



REVISED COMMON COUNCIL MEETING AGENDA

Tuesday, November 18, 2025 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the November 4, 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 Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009) (PC-10/14/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009) (PC-10/14/25 Kastner)
 - b. Approve a Site Review for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009) (PC-10/14/25 Kastner)
 2. Public Hearing on a Special Use Permit for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003) (PC-10/14/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003) (PC-10/14/25 Kastner)
 - b. Approve a Site Review for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003) (PC-10/14/25 Kastner)
 3. Public Hearing on the Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located on S. 92nd St. (no address) from Mixed Residential to Neighborhood Business/ Office (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys). (PC-10/14/25 Kastner)

- a. Approve the Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located on S. 92nd St. (no address) from Mixed Residential to Neighborhood Business/ Office (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys. (PC-10/14/25 Kastner)
 - b. Approve the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located on S. 92nd St. (no address) from Planned Unit Development District #3 to C-2 Community Commercial District (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys. (PC-10/14/25 Kastner)
4. Public Hearing on a Special Use Permit for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000) (PC-10/14/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000) (PC-10/14/25 Kastner)
 - b. Approve a Site Review for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000) (PC-10/14/25 Kastner)
 5. Public Hearing on a Special Use Permit for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000) (PC-10/14/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000) (PC-10/14/25 Kastner)
 - b. Approve a Site Review for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000) (PC-10/14/25 Kastner)
- 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)
- K. New Business
1. Adopt a resolution approving settlement of the claim of Morgan A. Czaplewski. (Geary)
 2. Approve application for a 2025-2026 Secondhand/Pawnbroker Article Dealer License received from TJC Group LLC, Christopher P Wall, Agent, for the property at 7477 W Layton Ave. (The Jewelry Center). Goergen)
 3. Approve applications for 2025-2026 operator licenses (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 Audio Workshop event on December 6, 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. 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 Snowball Shopping Event on December 12, 2025, from 12:00 PM to 9:00 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)
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 Holiday Gift Wrapping Event on December 13, 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)
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 Annual Photos with Santa Day event on December 20, 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)
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 Women's Workshop event on January 17, 2026, 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)
9. 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 Kill Winter Event on January 31, 2026, from 9:00 AM to 5:00 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)
10. 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 Whitnall High School Booster Fundraiser Event on February 14, 2026, from 9:00 AM to 9:00 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)
11. 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 Daytona Beach Event on February 28, 2026, from 9:00 AM to 5:00 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)
12. Adopt an ordinance creating Section 8.33 of the City of Greenfield Municipal Code regarding the impoundment of vehicles used in reckless driving. (Geary)
13. Request to approve the signing and acceptance of the State and Local Cybersecurity Grant Program (SLCGP) awarded to the City of Greenfield (Lemmers)
14. Approve a Special Use Review and Site Review for Autoplex, a general auto repair shop, to be located at 5454 W. Forest Home Ave., submitted by Patty Ortiz, d/b/a Autoplex MKE LLC (Tax Key No. 556-8985-001) (PC-11/11/25 Kastner)
15. Approve a Special Use Review and Site Review for Dunali Pizza, a proposed limited-service restaurant, to be located at 4751 S. 76th St., submitted by Nuvpreet Chauhan, d/b/a Dunali Pizza (Tax Key No. 616-8996-001). (PC-11/11/25 Kastner)

16. Approve a Special Use Review and Site Review for Taquería Los 3 Carnales, a proposed full-service restaurant and food truck home base, to be located at 4555 W. Forest Home Ave., submitted by Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales (Tax Key No. 531-2001-000) (PC-11/11/25 Kastner)
17. Approve an application for a 2025-2026 Combination "Class B" Fermented Malt Beverage and Liquor Retailer's Licence for Taqueria Los 3 Carnales LLC, Sandra Lopez, Agent, for the property at 4555 W. Forest Home Ave. (Los 3 Carnales Restaurant & Bar). Beer and liquor will be sold at the bar and tables. Beer will be stored in the coolers behind the bar and liquor on shelves behind the bar. Beer and liquor is stored in the back storage room, records stored in the office located at 4555 W. Forest Home Ave. (Goergen)
18. Approve a Certified Survey Map for a proposed lot line adjustment between 3380 S. 108th St. and 3260 S. 108th St., submitted by Jeanette Liesen, d/b/a LJL Holdings LLC and Michael Ratzburg, d/b/a raSmith (Tax Key Nos. 524-8978-003 and 524-8980-003) (PC-11/11/25 Kastner)
19. Approve Site, Landscaping, and Architectural Plans for proposed addition to Whitnall High School, located at 5000 S. 116th St., submitted by Todd Iverson, a representative for Whitnall School District, and Ryan Sands, d/b/a Bray Architects, Inc. (Tax Key No. 612-8978-007) (PC-11/11/25 Kastner)
20. Approve Site, Landscaping, and Architectural Plans for a proposed multi-tenant retail building, to be located at 4663 S. 51st St., submitted by Shayma Qasem, represented by Emad Nadi, d/b/a ETN Engineering (Tax Key No. 602-9976-001) (PC-11/11/25 Kastner)
21. Approve a Certified Survey Map for a proposed land division of a vacant parcel located on S. 92nd Street (no address), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007) (PC-10/14/25 Kastner)
22. Decision for City of Greenfield to enter into engagement letter for independent legal counsel to represent and serve the Police and Fire Commission
23. Discussion and decision to approve a Facility Use Agreement with The Ridge Community Church to provide a polling location for Wards 13-16 for 2026-2027 elections. (11/12/25 F&HR S. Saryan)
24. Discussion and decision to adopt a Resolution to move the polling location for Wards 13-16 from Whitnall High School, 5000 S. 116th Street, Greenfield, to The Ridge Community Church, 4500 S. 108th Street, Greenfield, for all elections in 2026-2027. (11/12/25 F&HR S. Saryan)
25. Discussion and decision to approve a vending machine agreement for City Hall with Bender Vending, LLC. (11/12/25 F&HR S. Saryan)
26. Decision to approve a resolution for the 2026 Non-Rep Resolution and Command Staff (11/12/25 F&HR S. Saryan)
27. Decision to amend the Employee Classification ordinance effective December 29, 2025 (11/12/25 F&HR S. Saryan)
28. Decision to memorialize the compensation package of the Municipal Judge (11/12/25 F&HR S. Saryan)
29. Approval of mileage reimbursements in the amount of \$612.64. (11/12/25 F&HR S. Saryan)
30. Approval of schedules of disbursements in the amount of \$1,661,134.36. (11/12/25 F&HR S. Saryan)

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.