multi-tenant retail building, to be located at 4691 S. 27th St., submitted by Asaad Jaber, represented by Emad Nadi, d/b/a ETN Engineering. (Tax Key No. 599-8888-001) (PC-9/10/25 Kastner)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve.
Mayor Neitzke spoke about the location, and it will be turned into up to a two-tenant retail space.
Motion carried unanimously.
19. Discussion/decision regarding contract allowing for the continuation of the Stockbox program (9/10/25 F&HR S. Saryan)
Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items M19-M22. On a roll call vote, motion carried unanimously.
20. Approval of schedules of disbursements in the amount of \$4,772,159.80. (9/10/25 F&HR S. Saryan)
Approved under agenda item M19.
21. Approval of mileage reimbursements in the amount of \$921.90. (9/10/25 F&HR S. Saryan)
Approved under agenda item M19.
22. Accept July 2025 financial statements. (9/10/25 F&HR S. Saryan)

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Approved under agenda item M19.

N. Items for future agenda

Budget

O. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn at 8:02 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 9/23/2025

ORDINANCE NO. 3087

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)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing in the Common Council Chambers of City Hall at Greenfield, Wisconsin, on Tuesday, the 16th day of September 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District; and,

WHEREAS, notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least ten (10) days has expired after the last publication before said hearing, as required by State Statutes; and,

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

PART I. The Official Greenfield Zoning Map described in Section 21.04.0102 of the Municipal Code is hereby amended to provide that the following described land shall be and is hereby rezoned from C-1 Neighborhood Commercial District to C-2 Community Commercial District to-wit:

That part of the Northwest ¼ Section of 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin which is bounded and described as follows: Commencing at a point located 1,062.93 feet North of the Southeast corner and 175.38 feet West of the East line of said ¼ Section; thence South 168.28 feet; thence Southwesterly 136.80 feet; thence Northwesterly 267.20 feet; thence Northeasterly 115.80 feet; thence East 51.70 feet; thence Southeasterly 90.80 feet; thence East 98.39 feet to the point of beginning. Excepting therefrom those parts taken for public street purposes.

Said land contains approximately 41,818 square feet, or 0.96 acres of land, more or less, and is located at:

6869 W. Forest Home Ave. (Tax Key No. 571-8957-002)

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

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

ORDINANCE NO. 3088

AN ORDINANCE TO AMEND SUBSECTION 13.03 (12)(d)(2) OF THE CODE OF ORDINANCES FOR THE CITY OF GREENFIELD PERTAINING TO THE QUOTA FOR OFF-PREMISES SMALL ALCOHOL RETAILER LICENSES

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

PART I. Via Ordinance No. 3067, the Common Council imposed a quota on the number of large and small off-premises retail alcohol licenses that may be issued within the City; and,

PART II. Whereas, the City recently discovered that the off-premises small retailer license quota that was set, 15, failed to take into account one small off-premises retail license that had been applied for and approved by the City at the time of Ordinance 3067's adoption, but which license had not yet actually been issued because the business was still under construction; and,

PART III. Therefore, Subsection 13.03 (12) (d) (2) of the Code of Ordinances for the City of Greenfield be, and hereby is, amended to read as follows:

(12) *Limitation on number of licenses.*

.....

(d) *Class "A" fermented malt beverage, "Class A" intoxicating liquor (combination) licenses, and "Class A" cider licenses.*

.....

"2. *Quota on off-premises retail licensed businesses.* For purposes of this subsection, "off-premises large retailer" means a retailer with 10,000 sq. feet or greater of dedicated retail floor space to which a Class "A" fermented malt beverage (beer) license, a "Class A" liquor (combination) license, or a "Class A" cider license has been issued, and "off-premises small retailer" means a retailer with less than 10,000 sq. feet of dedicated retail floor space to which a Class "A" fermented malt beverage (beer) license, a "Class A" liquor (combo) license, or a "Class A" cider license has been issued. The total number of off-premises small retailers shall be limited to 16 and the total number of off-premises large retailers shall be limited to 10. An off-premises small retailer or off-premises large retailer to which more than one "Class A" or Class "A" alcohol license has been issued shall count as only one such business toward the relevant quota."

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 3089

AN ORDINANCE TO AMEND CHAPTER 10 (INTRO) AND SECTION 10.940.19(1), RELATING TO,
RESPECTIVELY, STATUTORY COUNTERPART ORDINANCES GENERALLY AND BATTERY

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

PART I. Chapter 10 (intro.) of the Greenfield Code of Ordinance be, and hereby is, amended to read as follows (new language underlined):

“The following statutes following the prefix "10" defining offenses against the peace and good order of the State including their subsections are adopted by reference to define offenses against the peace and good order of the City, provided the penalty for commission of such offenses hereunder shall be limited to a forfeiture imposed under section 25.04 of this Municipal Code. Any future amendments, revisions, renumbering, or modifications of the Statutes incorporated herein by reference are intended to be made part of this Municipal Code:”

PART II. Section 10.940.19(1) of the Greenfield Code of Ordinance be, and hereby is, amend to read as follows:

"10.940.60(1) Battery"

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 3090

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

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 1665 which reads as follows:

No Parking at Anytime shall be permitted on the east side of South 68th Street between the centerline of West Barnard Avenue and the bus stop, approximately 160 feet south of the centerline of West Barnard Avenue.

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

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

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4080

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)

WHEREAS, Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Mezcalero Food Truck, a proposed food truck business, to be located at 6869 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 16, 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, Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar, is based out of 6869 W. Forest Home Ave., Greenfield WI 53220.
2. The property is owned by Rosales Products and Services LLC, located at 6869 W. Forest Home Ave., Greenfield WI 53220.
3. The Mezcalero Restaurant and Bar currently occupies the entirety of the commercial building located at 6869 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northwest ¼ Section of 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin which is bounded and described as follows: Commencing at a point located 1,062.93 feet North of the Southeast corner and 175.38 feet West of the East line of said ¼ Section; thence South 168.28 feet; thence Southwesterly 136.80 feet; thence Northwesterly 267.20 feet; thence Northeasterly 115.80 feet; thence East 51.70 feet; thence Southeasterly 90.80 feet; thence East 98.39 feet to the point of beginning. Excepting therefrom those parts taken for public street purposes.

Tax Key No. 571-8957-002.

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

4. The applicant is proposing to establish a food truck home base within 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 the W. Forest Home Ave. commercial corridor. Properties to the north are developed for utility and park & recreational uses. Properties to the west and east are developed for residential uses. Properties to the south are developed for commercial uses.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar to establish Mezcalero Food Truck, a proposed food truck home base, to be located at 6869 W. Forest Home Ave., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on August 12, 2025 and by the Common Council on September 16, 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 Mezcalero Food Truck will be 10:00am to 10:00pm, daily.
4. Off-Street Parking. A total of 95 off-street parking stalls are required for the property. The property will provide 47 off-street parking stalls, 4 of which will be occupied by the food trucks. The Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance

activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin

or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4081

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)

WHEREAS, Mohammad Almughrabi, d/b/a Quality Communications 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 Total Wireless, a proposed mobile phone retail and mobile phone service business, to be located at 6225 S. 27th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 16, 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, Mohammad Almughrabi, d/b/a Quality Communications LLC, has a business located at 7526 W. Burleigh St., Milwaukee WI 53210.
2. The property is owned by College Venture JV, LLC, located at 833 E. Michigan St., Suite 500, Milwaukee WI 53202.
3. Total Wireless will occupy approximately 800 sq. ft. of the multi-tenant commercial building located at 6225 S. 27th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 9270, being a part of the Southeast ¼ Section 36, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 691-9841-016

Said land being located at 6201-6261 S. 27th St.

4. The applicant is proposing to establish a wireless telecommunication business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned Planned Unit Development under the Zoning Ordinance of the City of Greenfield, which permits wireless telecommunication businesses as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of the S. 27th St. commercial corridor. Properties to the north and east are developed for commercial uses. Properties to the south are developed for residential and commercial uses. Properties to the west are developed for 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 Mohammad Almughrabi, d/b/a Quality Communications LLC to establish Total Wireless, a proposed mobile phone retail and mobile phone service business, to be located at 6225 S. 27th 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 August 12, 2025 and by the Common Council on September 16, 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 Total Wireless will be 9:00am to 7:00pm, Monday through Friday, and 10:00am to 6:00pm, Saturday and Sunday.
4. Off-Street Parking. A total of 343 off-street parking stalls are required for the entire multi-tenant commercial property. The property will provide 298 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Mohammad Almughrabi, d/b/a Quality Communications 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 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4082

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)

WHEREAS, Jodi Tonarelli, d/b/a The Ridge Community Church, 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 The Ridge Community Church Counseling, a proposed mental health counseling business, to be located at 4500 S. 108th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 16, 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, Jodi Tonarelli, d/b/a The Ridge Community Church, is based out of 4500 S. 108th St., Greenfield WI 53228.
2. The property is owned by Ridge Community Church Corp., located at 4500 S. 108th St., Greenfield WI 53228.
3. The Ridge Community Church Counseling will occupy a few offices within the multi-tenant commercial building located at 4500 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Unit 3 of The Ridge, a Commercial Condominium, being a part of the Southwest $\frac{1}{4}$ of Section 20, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 608-9995-014

Said land being located at 4476-4500 S. 108th St.

4. The applicant is proposing to establish a mental health counseling office within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned Planned Unit Development under the Zoning Ordinance of the City of Greenfield, which permits mental health counseling offices as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of the S. 108th St. commercial corridor. Properties to the north are developed for commercial and park & recreational uses. Properties to the west, south, and east are developed for commercial uses.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Jodi Tonarelli, d/b/a The Ridge Community Church to establish The Ridge Community Church Counseling, a proposed mental health counseling office, to be located at 4500 S. 108th St., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on August 12, 2025 and by the Common Council on September 16, 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 Ridge Community Church Counseling will be 8:00am to 8:00pm Monday, Tuesday, Wednesday, and Friday, and 9:00am to 4:30pm Thursday.
4. Off-Street Parking. A total of 545 off-street parking stalls are required for the entire multi-tenant commercial property. The property will provide 444 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Jodi Tonarelli, d/b/a The Ridge Community Church

Provided to applicant on the

_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 4083

A RESOLUTION ALLOWING SETTLEMENT OF THE CLAIMS OF ARIANNA BULLION AND
GISENA CERVANTES RELATING TO ALLEGED PERSONAL INJURIES AS A RESULT OF
AN ACCIDENT ON MAY 11, 2024

WHEREAS, Arianna Bullion and Gisena Cervantes, mother of Arianna Bullion (“Claimants”), by their attorney, Martin Law Office, S.C., submitted claims with the City on or about May 28, 2025 and June 18, 2025, respectively; and,

WHEREAS, Claimants indicated that, on May 11, 2024, both parties were inside of Bullion’s parked vehicle at Konkel Park and they sustained personal injuries as a result of a Greenfield Police vehicle backing into the vehicle. The Claimants incurred medical expenses in the sum of \$3,546.00 and \$2,308.00, respectively.

WHEREAS, outside counsel for the City, through its insurance carrier, has reviewed the facts and circumstances relating to the claim and recommended that, without admitting any negligence, the Common Council settle the claims, as set forth below; and,

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees; and,

WHEREAS, after considering the facts and circumstances of the claims, the Common Council desires to pay the settlement amount of the losses, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claims of Arianna Bullion and Gisena Cervantes, relating to alleged losses occurring on May 11, 2024, are hereby allowed in one lump sum, total settlement amount of **\$12,000.00**.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the lump sum settlement amount to the Claimants’ attorney upon receipt of signed releases of claims from the Claimants.

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 16th day of September, 2025.

Jennifer Goergen, City Clerk

RESOLUTION NO. 4084
AUTHORIZING RESOLUTION FOR
URBAN FORESTRY GRANT AND
URBAN FORESTRY CATASTROPHIC STORM GRANT PROGRAMS

WHEREAS, the applicant, the City of Greenfield, is interested in obtaining a cost-share grant from Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s. 23.097(1g) and (1r), Wis. Stats.; and

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project;

NOW, THEREFORE, BE IT RESOLVED, the applicant, the City of Greenfield, will comply with all local, state, and federal rules, regulations and ordinances relating to this project and the cost-share agreement;

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project; and

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes and empowers the Director of the Department of Neighborhood Services, its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Obtain Council authorization to enter into a grant agreement between applicant and the DNR
3. Submit interim and/or final reports to the DNR to satisfy the grant agreement
4. Submit grant reimbursement request to the DNR
5. Sign and submit other required documentation

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk