MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, MARCH 17, 2020

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 p.m.
Present: Alderperson Linda Lubotsky, Bruce Bailey, Pamela Akers, Shirley Saryan, Karl Kastner
Also present: Brian Sajdak, City Attorney; Jeff Katz, Director, Neighborhood Services; Kristi Porter, Community Development Manager, Jennifer Goergen, City Clerk.

B. Opening Prayer

None.

C. Pledge of Allegiance

D. Approval of the March 3, 2020 Common Council minutes

Motion by Alderperson Karl Kastner, seconded by Alderperson Linda Lubotsky, to approve. Motion carried unanimously.

E. Mayor's Report

1. Resolution awarding the sale of $4,940,000 General Obligation Corporate Purpose Bonds, Series 2020A; providing the form of the bonds; and levying a tax in connection therewith

Dawn Gunderson-Schiel of Ehlers said the bond issue was downsized by $35,000 to $4,905,000. She provided a sale day report. Five bids were received. Moody's affirmed the city's Aa2 rating. Bankers' Bank of Madison, WI was the winning bid at 1.9%. There is approximately $62,000 in additional funds available for projects. The cost of financing is about $59,248 less than the planning estimates.

Motion by Alderperson Karl Kastner, seconded by Alderperson Bruce Bailey, to approve Resolution No. 3739, awarding the sale of $4,905,000 General Obligation Corporate Purpose Bonds, Series 2020A; providing the form of the bonds; and levying a tax in connection therewith. [Resolution at end of minutes] On a roll call vote, the motion was approved unanimously.

Motion by Alderperson Akers, seconded by Alderperson Saryan, to reconsider the motion. Motion carried unanimously.

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

2. Discussion of the City's response to COVID-19 and consideration of a resolution declaring a Public Health Emergency in response to the COVID-19 Coronavirus in accordance with Wis. Stat. 323.11.

Motion by Alderperson Karl Kastner, seconded by Alderperson Linda Lubotsky, to approve Resolution No. 3740. [Resolution at end of minutes]

Mayor Neitzke said the resolution will enable the city to "get in line" more quickly for state and federal emergency funds. The city is operating an emergency operations center to keep abreast of the rapidly changing situation. Mayor Neitzke reviewed the city's response to date. Four city employees are quarantined. Mayor Neitzke praised the school superintendents for their work. All city buildings are closed except the Clerk's office, due to elections. All Park and Recreation activities have been suspended, likely through April. The health department's walk-in services have been closed. The WIC program has electronic debit cards that can be reloaded remotely. The stock box program is being moved to the Community Center for curbside service. In the future, committee meetings may be cancelled; essential meetings may have to be held in modified ways. Safety is the bottom line.

After further discussion, on a roll call vote, the motion was approved unanimously.

F. Aldermanic Reports

None.

G. Announcements

Alderperson Saryan said Holyland Grocery offered to donate bottled water. Salvation Army on 29th and W. Cold Spring is accepting donations. The mayor, health director and emergency operations director will coordinate and determine how to handle donation offers.

H. Citizen Commentary

None.

I. Public Hearings

1. Public Hearing on a Special Use Permit for a proposed limited-service restaurant and bar venue (27 Social) within Lightspeed, an existing business located at 4251 S. 27 Street, submitted by Jon Majdoch, d/b/a Lightspeed Entertainment, LLC. (Tax Key No. 576-9978-000) (PC-2/11/20 Kastner)

Community Development Director Kristi Johnson said the applicant wants to extend his hours of operation in addition to adding kitchen and bar space, and adding ax throwing as additional entertainment. A requested easement is on file now. A four-sided refuse enclosure will be constructed. Pavement will be repaired; restriping done; and landscaping increased. Plan Commission recommended approval. No letters of objection have been received. No one spoke for or against the proposal.

Motion by Alderperson Karl Kastner, seconded by Alderperson Linda Lubotsky, to close the public hearing. Motion carried unanimously.

a. Adopt a Resolution for Lightspeed, an existing business located at 4251 S. 27 Street. (Tax Key No. 576-9978-000) (PC-2/11/20 Kastner)

Motion by Alderperson Linda Lubotsky, seconded by Alderperson Pamela Akers, to approve Resolution No. 3741. [Resolution at end of minutes] On a roll call vote, motion carried unanimously.

b. Approve application for a 2019-2020 "Class B" beer and liquor license received from Lightspeed Entertainment Inc., Jon M. Majdoch, Agent, for the property at 4251 S. 27th St. (27 Social) (Alcohol to be served from a bar and all records will be kept in the upstairs office on site. All alcohol will be served and allowed only in the bar area. Alcohol will be stored in locked closet under stairs.)

Motion by Alderperson Pamela Akers, seconded by Alderperson Linda Lubotsky, to approve. Motion carried unanimously.

c. Approve a Site Plan Review for a proposed limited-service restaurant and bar venue (27 Social) within Lightspeed, an existing business located at 4251 S. 27 Street. (Tax Key No. 576-9978-000) (PC-2/11/20 Kastner)

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

J. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

i. One member to the Board of Review for a term to expire 5/1/21 (formerly Gregory Krog)

To be placed on the NEXT AGENDA.

ii. One alternate member to the Board of Review for a term to expire 5/1/24 (newly created position)

To be placed on the NEXT AGENDA.

iii. One member to the Zoning Board of Appeals for a term to expire 5/1/20 (formerly Donald Kopp)

To be placed on the NEXT AGENDA.

iv. One member to the Tree Commission for a term to expire 5/1/21 (formerly Michael Wendt)

To be placed on the NEXT AGENDA.

b. Mayor appointments:

i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)

To be placed on the NEXT AGENDA.

K. New Business

1. Applications for an operator license received from the following:
   Amador, Aleesha M.-2239 S. 68th St.
   Bush, Jessie D.-4114 W. Howard Ave.
   Jaskolski, Nicole M.-10135 W. Cold Spring Rd.
   Peralta, Jennifer D.-1122 17th St.
   Schkeryantz, Adam J.-4300 S. 60th St.
   Torres, Luis A.-4537 S. 23rd St.
   Weprinsky, Joseph-7135 W. Southridge Dr.

   Motion by Alderperson Linda Lubotsky, seconded by Alderperson Pamela Akers, to approve. Motion carried unanimously.

2. Approve a change of agent from Thomas Montemurri to Chad Carson, 361 132nd St., for the Class "B" beer license held by Portillo's Hot Dogs LLC, 8705 W. Sura Ln. (Portillo's Hot Dogs).

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

3. Approve Site and Architectural Plans for construction of a parking slab at 6944 W. Forest Home Avenue, subject to Plan Commission and staff comments. (Tax Key No. 571-8977-001) (PC-3/10/20 Kastner)

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

4. Approve Site, Landscaping, and Architectural Plans for BioLife Plasma Services, a proposed plasma collection center, to be located at 7801 W. Layton Avenue, subject to Plan Commission and staff comments. (Tax Key No. 616-8993-000) (PC-3/10/20 Kastner)

   Motion by Alderperson Karl Kastner, seconded by Alderperson Linda Lubotsky, to approve. Motion carried unanimously.

5. Approve a Certified Survey Map to divide an existing parcel located at 10500 W. Carpenter Avenue, subject to Plan Commission and staff comments. (Tax Key No. 613-8994-001) (PC-3/10/20 Kastner)

   Motion by Alderperson Karl Kastner, seconded by Alderperson Linda Lubotsky, to approve. Motion carried unanimously.

6. Approve a Certified Survey Map to combine two existing parcels located at 7915 W. Allerton Avenue and 7917 W. Allerton Avenue, subject to Plan Commission and staff comments. (Tax Key Nos. 605-9968-000 and 605-9967-000) (PC-3/10/20 Kastner)

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

7. Approval of schedules of disbursements in the amount of $15,111,021.17 (P. Schafer)

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

8. Consider/approve lease agreement with City of West Allis to lease Badger Books for the April election (Goergen)

   Motion by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve. Mayor Neitzke said the City Clerk has approval to make any date change or material change to the agreement that may become necessary, after review by the City Attorney. On a roll call vote, motion carried unanimously.

9. COVID-19 Personnel and Contract Issues. The Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(f) for the purpose of considering financial, medical, social or personal histories which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories; and § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and then may reconvene into open session to take such action as it may deem necessary.

   Council did not go into closed session.

10. Adjourn closed session and reconvene into open session

    Closed session was not held.

11. Decision re: considering financial, medical, social or personal histories pursuant to Wis. Stat. 19.85(1)(f)

    Closed session was not held.

12. Decision re: deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business pursuant to Wis. Stat. 19.85(1)(e)

    Closed session was not held.

L. Items for future agenda

Mayor Neitzke said Common Council meetings will continue. Routine business should go straight to Council. He encourages people not to come to meetings, but to watch them on streaming service.

M. Adjourn

Motion by Alderperson Bruce Bailey, seconded by Alderperson Linda Lubotsky, to adjourn at 8:22 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Transcribed by: Sheryl Hartman, Deputy Clerk
Distributed: March 26, 2020

RESOLUTION NO. 3739

RESOLUTION AWARDING THE SALE OF $4,905,000
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2020A;
PROVIDING THE FORM OF THE BONDS;
AND LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, on February 4, 2020, the Common Council of the City of Greenfield, Milwaukee County, Wisconsin (the "City") adopted: an Initial Resolution ("Initial Resolution No. 1") authorizing the issuance of general obligation bonds in an amount not to exceed $95,000 for the purpose of paying the costs of park improvements, capitalized interest and bond issuance costs, an Initial Resolution ("Initial Resolution No. 2") authorizing the issuance of general obligation bonds in an amount not to exceed $3,110,000 for the purpose of paying the costs of street and sidewalk improvements, capitalized interest and bond issuance costs (collectively, the "Projects"); and an Initial Resolution authorizing the issuance of general obligation bonds in an amount not to exceed $1,735,000 for the purpose of paying the cost of refunding the callable portion of the City's $3,265,000 General Obligation Refunding Bonds, Series 2013B dated June 27, 2013 (the "2013 Bonds") and bond issuance costs (the "Refunding");

WHEREAS, following the adoption of Initial Resolution No. 1 and Initial Resolution No. 2, pursuant to the provisions of Section 67.05 of the Wisconsin Statutes, a notice was published in the MKE-Southwest NOW on February 12, 2020 stating the purpose and maximum principal amount of said bond issue and describing the opportunity and procedure for submitting a petition requesting a referendum on said bond issue;

WHEREAS, the period set forth in Section 67.05(7)(b) of the Wisconsin Statutes has expired and no petition for referendum has been filed with respect to the issuance of the general obligation bonds authorized by said Initial Resolutions;

WHEREAS, the Common Council deems the Projects to be within its powers to undertake and therefore to be a public purpose as defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, the Common Council hereby deems it to be necessary, desirable and in the best interest of the City to refund the 2013 Bonds for the purpose of interest cost savings;

WHEREAS, the City is authorized by the provisions of Chapter 67 of the Wisconsin Statutes to issue general obligation bonds to refinance it outstanding obligations;

WHEREAS, the Common Council hereby finds and determines that the general obligation bond issues heretofore authorized shall be combined, issued and sold as a single issue of general obligation corporate purpose bonds in the aggregate principal amount of $4,905,000;

WHEREAS, the City's financial advisor, Ehlers & Associates, Inc., Waukesha, Wisconsin has taken the necessary steps to sell the proposed bond issue;

WHEREAS, a notice of sale was published in the Bond Buyer on March 10, 2020 offering the aforesaid general obligation bonds for public sale on March 17, 2020;

WHEREAS, sealed bid proposals were received as summarized in Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by Bankers' Bank, Madison, Wisconsin fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the City. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

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

Section 1. Authorization and Award of the Bonds. For the purpose of paying the costs of the Projects and the Refunding there shall be borrowed pursuant to Section 67.04 of the Wisconsin Statutes, the principal sum of FOUR MILLION NINE HUNDRED FIVE THOUSAND DOLLARS ($4,905,000). The bid proposal of Bankers' Bank, Madison, Wisconsin, (the "Purchaser") is hereby accepted, said proposal offering to purchase the $4,905,000 City of Greenfield General Obligation Corporate Purpose Bonds, Series 2020A (the "Bonds") for the sum of FOUR MILLION NINE HUNDRED FORTY SIX THOUSAND FOUR HUNDRED EIGHTY-THREE DOLLARS AND NINETY-FIVE CENTS ($4,946,483.95), plus accrued interest to the date of delivery, resulting in a net interest cost of SIX HUNDRED NINE THOUSAND ONE HUNDRED SIXTY-FIVE DOLLARS AND SIXTY CENTS ($609,165.60) and a true interest rate of 1.9024%.

Section 2. Designation of Purchaser as Agent. The City hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Bonds to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 3. Terms of the Bonds. The Bonds shall be designated "General Obligation Corporate Purpose Bonds, Series 2020A"; shall be dated April 2, 2020; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on the dates and in the years and principal amounts as set forth in the Pricing Summary attached hereto as Exhibit D and incorporated herein by this reference. Interest is payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2020. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the "Schedule").

Section 4. Redemption Provisions. At the option of the City, the Bonds maturing on April 1, 2028 and thereafter shall be subject to redemption prior to maturity on April 1, 2027 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Section 5. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged and a direct annual irrepealable tax shall be levied in the years 2020 through 2034 for payments due in 2021 through 2035 in the amounts set forth on the Schedule.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City levied in said years are collected. So long as any part of the principal of or interest on the Bonds remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein.

Proceeds of the Bonds in the amount of $49,305.80 shall be irrevocably deposited in the Debt Service Fund Account for the Bonds created below and shall be used solely to pay the interest on the Bonds coming due on October 1, 2020.

Section 7. Debt Service Fund Account. There is hereby established in the City treasury a fund account separate and distinct from every other City fund or account designated "Debt Service Fund Account for $4,905,000 City of Greenfield General Obligation Corporate Purpose Bonds, Series 2020A, dated April 2, 2020." There shall be deposited in said fund account any premium plus accrued interest paid on the Bonds at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Bonds when the same shall become due and to retire the Bonds at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Bonds and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 8. Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium and accrued interest paid at the time of delivery which must be paid into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and disbursed solely for the purposes for which borrowed or for the payment of the principal of and interest on the Bonds.

Section 9. Arbitrage Covenant. The City shall not take any action with respect to the Bond Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Bonds (the "Closing"), would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The Bond Proceeds may be temporarily invested in legal investments until needed, provided however, that the City hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Bonds, whether such moneys were derived from the Bond Proceeds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage bonds" within the meaning of the Code or Regulations.

The City Clerk, or other officer of the City charged with responsibility for issuing the Bonds, shall provide an appropriate certificate of the City, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the City regarding the amount and use of the Bond Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 10. Additional Tax Covenants; Exemption from Rebate; Qualified Tax Exempt Obligation Status. The City hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Bonds) to assure that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the City as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the City to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Bonds will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

With respect to that portion of the Bonds allocable to the Projects, the City anticipates that it will qualify for the "small issuer" exception from rebate in accordance with Section 148(f)(4)(D) of the Code. The City covenants that it is a governmental unit with general taxing powers; that the Bonds are not "private activity bonds" as defined in Section 141 of the Code; that ninety five percent (95%) or more of the net proceeds of the Bonds allocable to the Projects are to be used for local governmental activities of the City; and that the aggregate face amount of all tax exempt obligations (other than "private activity bonds" and that portion of the Bonds allocable to the Refunding) issued by the City, including all subordinate entities of the City, during calendar year 2020 will not exceed $5,000,000. If for any reason the City did not qualify for the small issuer exemption or any other exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements.

The City anticipates that the portion of the Bonds allocable to the Refunding will qualify for the six month expenditure exemption from the rebate requirements of the Code. If for any reason the City did not qualify for the six month exemption or any other exemption from the rebate requirements of the Code, the City covenants that it would take all necessary steps to comply with such requirements.

The City hereby designates the Bonds to be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the City Clerk or other officer of the City charged with the responsibility for issuing the Bonds, shall provide an appropriate certificate of the City as of the date of delivery and payment for the Bonds.

Section 11. Persons Treated as Owners; Transfer of Bonds. The City Clerk shall keep books for the registration and for the transfer of the Bonds. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the City Clerk shall deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the City Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The City Clerk shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Bonds. Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the City maintained by the City Clerk at the close of business on the corresponding record date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and the Clerk has executed such Letter of Representation and delivered it to the DTC on behalf of the City.

Section 13. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate City official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Bonds. The Bonds shall be issued in typewritten form, one Bond for each maturity, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the delivery of the Bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Bonds. The principal of and interest on the Bonds shall be paid by the Treasurer or his or her agent in lawful money of the United States.

Section 16. Redemption of the 2013 Bonds. The City hereby calls the callable portion of the 2013 Bonds for redemption on May 1, 2020 or such other date as determined by the Finance Director in consultation with the City's financial advisor. The City hereby directs the City Clerk to cause a notice of redemption for the refunded portion of the 2013 Bonds to be given in the form and as provided in Exhibit F attached hereto.

Section 17. Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate which the City will execute and deliver on the Closing Date. Any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 18. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the City or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 17th day of March, 2020.

____

Michael J. Neitzke,
Mayor

(SEAL)

ATTEST:

____

Jennifer Goergen
City Clerk

EXHIBIT A

BID FORM

The Common Council
City of Greenfield, Wisconsin

March 17, 2020

RE: **$4,940,000* General Obligation Corporate Purpose Bonds, Series 2020A (the "Bonds")**
DATED: **April 2, 2020**

For all or none of the above Bonds, in accordance with the Notice of Sale and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you $4,981,791.95 (not less than $4,878,250 nor more than $5,335,200) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

2.00	% due	2021	2.00	% due	2026	2.00	% due	2031
	% due	2022		% due	2027	2.00	% due	2032
	% due	2023		% due	2028	2.10	% due	2033
	% due	2024		% due	2029	2.15	% due	2034
	% due	2025		% due	2030	2.20	% due	2035

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2022 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.) All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of $98,800 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the bid opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of bids. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best bid provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the bid is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Notice of Sale. This bid is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Notice of Sale. Delivery is anticipated to be on or about April 2, 2020.

This bid is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Syndicate Manager, we agree to provide the City with the reoffering price of the Bonds within 24 hours of the bid acceptance.

This bid is a firm offer for the purchase of the Bonds identified in the Notice of Sale, on the terms set forth in this bid form and the Notice of Sale, and is not subject to any conditions, except as permitted by the Notice of Sale.

By submitting this bid, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: ____.

If the competitive sale requirements are not met, we elect to use the (circle one): 10% test / hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: BANKERS' BANK By: [illegible], VP

Account Members:

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from April 2, 2020 of the above bid is $ 610,455.65 and the true interest cost (TIC) is 1.9016 %.

The foregoing offer is hereby accepted by and on behalf of the Common Council of the City of Greenfield, Wisconsin, on March 17, 2020.

By: __________ By: __________

Title: __________ Title: __________

* Subsequent to bid opening the issue size was decreased to $4,905,000.
Adjusted Price - $4,946,483.95 Adjusted Net Interest Cost - $609,165.60 Adjusted TIC - 1.9024%

EXHIBIT B

(Form of Bond)

UNITED STATES OF AMERICA
STATE OF WISCONSIN
MILWAUKEE COUNTY
CITY OF GREENFIELD
GENERAL OBLIGATION CORPORATE
PURPOSE BOND, SERIES 2020A

REGISTERED
NO. R-_

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
APRIL 1, 20_	APRIL 2, 2020	_.___%	395226___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: ________________________________DOLLARS
($_________)

KNOW ALL MEN BY THESE PRESENTS, that the City of Greenfield, Milwaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on April 1 and October 1 of each year commencing on October 1, 2020 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable in lawful money of the United States. The principal of this Bond shall be payable only upon presentation and surrender of the Bond at the office of the City Clerk or Treasurer. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the City Clerk or Treasurer at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date").

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of $4,905,000 issued by the City pursuant to the provisions of Chapter 67, Wisconsin Statutes, for the purpose of paying the cost of new projects and refunding outstanding indebtedness, to wit: $95,000 for park improvements, capitalized interest and bond issuance costs; $3,110,000 for street and sidewalk improvements, capitalized interest and bond issuance costs; and $1,700,000 for refunding the callable portion of the City's $3,265,000 General Obligation Refunding Bonds, Series 2013B dated June 27, 2013 and bond issuance costs, all as authorized by resolutions of the Common Council duly adopted by said governing body at regular meetings held on February 4, 2020 and March 17, 2020. Said resolutions are recorded in the official minutes of the Common Council for said dates.

At the option of the City, the Bonds maturing on April 1, 2028 and thereafter are subject to redemption prior to maturity on April 1, 2027 or on any date thereafter. Said Bonds are redeemable as a whole or in part, from maturities selected by the City and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Bonds shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable. It is hereby further certified that the City has designated this Bond to be a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the City Clerk or Treasurer. In the event that the Depository does not continue to act as depository for the Bonds, and the Common Council appoints another depository, new fully registered Bonds in the same aggregate principal amount shall be issued to the new depository upon surrender of the Bonds to the City Clerk or Treasurer, in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The City Clerk or Treasurer shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the City of Greenfield, Milwaukee County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, all as of the 2nd day of April, 2020.

CITY OF GREENFIELD
MILWAUKEE COUNTY, WISCONSIN

By:______________________________
Michael J. Neitzke
Mayor

(SEAL)

By:______________________________
Jennifer Goergen
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

____

____
(Name and Address of Assignee)

____
(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints ______________________________ Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:______________________

Signature Guaranteed:

____
(e.g. Bank, Trust Company or Securities Firm)

____
(Depository or its Nominee Name)

____
(Authorized Officer)

NOTICE: The above-named or Depository or its Nominee Name must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

EHLERS
LEADERS IN PUBLIC FINANCE

BID TABULATION

$4,940,000* General Obligation Corporate Purpose Bonds, Series 2020A

City of Greenfield, Wisconsin

SALE: March 17, 2020

AWARD: BANKERS' BANK

Rating: Moody's Investor's Service "Aa2"

Tax Exempt - Bank Qualified

NAME OF BIDDER	MATURITY (April 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
BANKERS' BANK				$4,981,791.95	$610,455.65	1.9016%
Madison, Wisconsin	2021	2.000%	1.250%			
	2022	2.000%	1.300%			
	2023	2.000%	1.350%			
	2024	2.000%	1.400%			
	2025	2.000%	1.500%			
	2026	2.000%	1.550%			
	2027	2.000%	1.600%			
	2028	2.000%	1.700%			
	2029	2.000%	1.750%			
	2030	2.000%	1.800%			
	2031	2.000%	1.900%			
	2032	2.000%	2.000%			
	2033	2.100%	2.100%			
	2034	2.150%	2.150%			
	2035	2.200%	2.200%			
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin				$5,057,843.85	$644,353.93	2.0004%
FHN FINANCIAL CAPITAL MARKETS New York City, New York				$5,029,210.90	$697,559.49	2.1716%

* Subsequent to bid opening the issue size was decreased to $4,905,000.
Adjusted Price - $4,946,483.95   Adjusted Net Interest Cost - $609,165.60   Adjusted TIC - 1.9024%

NAME OF BIDDER	MATURITY (April 1)	RATE	REOFFERING YIELD	PRICE	NET INTEREST COST	TRUE INTEREST RATE
BAIRD Milwaukee, Wisconsin				$4,986,488.50	$709,960.69	2.2295%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota				$4,991,866.10	$716,930.50	2.2476%

City of Greenfield, Wisconsin

$4,905,000 General Obligation Corporate Purpose Bonds, Series 2020A
Issue Summary
Dated: April 2, 2020 Winning Bidder: Bankers' Bank

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
04/01/2021	Serial Coupo	2.000%	1.250%	495,000.00	100.740%	-	-	-	498,663.00
04/01/2022	Serial Coupo	2.000%	1.300%	520,000.00	101.375%	-	-	-	527,150.00
04/01/2023	Serial Coupo	2.000%	1.350%	535,000.00	101.903%	-	-	-	545,181.05
04/01/2024	Serial Coupo	2.000%	1.400%	570,000.00	102.324%	-	-	-	583,246.80
04/01/2025	Serial Coupo	2.000%	1.500%	570,000.00	102.398%	-	-	-	583,668.60
04/01/2026	Serial Coupo	2.000%	1.550%	210,000.00	102.567%	-	-	-	215,390.70
04/01/2027	Serial Coupo	2.000%	1.600%	210,000.00	102.637%	-	-	-	215,537.70
04/01/2028	Serial Coupo	2.000%	1.700%	215,000.00	101.971% c	1.735%	04/01/2027	100.000%	219,237.65
04/01/2029	Serial Coupo	2.000%	1.750%	225,000.00	101.639% c	1.802%	04/01/2027	100.000%	228,687.75
04/01/2030	Serial Coupo	2.000%	1.800%	210,000.00	101.309% c	1.856%	04/01/2027	100.000%	212,748.90
04/01/2031	Serial Coupo	2.000%	1.900%	215,000.00	100.652% c	1.934%	04/01/2027	100.000%	216,401.80
04/01/2032	Serial Coupo	2.000%	2.000%	225,000.00	100.000%	-	-	-	225,000.00
04/01/2033	Serial Coupo	2.100%	2.100%	230,000.00	100.000%	-	-	-	230,000.00
04/01/2034	Serial Coupo	2.150%	2.150%	235,000.00	100.000%	-	-	-	235,000.00
04/01/2035	Serial Coupo	2.200%	2.200%	240,000.00	100.000%	-	-	-	240,000.00
Total	-	-	-	**$4,905,000.00**	- -	-	-	-	**$4,975,913.95**

Bid Information

Par Amount of Bonds	$4,905,000.00
Reoffering Premium or (Discount)	70,913.95
Gross Production	$4,975,913.95
Total Underwriter's Discount (0.600%)	$(29,430.00)
Bid (100.846%)	4,946,483.95
Total Purchase Price	$4,946,483.95
Bond Year Dollars	$31,776.38
Average Life	6.478 Years
Average Coupon	2.0475890%
Net Interest Cost (NIC)	1.9170393%
True Interest Cost (TIC)	1.9024334%

City of Greenfield, Wisconsin

$4,905,000 General Obligation Corporate Purpose Bonds, Series 2020A
Issue Summary
Dated: April 2, 2020 Winning Bidder: Bankers' Bank

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/02/2020	-	-	-	-	-
10/01/2020	-	-	49,305.80	49,305.80	-
12/01/2020	-	-	-	-	49,305.80
04/01/2021	495,000.00	2.000%	49,581.25	544,581.25	-
10/01/2021	-	-	44,631.25	44,631.25	-
12/01/2021	-	-	-	-	589,212.50
04/01/2022	520,000.00	2.000%	44,631.25	564,631.25	-
10/01/2022	-	-	39,431.25	39,431.25	-
12/01/2022	-	-	-	-	604,062.50
04/01/2023	535,000.00	2.000%	39,431.25	574,431.25	-
10/01/2023	-	-	34,081.25	34,081.25	-
12/01/2023	-	-	-	-	608,512.50
04/01/2024	570,000.00	2.000%	34,081.25	604,081.25	-
10/01/2024	-	-	28,381.25	28,381.25	-
12/01/2024	-	-	-	-	632,462.50
04/01/2025	570,000.00	2.000%	28,381.25	598,381.25	-
10/01/2025	-	-	22,681.25	22,681.25	-
12/01/2025	-	-	-	-	621,062.50
04/01/2026	210,000.00	2.000%	22,681.25	232,681.25	-
10/01/2026	-	-	20,581.25	20,581.25	-
12/01/2026	-	-	-	-	253,262.50
04/01/2027	210,000.00	2.000%	20,581.25	230,581.25	-
10/01/2027	-	-	18,481.25	18,481.25	-
12/01/2027	-	-	-	-	249,062.50
04/01/2028	215,000.00	2.000%	18,481.25	233,481.25	-
10/01/2028	-	-	16,331.25	16,331.25	-
12/01/2028	-	-	-	-	249,812.50
04/01/2029	225,000.00	2.000%	16,331.25	241,331.25	-
10/01/2029	-	-	14,081.25	14,081.25	-
12/01/2029	-	-	-	-	255,412.50
04/01/2030	210,000.00	2.000%	14,081.25	224,081.25	-
10/01/2030	-	-	11,981.25	11,981.25	-
12/01/2030	-	-	-	-	236,062.50
04/01/2031	215,000.00	2.000%	11,981.25	226,981.25	-
10/01/2031	-	-	9,831.25	9,831.25	-
12/01/2031	-	-	-	-	236,812.50
04/01/2032	225,000.00	2.000%	9,831.25	234,831.25	-
10/01/2032	-	-	7,581.25	7,581.25	-
12/01/2032	-	-	-	-	242,412.50
04/01/2033	230,000.00	2.100%	7,581.25	237,581.25	-
10/01/2033	-	-	5,166.25	5,166.25	-
12/01/2033	-	-	-	-	242,747.50
04/01/2034	235,000.00	2.150%	5,166.25	240,166.25	-
10/01/2034	-	-	2,640.00	2,640.00	-
12/01/2034	-	-	-	-	242,806.25
04/01/2035	240,000.00	2.200%	2,640.00	242,640.00	-
12/01/2035	-	-	-	-	242,640.00
Total	**$4,905,000.00**	**-**	**$650,649.55**	**$5,555,649.55**	**-**

Yield Statistics

Bond Year Dollars	$31,776.38
Average Life	6.478 Years
Average Coupon	2.0475890%
Net Interest Cost (NIC)	1.9170393%
True Interest Cost (TIC)	1.9024334%
Bond Yield for Arbitrage Purposes	1.7982647%
All Inclusive Cost (AIC)	2.0987478%

IRS Form 8038

Net Interest Cost	1.8045052%
Weighted Average Maturity	6.457 Years

Exhibit F

NOTICE OF REDEMPTION*

CITY OF GREENFIELD
MILWAUKEE COUNTY, WISCONSIN
$3,265,000 GENERAL OBLIGATION
REFUNDING BONDS, SERIES 2013B
DATED JUNE 27, 2013

NOTICE IS HEREBY GIVEN that the following maturities of the above-referenced issue have been called for prior payment on May 1, 2020 (the "Redemption Date"):

Maturity Date	Principal Amount	Interest Rate	Cusip Number
April 1, 2021	$300,000	2.500%	395226ZM8
April 1, 2022	325,000	3.000	395226ZN6
April 1, 2023	345,000	3.000	395226ZP1
April 1, 2024	370,000	3.000	395226ZQ9
April 1, 2025	375,000	3.000	395226ZR7

The Depository Trust Company, New York, New York, is the securities depository for said Bonds. Upon presentation and surrender of said Bonds the holders of said Bonds will be paid the principal amount of the Bonds plus accrued interest to the Redemption Date.

Said Bonds will cease to bear interest on May 1, 2020.

By Order of the City of Greenfield
Jennifer Goergen,
City Clerk

Dated March 17, 2020

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* To be sent to The Depository Trust Company, Call Notification Department, Muni Reorganization Manager, 711 Stewart Avenue, Garden City, New York 11530, the securities depository for the Bonds, not less than thirty (30) days nor more than sixty (60) days prior to the Redemption Date by registered or certified mail, or overnight express delivery.

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3740

A RESOLUTION DECLARING A PUBLIC HEALTH EMERGENCY
IN RESPONSE TO THE COVID-19 CORONAVIRUS

WHEREAS, COVID-19, a novel strain of the coronavirus, was detected in December, 2019, and has subsequently spread throughout numerous countries and the United States including Wisconsin; and

WHEREAS, international organizations, the federal, state, and local governments are all working together to contain COVID-19; and

WHEREAS, citing the World Health Organization's declaration of a Public Health Emergency of International Concern, and the United States Department of Health and Human Services declaration of a Public Health Emergency, the State of Wisconsin has declared a Public Health Emergency by Executive Order #72; and

WHEREAS, the City of Greenfield has been working to protect the community from the spread of this disease, and to prepare for the impacts it may have; and

WHEREAS, in order to protect the health and well-being of residents and visitors, the City of Greenfield must avail itself of all resources needed to respond to and contain the presence of COVID-19.

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

1. There does now exist within the City of Greenfield a public health emergency, as defined in Wis. Stat. § 323.02(16), that will Declare a Health Disaster 323.11 that will impair transportation, food or fuel supplies, medical care, fire, health or police protection, or other critical systems of the City.

2. During the existence of said local emergency, the powers, functions and duties of the emergency management organization of the City of Greenfield shall be those prescribed by state law, and by Greenfield ordinances and resolutions.

3. All City of Greenfield departments shall, as necessary and appropriate, work cooperatively with internal and external stakeholders and take all necessary and appropriate measures to prevent and respond to incidents of COVID-19 in the community.

4. The City of Greenfield Emergency Management Director shall implement the City's emergency management plan, coordinate the City's response to the existing emergency, and coordinate with County and State emergency management personnel as required by law.

5. Pursuant to Wis. Stat. § 323.11, this Health Emergency Declaration shall be in place for sixty (60) days from the signed date or until revoked or extended by Resolution.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 17th day of March, 2020.

APPROVED:

____
Michael J. Neitzke, Mayor

ATTEST:

____
Jennifer Goergen, City Clerk

RESOLUTION NO. 3741

SPECIAL USE PERMIT FOR LIGHTSPEED, A PROPOSED LIMITED-SERVICE RESTAURANT AND BAR VENUE (27 SOCIAL), TO BE LOCATED AT 4251 S. 27 ST., SUBMITTED BY JON MAJDOCH, D/B/A LIGHTSPEED ENTERTAINMENT, LLC. (TAX KEY NO. 576-9978-000)

WHEREAS, Jon Majdoch, d/b/a Lightspeed Entertainment, 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 a proposed limited-service restaurant and bar venue at 4251 S. 27 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on March 17, 2020, at 7:00 p.m. or soon thereafter, in the Common Council Chambers to consider the application; and,

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

1. The applicant, Jon Majdoch, d/b/a Lightspeed Entertainment, LLC, owns Lightspeed, located at 4251 S. 27 St., Greenfield, WI.

2. The property is owned by Majdoch Holdings LLC, 20711 Watertown Rd A-1, Waukesha, WI 53186.

3. Lightspeed occupies approximately 16,640 sq. ft. of the commercial building located at 4251 S. 27 St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northeast ¼ of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Northeast ¼ of Section 24; thence Northerly along the East line of said ¼ Section, 228 feet to a point, said point being the point of beginning of lands to be described; thence Westerly 530.70 feet to a point; thence Southerly 331.86 feet to a point; thence Easterly 530.87 feet to a point on the East line of said ¼ Section; thence Northerly along the East line of said ¼ Section, 104 feet to the point of beginning. Excepting therefrom the East 80 feet for public street purposes

Tax Key No. 576-9978-000

Said land being located at 4251 S. 27 St.

4. The applicant is proposing to establish a proposed limited-service restaurant and bar venue (27 Social) within the existing commercial building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits Limited-Service Restaurant & Drinking Places (Alcoholic Beverages) 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. 27 St. corridor that is developed for commercial uses. Properties to the north, south, and east are developed as commercial. Properties to the west are developed as institutional.

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 Jon Majdoch, d/b/a Lightspeed Entertainment, LLC, to establish a proposed limited-service restaurant and bar venue, to be located at 4251 S. 27 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 February 11, 2020 and by the Common Council on March 17, 2020. 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 Lightspeed will be 4:00pm – 11:00pm, Monday - Thursday; 4:00pm – 12:00am, Friday; 12:00pm – 12:00am, Saturday; 12:00pm – 10:00am, Sunday.

4. Off-Street Parking. The proposed restaurant and bar area requires twenty-two (22) off-street parking stalls. The remainder of the building for the "recreation center" use requires seventy-five (75) off-street parking stalls, for a total of ninety-seven (97) spaces for the entire building. Seventy-four (74) off-street parking stalls are to be provided on site. The Common Council may waive the parking shortage.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.

6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

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

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields 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 view by the existing fence/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.

____

Jon Majdoch, d/b/a Lightspeed Entertainment, LLC

Provided to applicant on the
______day of ____________, 2020

____

Community Development Manager

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 17th day of March, 2020.

APPROVED:

____

Michael J. Neitzke, Mayor

ATTEST:

____

Jennifer Goergen, City Clerk