

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, APRIL 8, 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

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the March 17, 2026 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke said that the Turf shelter construction has started. The Department of Natural Resources approved the land north of the Turf for remediation.

F. Aldermanic Reports

Alderperson Bailey presented the Tree Commission report; the Department of Public Works pruned almost 1,000 trees, leaf collection is completed, and the Globe Honey Locust tree is in production, of which Greenfield will get 1/3 of the patent of the proceeds from the patent of this tree.

Alderperson Akers said that yard waste collection has begun.

G. Announcements

H. Citizen Commentary

I. 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.

J. New Business

1. Discussion and possible adoption of an ordinance to create Section 10.943.225, creating a statutory counterpart ordinance relating to a refusal to pay for a motor bus ride. (Geary)

Mayor Neitzke said that this ordinance pertains to people who don't pay their bus fares.

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

2. Discussion and possible adoption of an ordinance to create Subsection 25.04(5) relating to Municipal Court costs (Geary)

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

3. Discussion and possible adoption of a resolution approving a settlement of the claim of Alyssa Piontkowski (Geary)

*Minutes are not official until formally approved by the Common Council at the next scheduled meeting.*

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

4. Discussion and possible adoption of an ordinance regarding South Suburban Health Department rates of 2026 update (Geary)  
Alderperson Akers said that the state raised their fees. The city had to raise their fees; otherwise, they would be paying more to the state than collecting.  
Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
5. Approve applications for 2025-2026 operator licenses (Goergen)  
Motion by Alderperson Akers, seconded by Alderperson Saryan to approve. Motion carried unanimously.
6. 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 Friday Night LIVE Music Sale event on April 10, 2026, from 12:00 PM to 9:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)  
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items J6-J9. Motion carried unanimously.
7. 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 Trike Workshop event on April 11, 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)  
Approved under agenda item J6.
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 Annual Customer Appreciation Event on April 18, 2026, from 9:00 AM to 6:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)  
Approved under agenda item J6.
9. 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 End of Month Used Bike Event on April 25, 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)  
Approved under agenda item J6.
10. On The Edge Bar and Grill, Sue Lein, Agent, requests an extension of the licensed premises of their Combination "Class B" Beer and Liquor License and Entertainment License for the Lein Family Wedding to include: wedding guests will be consuming alcohol and playing yard games in the side parking lot. The DJ will be in the Hall in the restaurant. The event will be at 6815 W. Edgerton Avenue on May 6, 2026, from 4:00 PM to May 7, 2026, 12:00 AM. (Goergen)  
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. Motion carried unanimously.
11. Discussion and decision to approve a transfer of existing capital equipment funds and utilize additional reserve funding for the purpose of replacing two staff vehicles and a utility truck. (AC D. Weber)

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Assistant Chief Dan Weber described that the transfer of funds would be used to purchase three new vehicles.

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

12. Discussion and decision to adopt a final resolution, to levy special assessments under Section 66.0703, Wisconsin Statutes, upon property for municipal purposes, for the reconstruction of 88th, 89th, 90th, and 91st Street, and 91st Place, and Plainfield Avenue.(BPW 3/24/26 Bailey)

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

13. Discussion and decision to approve a revised financial agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the costs related to the replacement of the S. 92<sup>nd</sup> Street bridge over I-894.(BPW 3/24/26 Bailey)

Motion by Alderperson Akers, seconded by Alderperson Bailey to approve agenda items J13-J14. On a roll call vote, motion carried unanimously.

14. Discussion and decision to approve a revised maintenance agreement with the Wisconsin Department of Transportation related to the replacement of the S. 92<sup>nd</sup> Street bridge over I-894.(BPW 3/24/26 Bailey)

Approved under agenda item J13.

15. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2885 regarding a handicap parking zone in front of the property at 4657 S. 49th Street.(BPW 3/24/26 Bailey)

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

16. Discussion and decision to establish the 2026 Sewer Service Rates as proposed in the 2026 Adopted Budget. (Schafer)

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

17. Approval of disbursements in the amount of \$441,841.09. (Schafer)

Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items J17-J18. On a roll call vote, motion carried unanimously.

18. Approval of mileage reimbursements in the amount of \$281.31. (Schafer)

Approved under agenda item J17.

K. Items for future agenda

L. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn at 7:20 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 4/9/2026



ORDINANCE NO. 4013

AN ORDINANCE TO CREATE SUBSECTION 25.04(5) RELATING TO MUNICIPAL COURT COSTS

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

PART I. Subsection 25.04(5) of the Greenfield Code of Ordinance be, and hereby is, created to read as follows:

“(5) *Municipal Court Costs*. Subject to the provisions of Wis. Stat. 814.65(1), the Greenfield Municipal Court fee shall be \$48 per citation.”

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 8<sup>th</sup> day of April, 2026.

APPROVED:

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Michael J. Neitzke, Mayor

ATTEST:

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Jennifer Goergen, City Clerk

ORDINANCE NO. 4014

SOUTHWEST SUBURBAN HEALTH DEPARTMENT RATES – 2026 UPDATE

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

**PART I.** Greenfield has learned from the Southwest Suburban Health Department (SWSHD), which provides public health services to the City, that it has had to raise certain inspection fees due to recent fee increases from the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), under whose authority SWSHD performs such inspections. The fees, which had not previously been increased since 2011, reflect that DATCP and SWSHD have found that the requisite inspections are taking much longer than had been expected, such that the inspection fees were no longer capturing the costs of providing the services.

**PART II.** Section 3.12(8)(b) of the Municipal Code be and hereby is amended to add the following:

Section 3.12 (8) Health Department

.....

(b) Retail Food Establishment—Serving Meals: Permanent Physical Location & Mobile (Plus State Administrative Fees).

.....

“Special Organization (4-12 days at one location)	\$204.00”
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**PART III.** Section 3.12(8)(j) of the Municipal Code be and hereby is amended to read as follows:

Section 3.12 (8) Health Department

.....

“(j)	Hotel/Motel, Tourist Rooming House and Bed and Breakfast Permit Fees. (Am. #2405; #3070)	
	Bed and Breakfast	\$165.00
	Pre-inspection	\$300.00
	1st Re-inspection	\$130.00
	2 <sup>nd</sup> + Re-inspections	\$170.00
	Tourist Rooming House (1 unit) <i>*1 unit= 1 individually keyed space at same address *</i>	\$325.00
	Pre-inspection	\$400.00

	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Tourist Rooming House (2-4 units)	\$500.00
	Pre-inspection	\$800.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Tourist Rooming House (5-9 units)	\$600.00
	Pre-inspection	\$1,100.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Tourist Rooming House (10-19 units)	\$700.00
	Pre-inspection	\$1,200.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Tourist Rooming House (20-39 units)	\$800.00
	Pre-inspection	\$1,400.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Tourist Rooming House (40-99 units)	\$900.00
	Pre-inspection	\$1,600.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Tourist Rooming House (100-299 units)	\$1,000.00
	Pre-inspection	\$1,800.00
	1 <sup>st</sup> Re-inspection	\$300.00
	2 <sup>nd</sup> + Re-inspections	\$350.00
	Tourist Rooming House (300-599 units)	\$1,100.00
	Pre-inspection	\$2,000.00
	1 <sup>st</sup> Re-inspection	\$300.00
	2 <sup>nd</sup> + Re-inspections	\$350.00
	Tourist Rooming House (600+ units)	\$1,200.00
	Pre-inspection	\$2,200.00
	1 <sup>st</sup> Re-inspection	\$300.00
	2 <sup>nd</sup> + Re-inspections	\$350.00
	Hotel/Motel: 5 to 30 rooms	\$425.00
	Pre-inspection	\$700.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspection	\$250.00
	Hotel/Motel: 31 to 99 rooms	\$550.00

	Pre-inspection	\$900.00
	1 <sup>st</sup> Re-inspection	\$200.00
	2 <sup>nd</sup> + Re-inspections	\$250.00
	Hotel/Motel 100+ rooms (100-249)	\$700.00
	Pre-inspection	\$1,100.00
	1 <sup>st</sup> Re-inspection	\$300.00
	2 <sup>nd</sup> + Re-inspection	\$350.00
	Specialty Lodging (1 unit)	\$325.00
	Pre-inspection (1 unit)	\$595.00
	Specialty Lodging (2-4 units)	\$500.00
	Pre-inspection (2-4 units)	\$900.00
	Specialty Lodging (5-9 units)	\$600.00
	Pre-inspection (5-9 units)	\$1,100.00
	Specialty Lodging (10-19 units)	\$650.00
	Pre-inspection (10-19 units)	\$1,200.00
	Specialty Lodging (20-39 units)	\$750.00
	Pre-inspection (20-39 units)	\$1,400.00
	Specialty Lodging (40-99 units)	\$850.00
	Pre-inspection (40-99 units)	\$1,600.00
	Specialty Lodging Re-inspections	\$150.00
	Lodging Late Fees (renewed after July 1)	\$200.00
	Lodging Operating Without a License Fee	\$750.00"

**PART IV.** This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 8th day of April, 2026.

APPROVED:

ATTEST:

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

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

ORDINANCE NO. 4015

AN ORDINANCE AMENDING SECTION 8.04 OF THE  
MUNICIPAL CODE OF THE CITY OF GREENFIELD

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 2885 which reads as follows:

“Reserved parking for persons with disabilities; anytime; on South 49<sup>th</sup> Street,  
on the west side of the street: in front of 4657.”

City staff is hereby directed to modify the City’s official traffic map accordingly, and remove or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 8th day of April, 2026.

APPROVED:

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

ATTEST:

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

COMMON COUNCIL OF THE  
CITY OF GREENFIELD

RESOLUTION NO. 5032

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF ALYSSA PIONTKOWSKI

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WHEREAS, the Claimant, Alyssa Piontkowski, submitted a claim with the City on or about February 17, 2026; and,

WHEREAS, the Claimant alleged that, on or about January 30, 2026, in the vicinity of 5987 S. 33<sup>rd</sup> Street, in the City of Greenfield, her legally-parked car was struck and damaged by a City of Greenfield snow plow; and,

WHEREAS, while the Claimant has submitted a claim to her insurer, she alleged that accident required her to incur an insurance deductible, rental costs for a rental car during repairs, and also to realize diminished value to her vehicle as a result of the accident; 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 asserted claims for total amount of \$1,727.01; 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 claims filed by Alyssa Piontkowski, received on or about February 17, 2026, and relating to certain losses allegedly occurring on or about January 30, 2026, is hereby approved in an amount of **\$1,727.01**; 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 such 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 8th day of April, 2026.

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

RESOLUTION NO. 5033

FINAL RESOLUTION AUTHORIZING PUBLIC IMPROVEMENT AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITTED PROPERTY IN GREENFIELD, WISCONSIN

WHEREAS, the City of Greenfield, Wisconsin held a public hearing at 6:30 p.m. on the 24<sup>th</sup> of March, 2026, during the Board of Public Works meeting, for the purpose of hearing all interested persons concerning the preliminary resolution and the report of the City Engineer on the proposed public improvements for Project Number 2219 S. 90<sup>th</sup> Street - W. Plainfield Ave. Reconstruction, and preliminary assessments against benefitted property, and heard all persons who desired to speak at the hearing.

WHEREAS, the Mayor and Common Council of the City of Greenfield, by adopting the preliminary resolution on the 3rd of March, 2026, declared its intention to exercise its police power under §66.0703, Stats., to levy special assessments upon property in the assessment district hereafter described for the benefits conferred upon such property by reason of the following public work and improvements: street improvements including the installation of storm sewer, storm sewer laterals, grading, aggregate base, curb and gutter, asphalt pavement, concrete driveway approaches, service walks, street lights and landscaping.

WHEREAS, the property being assessed lies within the following described assessment district:

STREET NAME	FROM	TO
South 88th Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 89th Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 90th Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 91st Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 91st Place	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
West Plainfield Avenue	South 88th Street	South 92nd Street

WHEREAS, the parcels being assessed are identified by the following tax roll key numbers:

569-1000-000	569-1088-000	569-1118-000	569-1143-000	569-1214-001	569-1244-000
569-1001-000	569-1090-001	569-1119-000	569-1156-000	569-1215-000	569-1245-001
569-1002-000	569-1092-000	569-1120-000	569-1158-002	569-1216-000	569-1247-000
569-1003-000	569-1093-000	569-1121-000	569-1158-003	569-1217-000	569-1248-000
569-1004-000	569-1094-000	569-1122-000	569-1159-000	569-1218-002	569-1250-001
569-1005-000	569-1095-000	569-1123-001	569-1160-000	569-1221-000	569-1251-000
569-1006-000	569-1096-000	569-1123-002	569-1161-000	569-1222-000	569-1252-000
569-1007-000	569-1097-000	569-1124-000	569-1183-000	569-1223-000	569-1253-000
569-1008-000	569-1098-000	569-1125-000	569-1184-000	569-1224-000	569-1254-000
569-1009-000	569-1100-002	569-1126-000	569-1185-001	569-1225-000	569-1255-000
569-1010-000	569-1102-001	569-1127-000	569-1187-000	569-1226-000	569-1256-000
569-1011-000	569-1104-000	569-1128-000	569-1200-000	569-1227-001	569-1257-000
569-1012-000	569-1105-000	569-1129-000	569-1201-000	569-1229-000	569-1273-000
569-1013-000	569-1106-000	569-1132-000	569-1202-000	569-1230-000	569-1274-001
569-1029-000	569-1107-000	569-1133-001	569-1203-000	569-1231-001	569-1276-001
569-1042-000	569-1108-000	569-1133-002	569-1204-000	569-1233-001	569-1278-001

569-1043-000	569-1109-000	569-1134-002	569-1205-000	569-1233-002	569-1280-000
569-1044-000	569-1110-000	569-1134-003	569-1206-000	569-1234-000	569-1281-000
569-1045-000	569-1112-001	569-1137-000	569-1207-000	569-1235-001	569-8986-001
569-1070-000	569-1113-000	569-1138-000	569-1208-000	569-1237-000	569-8987-001
569-1071-001	569-1114-000	569-1139-000	569-1209-000	569-1238-000	569-8989-001
569-1073-000	569-1115-000	569-1140-000	569-1210-000	569-1239-001	
569-1074-000	569-1116-000	569-1141-000	569-1211-000	569-1241-001	
569-1075-000	569-1117-000	569-1142-000	569-1212-000	569-1243-000	

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Common Council of the City of Greenfield determines as follows:

1. The report of the City Engineer on the proposed public improvements, the plans and specifications, and proposed special assessments, are adopted and approved.
2. The City Engineer shall bid and supervise the construction in accordance with the report of the City Engineer on the proposed public improvements, the plans and specifications.
3. Payment for the improvements shall be made by assessing the properties benefited as indicated on the report.
4. Assessments shown on the report represent an exercise of the police power and have been determined on a reasonable basis and are hereby confirmed.
5. Phase 1: Consists of properties in the assessment district which are along South 90th Street, South 91st Street, South 91st Place, and West Plainfield Avenue from South 90th Street to South 92nd Street. Said assessments shall be paid:
  - (a) The entire amount on or before September 30, 2027; or
  - (b) The entire amount, plus interest calculated at 4.90% from October 1, 2027 to December 31, 2027, may be placed on the 2027 property tax bill; or
  - (c) Divided into ten (10) equal annual installments, with interest calculated at 4.90% per year on the unpaid balance beginning October 1, 2027.
  - (d) All assessments not paid per 5(a) above will automatically be collected in installments per 5(c) above, unless the property owner provides written notice to the City Treasurer on or before September 30, 2028, that they intend to pay per 5(b) above.
6. Phase 2: Consists of properties in the assessment district which are along South 88th Street, South 89th Street, and West Plainfield Avenue from South 88th Street to South 90th Street. Said assessments shall be paid:
  - (a) The entire amount on or before September 29, 2028; or
  - (b) The entire amount, plus interest calculated at 4.90% from September 30, 2028 to December 31, 2028, may be placed on the 2028 property tax bill; or
  - (c) Divided into ten (10) equal annual installments, with interest calculated at 4.90% per year on the unpaid balance beginning September 30, 2028.
  - (d) All assessments not paid per 6(a) above will automatically be collected in installments per 6(c) above, unless the property owner provides written notice to the City Treasurer on or before September 29, 2028, that they intend to pay per 6(b) above.

7. The City Clerk shall publish this resolution as a class 1 notice under ch.985, Stats., in the assessment district and mail a copy of this resolution and a statement of the final assessment against the benefitted property together with notice of installment payment privileges to every property owner whose name appears on the assessment roll, whose address is known or can be ascertained with reasonable diligence.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 8th day of April 2026.

APPROVED:

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

ATTEST:

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