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## COMMON COUNCIL MEETING AGENDA

Tuesday, November 1, 2022 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the October 18, 2022 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
  - 1. Public Hearing on a Special Use Permit for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC. (Tax Key No. 617-9975-024) (PC-9/13/22 Kastner)
    - a. Approve a Resolution for a Special Use Permit for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC. (Tax Key No. 617-9975-024) (PC-9/13/22 Kastner)
    - b. Approve a Site Plan Review for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC. (Tax Key No. 617-9975-024) (PC-9/13/22 Kastner)
  - 2. Public Hearing on a Special Use Permit for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007) (PC-9/13/22 Kastner)
    - a. Approve a Resolution for a Special Use Permit for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007) (PC-9/13/22 Kastner)
    - b. Approve Site, Landscaping and Architectural Plans for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007) (PC-9/13/22 Kastner)
  - 3. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-4 Regional Business District to PUD Planned Unit Development District (PUD #4). (Tax Key No. 571-8984-009) (PC-9/13/22 Kastner)
    - a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4200 S. 76 St. from C-4 Regional Business District to PUD Planned Unit Development

4. Public hearing on the proposed 2023 Budget.
  - a. Decision regarding 2023 budget and adoption of a resolution levying property taxes.

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 5/1/2026 (formerly James Jaworowicz)
    - ii. One alternate member to the Tree Commission for a term to expire 5-1-24 (formerly Chloe Selkirt)

K. New Business

1. Approve applications for 2022-2023 operator licenses (Goergen)
2. Approve application for 2022-2023 Combination "Class B" fermented malt beverage and liquor license for KHP LLC, Bryan Pham, Agent, for the property at 4902 S. 74 St. (Kpot Korean BBQ & Hot Pot), this is a full service restaurant where alcoholic beverages will be sold to legal drinking customers, alcohol beverages will be stored in designated area: liquor room behind bar, bar refrigerators, and walk in coolers in the back of the kitchen. Alcohol beverage records will be maintained and kept in the liquor room locates behind the bar located at 4902 S 74th St (Goergen)
3. Discussion and Decision Regarding Grant Award from the National Association of County and City Health Officials (NACCHO) Health Equity and Mentorship Program. (Gorecki)
4. Discussion and Decision to approve MOU between the GF HD and the Salvation Army to rent space for Community Conversation Event on Nov. 7, 2022 (Gorecki)
5. Approve the 2023 Special Assessment Rate Schedule. (BPW- 10/25/22 Bailey)
6. Adopt an ordinance establishing the 2023 Service Charges for the Collection of Garbage, Refuse, Yard Wastes and Recycling Services. (BPW- 10/25/22 Bailey)
7. Adopt a resolution to approve a relocation order for the purchase of right of way for a new section of sidewalk on South 43rd Street. (Katz)
8. Resolution approving a First Amendment to the Development Agreement by and between the City of Greenfield and Cobalt Loomis, LLC ("Developer"), for multi-family development within the area known as Loomis Crossing. (Porter)
9. Resolution approving a Second Amendment to the Development Agreement by and between the City of Greenfield and Cobalt Loomis, LLC ("Developer"), for office building development within the area known as Loomis Crossing. (Porter)
10. Resolution approving a Fifth Amendment to the Development Agreement by and between the City of Greenfield, Greenfield Development Partners, Inc. and Greenfield Development Partners Holdings, LLC (collectively, "Developer"), for development of remaining land and expanded land within the 84 South Development. (Porter)
11. Approval of schedules of disbursements in the amount of \$1,280,389.05. (Schafer)
12. Approval of mileage reimbursements in the amount of \$457.63. (Schafer)
13. August 2022 Investments and reinvestments. (Schafer)

14. September 2022 Investments and reinvestments. (Schafer)
  15. Accept September 2022 financial statements. (Schafer)
  16. Common Council to go into closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
  17. Adjourn closed session and reconvene into open session.
  18. Decision to follow Board of Health recommendation to appoint Acting Health Officer/Director effective October 27, 2022 and set salary consistent with City policy (J. Foley)
- L. Items for future agenda
- M. Adjourn

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

RESOLUTION NO. \_\_\_\_

Special Use Permit for Kpot Korean BBQ and Hot Pot, a proposed restaurant to be located at 4902 S. 74 St., submitted by Bryan Pham d/b/a KHP Greenfield, LLC.  
(Tax Key No. 617-9975-024)

WHEREAS, Bryan Pham d/b/a KHP Greenfield, 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 restaurant at 4902 S. 74 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 1, 2022, 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, Bryan Pham d/b/a KHP Greenfield, LLC, resides at 540 S Calhoun Rd, Brookfield, WI 53005.
2. The property is owned by Bonnie Management Corporation, 8430 W Bryn Mawr Ave, Suite 850, Chicago, IL 60631.
3. Kpot Korean BBQ and Hot Pot will occupy approximately 9,700 sq. ft. of the multi-tenant commercial building located at 4902 S. 74 St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 6082, being a part of the Northwest 1/4 of Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 617-9975-024

Said land being located at 4850-5070 S. 74 St.

4. The applicant is proposing to establish a restaurant within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned PUD Planned Unit Development 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. 74 St. corridor that is developed for mixed uses. Properties to the north are developed as park and residential. Properties to the east are developed as residential. Properties to the south and west are developed as commercial.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Bryan Pham d/b/a KHP Greenfield, LLC, to establish a restaurant to be located at 4902 S. 74 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 September 13, 2022 and by the Common Council on November 1, 2022. 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 Kpot Korean BBQ and Hot Pot will be 12:00pm - 10:00pm, Sunday-Thursday; and 12:00pm - 11:00pm, Friday and Saturday.
4. Off-Street Parking. The entire building, under the category of "Miscellaneous retail stores," requires 1,137 off-street parking stalls, with Kpot Korean BBQ and Hot Pot requiring six hundred forty seven (647) of those. One thousand one-hundred eleven (1,111) 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.

\_\_\_\_\_  
Bryan Pham d/b/a KHP Greenfield, LLC

\_\_\_\_\_  
Bonnie Management Corporation

Provided to applicant on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Community Development Manager

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. \_\_\_\_

Special Use Permit for Mister Car Wash, a proposed business to be located at 4763 S. 27 St., submitted by Steve Lipofsky, d/b/a CWP West Corp. (Tax Key No. 622-9988-007)

WHEREAS, Steve Lipofsky, d/b/a CWP West Corp, 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 car wash business at 4763 S. 27 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 1, 2022, 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, Steve Lipofsky, d/b/a CWP West Corp, has offices at 222 E. 5th Street, Tucson, AZ 85705, and has submitted an offer to purchase the property.

2. Mister Car Wash will construct a new 5,600 sq. ft. commercial car wash building at 4763 S. 27 St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 2009, being a part of the Northeast 1/4 of Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, including easement.

Tax Key No. 622-9988-007

Said land being located at 4763 S. 27 St.

4. The applicant is proposing to establish a car wash within the proposed commercial building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits Car Washes 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, 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 Steve Lipofsky, d/b/a CWP West Corp, to establish a car wash to be located at 4763 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 September 13, 2022 and by the Common Council on November 1, 2022. 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 Mister Car Wash will be 7:00am – 7:00pm, Monday-Saturday and 8:00am - 6:00 pm, Sunday.
4. Off-Street Parking. The proposed business tenant spaces requires four (4) off-street parking spaces. Ten (10) 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 plays 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. Mister Car Wash will be responsible for promptly cleaning of any staining of asphalt or concrete caused by the tire cleaning compound, both within their property or any neighboring properties or right of way.

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.

\_\_\_\_\_  
Steve Lipofsky, d/b/a CWP West Corp

Provided to applicant on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Community Development Manager

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

ORDINANCE NO. \_\_\_\_\_

ORDINANCE TO AMEND THE OFFICIAL GREENFIELD ZONING MAP BY REZONING  
THE PROPERTY LOCATED AT 4200 S. 76 ST. FROM C-4 REGIONAL BUSINESS  
DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT (PUD #4).  
(TAX KEY NO. 571-8984-009)

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WHEREAS, a petition for zoning change having been filed to change the zoning on one (1) property from C-4 Regional Business District, to a Planned Unit Development District, such parcel being located at 4200 S. 76 St., and such land being specifically located as listed in Table 1 in Section 1 below; and,

WHEREAS, the Plan Commission having reviewed the Planned Unit Development District # 4 petition and having found that the proposed Planned Unit Development District conforms to the standards for adoption of a Planned Unit Development District, and having recommended to the Common Council that the creation of Planned Unit Development District # 4 be approved; and,

WHEREAS, a Public Hearing having been held before the Common Council on November 1, 2022, and the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed Planned Unit Development District # 4 is consistent with the Comprehensive Master Plan of the City of Greenfield, Wisconsin, and contains more than five (5) acres; and,

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Unit Development District # 4 will promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I: Section 21.04.0102 (Zoning District Maps) of the Municipal Code of the City of Greenfield, Wisconsin, is hereby amended to provide that the zoning district designation for the properties described below be changed from C-4 Regional Business District, to Planned Unit Development District # 4, Planned Unit Development District # 4 being as is created under Part 2 of this Ordinance:

TAX KEY NO. 571-8984-009

LOT 1 OF CERTIFIED SURVEY MAP NO. 9066, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

| Table 1: Planned Development District # 4 |                |                                         |                                |                 |         |
|-------------------------------------------|----------------|-----------------------------------------|--------------------------------|-----------------|---------|
| Tax Key Number                            | Address        | Property Owner                          | Current Zoning                 | Proposed Zoning | Acreage |
| 571-8984-009                              | 4200 S. 76 St. | Brixmor Spring Mall Limited Partnership | C-4 Regional Business District | PDD # 4         | 23.85   |

PART II: Section 21.04.0452 of the Municipal Code of the City of Greenfield, Wisconsin, is hereby created to read as follows:

Section 21.04.0452 PLANNED DEVELOPMENT DISTRICT # 4

A. In General.

1. This Planned Unit Development District shall be constructed, operated and maintained as a mixed-use development and shall be in conformance with Exhibit A attached hereto, and all applicable terms and provisions of the Municipal Code not enumerated herein and not contrary to the terms or provisions of this Ordinance, including, but not limited to such permits as are required under the Municipal Code for building permits, stormwater and erosion control, and the like. Conceptual development plans, certified survey maps, and detailed site, landscaping and architectural plans shall be forthcoming and shall receive separate approval of the Plan Commission and Common Council.

The plans contained in Exhibit A are only of sufficient detail as to satisfy the Plan Commission and the Common Council as to the general character, scope, and appearance of the District. All development within the District is subject to and conditioned upon the submittal and approval of more specific and detailed plans as each stage of development progresses.

2. Intent. In addition to the general intent for planned unit development districts identified in § 21.04.0401, it is the intent of the Planned Unit Development District # 4 to facilitate the development of a high-quality mixed-use area and:

i. All development within Planned Unit Development District # 4 shall comply with the zoning, construction, stormwater, erosion control and land division standards and requirements of the Municipal Code except as otherwise specifically set forth within this Ordinance.

ii. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.

iii. Provide for an arrangement of high-density, multi-family residential uses and commercial uses that are compatible in function, form and operation.

iv. Apply high-quality architectural and site design considerations whenever new principal and/or accessory structures are constructed.

v. Provide a safe, interconnected, and pedestrian-friendly network of public streets, private roads, sidewalks and trails throughout the District, and through this network, with the surrounding community.

vi. Provide sufficient off-street parking for all uses and properties which allows and encourages shared parking arrangements through the use of easements and other similar agreements.

vii. Be served by public sanitary sewer and water supply facilities.

viii. A Permitted Use lawfully existing and established with an existing principal building within the area of this Planned Unit Development District # 4 prior to and upon the effective date of this Ordinance shall remain as such Permitted Use and a conforming use; provided, however, that any future addition, expansion and/or enlargement to the use and/or amendment to any site plan for the use, may be permitted and/or granted only upon the consideration of all applicable standards for the review and approval of such permits and site plans, and the Planned Unit Development District Intent and District Standards in this Section.

ix. A Special Use lawfully existing and established within the area of this Planned Unit Development District # 4 prior to and upon the effective date of this Ordinance shall remain as such Special Use and a conforming use; provided, however, that any future amendment to the Special Use Permission, may be granted only upon the consideration of all applicable standards for the review and approval of Special Uses, and the Planned Unit Development District Intent and District Standards in this Section.

B. Uses.

1. Permitted Uses and Special Uses within Planned Unit Development District # 4 shall be as shown in Tables 21.04.0602 and 21.04.0603, which shall be amended as shown [NOTE: Uses not shown below shall be left blank indicating that they are not permitted or special uses within PUD # 4):

| Permitted Uses                          | Special Uses |
|-----------------------------------------|--------------|
| General commercial retail               |              |
| Professional services                   |              |
| General office                          |              |
| Medical office/general medical          |              |
| Recreational/entertainment              |              |
| Restaurants, with or without drive-thru |              |
| Multi-family residential housing        |              |

C. It is the intent of Planned Development District # 4 to establish the following:

1. Commercial/retail/entertainment/office/medical (up to 250,000 sq. ft., up to five (5) stories in height).
2. Multi-family Residential (up to 500 units, four (4) stories in height with subterranean parking).

Table 21.04.0452C  
DEVELOPMENT STANDARDS

| Type of Standard                              | Standard       |
|-----------------------------------------------|----------------|
| <b>Landscape Surface Ratio and Floor Area</b> |                |
| Minimum Open Space Ratio (OSR)                | 0.25           |
| <b>Lot Dimensional Requirements</b>           |                |
| Maximum Gross Density (residential)           | 21 units/ acre |
| Minimum Lot Area (s.f.)                       | 40,000         |
| Minimum Lot Width at Setback Line (feet)      | 150            |
| Minimum Front Yard (feet)                     | 20             |

|                                                                                                                                                                                                                                                                                                           |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Minimum Side Yard (feet)                                                                                                                                                                                                                                                                                  | 15      |
| Minimum Side Yard (along north utility corridor)                                                                                                                                                                                                                                                          | 0       |
| Minimum Rear Yard (feet)                                                                                                                                                                                                                                                                                  | 25      |
| Minimum Distance Between Buildings (feet)                                                                                                                                                                                                                                                                 | 20 feet |
| In connection with the approval of Site Plans, the Plan Commission may waive the above Open Space Ratio and Floor Area or the Lot Dimensional Requirements or both within Planned Unit Development District # 4. The Plan Commission may consider the applicable standards in making such determinations. |         |
| <b>Maximum Building Height</b>                                                                                                                                                                                                                                                                            |         |
| Principal Structure (stories/ft.)                                                                                                                                                                                                                                                                         | 5.0/60  |
| Accessory Structure (stories/ft.)                                                                                                                                                                                                                                                                         | 1.0/35  |
| Upon approval of Site Plans, the Plan Commission may waive the maximum height regulations.                                                                                                                                                                                                                |         |

PART III: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART IV: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART V: This ordinance shall take effect and be in force upon its passage, publication, and upon the recording of a deed transferring ownership of the property from Brixmor Spring Mall Limited Partnership to Cobalt Partners, LLC or its affiliate.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this \_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

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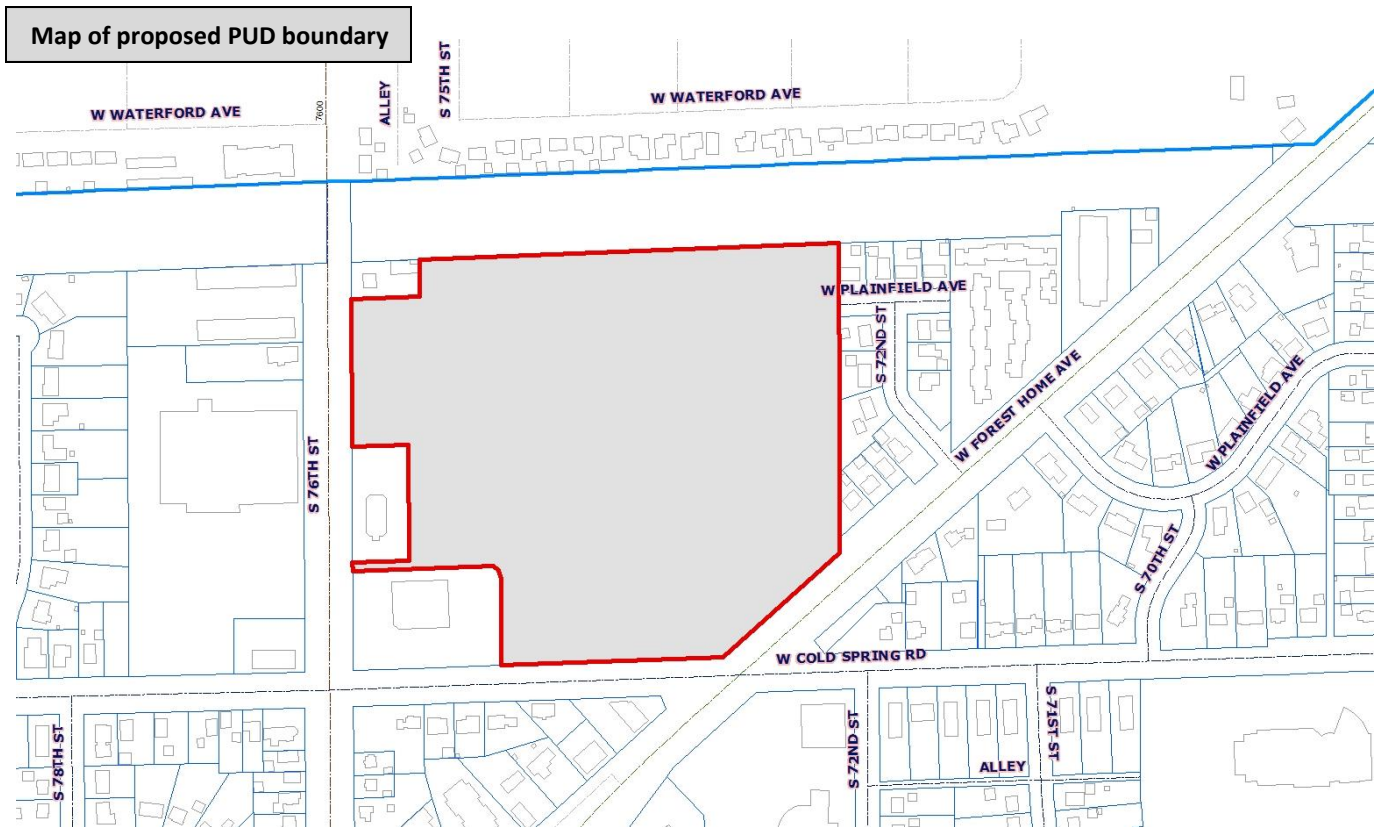
Michael J. Neitzke, Mayor

ATTEST:

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Jennifer Goergen, City Clerk

## Exhibit A - PUD # 4 Conceptual Site Figure



**City of Greenfield**  
**Proposed 2023 Budget**  
**Statement of Revenues and Expenditures and Tax Levy**

| REVENUES/EXPENDITURES<br>CATEGORY                        | Year<br>Ending<br>12/31/20 | Year<br>Ending<br>12/31/21 | Actual<br>YTD<br>7/31/22 | Est. Year<br>Ending<br>12/31/22 | Adopted<br>2022<br>Budget | Proposed<br>2023<br>Budget | Percent Change |
|----------------------------------------------------------|----------------------------|----------------------------|--------------------------|---------------------------------|---------------------------|----------------------------|----------------|
| <b><i>REVENUES</i></b>                                   |                            |                            |                          |                                 |                           |                            |                |
| GENERAL PROPERTY TAXES                                   | 18,153,586                 | 18,957,501                 | 19,665,326               | 19,666,022                      | 19,666,022                | 20,139,625                 | 2.41%          |
| INTERGOVERNMENTAL REVENUES                               | 4,151,484                  | 4,307,865                  | 2,849,943                | 4,184,315                       | 4,117,782                 | 4,180,894                  | 1.53%          |
| LICENSES & PERMITS                                       | 1,222,637                  | 1,202,125                  | 795,857                  | 1,233,436                       | 1,222,800                 | 1,219,300                  | -0.29%         |
| FINES, FORFEITURES & PENALTIES                           | 582,222                    | 626,376                    | 439,200                  | 803,000                         | 803,000                   | 803,000                    | 0.00%          |
| PUBLIC CHARGES FOR SERVICES                              | 1,758,193                  | 1,832,313                  | 1,160,138                | 1,782,182                       | 1,531,364                 | 1,975,500                  | 29.00%         |
| INTERGOVERNMENTAL CHARGES                                | 1,271,636                  | 1,312,503                  | 566,988                  | 1,240,723                       | 1,240,723                 | 1,338,727                  | 7.90%          |
| MISCELLANEOUS REVENUES                                   | 400,488                    | 263,361                    | 122,220                  | 368,602                         | 347,969                   | 382,969                    | 10.06%         |
| OTHER FINANCING SOURCES                                  | 22,250                     | 6,000                      | 12,628                   | 22,250                          | 722,250                   | 748,276                    | 3.60%          |
| TOTAL REVENUES                                           | 27,562,496                 | 28,508,044                 | 25,612,300               | 29,300,530                      | 29,651,910                | 30,788,291                 | 3.83%          |
| <b><i>EXPENDITURES</i></b>                               |                            |                            |                          |                                 |                           |                            |                |
| GENERAL GOVERNMENT                                       | 3,864,071                  | 3,918,917                  | 2,244,521                | 4,238,815                       | 4,122,065                 | 4,492,387                  | 8.98%          |
| PUBLIC SAFETY                                            | 18,469,113                 | 18,722,824                 | 10,229,183               | 19,245,634                      | 19,218,475                | 19,788,269                 | 2.96%          |
| DEPT OF NEIGHBORHOOD SERVICES                            | 3,961,396                  | 3,817,379                  | 2,416,496                | 3,977,109                       | 3,873,817                 | 3,981,629                  | 2.78%          |
| DEPT OF NEIGHBORHOOD SERVICES<br>(Community Development) | 140,682                    | 194,609                    | 115,076                  | 229,214                         | 229,214                   | 241,080                    | 5.18%          |
| HEALTH & HUMAN SERVICES                                  | 680,404                    | 833,092                    | 521,198                  | 963,277                         | 947,215                   | 976,750                    | 3.12%          |
| RECREATION & EDUCATION                                   | 1,064,837                  | 1,072,458                  | 606,707                  | 1,246,227                       | 1,246,124                 | 1,293,176                  | 3.78%          |
| OTHER FINANCING USES                                     | 76,000                     | 39,000                     | 76,558                   | 76,558                          | 15,000                    | 15,000                     | 0.00%          |
| TOTAL EXPENDITURES                                       | 28,256,503                 | 28,598,279                 | 16,209,739               | 29,976,834                      | 29,651,910                | 30,788,291                 | 3.83%          |

| All Governmental Funds<br>Combined | Estimated<br>Fund<br>Balance<br>1/1/23 | 2023<br>Total<br>Revenue | 2023<br>Total<br>Expenditures | Other<br>Financing<br>Sources<br>(Uses) | Estimated Fund<br>Balance<br>12/31/22 | Property Tax<br>Contribution |
|------------------------------------|----------------------------------------|--------------------------|-------------------------------|-----------------------------------------|---------------------------------------|------------------------------|
| General Fund                       | 8,438,917                              | 30,788,291               | 30,788,291                    | (702,720)                               | 7,736,197                             | 20,113,960                   |
| Special Revenue Funds              | 11,662,113                             | 15,237,090               | 13,639,208                    | -                                       | 13,259,995                            | 2,603,298                    |
| Enterprise Funds                   | 29,020,288                             | 7,385,227                | 7,385,227                     | -                                       | 29,020,288                            | -                            |
| Capital Project Funds              | 4,209,146                              | 1,535,387                | 8,185,000                     | 5,074,000                               | 2,633,533                             | 50,000                       |
| Debt Service Funds                 | 646,146                                | 8,190,026                | 8,688,256                     | 50,000                                  | 197,916                               | 5,673,472                    |
| TOTAL                              | 53,976,610                             | 63,136,021               | 68,685,982                    | 4,421,280                               | 52,847,929                            | 28,440,730                   |

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the City of Greenfield has prepared an Annual Budget for the 2023 fiscal year in accordance with the requirements of the City of Greenfield Municipal Code; and

WHEREAS, the Common Council has reviewed the proposed revenues from all sources and the proposed expenditures for all purposes and has directed that the proposed budget be adjusted accordingly; and

WHEREAS, a public hearing on the Annual Budget was held November 1, 2022 after due and proper notice of said hearing having been given in accordance with the provisions of Section 65.90, Wisconsin Statutes; and

WHEREAS, it is necessary to levy a property tax in the amount of \$28,440,730 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2023 Annual Budget.

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

1. That the 2023 Annual Budget, a summary of which is attached hereto and made a part hereof, be and is hereby approved;
2. That the property tax is hereby levied in the amount of \$28,440,730 (exclusive of the TIF levy) on all taxable property within the City of Greenfield as returned by the Assessor in the year 2022, for the purposes as set forth in the budget.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

**CITY OF GREENFIELD**  
**OPERATOR LICENSE APPLICANTS**

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10/28/2022

|                           |
|---------------------------|
| <b>OPERATOR'S REGULAR</b> |
|---------------------------|

| <b><u>NAME</u></b>  | <b><u>ADDRESS</u></b> | <b><u>CITY, STATE, ZIP</u></b> |
|---------------------|-----------------------|--------------------------------|
| Andrew G Stachelski | 3504 Indian Trail     | Racine, WI 53402               |
| Bryan John Schutte  | 5079 W College AVE    | Greendale, WI 53129            |
| Jagvir Singh Narwal | 3337 Blake CT         | South Milwaukee, WI 53172      |

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**CITY OF GREENFIELD**  
**7325 West Forest Home Avenue**  
**Greenfield, Wisconsin 53220**

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10/28/2022

1/1

**CLASS B LIQUOR - COMBO**

| <b><u>LEGAL NAME</u></b> | <b><u>BUSINESS NAME</u></b> | <b><u>AGENT</u></b> | <b><u>BUSINESS ADDRESS</u></b> |
|--------------------------|-----------------------------|---------------------|--------------------------------|
| KHP Greenfield LLC       | Kpot Korean BBQ & Hot Pot   | Bryan Pham, Agent   | 4902 S 74th ST                 |

**Premise Description:**

THIS IS A FULL SERVICE RESTAURANT WHERE ALCHOLIC BEVERAGES WILL BE SOLD TO LEGAL DRINKING CUSTOMERS. ALCOHOL BEVERAGES WILL BE STORED IN DESIGNATED AREA: LIQUOR ROOM LOCATE BEHIND THE BAR, BAR REFRIGERATORS, AND WALK IN COOLERS IN THE BACK OF THE KITCHEN. ALCOHOL BEVERAGE RECORDS WILL BE MAINTAINED AND KEPT IN THE LIQUOR ROOM LOCATES BEHIND THE BAR LOCATED AT 4902 S 74TH ST

**Grand Total Licenses:      1**



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: October 25, 2022

**RELATING TO:**

Approve the 2023 Special Assessment Rate Schedule.

**SUMMARY:**

Each year the city revises the special assessment rates for street reconstruction projects.

The increase is based upon the Consumer Price Index (CPI). The proposed rate increase for a given year is calculated using the average annual rate of inflation experienced over the 12 month period ending in August of the prior year. This method of basing the increase on the CPI is consistent with other city rate increases.

The inflation factor for next year is 7.7%. For reference, in 2022 the inflation factor was 3.0%.

**FINANCIAL:**

**RECOMMENDATION:**

Approve the 2023 Special Assessment Rate Schedule.

**ATTACHMENTS:** KEY ISSUES \_\_\_\_ BACKGROUND \_\_\_\_ RESOLUTION \_\_\_\_ FISCAL NOTE \_\_\_\_  
MOTION \_\_\_\_ OTHER \_\_\_\_

**ASSESSMENT RATES – 2023**

(Note: Residential, multifamily, commercial and industrial as defined per zoning code.  
Residential is further defined as properties zoned with “R” classification.)

**SANITARY SEWER AND SANITARY SERVICE LATERALS**

|                                              |                      |
|----------------------------------------------|----------------------|
| RESIDENTIAL .....                            | \$52.30 / front foot |
| MULTI-FAMILY / COMMERCIAL / INDUSTRIAL ..... | \$70.17 / front foot |

LATERALS are assessed on the basis of the contract price,  
per foot cost x 1/2 the right-of-way, plus 20% for overhead.

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel  
(based on divisibility per zoning)

**WATER MAIN AND WATER SERVICE LATERALS**

|                                              |                      |
|----------------------------------------------|----------------------|
| RESIDENTIAL .....                            | \$52.30 / front foot |
| MULTI-FAMILY / COMMERCIAL / INDUSTRIAL ..... | \$70.17 / front foot |

LATERALS are assessed on the basis of the contract price,  
per foot cost x 1/2 the right-of-way, plus 20% for overhead.

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel  
(based on divisibility per zoning)

**STORM SEWER (Does Not Include Resurfacing of Street)**

|                                                                     |                      |
|---------------------------------------------------------------------|----------------------|
| RESIDENTIAL (does not include service connection) .....             | \$ 3.72 / front foot |
| MULTI-FAMILY (does not include service connection) .....            | \$14.92 / front foot |
| COMMERCIAL / INDUSTRIAL (does not include service connection) ..... | \$22.39 / front foot |

STORM SEWER SERVICE CONNECTION(S) ..... \$1,406.82 / parcel  
(method of connection to be determined by Engineering Division)

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel  
(based on divisibility per zoning)

**STREET RECONSTRUCTION** (Includes frontage roads)

|                               |                      |
|-------------------------------|----------------------|
| RESIDENTIAL .....             | \$38.06 / front foot |
| MULTI-FAMILY .....            | \$52.30 / front foot |
| COMMERCIAL / INDUSTRIAL ..... | \$74.73 / front foot |

\* (Includes sidewalk and street lights where applicable)

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel  
(based on divisibility per zoning)

**PUBLIC SIDEWALKS \***

|                               |                              |
|-------------------------------|------------------------------|
| RESIDENTIAL .....             | 0%                           |
| MULTI-FAMILY .....            | 75% of Contract Price + 20%  |
| COMMERCIAL / INDUSTRIAL ..... | 100% of Contract Price + 20% |

\*(When not included in street reconstruction or new street construction)

**DRIVEWAYS and APPROACHES**

Additional Concrete and/or Existing Asphalt Driveways \* ..... 100% of Contract Price + 20%

\*(Additional includes widening of an existing driveway and/or a second driveway approach.

Second driveway approach shall follow Section 9.12 of the Municipal Code.)

**ALLEY RECONSTRUCTION**

|                                        |                                               |
|----------------------------------------|-----------------------------------------------|
| RESIDENTIAL .....                      | \$14.22 / rear foot                           |
| MULTI-FAMILY / COMMERCIAL / INDUSTRIAL | 100% of Total Project Cost of 1/2 Alley + 20% |

Common Council Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: October 25, 2022

**RELATING TO:**

Adopt an ordinance establishing the 2023 Service Charges for the Collection of Garbage, Refuse, Yard Wastes and Recycling Services.

**SUMMARY:**

Per the current agreement with Johns Disposal, on January 1st of each year all rates contained herein shall be adjusted by the average annual rate of inflation experienced over the 12 month period ending in August of the prior year, or 2.5%, whichever is greater, but not to exceed 4%.

The inflation factor for next year is greater than 4%, consequently the increase will be the not to exceed limit of 4%. For reference, in 2022 the inflation factor was 3.0%.

**FINANCIAL:**

| <u>2022</u>     | <u>2023</u>     |                                                                |
|-----------------|-----------------|----------------------------------------------------------------|
| \$ 62.53        | \$ 65.03        | per annum per unit for recycling services                      |
| <u>\$155.62</u> | <u>\$161.85</u> | per annum per unit for garbage, refuse and yard waste services |
| \$218.15        | \$226.88        | Total                                                          |

**RECOMMENDATION:**

Adopt an ordinance establishing the 2023 Service Charges for the Collection of Garbage, Refuse, Yard Wastes and Recycling Services.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING SECTION 12.12 OF THE HEALTH & SANITATION CODE  
OF THE CITY OF GREENFIELD RELATING TO  
RECYCLING, YARD WASTE, REFUSE AND SOLID WASTE

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

PART I. Section 12.12 is hereby amended as follows:

(27)(b) There is hereby levied and imposed a special charge for services rendered in the form of garbage, rubbish, yard wastes and recycling collection and disposal and other related programs as follows:

1. Individual Collection (non-dumpster)
  - \$ 65.03 per annum per unit for recycling services
  - ~~\$161.85~~ per annum per unit for garbage, refuse and yard waste services
  - \$226.88 per annum per unit for total special charge

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from 12:00 AM on January 1, 2023.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 1st day of November, 2022.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

Common Council Meeting

Item Number:

Introduced By: Neighborhood Services (Katz)

Date Introduced: November 1, 2022

**RELATING TO:**

Adopt a resolution to approve a relocation order for the purchase of right of way for a new section of sidewalk on South 43<sup>rd</sup> Street.

**SUMMARY:**

The city would like to construct a sidewalk on the south side of S. 43rd St. between W. Loomis Road and the S. 43rd St. Service Drive.

The new city sidewalk would connect existing sidewalk on 43<sup>rd</sup> Street with sidewalk the State will be constructing on Loomis Road in 2023.

Without this new city sidewalk, there would be a gap that would force pedestrians to walk in the street. This is a safety issue.

The new right of way will be purchased from the commercial business Milwaukee Leather.

The purchase will be by voluntary sale or condemnation if necessary.

**RECOMMENDATION:**

Adopt a resolution to approve a relocation order for the purchase of right of way for a new section of sidewalk on South 43rd Street.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING A RELOCATION ORDER FOR RIGHT OF WAY

WHEREAS, the city would like to construct a sidewalk on the south side of S. 43rd St. between W. Loomis Road and the S. 43rd St. Service Drive.; and

WHEREAS, the new city sidewalk would connect existing sidewalk on 43rd Street with sidewalk the State will be constructing on Loomis Road in 2023; and

WHEREAS, new right of way and a temporary limited easement is required to complete the project; and

WHEREAS, the new right of way and a temporary limited easement is shown on the Right of Way Acquisition Exhibit;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Greenfield approves the Relocation Order for the purpose of acquiring right of way and a temporary limited easement required to complete the project;

BE IT FURTHER RESOLVED, the Relocation Order will be filed with the County Clerk within 20 days of approval;

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 1st day of November, 2022.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

## RELOCATION ORDER

RE1708 10/2018

|                                     |                                                                     |                                                   |                     |
|-------------------------------------|---------------------------------------------------------------------|---------------------------------------------------|---------------------|
| Project ID<br>2205                  | Road name<br>S. 43 <sup>rd</sup> St. Service Dr. to<br>W. Loomis Rd | Highway<br>S. 43 <sup>rd</sup> St                 | County<br>Milwaukee |
| Right of way plat date<br>5/24/2022 | Plat sheet number(s)<br>1 through 2                                 | Previously approved Relocation Order date<br>None |                     |

Description of termini of project: S. 43rd St. between W. Loomis Road and the S. 43rd St. Service Drive.

### Right of way acquisition description:

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 6 North, Range 21 East, situated within the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 24; thence South 00°20'39" East along the West line of said SW 1/4, 981.51 feet; thence North 89°39'21" East, at a right angle, 24.75 feet to the intersection of the easterly and southwesterly right of way lines of South 43rd Street, at the northwest corner of the parcel located at 4230 West Loomis Road and the Point of Beginning; thence South 48°15'09" East, along said southwesterly right of way line of South 43rd Street, 234.03 feet to a point being 2.00' northwesterly of the northwesterly right of way line of West Loomis Road; thence South 41°44'50" West, along a line parallel with and 2.00' northwesterly of said northwesterly right of way line of West Loomis Road, 27.49 feet; thence North 03°13'32" West, 27.55 feet; thence North 48°15'09" West, along a line parallel with and 8.00 feet southwesterly of said southwesterly right of way line of South 43rd Street, 207.33 feet to said easterly right of way line of said South 43rd Street; thence North 00°20'39" West, along said easterly right of way line of South 43rd Street, 10.78 feet to the Point of Beginning. Containing 2,033 square feet / 0.047 acres of land, more or less.

### Temporary easement description:

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 6 North, Range 21 East, situated within the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the West 1/4 corner of said Section 24; thence South 00°20'39" East along the West line of said SW 1/4, 981.51 feet; thence North 89°39'21" East, at a right angle, 24.75 feet to the intersection of the easterly and southwesterly right of way lines of South 43rd Street, at the northwest corner of the parcel located at 4230 West Loomis Road; thence South 00°20'39" East, along said easterly right of way line, 10.78 feet to the Point of Beginning; thence South 48°15'09" East, along a line parallel with and 8.00' southwesterly of said southwesterly right of way line of South 43rd Street, 207.33 feet; thence South 03°13'32" East, 5.65 feet; thence North 48°15'09" West, along a line parallel with and 12.00 feet southwesterly of said southwesterly right of way line of South 43rd Street, 207.72 feet to said easterly right of way line of said South 43rd Street; thence North 00°20'39" West, along said easterly right of way line of South 43rd Street, 5.39 feet to the Point of Beginning. Containing 829 square feet / 0.019 acres of land, more or less.

To properly establish, layout, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 62.22, Wisconsin Statutes, the City of Greenfield orders that:

1. The said highway is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the City of Greenfield.
3. This order supersedes and amends any previous order issued by the City of Greenfield.

By: \_\_\_\_\_  
Michael J. Neitzke  
Mayor Date \_\_\_\_\_

By: \_\_\_\_\_  
Paula Schafer  
Finance Director Date \_\_\_\_\_

By: \_\_\_\_\_  
Jennifer Goergen  
City Clerk Date \_\_\_\_\_

By: \_\_\_\_\_  
Brian Sajdak  
City Attorney Date \_\_\_\_\_  
Approved as to form



RIGHT OF WAY ACQUISITION EXHIBIT

SHEET 1 OF 2

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 06 North,  
Range 21 East, situated within the City of Greenfield, Milwaukee County, Wisconsin.

LEGEND

- P.O.B. = Point of Beginning

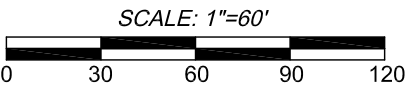
P/L = Property Line

= Section Corner
- = Right of Way Acquisition Area

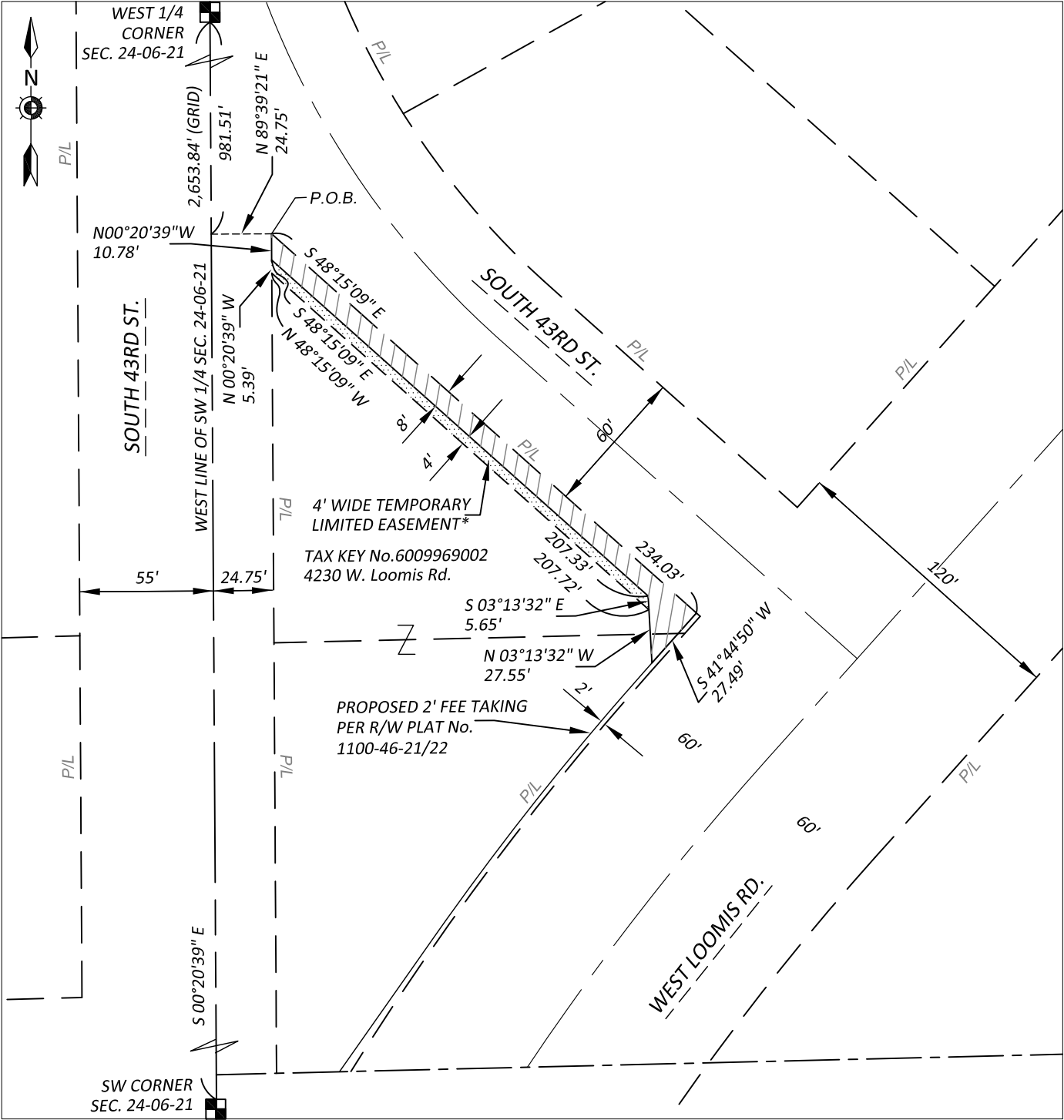
= Temporary Limited Easement Area

NORTH REFERENCED TO THE WISCONSIN STATE  
PLANE COORDINATE SYSTEM SOUTH ZONE, NAD  
27, THE WEST LINE OF THE SW 1/4 OF SECTION  
24 T.06N.,R21E. BEARING N00°20'39"W.

\*NOTE: THE TEMPORARY LIMITED EASEMENT AS  
SHOWN HEREON IS TO EXPIRE AT THE  
COMPLETION OF THE PROJECT CONSTRUCTION.



SEE SHEET 2 OF 2, FOR RIGHT OF  
WAY ACQUISITION AND TEMPORARY  
LIMITED EASEMENT DESCRIPTIONS.





RIGHT OF WAY ACQUISITION EXHIBIT

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 06 North, Range 21 East, situated within the City of Greenfield, Milwaukee County, Wisconsin.

RIGHT OF WAY ACQUISITION DESCRIPTION

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 6 North, Range 21 East, situated within the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows:  
Commencing at the West 1/4 corner of said Section 24; thence South 00°20'39" East along the West line of said SW 1/4, 981.51 feet; thence North 89°39'21" East, at a right angle, 24.75 feet to the intersection of the easterly and southwesterly right of way lines of South 43rd Street, at the northwest corner of the parcel located at 4230 West Loomis Road and the Point of Beginning; thence South 48°15'09" East, along said southwesterly right of way line of South 43rd Street, 234.03 feet to a point being 2.00' northwesterly of the northwesterly right of way line of West Loomis Road; thence South 41°44'50" West, along a line parallel with and 2.00' northwesterly of said northwesterly right of way line of West Loomis Road, 27.49 feet; thence North 03°13'32" West, 27.55 feet; thence North 48°15'09" West, along a line parallel with and 8.00 feet southwesterly of said southwesterly right of way line of South 43rd Street, 207.33 feet to said easterly right of way line of said South 43rd Street; thence North 00°20'39" West, along said easterly right of way line of South 43rd Street, 10.78 feet to the Point of Beginning.  
Containing 2,033 square feet / 0.047 acres of land, more or less.

TEMPORARY LIMITED EASEMENT DESCRIPTION

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 6 North, Range 21 East, situated within the City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows:  
Commencing at the West 1/4 corner of said Section 24; thence South 00°20'39" East along the West line of said SW 1/4, 981.51 feet; thence North 89°39'21" East, at a right angle, 24.75 feet to the intersection of the easterly and southwesterly right of way lines of South 43rd Street, at the northwest corner of the parcel located at 4230 West Loomis Road; thence South 00°20'39" East, along said easterly right of way line, 10.78 feet to the Point of Beginning; thence South 48°15'09" East, along a line parallel with and 8.00' southwesterly of said southwesterly right of way line of South 43rd Street, 207.33 feet; thence South 03°13'32" East, 5.65 feet; thence North 48°15'09" West, along a line parallel with and 12.00 feet southwesterly of said southwesterly right of way line of South 43rd Street, 207.72 feet to said easterly right of way line of said South 43rd Street; thence North 00°20'39" West, along said easterly right of way line of South 43rd Street, 5.39 feet to the Point of Beginning.  
Containing 829 square feet / 0.019 acres of land, more or less.

This easement is to expire at the completion of the project construction.

FILENAME: S:\Milw\_Co\Greenfield\Gov\220047 - 43rd SW\Survey\220047\_ar.dwg  
LAST SAVED DATE: 5/24/2022 4:04 PM  
PLOT DATE/TIME: 5/24/2022 4:04 PM  
PLOTTED BY: ERIK A. GUSTAFSON, PS

RESOLUTION NO. \_\_\_\_

Resolution approving a First Amendment to the Development Agreement by and between the City of Greenfield and Cobalt Loomis, LLC (“Developer”), for multi-family development within the area known as Loomis Crossing.

WHEREAS, the Developer owns the properties located at 4050, 4100 and 4220 W. Layton Ave. (Tax Key Nos. 600-1006-000 and 600-1003-000) (the “Property”) and intends to develop the Property with two (2) multi-family apartment buildings (Buildings A and B) and a club house, known as “Loomis Crossing multi-family,” which site and architectural plans for the Loomis Crossing multi-family is attached hereto as Exhibit A; and,

WHEREAS, the Property is located within Greenfield Tax Increment District (“TID”) No. 8 which was approved by the Common Council by Resolution No. 3801 on May 4, 2021; and,

WHEREAS, the City and the Developer have negotiated the terms of a First Amendment to the Development Agreement related to the development of the Property including various incentives through TID No. 8; and,

WHEREAS, Wisconsin Statutes require that the provision of any incentives through a TID requires a development agreement between the City and the developer.

NOW, THEREFORE BE IT RESOLVED that the City of Greenfield hereby authorizes as follows:

1. A First Amendment to the Development Agreement by and between the City of Greenfield and Developer for development of the area known as Loomis Crossing multi-family in the form as attached is hereby approved subject to any revisions deemed non-material and necessary by the City Attorney to effectuate the purposes of the Development Agreement.
2. The Mayor, City Clerk and other necessary officers are hereby authorized and directed to execute and deliver the aforesaid First Amendment to the Development Agreement on behalf of the City of Greenfield.
3. The Mayor, City Clerk and other necessary officers are further authorized to execute any documents approved by the City Attorney which are, in the opinion of the City Attorney, reasonably contemplated by the First Amendment to the Development Agreement or necessary to effectuate the purposes of the same.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

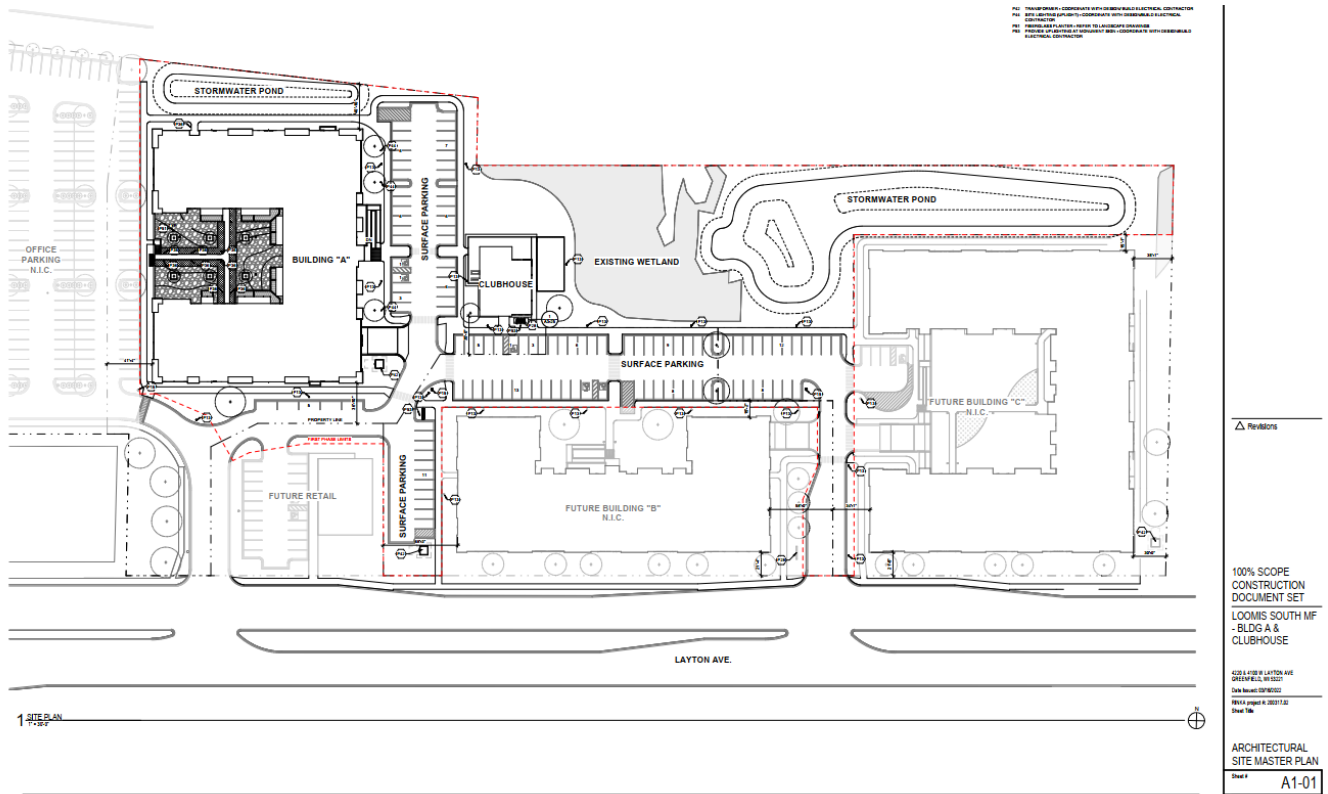
APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

## EXHIBIT A





RESOLUTION NO. \_\_\_\_

Resolution approving a Second Amendment to the Development Agreement by and between the City of Greenfield and Cobalt Loomis, LLC (“Developer”), for office building development within the area known as Loomis Crossing.

WHEREAS, the Developer owns the properties located at 4300 W. Layton Ave. (Tax Key No. 600-1008-000) (the “Property”) and intends to develop the Property with an office building, known as “Loomis Crossing MOB,” which site and architectural plans for the Loomis Crossing MOB is attached hereto as Exhibit A; and,

WHEREAS, the Property is located within Greenfield Tax Increment District (“TID”) No. 8 which was approved by the Common Council by Resolution No. 3801 on May 4, 2021; and,

WHEREAS, the City and the Developer have negotiated the terms of a Second Amendment to the Development Agreement related to the development of the Property including various incentives through TID No. 8; and,

WHEREAS, Wisconsin Statutes require that the provision of any incentives through a TID requires a development agreement between the City and the developer.

NOW, THEREFORE BE IT RESOLVED that the City of Greenfield hereby authorizes as follows:

1. A Second Amendment to the Development Agreement by and between the City of Greenfield and Developer for development of the area known as Loomis Crossing MOB in the form as attached is hereby approved subject to any revisions deemed non-material and necessary by the City Attorney to effectuate the purposes of the Development Agreement.
2. The Mayor, City Clerk and other necessary officers are hereby authorized and directed to execute and deliver the aforesaid Second Amendment to the Development Agreement on behalf of the City of Greenfield.
3. The Mayor, City Clerk and other necessary officers are further authorized to execute any documents approved by the City Attorney which are, in the opinion of the City Attorney, reasonably contemplated by the Second Amendment to the Development Agreement or necessary to effectuate the purposes of the same.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

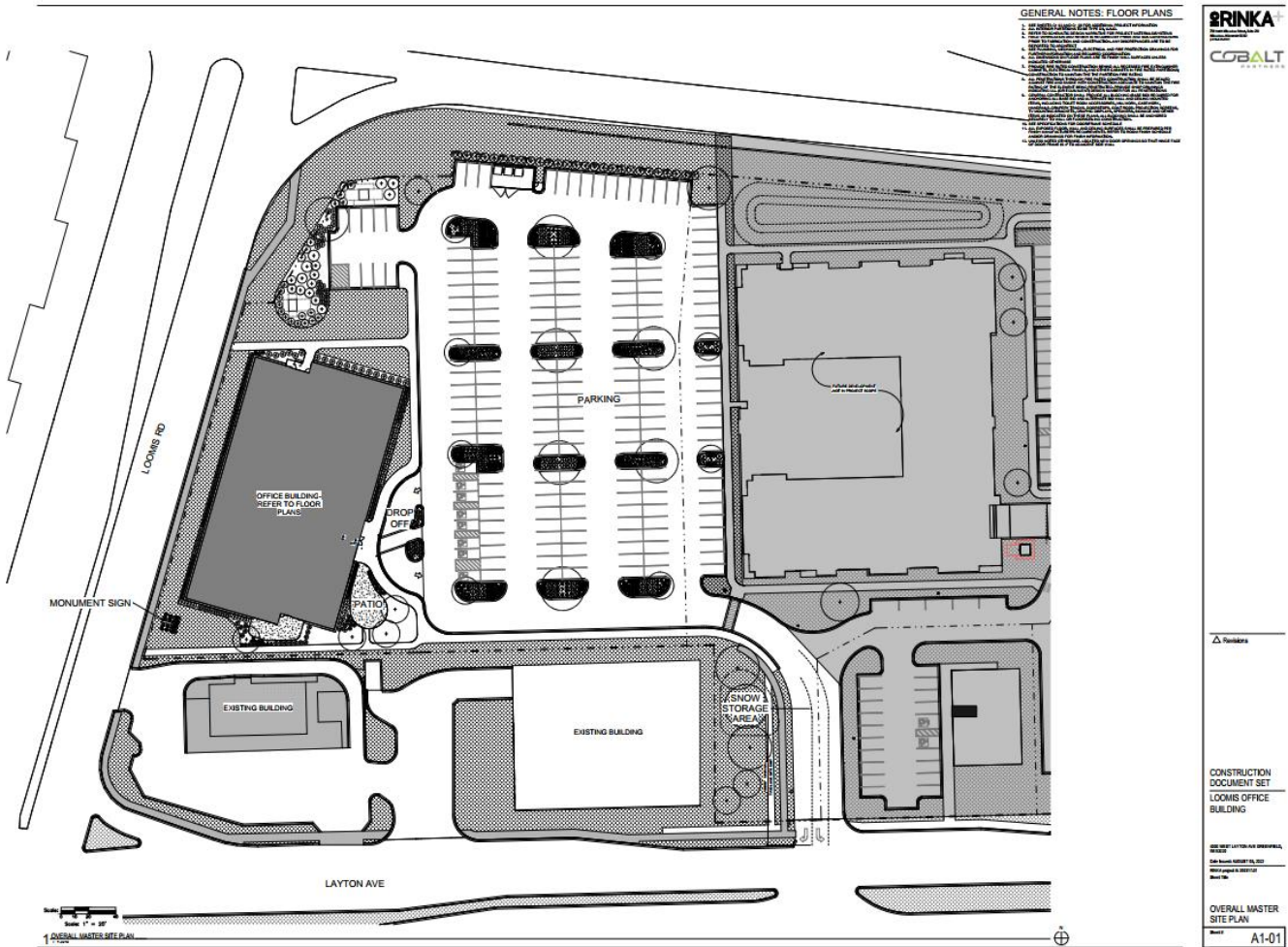
APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

# EXHIBIT A





RESOLUTION NO. \_\_\_\_

Resolution approving a Fifth Amendment to the Development Agreement by and between the City of Greenfield, Greenfield Development Partners, Inc. and Greenfield Development Partners Holdings, LLC (collectively, “Developer”), for development of remaining and expanded land within the 84 South Development.

WHEREAS, the Developer owns property located at 8925 Sura Ln. (Tax Key No. 606-0053-009) and 8900 Sura Ln. (Tax Key No. 606-9980-014) and north of Allerton Ave. abutting S. 92 St. to the west (Tax Key No. 607-9998-1003) (the “Properties”) and Developer intends to develop the Properties with multifamily and commercial development, conceptual plans for which are attached hereto as Exhibit A; and,

WHEREAS, the Properties are located or contemplated to be added to Greenfield Tax Increment District (“TID”) No. 6 which was approved by the Common Council by Resolution No. 3518 on August 11, 2015; and,

WHEREAS, the City and the Developer have negotiated the terms of a Fifth Amendment to the Development Agreement related to the development of the Properties including potential allocation of positive tax increments from TID No. 6 to Greenfield Tax Increment District No. 8; and,

WHEREAS, Wisconsin Statutes require that the provision of any incentives through a TID requires a development agreement between the City and the developer.

NOW, THEREFORE BE IT RESOLVED that the City of Greenfield hereby authorizes as follows:

1. A Fifth Amendment to the Development Agreement by and between the City of Greenfield and Developer for development of the Properties within the 84 South Development in the form as attached is hereby approved subject to any revisions deemed non-material and necessary by the City Attorney to effectuate the purposes of the Development Agreement.
2. The Mayor, City Clerk and other necessary officers are hereby authorized and directed to execute and deliver the aforesaid Fifth Amendment to the Development Agreement on behalf of the City of Greenfield.
3. The Mayor, City Clerk and other necessary officers are further authorized to execute any documents approved by the City Attorney which are, in the opinion of the City Attorney, reasonably contemplated by the Fifth Amendment to the Development Agreement or necessary to effectuate the purposes of the same.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_  
day of \_\_\_\_\_, 2022.

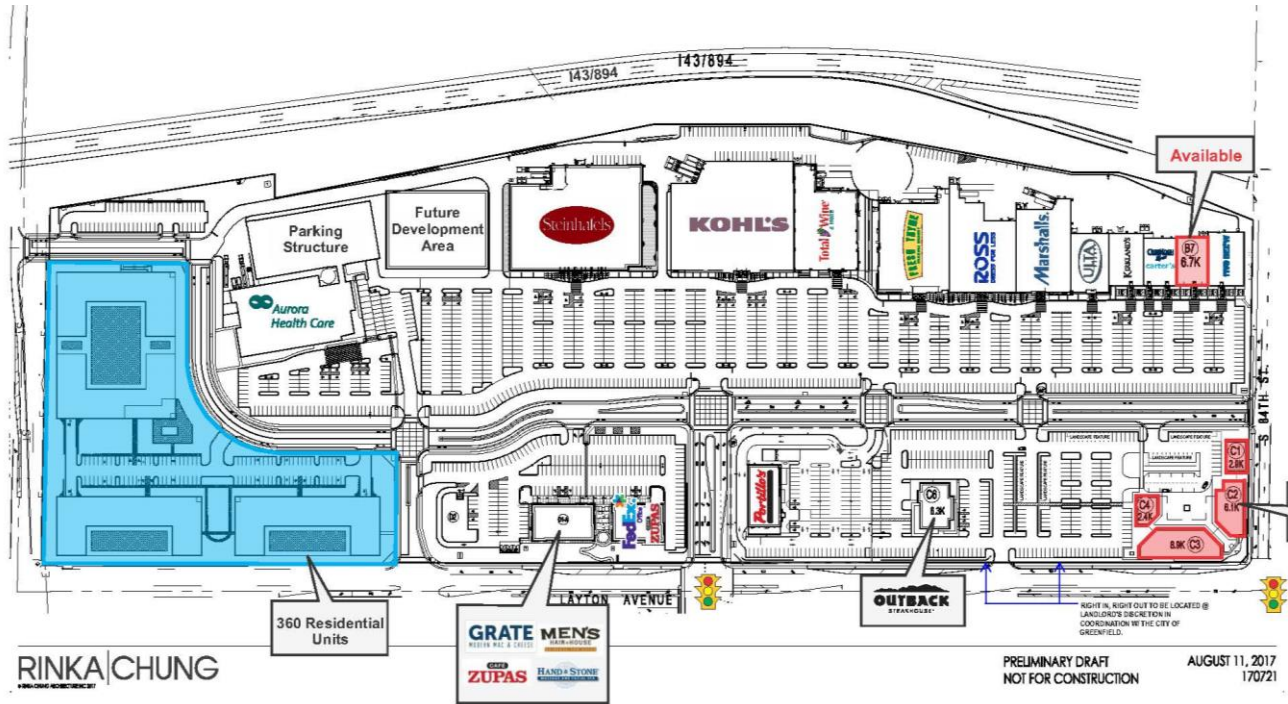
APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

# EXHIBIT A



WEDNESDAY, 10 / 26 / 2022

## FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

|                          |            |    |            |
|--------------------------|------------|----|------------|
| AP CHECKS                | 10/14/2022 | \$ | 342,419.28 |
| AP CHECKS                | 10/21/2022 | \$ | 723,310.14 |
| AP CHECKS                |            | \$ |            |
| AP CHECKS                |            | \$ |            |
| AP CHECKS                |            | \$ |            |
| AP CHECKS                |            | \$ |            |
| WIRE TRANSFERS -         |            | \$ |            |
| P-CARDS - SEPTEMBER 2022 |            | \$ | 214,659.63 |

TOTAL \$ 1,280,389.05

CC: PAULA

CC: FINANCE FOLDER

LOCAL GOVERNMENT INVESTMENT POOL

**August 2022 Statement**

|                                  |    |               |
|----------------------------------|----|---------------|
| July Ending Balance              | \$ | 20,282,302.67 |
| 0 Deposit (s) in August          |    | -             |
| 0 Withdrawal(s) in August        |    | -             |
| August Interest Earnings @ 2.15% |    | 37,030.37     |
| TOTAL                            | \$ | 20,319,333.04 |

AUGUST 2022  
INVESTMENTS

| Institution                                      | Princ Amt<br>Invested | Investment<br>Date | Maturity<br>Date | Yield | Interest Earned | ID #     |
|--------------------------------------------------|-----------------------|--------------------|------------------|-------|-----------------|----------|
|                                                  |                       |                    |                  |       |                 |          |
| Money Mkt/Tri-City Bank                          | \$692,341.26          | 12/31/2001         | variable         |       | \$82.15         | 21901270 |
| Ehlers Investment Partners X-2055705 GRD GEN INV | \$6,464,948.49        | 12/9/2014          | variable         |       |                 |          |
| Ehlers Investment Partners X- GRD 2021A INV      | \$908,639.53          |                    |                  |       |                 |          |
| Ehlers Investment Partners X- GRD 2021B          | \$1,182,116.60        | 7/1/2021           | variable         |       |                 |          |
| Ehlers Investment Partnes X - ARPA               | \$5,475,033.05        |                    |                  |       |                 |          |
| Ehlers Investment Partnes X - 2022A              | \$3,478,611.72        |                    |                  |       |                 |          |
| Associated Bank Investments                      | \$6,238,964.73        | 3/15/2022          | variable         |       |                 |          |
| Totals                                           | \$24,440,655.38       |                    |                  |       | \$82.15         |          |

September 2022  
INVESTMENTS

| Institution                                      | Princ Amt<br>Invested | Investment<br>Date | Maturity<br>Date | Yield | Interest Earned | ID #     |
|--------------------------------------------------|-----------------------|--------------------|------------------|-------|-----------------|----------|
|                                                  |                       |                    |                  |       |                 |          |
| Money Mkt/Tri-City Bank                          | \$692,423.41          | 12/31/2001         | variable         |       | \$28.45         | 21901270 |
| Ehlers Investment Partners X-2055705 GRD GEN INV | \$6,403,834.63        | 12/9/2014          | variable         |       |                 |          |
| Ehlers Investment Partners X- GRD 2021A INV      | \$294,623.93          |                    |                  |       |                 |          |
| Ehlers Investment Partners X- GRD 2021B          | \$953,520.79          | 7/1/2021           | variable         |       |                 |          |
| Ehlers Investment Partnes X - ARPA               | \$5,466,612.77        |                    |                  |       |                 |          |
| Ehlers Investment Partnes X - 2022A              | \$3,252,228.77        |                    |                  |       |                 |          |
| Associated Bank Investments                      | \$6,165,818.29        | 3/15/2022          | variable         |       |                 |          |
| Totals                                           | \$23,229,062.59       |                    |                  |       | \$28.45         |          |

LOCAL GOVERNMENT INVESTMENT POOL

**September 2022 Statement**

|                                     |    |               |
|-------------------------------------|----|---------------|
| August Ending Balance               | \$ | 20,319,333.04 |
| 0 Deposit (s) in September          |    | -             |
| 0 Withdrawal(s) in September        |    | -             |
| September Interest Earnings @ 2.42% |    | 40,371.62     |
| TOTAL                               | \$ | 20,359,704.66 |

| ACCOUNT CLASSIFICA<br>AND<br>FUNCTION     |                                | 2021<br>ACTIVITY | 2022<br>ORIGINAL<br>BUDGET | 2022<br>ACTIVITY<br>THRU 09/30/22 | BALANCE<br>REMAINING |
|-------------------------------------------|--------------------------------|------------------|----------------------------|-----------------------------------|----------------------|
| DESCRIPTION                               |                                |                  |                            |                                   |                      |
| ESTIMATED REVENUES                        |                                |                  |                            |                                   |                      |
| TAXES                                     | TAXES                          | 18,957,501       | 19,666,022                 | 19,665,326                        | 696.00               |
| INTGOV                                    | INTERGOVERNMENTAL              | 4,307,865        | 4,117,782                  | 2,860,538                         | 1,257,244.00         |
| L&P                                       | LICENSES AND PERMITS           | 1,202,125        | 1,222,800                  | 995,382                           | 227,418.00           |
| FINES                                     | FINES-FORFEITS-PENALTIES       | 626,376          | 803,000                    | 542,435                           | 260,565.00           |
| CHRG                                      | PUBLIC CHARGE FOR SERVICE      | 1,824,431        | 1,516,364                  | 1,478,496                         | 37,868.00            |
| INT CHRG                                  | INTERGOVERNMENTAL CHARGES      | 1,320,385        | 1,255,723                  | 825,947                           | 429,776.00           |
| MISC REV                                  | MISCELLANEOUS REVENUE          | 263,364          | 347,969                    | 351,077                           | (3,108.00)           |
| OTH FIN                                   | OTHER FINANCING SOURCES        | 6,000            | 722,250                    | 73,705                            | 648,545.00           |
| TOTAL ESTIMATED REVENUES                  |                                | 28,508,047       | 29,651,910                 | 26,792,906                        | 2,859,004.00         |
| APPROPRIATIONS                            |                                |                  |                            |                                   |                      |
| GENERAL                                   | GENERAL GOVERNMENT             | 3,505,298        | 3,873,495                  | 2,799,168                         | 1,074,327.00         |
| PS                                        | PUBLIC SAFETY                  | 19,136,448       | 19,465,578                 | 13,776,209                        | 5,689,369.00         |
| PW                                        | PUBLIC WORKS                   | 3,817,120        | 3,873,284                  | 3,114,608                         | 758,676.00           |
| HHS                                       | HEALTH AND HUMAN SERVICES      | 833,092          | 947,215                    | 681,981                           | 265,234.00           |
| CRE                                       | CULTURE, REC AND EDUCATION     | 1,072,458        | 1,246,124                  | 836,075                           | 410,049.00           |
| PD                                        | PLANNING AND DEVELOPMENT       | 194,869          | 231,214                    | 150,009                           | 81,205.00            |
| OTHER                                     | OTHER FINANCING SOURCES (USES) | 39,000           | 15,000                     | 76,558                            | (61,558.00)          |
| TOTAL APPROPRIATIONS                      |                                | 28,598,285       | 29,651,910                 | 21,434,608                        | 8,217,302.00         |
| NET OF REVENUES/APPROPRIATIONS - FUND 010 |                                | (90,238)         |                            | 5,358,298                         | 5,358,298.00         |
| BEGINNING FUND BALANCE                    |                                | 9,205,459        | 9,115,224                  | 9,115,224                         |                      |
| ENDING FUND BALANCE                       |                                | 9,115,221        | 9,115,224                  | 14,473,522                        |                      |