

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, FEBRUARY 17, 2026

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 Pastor Rodgers.

C. Pledge of Allegiance

D. Approval of the February 3, 2026 Common Council minutes

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

E. Mayor's Report

F. Aldermanic Reports

Alderperson Akers and Mayor Neitzke discussed the Parks and Recreation's annual banquet. If you would like a ticket, please contact the office at 414-329-5370.

G. Departmental Reports

1. Greenfield Public Library 2025 Annual Report.

Mayor Neitzke said the Common Council doesn't have authority over the library, but they control its budget.

Jennifer Einwalter, Library Director, presented the report. The library has fully recovered from COVID times. She presented the library's numbers: electronic and physical checkouts, items handled by staff, visitors, cardholders who consider Greenfield to be their home library, and reimbursements from item circulations. The Department of Public Works built a new six-person study room. She spoke about the Explore Passes, which are passes to the zoo, the Domes, the art museum, the Harley Museum, and Betty Brinn. They have a great relationship with the IT department. She spoke about the usage of smart lockers for 24/7 pickup.

She spoke about the positive impact that eliminating fines had on their budget. Franklin is now going to eliminate fines for children's items. Oak Creek is looking to make changes as well. The Greenfield Board did it because they wanted to provide as much access as possible. Being fine-free draws people in, along with caring staff and buying popular requested items. Alderperson Bailey and Ms. Einwalter discussed that Shorewood is probably the closest city that is doing what Greenfield is doing. Milwaukee Public isn't doing it. It's drawing a lot of people in; we've had over 1600 new library cards issued last year.

Fine-free is only for items checked out in Greenfield, it's not for items brought from another library. If a person doesn't return it, then they get billed and can't check out until it's been paid or the item is returned. The number of people not returning items hasn't been affected by the removal of fines. If they don't return it by the due date, they get a notice after another 28–30 days. E-books don't have fines, as they are automatically returned on the due date by the software.

She said that they are increasing the contribution of e-content. She spoke about the amount of money allocated, how items are purchased, holds, the higher expense of e-audiobooks, and how a vast

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majority of Greenfield patrons listen to e-audiobooks.

Aldersperson Bailey and Ms. Einwalter discussed the staff: the breakdown of roles and if they are full-time or part-time, turnover, and hiring.

H. Announcements

I. Citizen Commentary

J. Public Hearings

1. Public Hearing on a Special Use Permit for Baba Yayo'z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo'z USA LLC (Tax Key No. 604-9971-000) (PC-1/13/26 Kastner)

The public hearing opened at 7:19 PM.

Gina Vlach, City Planner, 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.

Motion by Aldersperson Akers, seconded by Aldersperson Bailey to close the public hearing at 7:21 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Baba Yayo'z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo'z USA LLC (Tax Key No. 604-9971-000) (PC-1/13/26 Kastner)

Motion by Aldersperson Kastner, seconded by Aldersperson Akers to approve agenda items J1a and J1b.

Under discussion, Mayor Neitzke said that the site has undergone vast improvements with the parking and signs.

Aldersperson Bailey and the applicant discussed opening in late summer or early fall of this year.

On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for Baba Yayo'z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo'z USA LLC (Tax Key No. 604-9971-000) (PC-1/13/26 Kastner)

Approved under agenda item J1a.

K. 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.

L. New Business

1. Adopt a Resolution disallowing the claim of Rachel and William Olson regarding alleged liability relating to flooding on their property on August 10, 2025. (Geary)

Mayor Neitzke said that this is the City Attorney's recommendation.

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

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2. Discussion and possible passage of a resolution approving settlement of the claim of Daniel Sanabria Herrejon (Geary)
Mayor Neitzke said that it is in the amount of \$4,500.00 and is recommended by the City Attorney.
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
3. Discussion and possible passage of a resolution approving settlement of the claim of Odalis Corro Arcos (Geary)
Mayor Neitzke said that it's in the amount of \$6,176.17, and it's recommended by the City Attorney.
Motion by Alderperson Bailey, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.
4. Approve applications for 2025-2026 operator licenses (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
5. Consideration and possible action on a "Resolution Creating Tax Incremental District No. 10, Approving its Project Plan and Establishing its Boundaries." (Vlach)
Mayor Neitzke stated that this is a mixed-use development. It requires at least one part of the component to be commercial, and the commercial property was added. He spoke about what was previously required. It's a Cobalt project. There is construction on 92nd Street. The sewer for the project is mostly installed and is close to being connected to 92nd Street. It carries additional capacity from the neighborhoods to the east and the north all the way west to 99th Street. He recommended approval and added that it's been to the Joint Review Board preliminarily and then approved by the Community Development Authority. There is one more meeting for the Joint Review Board.
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve it as presented. On a roll call vote, motion carried unanimously.
6. Approval of the American Red Cross Licensed Training Provider Agreement. (Jaquish)
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.
7. Discussion/decision regarding agreement with Spectrum Weather and Specialty Insurance Co for Special Event coverage. (Jaquish)
Mayor Neitzke said that Scott Jaquish, Parks and Recreation Director, the City Attorney, and Travis Steuber, Recreation Supervisor, have been working together on the agreement in case there's inclement weather during concerts.
Mr. Jaquish said that it's to cover the band cost as the band is paid no matter what. Mayor Neitzke said that if they can't perform, we don't get stuck with the bill.
Alderperson Kastner and Mr. Jaquish discussed the number of bands that canceled due to weather. Mr. Jaquish said that they are trying to work with bands that will reschedule with us. It's becoming more common that once the contract is signed, you will pay them regardless. Mr. Steuber said that the more popular the band, the more they cost, so more money lost.
Motion by Alderperson Saryan, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
8. Discussion/decision regarding artist engagement agreement with Star Six Nine for Tuesday, June 23, 2026, performance at Konkel Park. (Jaquish)

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Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items L8-L10 as provided. On a roll call vote, motion carried unanimously.

9. Discussion/decision regarding artist engagement agreement with Dirty Boogie for August 21st, 2026, performance at Konkel Park. (Jaquish)
Approved under agenda item L8.

10. Discussion/decision regarding artist engagement agreement with Hairbangers Ball for August 21st, 2026, performance at Konkel Park. (Jaquish)
Approved under agenda item L8.

There was a discussion about the setlist not being out and that Dirty Boogie is the opener for Hairbangers Ball. Mr. Jaquish said that we're lucky to have Hairbangers Ball as they are very popular.

11. Discussion and decision to award a contract for project #2219 S. 90th Street – W. Plainfield Avenue Reconstruction Phase 1 to All-Ways Contractors, Inc. in the amount of \$1,882,973.57. (Katz)
Motion by Alderperson Bailey, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.

12. Discussion and decision to award a contract for project #2413 W. Layton Avenue (S. 60th Street to S. 68th Street) to Stark Pavement Corp. in the amount of \$4,269,000. (Katz)
Motion by Alderperson Akers, seconded by Alderperson Saryan to approve.

Under discussion, Mayor Neitzke said that our liability is \$3,000,000, and anything over is the county's responsibility. This is being paid for through the Meijer TIF. We took control of the bids on the project. Jeff Katz, Neighborhood Services Director, added that the county complimented us on how well the project is going.

On a roll call vote, motion carried unanimously.

13. Discussion and decision to sign a funding agreement with the Milwaukee Metropolitan Sewerage District (MMSD) in the amount of \$423,977.33 for a porous pavement parking lot at Jansen Park. (Katz)
Motion by Alderperson Saryan, seconded by Alderperson Akers to approve.

Under discussion, Mayor Neitzke said that this is part of the pickleball court project. There was discussion about safety and traffic on 74th Street. Mayor Neitzke said that this will take the parking off the street and will make it more useful and safer.

Alderperson Bailey and Mr. Jaquish discussed the opening of the pickleball courts and said that the first ad for bid goes out tomorrow morning [February 18, 2026] and the second ad is the following week. We are hoping to have contracts before Council in March, with construction starting soon thereafter. The completion date is by August 1, 2026.

On a roll call vote, motion carried unanimously.

14. Approve a Special Use Review and Site Review for an ownership change of the property located at 4607 S. 108th St., the location of Crawford Animal Hospital, submitted by Garrett Fitzgerald, d/b/a FCPT Holdings, LLC (Tax Key No. 609-0036-001) (PC-2/10/26 Kastner)

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

15. Approval of schedules of disbursements in the amount of \$33,009,201.69. (Schafer)
Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve agenda items L15-L17. On a roll call vote, motion carried unanimously.
16. Approval of mileage reimbursements in the amount of \$37.80. (Schafer)

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Approved under agenda item L15.

17. Accept investments and reinvestment for January 2026. (Schafer)

Approved under agenda item L15.

M. Items for future agenda

Mayor Neitzke spoke about the Turf and said that there were 50–60 people there for that warm day. Alderperson Bailey said that there were a lot of people using the new Powerline Trail, too.

Mayor Neitzke added that there are a lot of new things going on, like the parking lot, the shelter, and the bathrooms at the Turf, Powerline Phase 3, which will connect Hales Corners to Layton Avenue and the other two trails, and the park improvement at Jansen Park. He thanked staff immensely for the work that they had done. He expressed gratitude to Bryan Haas, City Engineer, for putting together the contract for the Powerline Trail Phase Two. He thanked Mr. Jaquish for the pickleball courts and Mr. Katz for the parking lot and expressed appreciation for the coordination between departments to make it happen. He spoke about the improvements and transformation at Pondview Park.

Alderperson Kastner and Mayor Neitzke discussed Milwaukee County's upgrades to the Oak Leaf Trail. They have been talking about it for three years. The county received a grant from the state to fix the trail on the Root River Parkway from 116th Street and Morgan Avenue to Howard Avenue. It's been underwater and in disrepair for a long period of time. They keep putting it off every year. Mr. Katz said that the section in Greenfield is their higher priority. Mayor Neitzke said that he hopes the grant stays with that project. They are spending about \$200,000 on doing another study of all the trails and where they could build other ones. He hopes that the project is completed this year.

Alderperson Bailey stated that he hopes so. The bike path takes you to 116th Street, which is a dangerous street. Mayor Neitzke said that it's one of the most common complaints.

N. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Bailey to adjourn at 7:44 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 2/20/2026

RESOLUTION NO. 5017

Special Use Permit for Baba Yayo’z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St., submitted by Bassam Al-Ramahi, d/b/a Baba Yayo’z USA LLC (Tax Key No. 604-9971-000)

WHEREAS, Bassam Al-Ramahi, d/b/a Baba Yayo’z USA 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 establish Baba Yayo’z Take & Bake Pizza, a proposed limited-service restaurant, to be located at 4646 S. 76th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on February 17th, 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 meeting and the following pertinent facts noted:

1. The applicant Bassam Al-Ramahi, d/b/a Baba Yayo’z USA LLC, has offices at 4644 S. 76th St., Greenfield, WI 53220.
2. The applicant owns the property.
3. Baba Yayo’z will occupy approximately 1,100 sq. ft. tenant space in the multi-tenant commercial building located at 4646 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at a point in the West line of said ¼ Section 261.85 feet North of the Southwest corner of said ¼ Section; thence North 75 feet to a point; thence East 363 feet to a point; thence South 60 feet to a point; thence West 133 feet to a point; thence South 15 feet to a point; thence West 230 feet to the point of beginning. Excepting therefrom the West 60 feet for public street purposes.

Tax Key No. 604-9971-000

Said land being located at 4640-4646 S. 76 St.

4. The applicant is proposing to establish a take and bake pizza restaurant within an existing multi-tenant commercial building.
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 St. corridor that is developed for commercial uses. Properties to the north, south, east, 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 Bassam Al-Ramahi, d/b/a Baba Yayo'z USA LLC, to establish a limited-service restaurant, to be located within the multi-tenant commercial building at 4646 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 February 17, 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 Baba Yayo'z will be 10:00am – 12:00am (midnight) daily.
4. Off-Street Parking. A total of 36 off-street parking stalls are required for the multi-tenant building. The property will provide 17 off-street parking stalls. 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-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.

Bassam Al-Ramahi, d/b/a Baba Yayo'z USA 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 17th day of February, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 5018

A RESOLUTION DISALLOWING THE CLAIM OF RACHEL AND WILLIAM OLSON
REGARDING ALLEGED LIABILITY RELATING TO FLOODING ON THEIR PROPERTY
ON AUGUST 10, 2025

WHEREAS, RACHEL and WILLIAM OLSON (“Claimants”), submitted a Notice of Injury and Claim with the City on or about December 8, 2025, relating to property damage Claimants allege to have incurred regarding flooding of their basement, garage and yard (“Claim”); and,

WHEREAS, the Claimants allege that the City is responsible for their alleged losses, which occurred during the record rainfall and flooding event that occurred in Milwaukee County on August 9th and 10th of 2025; and,

WHEREAS, the Claimants allege to have incurred well in excess of the \$50,000 in damages; and,

WHEREAS, the City’s Attorney’s Office has reviewed the facts, circumstances, and law relating to the Claim and recommends that the Common Council disallow the Claim.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Rachel and William Olson, filed with the City on or about December 8, 2025, and relating to damages allegedly incurred on or about August 10, 2025, is hereby disallowed; and,

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forward a copy of this disallowance to the Claimants via the procedure required by state law, and the Claimants are further hereby notified that legal action to collect on this Claim must be commenced within six (6) months of the date of service of this notice of disallowance or be forever barred.

Approved:

Michael J. Neitzke, Mayor

Date Approved:

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 17th day of February, 2026.

Jennifer Goergen, City Clerk

COMMON COUNCIL OF THE
CITY OF GREENFIELD

RESOLUTION NO. 5019

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF DANIEL SANABRIA
HERREJON

WHEREAS, the Claimant, Daniel Sanabria Herrejon, submitted a claim with the City on or about January 9, 2026; and,

WHEREAS, the Claimant alleged that, on or about December 14, 2025, in the vicinity of West Forest Home Ave and S. Elmwood Avenue, his vehicle was struck by a Greenfield Fire Department fire inspector's vehicle that backed up in traffic due to a missed turn, causing damage to the Claimant's vehicle; and,

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council approve a settlement of the claim for \$4,500.00; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to settle the claim, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that a settlement of the claim filed by Daniel Sanabria Herrejon, received on or about January 9, 2026, and relating to a loss allegedly occurring on or about December 14, 2025, is hereby approved in an amount of **\$4,500.00**; and,

BE IT FURTHER RESOLVED that this settlement is in full and final satisfaction of all claims and damages Daniel Sanabria Herrejon, and anyone claiming through him, may have relating in any way to the incident, whether known or unknown, including without limitation, any and all property damage, injury, medical bills, property damage, pain, and suffering; and,

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the settlement amount upon receipt of a signed release of claims from the Claimant.

Approved: _____

Michael J. Neitzke, Mayor

Date Approved: _____

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 17th day of February, 2026.

Jennifer Goergen, City Clerk

COMMON COUNCIL OF THE
CITY OF GREENFIELD

RESOLUTION NO. 5020

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF ODALIS CORRO ARCOS

WHEREAS, the Claimant, Odalis Corro Arcos, submitted a claim with the City on or about January 22, 2026; and,

WHEREAS, the Claimant alleged that, on or about December 22, 2025, in the vicinity of 3700 S. 27th Street, her vehicle was struck by a Greenfield Police Department squad car that backed up in traffic to pursue a fleeing suspect, causing damage to her vehicle; and,

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council approve a settlement of the claim for \$6,176.17; and,

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to settle the claim, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that a settlement of the claim filed by Odalis Corro Arcos, received on or about December 22, 2025, and relating to a loss allegedly occurring on or about December 22, 2025, is hereby approved in an amount of **\$6,176.17**; and,

BE IT FURTHER RESOLVED that this settlement is in full and final satisfaction of all claims and damages Odalis Corro Arcos, and anyone claiming through her, may have relating in any way to the incident, whether known or unknown, including without limitation, any and all property damage, injury, medical bills, property damage, pain, and suffering; and,

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the settlement amount upon receipt of a signed release of claims from the claimant.

Approved:

Michael J. Neitzke, Mayor

Date Approved:

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 17th day of February, 2026.

Jennifer Goergen, City Clerk

RESOLUTION NO. 5021

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 10,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF GREENFIELD, WISCONSIN**

WHEREAS, the City of Greenfield (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the School Districts of Greenfield and Whitnall, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on January 28, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the CDA designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 10, City of Greenfield", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) There are no lands proposed for newly platted residential development within the District.
4. The Project Plan for "Tax Incremental District No. 10, City of Greenfield" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

Mayor

City Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF GREENFIELD**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

RESOLUTION NO. 5022

Special Use Permit for an ownership change of the property located at 4607 S. 108th St., the location of Crawford Animal Hospital, submitted by Garrett Fitzgerald, d/b/a FCPT Holdings, LLC (Tax Key No. 609-0036-001)

WHEREAS, Garrett Fitzgerald, d/b/a FCPT Holdings, 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, for an ownership change to the property located at 4607 S. 108th St., the location of Crawford Animal Hospital; and,

WHEREAS, the Common Council on February 17, 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, Garrett Fitzgerald, d/b/a FCPT Holdings, LLC, has business operations based out of 591 Redwood Highway, Suite 3215, Mill Valley CA 94941.
2. The applicant owns the property.
3. The existing business will continue to occupy the entire approximately 7,500 sq. ft. commercial building located at 4607 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 7684, being a part of the Southeast ¼ Section 19, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 609-0036-001.

Said land being located at 4607 S. 108th St.

4. The applicant is proposing a change in ownership to the property, which is the current location of a veterinary business.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits veterinary 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 an area along the S. 108th St. commercial corridor. 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 Garrett Fitzgerald, d/b/a FCPT Holdings, LLC for an ownership change to the property located at 4607 S. 108th St., the location of Crawford Animal Hospital, 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 February 10, 2026 and by the Common Council on February 17, 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 the veterinary hospital are 8:00am to 8:00pm, Monday through Friday and 8:00am to 4:00pm Saturday.
4. Off-Street Parking. A total of 25 off-street parking stalls are required for the veterinary services business. The property provides 30 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.

Garrett Fitzgerald, d/b/a FCPT Holdings, 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 17th day of February, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk