



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.

RESOLUTION NO. _____

Special Use Permit for 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)

WHEREAS, Keith A. Nyman, d/b/a Diamond Communications, LLC, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Keith A. Nyman, d/b/a Diamond Communications, LLC, resides at 316 Water St., Lake Mills WI 53551.
2. The property is owned by Wisconsin Electric Power Company, 231 W. Michigan St., Milwaukee WI 53203.
3. The 150ft. tall telecommunications monopole will be located immediately west of the entrance to the enclosure around the existing electrical equipment on the WE Energies substation property, located at 9601 W. Cold Spring Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 8081, being a part of the Southeast 1/4 of Section 20, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 607-9981-002

Said land being located at 9601 W. Cold Spring Rd.

4. The applicant is proposing to construct a new 150ft. tall telecommunications monopole on the existing WE Energies substation property.
5. The aforesaid premise is zoned I - Institutional District under the Zoning Ordinance of the City of Greenfield, which permits wireless telecommunications carriers 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. Cold Spring Rd. west of S. 92nd St. Properties to the north are developed for single-family residential. Property to the south, east, and west are zoned for multi-family 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 Keith A. Nyman, d/b/a Diamond Communications, LLC, for the construction of a new 150ft. tall telecommunications monopole on the existing WE Energies substation property, located at 9601 W. Cold Spring Rd., 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 August 11, 2026, and by the Common Council on September 15, 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 work within the communications tower compound will be 7am-10pm, daily. The hour restrictions set forth herein shall not apply to emergency activities undertaken by the infrastructure owner, its contractors, utility providers, wireless carriers, public safety agencies, or their respective agents to address equipment failures, network outages, utility interruptions, public safety concerns, hazardous conditions, severe weather events, or any other condition requiring immediate action to protect persons, property, or the continuity of communications services. Such activities may occur at any time as reasonably necessary to respond to the emergency condition, provided that reasonable efforts are made to limit impacts on neighboring properties.
4. Off-Street Parking. A total of one (1) off-street parking stall is required for the use. The property will provide one (1) off-street parking stall.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splay 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.

Keith A. Nyman, d/b/a Diamond Communications, LLC

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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)

WHEREAS, Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy, 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 Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, located at 6510 W. Layton Ave., Suite 5; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy, resides at 2370 S. 107th St., Apt. 6, West Allis WI 53227.
2. The applicant will rent a portion of the building owned by Midwest Property Mgmt, LLC, located at 10427 W. Lincoln Ave., Suite 1000, West Allis WI 53227.
3. Growing Mindful Psychotherapy Creciendo Plenamente will occupy approximately 425 sq. ft. of the multi-tenant commercial building located at 6510 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcels 1 and 2 of Certified Survey Map No. 1030, being a part of the Southeast ¼ Section 22, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 603-9942-004

Said land being located at 6510 W. Layton Ave.

4. The applicant is proposing to establish a proposed mental health counseling office within 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 mental health counseling offices as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for commercial and multi-family uses. Properties to the north and east are developed

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

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy, to establish Growing Mindful Psychotherapy Creciendo Plenamente, a proposed mental health counseling office, located at 6510 W. Layton Ave., Suite 5, 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 August 11, 2026, and by the Common Council on September 15, 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 Growing Mindful Psychotherapy Creciendo Plenamente, are 9:00am to 7:00pm, daily.
4. Off-Street Parking. The proposed use in this tenant space will require 3 parking spaces (5 per 1,000 sq. ft.) The other uses on this property requires 88 parking spaces, for a total of 91 spaces required. The property provides 66 spaces; 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance

activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin

or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Cesilia Gonzalez-Esparza, d/b/a Growing Mindful Psychotherapy

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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)

WHEREAS, Trina Cynova, d/b/a Milwaukee Intertribal Circle 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 Milwaukee Intertribal Circle Inc, a proposed individual and family services organization, located at 6510 W. Layton Ave., Suite 101; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc, has offices located at 1600 E. Oklahoma Ave., P.O. Box 70047, Milwaukee WI 53207.
2. The applicant will rent a portion of the building owned by Midwest Property Mgmt, LLC, located at 10427 W. Lincoln Ave., Suite 1000, West Allis WI 53227.
3. Milwaukee Intertribal Circle Inc will occupy approximately 2,200 sq. ft. of the multi-tenant commercial building located at 6510 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcels 1 and 2 of Certified Survey Map No. 1030, being a part of the Southeast ¼ Section 22, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 603-9942-004

Said land being located at 6510 W. Layton Ave.

4. The applicant is proposing to establish an individual and family services organization within 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 individual and family services as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for commercial and multi-family uses. Properties to the north and east are developed as multi-family. Properties to the south are developed as commercial and residential. Properties to the west are developed as commercial.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Trina Cynova, d/b/a Milwaukee Intertribal Circle Inc, to establish Milwaukee Intertribal Circle Inc, a proposed individual and family services organization, located at 6510 W. Layton Ave., Suite 101, 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 August 11, 2026, and by the Common Council on September 15, 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 Milwaukee Intertribal Circle Inc are 7:00am to 11:00pm, daily.
4. Off-Street Parking. The proposed use in this tenant space will require 11 parking spaces (5 per 1,000 sq. ft.) The other uses on this property requires 80 parking spaces, for a total of 91 spaces required. The property provides 66 spaces; 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Trina Cynova, d/b/a Milwaukee Intertribal Circle 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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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)

WHEREAS, Lianna Utley, d/b/a Living Well Holding Company, 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 Face to Face Spa, a proposed personal wellness services business, located at 7426 W. Holmes Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Lianna Utley, d/b/a Living Well Holding Company, resides at 6211 W. Washington Blvd., Wauwatosa WI 53213.
2. The applicant will lease a portion of the multi-tenant medical office building owned by Bonnie Management Corp., 1350 E. Tuohy Ave., Suite 360E, Des Plaines, IL 60018.
3. Face to Face Spa will occupy 1,500 sq. ft. of tenant space located in the multi-tenant medical office building located at 7426 W. Holmes Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 4487, being a part of the Northwest 1/4 of Section 27, Township 6 North, Range 21 East in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 617-9975-020

Said land being located at 7420-7450 W. Holmes Ave.

4. The applicant is proposing to establish a personal wellness services business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned PUD Planned Unit Development with C-2 approved uses under the Zoning Ordinance of the City of Greenfield, which permits personal wellness services as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Holmes Ave. corridor that is developed for commercial uses. Properties to the north, south, east, and west are developed as commercial.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Lianna Utley, d/b/a Living Well Holding Company, to establish Face to Face Spa, a proposed personal wellness services business, located at 7426 W. Holmes 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 August 11, 2026, and by the Common Council on September 15, 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 Face to Face Spa are 8:00am to 8:00pm, daily.
4. Off-Street Parking. The business will require 8 parking spaces (5 per 1,000 sq. ft.). A total of 67 spaces are required for the property. The property provides 62 spaces; 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Lianna Utley, d/b/a Living Well Holding Company

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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)

WHEREAS, Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, located at 4160A S. 108th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC, resides at 8526 W. Cheyenne St., Milwaukee WI 53224.

2. The applicant will lease a portion of the multi-tenant commercial building owned by James M Petr, LLC, 6013 W. Bluemound Rd., Milwaukee WI 53213.

3. Z Alterations & Bridal Sewing LLC will occupy the entirety of the 800 sq. ft. tenant space located at 4160A S. 108th St., in the multi-tenant commercial building located at 4154-4168 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 4954, being a part of the Northwest ¼ of Section 20, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 567-9972-004

Said land being located at 4154-4168 S. 108th St.

4. The applicant is proposing to establish a clothing alterations business within the existing multi-tenant commercial building.

5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits clothing alterations 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 S. 108th St. commercial corridor. Properties to the north, south, and west are developed as commercial. Properties to the east are not developed and are zoned for parkland.

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 Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC, to establish Z Alterations & Bridal Sewing LLC, a proposed clothing alterations business, located at 4160A S. 108th St., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on August 11, 2026, and by the Common Council on September 15, 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 Z Alterations are 10:00am to 6:00pm Monday through Friday, and 10:00am to 3:00pm Saturday.
4. Off-Street Parking. Z Alterations will require four (4) parking stalls. A total of 92 off-street parking stalls are required for the entire multi-tenant building. The property will provide 80 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Dao Vang, d/b/a Z Alterations & Bridal Sewing LLC

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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)

WHEREAS, Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio, 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 Hannah Fedor Tattoo Studio, a proposed tattoo parlor, located at 5170 S. 76th St., Suite 213; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio, resides at 3159 S. Howell Ave., Milwaukee WI 53210.
2. The applicant will rent a portion of the building owned by BR of Wisconsin LLC, P. O. Box 13125, Milwaukee, WI 53213.
3. Hannah Fedor Tattoo Studio will occupy approximately 120 sq. ft. of the multi-tenant commercial building ("My Salon Suites") located at 5170 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 6117, being a part of the Southwest ¼ Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 650-8998-009

Said land being located at 5170 S. 76th St.

4. The applicant is proposing to establish a tattoo parlor business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits tattoo 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 S. 76th St. corridor that is developed for commercial uses. Properties to the north, west, east, and south are developed for commercial uses.

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 Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio, to establish Hannah Fedor Tattoo Studio, a proposed tattoo parlor business, located at 5170 S. 76th St., Suite 213., 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 August 11, 2026, and by the Common Council on September 15, 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 Hannah Fedor Tattoo Studio, are 10:00am to 10:00pm, daily.
4. Off-Street Parking. The proposed business requires 3 parking spaces (2 spaces per chair plus 1 space per employee) and the remaining building requires 101 parking spaces, for a grand total of 104 parking spaces. A total of 47 stalls are provided on the property. The 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Hannah Fedor, d/b/a Hannah Fedor Tattoo Studio

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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)

WHEREAS, Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, located at 4131 W. Loomis Rd., Suite 100.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, has offices located at 1600 W. 41st St., Suite 500, Baltimore MD 21211.

2. The applicant will lease a portion of the multi-tenant medical office building owned by Altera Greenfield, LLC, 5910 N. Central Expressway, Suite 1360, Dallas TX 75205.

3. Wisconsin Early Autism Project (WEAP) will occupy 3,500 sq. ft. of tenant space located in the multi-tenant medical office building located at 4131 W. Loomis Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 7583, being a part of the Southwest ¼ of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 600-1001-000

Said land being located at 4131 W. Loomis Rd.

4. The applicant is proposing to establish a mental health practitioner's office within the existing multi-tenant medical office building.

5. The aforesaid premise is zoned O – Office and Professional Services District under the Zoning Ordinance of the City of Greenfield, which permits mental health practitioner's offices 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. Loomis Rd. commercial corridor. Properties to the north and east are in the process of being developed as commercial. Properties to the south and west are developed as commercial.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC, to establish Wisconsin Early Autism Project (WEAP), a proposed mental health practitioner's office, located at 4131 W. Loomis Rd., Suite 100, 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 August 11, 2026, and by the Common Council on September 15, 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 Wisconsin Early Autism Project (WEAP) are 9:00am to 5:00pm, Monday through Friday.
4. Off-Street Parking. A total of 193 off-street parking stalls were required for the original site plan of the multi-tenant medical office building. The property will provide 200 off-street parking stalls.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance

activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin

or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Keri Wallenkamp, d/b/a LEARN-IT Systems, LLC

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. _____

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 Juliya Vilcane Olvera, d/b/a Anderson Commercial Group, LLC (Tax Key No. 617-0118-000)

WHEREAS, Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, 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 StarLife Wellness Clinic & Spa, a proposed personal wellness services business, located at 6825 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 15, 2026, at 7:00p.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, Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, has offices located at 9980 S. Ridgeland Ave., Chicago Ridge IL 60415.
2. The applicant will lease a portion of the multi-tenant medical office building owned by LBJ Greenfield Realty, LLC, 5000 S. Towne Dr., Suite 100, New Berlin WI 53151.
3. StarLife Wellness Clinic & Spa will occupy 2,500 sq. ft. of tenant space located in the multi-tenant medical office building located at 6825 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

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.

Tax Key No. 617-0118-000.

Said land being located at 6825-6845 W. Layton Ave.

4. The applicant is proposing to establish a personal wellness services business within 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 personal wellness services as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for mixed uses. Properties to the north are developed as residential and commercial.

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

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Amer Saleh, d/b/a StarLife Wellness Clinic and Spa, to establish StarLife Wellness Clinic & Spa, a proposed personal wellness services business, located at 6825 W. Layton 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 August 11, 2026, and by the Common Council on September 15, 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 StarLife Wellness Clinic & Spa are 9:00am to 8:00pm, daily.
4. Off-Street Parking. The medical spa use in this tenant space will require 13 parking spaces (5 per 1,000 sq. ft.) The other uses on this property requires 37 parking spaces, for a total of 50 spaces required. The property provides 38 spaces; 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 (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance

activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.

9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.

10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.

11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.

12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.

13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin

or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Amer Saleh, d/b/a StarLife Wellness Clinic and Spa

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. _____

Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 12140 & 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)

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 15th day of September, 2026, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the properties located at 12140 & 12164 W. Beloit Rd. from C-1 Neighborhood Commercial District to MFR-2 Medium Density Multiple-Family Residential 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 MFR-2 Medium Density Multiple-Family Residential District to-wit:

Tax. Key. No. 610-9990-000: That part of the Southwest $\frac{1}{4}$ of Section 19, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows:

Commencing at a point on the North line of said $\frac{1}{4}$ Section that is 872.25 feet East of said $\frac{1}{4}$ Section, said point being the point of beginning of lands to be described; thence continuing East, 332.67 feet to a point on the old centerline of W Beloit Rd (C.T.H. T); thence Southwesterly on and along said old centerline, 423.75 feet to a point; thence North, 262.00 feet to the point of beginning. Excepting therefrom, those parts taken for public street purposes.

Tax Key No. 610-9989-000: That part of the Southwest $\frac{1}{4}$ of Section 19, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows:

Commencing at a point on the North line of said $\frac{1}{4}$ Section that is 734.50 feet East of said $\frac{1}{4}$ Section, said point being the point of beginning of lands to be described; thence continuing East, 137.75 feet to a point; thence South, 262.00 feet to a point on the old centerline of W Beloit Rd (C.T.H. T); thence Southwesterly on and along said old centerline, 175.42 feet to a point; thence North, 370.58 feet to the point of beginning. Excepting therefrom, those parts taken for public street purposes.

Said land contains approximately 51,837 square feet, or 1.19 acres of land, more or less, and is located at:

12140 & 12164 W. Beloit Rd. (Tax Key Nos. 610-9989-000 and 610-9990-000)

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 15th day of September, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

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

WHEREAS, Gregg and Kathy Parnau, of 4316 S. 36th Street, Greenfield, submitted a claim to the City of Greenfield by electronic mail on or about August 5, 2026; and,

WHEREAS, the claimants alleged that, sometime shortly before July 15, 2026, the claimants incurred damages in the amount of between \$819.99 and \$945.00 due a limb from a tree on abutting City property falling onto the claimants' garage and destroying the gutter.

WHEREAS, although the branch falling is an "act of God," and therefore not something for which the City would generally be liable, because the claimants had previously complained about the condition of the tree and others on the abutting property, the City Attorney and the claimants have discussed settling the claim for \$500, toward the claimants' insurance deductible.

WHEREAS, having reviewed the facts and circumstances relating to the claim, the City Attorney recommends that, without admitting any negligence or liability, the Common Council allow a settlement of the claim, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim Gregg and Kathy Parnau in the sum of between \$819.99 and \$945.00, relating to alleged loss occurring on or before July 15, 2026, is hereby, without admitting any negligence or liability, allowed in a full settlement amount of **\$500** for their deductible.

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

Approved:

Michael J. Neitzke, Mayor

Date Approved: _____, 2026

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 ____ day of _____, 2026.

Jennifer Goergen, City Clerk

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

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

WHEREAS, appointments were made, but in addition to the appointments already made, the Common Council desires to add Amera Bloechl, Stephanie Breese, Sandra Carney, Paula Godkin, Richard Hatlen, Susanne Lane-Cragg, Jamie Makurat, Pamela Westmont; and

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

Amera Bloechl, 3511 W. Ramsey Ave., Greenfield, WI 53221
Stephanie Breese, 5355 S. Tuckaway Ln., Greenfield, WI 53221
Sandra Carney, 4760 S. 92nd St., Greenfield, WI 53228
Paula Godkin, 8124 N. 38th St., Brown Deer, WI 53209
Richard Hatlen, 5034 S. 66th St., Greenfield, WI 53220
Susanne Lane-Cragg, 10610 W. Howard Ave. #B, Greenfield, WI 53228
Jamie Makurat, 4508 W. Crawford Ave., Milwaukee, WI 53220
Pamela Westmont, 12365 W. Whitaker Ave., Greenfield, WI 53228

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of September, 2026.

APPROVED:

ATTEST:

Michael J. Neitzke, Mayor

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

09/11/2026

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Anneliese Adele Robinson	433A E Dover ST	Milwaukee, WI 53207
Barbara Jean Lewandowski	3806 W Oklahoma AVE 3	Milwaukee, WI 53215
Bradena Lorraine Fisher	3928 S 56th ST	Greenfield, WI 53220
Candace Lynn Jaffe	6233 SW 89th Street RD	Ocala, FL 34476
Chad Kent McCarley II	2455 Emslie DR	Waukesha, WI 53188
David Daniel Grycan	5255 S 110th ST	Hales Corners, WI 53130
David Davidovich Torres	826 N 15th ST #5	Milwaukee, WI 53233
Delmer Palacios	2814 S 53rd ST	Milwaukee, WI 53219
Florence R Gonzalez	4141 S 60 ST Apt. 2	Greenfield, WI 53220
Julieona Rae Wiza	4010 W Cold Spring RD	Greenfield, WI 53221
Katharina Frances Larson	3608 S 96th ST	Milwaukee, WI 53228
Manjeet Kaur Mateana	7710 W Bur Oak DR	Franklin, WI 53132
Susan Marie Hansen	3137 W Lynndale AVE	Greenfield, WI 53221

CSFP and TEFAP Distribution Site Agreement FFY

October 1, , to September 30,

Recipient Agency

Recipient Agency Name			
Primary Contact Name			
Email		Phone	
Signature		Date	

Distribution Site

Distribution Site Name			
Primary Contact Name			
Address		City	
County		Zip	
Email		Phone	
Signature		Date	

By affixing my signature and date, I certify that I have read this agreement. I certify that the CSFP and/or TEFAP Distribution Site will abide by the regulations and practices described herein and therein.

Distribution Site's Site Manager (Only if different from the Authorized Representative)

Type of Program (Please check all which apply)

☐ CSFP	☐ TEFAP
--------------------------------------	---------------------------------------

Type of Site (Please check which apply)

☐ Pantry ☐ Senior Community Center (Senior Meal Site) ☐ Senior Housing ☐ Church/Place of Worship ☐ Other:	☐ Pantry ☐ Mobile ☐ Fixed ☐ Meal Site ☐ Shelter
---	--

Wisconsin Distribution Partnership Agreement per Federal Regulations below:

Commodity Supplemental Food Program ([CSFP Agreement](#)) and The Emergency Food Assistance Program ([TEFAP Agreement](#))

Not for Profit Status 501(c)(3):

The distribution site certifies that it is a non– profit organization and must submit to the recipient agency (RA) certification of Internal Revenue Code Not for Profit status. Local government agencies acting as distribution sites, such as township trustees are tax exempt by nature and do not require certification.

Access to Records and Facilities:

USDA, DHS and RA may have access to and audit all program records and information, including financial records pertaining to the program operations, distributions and storage of any CSFP and TEFAP foods. They may observe food distribution, conduct monitoring reviews and reviews of food in storage. Visits may be conducted during normal distribution hours or at other prearranged times. These inspections may be conducted without prior notice.

Civil Rights for Participants, Staff and Volunteers (Nondiscrimination:)

Comply with all state and federal regulations as outlined in Federal, USDA Civil Rights and Non -Discrimination statement and [Wisconsin's discrimination requirements](#).

Training: Staff and volunteers, who have direct contact with CSFP and TEFAP applicants and participants, will complete civil right training no less than annually, keeping training records as required.

Posting: Main page of distribution site website must have the civil rights statement directly stated or linked to the statement.

Limited English Proficiency (LEP): Distribution site will follow requirements and will identify and have access to a language interpretation service that will enable it to meet the USDA requirements for providing language interpretation to individuals who speak English “less than well.”

Complaint of Discrimination: Distribution Site will provide to an individual the information to file a complaint of discrimination. Individuals will be advised that they can write or call the USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Ave., S.W., Washington DC 20250-9410 or call 1 (800) 795-3272 or (202) 720-5964 9 (TTY).
Required Signage:
Post where participants can see at application the “And Justice for All” poster, and the “Notice of Beneficiary Rights”.
Distribution Information:
Provide accurate and current distribution days and times to the RA and on 211 site. Advertise the programs to the public in multiple ways.
Complaints, Food Loss and Investigations:
Program Complaints: The distribution site shall report promptly, first by phone and then in writing (email) to the RA. The RA will report to WI DHS detailing all corrective measures taken and involve DHS if needed. The RA and the distribution site agree to cooperate fully with WI DHS in the investigation of all complaints received.
Food Complaints: Distribution sites shall report promptly any complaints or irregularities regarding food packages and products, in writing to their RA. The RA is responsible for tracking food complaints and reporting in writing to WI DHS.
Food Loss: Losses of USDA food must be immediately reported to the RA. The distribution site shall release USDA, WI DHS and the RA from any liability for losses, damages, illnesses, or injuries resulting from distribution of food product. The Distribution site shall be responsible for any loss resulting from improper distribution, or improper storage, care, or handling of food.
Monitoring and termination:
The RA is responsible for on-site monitoring minimally every other year. Corrective actions will be documented in writing. Failure to comply and correct corrective action can result in termination of this agreement.
In accordance with 7 CFR 251.2(c)(2) , either party may terminate the agreement in whole or in part with a thirty (30) day written notice. If the agreement is not renewed prior to the expiration of the current agreement, all USDA food and equipment purchased with CSFP and TEFAP funds must be immediately surrendered to the RA.
Crediting Federal Food Program:
The distribution site shall place on agency’s website, press releases and advertising materials: The (Commodity Supplemental Food Program and/or The Emergency Food Assistance Program) is a federal funded food program, administered through the State of Wisconsin Department of Health Services and (distribution site name) is a recipient of this program and distributes CSFP and/or TEFAP foods.
USDA Foods Storage and Operation:
In accordance with 7 CFR Part 250: Donation of Foods , all USDA allocated foods are the property of the USDA, Food and Nutrition Services throughout all phases of the distribution process.
CSFP Foods are distributed by the specific USDA Foods Guide rate and CSFP Distribution Sites will not disassemble or re-package the CSFP Food Package. Additional food products may be included alongside the package (not inside) with the prior consent of the CSFP RA.
Storage: Distribution Sites will follow USDA and DHS requirements for storage per operation manuals. Distribution site shall have a secure and adequate facility for storage and distribution of all food products to prevent spoilage, infestation, damage or other condition that may jeopardize the wholesomeness or safety of the product. In accordance with 7 CFR 250.14(a) temperatures must be routinely and consistently taken and recorded in all dry storage areas and refrigeration/freezers units. Temperature logs must be kept and maintained as a record. Site reviews will verify that the monitoring is adequate and maintained.
Operation: Distribution site will follow USDA and DHS requirements for the operation, service and distribution of USDA foods to participations per Part 247 - Commodity Supplemental Food Program and PART 251- The Emergency Food Assistance Program and items outlined in both programs, operations manuals.
TEFAP: Distribution site is expected to average a 50% distribution match of local food with USDA food.
CSFP: Distribution sites at housing sites, closed to the public.
Participant Eligibility:
Adhere to Wisconsin DHS Participant Eligibility Guidelines for CSFP and TEFAP, as outlined in each program’s operations manual. The DHS CSFP forms (received from local ERA) and TEFAP forms must be used or electronic systems with the same information. No other information is to be collected on the TEFAP or CSFP applications. Additional information may be collected for grant tracking or other statistical needs but must be collected after CSFP and TEFAP eligibility is determined, presented separately, and as optional and not required to receive USDA foods.
Records and Reporting:
The Distribution site agrees to collect and maintain all documents necessary for program operations in a secure manner for three (3) years plus the current year of operation.
TEFAP service statistics are to be reported to the RA monthly. CSFP data reports are submitted to RA by required deadline.



Committee: Finance / Common Council

Item Number:

Introduced By: Mikayla Cancilla, Director of Parks and Recreation

Date Introduced: September 9, 2026

RELATING TO:

Discussion/decision regarding contract allowing for the continuation of the Stockbox program.

SUMMARY:

The Stockbox program is designed to provide needed assistance to those who qualify. Qualification are based on income, age and residency within Milwaukee County. Registration is handled through the Hunger Task Force. Those who qualify can receive a full box of healthy foods provided by the Commodity Supplemental Food Program of the US Department of Agriculture (USDA) and The Hunger Task Force. This program serves approx. 65-100 eligible seniors monthly. The pickup is normally staffed with older adult volunteers who check in the participants. The stockbox program is held once monthly for an hour and is conducted as drive through service in Community Center Parking lot.

Thank you,

Mikayla Cancilla, Director

City of Greenfield Department of Parks and Recreation

ATTACHMENTS:

KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___

MOTION ___ OTHER x

414.329.5370



parks.rec@greenfieldwi.us



www.greenfieldparksrec.com



Common Council Meeting

Item Number:

Introduced By: Neighborhood Services (Katz)

Date Introduced: September 15, 2026

RELATING TO:

Discussion and decision to adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry.

SUMMARY:

The Department of Neighborhood Services is applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry.

The grant will pay for trees and forestry education and outreach.

The grants, typically up to \$50,000, require an equal match.

RECOMMENDATION:

Adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry.

ATTACHMENTS: KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___
MOTION ___ OTHER ___

RESOLUTION NO. #####
AUTHORIZING RESOLUTION FOR
URBAN FORESTRY GRANT AND
URBAN FORESTRY CATASTROPHIC STORM GRANT PROGRAMS

WHEREAS, the applicant, the City of Greenfield, is interested in obtaining a cost-share grant from Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s. 23.097(1g) and (1r), Wis. Stats.; and

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project;

NOW, THEREFORE, BE IT RESOLVED, the applicant, the City of Greenfield, will comply with all local, state, and federal rules, regulations and ordinances relating to this project and the cost-share agreement;

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project; and

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes and empowers the Director of the Department of Neighborhood Services, its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Obtain Council authorization to enter into a grant agreement between applicant and the DNR
3. Submit interim and/or final reports to the DNR to satisfy the grant agreement
4. Submit grant reimbursement request to the DNR
5. Sign and submit other required documentation

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of September, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

DATA USE AGREEMENT

This Data Use Agreement (hereinafter, the “Agreement”) is between the Fire Department (hereinafter, “Fire Department” or “Data Recipient”) and Milwaukee County, a Wisconsin municipal body corporate, represented by the Office of Emergency Management (the “County” or “Covered Entity”) for purposes of compliance with the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”), the Health Information Technology for Economic and Clinical Health (HITECH) Act of 2009, and the Paperwork Reduction Act OMB Control Number: 2127-0717. The Effective Date of this Agreement is the date on which the last party executes this Agreement.

RECITALS

- A. **Whereas**, Data Recipient performs certain operations including the collection of EMS incident data in order to conduct analysis and integrate data; and
- B. **Whereas**, Covered Entity is engaged in activities including the collection of EMS activation, response, and care data; and
- C. **Whereas**, Covered Entity agrees to disclose a Limited Data Set (as defined in **Appendix A**) to Data Recipient for use by Data Recipient in performing the Activities (as defined below); and
- D. **Whereas**, Data Recipient agrees to limit its use of the Limited Data Set and protect the Limited Data Set according to the terms and conditions of this Agreement, and all applicable requirements of HIPAA, HITECH, and the Privacy Rule (as defined below), as amended from time to time.

THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1 DEFINITIONS

“Agreement” means this document.

“Data Recipient” means Fire Department and its authorized employees acting within the scope of their duties.

“Deidentified Health Information” means health information that does not identify an individual and with respect to which there is no reasonable basis to believe that the information can be used to identify an individual.

“Effective Date” means the date on which the last party executes this Agreement.

“Electronic Protected Health Information” means the term “electronic health information” in 45 CFR § 160.103, limited to information created, received, maintained or transmitted by Covered Entity to Data Recipient.

“EMS” means Emergency Medical Services.

“HIPAA” means the Health Information Portability and Accountability Act of 1996.

“HITECH” means the Health Information Technology for Economic and Clinical Health Act of 2009

“Individual” means the person who is the subject of information collected, used, or disclosed by the Covered Entity.

“Limited Data Set” means the minimum amount of data necessary related to the OEM data set in **Appendix A** to complete the project.

“NEMSIS” means National EMS Information System

“NERIS” means National Emergency Response Information System

“OEM Database” means the repository of data collected from the Fire Departments and maintained by OEM.

“OEM” means the Milwaukee County Office of Emergency Management.

“OEM data set” means the NEMSIS and NERIS data elements received by OEM from the Fire Departments and then analyzed by OEM and then submitted to Data Recipient.

“Privacy Rule” means the Standards for Privacy of Individual Identifiable Health Information at 45 CFR parts 160, 162 and 164 subparts A and E.

“Protected Health Information” has the meaning given that term in HIPAA.

“Required by Law” mean the term “required by law” in 45 CFR § 164.501.

“Secretary” means the Secretary of the Department of Health and Human Services or his/her designee.

“Third Parties” means agents, contractors and subcontractors.

ARTICLE 2

DISCLOSURE OF LIMITED DATA SET TO DATA RECIPIENT

2.1 Scope of Limited Data Set. For purposes of this Agreement, the Limited Data Set shall consist of the health information from the NEMSIS data subset described in **Appendix A** of Covered Entity’s OEM data system.

2.2 Disclosure of Limited Data Set. Covered Entity agrees to disclose the Limited Data Set to Data Recipient solely for use in connection with Data Recipient’s operations and related activities and Data Recipient agrees that it shall not use the Limited Data Set for any other purpose.

2.3 Data Recipient further agrees that Data Recipient shall limit access to and the use of the Limited Data Set to authorized individuals with a business need to access the data.

ARTICLE 3

OBLIGATIONS OF DATA RECIPIENT

3.1. Use of Limited Data Set. Data Recipient shall not use or disclose the Limited Data Set except as permitted under the terms of this Agreement or as required by law.

3.2 Safeguards Against Misuse of Information. Data Recipient shall use appropriate safeguards to prevent use or disclosure of the Limited Data Set other than as permitted under this Agreement.

3.3 Reporting of Disclosures of Protected Health Information. Data Recipient shall notify Covered Entity in writing of any use or disclosure of the Limited Data Set in violation of this Agreement by Data Recipient, its officers, directors, employees, contractors or agents, or by any third party, as soon as is practicable after Data Recipient obtains knowledge of any such violation.

3.4 Use of Limited Data Set by Third Parties. Data Recipient shall obtain and maintain, throughout the term of this Agreement, an agreement with each Contractor that has or will have access to the Limited Data Set by or through Data Recipient, under which such Contractor agrees to be bound by the same restrictions, terms and conditions that apply to Data Recipient pursuant to this Agreement.

3.5 Minimum Necessary Information. Data Recipient represents that Data Recipient's request that Covered Entity disclose Protected Health Information to Data Recipient is limited in scope to the minimum Protected Health Information necessary to accomplish Data Recipient's purpose in connection with the Activities.

3.6 Notice of Request for Data. Data Recipient agrees to notify Covered Entity within five business days of Data Recipient's receipt of any request or subpoena for Protected Health Information relating to this Agreement. Such notice shall be in writing and may be sent by fax or email provided that any such notice shall also be sent to Covered Entity by personal delivery, certified mail, return receipt requested, or by nationally recognized overnight carrier to the following:

Milwaukee County Office of Emergency Management
EMS Division
9400 W Doyne Ave, Suite 300
Wauwatosa, WI, 53226
emsdata@milwaukeecountywi.gov

To the extent that Covered Entity decides to assume responsibility for challenging the validity of such request, Data Recipient shall cooperate fully with Covered Entity in any such challenge.

ARTICLE 4

OWNERSHIP OF INFORMATION

Data Recipient acknowledges that, as between Data Recipient and Covered Entity, all Protected Health Information received by Data Recipient in connection with this Agreement shall be and remain the sole property of Covered Entity.

ARTICLE 5 TERM AND TERMINATION

5.1 Term

The Term of this Agreement shall commence on the Effective Date and shall continue in full force and effect until 12/31/2035, unless terminated in accordance with this Section. ii.

5.2 Termination by County for Violations by Data Recipient.

If the Data Recipient fails to fulfill its obligations under this Agreement in a timely or proper manner, or violates any of its provisions, the County shall there upon have the right to terminate it by giving thirty (30) days written notice of termination of Agreement, specifying the alleged violations, and effective date of termination. It shall not be terminated if, upon receipt of the notice, Data Recipient promptly cures the alleged violation prior to the end of the thirty (30) day period. In the event of termination, the County will only be liable for services rendered through the date of termination and not for the uncompleted portion, or for any materials or services purchased or paid for by Data Recipient for use in completing the Agreement.

5.3 Unrestricted Right of Termination by County.

The County further reserves the right to terminate the Agreement at any time for any reason by giving Data Recipient thirty (30) days written notice of such termination. In the event of said termination and upon receipt of notice of termination, the Data Recipient shall reduce its activities hereunder as mutually agreed to by the Parties.

5.4 County's Retention of Rights.

County shall retain any and all fully vested rights that exist on the effective date of termination.

ARTICLE 6 GENERAL PROVISIONS

6.1 Singular case means the plural and plural includes the singular.

6.2 Any alterations, modifications, or waivers of the provisions of this Agreement may be made by a joint amendment directing the change and signed by both Covered Entity and Data Recipient.

6.3 Amendment. Data Recipient and Covered Entity agree to amend this Agreement to the extent and whenever necessary to allow either party to comply with the Privacy Rule, the Standards for Electronic Transactions (45 CFR Parts 160 and 162) and the Security Standards (45 CFR Part 142) (collectively, the "Standards") promulgated or to be promulgated by the Secretary or other regulations or statutes. Data Recipient agrees that it will fully comply with all such Standards and that it will agree to amend this Agreement to incorporate any material changes required by the Standards.

6.4 County Rights of Access and Audit. The Data Recipient, its officers, directors, agents, partners and employees shall allow the County Audit Services Division and department contract administrators (collectively referred to as "Designated Personnel") and any other party the Designated Personnel may name, with or without notice, to audit, examine and make copies of any and all records of the Data Recipient, related to the terms and performance of the Agreement for a period of up to three years following the end date of this Agreement or activity under this Agreement, whichever is later. Any subcontractors or other parties performing work on this Agreement will be bound by the same terms and responsibilities as the Data Recipient. All subcontracts or other agreements for work performed on this Agreement will include written notice that the subcontractors or other parties understand and will comply

with the terms and responsibilities. The Data Recipient and any subcontractors understand and will abide by the requirements of Section 34.09 (Audit) and Section 34.095 (Investigations Concerning Fraud, Waste, and Abuse) of the Milwaukee County Code of Ordinances (“MCCO”).

6.5 Indemnity. Data Recipient agrees to the fullest extent permitted by law, to indemnify, defend and hold harmless, County, and its agents, officers and employees, from and against all loss or expense including costs and attorney’s fees by reason of statutory benefits under Workers’ Compensation Laws, or liability for damages including suits at law or in equity, caused by any wrongful, intentional, or negligent act or omission of Data Recipient, or its (their) agents which may arise out of or are connected with the activities covered by this Agreement.

Data Recipient shall indemnify and save the County harmless from any award of damages and costs against County for any action based on U.S. patent or copyright infringement regarding computers programs involved in the performance of the tasks and services covered by this Agreement.

6.6 Choice of Law. This Agreement shall be governed, interpreted, construed, and enforced in accordance with the internal laws of the State of Wisconsin, without regard to its conflict of laws principles. Any litigation over the enforceability of the provisions herein or to enforce any rights hereunder shall be in state court with venue in Milwaukee County.

6.7 Severability. If any part of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, it shall not affect the validity or enforceability of the remainder of this Agreement, unless the Agreement so construed fails to meet the essential business purposes of the Parties as manifested herein.

6.8 Entire Agreement. This Agreement and all properly executed Statements of Work constitute the entire agreement between the Parties relating to the subject matter hereof, and supersede any and all prior agreements and negotiations, whether oral, written, or implied. No change, addition, or amendment shall be made except by written agreement signed by a duly authorized representative of each Party.

6.9 Any legal notice or other communication required or permitted hereunder with Covered Entity shall be in writing, and will be deemed given when delivered personally, sent by confirmed fax, sent by commercial overnight courier (with written verification of receipt) or sent by registered or certified mail, return receipt requested, postage prepaid. All communications shall be sent to the attention of the persons listed on the signature page or their successor of this Agreement and at the addresses or fax numbers set forth below unless other names, addresses or fax numbers are provided by either or both parties, with copies of all such legal notices or other communications delivered in accordance herewith to the following:

Milwaukee County Office of Emergency Management
EMS Division
9400 W Doyne Ave, Suite 300
Wauwatosa, WI, 53226
emsdata@milwaukeecountywi.gov

Rebecca Funk
Data Systems Coordinator/Privacy Officer
emsdata@milwaukeecountywi.gov

Appendix A:

EMS Data Elements – NEMSIS: <https://nemsis.org/technical-resources/version-3/version-3-data-dictionaries/>

NERIS Data Elements: <https://neris.fsri.org/data-dictionary>

- SIGNATURE PAGE FOLLOWS -

In Process



The following Parties hereby execute this Agreement:

FOR MILWAUKEE COUNTY:

BY: *Cassandra Libal* DATE: 7/23/2026
 NAME: Cassandra Libal
 TITLE: Executive Director
 DEPARTMENT: Office of Emergency Management

FOR CONTRACTOR:

BY: _____ DATE: _____
 NAME: Thomas Konieczka
 TITLE: Fire Chief
Greenfield Fire Department

APPROVED AS TO INSURANCE REQUIREMENTS:

BY: *Anthony Gatton* DATE: 7/28/2026
Risk Manager
Office of Risk Management
Department of Administrative Services

APPROVED WITH REGARDS TO [MCCO CHAPTER 42:](#)

BY: *Lamont Robinson* DATE: 7/24/2026
Director
Office of Economic Inclusion
Department of Administrative Services

APPROVED AS TO FUNDS AVAILABLE
 PER [WISCONSIN STATUTES §59.255\(2\)\(e\)](#):

BY: *James Moore* DATE: 8/5/2026
Milwaukee County Comptroller
Office of the Comptroller

APPROVED WITH REGARDS TO FORM AND INDEPENDENT
 CONTRACTOR STATUS:

BY: *William Davidson* DATE: 8/8/2026
Corporation Counsel Representative
Office of Corporation Counsel

APPROVED BY THE COUNTY EXECUTIVE
 PER [WISCONSIN STATUTES §59.17\(2\)\(b\)\(3\) and \(4\)](#):

BY: *Mary Jo Meyers* DATE: 8/9/2026
County Executive Representative
Office of the County Executive

REVIEWED AND APPROVED BY CORPORATION COUNSEL
 PER [WISCONSIN STATUTES §59.42\(2\)\(b\)\(5\)](#):

BY: *William Davidson* DATE: 8/10/2026
Corporation Counsel Representative
Office of Corporation Counsel

Certificate Of Completion

Envelope Id: FEEE18B5-0F21-87EA-8098-212E56E30EDF

Status: Sent

Subject: Please DocuSign: 2026-2035 FD DUA with OEM for EMS Data - GREENFIELD

Source Envelope:

Document Pages: 7

Signatures: 7

Envelope Originator:

Certificate Pages: 5

Initials: 0

Dan Pojar

AutoNav: Enabled

633 W. Wisconsin Ave.

Envelopeld Stamping: Enabled

Suite 901

Time Zone: (UTC-06:00) Central Time (US & Canada)

Milwaukee, WI 53203

Dan.Pojar@milwaukeecountywi.gov

IP Address: 204.194.251.5

Record Tracking

Status: Original

Holder: Dan Pojar

Location: DocuSign

7/21/2026 3:25:42 PM

Dan.Pojar@milwaukeecountywi.gov

Signer Events

Signature

Timestamp

Cassandra Libal

cassandra.libal@milwaukeecountywi.gov

Executive Director

Milwaukee County

Security Level: Email, Account Authentication
(None)

Signature Adoption: Uploaded Signature Image

Using IP Address: 174.192.135.167

Signed using mobile

Sent: 7/21/2026 3:26:17 PM

Viewed: 7/23/2026 3:36:36 PM

Signed: 7/23/2026 3:36:56 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

William Davidson

William.Davidson@milwaukeecountywi.gov

Deputy Corporation Counsel

Signing Group: Corporation Counsel

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style

Using IP Address: 204.194.251.3

Sent: 7/23/2026 3:36:58 PM

Viewed: 8/8/2026 2:53:20 PM

Signed: 8/8/2026 2:54:29 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Lamont Robinson

lamont.robinson@milwaukeecountywi.gov

Director, OEI

Milwaukee County

Signing Group: Office of Economic Inclusion

Security Level: Email, Account Authentication
(None)

Signature Adoption: Pre-selected Style

Using IP Address: 204.194.251.3

Sent: 7/23/2026 3:36:59 PM

Viewed: 7/24/2026 9:50:18 AM

Signed: 7/24/2026 9:50:26 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Comptroller AX Review

axreview@milwaukeecountywi.gov

Deputy Comptroller

Security Level: Email, Account Authentication
(None)

Signature Adoption: Uploaded Signature Image

Using IP Address: 204.194.251.3

Sent: 7/27/2026 1:03:05 PM

Viewed: 7/27/2026 1:03:25 PM

Signed: 8/5/2026 4:12:19 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Signer Events	Signature	Timestamp
Anthony Gatton Anthony.Gatton@milwaukeecountywi.gov Loss Control Manager Signing Group: Risk Management Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<i>Anthony Gatton</i> Signature Adoption: Pre-selected Style Using IP Address: 204.194.251.5	Sent: 7/23/2026 3:37:00 PM Viewed: 7/28/2026 3:35:42 PM Signed: 7/28/2026 3:35:58 PM
Mary Jo Meyers maryjo.meyers@milwaukeecountywi.gov Chief of Staff Milwaukee County Delegate Of: County Executive David Crowley David.Crowley@milwaukeecountywi.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<i>Mary Jo Meyers</i> Signature Adoption: Pre-selected Style Using IP Address: 2607:fb91:440e:9dd9:202d:efdd:69b8:e81b Signed using mobile	Sent: 8/8/2026 2:54:31 PM Viewed: 8/9/2026 10:19:03 PM Signed: 8/9/2026 10:19:13 PM
William Davidson William.Davidson@milwaukeecountywi.gov Deputy Corporation Counsel Signing Group: Corporation Counsel Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<i>William Davidson</i> Signature Adoption: Pre-selected Style Using IP Address: 204.194.251.5	Sent: 8/9/2026 10:19:15 PM Viewed: 8/10/2026 8:54:24 AM Signed: 8/10/2026 8:54:29 AM
Thomas Konieczka thomas.konieczka@gffd.us Fire Chief Greenfield Fire Department Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 8/11/2026 9:37:09 AM ID: 81610b0c-fa76-4b15-ac75-8b2d17e90578		Sent: 8/10/2026 8:54:31 AM Viewed: 8/11/2026 9:37:09 AM
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Comptroller comptrollerssignature@milwaukeecountywi.gov Comptroller Milwaukee County Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 7/27/2026 1:03:06 PM

Carbon Copy Events	Status	Timestamp
Isaac Rowlett Isaac.Rowlett@milwaukeecountywi.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Procurement procurementapprovalrequest@milwaukeecountywi.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Comptroller comptroller@milwaukeecountywi.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/21/2026 3:26:17 PM
Envelope Updated	Security Checked	8/5/2026 3:31:15 PM
Envelope Updated	Security Checked	8/5/2026 3:31:15 PM
Certified Delivered	Security Checked	8/11/2026 9:37:09 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Wisconsin Milwaukee County (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Wisconsin Milwaukee County:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: procurement@milwaukeecountywi.gov

To advise Wisconsin Milwaukee County of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at procurement@milwaukeecountywi.gov and in the body of such request you must

state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Wisconsin Milwaukee County

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to procurement@milwaukeecountywi.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Wisconsin Milwaukee County

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to procurement@milwaukeecountywi.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Wisconsin Milwaukee County as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Wisconsin Milwaukee County during the course of your relationship with Wisconsin Milwaukee County.



Committee: Common Council
Introduced By: Assistant Chief Dan Weber

Item Number:
Date Introduced: 9/15/2026

RELATING TO: Discussion and decision to approve a Data Use Agreement between the Greenfield Fire Department and the Milwaukee County Office of Emergency Management.

SUMMARY:

This agreement establishes a secure, HIPAA compliant data sharing framework between the Greenfield Fire Department's Mobile Integrated Health (MIH) Team and the Milwaukee County OEM. This partnership will allow both agencies to share critical patient insights across borders and to ensure vulnerable residents receive continuous, coordinated care to improve patient outcomes throughout the county.

Recommendation:
Approve agreement



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: September 15, 2026

RELATING TO:

Outdoor Special Event application for Bluemel's Fall Fest, to be located at Bluemel's Garden & Landscape, 4930 W. Loomis Rd., on Saturday, October 17, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event and Temporary Extension of Premises.

All various dept. review/approval has occurred.

<u>Event Dates</u>	<u>Start Time</u>	<u>Beer/ Band</u> <u>Finish</u>	<u>End Time</u>
Saturday, October 17	12:00pm	5:00pm	5:00pm

Live musicians will play throughout the entire event.

Recommendation: Approve an Outdoor Special Event application for Bluemel's Fall Fest, to be located at Bluemel's Garden & Landscape, 4930 W. Loomis Rd., on Saturday, October 17, 2026, and all applicable licenses/permits.

ATTACHMENTS: KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___
MOTION ___ OTHER ___



Committee: Common Council

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: September 15, 2026

RELATING TO:

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.

SUMMARY:

Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>Beer/ Music</u>	<u>End Time</u>
Saturday, September 26	10:00 a.m.	10AM – 5PM	5:00 p.m.

Set-up: Saturday, 9/26, 10:00 a.m.

Breakdown: Saturday, 9/26, 5:00 p.m.

Live music 11:00 a.m. - 5:00 p.m. Alcohol sales 10:00 a.m. – 5:00 p.m. Event held on House of Harley premises.

Recommendation: Approve the Outdoor Special Event application for the Live Music Saturday, to be located at House of Harley-Davidson, 6221 W. Layton Ave., on September 26, 2026 and all applicable licenses/permits.

ATTACHMENTS: KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___
MOTION ___ OTHER ___



Committee: Common Council

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: September 15, 2026

RELATING TO:

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 4th, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), and Food.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>Beer</u>	<u>End Time</u>
Sunday, October 4	8:00 a.m.	10AM – 7PM	7:00 p.m.

Set-up: Sunday 10/4, 8:00 a.m.

Breakdown: Sunday 10/4, 7:00 p.m.

Alcohol sales 10:00 a.m. – 7:00 p.m. Event held on House of Harley premises.

Recommendation: Approve the Outdoor Special Event application for the Local 215 Packer Party, to be located at House of Harley-Davidson, 6221 W. Layton Ave., on Sunday, October 4th, 2026 and all applicable licenses/permits.

ATTACHMENTS: KEY ISSUES ___ BACKGROUND ___ RESOLUTION ___ FISCAL NOTE ___
MOTION ___ OTHER ___

RESOLUTION NO. _____

Special Use Permit for 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)

WHEREAS, Jeremy Griesbach, d/b/a Cobblestone Hotel Development LLC, represented by Jeff Liebergen, d/b/a Excel Engineering, Inc., duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Cobblestone Hotel and Suites, a proposed hotel, to be located at 8900 Sura Lane.; and,

WHEREAS, the Common Council on September 15, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

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

1. The applicant Jeremy Griesbach, d/b/a Cobblestone Hotel Development LLC, has offices at 980 American Dr, Neenah, WI 54956.

2. The property is owned by 84 South Fitness, LLC; 400 N Broadway, Suite 100, Milwaukee, WI 53202-5865.

3. Cobblestone Hotel and Suites will occupy approximately 36,800 sq. ft. of the commercial building to be located at located at 8900 Sura Lane., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 2 of Certified Survey Map No. 8958, being a part of the Southwest ¼ of Section 21, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 606-9980-014

Said land being located at 8900 Sura Lane.

4. The applicant is proposing to establish hotel within a new commercial building.

5. The aforesaid premise is zoned PUD (Planned Unit Development) under the Zoning Ordinance of the City of Greenfield, which permits hotels and motels as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for commercial uses. Properties to the north, south, west, and east are developed as commercial.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Jeremy Griesbach, d/b/a Cobblestone Hotel Development LLC, represented by Jeff Liebergen, d/b/a Excel Engineering, Inc. to establish a hotel, to be located within a new commercial building at 8900 Sura Lane, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on September 9, 2026, and by the Common Council on September 15, 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 Cobblestone Hotel and Suites will be 24-hours a day, daily.
4. Off-Street Parking. A total of 66 off-street parking stalls are required for Cobblestone Hotel and Suites. The property will provide 124 off-street parking stalls.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (20) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Jeremy Griesbach, d/b/a Cobblestone Hotel Development LLC

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 _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

PACKETS FOR WEDNESDAY, 9 / 9 / 2026

FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	8/7/2026	\$	305,526.51
AP CHECKS	8/14/2026	\$	655,592.94
AP CHECKS	8/21/2026	\$	1,229,154.87
AP CHECKS	8/28/2026	\$	1,095,917.81
AP CHECKS	9/4/2026	\$	297,579.60

WIRE TRANSFERS - AUGUST 2026		\$	2,166,615.40
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P-CARDS - JULY 2026		\$	153,309.81
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TOTAL \$			5,903,696.94
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CC: PAULA

CC: FINANCE FOLDER

JULY 2026
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$2,026,323.36	12/31/2001	variable		\$86.06	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$7,561,341.12	12/9/2014	variable			
Ehlers Investment Partnes X - ARPA	\$0.00					
Ehlers Investment Partnes X - 2022A X-3025	\$0.00					
Associated Bank Investments	\$7,083,796.51	3/15/2022	variable			
Totals	\$16,671,460.99				\$86.06	

LOCAL GOVERNMENT INVESTMENT POOL

July 2026 Statement

June Ending Balance	\$	47,276,286.14
7 Deposit (s) in July		7,371,291.72
2 Withdrawal(s) in July		4,250,000.00
July Earnings @ 3.68%		146,118.59
TOTAL	\$	50,543,696.45