

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, JANUARY 20, 2026

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 PM.

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

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

B. Opening Prayer

An opening prayer was given by Pastor Tim Vik.

C. Pledge of Allegiance

D. Approval of the January 6, 2026 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke stated that at the next Common Council meeting, Gina Vlach, City Planner, will be presenting a planning and economic development in review report for 2025.

F. Aldermanic Reports

Alderperson Bailey reported on the Tree Commission meeting and spoke about how many trees were planted. We have offered a tree to be planted on the city's right-of-way to any resident that is interested. Alderperson Kastner and Mayor Neitzke discussed that the city is not responsible for maintaining trees planted on residents' property. Alderperson Bailey added that there is a pamphlet that residents get with the free tree that says that the resident is responsible for taking care of it and other instructions.

G. Announcements

H. Citizen Commentary

I. Public Hearings

1. Public Hearing on a Special Use Permit for Blackline Limousines, a proposed limousine services business, to be located at 3442 S. 103rd St., submitted by Michael Skemp, d/b/a Blackline Limousines Inc. (Tax Key No. 524-8986-020) (PC-12/9/25 Kastner)

The public hearing opened at 7:06 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.

There was a representative from the business present.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to close the public hearing at 7:08 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Blackline Limousines, a proposed limousine services business, to be located at 3442 S. 103rd St., submitted by Michael Skemp, d/b/a Blackline Limousines Inc. (Tax Key No. 524-8986-020) (PC-12/9/25 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 Blackline Limousines, a proposed limousine services business, to be located at 3442 S. 103rd St., submitted by Michael Skemp, d/b/a Blackline Limousines Inc. (Tax Key No. 524-8986-020) (PC-12/9/25 Kastner)

Approved under agenda item I1a.

2. Public Hearing on a Special Use Permit for NRG Adventure Park, a proposed indoor amusement park, to be located at 5070 S. 74th St., submitted by Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc. (Tax Key No. 617-9975-024) (PC-12/9/25 Kastner)

The public hearing opened at 7:09 PM.

Mrs. Vlach presented the site information, number of employees, description of business, hours of operation, site improvements, parking, police department concerns, 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 7:11 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for NRG Adventure Park, a proposed indoor amusement park, to be located at 5070 S. 74th St., submitted by Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc. (Tax Key No. 617-9975-024) (PC-12/9/25 Kastner)

There was a representative present.

Mayor Neitzke said that the biggest concern is the service calls at Sky Zone. NRG are addressing the security issues and will have an enforceable plan. It was critical to the city and for them too, as they wanted a safe spot for their visitors. Alderperson Bailey and Mayor Neitzke discussed the number and content of police calls at Sky Zone. There must be a sense of control. Sky Zone is trying hard to address those concerns. There's no one here to object to NRG, and they have met the requirements for the Special Use. Alderperson Kastner added that NRG assured us that they would keep a close eye on their patrons, and they wouldn't get out of hand. Mayor Neitzke confirmed that there will be security and a robust video system to monitor. Alderperson Saryan and Mayor Neitzke discussed that Sky Zone didn't have those types of measures in place because they didn't know they were going to have issues.

Julia Stemo, 7119 W. Vogel Avenue, voiced her concerns about whether similar issues from Sky Zone would spill over into the subdivision behind the strip mall that NRG would be in. Mayor Neitzke said things typically happen in Sky Zone's parking lot. It hasn't spilled over behind the building on 74th Street. Often, it's the parents or relatives fighting with each other in the parking lot. There have been cell phones stolen in the building. If there is spillover, contact the police, the mayor, and/or your alderperson.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve agenda items I2a and I2b, with the caveat that there is security and an active safety plan is in place and adhered to. On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for NRG Adventure Park, a proposed indoor amusement park, to be located at 5070 S. 74th St., submitted by Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc. (Tax Key No. 617-9975-024) (PC-12/9/25 Kastner)

Approved under agenda item I2a.

3. Public Hearing on a Special Use Permit for Farazana Home Care, a proposed service for the elderly and persons with disabilities, to be located at 3420 W. Howard Ave., submitted by Ashadullah Larsen, d/b/a Farazana Home Care LLC (Tax Key No. 553-0422-000) (PC-12/9/25 Kastner)

The public hearing opened at 7:17 PM.

Mrs. Vlach said that the Plan Commission recommended the denial because the business is for office space and not an actual home care facility; therefore, a Special Use Permit and public hearing are not required. Their full occupancy permit has been issued.

Motion by Alderperson Akers, seconded by Alderperson Kastner to close the public hearing at 7:19 PM.  
Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Farazana Home Care, a proposed service for the elderly and persons with disabilities, to be located at 3420 W. Howard Ave., submitted by Ashadullah Larsen, d/b/a Farazana Home Care LLC (Tax Key No. 553-0422-000) (PC-12/9/25 Kastner)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve to deny. Motion carried unanimously.

- b. Approve a Site Review for Farazana Home Care, a proposed service for the elderly and persons with disabilities, to be located at 3420 W. Howard Ave., submitted by Ashadullah Larsen, d/b/a Farazana Home Care LLC (Tax Key No. 553-0422-000) (PC-12/9/25 Kastner)

No action taken.

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.

2. Approve an Ordinance to amend Section 21.06.0202(G) of the Municipal Code pertaining to commercial parking restrictions. (11/11/25 Kastner)

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

Under discussion, Alderperson Kastner and Mrs. Vlach discussed the clarification regarding the trucks, and they addressed the concern. Mayor Neitzke added that there is specific weight and license language that was added so it could be enforceable.

On a roll call vote, motion carried unanimously.

K. New Business

1. Claim received from Daniel Sanabria. (Goergen)

Referred to City Attorney.

2. Summons and Verified Petition for Inverse Condemnation and Complaint received from Axley, LLP, Attorneys on behalf of Francis Patrick La Susa a/k/a F. Patrick La Susa and Mary H. Payne. (Goergen)

Referred to City's legal counsel.

3. Summons and Complaint received from Attys. Julius Andriusis and Richard Sternhagen of Andriusis Law Firm LLC on behalf of Thomas and Ramona Malitz. (Goergen)

Referred to City's legal counsel.

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

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

5. Adopt a Resolution appointing additional election inspectors for 2026-2027. (Goergen)

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

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6. Approve an application for a 2025-2026 Combination "Class B" Fermented Malt Beverage and Liquor Retailer's License for Shots and Tequila Sport Bar LLC, Armando Lara Iniguez, Agent, for the property at 5175 S. 27th St. (Shots and Tequila Sport Bar). Shots and tequila has 4 nice areas for socializing and having fun (bar area, DJ space, dance area, patio) there are restrooms for men and women, office and room for storage, and we have a big parking lot located at 5175 S 27th St. (Goergen)  
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. Motion carried unanimously.

7. Approve an application for a 2025-2026 Entertainment License received from Shots and Tequila Sport Bar for the property located at 5715 S. 27th St. (Indoor: there are areas for socializing and having fun, bar area, dance area, DJ and karaoke area and some table games. Outdoor: n/a located at 5175 S 27th St.). (Goergen)  
Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve. Motion carried unanimously.

City Clerk Jennifer Goergen confirmed that there wouldn't be outdoor entertainment and that there is a new owner. Mayor Neitzke said that there have been significant improvements to the property and expanded the scope of the use of the property.

8. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Kickstart the Season event on February 21, 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)  
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve. Motion carried unanimously.

9. Approve an Outdoor Special Event application for the House of Harley Support the Troops Ride, to be located at 6221 W. Layton Ave, May 16, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)  
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items K9-K10. Motion carried unanimously.

10. Approve an Outdoor Special Event application for the House of Harley Pet Fest Event, to be located at 6221 W. Layton Ave, May 17, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)  
Approved under agenda item K9.

11. Discussion and decision to apply for a Milwaukee County Department of Transportation Special Event permit for the House of Harley event, to be located at 6221 W. Layton Avenue, July 8 – July13, 2026. (Vlach)

Mayor Neitzke said that Layton Avenue is expected to be under construction and could be closed completely to traffic.

Jeff Katz, director of Neighborhood Services, said that the north side will be constructed first. After that, they will take a week off because of Harley Fest. They'll be able to park motorcycles on the north side. After Harley Fest, they'll close the south side and do that section. The road may be completely closed. Mayor Neitzke spoke about Forest Home Avenue and when it was supposed to be done. Mr.

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Katz said that it is our project, so it will be done. There is extra time built in between the sections in case it's needed. There was a discussion about traffic patterns.

There was a discussion about a resident that has caregivers that refused to administer care during Harley Fest while the road was closed.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried 3-2, with Alderpersons Bailey and Akers opposed. Those in favor were Alderpersons Drzewiecki, Kastner, and Saryan.

Mayor Neitzke asked Mr. Katz to pass along the schedule and plans to everybody.

12. Approve a Special Use Review and Site Review for CAVA, a limited-service restaurant, to be located at 8833 W. Sura Ln., submitted by Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc. (Tax Key No. 606-0053-010) (PC-1/13/26 Kastner)

Mayor Neitzke went to agenda item K14.

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve agenda items K12, K13, and K15 as present with the caveats as drawn out.

Under discussion, agenda item K15 had talked about a pylon sign along Loomis Road and the freeway, but it hadn't been presented yet. It would be like 84 South. Alderperson Akers mentioned a sound barrier wall being put by it, so the sign might need to be raised. Alderperson Drzewiecki spoke about the fence to the east of the property that meets with the residential section in the subdivision and the sound mitigation. Right now, it's shadowbox fencing, and that's not going to work.

Alderperson Saryan asked for more information regarding agenda item K15; therefore, Mayor Neitzke said that the item should be taken separately. Both Alderperson Kastner and Akers said yes to taking it separately.

Mayor Neitzke said that the motion is for agenda items K12 and K13. Motion carried unanimously.

Mayor Neitzke went to agenda item K15.

13. Approve a Special Use Review and Site Review for proposed hours of operation change to Romero's Restaurant and Bar, an existing full-service restaurant and drinking establishment, located at 4171 S. 76th St., submitted by Alejandro Romero d/b/a Romero's Restaurant and Bar LLC (570-8957-000) (PC-1/13/26 Kastner)

Approved under agenda item K12.

14. Approve a Certified Survey Map for a proposed land combination and lot line adjustment submitted by Tom Strohm, d/b/a Likewise Partners and Werner Briske, d/b/a Partners in Design Architects. (Tax Key Nos. 600-0081-011, 600-9960-004, 600-9960-003, 600-9962-001, and 600-1001-000) (PC-1/13/26 Kastner)

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

Mayor Neitzke circled back to agenda item K12.

15. Approve a Site, Landscaping, and Architectural Plan for Loomis Crossing Technology Park, a new industrial and flex development, to be located at 3991, 4001, 4047, and 4061 W. Loomis Rd., submitted by Tom Strohm, d/b/a Likewise Partners and Werner Briske, d/b/a Partners in Design Architects. (Tax Key Nos. 600-0081-011, 600-9960-004, 600-9960-003, and 600-9962-001) (PC-1/13/26 Kastner)

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

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Under discussion, Mrs. Vlach gave the Plan Commission presentation on the site information, parking, the buildings, the architect plans, potential types of businesses, garbage and recycling, HVAC, fencing, and landscaping. Mayor Neitzke spoke about a signalized T-intersection across from Fin 'N Feather, the sidewalks, and the Department of Transportation approval timelines. The final date is Friday, February 27, 2026. The T-intersection may turn into a cross-section depending on Fin 'N Feather. Right now, the plans are for a T-intersection, including the installation of the sidewalk. Typically, the sidewalk is the property owner's responsibility. As part of this project, Mayor Neitzke said that he will work on the right-of-way, including the sidewalk, which is the responsibility of this developer. It saves Fin 'N Feather money. If a T-intersection goes in, it would require a cross-access agreement with Reese Auto to the south and an entrance there. If a cross intersection went in, and there was access directly to the Fin 'N Feather parking lot, that southern access may not be required, and it may not interfere with on-site parking.

Aldersperson Akers and Mayor Neitzke discussed the change would occur when they would start building it. It could be months before the DOT approves.

Scott Yauck from Cobalt Partners spoke about the different DOT turnaround times, the file approvals from DOT, and the timeline. They are hoping to start in the fall. The construction of the buildings would begin around the second quarter.

Tom Strohm from Likewise Partners spoke about the types of businesses, mainly light manufacturing, HVAC, granite countertops, job-producing companies, and tech companies. Mayor Neitzke added it's not Amazon or a big warehouse. These buildings would be higher-ceiling office buildings, not with big bays with overhead cranes, and there wouldn't be a data center. There was a hotel study done for this site and 84 South. 84 South had the first positive hotel study. For this site, there weren't enough businesses and attractions around to support it. He spoke about vacant buildings nearby. They are trying to build up the area to get a positive hotel study, as it's needed for financing.

Motion carried unanimously.

16. Approval of mileage reimbursements in the amount of \$478.17. (Schafer)

Motion by Aldersperson Bailey, seconded by Aldersperson Kastner to approve agenda items K16-K18. On a roll call vote, motion carried unanimously.

17. Approval of schedules of disbursements in the amount of \$2,885,647.02. (Schafer)

Approved under agenda item K16.

18. Accept Investments and reinvestments for December 2025. (Schafer)

Approved under agenda item K16.

L. Items for future agenda

M. Adjourn

Motion by Aldersperson Akers, seconded by Aldersperson Drzewiecki to adjourn at 7:56 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 1/26/2026

ORDINANCE NO: 4003

AN ORDINANCE TO AMEND SECTION 21.06.0202(G) OF THE MUNICIPAL CODE  
PERTAINING TO COMMERCIAL PARKING RESTRICTIONS.

The Common Council of the City of Greenfield do ordain as follows:

PART I. Subsection 21.06.0202 (G) of the Municipal Code is hereby amended to read as follows:

*G. Parking of trucks and equipment.* No truck, trailer, or other equipment of a commercial or industrial nature shall be parked regularly on a lot or parcel in any zoning district except as hereinafter specifically provided. Any truck, trailer, or equipment regularly parked on a lot or parcel shall be associated with a business located on that parcel, and that business shall have a valid Occupancy Permit from the City of Greenfield. Any truck, trailer, or equipment regularly parked on a lot or parcel must be parked in painted or striped parking spaces. Notwithstanding the above, one (1) commercial pickup or panel truck (excluding semi-trucks, tractor-trailers, container trucks, shipping containers, and intermodal trucks) not to exceed four (4) tons may be parked in any residential district. Only one (1) such commercial panel or pick-up truck shall be allowed per dwelling unit on a zoning lot.

PART II. 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 20<sup>th</sup> day of January, 2026.

APPROVED:

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Michael J. Neitzke, Mayor

ATTEST:

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Jennifer Goergen, City Clerk

RESOLUTION NO. 5010

Special Use Permit for Blackline Limousines, a proposed limousine services business, to be located at 3442 S. 103rd St., submitted by Michael Skemp, d/b/a Blackline Limousines Inc (Tax Key No. 524-8986-020).

WHEREAS Michael Skemp, d/b/a Blackline Limousines Inc, 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 Blackline Limousines, a proposed limousine services business, to be located at 3442 S. 103rd St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 20, 2026, 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, Michael Skemp, d/b/a Blackline Limousines Inc, has offices located at 3442 S. 103rd St.

2. The applicant will rent the tenant space owned by Bal-Ler Group 3, LLC, 9730 N. Granville Rd., Suite D, Mequon, WI 53097.

3. Blackline Limousines will occupy a portion of the approximately 21,400 sq. ft. of the commercial building located at 3442 S. 103rd St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 6132, being a part of the Northwest ¼ of Section 17, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 524-8986-020

Said land being located at 3442 S. 103rd St.

4. The applicant is proposing to establish a limousine services business within the existing commercial building.

5. The aforesaid premise is zoned PUD Planned Unit Development District under the Zoning Ordinance of the City of Greenfield. The PUD within which this property lies, sometimes known as the Greenfield Corporate Center PUD, permits limousine services businesses as a Special Use, pursuant to Ordinance No. 3099, an Ordinance Amending Ordinance No. 1632 Pertaining to Special Uses in the Greenfield Corporate Center Planned Unit Development District.

6. The subject property is part of an area along the S. 103<sup>rd</sup> St. corridor that is developed for commercial and office uses. Properties to the north are developed as commercial and office uses. Properties to the west and south are developed as residential. Property to the east is US Highway 41.

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 Michael Skemp, d/b/a Blackline Limousines Inc to operate Blackline Limousines, a proposed limousine services business, to be located at 3442 S. 103<sup>rd</sup> St., 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 December 9, 2025 and by the Common Council on January 20, 2026. 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 Blackline Limousines are 7:00am to 5:00pm, daily.
4. Off-Street Parking. A total of 71 off-street parking stalls are required for Blackline Limousines. There is a total of 100 parking spaces on the property.
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.

\_\_\_\_\_  
Ja Michael Skemp, d/b/a Blackline Limousines Inc

Provided to applicant on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20<sup>th</sup> day of January, 2026.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. 5011

Special Use Permit for NRG Adventure Park, a proposed indoor amusement park, to be located at 5070 S. 74th St., submitted by Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc. (Tax Key No. 617-9975-024)

WHEREAS Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc., 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 NRG Adventure Park, a proposed fitness and recreational sport center, to be located at 5070 S. 74th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 20, 2026, 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, Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc., have offices located at 100 Camelot Dr. Fond du Lac, WI 54935,
2. The applicant will rent the tenant space owned by Bonnie Management Corp., 1350 E. Tuohy Ave., Suite 360E, Des Plaines, IL 60018.
3. NRG Adventure Park will occupy the entirety of the approximately 49,000 sq. ft. of commercial space within the multi-tenant commercial building located at 5070 S. 74th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 6082, being a part of the Northwest 1/4 of Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 617-9975-024

Said land being located at 4850-5070 S. 74 St.

4. The applicant is proposing to establish a fitness and recreational sport center within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned PUD Planned Unit Development District under the Zoning Ordinance of the City of Greenfield, which permits fitness and recreational sports centers 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 an area along the S. 74 St. corridor that is developed for mixed uses. Properties to the north are developed as park and residential. Properties to the east

are developed as commercial and residential. Properties to the south and west are developed as commercial.

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 Jay Johnson and Dean Shulz, d/b/a Excel Engineering, Inc. to establish NRG Adventure Park, a proposed fitness and recreational sport center, to be located at 5070 S. 74th St., 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 December 9, 2025 and by the Common Council on January 20, 2026. 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 NRG Adventure Park are Monday and Wednesday 12:00pm (noon) to 8:00pm, Tuesday and Thursday 10:00am to 8:00pm, Friday 12:00pm (noon) to 10:00pm, Saturday 10:00am to 10:00pm, and Sunday 9:00am to 8:00pm.
4. Off-Street Parking. A total of 244 off-street parking stalls are required for NRG Adventure Park. The parking lot in the immediate vicinity of the tenant space will provide 114 off-street parking stalls, but the wider multi-tenant property provides adequate parking space.
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.

\_\_\_\_\_  
Jay Johnson or Dean Shulz, d/b/a Excel Engineering, Inc.

Provided to applicant on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20<sup>th</sup> day of January, 2026.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. 5012  
RESOLUTION APPOINTING ADDITIONAL ELECTION  
INSPECTORS FOR 2026-2027

WHEREAS, Wis. Stats. 7.30(4)(a) requires the governing body to appoint election officials no later than the last regular meeting in December of each odd numbered year for the 2026-2027 election cycle; and

WHEREAS, appointments were made, but in addition to the appointments already made, the Common Council desires to add Mary Limon, Cynthia McCloskey, Robert Kruse, and Diane Kruse; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the appointments of the following individuals and adds them to the list of Election Inspectors for the 2026-2027 election cycle:

Mary Limon, 7007 W. Cold Spring Road, Greenfield, WI 53220  
Cynthia McCloskey, 3210 W. Bottsford Ave., Greenfield, WI 53221  
Robert Kruse, 6922 W. Chapman Ave., Greenfield, WI 53220  
Diane Kruse, 6922 W. Chapman Ave., Greenfield, WI 53220

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20<sup>th</sup> day of January, 2026.

APPROVED:

ATTEST:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. 5013

Special Use Permit for CAVA, a limited-service restaurant, to be located at 8833 W. Sura Ln., submitted by Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc. (Tax Key No. 606-0053-010)

WHEREAS, Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc., 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 CAVA, a proposed Mediterranean restaurant, to be located at 8833 W. Sura Ln.; and,

WHEREAS, the Common Council on January 20, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, has offices at 14 Ridge Square NW, #500, Washington, DC 20016.
2. The property owner has offices located at 10505 Corporate Dr. Suite 101, Pleasant Prairie, WI 53158.
3. CAVA will occupy the entirety of the approximately 2,800 sq. ft. a tenant space in the multi-tenant commercial building located at 8833 W. Sura Ln., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 3 of Certified Survey Map No. 8855, being a part of the Southwest ¼ Section 21, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 606-0053-010

Said land being located at 8775-8871 W. Sura Ln.

4. The applicant is proposing to establish a Mediterranean restaurant within an existing multi-tenant commercial building.
5. The aforesaid premise is zoned PUD (Planned Unit Development) under the Zoning Ordinance of the City of Greenfield, which permits limited-service restaurants 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 an area along the W. Layton Ave. corridor that is developed for commercial uses. Properties to the north, west, and east are developed as commercial. Properties to the west and south are developed as residential.

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 Meghan O'Malley, d/b/a CAVA Mezza Grill LLC, represented by James Kehl, d/b/a Pulley Studios, Inc. to establish a limited-service restaurant, to be located within the multi-tenant commercial building at 8833 Sura Lane, 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 January 13, 2026, and by the Common Council on January 20, 2026. 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 CAVA will be 10:30am – 10:30pm daily.
4. Off-Street Parking. A total of 14 off-street parking stalls are required for CAVA. The property will provide 153 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-five (25) 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.

\_\_\_\_\_  
Meghan O'Malley, d/b/a CAVA Mezza Grill LLC

Provided to applicant on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20<sup>th</sup> day of January, 2026.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. 5014

Special Use Review for proposed hours of operation change to Romero's Restaurant and Bar, an existing full-service restaurant and drinking establishment, located at 4171 S. 76th St., submitted by Alejandro Romero d/b/a Romero's Restaurant and Bar LLC (570-8957-000)

WHEREAS, Alejandro Romero d/b/a Romero's Restaurant and Bar LLC, 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 amend the approved hours of operation for Romero's Restaurant and Bar, an existing full-service restaurant and drinking establishment, located at 4171 S. 76th St.; and,

WHEREAS, the Common Council on January 20, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant Alejandro Romero d/b/a Romero's Restaurant and Bar LLC, resides at 2054 S. 59<sup>th</sup> St., West Allis, WI 53216.
2. The property owner has offices located at 9880 S. Ridgeview Dr., Oak Creek, WI 53154.
3. Romero's Restaurant and Bar occupies the entirety of the commercial building located at 4171 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

The North 92 feet of the South 860 feet of the East 350 feet of the Northeast  $\frac{1}{4}$  of Section 21, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin. Excepting therefrom the East 60 feet for public street purposes.

Tax Key No. 570-8957-000

Said land being located at 4171 S. 76<sup>th</sup> St.

4. The applicant is proposing to amend the approved hours of operation for Romero's Restaurant and Bar, an existing full-service restaurant and drinking establishment.
5. The aforesaid premise is zoned C-4 Regional Business District, under the Zoning Ordinance of the City of Greenfield, which permits limited-service restaurants 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 an area along the S. 76<sup>th</sup> St. corridor that is developed for commercial uses. Properties to the north, south, and east are developed as commercial. Properties to the west are developed as residential.

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 Alejandro Romero d/b/a Romero's Restaurant and Bar LLC, to establish a limited-service restaurant, to be located within the multi-tenant commercial building at 4171 S. 76th St, 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 January 13, 2026, and by the Common Council on January 20, 2026. 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 Romero's Restaurant and Bar will be 10:00am – 12:00am (midnight) daily.
4. Off-Street Parking. A total of 36 off-street parking stalls are required for Romero's. The property will provide 42 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-five (25) 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.

\_\_\_\_\_  
Alejandro Romero d/b/a Romero's Restaurant and Bar LLC

Provided to applicant on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20<sup>th</sup> day of  
January, 2026.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk