

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, OCTOBER 7, 2025

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:02 PM.

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

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

B. Opening Prayer

An opening prayer was given by Pastor Rogers.

C. Pledge of Allegiance

D. Approval of the September 16, 2025 Common Council minutes

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

E. Approval of the September 23, 2025 Special Common Council minutes

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

F. Mayor's Report

Mayor Neitzke and Alderperson Bailey spoke about how Alderperson Bailey and Dave Patrick saved a golf course employee and that he was interviewed for the news about a separate issue.

G. Aldermanic Reports

H. Announcements

I. Citizen Commentary

Mayor Neitzke introduced Patrick LaSusa. He will speak under agenda item K4.

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. Notice of Injury/Notice of Claim received from Attorney Julius Andriusis on behalf of Thomas and Ramona Malitz. (Goergen)
Referred to City Attorney.
- 2. Adopt a resolution approving settlement of the claim of Pam Akers. (Geary)
Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried with Alderperson Akers abstained.
- 3. Adopt a resolution disallowing the claim of Thomas and Ramona Malitz regarding alleged liability relating to a motor vehicle accident on July 9, 2025. (Geary)
Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adopt to disallow the claim. On a roll call vote, motion carried unanimously.
- 4. Adopt resolution authorizing the City of Greenfield to commence proceedings to vacate the unimproved public street right-of-way for S. 118th St. and a portion of West Carpenter Ave. (Geary)
Mayor Neitzke spoke about the neighbors' concerns about how this would impact the walking path. There were discussions with the City Attorney to table this item for a month to get a better idea.

There's no reason to vacate the right-of-way, and he didn't object to it. There is disagreement on whether people can walk on the right-of-way.

Motion by Alderperson Kastner, seconded by Alderperson Akers to table the agenda item.

Under discussion, Mayor Neitzke introduced Mr. LaSusa, 11750 W. Edgerton Avenue, registered under Citizen Commentary. Mr. LaSusa said that he and his wife are the claimants; the sewer and water service; their deferred assessment; the run-off drain adjacent to the right-of-way; the plan from the Greenfield Master Plan Committee; the right-of-way was for road purposes only; the City constructed a walking path without their knowledge; and how a connected street would benefit them.

Mr. LaSusa provided his statement for record keeping.

Motion carried unanimously.

5. Approve application for a Temporary Class "B" Retailer's License received from St. John the Evangelist Congregation to sell fermented malt beverages indoors at the Fall Fish Fry event on October 17, 2025, from 4:00 PM to 7:00 PM at 8500 W. Cold Spring Rd. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

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

6. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Used Bike Event on October 11, 2025, from 9:00 AM to 4:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items K6-K8 as presented. Motion carried unanimously.

7. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Service Event on October 18, 2025, from 9:00 AM to 4:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

Approved under agenda item K6.

8. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Fall Fest event on October 25, 2025, from 9:00 AM to 4:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

Approved under agenda item K6.

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

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

10. Discussion and decision to approve a first revision to the financial agreement with the Wisconsin Department of Transportation for the grant for the design and construction of the W. Howard Avenue bridge. (Katz)

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

Jeff Katz, Director of Neighborhood Services, said that the grant is approximately \$330,000.00.

On a roll call vote, motion carried unanimously.

11. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code adding stop signs at the intersection of Grange Avenue and Honey Creek Drive. (Katz)

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

Mayor Neitzke said that one of the corners is in Milwaukee. It may require an intergovernmental agreement. He asked that the motion to authorize him to execute the agreement be included.

Motion by Alderperson Kastner, seconded by Alderperson Akers to reconsider the item. Motion carried unanimously.

Motion by Alderperson Drzewiecki, seconded by Alderperson Saryan to approve and that the mayor be authorized to execute any necessary agreements with the City of Milwaukee or any other entity, which regards the installation of signs at that intersection. On a roll call vote, motion carried unanimously.

12. Approve acceptance of 2023 State & Local Cybersecurity Grant Program Award. (Lemmers)

Mayor Neitzke said that it was a grant of around \$35,000.00.

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

13. Approve the 2026 Special Assessment Rate Schedule. (BPW, 9/23/25, Ald. Bailey)

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

14. Approve a motion to keep Holmes Avenue open between 27th and 28th Streets, and study the addition of traffic-calming measures such as speed bumps. (BPW, 9/23/25, Ald. Bailey)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to close Holmes Avenue with the inclusion of the upcoming project in that neighborhood.

Under discussion, Alderperson Kastner said that elimination of the traffic from 27th Street would be a huge plus to the neighborhood. It would increase the value of the properties as well as safety. A neighborhood that size doesn't need more than three or four access points. It would still have four access points with this elimination. He thinks it would benefit the neighbors. He spoke about the violence, the traffic, and the speed on 27th Street.

Alderperson Akers said that speed is the problem, but most of the traffic is from the middle school. There's a walkthrough from the middle school to the subdivision, and they are inundated with people during school days. It gets busy. There will still be an influx of cars due to the middle school. Her proposal was to put in at least two speed bumps during this construction period to slow traffic. There will still be an influx of traffic, whether it's from 27th Street or 35th Street or Edgerton Avenue. By not addressing the speed issue and closing a road, there are still going to be speeders, but they'll find another way. If the speed issue doesn't get addressed, and we close a road down instead, it will still be an issue.

Alderperson Kastner said that most of the residents' comments were that they didn't know the cars, and they saw them coming off 27th Street. There was mass speeding, and it happens year-round.

Mayor Neitzke proposed closing the road and putting speed bumps on the other three streets.

Alderperson Akers said that half said they didn't want it closed off because it would be difficult for them. She spoke about the Edgerton Avenue intersection, which doesn't have a left turn signal, and it's

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easier to make a left turn not at the lights. That was a big complaint from people.

Alderson Kastner said that the state might make a median cut, so it's only a right turn only.

Alderson Drzewiecki stated that there's not a safe path from Edgerton Avenue going north to the middle school. He talked about making more walking paths and crosswalks. He said that if the barricade was placed, it would need to be set back so that deliveries could be made to the commercial properties that use Holmes Avenue. He compared it to the Holmes Avenue and 76th Street closure that was similar.

Alderson Saryan said that the suggestion was a temporary barricade to see how that would work.

Mayor Neitzke stated other roads that drivers could use if Holmes Avenue was closed. There was a discussion about when each road project would begin and if they could have speed bumps included in the pavement. It could be a test case for the city to see how speed bumps work in a formerly traffic-ravaged neighborhood. It's in the budget for the spring construction. The easiest and most cost-efficient way would be to do it during the road project as an add-on instead of doing it after the road has been put in.

Alderson Bailey added that there was a discussion about this at the meeting. It was split between those who wanted it and those who didn't want it. The Board of Public Works unanimously recommended not closing it at that time and trying other measures. It was stated that speeding is the number one problem in our districts. Alderson Akers added that the residents seemed to agree to keep it open. If the speed issue isn't addressed, there will still be speeding problems. Alderson Saryan said that there was a letter written.

Alderson Drzewiecki and Mr. Katz discussed that we have a temporary barricade to close the street off for testing purposes, the timeline for the contract, and the bidding.

Alderson Kastner talked about possibly widening the road to handle the traffic. Alderson Kastner and Alderson Drzewiecki discussed that the 27th Street and Holmes Avenue intersection is dangerous. They talked about putting up a temporary barricade. If a study is done, they want to see what cars do once the temporary barricade is up and to see if speed bumps are needed.

Motion by Alderson Kastner, seconded by Alderson Drzewiecki to amend the motion to be to a temporary closing.

There was a discussion about an email from a resident that was sent to the mayor and alderpersons after the meeting. She was strongly in favor of closing it.

Alderson Bailey was asking that a communication go out to eliminate confusion.

Mayor Neitzke said that this item should be tabled, with better communications sent out to all the residents. The notice should say as part of this study, we will be temporarily closing the street, or we will be installing speed bumps. It should fully explain some of the reasons that came out of the public hearing. It could have cards that residents could send back, which will be used to determine whether it is closed or not. Mayor Neitzke said that before it is temporarily closed, we should let people know what we're doing so that they don't become upset by not being notified. Create a plan, communicate the plan, and present the plan as if this is what we are going to do. If people want to come and talk, then at least everybody knows. Alderson Kastner and Alderson Akers spoke about using a reader board. Alderson Akers said she favors mailing out a notice. Alderson Drzewiecki said that if there's a majority that are willing to place or issue guidance on the temporary barricade, communicate with the homeowners first at a reasonable timetable and do that now.

Motion by Alderson Kastner, seconded by Alderson Drzewiecki to amend the motion to include

that it needs to be informed to the residents that were informed originally.

Aldersperson Akers said that it should be in the record that a letter will be mailed before it's done.

Mayor Neitzke summarized that there aren't any barricades going up tomorrow. It will be properly noticed in the neighborhood as part of studying traffic patterns to see whether traffic comes from different directions faster, as Aldersperson Akers discussed. If it turns out more positive than negative, then perhaps it can be incorporated into the road project. If we discover that there's more speeding on the numbered streets, then, potentially, we can investigate the proper locations for speed bumps there. The goal is to make the neighborhood safer in every regard and prevent speeding through it.

Aldersperson Bailey said that it was a 50/50 split, and a lot of people didn't want it, and a lot of people wanted it. The Board of Public Works recommended keeping it open, and that's the way he's voting.

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

15. Approval of schedules of disbursements in the amount of \$889,906.65. (Schafer)

Motion by Aldersperson Saryan, seconded by Aldersperson Bailey to approve agenda items K15-K18.

Under discussion, Aldersperson Kastner and Mayor Neitzke discussed John's Disposal's fees for the extra services. Aldersperson Kastner said that we should thank them. Mayor Neitzke stated that their contract expires at the end of this year, so we are in the middle of negotiating a new contract to be effective January 2026. It looks like the rate will increase for next year with a new baseline of 3 to 3.5%. Aldersperson Bailey and Mayor Neitzke discussed if it goes before the Board of Public Works or if it goes before Finance or both.

On a roll call vote, motion carried unanimously.

16. Approval of mileage reimbursements in the amount of \$179.90. (Schafer)

Approved under agenda item K15.

17. Accept investments and reinvestments for August 2025. (Schafer)

Approved under agenda item K15.

18. Accept August 2025 financial statements. (Schafer)

Approved under agenda item K15.

19. Discussion and decision to go into closed session, pursuant to Wisconsin Statutes, Section 19.85(1)(a)(e) to consider the following:

- a. Deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. (Foley)
- b. Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (wages, insurance, or investing of public funds), to discuss UHC Insurance Renewal. (Foley)

Motion by Aldersperson Akers, seconded by Aldersperson Bailey to go into closed session at 7:47 PM. On a roll call vote, motion carried unanimously.

20. Adjourn closed session and reconvene into open session

Motion by Aldersperson Kastner, seconded by Aldersperson Bailey to adjourn closed session and reconvene into open session at 8:36 PM. Motion carried unanimously.

21. Decision regarding closed session item(s) (Foley)

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

Motion by Alderperson Kastner, seconded by Alderperson Akers to proceed as directed. Motion carried unanimously.

22. Decision to approve the UnitedHealthcare health, dental, vision, flexible spending account, health reimbursement account and Cobra benefits as presented for 1/1/2026 through 12/31/2026 and authorize Mayor to sign the 2026 renewal documents. (Foley)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve the UnitedHealthcare health, dental, vision, flexible spending account, health reimbursement account, and Cobra benefits as presented for 1/1/2026 through 12/31/2026 and authorize the mayor to sign the 2026 renewal documents.

Under discussion, Mayor Neitzke said that this isn't an agreement to our contract. He indicated that he had already executed these documents, but he likes to bring it before the Common Council so it's understood what we need to do.

On a roll call vote, motion carried unanimously.

- L. Items for future agenda

The Budget

- M. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn at 8:38 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 10/10/2025

SIGN UP SHEET
CITIZEN COMMENTARY OF COMMON COUNCIL AGENDA

TO OPERATE IN AN ORDERLY AND EFFECTIVE FASHION, THE COMMON COUNCIL IS GOVERNED BY RULES THAT ESTABLISH CLEAR PROCEDURES FOR TONIGHT'S MEETING.

SPEAKING BEFORE THE COMMON COUNCIL IS A PRIVILEGE AFFORDED UNDER THE RULES. THE COMMON COUNCIL BY ITS RULES, HAS ALLOTTED 30 MINUTES FOR CITIZEN COMMENTARY. WE ASK THAT ANYONE WISHING TO SPEAK BE RESPECTFUL AND COURTEOUS. THREATENING, DEMEANING, INSULTING, DISRUPTIVE AND DISRESPECTFUL COMMENTS AND/OR ACTIONS DURING THE MEETING WILL NOT BE TOLERATED AND THE INDIVIDUAL RESPONSIBLE WILL BE RULED OUT OF ORDER. WHEN ADDRESSING THE COMMON COUNCIL, STATE YOUR NAME AND ADDRESS FOR THE RECORD AND DIRECT ALL REMARKS TO THE COUNCIL.

THANK YOU FOR YOUR COOPERATION.

	<u>Name</u>	<u>Address</u>
1.	Pat LaSusa	11750 W Edgerton, Greenfield
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received at Common Council
meeting on 10-7-25
Mr. Patrick LaSusa

1. My wife and I are the claimants as depicted in item 4 on tonight's agenda.
2. In reference to Paragraph 3 of the Resolution be advised that The City of Greenfield, on an emergency basis in the early 1980's, allowed Sewer and Water service with easements on the subject property. This was necessitated as every individual septic system failed shortly after the completion of the Holiday Heights Subdivision. Sanitary sewer, risers and water were placed underground at proposed W. Holmes, W. Carpenter and S 118th.
3. Shortly after my wife and I bought the adjacent parcel we paid the City Of Greenfield a Deferred assessment in the amount of \$13,421.00 for sewer and water improvements along proposed S.118th St and proposed W Carpenter Ave.
4. During Construction of Winterpark Subdivision 2006-07 (Adjacent to North of subject Right Of Way) the developer was given permission by The City of Greenfield to construct a 16" direct run off drain onto and adjacent to this right of way as storm water overflow for the subdivision. The City also allowed a significant change in grade elevating all land immediately North of the subject right of way by several feet.
5. In 1990-91 I participated in the Greenfield Master Plan committee and subsequent recommendations as a property owner and Designate of the Whitnall School Board. The recommendations of the Master Plan Committee were accepted and approved by the Greenfield Common Council. The plan proposed S 118th St from W,Edgerton to W. Carpenter and W. Carpenter and W Holmes from Holiday Heights East across the Subject Right of Way
6. The Document which originally dedicated this right of way was for road purposes only. Unless the City is willing to construct and maintain a usable roadway which connects the subject parcel to a non landlocked roadway , My Wife and I will seek summary Judgement to reclaim the dedication.
7. Please be reminded that the City Purchased an adjacent 60 foot right of way (A year and a half ago) West of subject right of way for \$225,000 from The Woods. The sole purpose of this purchase was to construct a walking path that would primarily benefit the Woods. This was done without notice to us.
8. A connected street would benefit my wife and I greatly. A walking path has no value to us. My wife and I remain open to discussing terms for the use of this property. My Wife and I wish to leave open the possibility of reclaiming the amount we paid for deferred assessments of the subject right of way.

ORDINANCE NO. 3091

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 as follows:

At the intersection of West Grange Avenue and South Honey Creek Drive, traffic on both West Grange Avenue and South Honey Creek Drive shall stop before entering the intersection.

City staff is hereby directed to modify the City's official parking map accordingly and add 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 7th day of October, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 4085

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF PAM AKERS

WHEREAS, the claimant, Pam Akers (“Claimant”), submitted a claim with the City on or about June 13, 2025, for damage that was done to the Claimant’s property, which had contemporaneously been reported to the City, during snow removal operations by the City on or about March 10, 2023 (“Claim”); and,

WHEREAS, in conjunction with her Claim, the Claimant also submitted two estimates for repair costs in the amounts of \$3,500 and \$5,500; and,

WHEREAS, in order to avoid the appearance of any conflict of interest, the City Attorney referred the Claim to outside counsel to review, and following such review, and conversations between outside counsel and the Claimant, outside counsel is recommending that, without admitting any negligence, the Common Council approve settlement and payment of the Claim in the amount of \$3,500; and,

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Pam Akers, submitted on or about June 13, 2025, and relating to alleged loss occurring on or about March 10, 2023, is hereby approved in the amount of **\$3,500**; and,

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

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

Approved:

Michael J. Neitzke, Mayor

Date Approved:

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 7th day of October, 2025.

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 4086

A RESOLUTION DISALLOWING THE CLAIM OF THOMAS AND RAMONA MALITZ
REGARDING ALLEGED LIABILITY RELATING TO A MOTOR VEHICLE ACCIDENT ON
JULY 9, 2025

WHEREAS, Thomas and Ramona Malitz (“Claimants”), by their attorney Julius Andrius, submitted a Notice of Injury and Claim with the City on or about September 15, 2025, relating to injuries and damages Claimants allege to have received in a motor vehicle accident that occurred on or about July 9, 2025 (“Claim”); and,

WHEREAS, the Claim alleges that a large bush in the public right-of-way in the vicinity of the intersection of South 65th Street and West Bottsford Avenue was the cause the motor vehicle accident, and the Claimants demanded damages from the City in the amount of \$526,924.40; and,

WHEREAS, the City’s Attorney’s Office has reviewed the facts, circumstances, and law relating to the Claim and recommends that the Common Council disallow the Claim.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Thomas and Ramona Malitz, filed with the City on or about September 15, 2025, and relating to damages allegedly incurred on or about July 9, 2025, is hereby disallowed; and,

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forward a copy of this disallowance to the Claimants via the procedure required by state law, with a courtesy copy to the Claimants’ attorney, and the Claimants are further hereby notified that legal action to collect on this Claim must be commenced within six (6) months of the date of service of this notice of disallowance or be forever barred.

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 7th day of October, 2025.

Jennifer Goergen, City Clerk