

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, APRIL 21, 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, Pamela Akers, Shirley Saryan

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.

Pastor Vik said that Pastor Steve Rogers will be retiring from the church and is slowly transitioning out of his chaplain duties.

C. Pledge of Allegiance

D. Approval of the April 8, 2026 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke spoke about the flooding last year and said that FEMA has rejected our request for reimbursement. Governor Evers is working on a congressional delegation to hopefully change FEMA's rejection. Each of the senators and congressmen supports the reimbursement. The money that comes from FEMA, historically, always came from the federal government to reimburse municipalities that had emergencies that had damages like we had. Alderperson Kastner and Mayor Neitzke discussed that the last time we received FEMA aid was around 2008 or 2009. Mayor Neitzke spoke about the storm damages at the Radler's Rosarium last year. Over the weekend, the retaining wall by Aldi's on Highway 100 was blown out again from the storms and there was significant flooding on Highway 100.

Mayor Neitzke spoke about the April 7, 2026, election. Alderpersons Drzewiecki and Bailey were re-elected without competition.

F. Aldermanic Reports

Alderperson Bailey thanked everyone for voting for him again, including his wife, Cheryl, for dealing with everything that comes with being in office. He said that it is an honor and a privilege to be an alderperson.

Alderperson Drzewiecki said he shares the same sentiments as Alderperson Bailey and is happy to represent them and will continue to do so.

Mayor Neitzke said that he's proud that we have a great Common Council and thanked them.

Alderperson Saryan decided that she is not going to run again.

G. Announcements

Mayor Neitzke said that they are making strides on the shelter and bathrooms at the Turf. The parking lot construction will begin soon. There is a grant from the state that, if it's awarded to us, will be used to finish the skate park. It is the largest in Wisconsin, the second largest in the Midwest, and none are as historical as ours.

He spoke about the construction on Layton Avenue and the construction on Forest Home Avenue.

Alderperson Akers and Mayor Neitzke discussed the new parking lot and pickleball courts being constructed at Dan Jansen Park. We are utilizing MMSD dollars, community grants, and park fees. Everything should be completed by August depending on the weather.

H. Citizen Commentary

I. Public Hearings

1. Public Hearing on a Special Use Permit for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001) (PC-3/10/26 Kastner)

The public hearing opened at 7:10 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 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 Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001) (PC-3/10/26 Kastner)
Alderperson Kastner requested temporary no parking signs be on 84th Street and Forest Home Avenue due to the construction on Forest Home Avenue. Mayor Neitzke said that the police chief is there and that they will review it.

Motion by Alderperson Bailey, seconded by Alderperson Akers to approve agenda items I1a and I1b. On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001) (PC-3/10/26 Kastner)
Approved under agenda item I1a.

2. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC. (Tax Key No. 617-0118-000) (PC-3/10/26 Kastner)

The public hearing opened at 7:13 PM.

Mrs. Vlach presented the site information, rezoning reasons, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Mayor Neitzke said that an email from Anderson Commercial Group indicated that the property ownership submitted a copy of the contract for replacement and repair of missing and/or damaged poured curb throughout the site. Replacement and repair of missing and/or damaged poured curb throughout the site should be completed by 10/31/2026. Removal of window signage so that it's consistent with our ordinance and not covering more than 20% of the window area of the glass. They will work on that with Villager Food Mart.

Someone from the audience asked if they are trying to open a restaurant or store. Mayor Neitzke answered that they are trying to put a restaurant into the vacant space on the eastern side of the building.

Another audience member spoke about the parking concerns. Mrs. Vlach said that the restaurant is very casual and more of a grab-and-go. In terms of how many individuals would be there at once, it would be less than a true sit-down or whole-service restaurant.

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Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to close the public hearing at 7:16 PM. Motion carried unanimously.

- a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC. (Tax Key No. 617-0118-000) (PC-3/10/26 Kastner)

Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried 4-1, with Alderperson Bailey opposed. Those in favor were Alderpersons Drzewiecki, Kastner, Akers, and Saryan.

3. Public Hearing on a Special Use Permit for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300) (PC-3/10/26 Kastner)

The public hearing opened at 7:18 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.

Motion by Alderperson Kastner, seconded by Alderperson Bailey to close the public hearing at 7:20 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300) (PC-3/10/26 Kastner)

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to approve agenda items I3a and I3b. On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300) (PC-3/10/26)

Approved under agenda item I3a.

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.

K. New Business

1. Claim received from Mike DeChant on behalf of Kimberly DeChant. (Goergen)
Referred to City Attorney.
2. Claim received from Raed Mseitif. (Goergen)
Referred to City Attorney.
3. Appointment of Council President for a one-year term (currently Akers)
Alderperson Kastner nominated himself.

Alderperson Akers nominated Alderperson Saryan.

Aldersperson Drzewiecki nominated Aldersperson Bailey.

For Aldersperson Kastner, on a roll call vote, motion failed unanimously.

For Aldersperson Saryan, on a roll call vote, motion carried 3-2, with Aldersperson Drzewiecki and Bailey opposed. Those in favor were Aldersperson Kastner, Saryan, and Akers.

Aldersperson Saryan was appointed as Council President for a one-year term.

4. 2026 Council Representative appointments to various committees and commissions:

a. Council appointments:

- i. Three members to the Finance & Human Resources Committee for a term to expire 4-19-27 (currently Saryan, Bailey, Kastner)

Motion by Aldersperson Kastner, seconded by Aldersperson Bailey to confirm the reappointment of all those members to those committees for agenda items K4ai-K4aiv. Motion carried unanimously.

Mayor Neitzke went to agenda item K4bi.

Alderspersons Saryan, Bailey, and Kastner were reappointed as members to the Finance & Human Resources Committee for a term to expire 4-19-2027.

- ii. Three members to the Legislative Committee for a term to expire 4-19-27 (currently Drzewiecki, Bailey, Saryan)

Approved under agenda item K4ai.

Alderspersons Drzewiecki, Bailey, Saryan were reappointed as members to the Legislative Committee for a term to expire 4-19-2027.

- iii. One member to the Park & Recreation Board for a term to expire 4/19/27 (currently Saryan)

Approved under agenda item K4ai.

Aldersperson Saryan was reappointed as a member to the Park & Recreation Board for a term to expire 4-19-2027.

- iv. One member to the Plan Commission for a term to expire 4/19/27 (currently Kastner)

Approved under agenda item K4ai.

Aldersperson Kastner was reappointed as a member to the Plan Commission for a term to expire 4-19-2027.

b. Mayor appointments, confirmed by Council:

- i. One member to the Community Development Authority for a term to expire 4/16/29 (currently Bailey)

Mayor Neitzke reappointed everyone to their current positions.

Motion by Aldersperson Akers, seconded by Aldersperson Drzewiecki to confirm their current positions for agenda items K4bi-K4biii. Motion carried unanimously.

Mayor Neitzke went to agenda item K5ai.

Aldersperson Bailey was reappointed as a member to the Community Development Authority for a term to expire 4-16-2029.

- ii. One member to the Public Library Board for a term to expire 4/19/27 (currently Drzewiecki)

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Approved under agenda item K4bi.

Aldersperson Drzewiecki was reappointed as a member to the Public Library Board for a term to expire 4-19-2027.

- iii. Three members to the Board of Public Works for a term to expire 4/19/27 (currently Akers, Bailey, Drzewiecki)

Approved under agenda item K4bi.

Alderspersons Akers, Bailey, and Drzewiecki were reappointed as members to the Board of Public Works for a term to expire 4-19-2027.

5. Appointments to various committees and commissions:

a. Council appointments:

- i. One member to the Board of Public Works for a term to expire 5/1/28 (currently John Graber)

Mayor Neitzke reappointed John Graber.

Motion by Aldersperson Akers, seconded by Aldersperson Bailey to confirm to reappoint John Graber. Motion carried unanimously.

John Graber was reappointed as a member to the Board of Public Works for a term to expire 5-1-2028.

b. Mayor appointments, confirmed by Council:

- i. Three members to the Civil Service Commission for a term to expire 5/1/29 (currently Robert Sherwood, David Shore, Veronica Wallace-Kraemer)

Place on the next agenda.

- ii. One member to the Fire & Police Commission for a term to expire 5/1/31 (currently Dennis Clark)

Place on the next agenda.

- iii. One member to the Board of Review for a term to expire 5/1/31 (currently Jarret McFarland)
Mayor Neitzke reappointed all appointed incumbents. He said that Terry Krell will be resigning from the Tree Commission after one year of service.

Motion by Aldersperson Bailey, seconded by Aldersperson Drzewiecki to confirm the reappointments for agenda items K5biii-K5bvi. Motion carried unanimously.

Mayor Neitzke went to agenda item K5ci.

Jarret McFarland was reappointed as a member to the Board of Review for a term to expire 5-1-2031.

- iv. Two members to the Tree Commission for a term to expire 5/1/28 (currently Joan Stevens, Terry Krell)

Approved under agenda item K5biii.

Joan Stevens and Terry Krell were reappointed as members to the Tree Commission for a term to expire 5-1-2028.

- v. One alternate member to the Tree Commission for a term to expire 5/1/28 (currently Lauren Boos)

Approved under agenda item K5biii.

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Lauren Boos was reappointed as an alternate member to the Tree Commission for a term to expire 5-1-2028.

- vi. Two members to the Zoning Board of Appeals for a term to expire 5/1/29 (currently Michael Braswell, Paul Haggas)

Approved under agenda item K5biii.

Michael Braswell and Paul Haggas were reappointed as members to the Zoning Board of Appeals for a term to expire 5-1-2029.

c. Mayor appointments:

- i. Two members to the Plan Commission for a term to expire 5/1/29 (currently Brian Weis, Robert Krenz)

Mayor Neitzke reappointed Brian Weis and Robert Krenz.

Motion by Alderperson Akers, seconded by Alderperson Kastner to confirm the appointments. Motion carried unanimously.

Brian Weis and Robert Krenz were reappointed as members to the Plan Commission for a term to expire 5-1-2029.

- ii. Designation of Chairperson of Zoning Board of Appeals (currently Michael Braswell)

Mayor Neitzke reappointed Michael Braswell to be the Chairperson of Zoning Board of Appeals.

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

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

- 7. Approve an Outdoor Special Event application for the Salvation Army MKE Racing Charity Car Show event, to be located at 2900 W. Cold Spring Rd., June 13, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)

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

- 8. Approve an Outdoor Special Event application for the Dan Jansen Fest event, to be located at Konkel Park, May 21 through 25, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator's Licenses, Temporary Class "B" Retailer's License (beer), Food, and commercial building/plumbing/electrical. (Vlach)

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

- 9. Approve an Outdoor Special Event application for the second annual Knock Out Rose Day event, to be located at 10020 W. Meadow Dr., May 8, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)

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

- 10. Approve an Outdoor Special Event application for the Greenfield July 4th Celebration, to be located at Konkel Park, 5151 W. Layton Ave., July 4, 2026, and waive all applicable license/permit fees.

Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator's License, Extension of Premises, Temporary Class "B" Retailer's License (beer), Parade License, Food, and Commercial building, electrical, and plumbing. Requesting Council approval to allow

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unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

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

Under discussion, Mayor Neitzke said that the parade route will go down 60th Street, going east on Layton Avenue, ending at Konkell Park. Someone from the audience added that it will go down from the high school parking lot and will go past the Farmer's Market.

Motion carried unanimously.

11. Approve an Outdoor Special Event application for the House of Harley Law Enforcement Ride Event, to be located at 6221 W. Layton Ave, June 6, 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 K11-K12.

Under discussion, Mayor Neitzke spoke about the road construction and said that all the appropriate care would be exercised to make the ride safe.

Motion carried unanimously.

12. Approve an Outdoor Special Event application for the House of Harley Firefighter Charities Ride Event, to be located at 6221 W. Layton Ave, June 27, 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 K11.

13. Approve an Ordinance creating Section 13.22 of the Greenfield Municipal Code regarding the regulation of food trucks in the City. (Vlach)

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

Under discussion, Alderperson Saryan and Mrs. Vlach discussed the locations where food trucks would be allowed, which would be private property parking lots, and there are restrictions within that scope. Mayor Neitzke added that the ordinance is designed so they don't pop up on public streets haphazardly or unsafely. They want the trucks to be on a commercial property. They would require a permit, but it wouldn't be a Special Use Permit. These are annual permitted uses, and staff would review them, consistent with the ordinance. The food truck cannot be within a certain distance of a restaurant and a gas station.

Alderperson Bailey and Mayor Neitzke discussed what other municipalities are doing. He also spoke about the Special Use process and how it isn't effective for food trucks. This creates a separate permit. The Common Council can always repeal or rescind or amend the ordinance if it's not sufficient or review it accordingly.

Alderperson Saryan and Mayor Neitzke discussed that they are not limiting the number of food trucks or the number of food truck permits within the city. Mayor Neitzke said that the number one complaint about food trucks is that they are parked on the street.

Alderperson Kastner, Mrs. Vlach, and Mayor Neitzke discussed that the permit is for the food truck, not the location. The food truck can go anywhere in the city where it is permitted. Mrs. Vlach added that the ordinance does restrict one food truck operating at a time on a commercial property, unless it is

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part of an OSE. Right now, there isn't a way to enforce where food trucks are allowed.

On a roll call vote, motion carried 4-1, which Alderperson Kastner opposed. Those in favor were Alderperson Drzewiecki, Bailey, Akers, and Saryan.

14. Approve the waiver of an appraisal and a quit-claim deed to resolve a property overlap between Tax Key No. 600-0081-011 which is owned by Cobalt Loomis, LLC and Tax Key No. 600-9955-009 which is owned by the City of Greenfield. (Katz)
Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
15. Approve Initial Resolution for the Discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet. (Katz)
Motion by Alderperson Akers, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.
16. Approve a Certified Survey Map to combine two formerly residential parcels with the Spring Mall development parcel, submitted by Sarah Hillenbrand, d/b/a Mandel Group, and Allen Schneider, d/b/a Chaput Land Surveys. (Tax Key No. 571-8983-000, 571-8984-009, and 571-8997-000) (PC-4/14/26 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.
17. Discussion and possible adoption of the Milwaukee County Hazard Mitigation Plan. (Konieczka)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
18. Discussion and Decision to approve a purchase agreement of a new generator for the Law Enforcement Center (Lindstrom)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
19. Discussion and Decision to approve an installation agreement of a generator at the Law Enforcement Center (Lindstrom)
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.

Alderperson Kastner and Assistant Chief Lindstrom discussed the installation timeline, and downtime should be minimal.

Alderperson Bailey and Assistant Chief Lindstrom discussed the age of the generator currently.
20. Discussion and decision to approve the transfer of \$33,043.18 of bond proceeds from project # EN2219 to project # EN2204, with an effective date of December 31, 2025. (Sowinski)
Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.
21. Discussion and decision to approve the transfer of \$163,578.46 from the Storm Sewer Fund to the Refuse/Recycling Fund, as of December 31, 2025. (Sowinski)
Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve. On a roll call vote, motion carried unanimously.
22. Discussion and decision to go into closed session pursuant Wis. Stat. 19.85(1)(e), (f) and (g):
 - a. 19.85(1)(e) For deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining

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reasons require a closed session, regarding a possible offer to purchase a listed property located within a City floodplain and regarding a pending insurance claim. (Geary)

- b. 19.85(1)(f)(g) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations. Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, regarding conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. (Mayor/Foley)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to go into closed session at 7:47 PM. On a roll call vote, motion carried unanimously.

23. Adjourn closed session and reconvene into open session.

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to adjourn closed session and reconvene into open session at 9:45 PM. Motion carried unanimously.

24. Decision regarding closed session items.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve agenda K22a as proceed as directed. Motion carried unanimously.

For agenda item K22b, no action taken.

- L. Items for future agenda

- M. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn at 9:46 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 4/23/2026

ORDINANCE NO. 4016

Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC.
(Tax Key No. 617-0118-000)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing in the Common Council Chambers of City Hall at Greenfield, Wisconsin, on Tuesday, the 21st day of April, 2026, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District; and,

WHEREAS, notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least ten (10) days has expired after the last publication before said hearing, as required by State Statutes; and,

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

PART I. The Official Greenfield Zoning Map described in Section 21.04.0102 of the Municipal Code is hereby amended to provide that the following described land shall be and is hereby rezoned from C-1 Neighborhood Commercial District to C-2 Community Commercial District to-wit:

Lot 5, Block 4 of Layton Heights Subdivision, a recorded subdivision, and those parts of the vacated public street on the north and west, all being a part of the Northwest $\frac{1}{4}$ of Section 27, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Said land contains approximately 34,400 square feet, or 0.79 acres of land, more or less, and is located at:

6835 W. Layton Ave. (Tax Key No. 617-0118-000)

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 21st day of April, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

ORDINANCE NO. 4017

AN ORDINANCE CREATING SECTION 13.22 OF THE MUNICIPAL CODE OF THE CITY OF GREENFIELD REGARDING
THE REGULATION OF FOOD TRUCKS IN THE CITY

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

PART I: Section 13.22 of the Greenfield Municipal Code is hereby created to read as follows:

“13.22 – Food trucks.

(1) *Scope.* For the purposes of this section, the term “food truck” shall include ice cream trucks, mobile food vendors, and pushcart vendors.

(2) *Definitions.*

Food truck (mobile food vendor). A retail food establishment that reports to and operates from a limited or full-service restaurant, which may be located in the City of Greenfield, and is readily moveable, is a motorized wheeled vehicle, or a towed wheeled vehicle designed and equipped to prepare, cook, sell, or serve food or beverages for immediate human consumption.

Full-service restaurant. Establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live non-theatrical entertainment. (NAICS 722511).

Ice cream truck. A motor vehicle in which pre-packaged ice cream, popsicles, ice sherbets, or other frozen desserts of any kind are carried for the purpose of retail sale in the City.

Limited-service restaurant. Establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages. (NAICS 722513).

Pushcart (peddler's cart). A non-self-propelled vehicle limited to serving commissary prepared or prepackaged food and non-potentially hazardous food, unless the equipment is commercially designed and approved to handle food preparation and service. Pushcarts shall not be required to comply with the parking requirements of this section. Pushcarts shall only operate on private property in the City of Greenfield.

(3) *Food truck operation permit.*

- (a) All food trucks that provide mobile food services in the City of Greenfield shall obtain a Mobile Retail Food Establishment License from the Southwest Suburban Health Department or other authorizing jurisdiction and a Food Truck Operation Permit from the Department of Neighborhood Services. Any food truck that does not have both a valid Mobile Retail Food Establishment License and a valid Food Truck Operation Permit shall not be allowed to operate within the City of Greenfield.
- (b) Both the Mobile Retail Food Establishment License and the Food Truck Operation Permit must be clearly displayed in a public-facing window.

- (c) A Food Truck Operation Permit shall be issued for a permit year from January 1 to December 31, subject to the terms and conditions in this section 13.22.

(4) Location.

- (a) Food trucks shall operate only on (1) commercially-zoned and commercially-used parcel, or (2) institutionally-zoned and institutionally-used parcel, or (3) on public property with prior approval of the City of Greenfield. No food truck shall operate within 100 feet of a residential parcel as measured by the closest portion of the food truck to the nearest property line of a residential parcel.
- (b) Food trucks shall not operate in any roadway or highway as defined in Wis. Stats. §340.01, except when allowed as part of an Outdoor Special Event (OSE) Permit approved by the Common Council.
- (c) Food trucks shall not operate within 100 feet of a limited-service restaurant or full-service restaurant. Distance shall be calculated from the nearest point of the food truck to the nearest point of the primary entrance of a limited-service restaurant or full-service restaurant. In no instance may an owner or operator of a limited-service restaurant or full-service restaurant waive this requirement.
- (d) Food trucks shall not operate within 15 feet of a fire hydrant. Food trucks may not be located within a vision triangle, as defined in §19.02.
- (e) Food trucks shall not operate within 100 feet any pump or tank containing flammable or combustible liquids or gases, including but not limited to gasoline or diesel pumps, propane tanks, or oxygen tanks.
- (f) Food trucks shall not operate on vacant parcels of land in the City of Greenfield. A vacant parcel is any parcel that either has a structure that is permanently closed or currently unoccupied or any parcel that does not have any structure(s).
- (g) No more than one (1) food truck shall be parked on a parcel simultaneously except when allowed as part of an Outdoor Special Event (OSE) Permit approved by the Common Council.

(5) Operational restrictions.

- (a) The hours of operation for any food truck shall be limited to 7 a.m. to 10 p.m. except when allowed as part of an Outdoor Special Event (OSE) Permit approved by the Common Council.
- (b) Food trucks shall not inhibit pedestrian or vehicular traffic on the site where they are parked. Food trucks shall be parked within painted parking stalls, if possible. At no time may a food truck be located within a driving aisle.
- (c) There shall be no audio amplification from a food truck. The food truck shall comply with all ordinances regarding noise, including those in §21.04.1107. There shall be no free-standing signage in the vicinity of the food truck related to the food truck's operations. There shall be no additional lighting provided by the food truck, except what is necessary to provide reasonable visibility for the occupants of the food truck and for their patrons. Rope/LED lighting as defined in §19.10 placed around windows or edges of the truck is prohibited. No flashing, blinking or rotating lights shall be permitted. No separate tables or chairs may be placed in the vicinity of the food truck for the purpose of waiting and/or consuming items from the food truck. Food truck operators shall ensure all refuse generated from their

operations is disposed of properly. All or some provisions of this section may be waived as a part of an Outdoor Special Event (OSE) Permit approved by the Common Council.

- (d) Food trucks shall not park on a parcel for more than eighteen (18) hours during any twenty-four (24) hour period. Food trucks shall not park overnight in a location that is not their registered Retail Food – Mobile Base location.
- (e) During operation, the food truck shall be occupied by the Food Truck Operation Permit holder at all times.

(6) Revocation of permit.

- (a) The City of Greenfield shall have the right to suspend or revoke a Food Truck Operation Permit under the conditions set forth in this section. The City shall give written notification to the permitted operator of such action and such notice shall contain a specification of the violation(s) for which cause the action is being taken. Suspensions or revocations may be appealed under Chapter 24.
 - i. The City shall be authorized to suspend or revoke a Food Truck Operation Permit in the event of any one or more of the following:
 - a. An operator gave false or misleading information in the original application process;
 - b. An operator has allowed a violation of this section to occur and did not make reasonable effort to prevent any future occurrences;
 - c. An operator failed to pay any fee due to the City under this section or any other ordinance of the City of Greenfield; or,
 - d. Any other reason, as determined by the City, which has the potential to cause harm or impact the health, safety, or welfare of the general public.
 - ii. In the event that the City determines that a violation has occurred, such permit shall be suspended for 30 days for the first violation. For a second violation occurring within any consecutive 12-month period, the permit shall be suspended for 90 days. Any permit that has been suspended three times within any consecutive 24-month period shall be revoked and the permit holder (and, if the permit holder is a business entity, then also proprietor of the business, and any other business entity associated with the proprietor) shall be barred from re-application for a new permit for the period of five years. Notwithstanding the above progressive discipline, the City reserves the right to proceed immediately to revocation for any violation(s) that has the potential to cause harm or impact the health, safety, or welfare of the general public.
 - iii. If a business or individual operates more than one food truck, suspension or revocation of the Food Truck Operation Permit shall apply to all the permittee's food trucks.
- (b) Any food truck operator found to be operating in violation of any provision of this section may be fined no more than \$50.00 per violation for each day of unauthorized operation, plus applicable court costs and surcharges.

(c) Food trucks must follow all federal, state, and local health and safety regulations.”

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 21st day of April, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Fees to be added to Fee Schedule Section (3.12)

Fee for Food Truck Operation Permit: \$25

RESOLUTION NO. 5034

Special Use Permit for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., Suite 102, submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001)

WHEREAS, Shannon Kamine, d/b/a Stasis Health & Wellness, 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 Stasis Health & Wellness, a proposed massage parlor, to be located at 8405 W. Forest Home Ave., Suite 102; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 21, 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, Shannon Kamine, d/b/a Stasis Health & Wellness, resides at 3928 E. Underwood Ave., Cudahy WI 53110.
2. The property is owned by Longo Forest Home LLC, located at 5000 S. Towne Dr., Suite 100, New Berlin, WI 53151.
3. Stasis Health & Wellness will occupy approximately 440 sq. ft. commercial tenant space within the multi-tenant commercial building located at 8405 W. Forest Home Ave., Suite 102, Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northwest $\frac{1}{4}$ of Section 28, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at a point on the East line of said $\frac{1}{4}$ Section, said point being 959.20 feet South of the Northeast corner of said Northwest $\frac{1}{4}$ Section; thence North $75^{\circ}30'00''$ West 62.34 feet to the point of beginning; thence continuing North $75^{\circ}30'00''$ West, 119.36 feet to a point; thence North $50^{\circ}34'$ West 141.21 feet to a point on the Southeasterly right-of-way line of W Forest Home Avenue; thence Northeasterly on and along said Southeasterly right-of-way line, 250.04 feet to a point; thence South $70^{\circ}03'39''$ East 37.50 feet to a point on the Westerly right-of-way line of S 84th St; thence South on and along said Westerly right-of-way line, 270.00 feet to the point of beginning.

Tax Key No. 615-9936-001

Said land being located at 8405 W. Forest Home Ave.

4. The applicant is proposing to operate a massage parlor business in the existing multi-tenant commercial building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits massage parlor businesses 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. Forest Home Ave. corridor that is developed for commercial uses. Properties to the north, south, east, and west are developed as commercial. Properties to the 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 Shannon Kamine, d/b/a Stasis Health & Wellness, to establish Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., Suite 102, 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 March 10, 2026, and by the Common Council on April 21, 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 Stasis Health & Wellness are 8:00am to 8:00pm Monday through Saturday, and 8:00am to 5:00pm Sunday.
4. Off-Street Parking. A total of 65 off-street parking stalls are required for the multi-tenant commercial building. The property will provide 64 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.

Shannon Kamine, d/b/a Stasis Health & Wellness

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5035

Special Use Permit for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300)

WHEREAS, Anthony Farrell II, d/b/a Voigt Music Center 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 Voigt Music Center, a proposed musical instrument repair business, to be located at 4533 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 21, 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, Anthony Farrell II, d/b/a Voigt Music Center Inc., is based out of 835 E. Centerway, Janesville WI 53456.
2. The property is owned by SAM-Greenfield 2, LLC, headquartered at 5552 S. 108th St., Suite 105, Hales Corners WI 53130.
3. Voigt Music Center will occupy approximately 920 sq. ft. of commercial tenant space located at 4533 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

The Northeasterly 12 feet of Lot 7 and Lot 6 in Block 1 of Forestdale Park, a recorded subdivision, all being a part of the Northeast ¼ of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 531-0000-300

Said land being located at 4531-4535 W. Forest Home Ave.

4. The applicant is proposing to operate a musical instrument repair business in the existing commercial tenant space.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits musical instrument repair businesses 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 W. Forest Home Ave. west of S. 44th St. that is developed for commercial uses. Properties to the northeast, northwest, and southwest are

developed for commercial uses. Properties to the southeast are developed for residential use and are located in the City of Milwaukee.

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 Anthony Farrell II, d/b/a Voigt Music Center Inc., to establish Voigt Music Center, a proposed musical instrument repair business, to be located at 4533 W. Forest Home Ave., 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 March 10, 2026, and by the Common Council on April 21, 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 Voigt Music Center are 8:00am to 8:00pm, daily.
4. Off-Street Parking. A total of 13 off-street parking stalls is required for the multi-tenant commercial building. The property will provide 8 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.

Anthony Farrell II, d/b/a Voigt Music Center Inc.

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5036

Initial Resolution for the Discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet.

WHEREAS, the City owns excess general right-of-way, immediately east of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet, which is unimproved; and,

WHEREAS, the Common Council has determined that the public interest requires the discontinuance of said general right-of-way, immediately east of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet, which is more specifically shown and described in the attached Exhibit A; and,

WHEREAS, the public right-of-way which is hereby to be vacated lies within one-quarter mile of a state trunk highway or connecting highway, and does not contain a railroad crossing within its boundaries; and,

WHEREAS, Sec. 66.1003 of the Wisconsin Statutes requires a public hearing on any proposed discontinuance not less than 40 days following the introduction of a discontinuance resolution.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, that the Discontinuance Resolution attached hereto as Exhibit B is hereby introduced as that term is used in Wis. Stat. § 66.1003(4).

BE IT FURTHER RESOLVED, that a public hearing on the discontinuance of right-of-way immediately east of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet is hereby scheduled for June 16, 2026 at 7:00pm or as soon thereafter as the Council may hear the matter.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to deliver a copy of this resolution to the Wisconsin Secretary of Transportation.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

cc: Engineering Division

Exhibit A

Legal Description:

That part of the Southeast ¼ of Section 13, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at that Northeast corner of said ¼ Section; thence S 88°04'10" W along the North line of said ¼ Section, 1320.36 feet to a point; thence S 00°35'12" E, 630.00 feet to a point; thence S 88°04'10" W, 30.00 feet to a point, said point being the Southeast corner of Lot 20, Block 1 of Lynndale, a recorded subdivision, and the point of beginning of lands to be described; thence S 00°35'12" E, 60.00 feet to a point, said point being the Northeast corner of Lot 1, Block 8 of Lynndale, a recorded subdivision; thence S 88°04'10" W along the North line of said Lot 1, 120.00 feet to a point, said point being the Northwest corner of said Lot 1; thence N 00°35'12" W, 60.00 feet to a point, said point being the Southwest corner said Lot 20; thence N 88°04'10" E along the South line of said Lot 20, 120.00 feet to the point of beginning.

S 31st & W St Francis ROW Vacation

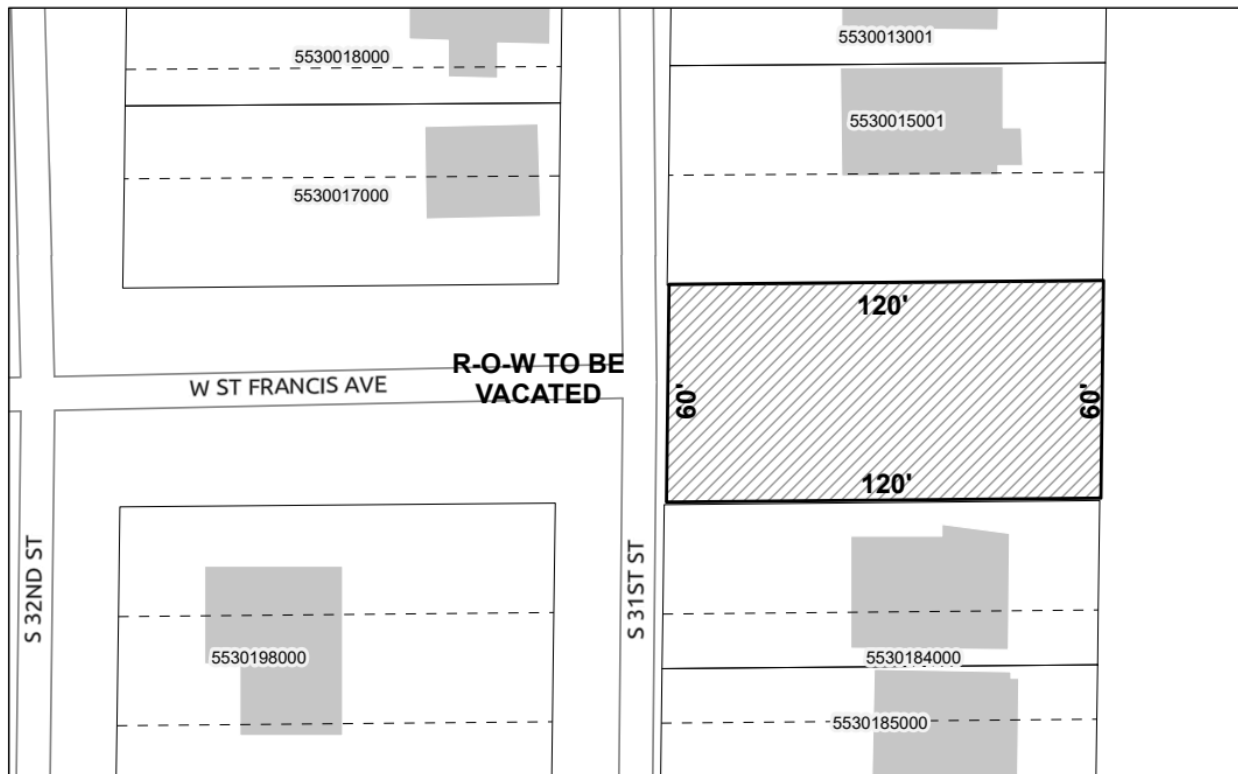


Exhibit B

RESOLUTION NO. _____

RESOLUTION DISCONTINUING THE W. SAINT FRANCIS AVE. RIGHT-OF-WAY
COMMENCING AT S. 31 ST. AND CONTINUING EAST
FOR APPROXIMATELY 120 FEET

WHEREAS, West Saint Francis Avenue has been duly laid out and improved as a street within the City of Greenfield; and

WHEREAS, following due notice and publication the Common Council has conducted a public hearing to determine whether it is appropriate to discontinue the West Saint Francis Avenue right-of-way commencing at S. 31st Street and continuing east for approximately 120 feet; and

WHEREAS, based upon the materials on file and the comments received at the public hearing, the Common Council has determined that the public interest requires the vacation of 120 feet of the West Saint Francis Avenue right of way that is more specifically shown and described in the attached Exhibit A; and

WHEREAS, the Common Council further finds that the public road right of way which is hereby to be vacated lies within one-quarter mile of a state trunk highway or connecting highway and does not contain a railroad crossing within its boundaries;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, that the 120 feet of the West Saint Francis Avenue right of way that is more specifically shown and described in the attached Exhibit A is hereby vacated and discontinued.

BE IT FURTHER RESOLVED, that the public road right of way so vacated and discontinued shall, upon passage and publication of this Resolution, forever vest in the owner of the lands which immediately abut thereto, and shall be annexed thereto, free and clear of any right, title or interest in the public as road right of way except for the rights of the public to a public purpose easement for utilities within the vacated area pursuant to the provisions of sections 66.1003 and 66.1005 of the Wisconsin Statutes.

INTRODUCED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____ day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

cc: Engineering Division