Common Council Chambers – City Hall Room 100
7325 W Forest Home Ave, Greenfield, Wisconsin

COMMON COUNCIL MEETING AGENDA

Tuesday, October 21, 2025 - 7:00 PM

A. Call to Order & Roll Call
B. Opening Prayer
C. Pledge of Allegiance
D. Approval of the October 7, 2025 Common Council minutes
E. Mayor's Report
F. Aldermanic Reports
G. Announcements
H. Citizen Commentary
I. Public Hearings
   1. Public Hearing on a Special Use Permit for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004) (PC-9/9/25 Kastner)
      a. Approve a Resolution for a Special Use Permit for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004) (PC-9/9/25 Kastner)
      b. Approve a Site Review for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004) (PC-9/9/25 Kastner)
   2. Public Hearing on a Special Use Permit for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000) (PC-9/9/25 Kastner)
      a. Approve a Resolution for a Special Use Permit for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000) (PC-9/9/25 Kastner)
      b. Approve a Site Review for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000) (PC-9/9/25 Kastner)
   3. Public Hearing on a Special Use Permit for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001) (PC-9/9/25 Kastner)
      a. Approve a Resolution for a Special Use Permit for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001) (PC-9/9/25 Kastner)

b. Approve a Site Review for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001) (PC-9/9/25 Kastner)

4. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4333 S. 27th St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-9000-001) and an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-8995-002) (PC-9/9/25 Kastner)

   a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4333 S. 27th St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-9000-001) (PC-9/9/25 Kastner)

   b. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-8995-002) (PC-9/9/25 Kastner)

J. Old Business

1. Appointments to various committees and commissions:

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

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

K. New Business

1. Approve applications for 2025-2026 operator licenses (Goergen)
2. Approve application for a Temporary Class "B" Retailer's License received from Our Father's Lutheran Church to sell fermented malt beverages indoors at the Trojan Open Cornhole Tournament event on November 8, 2025, from 10:00 AM to 6:00 PM at 6023 S. 27th St. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)
3. 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 Halloween Event on November 1, 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)
4. 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 4th Annual Chili Cookoff for Firefighter Charities event on November 15, 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)
5. Discussion and action relative to the approval of the South 27th Street Business Improvement District 2026 Proposed Operating Plan. (Vlach)
6. Discussion and decision to go into closed session, pursuant to Wisconsin Statutes, Section 19.85(1)(c) and (e) to consider the following:

a. Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; and 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. (Greenfield Police Association Collective Bargaining Agreement and Side Letter Agreement) (Foley); and (MOU between Village of Greendale and City of Greenfield for Fire and Paramedic/EMS Services) (Neitzke)

7. Adjourn closed session and reconvene into open session.
8. Decision to approve a Side Letter Agreement between City of Greenfield and Greenfield Police Association pertaining to one Police Officer and employees hired on and after January 13, 2025 (Foley)
9. Decision to approve an agreement between the City of Greenfield and Greenfield Police Association for 2025 - 2027 (Foley)
10. Decision to approve the Wisconsin Billing and Collection Agreement between City of Greenfield, USI (Designated Service Provider) and United Healthcare Services (Foley)
11. Decision to approve a Memorandum of Understanding between the City of Greenfield and Village of Greendale pertaining to Fire and Paramedic/EMS Services (Neitzke)

L. Items for future agenda

M. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.