

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON
TUESDAY, JUNE 15, 2021

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 pm

Present: Alderpersons Denise Collins, Bruce Bailey, Pamela Akers, Karl Kastner, Shirley Saryan

Also present: Brian Sajdak, City Attorney; Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Kristi Porter, Community Development Director; Scott Jaquish, Park & Recreation Director

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the May 18, 2021 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke said Mr. Lincoln Burmeister, Store Director at Festival foods on 27th St, donated \$15K to Greenfield's July 4th Fireworks and thanked Festival Foods for their generosity.

Mayor Neitzke thanked everyone who volunteered for Dan Jansen Fest and said the event was extremely well-attended. Tips that were generated at Dan Jansen Fest went to the Parks and Recreation Department.

Mayor Neitzke introduced Mr. Scott Jaquish, director of Parks and Recreation. Mr. Jaquish said the 4th of July kicks off on Sunday, July 4 with the parade at 12:15PM on 60th and Layton Ave to Konkell Park, which is approximately one mile in length. Following the parade, the opening ceremony is at the AMP. The fireworks display is at 9:45 PM, which is enhanced with a generous donation from Festival Foods.

Mr. Burmeister was present to present the City with the donation and thanked the City and the Community for the warm welcome.

Mayor Neitzke continued that the AMP will have concert series on Tuesdays, Thursday trivia, food trucks on Fridays, and Movies in the Park thanks to sponsors, Meijer, Kaupr, WaterStone Bank, and TruStone Financial.

F. Aldermanic Reports

Alderperson Bailey said the Tree Commission report will be in writing. They will be discussing the grant money they received for trees at that meeting.

G. Announcements

None.

H. Citizen Commentary

Mr. Gary Sima, owner of Bunks & Beds on 2161 W. Layton Ave, which is next door to Harley Davidson on Layton Ave, said that they were just informed Harley is getting a permit to close the street on Labor Day weekend and that is the busiest weekend of their year. They would have no access to the building that weekend if the street is closed. He wanted to know how to get customers into their store if the street is closed.

Mr. Jeff Katz, director of Neighborhood Services, said it's an item on the agenda tonight. This discussion relates to agenda item K.12.

Mr. Sima said he would like to fix this problem and work toward a solution. He had worked with the former Police Chief in the past to achieve a reasonable solution in the past. He doesn't want to be closed for 6 days on the busiest weekend.

Mayor Neitzke said Police chief will work with him to get something worked out for him.

Mr. Randall Heule, 4335 W Morgan Ave., spoke in regards to a claim under agenda item K40.b.

I. Public Hearings

1. Public Hearing on a Special Use Permit for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009) (PC-5/11/21 Kastner)

Mayor Neitzke opened the public hearing at 7:25pm.

Ms. Kristi Porter, Community Development Manager, presented the details of the proposal. Oak Hill Massage would be in the former Pier One building. They are leasing a small suite, about 150 sq. ft. She explained their hours, the services they would be offering, parking plan, and the footprint for the new suites going into the space. Plan Commission recommended approval at its May meeting and no letters of objection have been received to date, she said.

No one was present to speak.

Motion by Alderperson Kastner, seconded by Alderperson Akers to close the public hearing. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009) (PC-5/11/21 Kastner)

Motion by Alderperson Kastner to adopt Resolution No. 3807, seconded by Alderperson Akers to approve agenda items I.1.a and I.1.b. [resolution at end of minutes]. Motion carried unanimously.

- b. Approve a Site Review for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009) (PC-5/11/21 Kastner)
Approved under agenda item I1.a.

J. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. One member to the Tree Commission for a term to expire 5/1/2023 (formerly Sandra Carney)
Mayor Neitzke appointed Andrew Drzeieck as a regular member to the Tree Commission.

Motion to confirm by Alderperson Bailey, seconded by Alderperson Akers to confirm appointment. Motion carried unanimously.

K. New Business

1. Letter of resignation received from Richard Kasza on the Board of Public Works. (Goergen)

Mayor Neitzke said he received a resignation letter from Richard Kasza as he is moving. Mayor Neitzke asked that a certificate be sent to Mr. Kasza in appreciation for his years of service.

2. Letter of resignation received from Christine Hallen on the Plan Commission. (Goergen)

Mayor Neitzke said he received a resignation letter from Christine Hallen as she is moving. Mayor Neitzke asked that a certificate be sent to Ms. Hallen in appreciation for her years of service.

3. Appointments to various committees and commissions:

a. Mayor appointments:

- i. One member to the Plan Commission for a term to expire 5/1/2023 (formerly Christine Hallen)
Mayor Neitzke expressed that there are 3 people interested but he would like to meet them first. Needs to be placed on the **Next Agenda.**

- b. Mayor appointments, confirmed by Council:

- i. Three members to the Public Library Board for a term to expire 7/1/2024 (currently Robin Bruhn, Richard L'Amie, Creston Flemming)
Mayor Neitzke reappointed Robin Bruhn, Richard L'Amie, and Creston Flemming as members to the Public Library Board.

Motion by Alderperson Saryan, seconded by Alderperson Collins to confirm appointment. Motion carried unanimously.

- ii. One member to the Public Library Board for a term to expire 7/1/2024 (currently Sue DeWitt, who was recommended by the Greenfield S.D.)
Mayor Neitzke reappointed Sue DeWitt as a member on the Public Library Board.

Motion by Alderperson Saryan, seconded by Alderperson Collins to confirm appointment. Motion carried unanimously.

- iii. One member to the Board of Health for a term to expire 6/1/2022 (formerly Allen Owen)
Needs to be placed on the **Next Agenda.**

- iv. One alternate member to the Tree Commission for a term to expire 5/1/2022 (currently Andrew Drzewiecki)
Mayor Neitzke appointed Chloe Selkirt as an alternate member on the Tree Commission.

Motion by Alderperson Bailey, seconded by Alderperson Kastner to confirm appointment. Motion carried unanimously.

c. Council appointments:

- i. One member to the Board of Public Works for a term to expire 5/1/2022 (formerly Richard Kasza)
Needs to be placed on **Next Agenda.**

- 4. Resolution to disallow claim received from Atty. Robert Erdmann on behalf of Laurence Sakar. (Goergen)
Attorney Brian Sajdak said we received an amended complaint today. Needs to be placed on **Next Agenda.**

Attorney Sajdak said the actual notice of claim is still within our time period to respond.

- 5. Resolution allowing the claim received from Linda Vopal. (Goergen)
Motion by Alderperson Akers to adopt Resolution No. 3808, seconded by Alderperson Kastner to approve claim and award amount of \$277.25 [resolution at end of minutes]. Motion carried unanimously.

6. Applications for original and renewal Operator licenses to expire 6/30/2022.
Motion by Alderperson Bailey, seconded by Alderperson Kastner to approve. Motion carried unanimously.
7. Applications for Amusement licenses to expire July 31, 2022.
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve. Motion carried unanimously.
8. Application for 2021-2022 "Class B" liquor license for 4900 76th Co., A Wisconsin Corporation, Elizabeth Aldrich, Agent, for the property at 4900 S 76h St (Honey Berry Pancakes & Cafe), the premises is a freestanding building containing 5,500 SF, customers have access to the dining room, bar and two restrooms. Staff have access to the back of the house which includes a kitchen, walk-in cooler/freezer and storage areas/rooms. The manager's office is locked and access is limited to management only. BWL is prepared at the bar, served to customers at their tables and stored in the back of house. (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Kastner to approve. Motion carried unanimously.
9. Application for a Temporary Class "B" Retailer's License (beer & wine) received from Greenfield Professional Fire Fighters Benevolence & Charities, to be held at 7215 W Cold Spring Rd, for the Charitable Beer & Wine Tasting on September 25, 2021 from 6:00 - 11:00 pm. (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.
10. Laveers, Marc Lovora, Agt., requests an extension of the licensed premises of their Combination "Class B" Liquor License to add "the west side of the building for a smoking lounge/patio" at 5105 W Cold Spring Rd. (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Kastner to approve.

Under discussion, Alderperson Akers asked about music being played at the proposed patio. Alderperson Kastner brought it up at Planning Commission and said that music has to be at a very low level.

Mr. Marc Lovora, Agent at Laveers, said that there will not be any music.

Motion carried unanimously.
11. Approve a change of agent from Megan Pavlik to Mary Lou Gilmore, 509 Morningside St., Elkhorn, WI for the 2020-2021 and 2021-2022 "Class A" beer license held by Walgreens #04827, 4688 S. 108th St. (Goergen)
Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. Motion carried unanimously.
12. Discussion and decision to approve an application by the City for a Milwaukee County Department of Transportation Special Event permit, on behalf of the House of Harley

for their Labor Day event, August 31 – September 7, 2021. (Katz)

Mr. Gary Sima, owner of Bunks & Beds on 2161 W. Layton Ave., spoke during Citizen Commentary (agenda item H.).

Mayor Neitzke summarized that the Police Department worked with Mr. Sima previously to come up with a solution for his business during the road closure. Ms. Kristi Porter, Community Development Manager, will reach out to Mark at Harley to work with the Police Department and Bunks and Beds to come up with a workable solution.

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

Under discussion, Alderperson Akers asked if both lanes will be shut down and how that would affect the entrance to her subdivision. Mr. Jeff Katz, director of Department of Neighborhood Services, answered yes, that both lanes would be closed.

Mayor Neitzke said that the Police Department and Fire Department did ensure that there is emergency access. House Of Harley has typically provided security to prevent people from getting into the neighborhood and preventing people cutting through parking lots. Previously, they have tried shutting one side road down but was unsafe so the Police Department said that shutting the whole road down would be safer.

Mayor Neitzke said Tuesday 8/31 through Monday 9/6 is the event. Another concern would be school starting, and typically a lot of parking is at the school. By Tuesday the road is usually open. Saturday and Sunday are usually the busiest days. Ms. Porter said the OSE will come forward at a future date but the event starts at 9am on Tuesday, 8/31.

Mayor Neitzke said the Police Department, the Fire Department, and Department Public Works sit down go through it and figure out the plan, and it's best to leave it in their hands.

On a roll call vote, the motion was approved 3-2 with Alderperson Bailey and Alderperson Akers opposed. Those in favor were Alderperson Collins, Alderperson Kastner, and Alderperson Saryan.

13. Discussion and decision to award a contract for the project 2114 Tree Planting Program to Dan Larsen Landscaping in the amount of \$ 149,900.00. (Katz- BPW 05/25/21)

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

14. Discussion and decision to approve an agreement allowing construction of a private fence in a permanent City drainage easement in the side yard of Nicholas and Amber

Marasco, 4810 W Edgerton Ave. (Katz- BPW 05/25/21)

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

15. Discussion and decision to accept a grant from the Milwaukee Metropolitan Sewerage District to fund the planting of Street Trees. (Katz- BPW 052521)

Motion by Alderperson Bailey, seconded by Alderperson Collins to approve with precondition of awarding the contract. On a roll call vote, motion carried unanimously.

16. Discussion and decision to approve a Tree Maintenance Covenant with Milwaukee Metropolitan Sewerage Commission. (Katz- BPW 052521)

Motion by Alderperson Bailey, seconded by Alderperson Collins to approve as part of the grant condition. On a roll call vote, motion carried unanimously.

17. Discussion and decision to approve the Pavement Improvement Plan 2021 Update. (Katz -BPW 052521)

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

18. Discussion and decision to adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2020 Compliance Maintenance Annual Report (CMAR). (Katz- BPW 052521)

Motion by Alderperson Kastner to adopt Resolution No. 3809, seconded by Alderperson Akers to approve [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

19. Approve a Certified Survey Map for proposed recombination of three parcels located at 5204 W. Allerton Ave., 5224 W. Allerton Ave., and 44** S. 52 St., submitted by Steven Jackson and Kim Grauze. (Tax Key Nos. 602-0164-000, 602-0163-000, and 602-0168-000) (PC-6/08/21 Kastner)

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

20. Approve Landscaping Plans for My Salon Suites, an existing business located at 5170 S 76 St., submitted by John Weiss d/b/a/ My Salon Suites. (Tax Key No. 650-8998-009) (PC-06/08/21 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve agenda items K20-K25. On a roll call vote, motion carried unanimously.

21. Approve a Special Use Review and Site Plan Review for Fire Smoke Shop, a proposed tobacco store, to be located within the existing multi-tenant commercial building at 4267 W. Layton Ave., submitted by Anas Hammad, d/b/a AAO Enterprises. (Tax Key No. 621-9957-001) (PC-6/08/21 Kastner)

Approved under agenda item K20.

- a. Approve the Resolution for a Special Use Review for Fire Smoke Shop, a proposed tobacco store, to be located at 4267 W. Layton Ave., submitted by

Anas Hammad, d/b/a AAO Enterprises. (Tax Key No. 621-9957-001) (Porter)
Approved Resolution No. 3810 under agenda item K20 [resolution at end of minutes].

22. Approve Site and Architectural Plans for a patio addition to Laveers, an existing business located at 5105 W. Cold Spring Rd., submitted by Carlo LoCicero d/b/a LHI Contracting Services, LLC, and Marc Lovora, d/b/a Laveers. (Tax Key No. 602-9999-001) (PC-6/08/21 Kastner)
Approved under agenda item K20.
23. Approve a Special Use Review and Site Plan Review for Munro's Auto Service, Inc., an auto repair facility to be located at 4935 W. Loomis Rd., submitted by Scott Munro, d/b/a Munro's Auto Service, Inc. and Ralph Augustino (Tax Key No. 620-9951-001) (PC-6/08/21 Kastner)
Approved under agenda item K20.
24. Approve a Special Use Review and Site Plan Review for Gracious Gifts CDC, a proposed child day care provider to be located within the existing multi-tenant commercial building at 4161 S. 76 St., submitted by Robert Jackson, d/b/a Gracious Gifts Child Development (Tax Key No. 570-8960-001) (PC-6/08/21 Kastner)
Approved under agenda item K20.
25. Approve Site, Landscaping and Architectural Plans for The Lokal at 84South, a brewery and coffee shop, to be located at 8415 W. Sura Ln., submitted by Audry Grill, d/b/a RINKA, Inc., and Scott Yauck, d/b/a 84 South Restaurants, LLC. (Tax Key No. 606-0053-008) (PC-6/08/21 Kastner)
Approved under agenda item K20.
26. Approve an Outdoor Special Event application for the House of Harley Freedom Music Series event, to be located at 6221 W. Layton Ave., July 10, 2021. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), Food, and Commercial building, electrical and plumbing. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.* (Porter)
Motion by Alderperson Saryan, seconded by Alderperson Kastner to approve agenda items K26-K28. On a roll call vote, motion carried 3-2 with Alderperson Bailey and Alderperson Akers opposed. Those in favor were Alderperson Collins, Alderperson Kastner, and Alderperson Saryan.
27. Approve an Outdoor Special Event application for the House of Harley Freedom Music Series event, to be located at 6221 W. Layton Ave., July 24, 2021. Application includes the following combination of licenses/permits: 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.* (Porter)
Approved under agenda item K26.

28. Approve an Outdoor Special Event application for the House of Harley Freedom Music Series event, to be located at 6221 W. Layton Ave., July 31, 2021. Application includes the following combination of licenses/permits: 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.*

(Porter)

Approved under agenda item K26.

29. Approve an Outdoor Special Event application for Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, located at 7825 W. Layton Ave., July 18, 2021. Application includes the following combination of licenses/permits: OSE, Extension of Premises, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, Food, and Commercial Building/Electrical/Plumbing. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.* (Porter)

Motion by Alderperson Akers, seconded by Alderperson Collins to approve and waive fees. On a roll call vote, motion carried unanimously.

30. Approve the Resolution for a Special Use Review for Honey Berry, a proposed restaurant, to be located at 4900 S. 76 St., submitted by Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001) (Porter)

Motion by Alderperson Collins to adopt Resolution No. 3811, seconded by Alderperson Kastner to approve [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

31. Discussion/decision regarding customer service agreement for document destruction services for one time community shred event (S. Jaquish)

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

The shredding event is Sept. 25th.

32. Approval and acceptance of the City of Greenfield 2020 Financial Statements and Independent Auditor's Report and Baker Tilly US, LLP reporting and insights from the 2020 audit (6/9/21 F&HR S. Saryan)

Motion by Alderperson Saryan, seconded by Alderperson Collins to approve agenda items K32-K39 as presented. On a roll call vote, motion carried unanimously.

33. Approve increasing the 2021 budget by \$40,000 for the purchase of a new Hydro Excavator Sewer Jet. (6/9/21 F&HR S. Saryan)

Approved under agenda item K32.

34. Approve creating job description for Non-CDL Laborer, setting salary, recruiting and hiring within the Division of Public Works (6/9/21 F&HR S. Saryan)

Approved under agenda item K32.

35. Approve signing a 60 month lease for a new mailing system (mailing/postage

- machine). (6/9/21 F&HR S. Saryan)
Approved under agenda item K32.
36. Approve agreement between the West Allis Health Department WIC Program and the Greenfield Health Department (6/9/21 F&HR S. Saryan)
Approved under agenda item K32.
37. Approval of schedules of disbursements in the amount of \$12,304,774.86 (6/9/21 F&HR S. Saryan)
Approved under agenda item K32.
38. Approval of mileage reimbursements in the amount of \$712.18 (6/9/21 F&HR S. Saryan)
Approved under agenda item K32.
39. Approval of April 2021 Investments and reinvestments (6/9/21 F&HR S. Saryan)
Approved under agenda item K32.
40. Motion by Alderperson Akers, seconded by Alderperson Collins to go into closed session at 8:10PM pursuant to Wis. Stat. § 19.85 (1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved:
- a. Sewer Overflow Claim of John & Sara Blandino, 3584 S. 47th St.
 - b. Sewer Overflow Claim of Randall Heule, 4335 W. Morgan Ave
 - c. Sewer Overflow Claim of Craig & Sonia Moore, 4640 W. St. Francis Ave
 - d. Sewer Overflow Claim of Thomas & Pamela Tarczewski, 3572 S. 47th St.
 - e. Sewer Overflow Claim of Jessica Mendoza, 3605 S. 46th Pl
 - f. Sewer Overflow Claim of Eric Arenz & Jessica Turtenwald Arenz, 3562 S. 44th St.
- and for agenda item K41.
41. Common Council to remain in closed session pursuant to Wis. Stat. § 19.85 (1) (b) & (f), considering licensure, social or personal history, or medical information, for purpose of issuing a 2021-2022 operator license to the following:
- a. Kristin E. Brown
- On a roll call vote, motion carried unanimously.
42. Adjourn closed session and reconvene into open session.
Motion by Alderperson Akers, seconded by Alderperson Collins to adjourn the closed session and reconvene into open session at 8:41PM. Motion carried unanimously.
43. Decision re: Sewer Overflow Claim of John & Sarah Blandino, 3584 S 47th St
Motion by Alderperson Collins, seconded by Alderperson Bailey to be referred to the City Attorney to negotiate a settlement for agenda items K43-K48. Motion carried unanimously.
44. Decision re: Sewer Overflow Claim of Randall Heule, 4335 W Morgan Ave.

Referred to City Attorney under agenda item K43.

45. Decision re: Sewer Overflow Claim of Craig & Sonia Moore, 4640 W St. Francis Ave.

Referred to City Attorney under agenda item K43.

46. Decision re: Sewer Overflow Claim of Thomas & Pamela Tarczewski, 3572 S 47th St.

Referred to City Attorney under agenda item K43.

47. Decision re: Sewer Overflow Claim of Jessica Mendoza, 3605 S 46th Pl.

Referred to City Attorney under agenda item K43.

48. Decision re: Sewer Overflow Claim of Eric Arenz & Jessica Turtenwald Arenz, 3562 S. 44th St.

Referred to City Attorney under agenda item K43.

49. Decision re: issuance of a 2021-2022 operator's license to Kristin E. Brown

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

L. Items for future agenda

Mayor Neitzke commented that on June 29th, there is a Special Common Council meeting and that the budget going into next year is coming up.

M. Adjourn

Motion by Alderperson Bailey, seconded by Alderperson Kastner to adjourn at 8:48PM.

Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Clerk Specialist

Distributed: 06/25/2021

COPY

RESOLUTION NO. 3807

Special Use Permit for Oak Hill Massage, a proposed massage therapy business, to be located at 5170 S 76 St., submitted by Jacob Starkweather, d/b/a Oak Hill Massage. (Tax Key No. 650-8998-009)

WHEREAS, Jacob Starkweather, d/b/a Oak Hill Massage, 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 massage therapy business at 5170 S 76 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 15, 2021, 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, Jacob Starkweather, d/b/a Oak Hill Massage, resides at 1515 Camdon Ct Unit D, Waukesha, WI 53186.
2. The applicant will lease a portion of the multi-tenant commercial building owned by BR Of Wisconsin LLC, PO Box 13125, Milwaukee, WI 53213-0125.
3. Oak Hill Massage will occupy approximately 148 sq. ft. of the multi-tenant commercial building located at 5170 S 76 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 76 St.

4. The applicant is proposing to establish a massage therapy 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 Offices of All Other Misc. Health Practitioners (massage therapists) 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. 76 St. 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 Jacob Starkweather, d/b/a Oak Hill Massage, to establish a massage therapy business, to be located at 5170 S. 76 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 May 11, 2021 and by the Common Council on June 15, 2021. 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 Oak Hill Massage will be 7:00am – 9:00pm, daily.
4. Off-Street Parking. The proposed massage therapy business tenant spaces requires three (3) off-street parking spaces. Remaining tenant spaces require 101 off-street parking spaces for a total of 104 off-street parking stalls required for the entire building under the category of “Beauty Parlors, Salons, or Barber Shops.” Forty-seven (47) 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.

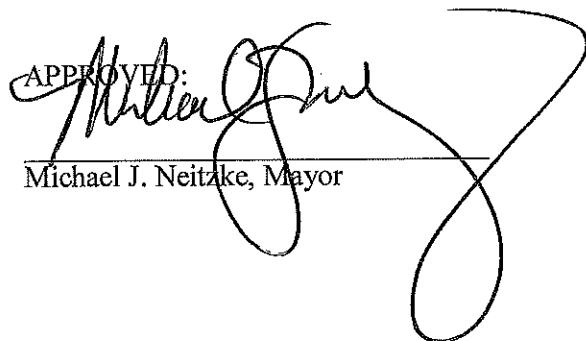
Jacob Starkweather, d/b/a Oak Hill Massage

Brian Riordan , BR Of Wisconsin LLC

Provided to applicant on the
_____ day of _____, 2021

Community Development Manager

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th
day of June, 2021.

APPROVED: 

Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3808

A RESOLUTION ALLOWING THE CLAIM
OF LINDA VOPAL RELATING TO AUTOMOBILE DAMAGE

WHEREAS, Linda Vopal submitted a claim to the City on March 25, 2021 in which she alleged certain damage to her automobile resulting from a City snowplow striking her parked vehicle; and

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommended that the Common Council allow the claim; and

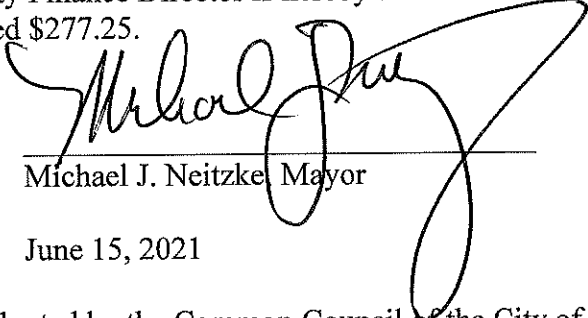
WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees; and

WHEREAS, after hearing from the claimant and considering the facts and circumstances of the claim, the Common Council desires to pay the amount of the actual loss;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the claim of Linda Vopal dated March 23, 2021 and filed with the City on March 25, 2021 relating to alleged damage to her automobile is hereby allowed in an amount not to exceed \$277.25.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim in an amount not to exceed \$277.25.

Approved:



Michael J. Neitzke, Mayor

Date Approved: June 15, 2021

This is to certify that the foregoing resolution as adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 15th day of June, 2021.



Jennifer Goergen, City Clerk

RESOLUTION NO. 3809

RESOLUTION VERIFYING REVIEW AND AUTHORIZING SUBMITTAL OF THE
2020 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
COMPLIANCE MAINTENANCE ANNUAL REPORT (CMAR),
GREENFIELD PROJECT NUMBER 2021 #2

WHEREAS, Public sanitary sewer collection is a basic responsibility of local, county and state governments; and

WHEREAS, It is the responsibility of local, county and state governments to properly operate and manage wastewater collection systems so as to protect public safety and health; and

WHEREAS, Proper inspection, rehabilitation, and operation and maintenance of the sanitary sewer collection system would promote cost-effective performance of the system over its design life; and

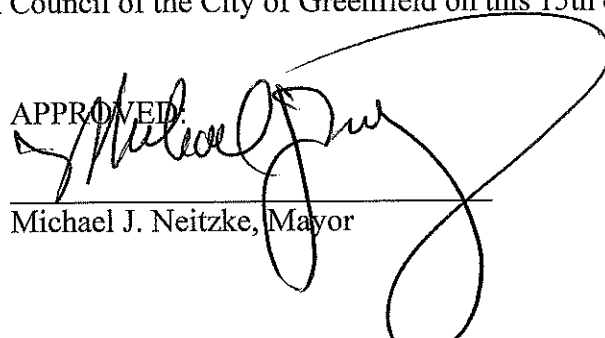
WHEREAS, Revisions to Chapter NR 208, Wisconsin Administrative Code became effective January 2006 requiring permitted wastewater collection systems to submit a Compliance Maintenance Annual Report (CMAR) with a resolution verifying Common Council review, statement of corrective actions if necessary and authorization of submittal.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Greenfield hereby verifies its review and authorizes the submittal of the 2020 Compliance Maintenance Annual Report (CMAR) for the City of Greenfield.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Wisconsin Department of Natural Resources (DNR).

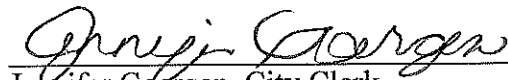
PASSED AND ADOPTED by the Common Council of the City of Greenfield on this 15th day of June, 2021.

APPROVED:



Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

COPY

RESOLUTION NO. 3810

Special Use Review for Fire Smoke Shop, a proposed tobacco store, to be located at 4267 W. Layton Ave., submitted by Anas Hammad, d/b/a AAO Enterprises. (Tax Key No. 621-9957-001)

WHEREAS, Anas Hammad, d/b/a AAO Enterprises, 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 tobacco store at 4267 W. Layton Ave.; and,

WHEREAS, the Plan Commission, at its June 8, 2021 meeting, recommended approval of a Special Use Review for Fire Smoke Shop, who is proposing new occupancy of an existing tobacco store, without a public hearing; and,

WHEREAS, Fire Smoke Shop is requesting hours of operation modifications different than the last tenant and the Plan Commission deemed that the request did not merit a public hearing; and,

WHEREAS, the Common Council, having carefully considered the Plan Commission's review and recommendation, and the following pertinent facts noted:

1. The applicant, Anas Hammad, d/b/a AAO Enterprises, resides at 2105 W. Edgerton Ave., Milwaukee, WI 53221.
2. The applicant will lease a portion of the multi-tenant commercial building owned by Cam's Real Estate Company, Inc., 4275 W Layton Ave., Greenfield, WI 53221.
3. Fire Smoke Shop will occupy approximately 1,200 sq. ft. of the multi-tenant commercial building located at 4267 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 7392, being a part of the Northwest ¼ Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 621-9957-001

Said land being located at 4267 W. Layton Ave.

4. The applicant is proposing to establish a tobacco store 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 Tobacco Stores 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 and west are developed as commercial.

Properties to the south are developed as commercial and residential. Properties to the east 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 Anas Hammad, d/b/a AAO Enterprises, to establish a tobacco store, to be located at 4267 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 June 8, 2021 and by the Common Council on June 15, 2021. 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 Fire Smoke Shop will be 9:00am – 8:00pm, Monday - Saturday; 10:00am – 7:00pm, Sunday.
4. Off-Street Parking. The proposed tobacco store tenant spaces requires six (6) off-street parking spaces. Remaining tenant spaces require twenty-six (26) off-street parking spaces for a total of thirty-eight (38) off-street parking stalls required for the entire building under the category of “Miscellaneous retail stores.” Thirty-eight (38) off-street parking stalls are to be provided on site.
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.

Anas Hammad, d/b/a AAO Enterprises

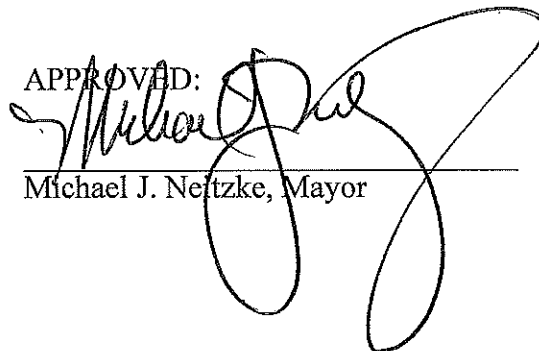
Brian Campbell, Cam's Real Estate Company, Inc.

Provided to applicant on the
_____ day of _____, 2021

Community Development Manager

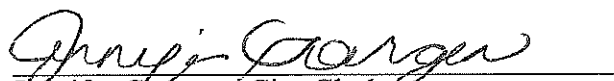
PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th day of June, 2021.

APPROVED:



Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

RESOLUTION NO. 3811

Special Use Review for Honey Berry, a proposed restaurant, to be located at 4900 S. 76 St., submitted by Matt Ahmeti, d/b/a We Eat Hospitality Group. (Tax Key No. 617-9977-001)

WHEREAS, Matt Ahmeti, d/b/a We Eat Hospitality Group, 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 restaurant at 4900 S. 76 St.; and,

WHEREAS, the Plan Commission, at its May 11, 2021 meeting, recommended approval of a Special Use Review for Honey Berry, who is proposing to occupy an existing restaurant building, without a public hearing, as the building has been vacant less than one (1) year; and,

WHEREAS, Honey Berry is requesting hours of operation modifications different than the last tenant and the Plan Commission deemed that the request did not merit a public hearing; and,

WHEREAS, the Common Council, having carefully considered the Plan Commission's review and recommendation, and the following pertinent facts noted:

1. The mailing address for the applicant, Matt Ahmeti, d/b/a We Eat Hospitality Group, is 394 E. Irving Park Rd., Roselle, IL 60172.

2. The property is owned by Musca Properties LLC, 4700 Rockside Rd Suite 603, Independence, OH 44131.

3. Honey Berry will occupy approximately 5,300 sq. ft. of the commercial building located at 4900 S. 76 St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel A of Certified Survey Map No. 2873, being a part of the Northwest ¼ Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 617-9977-001

Said land being located at 4900 S. 76 St.

4. The applicant is proposing to establish a full-service restaurant within the existing commercial building.

5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits Full-Service Restaurants 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. 76 St. 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 Matt Ahmeti, d/b/a We Eat Hospitality Group, to establish a full-service restaurant, to be located at 4900 S. 76 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 May 11, 2021 and by the Common Council on May 18, 2021 and June 15, 2021. 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 Honey Berry will be Monday – Friday, 7:00am – 2:30pm; Saturday – Sunday, 7:00am – 3:00pm.
4. Off-Street Parking. The proposed restaurant requires eighty (80) off-street parking spaces. Seventy-three (73) 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 (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 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.

Matt Ahmeti, d/b/a We Eat Hospitality Group

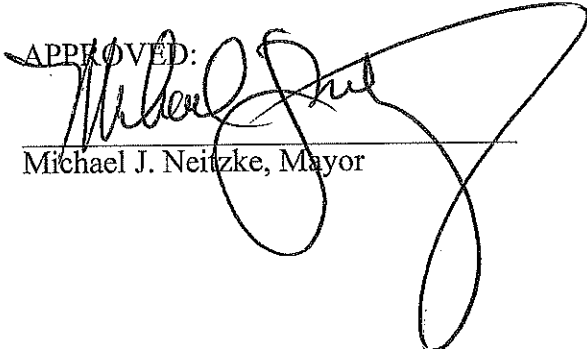
Joseph M. Musca, Musca Properties LLC

Provided to applicant on the
_____ day of _____, 2021

Community Development Manager

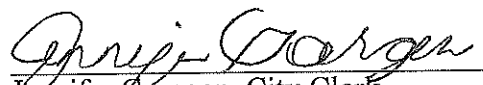
PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 15th
day of June, 2021.

APPROVED:



Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

06/10/2021

OPERATOR'S ORIGINAL

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Alexander Ryan Lawson	8555 W Waterford AVE 6	Greenfield, WI 53228
Alexandra Grace Lindemann	4067 S 35th ST Apt #2	Greenfield, WI 53221
Andrea Linn Wirta	485 W Puetz RD # 2	Oak Creek, WI 53154
April D McDaniels	2401 W Howard AVE Apt #1	Milwaukee, WI 53221
Cherelle LaReese Downey	3415 N 11th ST	Milwaukee, WI 53206
Denise Ann Kasulke	5105 W Jerelyn PL	Milwaukee, WI 53219
Douglas William Smith	W247N7848 Jean Ct	Sussex, WI 53089
Jane Kernats	W224 S7685 Alma LN	Big Bend, WI 53103
Jonah Owen Wilke	3676 E Wanda AVE	Cudahy, WI 53110
Kaylee Marie Lazarski	8755 S 84th ST	Franklin, WI 53132
Melissa Rose McNeal	8720 S Woodcreek DR Apt 1	Oak Creek, WI 53154
Michael Joseph Weiss	3218 Caledonia ST	Racine, WI 53402
Pamela Villanueva	824 S 20th ST	Milwaukee, WI 53204
Rayon Raymond Bartley	6367 S 35th ST Apt 84	Franklin, WI 53132
Ronald John Heser	12665 W Beloit RD #210	New Berlin, WI 53151
Sam Robert Valenti	1760 Washington AVE	Cedarburg, WI 53012
Stephanie Ann Seefeldt	904 S 98th ST	West Allis, WI 53214
Tami Marie Ryan	209A N Musquequak St	Burlington, WI 53105
Taylor Alexis Compiseno	5000 S Greenbrook TER Apt 7304	Greenfield, WI 53220

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

06/10/2021

OPERATOR'S RENEWALS

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Alexandrea Elaine McNutt	5036 S 92nd ST Unit 1	Greenfield, WI 53228
Angela Michelle Gruchalski Dex	4386 W Forest Hill AVE	Franklin, WI 53132
Babubhal P. Patel	8505 W Euclid AVE	Milwaukee, WI 53227
Carly Mae Sciano	5716 S 42nd ST	Greenfield, WI 53221
Christine Lynn Muchowicz	7024 Douglas AVE	Racine, WI 53402
Elizabeth Joy Faxon	1207 Vine ST	Union Grove, WI 53182
Jazmyn Arce	2420 S 14th ST	Milwaukee, WI 53215
Julie Ann Rohde	1173 Riverbend DR	Hartford, WI 53027
Nevada Addie Medrow	724 S 38th ST	Milwaukee, WI 53215
Robin Kay Hellerud	1342 N 44th ST	Milwaukee, WI 53208
Susan Marie Skoczynski	4171 S 54th ST	Milwaukee, WI 53220
Troy David Calvert	4251 N 86th ST	Milwaukee, WI 53222
Tyler Lee Chambers	3170 S Brust AVE 104	Milwaukee, WI 53207
