MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON WEDNESDAY, NOVEMBER 6, 2024

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 PM
Present: Alderpersons Andrew Drzewiecki, Karl Kastner, Pamela Akers, Shirley Saryan, Bruce Bailey
Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Luke Bertram, Planner

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the October 15, 2024 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke spoke about the passing of a Milwaukee Alderperson and said that his thoughts and prayers go out to his family and coworkers.

He reported on the election, which included the number of workers and their amount of training. He thanked the Department of Public Works crews. The IT Department helped, and there weren't any software or hardware glitches. He thanked the Police Department, the staff in the Clerk's Office, and everyone else in the building that helped. There are approximately 22,000 registered voters in the City of Greenfield. There were 12,000 absentee ballots that needed to be processed the day of the election. There were approximately 10,000 voters on election day.

He gave an update on The Turf and said that the five original bowls have been recreated. There's still more work to be done on site. They are planning to have a grand opening in the spring of 2025.

He said that he is really glad that the election is over and that he hopes that people can get along.

F. Aldermanic Reports

G. Announcements

Mayor Neitzke stated that he signed a Certificate of Appreciation for John Nehm in the Fire Department. He read the proclamation. He said that Mr. Nehm worked for the city for 50 years and gave him a round of applause.

H. Citizen Commentary

Milwaukee Alderperson Peter Burgelis signed up for Citizen Commentary but will speak under agenda item I2 regarding the laundromat.

I. Public Hearings

1. Public Hearing on a Special Use Permit for Rejuvenate MKE, a proposed medical spa, to be located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005) (PC-9/10/24 Kastner)

   The public hearing opened at 7:17 PM.

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

   The applicant and owner, Kristin Majinski, was present.

   Mayor Neitzke stated that the notice had acres instead of suite space. The special use attaches to that office.

Motion by Alderperson Akers, seconded by Alderperson Bailey to close the public hearing at 7:18 PM. Motion carried unanimously.

a. Approve a Resolution for a Special Use Permit for Rejuvenate MKE, a proposed medical spa, to be located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005) (PC-9/10/24 Kastner)

   Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items I1a and I1b as presented. On a roll call vote, motion carried unanimously.

b. Approve a Site Plan Review for Rejuvenate MKE, a proposed medical spa, to be located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005) (PC-9/10/24 Kastner)

   Approved under agenda item I1a.

2. Public Hearing on a Special Use Permit for Flash Laundromat, a proposed laundromat business, located at 4515 W. Forest Home Ave., submitted by Ken Sidello, d/b/a Sidello Property, LLC., and Russell E. LaFrambois III, d/b/a Russell E. LaFrambois III, LLC. (Tax Key No. 531-2002-000) (PC-10/8/24 Kastner)

The public hearing opened at 7:19 PM.

Mr. Bertram presented the site information, description of business, hours of operation, parking, site improvements, and recommendations from the Plan Commission. One email was received for information purposes. Mr. Bertram presented the site plan.

Mayor Neitzke introduced those who were registered as in favor, but not speaking: Ada Saez, 3102 S. 43rd Street, and Maria Deliz, 3102 S. 43rd Street.

Those that registered as speaking against were Curt Hart, 4454 W. Midland Drive, and Barb Schumann, 4548 W. Midland Drive.

Mayor Neitzke said that there was email correspondence between Milwaukee Alderperson Peter Burgelis and Alderperson Drzewiecki. Those discussions revolved around two things: the concern about it operating for 24 hours and if it could operate 24 hours for a year and then come back to the Council to change or keep the hours and having a fence. Mr. Bertram spoke about the fence and the back property line. Mr. Bertram and Mayor Neitzke discussed that having the fence could change the parking lot layout and that the Common Council would provide the authority to make those ministerial changes to the parking lot.

Alderperson Kastner said that he is in favor of the fence on the back property line, including the eastern and western lines, so there's no cross traffic.

Milwaukee Alderperson Burgelis stated that the original notice had the wrong address and a corrected notice was mailed; that constituent Megan Higbee on Midland Drive emailed her opposition; that he appreciates the investment to the neighborhood; that he is opposed to it being open for 24 hours; the access to the alley; and the lighting in the alley.

Ms. Schumann stated that her concerns were the hours and the other laundromat facilities.

Mr. Hart stated that his concerns were about the hours, the cleanliness of the building, how it is monitored, vandalism, the fence, and the nearby business' hours of operations.

The applicant, Ken Sidello, was present. Mr. Sidello spoke about the other laundromats that they own, the customers, security, that laundromats are a huge investment, and the 60th Street laundromat problems that they fixed. He read a letter from a West Allis alderperson regarding the West Allis locations and that they hadn't received a complaint. He stated that it's a huge capital investment, that it's stable, that it adds value, that it's a great repurpose of a dilapidated older building, and spoke about the fence and the alley.

Alderperson Drzewiecki spoke about the lot and said that there's a balance between the neighbors and the

business.

There was a discussion about the existing fence, the proposed fence, and plowing.

Mr. Sidello said that they will replace the parking lot.

Mayor Neitzke spoke about possible title issues with the easement and that there isn't a requirement. There may have been a Special Use Permit for this property, that it might be in the title insurance, and that the title insurance should reflect that the special uses that were previously attached to the property are no longer effective. The Special Use could say that any previous special uses associated with this property have expired. A person in the audience stated Resolution 3920 was a part of that. Mayor Neitzke said that staff can work with that so that the title is cleaned up for the property.

Alderperson Saryan and Mr. Sidello discussed if there were nighttime issues at the other locations. Mr. Sidello said that it's during the daytime that there are problems. They have security to handle issues, and they have had very little police interactions.

Mayor Neitzke said that the Special Use would be 24 hours. In one year, it would be analyzed and revisited.

Mr. Sidello stated that the machines are not coin-based, and that they're app-based. They have very limited coin-based machines.

There was a discussion about working with staff regarding lights in the alley.

Mr. Sidello said that their business model is 24 hours.

Juan Carlos Viruet, whose organization owns the building, spoke about owning the building, other buyers, and that it was painful to back out of their vision of offering social services.

Colleen Hart, 4454 W. Midland Drive, said that she is not opposed to the laundromat and spoke about Kalibres. Mayor Neitzke and Alderperson Kastner said that Kalibres is a separate issue due to the alcohol aspect.

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

a. Approve a Resolution for a Special Use Permit for Flash Laundromat, a proposed laundromat business, located at 4515 W. Forest Home Ave., submitted by Ken Sidello, d/b/a Sidello Property, LLC., and Russell E. LaFrambois III, d/b/a Russell E. LaFrambois III, LLC. (Tax Key No. 531-2002-000) (PC-10/8/24 Kastner)

   Mayor Neitzke stated that the fence needs to be extended and to be worked out with staff, including the adjustment of parking as necessary, the lighting issue, and to conditionally approve the hours of operation to be 24 days a day to be revisited 11 months from today and to be reviewed no later than one year from today. It needs to be calendared where we review whether those hours are continued or reduced.

   Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items I2a and I2b with conditions of a fence that would go along the alley property line and the property on the southwest corner to eliminate traffic cut-through, wherever it is appropriate and effective; regarding title insurance, that the City will need to create the appropriate document to extinguish any or terminate other special uses associated with the property; and to not require the imposition of a cross easement for the benefit of the adjacent properties. On a roll call vote, motion carried unanimously.

b. Approve a Site Plan Review for Flash Laundromat, a proposed laundromat business, located at 4515 W. Forest Home Ave., submitted by Ken Sidello, d/b/a Sidello Property, LLC., and Russell E

LaFrambois III, d/b/a Russell E LaFrambois III, LLC. (Tax Key No. 531-2002-000) (PC-10/8/24 Kastner)
Approved under agenda item I2a.

3. Public Hearing on the proposed 2025 Budget. (Schafer)
The public hearing opened at 8:17 PM.

Most department managers were present.

Mayor Neitzke presented the total budget; the funds and what goes into them; City employee positions; the General Fund expenditures; that the Police Department, Fire Department, and the Department of Neighborhood Services are the largest parts of the budget; department revenues; shared revenues; other revenues and aids that contribute to the budget; the State Aid history; the General Fund levy; the burden shift of property taxes to residential properties; net new construction; the formula for non-debt service levy increase; the levy limit versus the Expenditure Restraint Program (ERP); the breakdown of the General Fund; capital improvement types and funding sources; capital equipment; property taxes; tax rates; assessment history; employee raises and health insurance; that we cannot raise the levy enough to pay for expenditures without finding additional sources of revenue; the tax rate; that there's an increase in the reserves; that there's no ARPA or levy dollars available for capital equipment; public safety costs; interest rates; and the new full-time building and facilities manager position in the Department of Neighborhood Services.

Motion by Alderperson Kastner, seconded by Alderperson Akers to close the public hearing at 8:57 PM. Motion carried unanimously.

a. Decision regarding the 2025 budget and adoption of a resolution levying property taxes. (Schafer)
Mayor Neitzke read the resolution.

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

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

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

There was a discussion about the estimated mill rate.

J. Old Business

1. Appointments to various committees and commissions:

a. <u>Mayor appointments, confirmed by Council</u>:

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.

K. New Business

1. Approve applications for 2024-2025 operator licenses (Goergen)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve. Motion carried unanimously.

2. Approve application for a Temporary Class "B" Retailer's License received from Our Father's Lutheran Church to sell fermented malt beverages indoors at the Church/School Community Event and Fundraiser on November 9, 2024, from 11:00 AM to 6:00 PM at 6023 S. 27th St. 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 Akers to approve. Motion carried unanimously.

3. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Chili Cookoff to Benefit Firefighter Charities event on November 16, 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 Drzewiecki to approve. Motion carried unanimously.

L. Items for future agenda

M. Adjourn

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to adjourn at 9:04 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant
Distributed: 11/11/2024

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.

	Name	Address
1.	Peter Burgess	200 E Wells St
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FMTCITZN

RESOLUTION NO. 4036

Special Use Permit for Rejuvenate MKE, a proposed medical spa, located at 8575 W. Forest Home Ave., Suite 40, submitted by Kristin Majinski, d/b/a Rejuvenate MKE, LLC. (Tax Key No. 615-9941-005)

WHEREAS, Kristin Majinski, d/b/a Rejuvenate MKE, LLC, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Rejuvenate MKE, a proposed medical spa, located at 8575 W. Forest Home Ave., Suite 40; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 6, 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, Kristin Majinski, d/b/a Rejuvenate MKE, LLC, resides at 1110 W. Sunrise Pass, Oak Creek, WI 53154.

2. The applicant will lease a portion of the multi-tenant commercial building owned by Forest Green & 84th Street Transfer, LLC, 8575 W. Forest Home Ave., Suite 160, Greenfield, WI 53228.

3. Rejuvenate MKE will occupy approximately 3,450 sq. ft. of tenant space within the multi-tenant commercial building located at 8575 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 8002, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 28, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin

Tax Key No. 615-9941-005

Said land being located at 8555-8575 W. Forest Home Ave.

4. The applicant is proposing to establish a medical spa within the existing multi-tenant office building.

5. The aforesaid premise is zoned Planned Unit Development District under the Zoning Ordinance of the City of Greenfield, which permits offices of all other miscellaneous health practitioners 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. Forest Home Ave. commercial corridor. Properties to the north and west are developed as commercial. Properties to the north, east, and south are developed as residential. Properties to the south are developed as institutional.

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 Kristin Majinski, d/b/a Rejuvenate MKE, LLC to establish Rejuvenate MKE, a proposed medical spa, located at 8575 W. Forest Home Ave., Suite 40, be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on September 10, 2024 and by the Common Council on November 6, 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 Rejuvenate MKE, will be 10:00am to 3:00pm on Sundays, 9:00am to 7:00pm on Mondays through Fridays, and 9:00am to 4:00pm on Saturdays.

4. Off-Street Parking. The entire multi-tenant commercial building requires a total of 149 off-street parking spaces. The property will provide 154 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.

_____
Kristin Majinski, d/b/a Rejuvenate MKE, LLC, 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 6th day of November, 2024.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

RESOLUTION NO. 4037

Special Use Permit for Flash Laundromat, a proposed laundromat business, to be located at 4515 W. Forest Home Ave., submitted by Ken Sidello, d/b/a Sidello Property, LLC, and Russell E. LaFrambois III, d/b/a Russell E. LaFrambois III, LLC. (Tax Key No. 531-2002-000)

WHEREAS, Ken Sidello, d/b/a Sidello Property, LLC, and Russell E. LaFrambois III, d/b/a Russell E. LaFrambois III, LLC, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Flash Laundromat, a proposed laundromat business, to be located at 4515 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 6, 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, Ken Sidello, d/b/a Sidello Property, LLC, has an office at 4864 S. 10th St., Milwaukee, WI 53221.

2. The applicant will purchase the property.

3. Flash Laundromat will occupy approximately 7,000 sq. ft. of the commercial building located at 4515 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 9529, 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. 531-2002-000

Said land being located at 4515 W. Forest Home Ave.

4. The applicant is proposing to establish a laundromat business within the existing commercial building.

5. The aforesaid premise is zoned C-2 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits coin-operated laundries and drycleaners 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. Forest Home Ave. commercial corridor. Properties to the north, west, and east are developed as commercial. Properties to the 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 Ken Sidello, d/b/a Sidello Property, LLC, and Russell E. LaFrambois III, d/b/a Russell E. LaFrambois III, LLC to establish Flash Laundromat, a proposed laundromat business, to be located at 4515 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 October 8, 2024 and by the Common Council on November 6, 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 initially allowable hours of operation for Flash Laundromat will be 24-hours, daily for a period ending on November 5, 2025 with the option for reconsideration and reaffirmation. On or around October 6, 2025 staff from the Community Development Division will conduct an internal review of the business operations and make a recommendation regarding hours of operation to the Common Council for consideration and affirmation.

4. Off-Street Parking. A total of 32 off-street parking stalls are required for Flash Laundromat. The property will provide 45 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.

_____
Ken Sidello, d/b/a Sidello Property, LLC

_____
Russell E. LaFrambois III, d/b/a Russell E. LaFrambois III, 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 6th day of November, 2024.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

RESOLUTION NO. 4038

WHEREAS, the City of Greenfield has prepared an Annual Budget for the 2025 fiscal year in accordance with the requirements of the City of Greenfield Municipal Code; and

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

WHEREAS, a public hearing on the Annual Budget was held November 6, 2024 after due and proper notice of said hearing having been given in accordance with the provisions of Section 65.90, Wisconsin Statutes; and

WHEREAS, it is necessary to levy a property tax in the amount of $28,994,460 (exclusive of the TIF levy) to fund the expenses of the City of Greenfield contained in the 2025 Annual Budget.

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

1. That the 2025 Annual Budget, a summary of which is attached hereto and made a part hereof, be and is hereby approved;

2. That the property tax is hereby levied in the amount of $28,994,460 (exclusive of the TIF levy) on all taxable property within the City of Greenfield as returned by the Assessor in the year 2024, for the purposes as set forth in the budget.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 6th day of November, 2024.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk