MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, OCTOBER 21, 2025

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 PM.
Present: Alderpersons Bruce Bailey, Karl Kastner, Shirley Saryan, Pamela Akers
Excused: Andrew Drzewiecki
Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Gina Vlach, City Planner

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the October 7, 2025 Common Council minutes

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

E. Mayor's Report

F. Aldermanic Reports

Alderperson Bailey gave the Tree Commission report and said that Joan Stevens will be stepping down after 33 years of dedicated service. He spoke about the Public Works Expo, Arbor Day next year, The Turf trees, and trees that are being replaced.

G. Announcements

Trick or Treat will be on Sunday, October 26, 2025, from 4:00 PM to 7:00 PM.

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)

   The public hearing opened at 7:05 PM.

   Gina Vlach, City Planner, presented the site information, description of business, hours of operation, 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 Bailey to close the public hearing at 7:06 PM. Motion carried unanimously.

   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)

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

   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)

      Approved under agenda item I1a.

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)

The public hearing opened at 7:07 PM.

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

Mayor Neitzke reported that the letter of support said it was from Jody Vircks, property owner of 5544 W. Forest Home Avenue for over 60 years. They are writing as the direct neighbor to the west of the property. We have no objections to this Special Use Permit and look forward to a great relationship as close neighbors that share the driveway on the east side of our property. There was also some discussion about parking on Forest Home Avenue in the letter. Mayor Neitzke said that we are working with the Department of Transportation regarding the obligation of maintenance.

Motion by Alderperson Akers, seconded by Alderperson Kastner to close the public hearing at 7:10 PM. Motion carried unanimously.

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)

   Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve agenda items I2a and I2b as presented.

   Under discussion, Mayor Neitzke said that they played instruments at the last Plan Commission meeting. There was a discussion with someone from the audience about doing an event at the AMP.

   On a roll call vote, motion carried unanimously.

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)

   Approved under agenda item I2a.

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)

The public hearing opened at 7:12 PM.

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

Mayor Neitzke said that Terry Kirby, the applicant, was present.

Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing at 7:13 PM. Motion carried unanimously.

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)

   Motion by Alderperson Bailey, seconded by Alderperson Akers to approve agenda items I3a and I3b as presented. On a roll call vote, motion carried unanimously.

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)

Approved under agenda item I3a.

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)

The public hearing opened at 7:14 PM.

Mrs. Vlach said that they are cleaning up the Zoning Map. She presented the 4333 S. 27th Street property and the site and zoning information.

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)

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

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)

Alderperson Akers and Mrs. Vlach discussed the rezoning location.

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

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)

Place on the next agenda.

K. New Business

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

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

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)

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

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)

   Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items K3 and K4. Motion carried unanimously.

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)

   Approved under agenda item K3.

5. Discussion and action relative to the approval of the South 27th Street Business Improvement District 2026 Proposed Operating Plan. (Vlach)

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

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) (Mayor Neitzke)

      Motion by Alderperson Akers, seconded by Alderperson Bailey to go into closed session at 7:19 PM. On a roll call vote, motion carried unanimously.

7. Adjourn closed session and reconvene into open session.

   Motion by Alderperson Kastner, seconded by Alderperson Bailey to adjourn closed session and reconvene into open session at 8:16 PM. Motion carried unanimously.

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)

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

9. Decision to approve an agreement between the City of Greenfield and Greenfield Police Association for 2025 - 2027 (Foley)

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

10. Decision to approve the Wisconsin Billing and Collection Agreement between City of Greenfield, USI (Designated Service Provider) and United Healthcare Services (Foley)

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

11. Decision to approve a Memorandum of Understanding between the City of Greenfield and Village of Greendale pertaining to Fire and Paramedic/EMS Services (Mayor Neitzke)

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

L. Items for future agenda

The budget hearing is at the next Common Council meeting. Department heads and/or their designated representatives will attend the public hearing to answer questions. If alderpersons have any questions, they should go directly to the department heads and chiefs.

M. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Bailey to adjourn at 8:19 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: 10/22/2025

ORDINANCE NO. 3092

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. (Tax Key No. 599-9000-001)

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 21st day of October 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone 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; 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-3 Highway and Commercial Service Business District to C-2 Community Commercial District to-wit:

The East 132 feet of the North 165 feet of the Southeast ¼ of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Said land contains approximately 21,780 square feet, or 0.5 acres of land, more or less, and is located at:

4333 S. 27th St. (Tax Key No. 599-9000-001)

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 21st day of October, 2025.

APPROVED:

_____

Michael J. Neitzke, Mayor

ATTEST:

_____

Jennifer Goergen, City Clerk

Cc: Engineering Division

ORDINANCE NO. 3093

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 (Tax Key No. 599-8995-002)

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 21st day of October 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation 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-2 Community Commercial District to R-3 Single Family Residential Conservation District to-wit:

That part of the Southeast ¼ of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows:
The West 15 feet of the North 332 feet of the East 370 feet of the Southeast 1/4 of Section 24, Township 6 North, Range 21 East, excepting therefrom the North 45 feet taken for public road purposes. Subject to and including easements.

Said land contains approximately 4,305 square feet, or 0.10 acres of land, more or less, and is located at:

2731 W. Cold Spring Rd. (Tax Key No. 599-8995-002)

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 21st day of October, 2025.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

Cc: Engineering Division

RESOLUTION NO. 4087

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)

WHEREAS, A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company, 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 Goodyear Auto Service, a proposed auto repair business, to be located at 8333 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 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, A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company, is headquartered at 200 Innovation Way D704, Akron OH 44316.

2. The applicant will rent a portion of the building owned by Ali's Group, 2424 Ridge Rd., Rockwall TX 75087.

3. Goodyear Auto Service will occupy approximately 4,400 sq. ft. of the multi-tenant commercial building located at 8333 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 and Outlot 1 of Certified Survey Map No. 6662, being a part of the Northeast ¼ of Section 28, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 616-8987-004

Said land being located at 8333 W. Layton Ave.

4. The applicant is proposing to establish an auto repair business within the existing commercial building.

5. The aforesaid premise is zoned C-3 Highway and Commercial Service Business District under the Zoning Ordinance of the City of Greenfield, which permits auto repair 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 W. Layton Ave. commercial corridor. Properties to the north, west, and south are developed for commercial uses. Properties to the south and east 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 A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company to establish Goodyear Auto Service, a proposed auto repair business, to be located at 8333 W. Layton 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 September 9, 2025 and by the Common Council on October 21, 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 Goodyear Auto Service will be 8:00am to 6:00pm, daily.

4. Off-Street Parking. A total of 19 off-street parking stalls are required for the auto repair use and the service station use on this property. The property will provide 27 off-street parking stalls.

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.

_____
A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company

Provided to applicant on the
_____day of _____, 2025

_____
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of October, 2025.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

RESOLUTION NO. 4088

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)

WHEREAS, Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio, 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 Adagio Sound Healing and Wellness Studio, a proposed wellness service and massage parlor, to be located at 5538 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 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, Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio, resides at 3405 W. Saint Paul Ave., Milwaukee WI 53208.

2. The property is owned by Thay and Dawn Yang, 5538 W. Forest Home Ave., Greenfield WI 53220.

3. Adagio Sound Healing and Wellness Studio will occupy approximately 1,250 sq. ft. of the building located at 5538 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Southwest ¼ of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: Commencing at a point that is 388.98 feet east of, and 388.53 feet south of the Northeast corner of the West ½ of the West ¼ of said ¼ Section; thence South, 291.44 feet to a point; thence Northeasterly, 49.53 feet to a point; thence North 260 feet to a point; thence West 37.89 feet to the point of beginning. Excepting therefrom, those parts taken for public street purposes.

Tax Key No. 556-8982-000

Said land being located at 5538 W. Forest Home Ave.

4. The applicant is proposing to establish a personal wellness service and massage parlor business within the existing building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits personal care 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 and south are developed for residential uses. Properties to the west 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 Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio, to establish Adagio Sound Healing and Wellness Studio, a proposed personal wellness service and massage parlor business, to be located at 5538 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 September 9, 2025 and by the Common Council on October 21, 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 Adagio Sound Healing and Wellness Studio will be 10:00am to 9:00pm, Tuesday through Sunday.

4. Off-Street Parking. A total of 5 off-street parking stalls are required for the personal wellness service and massage parlor use on this property. The property will provide 3 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.

_____
Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio

Provided to applicant on the

_____day of _____, 2025

_____
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of October, 2025.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

RESOLUTION NO. 4089

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)

WHEREAS, Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa, 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 Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 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 applicants, Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa, have an office at 10314 W. Forest Home Ave., Hales Corners WI 53130.

2. The applicants will lease a portion of the multi-tenant commercial building owned by 2745 W Layton, LLC, 10847 W. Coronado Ct., Franklin WI 53132.

3. Metamorphosis Medi Spa will occupy approximately 750 sq. ft. of the multi-tenant commercial building located at 2745 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northeast ¼ of Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: The West 120 feet of the East 490 feet of the North 346.50 feet of the Northeast ¼ of Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, excepting therefrom the North 60 feet taken for public street purposes.

Tax Key No. 622-9984-001

Said land being located at 2745 W. Layton Ave.

4. The applicant is proposing to establish a medical spa business within the existing multi-tenant commercial building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits personal care 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. Layton Ave. commercial corridor. Properties to the north and west are developed for residential uses. Properties to the north, 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 Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa, to establish Metamorphosis Medi Spa, a proposed medical spa business, to be located at 2745 W. Layton Ave. Suite 105, 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 September 9, 2025 and by the Common Council on October 21, 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 Metamorphosis Medi Spa will be 7:00am to 7:00pm, daily.

4. Off-Street Parking. A total of 4 off-street parking stalls are required for Metamorphosis Medi Spa. The entire multi-tenant commercial building requires a total of 39 off-street parking stalls. The property will provide 40 off-street parking stalls.

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.

_____
Michelle Pinkert or Terry Kirby, d/b/a Metamorphosis Medi Spa

Provided to applicant on the
_____day of _____, 2025

_____
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of October, 2025.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk