

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, MAY 21, 2024

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:07 PM.

Present: Alderpersons Andrew Drzewiecki, Karl Kastner, Shirley Saryan, Bruce Bailey

Excused: Pamela Akers

Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Gina Vlach, City Planner

B. Opening Prayer

An opening prayer was given by Pastor Rogers.

C. Pledge of Allegiance

D. Approval of the May 7, 2024 Common Council minutes

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

Mayor Neitzke went to agenda item E1.

E. Mayor's Report

Mayor Neitzke replied that Dan Jansen Fest donated significant dollars to the city for the Veteran's Memorial at Bicentennial Park, which is in front of the Greenfield Public Library. The Veteran's Memorial's grand opening and ribbon ceremony is on Friday, May 24th, before Dan Jansen Fest starts. He thanked Dan Jansen Fest and the Department of Public Works employees for designing and installing it. Dan Jansen Fest starts this weekend, and the profits and the income from the festival help make the city a better place. He encourages everyone to go.

He gave an update on The Turf skate park: the weather has caused delays; the contractor is at the site but is waiting for dry ground; that it'll be a wonderful addition to the community; the developer's park fees and billboard revenue fund the skate park; that tax dollars were not used; and it is suspected that it will be one of the most heavily used, nicest skateboard parks around. There is a benefit concert on June 15th that is an all-day skate, BMX, and a little bit edgier concert at Konkell Park. He encourages everyone to attend. The revenue and income received will go to further enhance the skateboard park.

Mayor Neitzke went to agenda item F.

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)

Wendi Unger from Baker Tilly presented the Auditor's Report, which has their clean, unmodified opinion and is the highest level of assurance that can be obtained, which means that the financial information is accurate. The reporting and insights document is used for comments and recommendations, communications, and there aren't any internal control-type issues noted. It was a very good audit this past year. There are two new Governmental Accounting Standards, and they will work with management to ensure that the city is in compliance.

She spoke about the various estimates in the city's financial statements, the Management's Discussion and Analysis Report, the governmental-wide financial statements, the General Fund operations compared to the budget, that revenue was over budget, that expenses were under budget, the General Fund balance, the Sanitary Sewer and Refuse and Recycling Financial Statements, long-term debt, that the city paid off more than it borrowed, the city's participation in the WRS, how much the city may borrow, and the net-position and fund balance. Overall, it was a positive financial year.

Mayor Neitzke talked about why everyone's taxes went up; the expenditures of the city rise every year

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due to health insurance and salaries. Last year, taxes could be raised by \$111,000 over everybody, which creates a shortfall perpetually every year. He spoke about last year's reassessment and that everyone's house is valued more, that, generally, there is not a house in the city selling for less than \$200,000, the housing bubble, COVID effects, that single-family homes have increased in value dramatically, and that commercial buildings have not increased by the same volume. He stated that if residential and commercial properties had the same increase, taxes wouldn't have changed, but because commercial values decreased, residential values increased; therefore, the burden shifted to residential properties. We run a very conservative, service-centric city, and we try hard to do things the right way. It's incredibly challenging. The reality is that the taxes that we receive every year are not enough to cover our increased expenses. He spoke about interest rates and that the interest income is footing the bill for the lack of taxes that can be raised every year to cover the cost of the services provided.

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

Mayor Neitzke circled back to agenda item E.

F. Aldermanic Reports

Alderperson Bailey spoke about Arbor Day, which was held at Konkel Park South last Saturday, May 18, 2024. It was a success. With the restoration project, they are striving to replant a lot of trees in Konkel Park. Over 1,000 trees were planted last year.

G. Announcements

H. Citizen Commentary

Mayor Neitzke introduced Richard Bartz, 8700 W. Forest Home Avenue, who spoke about the piece of property behind KinderCare on Forest Home Avenue. It's currently zoned as PUD R5, and he is asking for it to be rezoned as a single-family residence. He spoke about the subdivision, the zoning, and the property. He talked about the traffic inside the subdivision that is bordered by 87th Street, Forest Home Avenue, Woodlawn Place, and Dosie Avenue; KinderCare's traffic and their signs; that KinderCare is a good neighbor; his experiences with the Police Department; that he spoke with the alderperson; that it still hasn't changed; that they get a lot of pedestrian traffic; that drivers speed and cut through the subdivision; the frontage road; the traffic lights on 92nd Street and Forest Home Avenue; and that he is asking that a solution be made about the traffic. He said that his solutions would be more detailed signs, higher fines if caught, making KinderCare's driveways entrance-only and exit-only, or making 87th Street a dead-end street.

Mayor Neitzke said that we will work with you. He spoke about reckless driving being a problem.

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)

The public hearing opened at 7:38 PM.

Gina Vlach, the City Planner, presented the site information, description of the business, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

The applicant was not present.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to close the public hearing at 7:40 PM. Motion carried unanimously.

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

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)

The public hearing opened at 7:41 PM.

Mrs. Vlach presented the current zoning and Land Use Map; that, first, the Land Use Map needs to be corrected to single-family, and then it could be rezoned to single-family, along with recommendations from the Plan Commission. There weren't any letters of objection or support received.

Mayor Neitzke talked about the public hearing process.

Mayor Neitzke introduced Chris Dadtka, 12191 W. White Oak Drive, representing the Morgan Oaks Subdivision, who was registered as speaking for informational purposes only. Mayor Neitzke read her letter. She wrote, "Regarding the rezoning landfill off of 116th and Morgan Ave. It's been several years since we had received an update on the status of this old landfill (clean up & development.). Could you please provide us with background on any developments over the last several years and the plan over the next few years. Please include projected timelines?" Mayor Neitzke answered that there are no plans to develop the site whatsoever. The county has sent out a Request for Proposal to develop this site.

He continued from her letter, "Are there monitoring wells on this old landfill site? If so, what are the readings as far as acceptable for levels or exceeding acceptable EPA levels? If not, why not and were there ever monitoring wells on the site, and if so, when did the monitoring stop?" Alderperson Kastner answered that the last time the wells were monitored was with Jeff Hall [from Real Estate Recycling LLC], which was 10-15 years ago. Mayor Neitzke added that 10-15 years ago, the city received grants from the DNR for modernizing and doing an environmental survey of this site. It was pretty comprehensive. He said that he is unsure if anybody followed up with those wells, but he does know that Milwaukee County, which owns this site, foreclosed on it. Prior to foreclosure, it was a challenging site to get on. The county has DNR orders with regard to providing a clean-up plan, and they are supposed to get an approved plan with regard to what they do with their site. The wells were pretty clean. He does know that the recommendation for the entire site was that it needed to be capped with a thick clay cap and that there couldn't be basements. There were certain areas where they couldn't dig. Milwaukee County owns this property, and it's the most contaminated of the properties, and they have had intervention from the DNR. He spoke about the Comprehensive Land Use Plan and the zoning map. Mayor Neitzke and Alderperson Kastner explained the maps. Mayor Neitzke spoke about the previous owner. He explained the Planned Unit Development process, that the site is challenging, and that the city expressed it as park space or a dog park.

He continued the letter, "If there is going to be development on this property, what developments are

being planned for the surrounding streets.” Mayor Neitzke answered that there is no development planned on this property. He continued, “Morgan [O]aks is currently scheduling for resurfacing of their streets in the year 2026 this was originally scheduled for 2025 but has been pushed back a year. How will this landfill development affect Morgan Oaks subdivision street repair and repaving?” Mayor Neitzke stated that it shouldn’t impact it at all. Interest rates and the cost of doing it will affect it.

He read, “As a side question, The Oak Leaf trail just off of 116 and Morgan to Howard is consistently flooding.” He said that the Oak Leaf Trail is a County Parks trail, and the county has received grant dollars. Alderperson Kastner added that they are doing design work, which should be completed around the fall. They will be going out for bids next spring. Mr. Katz said that is correct. Alderperson Kastner said that it would be complete by the fall of next year to improve that bike connection on the Oak Leaf Trail so people don’t have to transverse on 116th Street. Mayor Neitzke said that anyone who uses that should contact their county supervisor and county parks and ask for it to be expedited. He talked about the Powerline Trail.

Mayor Neitzke stated that he’s assuming everyone did the green and pink slips and said the same thing.

He introduced Adele and Mark Huff were registered individually as in favor, but not speaking. They wrote an email stating, "We are in favor of the above referenced tax key number being rezoned to a single zoning district and the parcel being rezoned to single-family residential. We would be opposed to it being rezoned to a multi-family residential parcel. Thank you, Mark and Adele Huff, 3707 S. River Ridge Boulevard."

Mayor Neitzke introduced those that were registered in favor, but not speaking: Ed Nunez, 3540 S. 120th Street; Paula and Mike Kasten, 12073 W. Morgan Oak Drive; and Gwen and Larry Bickelhaupt, 12261 W. Scarlet Oak Court.

Ed Nunez, 3540 S. 120th Street, asked about the dates. Mayor Neitzke answered that it would be one right after the other. It will be effective after publication, which takes a week before it becomes law. Mr. Nunez asked for confirmation of where to look to see if it’s been done. Mayor Neitzke replied to look in the minutes or to call the Clerk’s Office, and it will be done within a week.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to close the public hearing at 8:01 PM. Motion carried unanimously.

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

J. New Business

1. Letter of resignation received from David Podeszwa on the Civil Service Commission. (Goergen)
Mayor Neitzke took agenda items J1 and J2 together.

He spoke about the future of the Civil Service Commission, what other communities have done, and

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that the City Attorney is looking at it; they will give us options, and then it will go to the Legislative Committee. He said that an appreciation letter would be sent to both and personally thanked them for their service.

2. Letter of resignation received from Paul Leu on the Civil Service Commission. (Goergen)
Mayor Neitzke talked about this agenda item under J1.
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)
Mayor Neitzke reappointed Nikki Cherek.

Motion by Alderperson Kastner, seconded by Alderperson Saryan to confirm the reappointment. Motion carried unanimously.

Nikki Cherek was reappointed to the Park & Recreation Board as the Greenfield School District Representative for a term to expire 5/31/25.
 - ii. Confirmation of the Whitnall School District appointment to the Park & Recreation Board for a term to expire 5/31/25 (currently Quin Brunette)
Mayor Neitzke reappointed Quin Brunette.

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

Quin Brunette was reappointed to the Park & Recreation Board as the Whitnall School District Representative for a term to expire 5/31/25.
 - iii. A.D. #5
One member to the Park & Recreation Board for a term to expire 5/31/28 (currently Troy Chowanec)
Mayor Neitzke reappointed Troy Chowanec.

Motion by Alderperson Saryan, seconded by Alderperson Kastner to reappoint Troy Chowanec. Motion carried unanimously.

Troy Chowanec was reappointed as a member to the Park & Recreation Board for a term to expire 5/31/2028.
 - 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)
Place on next agenda.
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)
Reported to the City's legal counsel.
5. Claim received from Arianna Bullion. (Goergen)
Referred to the City Attorney.
6. Approve applications for 2024-2025 operator licenses (Goergen)
Motion by Alderperson Bailey, seconded by Alderperson Kastner to approve. Motion carried unanimously.

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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)
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve. Motion carried unanimously.
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)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
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)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
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)
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve. Motion carried unanimously.
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)
Motion by Alderperson Saryan, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.
12. Approve the retention of McCarthy Godlewski LLC to represent the city with respect to certain intellectual property matters. (City Attorney)
Mayor Neitzke said that it was regarding trademarks and copyrights.
Motion by Alderperson Saryan, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
13. Approve an ordinance amending Section 3.12 and Section 13.20 of the Greenfield Municipal Code

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relating to cigarette, tobacco, and electronic vaping products. (City Attorney)

Mr. Bartz asked if he could ask a question. Mayor Neitzke said that the Council had to approve to entertain questions in this case. Alderperson Bailey said that it had to be a quick question.

Mr. Bartz asked if they were adding electronic vapes to the laws for those particular stores. Mayor Neitzke said that vaping products are licensed products like cigarettes and other tobacco.

Mr. Bartz asked how the city stands on the vaping stores approved all over the city. Mayor Neitzke answered that new vaping stores are not a permitted use in the city.

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

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)

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

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)

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

Under discussion, the Council discussed whether they are closing Layton Avenue this year. Mr. Katz and Mrs. Vlach added that they are, and the County approved the detour.

Motion carried unanimously.

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)

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

Alderperson Bailey asked when construction would start, and Mr. Katz answered that construction would start in 2025. Mr. Katz stated that they worked the traffic signals into the same project so it would happen concurrently.

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

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

18. Discussion/decision regarding agreement with Klemme Floats LLC. (Jaquish)

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

19. Discussion/decision regarding Agreement with Elite Protection Specialists LLC. (Jaquish)

Mayor Neitzke stated that this is for security for the concert on June 15th. It's an extra precaution.

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

20. Discussion/decision regarding Performance Agreement with Almighty Vinyl for Friday August 16th performance at Konkel Park. (Jaquish)

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

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)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items J21-J27. On a roll call vote, motion carried unanimously.
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)
Approved under agenda item J21.
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)
Approved under agenda item J21.
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)
Approved under agenda item J21.
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)
Approved under agenda item J21.
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)
Approved under agenda item J21.
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)
Approved under agenda item J21.
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)

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

Under discussion, the Council discussed that this is the development at Spring Mall. Alderperson Kastner replied that at the Plan Commission meeting, they discussed the potential inclusion of additional lighting at the trailhead and signage. Mayor Neitzke thanked the developer for working on things that were critical to the city.

On a roll call vote, motion carried unanimously.

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29. Accept investments and reinvestments for April 2024. (Schafer)

Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve agenda items J29-J31. On a roll call vote, motion carried unanimously.

30. Approval of mileage reimbursements in the amount of \$1,044.13. (Schafer)

Approved under agenda item J29.

31. Approval of schedules of disbursement in the amount of \$6,835,343.68. (Schafer)

Approved under agenda item J29.

K. Items for future agenda

L. Adjourn

Motion by Alderperson Drzewiecki, seconded by Alderperson Bailey to adjourn at 8:21 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 5/24/2024

CC 5-21-24

SIGN UP SHEET
CITIZEN COMMENTARY OF COMMON COUNCIL AGENDA

TO OPERATE IN AN ORDERLY AND EFFECTIVE FASHION, THE COMMON COUNCIL IS GOVERNED BY RULES THAT ESTABLISH CLEAR PROCEDURES FOR TONIGHT'S MEETING.

SPEAKING BEFORE THE COMMON COUNCIL IS A PRIVILEGE AFFORDED UNDER THE RULES. THE COMMON COUNCIL BY ITS RULES, HAS ALLOTTED 30 MINUTES FOR CITIZEN COMMENTARY. WE ASK THAT ANYONE WISHING TO SPEAK BE RESPECTFUL AND COURTEOUS. THREATENING, DEMEANING, INSULTING, DISRUPTIVE AND DISRESPECTFUL COMMENTS AND/OR ACTIONS DURING THE MEETING WILL NOT BE TOLERATED AND THE INDIVIDUAL RESPONSIBLE WILL BE RULED OUT OF ORDER. WHEN ADDRESSING THE COMMON COUNCIL, STATE YOUR NAME AND ADDRESS FOR THE RECORD AND DIRECT ALL REMARKS TO THE COUNCIL.

THANK YOU FOR YOUR COOPERATION.

- | | <u>Name</u> | <u>Address</u> |
|-----|---------------|--------------------------|
| 1. | RICHARD BARTZ | 8700 W. FOREST HOME AVE. |
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ORDINANCE NO. 3032

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 $\frac{1}{4}$ 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.

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

Exhibit A: Parcel to be amended

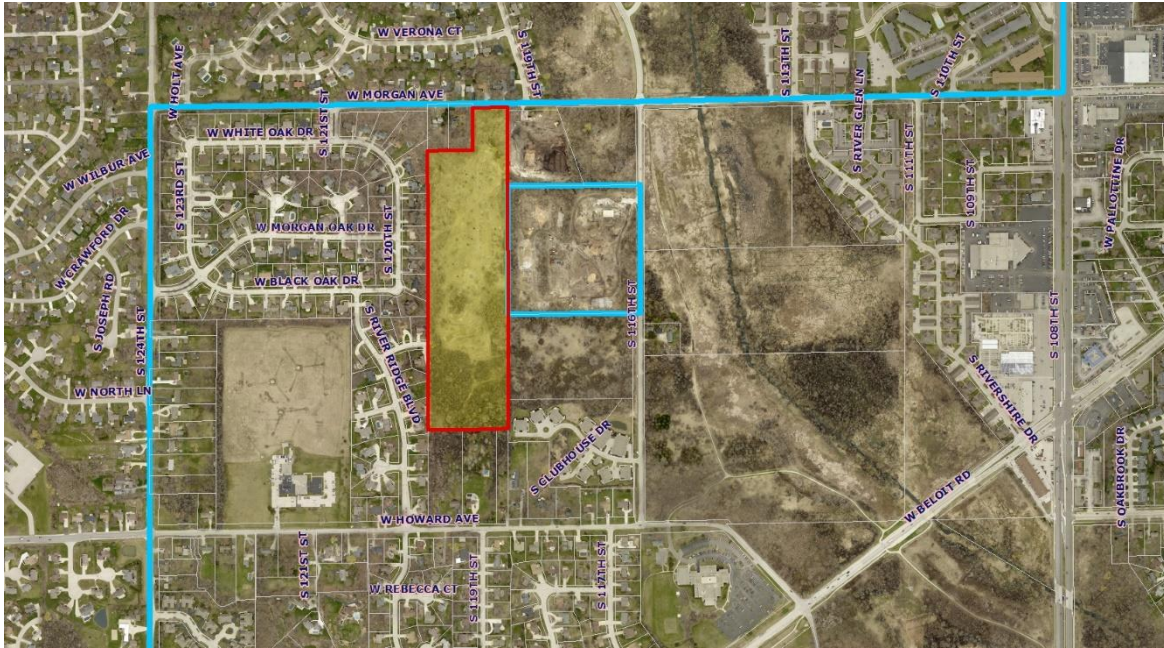
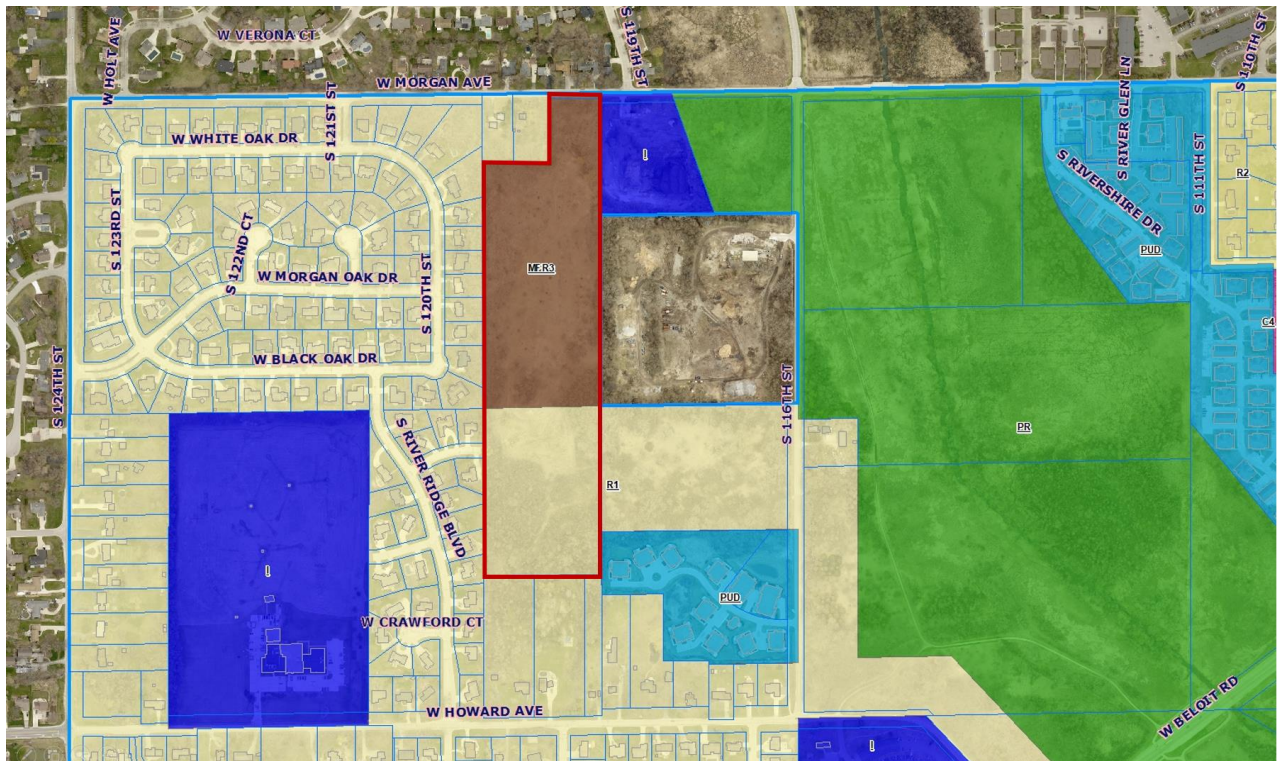


Exhibit B: Existing Land Use Map



ORDINANCE NO. 3033

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

ORDINANCE NO. 3034

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 21st day of May, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 3035

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 21st day of May, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 3994

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 $\frac{1}{4}$ 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 21st
day of May, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 3995

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., CWP 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

\$ 513,573.00

3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)

\$ 0.00

3.2.3 Adjusted January 1st Beginning Balance

\$ 513,573.00

3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)

+

\$ 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 CWWP 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**

No Yes Year: By Whom: Describe and Comment:	
6.4 Future Energy Related Equipment 6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations? Not applicable	

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

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		

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	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:

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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

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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)

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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