



COMMON COUNCIL MEETING AGENDA

Tuesday, September 15, 2026 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the August 18, 2026 Common Council minutes
- E. Mayor's Report
 - 1. Greenfield Classic Lanes 30th Anniversary Proclamation
 - 2. Crash Responder Safety Week Proclamation
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
 - 1. Public Hearing on a Special Use Permit for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd., submitted by Keith A. Nyman, d/b/a Diamond Communications, LLC, represented by Laura Karch, d/b/a Edge Consulting Engineers, Inc. (Tax Key No. 607-9981-002) (PC-8/11/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd., submitted by Keith A. Nyman, d/b/a Diamond Communications, LLC, represented by Laura Karch, d/b/a Edge Consulting Engineers, Inc. (Tax Key No. 607-9981-002) (PC-8/11/26 Kastner)
 - b. Approve a Site Plan Review for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd., submitted by Keith A. Nyman, d/b/a Diamond Communications, LLC, represented by Laura Karch, d/b/a Edge Consulting Engineers, Inc. (Tax Key No. 607-9981-002) (PC-8/11/26 Kastner)
 - 2. Public Hearing on a Special Use Permit for Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, to be located at 6510 W. Layton Ave., Suite 5, submitted by Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy (Tax Key No. 603-9942-004) (PC-8/11/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, to be located at 6510 W. Layton Ave., Suite 5, submitted by Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy (Tax Key No. 603-9942-004) (PC-8/11/26 Kastner)
 - b. Approve a Site Review for Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, to be located at 6510 W. Layton Ave., Suite 5, submitted by

Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy (Tax Key No. 603-9942-004) (PC-8/11/26 Kastner)

3. Public Hearing on a Special Use Permit for Milwaukee Intertribal Circle Inc., a proposed individual and family services organization, to be located at 6510 W. Layton Ave., Suite 101, submitted by Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc (Tax Key No. 603-9942-004) (PC-8/11/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Milwaukee Intertribal Circle Inc., a proposed individual and family services organization, to be located at 6510 W. Layton Ave., Suite 101, submitted by Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc (Tax Key No. 603-9942-004) (PC-8/11/26 Kastner)
 - b. Approve a Site Review for Milwaukee Intertribal Circle Inc., a proposed individual and family services organization, to be located at 6510 W. Layton Ave., Suite 101, submitted by Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc (Tax Key No. 603-9942-004) (PC-8/11/26 Kastner)
4. Public Hearing on a Special Use Permit for Face to Face Spa, a proposed medical spa, to be located at 7426 W. Holmes Ave., submitted by Lianna Utley, d/b/a Living Well Holding Company (Tax Key No. 617-9975-020) (PC-8/11/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Face to Face Spa, a proposed medical spa, to be located at 7426 W. Holmes Ave., submitted by Lianna Utley, d/b/a Living Well Holding Company (Tax Key No. 617-9975-020) (PC-8/11/26 Kastner)
 - b. Approve a Site Review for Face to Face Spa, a proposed medical spa, to be located at 7426 W. Holmes Ave., submitted by Lianna Utley, d/b/a Living Well Holding Company (Tax Key No. 617-9975-020) (PC-8/11/26 Kastner)
5. Public Hearing on a Special Use Permit for Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, to be located at 4160A S. 108th St., submitted by Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC (Tax Key No. 567-9972-004) (PC-8/11/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, to be located at 4160A S. 108th St., submitted by Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC (Tax Key No. 567-9972-004) (PC-8/11/26 Kastner)
 - b. Approve a Site Review for Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, to be located at 4160A S. 108th St., submitted by Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC (Tax Key No. 567-9972-004) (PC-8/11/26 Kastner)
6. Public Hearing on a Special Use Permit for Hannah Fedor Tattoo Studio, a proposed tattoo parlor, to be located at 5170 S. 76th St., Suite 213, submitted by Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio (Tax Key No. 650-8998-009) (PC-8/11/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Hannah Fedor Tattoo Studio, a proposed tattoo parlor, to be located at 5170 S. 76th St., Suite 213, submitted by Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio (Tax Key No. 650-8998-009) (PC-8/11/26 Kastner)
 - b. Approve a Site Review for Hannah Fedor Tattoo Studio, a proposed tattoo parlor, to be located at 5170 S. 76th St., Suite 213, submitted by Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio (Tax Key No. 650-8998-009) (PC-8/11/26 Kastner)
7. Public Hearing on a Special Use Permit for Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, to be located at 4131 W. Loomis Rd., Suite 100, submitted by Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, represented by Tom Vavra, d/b/a Vavra Designs (Tax Key No. 600-1001-000) (8/11/26 Kastner)

- a. Approve a Resolution for a Special Use Permit for Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, to be located at 4131 W. Loomis Rd., Suite 100, submitted by Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, represented by Tom Vavra, d/b/a Vavra Designs (Tax Key No. 600-1001-000) (PC-8/11/26 Kastner)
- b. Approve a Site Review for Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, to be located at 4131 W. Loomis Rd., Suite 100, submitted by Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, represented by Tom Vavra, d/b/a Vavra Designs (Tax Key No. 600-1001-000) (PC-8/11/26 Kastner)
8. Public Hearing on a Special Use Permit for StarLife Wellness Clinic & Spa, a proposed personal wellness services business, to be located at 6825 W. Layton Ave., submitted by Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, represented by Julija Vilcane Olvera, d/b/a Anderson Commercial Group, LLC (Tax Key No. 617-0118-000) (PC-8/11/26 Kastner)
 - a. Approve a Resolution on a Special Use Permit for StarLife Wellness Clinic & Spa, a proposed personal wellness services business, to be located at 6825 W. Layton Ave., submitted by Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, represented by Julija Vilcane Olvera, d/b/a Anderson Commercial Group, LLC (Tax Key No. 617-0118-000) (PC-8/11/26 Kastner)
 - b. Approve a Site Review for StarLife Wellness Clinic & Spa, a proposed personal wellness services business, to be located at 6825 W. Layton Ave., submitted by Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, represented by Julija Vilcane Olvera, d/b/a Anderson Commercial Group, LLC (Tax Key No. 617-0118-000) (PC-8/11/26 Kastner)
9. Public Hearing on the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 12140 and 12164 W. Beloit Rd. from C-1 Neighborhood Commercial District to MFR-2 Medium Density Multiple-Family Residential District, submitted by Carl Miller, d/b/a Dimension IV Madison Design Group, represented by Pat Finn, d/b/a The Sigma Group (Tax Key Nos. 610-9989-000 and 610-9990-000) (PC-8/11/26 Kastner)
 - a. Approve the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 12140 and 12164 W. Beloit Rd. from C-1 Neighborhood Commercial District to MFR-2 Medium Density Multiple-Family Residential District, submitted by Carl Miller, d/b/a Dimension IV Madison Design Group, represented by Pat Finn, d/b/a The Sigma Group (Tax Key Nos. 610-9989-000 and 610-9990-000) (PC-8/11/26 Kastner)
 - b. Approve the Certified Survey Map for a proposed land combination of two parcels located at 12140 and 12164 W. Beloit Rd., submitted by Carl Miller, d/b/a Dimension IV Madison Design Group, represented by Pat Finn, d/b/a The Sigma Group (Tax Key Nos. 610-9989-000 and 610-9990-000). (PC-8/11/26 Kastner)

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)

K. New Business

1. Discussion and possible adoption of a Resolution allowing settlement of the claim of Gregg and Kathy Parnau regarding alleged property damages from a fallen tree limb on or before July 15, 2026. (Geary)
2. Adopt a Resolution appointing additional election inspectors for 2026-2027. (Goergen)

3. Approve applications for 2026-2027 operator licenses (Goergen)
4. Approve an application for 2026-2027 Class "B" Fermented Malt Beverage Retailer's License and "Class C" Wine Retailer's License for Dunali Group Franchises LLC, Nuvpreet Chauhan, Agent, for the property at 4751 S. 76th St. (Dunali Pizza). Small 15 person seating area, front desk, office and kitchen with a hallway going to the back entrance. The beer and wine will be stored in the back hallway located at 4751 S. 76th St. (Goergen)
5. Approve an application for a Parade License, and a request to waive the license fee, received from the Greenfield High School (Student Senate) to conduct a parade on October 1, 2026, from 5:00 PM to 6:00 PM. (Starts on 51st St. goes down Edgerton turn right onto S. 60th St. into the back parking lot of the Greenfield high school.) (Goergen)
6. Discussion/decision regarding contract allowing for the continuation of the Stockbox program. (Cancilla)
7. Discussion and decision to adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry. (Katz)
8. Discussion and decision to approve a Data Use Agreement between the Greenfield Fire Department and Milwaukee County Office of Emergency Management. (D. Weber)
9. Approve an Outdoor Special Event application for the Bluemel's Fall Fest, to be located at Bluemel's Garden & Landscape, 4930 W. Loomis Rd., on Saturday, October 17, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event and Temporary Extension of Premises. (Vlach)
10. Approve an Outdoor Special Event application for the House of Harley Live Music Saturday, to be located at House of Harley-Davidson, 6221 W. Layton Ave., on Saturday, September 26, 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)
11. Approve an Outdoor Special Event application for the House of Harley Local 215 Packer Party, to be located at House of Harley-Davidson, 6221 W. Layton Ave., on Sunday, October 4, 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)
12. Approve a Site and Landscaping Plan Review and Certified Survey Map combining three commercial lots, located at 5949 & 5981 S. 27th St., submitted by Parvin Work, d/b/a Greenfield Veterinary Clinic, represented by Emad Nadi, d/b/a Etn Engineering (Tax Key Nos. 691-9994-002 & 691-9993-001) (PC-9/8/26 Kastner)
13. Approve an Architectural Plan Review for StarLife Wellness Clinic & Spa, to be located at 6825 W. Layton Ave., submitted by Amer & Najwa Saleh, d/b/a StarLife Wellness Clinic & Spa (Tax Key No. 617-0118-000) (PC-9/8/26 Kastner)
14. Approve a Special Use Permit and Site, Landscaping, and Architectural Plan Review for the Cobblestone Hotel and Suites, a proposed hotel, to be located at 8900 Sura Lane, submitted by Jeremy Griesbach, d/b/a Cobblestone Hotel Development LLC, represented by Jeff Liebergen, d/b/a Excel Engineering, Inc. (Tax Key No. 606-9980-014) (PC-9/8/26 Kastner)
15. Discussion and decision to appoint a new city assessor. (Schafer)
16. Approval of schedules of disbursements in the amount of \$5,903,696.94. (Schafer)

17. Approval of mileage reimbursements in the amount of \$277.00. (Schafer)

18. Accept investments and reinvestments for July 2026. (Schafer)

L. Items for future agenda

M. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances.