

**MINUTES OF THE JOINT REVIEW BOARD
CITY OF GREENFIELD
December 18, 2025 at 12:00 p.m.
Greenfield City Hall
7325 W. Forest Home Ave., Common Council Chambers, Room 100**

1. The meeting was called to order at 12:00 p.m. by Ald. Karl Kastner, Chairperson

PRESENT:	Ald. Karl Kastner (Chair) – City of Greenfield	Present
	Celia Benton – Milwaukee County	Present
	Jeffrey Jensen – MATC	Present
	Lisa Elliott – Greenfield School District	Present
	Jeff Borland – WAMW School District	Present
	Brady Reinke – Whitnall School District	Present

ALSO PRESENT: Denise Collins – Public Member
Gina Vlach – City Planner
Paula Schafer – Finance Director
Tim Sowinski – Assistant Finance Director
Anna Kissel – Planner
Joe Murray - Ehlers

2. Appointments (as needed):

a. Public member.

Motion by Ald. Kastner to reaffirm Denis Collins as the Public Member, seconded by Jeff Borland. Motion carried unanimously.

b. Chairperson

Motion by Denise Collins to reaffirm Ald. Kastner as the Chairperson, seconded by Lisa Elliot. Motion carried unanimously.

3. Review Annual PE-300 Reports and the performance and status of the City’s active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).

a. Tax Incremental District No. 2 (Whitnall School District).

Mrs. Vlach provided an update on recent development activity within the boundaries of TID 2. She stated that only one smaller project update had occurred since the previous annual report. Specifically, Playtime Doggy Daycare, an existing business, is in the process of adding a 5,600 sq. ft. addition to their existing business. The \$500,000 investment nearly doubles the size of the building and will support their business operations by allowing them to take in additional clients as they had reached capacity within the existing space. This work is currently in the permit process but is anticipated to be completed in 2026.

b. Tax Incremental District No. 4 (Greenfield School District).

Mrs. Vlach provided updates on recent development activity within the boundaries of TID 4. A new tenant is in the process of moving into an existing multi-tenant commercial building. Qahwa Coffee shop will be located at 6141 W. Layton Ave. and represents a \$400,000 investment through interior renovations and improvements. Additionally, the existing Meijer grocery store installed eight (8) electric vehicle charging stations. These additional stations were valued at a \$377,000 investment.

c. Tax Incremental District No. 6 (Greenfield School District).

Mrs. Vlach provided updates on recent development activity within the boundaries of TID 6. Three major projects were completed within the district. At 8415 Sura Lane, Cooper's Hawk received occupancy in May 2025. The new 10,700 sq. ft. commercial building represents approximately \$6,300,000 of project costs. At 8515 Sura Lane, Chipotle received occupancy in April 2025. The new 2,300 sq. ft. commercial building will feature a drive-thru. At 8925 Sura Lane, Starbucks received occupancy in April 2025. The new 2,300 sq. ft. commercial building includes a 200 ft. patio on the north side of the building and a drive-thru that can accommodate 15 cars.

d. Tax Incremental District No. 7 (West Allis-West Milwaukee School District).

Mrs. Vlach provided an update on the proposed dental office that was discussed at previous JRB meetings. No permits or communication has been received from the developer. At this time, that project is not expected to proceed.

e. Tax Incremental District No. 8 (Greenfield School District).

Mrs. Vlach provided updates on recent development activity within the boundaries of TID 8. The Loomis Crossing Apartment buildings are at various stages of completion. Building A was issued its Occupancy Permit in December 2023 and Building B was issued its Occupancy Permit in June 2025. Building C has not yet commenced construction but the building permits are currently being reviewed and processed. Estimated completion is 2026. The Turf Skateboard Park opened to the public in May 2025. The historic bowls were determined to not be repairable, therefore, complete replacement of the bowls was necessary. The historic bowls were rebuilt to their historic specifications. Finally, the northern portion of TID 8 has been regraded and a proposed technology park has appeared before Plan Commission for conceptual review. The project is set to appear before Plan Commission and Common Council in January 2026 with construction anticipated to begin in 2026. The project will include three buildings ranging in size from 33,000 sq. ft. to 122,000 sq. ft. and will offer flexible opportunities to tenants. No tenants have been proposed at this time. The total project cost is estimated at \$30 million.

Mr. Murray provided an overview of the Development Assumptions, the Tax Increment Projection Worksheet, and the Cash Flow Projection that were in the Annual Report for Tax Incremental Districts 2, 4, 6, 7, and 8.

4. Approve "Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement."

Motion by Ald. Kastner, seconded by Denise Collins, to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the Greenfield School District. Motion carried unanimously.

Motion by Ald. Kastner, seconded by Denise Collins, to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the Whitnall School District. Motion carried unanimously.

Motion by Ald. Kastner, seconded by Denise Collins, to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the West Allis-West Milwaukee School District. Motion carried unanimously.

5. Set next meeting date to consider creation of a TID.

The next meeting of the JRB will be held on January 28, 2026 at 3:00 p.m.

6. Adjournment.

Motion by Celia Benton, seconded by Denise Collins, to adjourn the meeting at 12:37 p.m. Motion carried unanimously.

Respectfully submitted,
Gina Vlach
City Planner