



REVISED COMMON COUNCIL MEETING AGENDA

Tuesday, May 21, 2024 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the May 7, 2024 Common Council minutes
- E. Mayor's Report
 - 1. Discussion and decision regarding approval and acceptance of the City of Greenfield 2023 Financial Statements and Independent Auditor's Report and Baker Tilly US, LLP reporting and insights from the 2023 audit. (Schafer)
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
 - 1. Public Hearing on a Special Use Permit for GemEx Systems, an office for professional, scientific, and technical services, located at 3380 S. 108 St., Suite 210, submitted by Randall Wagner and Jesus Garcia Contreras, d/b/a GemEx Systems, Inc. (Tax Key No. 524-8979-006) (PC-4/9/24 Kastner)
 - a. Approve a Resolution for a Special Use Permit for GemEx Systems, an office for professional, scientific, and technical services, located at 3380 S. 108 St., Suite 210, submitted by Randall Wagner and Jesus Garcia Contreras, d/b/a GemEx Systems, Inc. (Tax Key No. 524-8979-006) (PC-4/9/24 Kastner)
 - b. Approve a Site Plan Review for GemEx Systems, an office for professional, scientific, and technical services, located at 3380 S. 108 St., Suite 210, submitted by Randall Wagner and Jesus Garcia Contreras, d/b/a GemEx Systems, Inc. (Tax Key No. 524-8979-006) (PC-4/9/24 Kastner)
 - 2. Public Hearing on the Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 11815 W. Morgan Ave. from Mixed Residential to Single Family. (Tax Key No. 564-9986-000) (PC-3/12/24 Kastner)
 - a. Approve the Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 11815 W. Morgan Ave. from Mixed Residential to Single Family. (Tax Key No. 564-9986-000) (PC-3/12/24 Kastner)
 - b. Approve the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 11815 W. Morgan Ave. from MFR-3 High Density Multiple-Family Residential Conservation to R-1 Single-Family Residential District. (Tax Key No. 564-9986-000) (PC-3/12/24 Kastner)
- J. New Business
 - 1. Letter of resignation received from David Podeszwa on the Civil Service Commission. (Goergen)
 - 2. Letter of resignation received from Paul Leu on the Civil Service Commission. (Goergen)

3. Appointments to various committees and commissions:
 - a. Council appointments:
 - i. Confirmation of the Greenfield School District appointment to the Park & Recreation Board for a term to expire 5/31/25 (currently Nikki Cherek)
 - ii. Confirmation of the Whitnall School District appointment to the Park & Recreation Board for a term to expire 5/31/25 (currently Quin Brunette)
 - iii. A.D. #5
One member to the Park & Recreation Board for a term to expire 5/31/28 (currently Troy Chowanec)
 - b. Mayor appointments, confirmed by Council:
 - i. Two members to the Civil Service Commission for terms to expire 5/1/27 (formerly David Podeszwa and Paul Leu)
4. Summons and Amended Complaint received from Atty. Jon D. Monson of Schott, Bublitz & Engel S.C. on behalf of Andrew and Jennifer Drzewiecki. (Goergen)
5. Claim received from Arianna Bullion. (Goergen)
6. Approve applications for 2024-2025 operator licenses (Goergen)
7. Approve renewal applications for the following licenses to expire June 30, 2025: Class "A" Fermented Malt Beverage, "Class A" Liquor (Cider Only), Class "B" Fermented Malt Beverage, Combination "Class B" Fermented Malt Beverage & Liquor, Class C Wine, Combination "Class A" Fermented Malt Beverage & Liquor, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of all licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges). (Goergen)
8. Holey Mackerel, Richard Duval, Agent, requests an extension of the licensed premises of his Combination "Class B" Beer and Liquor License and Entertainment License to the "Beer Garden", one 40x20 beer tent, plus a 20' round seating/entertainment tent with a fence and signs that will be monitored. It is away from the mini-golf area and will exclude underage unaccompanied individuals. Beer will be stored in a locked 10 tap trailer that will have faucet locks when the garden is not open for consumption. Dates will be from June 1, 2024 – September 8, 2024, hours of operation in the extended premises for alcohol being served from noon – 10:30 pm and entertainment from 6:00 – 10:00 pm at 5401 W Layton Ave. (Goergen)
9. Approve application for a 2023-2024 Combination "Class A" fermented malt beverage and liquor license for Kwik Pantry 6716 LLC, Guriqbal Sra, Agent, for the property at 6437 W. Forest Home Ave. (Kwik Market). Beer, wine and liquor will be sold over the counter. Beer will be stored in the coolers. The liquor will be stored behind the counter and wine on shelf's behind the overhead door. The extra supplies will be stored in the basement. The records will be kept in the office located in the attic in the building located at 6437 W. Forest Home Ave. (Goergen)
10. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Service Workshop & Performance Event on June 8, 2024 from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)
11. Approve an application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Pan America Work Shop on June 22, 2024 from 10:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat.

125.07(3)(a)12. (Goergen)

12. Approve the retention of McCarthy Godlewski LLC to represent the city with respect to certain intellectual property matters. (City Attorney)
13. Approve an ordinance amending Section 3.12 and Section 13.20 of the Greenfield Municipal Code relating to cigarette, tobacco, and electronic vaping products. (City Attorney)
14. Approve an ordinance amending Section 13.15(5)(f) of the Greenfield Municipal Code relating to allowable identification for pawnbroker and secondhand article transactions. (City Attorney)
15. Approve an Outdoor Special Event application for the House of Harley 2024 July 24-28th Homecoming, to be located at 6221 W. Layton Ave, from July 24, 2024 through July 28, 2024. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class “B” Retailer’s License (beer), Commercial Building/ Electrical/ Plumbing, and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)
16. Approve a Cost Sharing Memo of Understanding with the City of Milwaukee for the design and construction of a street improvement project on S 43rd Street. (Katz)
17. Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2023 Compliance Maintenance Annual Report (CMAR). (Katz)
18. Discussion/decision regarding agreement with Klemme Floats LLC. (Jaquish)
19. Discussion/decision regarding Agreement with Elite Protection Specialists LLC. (Jaquish)
20. Discussion/decision regarding Performance Agreement with Almighty Vinyl for Friday August 16th performance at Konkel Park. (Jaquish)
21. Approve a Certified Survey Map for a proposed land division of 8415 Sura Lane and 8515 Sura Lane, submitted by Scott Yauck, d/b/a 84South Restaurants, LLC c/o Cobalt Partners, LLC., and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-008) (PC-5/14/24 Kastner)
22. Approve Site and Landscaping Plans for a parking lot redesign for the property located at 6300 W. Layton Ave., submitted by Dan Large, d/b/a Milwaukee Electrical JATC, and Martin Worden, d/b/a Site Engineering Services. (Tax Key No. 603-9940-000) (PC-5/14/24 Kastner)
23. Approve Site and Architectural Plans for two (2) covered pavilions at Southwest YMCA, an existing business, located at 11311 W. Howard Ave., submitted by Mike Toomey, d/b/a Toomey Construction LLC., and Pete Damsgaard, d/b/a Groth Design Group. (Tax Key No. 566-9997-001) (PC-5/14/24 Kastner)
24. Approve Site and Architectural Plans for a shed and new light poles at Fin & Feather, an existing business, located at 4060 W. Loomis Rd., submitted by Mark Silber, d/b/a Fin & Feather. (Tax Key No. 600-0123-001) (PC-5/14/24 Kastner)
25. Approve Site, Landscaping, and Architectural Plans for proposed remodeling of Kwik Market, a new convenience retailer, to be located at 6437 W. Forest Home Ave., submitted by Guriqbal Singh Sra, d/b/a Kwik Market and Thomas Stochowiak, d/b/a Stack Design Group. (Tax Key No. 572-8989-002) (PC-5/14/24 Kastner)
26. Approve a Special Use Review and Site, Landscaping, and Architectural Plans for Southwest Auto Body, a proposed automotive repair business, to be located at 5049 W. Loomis Rd., submitted by Naser Berisha, d/b/a Southwest Auto Body, and Gerry Ramos, d/b/a Ramos & Associates. (Tax Key No. 647-9973-000) (PC-5/14/24 Kastner)
27. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 4110 S. 76th St. from C-4 Regional Business District to Planned Unit Development District #4. (Tax Key No. 571-8997-000) (PC-5/14/24 Kastner)

28. Approve Site, Landscaping, and Architectural Plans for Cold Spring Crossing Apartments, a proposed new construction multi-family development, to be located at 4200 S. 76th St., submitted by Phillip Aiello, d/b/a Mandel Group, Inc., and Eric Ponto, d/b/a Engberg Anderson Architects. (Tax Key No. 571-8984-009) (PC-5/14/24 Kastner)
29. Accept investments and reinvestments for April 2024. (Schafer)
30. Approval of mileage reimbursements in the amount of \$1,044.13. (Schafer)
31. Approval of schedules of disbursement in the amount of \$6,835,343.68. (Schafer)
- K. Items for future agenda
- L. 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 GemEx Systems, Inc., an office for professional, scientific, and technical services, located at 3380 S. 108 St., Suite 210, submitted by Randall Wagner and Jesus Garcia Contreras, d/b/a GemEx Systems, Inc. (Tax Key No. 524-8979-006).

WHEREAS, Randall Wagner and Jesus Garcia Contreras, d/b/a GemEx Systems, Inc., duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish GemEx Systems, for an office for professional, scientific, and technical services, to be located at 3380 S. 108 St., Suite 210; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 21, 2024, 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, Randal Wagner, d/b/a GemEx Systems, Inc., has an office at 2840 Scherer Dr. Suite 460, St. Petersburg, FL, 33716.
2. The applicant will lease a portion of the multi-tenant commercial building owned by JLJ Holdings, LLC., 3380 S. 108th St., Greenfield, WI 53227.
3. GemEx Systems, Inc. will occupy approximately 1,400 sq. ft. of the multi-tenant commercial building located at 3380 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 2158, being a part of the Northwest ¼ of Section 17, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 524-8979-006

Said land being located at 3380 S. 108th St.

4. The applicant is proposing to establish an office for professional, scientific, and technical services, 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 professional, scientific, and technical services as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along the S. 108th St. commercial corridor. Properties to the north, south, and west are developed as commercial. Properties to the east are designated as park and recreation district.

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 Randall Wagner and Jesus Garcia Contreras, d/b/a GemEx Systems, Inc. to establish an office for professional, scientific, and technical services, to be located at 3380 S. 108th St., Suite 210, 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 April 9, 2024 and by the Common Council on May 21, 2024. 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 GemEx Systems Inc. shall be 9:00am – 5:00pm Monday through Friday and 9:00am – 6:00pm Saturday and Sunday.
4. Off-Street Parking. A total of 4 off-street parking stalls are required for GemEx Systems Inc. The entire multi-tenant commercial building requires a total of 32 off-street parking spaces. The property will provide 52 off-street parking stalls.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-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 must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

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

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

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

17. Miscellaneous.

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

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

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

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

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

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

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

Randall Wagner or Jesus Garcia Contreras, d/b/a GemEx Systems, Inc.

Larry Liesen, d/b/a JLJ Holdings, LLC.

Provided to applicant on the
_____ day of _____, 2024

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____
day of _____, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. _____

Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 11815 W. Morgan Ave. from Mixed Residential to Single Family. (Tax Key No. 564-9986-000)

WHEREAS, the City has prepared the Land Use Map Amendment pursuant to Wis. Stat. § 66.1001; and,

WHEREAS, the planning process for the Land Use Map Amendment was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the plan in compliance with Sec. 66.1001 of the Wisconsin Statutes; and,

WHEREAS, on March 12, 2024, the City of Greenfield Plan Commission by majority vote recommended that the Common Council approve an ordinance for the subject Land Use Map Amendment to the City of Greenfield Comprehensive Plan in compliance with the requirements of Sec. 66.1001(4)(b) of Wisconsin Statutes; and,

WHEREAS, the Common Council of the City of Greenfield conducted a public on May 21, 2024, upon a proposal to amend the Land Use Map to the City of Greenfield Comprehensive Plan; and,

WHEREAS, Notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least thirty (30) days has expired after the last publication before said hearing, as required by State Statutes; and,

WHEREAS, following the Public Hearing and upon consideration of the Plan Commission's recommendation, and all public comment received at the hearing, the Common Council finds that the proposed amendment furthers the coordinated, adjusted and harmonious development of the City which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

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

PART I. The Greenfield Common Council, does by enactment of this ordinance, pursuant to Sec. 66.1001(4) of the Wisconsin Statutes, formally adopt the subject Land Use Map Amendment to the City of Greenfield Comprehensive Plan to redesignate the Future Land Use Map within the City's Comprehensive Plan (Chapter Three: Land Use) from Mixed Residential to Single Family (Tax Key No. 564-9986-000), Greenfield, Milwaukee County,

Wisconsin, (map attached as Exhibit A hereto and incorporated herein by reference) more particularly described as follows:

The West 30 acres of the East 80 acres of the Southwest ¼ of Section 18, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin, excepting therefrom the North 290 feet of the West 280 feet and the South 7.027 acres.

Tax Key No. 564-9986-000

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

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

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____ day of _____, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

Exhibit A: Parcel to be amended

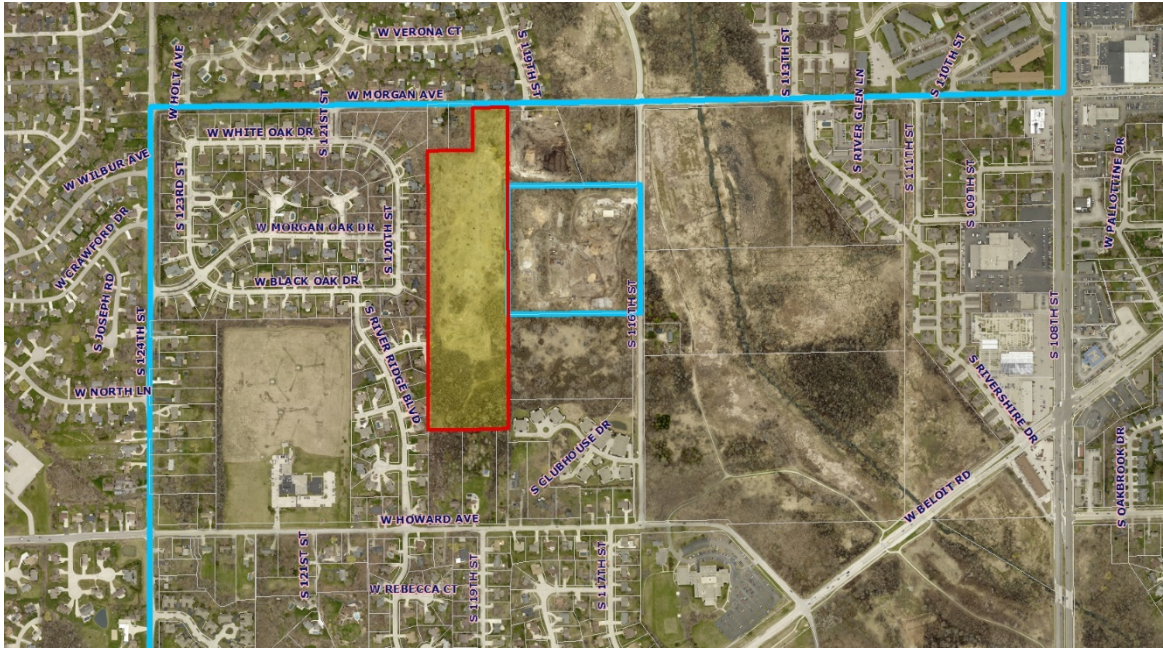
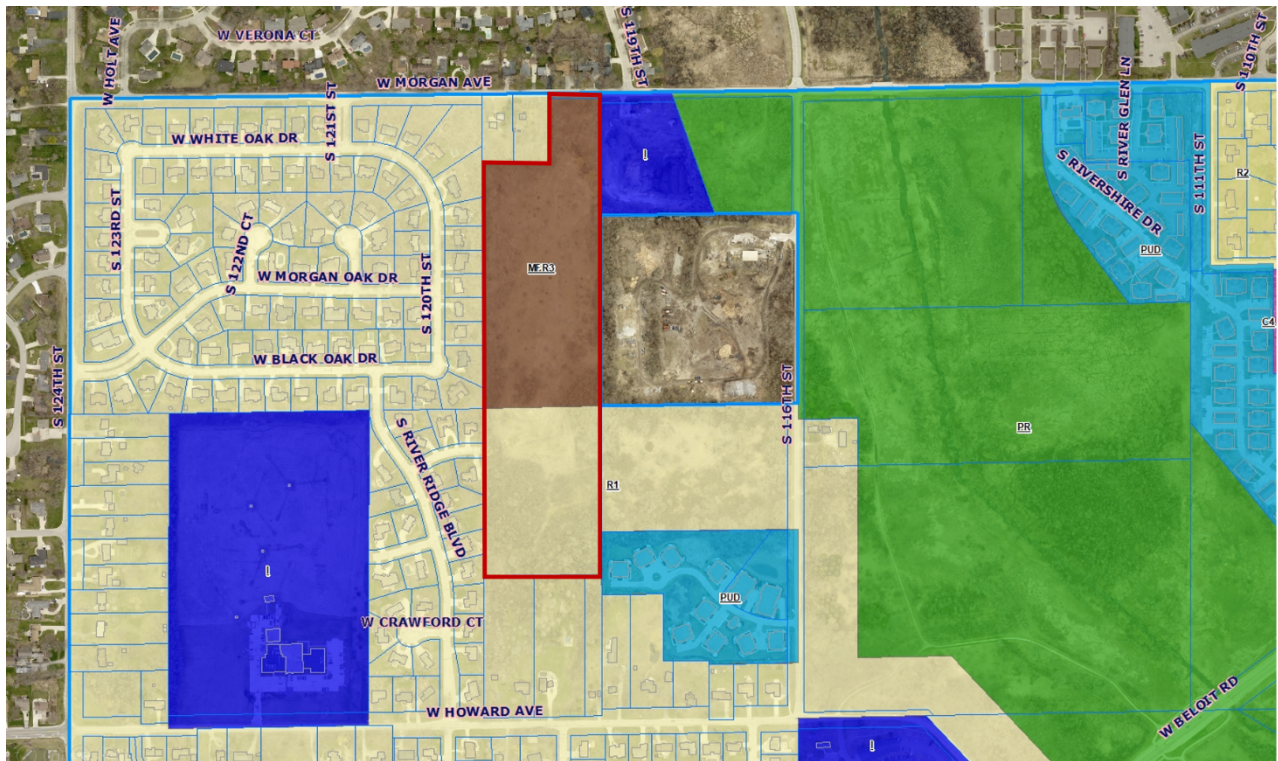


Exhibit B: Existing Land Use Map



ORDINANCE NO. _____

Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 11815 W. Morgan Ave. from MFR-3 High Density Multiple-Family Residential Conservation to R-1 Single-Family Residential District. (Tax Key No. 564-9986-000)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing in the Common Council Chambers of City Hall at Greenfield, Wisconsin, on Tuesday, the 21st day of May 2024, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 11815 W. Morgan Ave. from MFR-3 High Density Multiple-Family Residential Conservation to R-1 Single-Family Residential District; and,

WHEREAS, notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least ten (10) days has expired after the last publication before said hearing, as required by State Statutes; and,

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

PART I. The Official Greenfield Zoning Map described in Section 21.04.0102 of the Municipal Code is hereby amended to provide that the following described land shall be and is hereby rezoned from MFR-3 High Density Multiple-Family Residential Conservation to R-1 Single-Family Residential District to-wit:

The West 30 acres of the East 80 acres of the Southwest $\frac{1}{4}$ of Section 18, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin, excepting therefrom the North 290 feet of the West 280 feet and the South 7.027 acres.

Said land contains approximately 856,390 square feet, or 19.66 acres of land, more or less, and is located at:

11815 W. Morgan Ave. (Tax Key No. 564-9986-000)

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

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

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of May, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

05/16/2024

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Angela Rosemary Griep	17465 Gebhardt RD	Brookfield, WI 53045
April D McDaniels	2401 W Howard AVE Apt #3	Milwaukee, WI 53221
Breanna Michele Baughman	6308 W Leroy AVE	Greenfield, WI 53220
Conner James Rueda	8800 S Patricia Blvd	Oak Creek, WI 53154
Estevan Adrian Perez	18750 Heathway LN	Brookfield, WI 53045
Gail Marie Fisher	5737 S 22nd ST	Milwaukee, WI 53221
Hannah Rae Gillespie	913 W Ryan RD	Oak Creek, WI 53154
Hydn Taylor Heisel	3115 W Southway DR	Franklin, WI 53132
Jane M Kernats	W224S 7685 Alma LN	Big Bend, WI 53103
Jennifer B Zindl	3421 S 45th ST	Greenfield, WI 53219
Jessica Christine Ciardo	6540 W English Meadows dr #J301	Greenfield, WI 53220
Joseph Robert Stokes	2401 S 57th ST	West Allis, WI 53219
Karla Jean Larsen	2568 Honey Creek CIR #316	East Troy, WI 53120
Kyle Jonathon Preuss	972 S 58th ST	West Allis, WI 53214
Kylie Miriam Peters	3455 N Fratney St	MILWAUKEE, WI 53212
Michelle Lynn Gaza	3725 S 53rd ST	Greenfield, WI 53220
Sara Lynn Dvorak	2551 S 43rd ST #102	Milwaukee, WI 53219

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

05/15/2024

1/2

CLASS A BEER

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Speedway LLC	Speedway #4472	Maria J Hamann, Agent	6000 W Layton AVE

Premise Description:

GENERAL SALES FLOOR, SOLD AT THE CASH REGISTER, STORED IN THE STORAGE CLOSET AND CONSUMED OFF PREMISE. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 6000 W LAYTON AVE.

Speedway LLC	Speedway #4154	Alexis B Engel, Agent	3390 W Loomis RD
--------------	----------------	-----------------------	------------------

Premise Description:

GENERAL SALES FLOOR, SOLD AT THE CASH REGISTER, STORED IN THE STORAGE CLOSET, AND CONSUMED OFF PREMISE. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 3390 W LOOMIS RD.

CLASS A CIDER ONLY

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Speedway LLC	Speedway #4154	Alexis B Engel, Agent	3390 W Loomis RD

Premise Description:

GENERAL SALES FLOOR, SOLD AT THE CASH REGISTER, STORED IN THE STORAGE CLOSET, AND CONSUMED OFF PREMISE. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 3390 W LOOMIS RD

Speedway LLC	Speedway #4472	Maria J Hamann, Agent	6000 W Layton AVE
--------------	----------------	-----------------------	-------------------

Premise Description:

GENERAL SALES FLOOR, SOLD AT THE CASH REGISTER, STORED IN THE STORAGE CLOSET AND CONSUMED OFF PREMISE. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 6000 W LAYTON AVE.

CLASS B BEER

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Oneplus1, LLC	One+1 Asian Restaurant	Par Cung, Agent	5442 W Forest Home AVE

Premise Description:

THE ALCOHOL BEVERAGES WILL BE SERVED AT THE DINING TABLES OF ONE+1 ASIAN RESTAURANT. THE ALCOHOL BEVERAGES WILL BE STORED IN THE BASEMENT. THE RECORDS WILL BE STORED IN THE OFFICE LOCATED AT 5442 W FOREST HOME AVE

CLASS B LIQUOR - COMBO

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Los Mariachis Mexican Restaurant Inc	Los Mariachis II	Sandra Madrigal, Agent	4305 W Layton AVE

Premise Description:

RESTAURANT/BAR AREA, STORED IN BACK ROOM AND BASEMENT, LOCATED AT 4305 W LAYTON AVE.

Kyoto Group LLC

Kyoto Group LLC

Yi Wu, Agent

7453 W Layton AVE

Premise Description:

BEVERAGES SERVED IN BAR AREA AND GENERAL DINING ROOM. BEVERAGES STORED IN LOCKED STORAGE CLOSET AND COOLER UNIT IN EXISTING SPACE. ALL RECORDS STORED IN THE OFFICE LOCATED AT 7453 W LAYTON AVE.

CLASS C WINE**LEGAL NAME****BUSINESS NAME****AGENT****BUSINESS ADDRESS**

Oneplus1, LLC

One+1 Asian Restaurant

Par Cung, Agent

5442 W Forest Home AVE

Premise Description:

ALCOHOL WILL BE STORED IN THE RESTAURANT AND IT WILL BE SOLD AND SERVED AT THE DINING TABLES. THE RECORDS WILL BE STORED IN THE OFFICE LOCATED AT 5442 W FOREST HOME AVE

CLASS A LIQUOR COMBO**LEGAL NAME****BUSINESS NAME****AGENT****BUSINESS ADDRESS**

Falcon One Inc

Nexus Vape N Smoke

Yash Patel, Agent

3765 S 108th ST

Premise Description:

RETAIL SHOPPING PLAZA UNIT NUMBER 3765 WHERE ALCOHOL WILL BE SOLD AND STORED. MOST ALCOHOL WILL BE IN THE FRONT FOR DISPLAY AND IN THE BACK 2 ROOMS FOR BACKSTOCKED. RECORDS WILL BE STORED IN THE RIGHT OFFICE LOCATED AT 3765 S 108TH ST

PAWNBROKER/SECONDHAND**LEGAL NAME****BUSINESS NAME****AGENT****BUSINESS ADDRESS**

AJ Collectables LLC

AJ Collectables LLC

Joshua Joel Rowell, Agent

4631 S 108th ST

Premise Description:

CONDUCT SALE OF SECONDHAND ARTICLES LOCATED AT 4631 S 108TH ST
THERESA ANN HEINE, JOSHUA JOEL ROWELL - MANAGERS/PERSONS IN CHARGE

Grand Total Licenses: 10

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

05/16/2024

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Adolfo Valdez-Tinoco	4865 S 69th ST #25	Greenfield, WI 53220
Alan James Moss	1223 Noel CT Apt 204	South Milwaukee, WI 53172
Alejandro A Romero	2054 S 59th ST	West Allis, WI 53219
Alissa Ann Jackson	3915 S 84th ST 3	Greenfield, WI 53228
Andreas D Karabelas	10332 W Lincoln AVE Apt. 1	West Allis, WI 53227
Ashley Elizabeth McCracken	3064 S 60th ST	Milwaukee, WI 53219
Ashley Louise Lucas	10508 W Lincoln AVE	Milwaukee, WI 53227
Barbara Jean Lewandowski	3806 W Oklahoma AVE 3	Milwaukee, WI 53215
Bobbie Rosalita Horcos	10915 W Edgerton AVE	Hales Corners, WI 53130
Bradley E Bingheim	3429 S 16th ST	Milwaukee, WI 53215
Callie Peyton Givens	2061 S 74th ST	West Allis, WI 53219
Cecilia Bocardo	6305 S 20th ST #24	Oak Creek, WI 53154
Chelsey Marie Ahnert	1420 E Warnimont AVE #17	Milwaukee, WI 53207
Craig Andrew Nilsen	N20W 26731 Sawgrass LN	Pewaukee, WI 53072
Danielle Kay Millard	N25W 24205 River Park DR 500	Pewaukee, WI 53072
Danyel Dawn Brost	4462 S Louisiana AVE	Greenfield, WI 53221
Dolan Joseph Clark	8173 S 100th ST	Franklin, WI 53132
Edyta Cullen	5797 Rustic LN	Greendale, WI 53129
Georgia Marie Strand	1346 S 56th ST	Milwaukee, WI 53214
Hannah Lynn Dziadosz	4035 S 65th ST 7	Greenfield, WI 53220
Holly Anne Kritter	3460A E Van Norman AVE	Cudahy, WI 53110
James Koutromanos	7972 S Scepter DR	Franklin, WI 53132
Jason Michael Rodriguez	3309 S 100th ST #20	Milwaukee, WI 53227
Kassandra Jean Leslie	2035 W Wells ST	Milwaukee, WI 53233
Lenore Oliver	2070 E HIDDEN CREEK CT 101	OAK CREEK, WI 53154
Morgan Ann Zakrzewski	2240 S 80th ST	West Allis, WI 53219
Qyinn M Applin	4521 W Ramsey AVE 65	Greendale, WI 53129
Sandra Elizabeth Kolb	2510 N 84th ST	Milwaukee, WI 53226
Sara J Rankovic	5614 S Marilyn ST 3	Milwaukee, WI 53221

From: [Tripper Duval](#)
To: [Lisa Pelkey](#)
Subject: Fwd:
Date: Sunday, May 5, 2024 2:04:35 PM

Hey Lisa!

Here is the paperwork and the map! Please let me know if you have any questions as I know the black and white print is kind of hard to read!

"Beer Garden" Description

One 40x20 beer tent + a 20' round seating/entertainment tent will be fence, Signs, and be monitored away from the mini golf area to exclude underage unaccompanied individuals. Beer will be stored in a locked 10 tap trailer that will have faucet locks when the garden is not open for consumption.

Thank you!

----- Forwarded message -----

From: **Lost Whale** <info@lostwhalemke.com>
Date: Sun, May 5, 2024 at 1:52 PM
Subject:
To: Tripper Duval <tripper@lostwhalemke.com>





7325 W. Forest Home Ave., Room 102
Greenfield, WI 53220
Telephone: (414) 329-5219
Fax: (414) 541-0591

APPLICATION TO EXTEND LICENSED PREMISES

This is a request to extend licensed premises for: ☒ Entertainment License ☐ "Class B" Beer and Liquor
☐ Class "B" Beer ☐ Class "B" Beer & "Class C" Wine

Legal name of business: Holey Mackere LLC

Trade name of business: Holey Mackere LLC Agent: Richard Duval

Name of Event: Holey Mackere LLC Event Address: 5401 W Layton ave

Event Date	Event Starting Time	Event Ending Time	Entertainment Starting Time	Entertainment Ending Time	Alcohol Sales/Consumption Starting Time	Alcohol Sales/Consumption Ending Time
6/1-9/8/24	noon	11pm	6pm	10pm	noon	10:30pm

List types of entertainment:

Music, Projected sporting events or movies

Location of entertainment:

See Map*

Location of alcohol sales/consumption:

See map*

Describe how the extended premises will be contained, such as whether it will be within a roped off or fenced in area:
It will be in a completely separate and fenced area.

Attach a map or drawing by clicking on the paperclip icon on the left side of the screen to show where the event is taking place, and include the location of alcohol sales/service/consumption, entertainment, speakers, fenced or roped areas, tents, etc.

Richard Duval 4/26 4149409876

Printed Name Date Phone

Signature Email

Provide contact person's name, phone # and email, if different than above

--
Tripper Duval
Janitor
[Lost Whale](#)



7325 W. Forest Home Ave., Room 102
Greenfield, WI 53220
Telephone: (414) 329-5419
Fax: (414) 543-0591

Instructions for Application to Extend Licensed Premises:

The information that follows is important, please read it all to ensure your application is complete.

The applicant shall comply with the following when the application is filed:

1. **Application deadline:** If part of an Outdoor Special Event permit, 45 or 90 days prior to the event, depending on expected attendance.

2. **Property owner permission:** If you are not the property owner, attach written permission from the property owner which indicates you have been given full control over the licensed premises to conduct alcohol sales.

Select from one of the following:

- ☒ Our organization **IS** the property owner of the premises described in application.
- ☐ Our organization **IS NOT** the property owner of the premises described in our application. A letter from the property owner is attached granting our organization full control of the extended premises during the specified dates and times.

3. **Location of alcohol sales/consumption (premises description):** The premises description must "particularly describe" where alcohol will be sold, served, consumed or stored. A street address is not sufficient.

Applicants must ensure that underage unaccompanied persons do not enter the licensed premises. (For example, if a beer or wine tent is described as the licensed premises, fencing, signage and careful monitoring can be done to prohibit entry by underage unaccompanied individuals. Underage persons must be accompanied by a parent, guardian or spouse of legal drinking age on licensed premises. Sec. 125.07(3)(e), Wis. Stats.

Sample Premise Descriptions:

A 30 x 30 square foot beer tent, roped off and monitored to exclude underage unaccompanied individuals, on the northwest corner of the parking lot at 1234 Main Street.

A 30 x 30 square foot area for a sales counter for wine sales that includes tables and seating, fenced and monitored to exclude underage unaccompanied individuals, on the south side of the parking lot at 1234 Main Street.

4. **Licensed operators:** Licensed operators* or licensed temporary operators** must be present at all times. They must visually supervise adults working without a license. The licensed person must be in the same room as the unlicensed person, near enough to see and talk to him or her, and to be able to actually supervise the unlicensed person. It is not sufficient simply to be on the same premises. Sec. 125.26(6), 125.32(2) – beer; 125.51(10), 125.68(2) – Wine; 125.17, Wis. Stats.

-OVER-

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 3.12 AND SECTION 13.20 OF THE GREENFIELD MUNICIPAL CODE RELATING TO CIGARETTE, TOBACCO, AND ELECTRONIC VAPING PRODUCTS

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

PART I. That the reference to “Cigarette and Tobacco Products” in Section 3.12 (3) of the Municipal Code is hereby amended as follows:

“CIGARETTE, TOBACCO, AND ELECTRONIC VAPING PRODUCTS... \$100.00”

PART II. Section 13.20 of the Municipal Code is hereby amended to read as follows:

“13.20 Cigarette, Tobacco, and Electronic Vaping Products.

- (1) *License required.* No person shall in any manner, or upon any pretense, or by any device, directly or indirectly sell, expose for sale, possess with intent to sell, exchange, barter, dispose of or give away any cigarette, tobacco, and electronic vaping products to any person without first obtaining a license from the City Clerk who shall issue such license upon payment of the fee prescribed in section 3.12(3) of this chapter. The license shall be for a license year, or any part thereof, beginning July 1 and ending June 30. (Am. #2293)
- (2) *State statutes adopted.* The provisions of Chs. 134.65 and 134.66, Wis. Stats., relating to cigarette, tobacco, and electronic vaping products, inclusive of any provisions thereof relating to the penalty to be imposed or the punishment for violation of such statutes, are hereby adopted and made a part of this section by reference. A violation of any such provision shall be a violation of this section. Any future amendments, revisions or modifications of the State Statutes are incorporated herein and are intended to be made part of this section in order to secure uniform statewide regulation in the area of cigarette, tobacco, and electronic vaping products.”

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

PART IIII. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the ____ day of _____, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published:

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 13.15(5)(f) OF THE GREENFIELD MUNICIPAL CODE
RELATING TO ALLOWABLE IDENTIFICATION FOR PAWNBROKER AND SECONDHAND
ARTICLE TRANSACTIONS

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

PART I. That Subsection 13.15(5)(f) of the Municipal Code is hereby amended to read as follows:

“CIGARETTE, TOBACCO, AND ELECTRONIC VAPING PRODUCTS... \$100.00”

PART II. Section 13.20 of the Municipal Code is hereby amended to read as follows:

“(f) The identification number and state of issue from any of the following forms of identification of the seller:

1. Current Wisconsin driver's license.
2. Current State of Wisconsin identification card.
3. Current valid photo identification card issued by another state or a province of Canada.
4. Current military identification card.
5. Current passport.
6. Current U.S. alien registration card, when coupled with the acquisition of an inked fingerprint impression of the cardholder, due to the absence of any current address on such cards and the absence of any bureaucratic means to readily determine the cardholder's current address.”

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

PART IIII. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the ____ day of _____, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published:



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: May 21, 2024

RELATING TO:

Outdoor Special Event application for the House of Harley 2024 July 24-28th Homecoming event, to be located at 6221 W. Layton Ave., July 24 – July 28, 2024.

SUMMARY:

Application includes the following combination of licenses/permits: OSE, Temporary Class “B” License (beer), Food, and Commercial building, electrical, plumbing, and temporary sign permit.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>Beer Finish</u>	<u>End Time</u>
Wednesday, 7/24	9:00 a.m.	7:00 p.m.	7:00 p.m.
Thursday, 7/25	9:00 a.m.	10:00 p.m.	10:00 p.m.
Friday, 7/26	9:00 a.m.	10:00 p.m.	10:00 p.m.
Saturday, 7/27	9:00 a.m.	10:00 p.m.	10:00 p.m.
Sunday, 7/28	9:00 a.m.	7:00 p.m.	7:00 p.m.

Street closure: Wednesday, July 24th 6:00am – Monday, July 29th 6:00am

Set-up: Wednesday, 7/24, 8am

Breakdown (parking lot): Sunday, 7/28 7pm

Motorcycle demonstrations daily.

Live music/bands 7/25, 7/26, and 7/27 from 10am to 10pm and 7/28 from 10am to 7pm. Alcohol sales 7/24 from 12pm (noon) to 7pm, 7/25, 7/26, and 7/27 from 10am to 10pm, and 7/28 from 10am to 7pm. Event held on House of Harley premises and on W. Layton Ave. Ride on Friday, July 26 departing at 10am, heading east on W. Layton Ave. towards 60th St. Ride returns at approximately 12pm (noon), arriving from east to west on 60th St. to the venue, parking on W. Layton Ave. for motorcycles.

Recommendation: Approve the Outdoor Special Event application for the House of Harley 2024 July 24-28th Homecoming event, to be located at 6221 W. Layton Ave., July 24-July 28, 2024 and all applicable licenses/permits.

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



Common Council

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 21, 2024

RELATING TO:

Approve a Cost Sharing Memo of Understanding with the City of Milwaukee for the design and construction of a street improvement project on S 43rd Street.

SUMMARY:

Greenfield is planning a project to improve S 43rd Street from W Cold Spring Road to W Howard Ave in 2025.

Portions of the project are within both Greenfield and Milwaukee. Because of the complicated municipal borders in that area, it is beneficial to both parties to cooperate on this project.

Greenfield will be the lead municipal agency for the design and construction of the improvements.

This Cost Sharing Memo of Understanding sets forth the terms by which Milwaukee will pay to Greenfield, the actual costs of the design and construction of the improvements within the Milwaukee corporate boundary.

FINANCIAL:

Milwaukee's share after grants have been applied is approximately \$75,206.

RECOMMENDATION:

Approve a Cost Sharing Memo of Understanding with the City of Milwaukee for the design and construction of a street improvement project on S 43rd Street.

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

**COST SHARING MEMO OF UNDERSTANDING
BETWEEN
THE CITY OF MILWAUKEE
AND THE CITY OF GREENFIELD**

DATE: May 8, 2024

PROJECT: S. 43rd Street (ID 2155-15-70)

LIMITS: W. Cold Spring Road to W. Howard Avenue

This Cost Sharing Memo of Understanding is made and entered into by the City of Milwaukee and the City of Greenfield.

The contents of this Cost Sharing Memo of Understanding will address cost sharing for all phases of the subject project including but not limited to design engineering, utility coordination, construction and construction engineering, as necessary.

It is desired by the City of Greenfield and the City of Milwaukee to rehabilitate S. 43rd Street. Both municipalities will budget funds for the improvement of the roadway with Bid Letting in February 2025 and construction in 2025. The City of Greenfield has received Surface Transportation Program-Urban funding from the Wisconsin Department of Transportation which will be equally applied to the length of the project.

The City of Greenfield through its undersigned duly authorized officers or officials, hereby requests the City of Milwaukee to participate in the project hereinafter described.

Needs and Estimate Summary:

Existing Facility – Describe and give reason for request:

It is desired by the City of Greenfield and the City of Milwaukee to rehabilitate S. 43rd Street between W. Cold Spring Road and W. Howard Ave.

Proposed Improvement – Nature of Work:

The roadway will receive new concrete pavement, curb and gutter, bike lanes, sidewalk, ADA corner ramps, pavement markings, signage and street lighting.

Estimated Cost Summary

Design:

	Total (100%)	Greenfield (92.5%)	Milwaukee (7.5%)
Design Consultant	\$ 405,190	\$ 374,801	\$ 30,389
Design WisDOT Review	\$ 20,000	\$ 18,500	\$ 1,500
Total Design	\$ 425,190	\$ 393,301	\$ 31,889
WisDOT STP-U Funding	\$ (287,944)	\$ (266,348)	\$ (21,596)
Local Share Design	\$ 137,246	\$ 126,953	\$ 10,293

Construction:

	Total (100%)	Greenfield (92.5%)	Milwaukee (7.5%)
Construction Contractor	\$ 2,872,750	\$ 2,657,294	\$ 215,456
Construction WisDOT Review	\$ 20,000	\$ 18,500	\$ 1,500
Construction Engineering (15%)	\$ 430,913	\$ 398,594	\$ 32,319
Total Construction	\$ 3,323,663	\$ 3,074,388	\$ 249,275
WisDOT STP-U Funding	\$ (2,458,160)	\$ (2,273,798)	\$ (184,362)
Local Share Construction	\$ 865,503	\$ 800,590	\$ 64,913

Total:

	Total (100%)	Greenfield (92.5%)	Milwaukee (7.5%)
Local Share Total	\$ 1,002,749	\$ 927,543	\$ 75,206

- 1) The design and construction engineering consultant service costs for each municipality will be calculated by prorating the actual consultant service expenditures using the final design and construction costs.
- 2) Bidder costs will be reviewed prior to contract award by WisDOT.
- 3) The City of Milwaukee will pay its actual share of the design and construction costs for the subject project within 60 days of being invoiced by the City of Greenfield.
- 4) If the City of Milwaukee objects to any portion of the invoices submitted by the City of Greenfield, the City of Milwaukee shall notify the City of Greenfield in writing within twenty days of the invoice's receipt. The City of Milwaukee will pay any undisputed portions of a bill.
- 5) The City of Greenfield agrees to consult and seek concurrence with the City of Milwaukee regarding any design and construction change orders that would result in additional design and construction costs in excess of 10% after the project has been awarded.
- 6) The costs of any additional or unforeseen items not covered in the above shall be agreed upon by the City of Milwaukee and City of Greenfield and will be paid by the municipality in which the additional or unforeseen item occurs.

This Cost Sharing Memo of Understanding is subject to the terms and conditions that follow and is executed by the undersigned under proper authority to execute such a Cost Sharing Memo of Understanding for the City of Greenfield and City of Milwaukee.

Signed for and on behalf of City of Milwaukee:

_____ Signature	_____ Commissioner of Public Works Title	_____ Date
_____ Jerrel Kruschke Name		
_____ Signature	_____ Comptroller Title	_____ Date
_____ Bill Christianson Name		

Signed for and on behalf of the City of Greenfield:

_____ Signature	_____ Mayor Title	_____ Date
_____ Michael J. Neitzke Name		
_____ Signature	_____ City Attorney (as to form) Title	_____ Date
_____ Christopher Geary Name		
_____ Signature	_____ Finance Director Title	_____ Date
_____ Paula Schafer Name		
_____ Signature	_____ City Clerk Title	_____ Date
_____ Jennifer Goergen Name		

TERMS AND CONDITIONS

1. The initiation and accomplishment of the improvement will be subject to all applicable Federal, State, and local regulations.
2. The City of Milwaukee will pay to the City of Greenfield such project related costs as outlined and listed in the Estimated Cost Summary.
3. Each Municipality shall ensure that all necessary funding of each project phase (design and construction) is in place for their portion of the project costs.
4. Work necessary to complete the improvement, to be financed entirely by the Municipality (or responsible party) where the work lies, includes but may not be limited to the following items:
 - a. New installations of or alterations of sanitary sewers or connections, water, gas, electric, telephone, telegraph, fiber optic, fire or police alarm facilities, pipelines, and similar utilities.
 - b. Repair of damages to roads and streets caused by reason of their use in hauling materials incidental to the improvement.
5. If the City of Milwaukee shall withdraw from the project, it shall reimburse the City of Greenfield its proportionate share of all costs incurred by the City of Greenfield as of the date of withdrawal.
6. The work will be administered by the City of Greenfield or its designee(s). The City of Greenfield shall notify the City of Milwaukee of any design or construction changes that may occur during the process in excess of 10% of the budgeted amount and get written authorization prior to their inclusion and cost participation by the City of Milwaukee.
7. The respective municipalities will at their own expense:
 - a. Maintain all portions that lie within its boundaries.
 - b. Assume general responsibility of all public information to its residents.

(End of Document)



Common Council Meeting

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 21, 2024

RELATING TO:

Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2023 Compliance Maintenance Annual Report (CMAR).

SUMMARY:

Revisions to Chapter NR 208, Wisconsin Administrative Code became effective January 2006 requiring permitted wastewater collection systems (Sanitary Sewers) 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.

The 2023 Compliance Maintenance Annual Report (CMAR) is due to the Wisconsin Department of Natural Resources by June 30th, 2024. The attached report was prepared by the Engineering Division with additional information provided by Finance and Public Works. The City of Greenfield received the highest grade (letter A, and 4.0 grade points) and therefore we are not required to submit corrective actions.

FINANCIAL:

None

RECOMENDATION:

Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2023 Compliance Maintenance Annual Report (CMAR).

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

RESOLUTION NO.

RESOLUTION VERIFYING REVIEW AND AUTHORIZING SUBMITTAL OF THE
2023 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
COMPLIANCE MAINTENANCE ANNUAL REPORT (CMAR),

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 2023 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 21st day of May, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 2023

Financial Management

1. Provider of Financial Information Name: Paula Schafer Telephone: (414) 329-5283 (XXX) XXX-XXXX E-Mail Address (optional): PaulaS@greenfieldwi.us		
2. Treatment Works Operating Revenues 2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ? ● Yes (0 points) ☐ ☐ ○ No (40 points) If No, please explain: 2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised? Year: 2023 ● 0-2 years ago (0 points) ☐ ☐ ○ 3 or more years ago (20 points) ☐ ☐ ○ N/A (private facility) 2.3 Did you have a special account (e.g., CWFPP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system? ● Yes (0 points) ○ No (40 points)		0
REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]		
3. Equipment Replacement Funds 3.1 When was the Equipment Replacement Fund last reviewed and/or revised? Year: 2023 ● 1-2 years ago (0 points) ☐ ☐ ○ 3 or more years ago (20 points) ☐ ☐ ○ N/A If N/A, please explain: 3.2 Equipment Replacement Fund Activity 3.2.1 Ending Balance Reported on Last Year's CMAR 3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.) 3.2.3 Adjusted January 1st Beginning Balance 3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)		\$ 513,573.00 \$ 0.00 \$ 513,573.00 \$ 86,699.00

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 2023

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) -

\$ 216,828.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 383,444.00

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

Power sweeper, computer server and hydro excavator

3.3 What amount should be in your Replacement Fund? \$ 388,444.00

0

Please note: If you had a CWWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

● Yes

○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

● Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Greenfield PPI/I program (2017#11). MMSD, on behalf of Greenfield, has agreed to complete PPII investigations of up to 76 residential homesites and eventually create a PPII rehabilitation project. Estimated costs for completing the investigation and preparing the rehabilitation bid package is \$37,019. Potential rehabilitation is estimated at \$790,559 and will be further verified once investigations are completed and full rehabilitation project scope is known.	\$811,604	2024
2	Equipment replacement. Sanitary sewer support truck.	\$60,000	2025
3	Sanitary sewer installation project (92nd St Bypass). Joint sewer project with private developer to the benefit of both parties. Final details and cost split has yet to be determined. Project originated in 2022, but has been delayed and is anticipated to begin in late 2024 / early 2025	\$1,360,000	2024
4	Cold Spring Sanitary Sewer Repair. Relay of approximately 150 LF of 30" sanitary sewer to remove a bridge H-pile obstruction. Project design started in 2024, with construction anticipated in early 2025.	\$860,000	2025
5	68th St Siphon reroute. Rather than replace an aging sanitary sewer siphon that runs under I-894, the City is proposing to reroute sewer flows and remove/abandon the siphon. Project design will get underway in mid/late 2024, followed by land acquisition and easement items, followed by construction. We anticipate that construction will not likely start until 2026.	\$1,500,000	2026
6	Equipment Replacement. Computer server	\$35,000	2028

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 2023

5. Financial Management General Comments

None

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations:

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	0	0
February	0	0
March	0	0
April	0	0
May	0	0
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0
November	0	0
December	0	0
Total	0	0
Average	0	0

6.1.2 Comments:

Not applicable

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☐ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☐ SCADA System
- ☐ Self-Priming Pumps
- ☐ Submersible Pumps
- ☐ Variable Speed Drives
- ☒ Other:

Not applicable

6.2.2 Comments:

Not applicable

6.3 Has an Energy Study been performed for your pump/lift stations?

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 2023

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ☒ Yes
- ☐ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ☒ Yes
- ☐ No (30 points)
- ☐ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

- ☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

- 1) Comply with WPDES permit containing SSO's
2) Minimize the occurrence of preventable overflows
3) Minimize the life cycle ownership costs of the collection system
4) Improve or maintain system reliability
5) Reduce the potential threat to human health from SSO's
6) Provide adequate capacity to convey peak flow and manage I/I
7) Protect collection system worker health and safety
8) Operate a continuous CMOM program

Did you accomplish them?

- ☒ Yes
- ☐ No

If No, explain:

- ☒ Organization [NR 210.23 (4) (b)] ☐ ☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

- ☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Greenfield Municipal Code

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2019-09-17

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection
- ☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:

5/13/2024

2023

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☐ Others:

0

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

☒ Special Studies Last Year (check only those that apply):

- ☒ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☐ Lift Station Evaluation Report
- ☐ Others:

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	23.7	% of system/year
Root removal	23.7	% of system/year
Flow monitoring	10.1	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	17.9	% of system/year
Manhole inspections	15.9	% of system/year
Lift station O&M	0	# per L.S./year
Manhole rehabilitation	2.1	% of manholes rehabbed
Mainline rehabilitation		

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:

5/13/2024

2023

	0.9	% of sewer lines rehabbed
Private sewer inspections	0.0002	% of system/year
Private sewer I/I removal	0.0002	% of private services
River or water crossings	100	% of pipe crossings evaluated or maintained
Please include additional comments about your sanitary sewer collection system below:		

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

33.4	Total actual amount of precipitation last year in inches
34.6	Annual average precipitation (for your location)
149.4	Miles of sanitary sewer
0	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
1	Number of basement backup occurrences
25	Number of complaints
4.8	Average daily flow in MGD (if available)
	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.01	Basement backups (number/sewer mile)
0.17	Complaints (number/sewer mile)
0.0	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **				
	Date	Location	Cause	Estimated Volume
None reported				

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

☐ Yes

☒ No

If Yes, please describe:

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 2023

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

o Yes

● No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

The City continues to work with MMSD to address private property I/I (PPII). MMSD is the primary funding source for our PPII program.

Since 2022, Greenfield no longer has any non-compliant metersheds.

5.4 What is being done to address infiltration/inflow in your collection system?

The City continues to follow standards, accepted practices and procedures for operating and maintaining its collection system.

The City follows an 8/4-year cleaning and televising program where all mains are TV'd once every 8 years and cleaned every 4 years. CCTV is our primary means of rating pipes for structural and I/I deficiencies.

Using main assessment data, the City has developed and is following an informal long-range sanitary sewer main rehabilitation plan to address needs in our system due to aging infrastructure.

In 2023, the City lined 6,961 LF of public sewer main and made various spot repairs to 100 LF of public sewer main to address structural and I/I issues. In 2023, the City also designed and bid a sewer lining project for 9,350 LF of public sewer which is planned to be lined in 2024.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 **2023**

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			4	16
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:

- A = Voluntary Range (Response Optional)
- B = Voluntary Range (Response Optional)
- C = Recommendation Range (Response Required)
- D = Action Range (Response Required)
- F = Action Range (Response Required)

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/13/2024 **2023**

Resolution or Owner's Statement

Name of Governing Body or Owner:	
Date of Resolution or Action Taken:	
Resolution Number:	
Date of Submittal:	

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):
Financial Management: Grade = A

Collection Systems: Grade = A
(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS
(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)
G.P.A. = 4.00

APRIL 2024
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$2,727,394.05	12/31/2001	variable		\$112.09	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$6,851,966.56	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$0.00					
Ehlers Investment Partners X- GRD 2021B	\$317,379.31	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$2,252,270.71					
Ehlers Investment Partnes X - 2022A X-3025	\$769,754.00					
Associated Bank Investments	\$6,504,911.63	3/15/2022	variable			
Totals	\$19,423,676.26				\$112.09	

LOCAL GOVERNMENT INVESTMENT POOL

April 2024 Statement

March Ending Balance	\$	40,933,869.54
1 Deposit (s) in April		480,719.27
3 Withdrawal(s) in April		1,500,000.00
April Interest Earnings @ 5.38%		178,279.50
TOTAL	\$	40,092,868.31

PACKETS FOR TUESDAY, 5 / 21 / 2024

COMMON COUNCIL MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	4/19/2024	\$	345,202.92
AP CHECKS	4/26/2024	\$	651,751.94
AP CHECKS	5/3/2024	\$	292,153.87
AP CHECKS	5/10/2024	\$	106,760.98

WIRE TRANSFERS - APRIL		\$	5,240,281.62
------------------------	--	----	--------------

P-CARDS - APRIL		\$	199,192.35
-----------------	--	----	------------

TOTAL \$			6,835,343.68
----------	--	--	--------------

CC: PAULA

CC: FINANCE FOLDER