



COMMON COUNCIL MEETING AGENDA

Tuesday, July 16, 2024 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the June 18, 2024 Common Council minutes
- E. Approval of the July 2, 2024 Special Common Council minutes
- F. Mayor's Report
- G. Aldermanic Reports
- H. Announcements
- I. Citizen Commentary
- J. Public Hearings
 - 1. Public Hearing on a Special Use Permit for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014) (PC-6/11/24 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014) (PC-6/11/24 Kastner)
 - b. Approve a Site Plan Review for Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014) (PC-6/11/24 Kastner)
 - 2. Public Hearing on the 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)
 - a. Approve the 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)
 - 3. 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 7154 W. Forest Home Ave. from Single Family to Planned Mixed Use. (Tax Key No. 571-8983-000) (PC-5/14/24 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 7154 W. Forest Home Ave. from Single Family to Planned Mixed Use. (Tax Key No. 571-8983-000) (PC-5/14/24 Kastner)
 - b. Approve the Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 7154 W. Forest Home Ave. from R-3 Single-Family Residential Conservation District to Planned Unit Development District #4. (Tax Key No. 571-8983-000) (PC-5/14/24 Kastner)

K. Old Business

1. Appointments to various committees and commissions:
 - a. 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)

L. New Business

1. Appointments to various committees and commissions:
 - a. Mayor appointments, confirmed by Council:
 - i. One member to the Public Library Board for a term to expire 7/1/2027 (currently Creston Flemming)
2. Resolution disallowing the claim of Cheryl Hepp regarding alleged personal injury and damages sustained as a result of a slip and fall on April 25, 2024. (Goergen)
3. Resolution allowing the claim of Arianna Bullion relating to damage to vehicle. (Goergen)
4. Approve applications for 2024-2025 operator licenses (Goergen)
5. Approve applications for an Amusement License to expire July 31, 2025. (Goergen)
6. Approve an application for a Parade License, and a request to waive the license fee, received from the Greenfield High School (Student Senate) to conduct a parade on September 27, 2024, from 3:30 PM to 6:30 PM. (Starts on 51st St. goes down Edgerton turn right onto S. 60th St. into the back parking lot of the high school.) (Goergen)
7. Adopt an Ordinance amending subsection 13.03 (18) of the City of Greenfield Municipal Code relating to alcohol licensing. (Geary)
8. Discussion and decision to adopt a policy to allow dogs at the Farmer's Market. (Ald. Bailey)
9. Approve fund transfers between capital improvement accounts. (Katz)
10. Adopt an ordinance establishing the speed limits on South 124th Street. (BPW- Ald. Bailey- 6/25/24)
11. Approve an Outdoor Special Event application for Mexican Independence, to be located at Kalibres Restaurant & Bar, 4555 W. Forest Home Ave., on Sunday, September 15, 2024. Application includes the following combination of licenses/permits: Outdoor Special Event and Extension of Premises (DJ, Band, Live Music). Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)
12. Approve an Outdoor Special Event application for Back 2 School, to be located at The Ridge Community Church, 4500 S. 108th St., on Saturday, August 24, 2024, and all applicable licenses/permits. (Bertram)
13. Approve a Resolution for a Special Use Review and Site Plan Review for an ownership change to Corner Club, an existing tavern, located at 4309 W. Grange Ave., submitted by Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club. (Tax Key No. 666-8999-000) (PC-7/9/24 Kastner)
14. Approve a Resolution for a Special Use Review and Site Plan Review for Greenfield Laundry, a proposed laundromat business, to be located at 2750 W. Grange Ave., submitted by Steve Piehl, d/b/a BOH Laundry Ventures, LLC. (Tax Key No. 645-9002-000) (PC-7/9/24 Kastner)
15. Approve application for a 2024-2025 Coin Operated or Automatic Dry Cleaning and/or Washing Machine License received from BOH Laundry Ventures LLC from Steve Piehl, Agent, for the property at 2750 W. Grange Ave. (Greenfield Laundry). (Goergen)
16. Approve a Resolution for a Special Use Review and Site Plan Review for an ownership change at Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, located at 4500 W. Forest Home Ave., submitted by Joe Torenne, d/b/a Joey's Mob Scene. (Tax Key No. 531-9000-002) (PC-7/9/24 Kastner)

17. Approve an application for a 2024-2025 Combination "Class B" Fermented Malt Beverage and Liquor Retailer's License and Entertainment License for Joe R. Turenne, Joe R. Turenne, Agent for the property at 4500 W. Forest Home Ave. (Joey's Mob Scene). Two story brick building with basement located at 4500 W. Forest Home Ave. (Goergen)
18. Approve a Resolution for a Special Use Permit and Site, Landscaping, and Architectural Plans for Starbucks, a proposed coffee shop, to be located at 8925 Sura Lane, submitted by Scott Yauck, d/b/a 84 South Small Shops, LLC. d/b/a Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-009) (PC-7/9/24 Kastner)
19. Discussion and decision on the transfer of remaining ARPA funds from our Tactical Vest account to the Bullet Resistant Vest account. (Police Department)
20. Approval of mileage reimbursements in the amount of \$545.38. (Schafer)
21. Approval of schedules of disbursements in the amount of \$4,157,903.77. (Schafer)
22. Accept June 2024 investments and reinvestments. (Schafer)
23. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(b) & (f), considering licensure, social or personal history, or medical information, for purposes of issuing a 2024-2025 operator license to the following:
 - a. Gadiel Asael Guzman
 - b. Jestine Lynne Green
 - c. Lori Ann Leary
24. Adjourn closed session and reconvene into open session.
25. Decision re: 2024-2025 Operator's License for Gadiel Asael Guzman (Goergen) (CC: 6/18/24)
26. Decision re: 2024-2025 Operator's License for Jestine Lynne Green (Goergen)
27. Decision re: 2024-2025 Operator's License for Lori Ann Leary (Goergen)

M. Items for future agenda

N. 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 Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, submitted by Yan Sheng, d/b/a Spa Chi. (Tax Key No. 617-9983-014)

WHEREAS, Yan Sheng, d/b/a Spa Chi, 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 Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on July 16, 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, Yan Sheng, d/b/a Spa Chi, resides at 8466 Pierce Place, Merrillville, IN 46410.
2. The applicant will lease a portion of the multi-tenant commercial building owned by Edgewood Center, LLC., PO Box 307, Oak Creek, WI 53154.
3. Spa Chi will occupy approximately 950 sq. ft. of the multi-tenant commercial building located at 4818 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 8009, being a part of the Northwest ¼ Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 617-9983-014

Said land being located at 4816-4818 S. 76th St.

4. The applicant is proposing to establish a massage parlor 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 massage parlors as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the S. 76 St. corridor that is developed for commercial uses. Properties to the north are developed as commercial and single-family. Properties to the west and south are developed as commercial. Properties to the east are developed as public park.

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 Yan Sheng, d/b/a Spa Chi to establish Spa Chi, a proposed massage therapy business, to be located at 4818 S. 76th St., Suite 4, be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on June 11, 2024 and by the Common Council on July 16, 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 Spa Chi will be 9:00am – 9:00pm, daily.
4. Off-Street Parking. A total of 4 off-street parking stalls are required for Spa Chi. The entire multi-tenant commercial building requires a total of 117 off-street parking spaces. The property will provide 77 off-street parking stalls. The Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

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

Yan Sheng, d/b/a Spa Chi

Noah Styza, d/b/a Edgewood Center, 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 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)

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 16th day of July 2024, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 4110 S. 76th St. from C-4 Regional Business District to Planned Unit Development District #4; 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 C-4 Regional Business District to Planned Unit Development District #4 to-wit:

That part of the Northwest $\frac{1}{4}$ of Section 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at a point in the West line of said $\frac{1}{4}$ Section 963.72 feet North of the Southwest corner of said $\frac{1}{4}$ Section; thence North 90 feet to a point; thence East 230 feet to a point; thence South 90 feet to a point; thence West 230 feet to the point of beginning. Excepting therefrom the West 60 feet for public street purposes.

Said land contains approximately 15,300 square feet, or 0.35 acres of land, more or less, and is located at:

4110 S. 76th St. (Tax Key No. 571-8997-000)

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 16th day of July, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

ORDINANCE NO. _____

Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for the property located at 7154 W. Forest Home Ave. from Single Family to Planned Mixed Use. (Tax Key No. 571-8983-000)

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 May 14, 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 July 16, 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 Single Family to Planned Mixed Use. (Tax Key No. 571-8983-000), Greenfield, Milwaukee County,

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

That part of the Northwest 1/4 of Section 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of said ¼ Section; thence North 87°55' East along the South line of said ¼ Section, 975.73 feet to a point on the centerline of West Forest Home Avenue; thence North 48°01' East on and along the centerline of West Forest Home Avenue, 560.48 feet to a point; thence North 41° 59' West, 60 feet to the point of beginning of lands to be described; thence North 41° 59' West, 120 feet to a point; thence South 48°01' West, 10 feet to a point; thence South 00°19' East, 160.63 feet to a point on the North right-of-way line of West Forest Home Avenue; thence North 48°01' East, 118.00 feet to the place of beginning.

Tax Key No. 571-8983-000

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 16th day of July, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

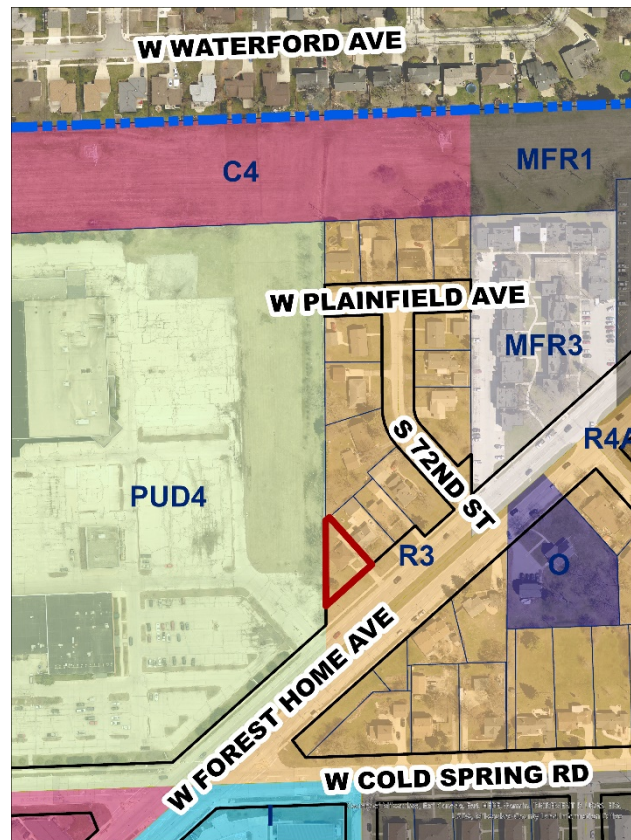
Jennifer Goergen, City Clerk

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 the property located at 7154 W. Forest Home Ave. from R-3 Single-Family Residential Conservation District to Planned Unit Development District #4. (Tax Key No. 571-8983-000)

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 16th day of July 2024, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 7154 W. Forest Home Ave. from R-3 Single-Family Residential Conservation District to Planned Unit Development District #4; 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 R-3 Single-Family Residential Conservation District to Planned Unit Development District #4 to-wit:

That part of the Northwest 1/4 of Section 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of said ¼ Section; thence North 87°55' East along the South line of said ¼ Section, 975.73 feet to a point on the centerline of West Forest Home Avenue; thence North 48°01' East on and along the centerline of West Forest Home Avenue, 560.48 feet to a point; thence North 41° 59' West, 60 feet to the point of beginning of lands to be described; thence North 41° 59' West, 120 feet to a point; thence South 48°01' West, 10 feet to a point; thence South 00°19' East, 160.63 feet to a point on the North right-of-way line of West Forest Home Avenue; thence North 48°01' East, 118.00 feet to the place of beginning.

Said land contains approximately 7,680 square feet, or 0.18 acres of land, more or less, and is located at:

7154 W. Forest Home Ave. (Tax Key No. 571-8983-000)

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 16th day of July, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION DISALLOWING THE CLAIM OF CHERYL HEPP
REGARDING ALLEGED PERSONAL INJURY AND DAMAGES SUSTAINED
AS A RESULT OF A SLIP AND FALL ON APRIL 25, 2024

WHEREAS, Cheryl Hepp submitted a claim on May 27, 2024; and

WHEREAS, the claimant alleged that, on or about April 25, 2024, while walking in front of 4630 S 84th Street, in the City of Greenfield, she tripped on a sidewalk square and fell causing her to sustain personal injury. Her demand is for \$500.00 in pain and suffering and an estimated additional \$369.00 for a prescription patch, yearly zoo membership, and event tickets that she claims she is unable to use while recovering.

WHEREAS, the City's Attorney's Office has reviewed the facts and circumstances relating to the claim, as well as the applicable law, and recommends that the Common Council disallow the claim.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Cheryl Hepp is disallowed.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forward a copy of this disallowance to claimant and claimant is hereby advised that legal action to collect on this claim be commenced within six (6) months of the date of disallowance or be barred.

Approved:

Michael J. Neitzke, Mayor

Date Approved:

_____, 2024

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the ____ day of _____, 2024.

Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION ALLOWING THE CLAIM OF ARIANNA BULLION RELATING TO
DAMAGE TO VEHICLE

WHEREAS, Arianna Bullion submitted a claim with the City on May 15, 2024; and,

WHEREAS, Claimant indicated that on May 11, 2024, her vehicle was parked at Konkel Park in the City of Greenfield and sustained damaged as a result of a Greenfield Police vehicle backing into her vehicle. The Claimant submitted two estimates for the repair of the damage to the vehicle with the higher estimate being \$3,283.54.

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council allow the claim, as set forth below; and,

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

WHEREAS, after considering the facts and circumstances of the claim, the Common Council desires to pay the claimed amount of the loss, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim on behalf of Arianna Bullion, filed on May 15, 2024, and relating to alleged loss occurring on May 11, 2024, is hereby allowed in the settlement amount not to exceed **\$3,077.55**.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim to the claimant upon receipt of a signed release of claims from the claimant.

Approved:

Michael J. Neitzke, Mayor

Date Approved: _____, 2024

This is to certify that the foregoing Resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the ____ day of _____, 2024.

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

07/12/2024

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Amanda Kathleen Schad	6617 W Charles CT	Franklin, WI 53132
Angela Michelle Gruchalski	8750 S Country DR #102	Oak Creek, WI 53154
Carolyn M Goulet	2116A 6 W Orchard ST	Milwaukee, WI 53204
Catherine Ann Ekendahl	3327 S Honey Creek DR	Milwaukee, WI 53219
Christine Lynn Muchowicz	7024 Douglas AVE	Racine, WI 53402
Diana Rochelle Roig	9142 W Dixon ST #202	Milwaukee, WI 53214
Emma Lorraine Lichucki	618 Cheyenne Dr	Waukesha, WI 53188
Jamie Lyn DeFouw	107 Gemini Ct	Mukwonago, WI 53149
Jasmine Wanda Garcia	3428 S 113th ST #1	West Allis, WI 53227
Jessica Anne Zuelzke	3441 W Colony DR	Milwaukee, WI 53221
John Lawrence Hawke	6242 S 31st ST	Greenfield, WI 53221
Kady Elizabeth Lichucki	618 Cheyenne Dr	Waukesha, WI 53188
Katelynn Marie Flowers	3454 S 77th ST	Milwaukee, WI 53219
Katherine Maccanelli	1201 College AVE	Racine, WI 53403
Kayla Rachel Steil	2564 N Lake DR #1	Milwaukee, WI 53211
Michael Edward Kellar	1835 Enterprise ST	Waukesha, WI 53189
Nicole A Peterson	2239 S Aldrich ST	Milwaukee, WI 53207
Samantha Robin Addy	9545 W Oklahoma AVE 105	Milwaukee, WI 53227
Sanjeev Dhingra	2553 W Orchard Hills DR	Oak Creek, WI 53154

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

07/12/2024

1/2

AMUSEMENT license -tags and distributor

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Lake States Vending Inc	Lake States Vending	Chad Goeman	N173W21298 Northwest Passag

Premise Description:

DISTRIBUTOR HOLDS 28 TAGS: 4 TAGS - FOX'S PUB, 4395 S. 76TH ST.; 2 TAGS - THE BRASS TAP, 7808 W. LAYTON AVE; 20 TAGS - HOLEY MACKEREL, 5401 W LAYTON AVE; 2 TAGS - KALIBRE'S RESTAURANT & BAR, 4555 W. FOREST HOME AVE.

Mitchell Novelty Co.	Mitchell Novelty Co.	Ralph Fleege, Agent	3506 W National AVE
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Premise Description:

DISTRIBUTOR HOLDS 5 TAGS: 4 TAGS - FIN & FEATHER, 4060 W LOOMIS RD.; 2 TAGS - GASLITE WEST, 4305 S 84TH ST.

National Entertainment Network, LLC	National Entertainment Network, LLC	Nicolas Miceli	246 S Taylor AVE Suite 200
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Premise Description:

DISTRIBUTOR HOLDS 4 TAGS: 1 TAG - DENNY'S #9246; 4695 S. 108TH ST.; 1 TAG - MEIJER STORES #292, 5800 W. LAYTON AVE.; 2 TAGS - SUBWAY #37611, 10600 W. LAYTON AVE.

RBP Inc.	RBP	Riley Placke, Agent	N 3196 Iris RD
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Premise Description:

DISTRIBUTOR HOLDS 5 TAGS: 5 TAGS - DANIEL'S PALACE - 3800 S. 108TH ST.

Red's Novelty ltd	Red's Novelty ltd	Jay Gerald Jacomet, Agent	1921 S 74th ST
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Premise Description:

DISTRIBUTOR HOLDS 37 TAGS: 5 TAGS - ORGAN PIPER, 4353 S. 108TH ST.; 4 TAGS - LONGSHOTS, 5045 W. LOOMIS RD.; 3 TAGS - CORNER CLUB, 4309 W. GRANGE AVE.; 14 TAGS - CLUB PARAGON, 3578 S. 108TH ST.; 3 TAGS - EDGE SPORTS BAR, 5175 S. 27TH ST.; 5 TAGS - FOX SPORTS BAR, 4395 S. 76TH ST.; 3 TAGS - FRIEND'S, 5614 W. FOREST HOME AVE.

Total Amusement Inc.	Total Amusement Inc.	Larry Michael Beilfuss, Agent	1369 S 89th ST
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Premise Description:

DISTRIBUTOR HOLDS 5 TAGS: 5 TAGS - HABANERO'S MEXICAN RESTAURANT, 7700 W LAYTON AVE

Wisconsin P&P Amusement	Wisconsin P&P Amusement	Michael Louis Weigel, Agent	12565 W Lisbon RD
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Premise Description:

DISTRIBUTOR HOLDS 45 TAGS: 4 TAGS - ROMERO'S, 4171 S 76TH ST., 8 TAGS - LAVEER'S, 5105 W. COLD SPRING RD.; 12 TAGS - ON THE EDGE, 6815 W. EDGERTON AVE.; 21 TAGS - ROMINES HIGH POCKETS, 6125 S 27TH ST.

AMUSEMENT LICENSE - TAGS ONLY

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Lightspeed Entertainment Inc	Big Putts	Jon M. Majdoch, Agent	4251 S 27th ST

Premise Description:

BIG PUTTS HOLDS 30 TAGS: 30 TAGS - LIGHTSPEED, 4251 S. 27TH ST.

Meijer Stores Limited Partnership	Meijer Store #292	Lisa Seefeldt, Agent	5800 W Layton AVE
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Premise Description:

MEIJER HOLDS 1 TAG: 1 TAG - MEIJER STORE #292, 5800 W LAYTON AVE

Meyer's SM Restaurant Inc	Meyer's Restaurant	Francesco Anthony Purpora, Agent	4260 S 76th ST Suite D
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Premise Description:

MEYER'S HOLDS 5 TAGS: 5 TAGS - MEYER'S RESTAURANT, 4260 S 76TH STREET

Romine's High Pockets Inc	Romine's High Pockets	Terry Romine Jr, Agent	6125 S 27th ST
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Premise Description:

ROMINE'S HOLDS 22 TAGS: 22 TAGS - ROMINE'S HIGH POCKETS, 6125 S 27TH ST

Grand Total Licenses: 11

ORDINANCE NO. _____

ORDINANCE AMENDING SUBSECTION 13.03 (18) OF THE CITY OF GREENFIELD
MUNICIPAL CODE RELATING TO ALCOHOL LICENSING

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

PART I. Subsection 13.03 (18) (b) of the Greenfield Municipal Code is hereby amended to read as follows:

13.03 - Intoxicating liquors and fermented malt beverages.

.....

(18) *Temporary moratorium on receipt of new retail license applications.*

.....

“(b) This temporary moratorium shall become effective on the effective date of the adopting ordinance and shall remain in effect until October 15, 2024, or until the date that this subsection is repealed by the Common Council, whichever event is sooner; and,”

PART II. 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 July 16, 2024.

APPROVED:

ATTEST:

Michael J. Neitzke, Mayor

Jennifer Goergen, City Clerk



Finance and Human Resources Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: July 10, 2024

RELATING TO:

Approve fund transfers between capital improvement accounts.

SUMMARY:

Periodically there is a need to transfer funds between capital improvement project accounts

Funds may be transferred to or from projects that are have been completed to close them. Transferred funds may be used to cover projects that are over budget due to unforeseen circumstances, or to fund new projects.

FINANCIAL:

See Exhibit A.

RECOMMENDATION:

Approve fund transfers between capital improvement accounts.

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

EXHIBIT A

7/10/2024

Recommended capital improvement account fund transfers.

Account Number	Account Name	Starting Balance	Transfer to GENRES	Transfer from GENRES	Ending Balance	Note
EN1703	60th St Cold Spring to Waterford	\$ 96,469	\$ 96,469	\$ -	\$ -	Open
EN2006	Turf	\$ 814,556	\$ -	\$ 996,931	\$ 1,811,487	Open
EN2203	Asphalt Street Improvements	\$ (405)	\$ -	\$ 405	\$ -	Close
EN2205	Sidewalk-43rd Street-Bottsford	\$ (190)	\$ -	\$ 190	\$ -	Close
EN2209	84th Street Concrete	\$ (225)	\$ -	\$ 225	\$ -	Close
EN2303	HVAC System - City Hall	\$ 4,101	\$ 4,101	\$ -	\$ -	Close
EN2310	HVAC System - DPW	\$ (8,593)	\$ -	\$ 8,593	\$ -	Close
EN2312	Mitchell Highlands Resurf PH 2	\$ 1,320,673	\$ 615,000	\$ -	\$ 705,673	Open
010-1910-530.5900	General Street Repairs	\$ 180,000	\$ 180,000	\$ -	\$ -	Open
GR2006	Cell Tower & Donations	\$ 217,028	\$ 178,000	\$ -	\$ 39,028	Open
000-0000-000.0000	Developer Fees	\$ 687,947	\$ 518,931	\$ -	\$ 169,016	Open
GENRES	General Reserves	\$ 492,492	\$ 1,592,501	\$ 1,006,344	\$ 1,078,649	



Common Council Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: June 25, 2024

RELATING TO:

Adopt an ordinance establishing the speed limits on South 124th Street.

SUMMARY:

The speed limit on South 124th Street from the South City Limits to West Beloit Road shall be 35 m.p.h. This matches the speed limit in New Berlin.

The speed limit on South 124th Street from West Beloit Road to the North City Limits shall be 30 m.p.h. This matches the speed limit in New Berlin and West Allis.

RECOMMENDATION:

Adopt an ordinance establishing the speed limits on South 124th Street.

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

ORDINANCE NO. ____

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby adopted to read as follows:

“The speed limit on South 124th Street from the South City Limits to West Beloit Road shall be 35 m.p.h.”

“The speed limit on South 124th Street from West Beloit Road to the North City Limits shall be 30 m.p.h.”

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.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of July, 2024.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: July 16, 2024

RELATING TO:

Outdoor Special Event application for Mexican Independence, to be located at Kalibres Restaurant & Bar, 4555 W. Forest Home Ave., on Sunday, September 15, 2024.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event and Extension of Premises (DJ, Band, Live Music).

All various dept. review/approval has occurred.

<u>Event Dates</u>		<u>Start Time</u>	<u>Beer/ Band</u> <u>Finish</u>	<u>End Time</u>
Sunday, September 15	DJ, Band, Live Music	11:00am	8:00pm	8:30pm

Set-up: 8:00am on September 15th

Breakdown: 8:35pm on September 15th

Amplified Sound: 11:00am – 8:30pm on September 15th

Recommendation: Approve an Outdoor Special Event application for Mexican Independence, to be located at Kalibres Restaurant & Bar, 4555 W. Forest Home Ave., on Sunday, September 15, 2024, and all applicable licenses/permits.

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



Committee: Common Council Item Number:

Introduced By: Neighborhood Services (Bertram)

Date Introduced: July 16, 2024

RELATING TO:

Outdoor Special Event application for Back 2 School, to be located at The Ridge Community Church, 4500 S. 108th St., on Saturday, August 24, 2024.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event and Food.

All various dept. review/approval has occurred.

<u>Event Dates</u>	<u>Start Time</u>	<u>Beer/ Band</u> <u>Finish</u>	<u>End Time</u>
Saturday, August 24	10:00am	N/A	2:00pm

Set-up: 9:00am on August 24
Breakdown: 2:00-3:00pm on August 24

Recommendation: Approve an Outdoor Special Event application for Back 2 School, to be located at The Ridge Community Church, 4500 S. 108th St., on Saturday, August 24, 2024, and all applicable licenses/permits.

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

RESOLUTION NO. _____

Special Use Permit Review for an ownership change to Corner Club, an existing tavern, located at 4309 W. Grange Ave., submitted by Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club. (Tax Key No. 666-8999-000)

WHEREAS, Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club, duly filed with the City Clerk an application for a Special Use Permit Review, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, for an ownership change to Corner Club, an existing tavern, to be located at 4309 W. Grange Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on July 16, 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, Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club, resides at 5885 W. Tower Road, Unit 1, Greendale, WI 53219.
2. The applicant will own the property.
3. Corner Club will occupy approximately 3,200 sq. ft. of space within the building located at 4309 W. Grange Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

The North 185 feet of the East 190 feet of the Northeast $\frac{1}{4}$ Section 35, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin, excepting therefrom the East 55 feet and the North 55 feet for public street purposes.

Tax Key No. 666-8999-000

Said land being located at 4309 W. Grange Ave.

4. The applicant is proposing to purchase the property and business of Corner Club, an existing tavern.
5. The aforesaid premise is zoned C-1 Neighborhood Commercial District, which does not permit drinking places as a Special Use. However, the use has existed on this site since at least 1960 and had a Special Use Permit issued as recently as 2010. As such, a drinking place at this property is a grandfathered use and the change in ownership triggers Special Use review, 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 W. Grange Ave. and S. 43rd St. that is developed for residential uses. Properties to the north, south, east, and west are developed as residential.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club for an ownership change to Corner Club, an existing tavern, to be located at 4309 W. Grange Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on July 9, 2024 and by the Common Council on July 16, 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 Corner Club will be 7:00am – 2:00am, Sunday through Thursday and 7:00am-2:30am, Friday and Saturday.
4. Off-Street Parking. A total of 48 off-street parking stalls are required for Corner Club. The property provides 31 off-street parking stalls. The Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields 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.

Alysia Moga, d/b/a ACG Club LLC. d/b/a Corner Club

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

RESOLUTION NO. _____

Special Use Permit Review for Greenfield Laundry, a proposed laundromat business,
to be located at 2750 W. Grange Ave., submitted by Steve Piehl, d/b/a
BOH Laundry Ventures, LLC. (Tax Key No. 645-9002-000)

WHEREAS, Steve Piehl, d/b/a BOH Laundry Ventures, LLC, duly filed with the City Clerk an application for a Special Use Permit Review, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Greenfield Laundry, a proposed laundromat business, to be located at 2750 W. Grange Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on July 16, 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, Steve Piehl, d/b/a BOH Laundry Ventures, LLC, has an office PO Box 2291 Brookfield, WI 53008.
2. The applicant will lease a portion of the multi-tenant commercial building owned by Viet Hoa Greenfield LLC, 2750 W. Grange Ave., Greenfield, WI 53221.
3. Greenfield Laundry will occupy approximately 2,250 sq. ft. of the multi-tenant commercial building located at 2750 W. Grange Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 7503, being a part of the Southeast $\frac{1}{4}$ of Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 645-9002-000

Said land being located at 2750 W. Grange Ave.

4. The applicant is proposing to establish a laundromat within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits laundromats 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. 27th St. corridor that is developed for commercial uses. Properties to the north, south, and east are developed as commercial. Properties to the west and south are developed as residential.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Steve Piehl, d/b/a BOH Laundry Ventures, LLC to establish Greenfield Laundry, a proposed laundromat business, to be located at 2750 W. Grange Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on July 9, 2024 and by the Common Council on July 16, 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 Greenfield Laundry will be 7:00am – 9:00pm, daily.
4. Off-Street Parking. A total of 250 off-street parking stalls are required for the entire commercial building. The property will provide 152 off-street parking stalls. The Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

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

Steve Piehl, d/b/a BOH Laundry Ventures, 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

RESOLUTION NO. _____

Special Use Permit Review for an ownership change to Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, located at 4500 W. Forest Home Ave., submitted by Joe Torenne, d/b/a Joey's Mob Scene. (Tax Key No. 531-9000-002)

WHEREAS, Joe Torenne, d/b/a Joey's Mob Scene, duly filed with the City Clerk an application for a Special Use Permit Review, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, for an ownership change to Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, located at 4500 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on July 16, 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, Joe Torenne, d/b/a Joey's Mob Scene, has an office at 4500 W. Forest Home Ave., Greenfield, WI 53219.
2. The applicant owns the property.
3. Joey's Mob Scene will occupy approximately 1,000 sq. ft. of space within the building located at 4500 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 5325, being a part of the Northeast ¼ of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 531-9000-002

Said land being located at 4500 W. Forest Home Ave.

4. The applicant is proposing reopen Joey's Mob Scene, replacing the existing tavern currently known as Sobo's Tap.
5. The aforesaid premise is zoned C-1 Neighborhood Commercial District, which does not permit drinking places as a Special Use. However, the use has existed on this site since at least 1960 and had a Special Use Permit issued as recently as 2017. As such, a drinking place at this property is a grandfathered use and the change in ownership triggers Special Use review, 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 W. Forest Home Ave. that is developed for commercial uses. Properties to the north and west are developed as residential. Properties to the west, south, and east are developed as commercial.

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Joe Torenne, d/b/a Joey's Mob Scene for an ownership change to Joey's Mob Scene, an existing tavern currently known as Sobo's Tap, to be located at 4500 W. Forest Home Ave., be, and is hereby granted on the following grounds:

That the establishment, maintenance and operation of the proposed use, with the imposition of certain conditions hereinafter set forth, reasonably satisfies the standards set forth in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code, so as to permit the issuance of a special use permit as therein provided.

BE IT FURTHER RESOLVED that said Special Use Permit is granted subject to the following conditions:

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on July 9, 2024 and by the Common Council on July 16, 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 Joey's Mob Scene will be 6:00am – 2:00am, Sunday through Thursday and 6:00am-2:30am, Friday and Saturday.
4. Off-Street Parking. A total of 15 off-street parking stalls are required for Corner Club. The property provides 14 off-street parking stalls. The Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields 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.

Joe Torenne, d/b/a Joey's Mob Scene

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

RESOLUTION NO. _____

Special Use Permit for Starbucks, a proposed coffee shop, to be located at 8925 Sura Lane, submitted by Scott Yauck, d/b/a 84 South Small Shops, LLC. d/b/a Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services. (Tax Key No. 606-0053-009)

WHEREAS, Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services, 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 Starbucks, a proposed coffee shop, to be located at 8925 Sura Lane; and,

WHEREAS, the Common Council on July 16, 2024, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

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

1. The applicant Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC., has offices at 400 N. Broadway, Suite 100, Milwaukee, WI 53202.
2. The applicant currently owns the vacant property.
3. Starbucks will occupy approximately 2,300 sq. ft. of the commercial building to be located at 8925 Sura Lane, Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 3 of Certified Survey Map No. 8855, being a part of the Southwest $\frac{1}{4}$ of Section 21, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 606-0053-009

Said land being located at 8925 Sura Lane.

4. The applicant is proposing to establish a coffee shop within a new commercial building.
5. The aforesaid premise is zoned PUD (Planned Unit Development) under the Zoning Ordinance of the City of Greenfield, which permits limited-service restaurants as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for commercial uses. Properties to the north and east are developed as commercial. Properties to the west and south are developed as residential.
7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC. and Justin Johnson, d/b/a JSD Professional Services to establish a coffee shop, to be located within a new commercial building at 8925 Sura Lane, 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 July 9, 2024 and by the Common Council on July 16, 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 Starbucks will be 5:00am – 9:00pm, daily.
4. Off-Street Parking. A total of 23 off-street parking stalls are required for Starbucks. The property will provide 25 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.

Scott Yauck, d/b/a 84South Restaurants, LLC., c/o Cobalt Partners, LLC.

Justin Johnson, d/b/a JSD Professional Services

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



Committee: Finance

Item Number:

Introduced By: Captain Matt Borchardt

Date Introduced: 7/10/2024

RELATING TO: Discussion and decision to transfer remaining 2022 ARPA capital funds from Tactical Vests account to Bullet Resistant Vests account.

SUMMARY: 2022 Capital Equipment Project Number CE2208 (Tactical Vests) \$40,200.00

In 2024 two tactical vests for new SWAT Team members and new rapid response vests for our patrol fleet, supervisor squads, and school resource officer vehicles were purchased. Additionally, bullet resistant vests for the department's firearms instructors were purchased leaving a remaining balance of \$15,676.17. After consideration on how the remaining funds can best be used we are requesting to transfer the extra funds to the Bullet Resistant Vests account.

Justification:

Tactical vests for the department's SWAT Team are scheduled on a 5 year replacement cycle and new tactical vests were purchased in 2022. All sworn members of the Greenfield Police Department are issued a bullet resistant vest. In accordance with department policy, generally the use of body armor is required making it an essential piece of equipment. To maximize officer safety the department has an established vest replacement procedure where costs are incurred annually. Vest costs this year ranged from \$735 to over \$2,000 per vest.

Transfer of the extra funds from one account to the other will provide the department greater latitude relative to the purchase of bullet resistant vests. This will assist with the purchase of body armor for new and existing officers including unanticipated officer turnover, ride along participants including the Citizens Police Academy, and our court bailiff.

Requesting the 2022 ARPA Capital Tactical Vest balance of 15,676.17 be transferred to the following account:

Bullet Resistant Vests Project Number CE1922

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

PACKETS FOR TUESDAY, 7 / 10 / 2024

FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	6/14/2024	\$	336,048.36
AP CHECKS	6/21/2024	\$	621,234.09
AP CHECKS	6/28/2024	\$	1,539,809.56
AP CHECKS	7/5/2024	\$	176,892.73

WIRE TRANSFERS - JUNE		\$	1,296,196.25
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P-CARDS - JUNE		\$	187,722.78
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TOTAL \$			4,157,903.77
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CC: PAULA

CC: FINANCE FOLDER

LOCAL GOVERNMENT INVESTMENT POOL

June 2024 Statement

May Ending Balance	\$	37,756,269.85
0 Deposit (s) in June		-
2 Withdrawal(s) in June		2,250,000.00
June Interest Earnings @ 5.42%		163,247.32
TOTAL	\$	35,669,517.17

JUNE 2024
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$2,727,621.98	12/31/2001	variable			21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$6,907,629.15	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$0.00					
Ehlers Investment Partners X- GRD 2021B	\$320,015.91	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$2,272,564.43					
Ehlers Investment Partnes X - 2022A X-3025	\$775,912.88					
Associated Bank Investments	\$6,568,901.45	3/15/2022	variable			
Totals	\$19,572,645.80				\$0.00	