



COMMON COUNCIL MEETING AGENDA

Tuesday, May 20, 2025 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the May 6, 2025 Common Council minutes
 - 1. Approve correction to the May 6, 2025 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
 - 1. Public Hearing on a Special Use Permit for Mystic Touch, a proposed psychic services office, to be located at 4535 W. Forest Home Ave., submitted by Donna Stevens, d/b/a Mystic Touch. (Tax Key No. 531-0000-300) (PC-5/13/25 Ald. Kastner)
 - a. Approve a Resolution for a Special Use Permit for Mystic Touch, a proposed psychic services office, to be located at 4535 W. Forest Home Ave., submitted by Donna Stevens, d/b/a Mystic Touch. (Tax Key No. 531-0000-300) (PC-5/13/25 Ald. Kastner)
 - b. Approve Site Review for Mystic Touch, a proposed psychic services office, to be located at 4535 W. Forest Home Ave., submitted by Donna Stevens, d/b/a Mystic Touch. (Tax Key No. 531-0000-300) (PC-5/13/25 Ald. Kastner)
 - 2. Public Hearing on a Special Use Permit for The Qahwa Coffee, a proposed limited-service restaurant, to be located at 6141 W. Layton Ave., submitted by Jowad Fares d/b/a The Qahwa. (Tax Key No. 618-9996-004) (PC-5/13/25 Ald. Kastner)
 - a. Approve a Resolution for a Special Use Permit for The Qahwa Coffee, a proposed limited-service restaurant, to be located at 6141 W. Layton Ave., submitted by Jowad Fares d/b/a The Qahwa. (Tax Key No. 618-9996-004) (PC-5/13/25 Ald. Kastner)
 - b. Approve Site Review for The Qahwa Coffee, a proposed limited-service restaurant, to be located at 6141 W. Layton Ave., submitted by Jowad Fares d/b/a The Qahwa. (Tax Key No. 618-9996-004) (PC-5/13/25 Ald. Kastner)
- J. 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)

2. Daniels Palace, Rachel Daniels, Agent, requests an extension of the licensed premises of their Combination "Class B" Beer and Liquor License and Entertainment License for the Bags League to include: the front of the building, and it will have temporary fencing. Alcohol sales will be inside the building. The events will be at 3800 S. 108th Street on May 21, May 28, and June 4, 2025, from 6:00 PM to 9:30 PM. (Goergen) (CC: 4/30/25)

K. New Business

1. Appointments to various committees and commissions:
 - a. Council appointments:
 - i. Confirmation of the Greenfield School District appointment to the Park & Recreation Board for a term to expire 5/31/26 (currently Nikki Cherek)
 - ii. Confirmation of the Whitnall School District appointment to the Park & Recreation Board for a term to expire 5/31/26 (currently Quin Brunette)
 - iii. A.D. #4
One member to the Park & Recreation Board for a term to expire 5/31/29 (currently Zachary Marshall)
 - b. Mayor appointments, confirmed by Council:
 - i. At-large citizen member
One member to the Park & Recreation Board for a term to expire 5/31/29 (currently Patricia Forget)
2. Claim received from Katy Hegyera. (Goergen)
3. Adopt a Resolution approving settlement of the claims of Progressive Universal Insurance Company and Katy Hegyera. (Geary)
4. Approve applications for 2025-2026 operator licenses (Goergen)
5. Approve application for a 2025-2026 Coin Operated or Automatic Dry Cleaning and/or Washing Machine License received from Zia LLC from Keyshan Sheikholeslami, Agent, for the property at 7860 W. Layton Ave. (Ogden Cleaners). (Goergen)
6. Approve renewal applications for the following licenses to expire June 30, 2026: Class "A" Fermented Malt Beverage, "Class A" Liquor (Cider Only), Combination "Class B" Fermented Malt Beverage & Liquor, Combination "Class A" Fermented Malt Beverage & Liquor, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of all licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges). (Goergen)
7. Approve Architectural Plans for proposed exterior modifications for Rosen Honda, an existing business, located at 6141 S. 27th St., submitted by Stefan Cornils, d/b/a Sullivan designBUILD. (Tax Key No. 691-9841-014) (PC-5/13/25 Ald. Kastner)
8. Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2024 Compliance Maintenance Annual Report (CMAR). (Katz)
9. Approve a Temporary Easement Agreement Amendment with the Cobalt Loomis LLC which will allow the public access to the Turf Skatepark. (Katz)
10. Adopt a resolution to approve a temporary limited easement exhibit and relocation order for Project I.D. 2395-07-01 W. Howard Avenue Bridge over Miner Creek pending approval of the project Design Study Report. (Katz)
11. Discussion and decision to approve a contract revision with Vector Solutions to include the addition of Vector Scheduling (AC Krueger) (Konieczka)

12. Discussion and decision to enter into a Non-Disclosure Agreement with Catalis Tax & CAMA, Inc in response to WI ACT 235. (Schafer)
 13. Approval of schedules of disbursements in the amount of \$6,085,275.69. (Schafer)
 14. Approval of mileage reimbursements in the amount of \$33.70. (Schafer)
 15. Accept investments and reinvestments for April 2025. (Schafer)
 16. 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 2025-2026 operator license to the following:
 - a. Forest Sage Tims
 17. Adjourn closed session and reconvene into open session.
 18. Decision re: 2025-2026 Operator's License for Forest Sage Tims. (Goergen)
- L. Items for future agenda
- M. Adjourn

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

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, MAY 6, 2025

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

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the April 15, 2025 Common Council minutes

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

E. Approval of the April 30, 2025 Special Common Council minutes

Motion by Alderperson Bailey, seconded by Alderperson Kastner to approve. Motion carried unanimously. Mayor Neitzke went to agenda item F1.

F. Mayor's Report

Mayor Neitzke spoke about the largest conference call regarding zip code legislation. It's up to 75 cities within the proposed legislation, and many have been at this for 20 years. There seems to be strong support in the House to pass the legislation. The Senate sounds like it will be a challenge. The Postal Service has been rigorously objecting to any changes. This is the best chance we've seen in the last 20 years. He will keep everyone informed.

He spoke about the county safety building that's downtown, replacement costs, public safety and efficiency issues, the tour of the old jail, and what it takes to maintain the justice system. He thanked County Executive Crowley and the deputy sheriffs who led the tour.

He stated that June 7th is the ribbon-cutting event for The TURF. There will be music and DJs. There will be a flyer coming out. They are putting in the tiles. He is encouraging people to ride-share as there will be a parking shortage, and they are working on that. There was a discussion of the use of the Park and Ride. Mayor Neitzke went to agenda item G.

1. Appointment of Weed Commissioners.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to confirm appointment. Motion carried unanimously.

Mike Wist and Garrett Olson were appointed as Weed Commissioners for a term to expire 5-14-2026.

2. Proclamation to proclaim May 2025 as Amyotrophic Lateral Sclerosis (ALS) Awareness Month in the City of Greenfield

Mayor Neitzke introduced and read the proclamation.

3. Proclamation to proclaim Friday, May 9, 2025 as National Knock Out® Rose Day in the City of Greenfield

Mayor Neitzke introduced and read the proclamation. It relates to the event this Friday, May 9th, 2025, that starts at 2:00 PM. The proclamation will be read that day at 3:30 PM.

4. Proclamation to proclaim Saturday, May 10, 2025 as Arbor Day in the City of Greenfield

Mayor Neitzke said that this Saturday, May 10, 2025, is Arbor Day at Pondview Park at 10:00 AM. He encouraged everyone to go.

Mayor Neitzke circled back to agenda item F.

G. Aldermanic Reports

Aldersperson Akers said that the Farmer's Market opened this past weekend and was well attended. There was a discussion about dogs in Konkell Park during the Farmer's Market and in the AMP area. They are not allowed on the playgrounds.

H. Announcements

I. Citizen Commentary

J. 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)

Place on the next agenda.

- ii. One alternate member to the Plan Commission for a term to expire 5/1/27 (formerly Michael Braswell)

Mayor Neitzke appointed Randy Lee, 3710 W. Abbott Ave.

Motion by Aldersperson Kastner, seconded by Aldersperson Bailey to confirm appointment.
Motion carried unanimously.

Randy Lee was appointed as an alternate member to the Plan Commission for a term to expire 5-1-2027.

2. Appointment of Council President for a one-year term (currently Bailey)

Aldersperson Kastner nominated himself.

Aldersperson Drzewiecki nominated Aldersperson Akers.

Motion by Aldersperson Kastner, seconded by Aldersperson Bailey to nominate Aldersperson Kastner. On a roll call vote, motion failed 2-3, with Alderspersons Kastner and Bailey opposed. Those in favor were Alderspersons Drzewiecki, Akers, and Saryan.

On a roll call vote, motion carried 4-1 to nominate Aldersperson Akers, with Aldersperson Kastner opposed. Those in favor were Alderspersons Drzewiecki, Akers, Saryan, and Bailey.

K. New Business

- 1. Discussion and decision to approve an agreement between the City of Greenfield and its legal counsel, von Briesen & Roper, s.c. relating to their retention of Mueller Communications, LLC. (Neitzke/Foley)

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

- 2. Adopt an ordinance to incorporate state statute 86.025, prohibiting camping on or adjacent to public highways, into the Greenfield Code of Ordinances. (Geary)

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

- 3. Adopt an ordinance to repeal the \$35 Municipal Service Fee for private tows of vehicles from private lots. (Geary)

Mayor Neitzke said that this is recommended by the Police Department. We seldom do this. Most of the time, it's for repossession. The repo towing company is supposed to alert the police department.

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

4. Award bid for publishing legal notices. (Goergen)

Mayor Neitzke said that Alderperson Bailey opened the bid. A bid was received from Gannett Milwaukee Journal for the *South NOW*. The rates remain the same. Mayor Neitzke and Representative Coolidge were working towards legislation treating cities like villages and towns. He spoke about meetings being canceled due to missed publications that were paid for and the havoc that it brings. The solution is for the legislature to change the rules to treat us like villages and towns.

Motion by Alderperson Akers, seconded by Alderperson Kastner to approve.

Under discussion, Mayor Neitzke said that the circulation rates are dropping.

On a roll call vote, motion carried unanimously.

5. Approve applications for 2024-2025 operator licenses (Goergen)

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to approve agenda items K5-K6. Motion carried unanimously.

6. Approve applications for 2025-2026 operator licenses. (Goergen)

Approved under agenda item K5.

7. Approve an application for a 2024-2025 Amusement Device Distributor License received from Bert's Amusement Inc., Ryan Larscheidt, Agent, 3540 S. Rivershire Dr., Apt. 6, to expire July 31, 2025. (Bert's Amusement) (Goergen)

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to approve agenda items K7-K8.

Under discussion, Alderperson Akers and Jennifer Goergen, City Clerk, discussed the expiration date and that they needed to get a license for this year since they didn't get one from last year. They will need to go through the renewal process.

Motion carried unanimously.

8. Approve an application for a 2024-2025 Amusement Device Distributor License received from Games Are Us Inc., Steve Murphy, Agent, 4905 S. Woodlawn Pl., to expire July 31, 2025. (Games Are Us) (Goergen)

Approved under agenda item K7.

9. 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 Audio Work Shop event on May 10, 2025, from 10:00 AM to 4:00 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.

10. Approve renewal applications for the following licenses to expire June 30, 2026: Class "A" Fermented Malt Beverage, "Class A" Liquor (Cider Only), Class "B" Fermented Malt Beverage, Combination "Class B" Fermented Malt Beverage & Liquor, Class C Wine, Combination "Class A" Fermented Malt Beverage & Liquor, Reserve Combination "Class B" Fermented Malt Beverage & Liquor, Dry Cleaning/Washing Machine, Entertainment, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of all licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges). (Goergen)

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. Motion carried unanimously.

11. Approve an Outdoor Special Event application for the House of Harley Pet Fest & Support the Troops Ride, to be located at 6221 W. Layton Ave, May 17, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve as presented. Motion carried unanimously.

12. Approve a sanitary easement agreement with Cobalt 92, LLC and RJ 92, LLC, on vacant land in the 4300 block of South 99th Street, Tax Key No. 607-9979-003. (Katz)

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

13. Approve a contract for the project #2327 Lighting Conversion with MP Systems in the amount of \$ 521,093.15. (Katz)

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

Under discussion, Jeff Katz, Director of Neighborhood Services, said that this is the project for Edgerton Ave.

On a roll call vote, motion carried unanimously.

14. Approve an amendment to the three-party design engineering agreement with the Wisconsin Department of Transportation and Ayres Associates for design of the W. Howard Avenue bridge. (Katz)

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

15. Adopt a resolution recognizing World Migratory Bird Day and authorizing the Pollinator Protection Committee to continue participation in the Wisconsin Bird City program. (Katz)

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

16. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 244 regarding a 4-way stop at the South 35th Street and West Howard Avenue intersection. (BPW - 4/22/25 - Ald Bailey)

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

Under discussion, Alderperson Akers said that it's cleaning up the ordinance since there's a stoplight now.

On a roll call vote, motion carried unanimously.

17. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2220 regarding Yield signs on South 31st Street at West Holmes Avenue. (BPW - 4/22/25 - Ald Bailey)

Motion by Alderperson Kastner, seconded by Alderperson Akers to approve.

Under discussion, Mayor Neitzke spoke about Holmes Ave. being a cut-through from 35th St. to 27th St. and that people would speed.

On a roll call vote, motion carried unanimously.

18. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code adding stop signs at the intersection of West Holmes Avenue and South 31st Street. (BPW - 4/22/25 - Ald Bailey)

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

Mayor Neitzke said that it's to slow down the traffic.

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

L. Items for future agenda

Audit completed, so Baker Tilly will be in.

M. Adjourn

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to adjourn at 7:34 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 5/8/2025

Trina Kaminski

From: Trina Kaminski
Sent: Wednesday, May 7, 2025 3:20 PM
To: Mayor Neitzke; z GF Alderpersons; Jennifer Goergen
Cc: z GF Clerk Dept
Subject: Correction to 5-6-25 Common Council Minutes
Attachments: 5-6-2025 Common Council minutes.pdf

Good afternoon,

When Common Council approves the 5-6-25 Common Council minutes at the CC meeting on 5-20-25, the following correction should be made:

From:
"J2. Appointment of Council President for a one-year term (currently Bailey)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to nominate Alderperson Kastner. On a roll call vote, motion failed 2-3, with Alderpersons Kastner and Bailey opposed. Those in favor were Alderpersons Drzewiecki, Akers, and Saryan."

To:
"J2. Appointment of Council President for a one-year term (currently Bailey)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to nominate Alderperson Kastner. On a roll call vote, motion failed 2-3, with Alderpersons Drzewiecki, Akers, and Saryan opposed. Those in favor were Alderpersons Kastner and Bailey."

I will attach the minutes that are wrong and this correction email to the CC 5-20-25 agenda so it will show in the packet.

If you have any questions, please let me know.

My apologies for this mistake.

Thank you kindly and best regards,
Trina Kaminski
Administrative Assistant
City of Greenfield
Clerk's Office
7325 W. Forest Home Ave., Room 102
Greenfield, WI 53220
(414) 329-5212
Trina.Kaminski@greenfieldwi.us

RESOLUTION NO. _____

Special Use Permit & Site Review for Mystic Touch, a proposed psychic services office, to be located at 4535 W Forest Home Ave, submitted by Donna Stevens, d/b/a Mystic Touch.
(Tax Key No. 531-0000-300)

WHEREAS, Donna Stevens, d/b/a Mystic Touch, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish a psychic services office to be located at 4535 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 20, 2025, 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, Donna Stevens, d/b/a Mystic Touch, resides at 4085 N. Brookfield Rd., Brookfield, WI 53045.
2. The property is owned by SAM-Greenfield 2, LLC, 5552 S. 108th St. Ste. 105 Hales Corners, WI 53130.
3. Mystic Touch will occupy approximately 1,100 sq. ft. of the building located at 4535 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

The Northeasterly 12 feet of Lot 7 and Lot 6 in Block 1 of Forestdale Park, a recorded subdivision, all 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. 531-0000-300

Said land being located at 4531-4535 W. Forest Home Ave.

4. The applicant is proposing to establish a psychic services office in the existing commercial building.
5. The aforesaid premise is zoned C2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits other personal services as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along W. Forest Home Ave. west of S. 44th St. that is developed for commercial uses. Properties to the northeast, northwest, and southwest are

developed for commercial uses. Properties to the southeast are developed for residential use and are located in the City of Milwaukee.

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 Donna Stevens, d/b/a Mystic Touch, to establish Mystic Touch, a proposed psychic services office, to be located at 4535 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 Review and all other applicable conditions approved by the Plan Commission on April 8, 2025 and by the Common Council on May 20, 2025. 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 any required 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 Mystic Touch will be 8:00am to 8:00pm, daily.
4. Off-Street Parking. A total of 4 off-street parking stalls are required for Mystic Touch, and 4 are required for the building's other tenant, for a total of 8 spaces required. The property will provide 8 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.

Donna Stevens, d/b/a Mystic Touch

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____
day of _____, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

S:\Planning\Plan Commission\2025\4-8-25\Mystic Touch - SUP\Resolution - Mystic Touch 5-20-25.docx

RESOLUTION NO. _____

Special Use Permit & Site Review for The Qahwa, a proposed limited-service restaurant, to be located at 6141 W. Layton Ave., submitted by Jowad Fares d/b/a The Qahwa.
(Tax Key No. 618-9996-004)

WHEREAS, Jowad Fares d/b/a The Qahwa, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish a limited-service restaurant, to be located at 6141 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on May 20, 2025, 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, Jowad Fares d/b/a The Qahwa, resides at 5040 S. 23rd St., Milwaukee, WI 53222.
2. The property is owned by AB King Real Estate LLC, 17400 W. Small Rd. New Berlin, WI 53146.
3. The Qahwa will occupy approximately 3,200 sq. ft. of the building located at 6141 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 1891, being a part of the Northeast ¼ of Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 618-9996-004

Said land being located at 6121-6141 W. Layton Ave.

4. The applicant is proposing to establish a coffee shop in the existing commercial building.
5. The aforesaid premise is zoned C-2 Community Commercial District 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 W. Layton Ave. west of S. 60th St. that is developed for commercial uses. Properties to the north, east, and west are developed for commercial uses. Property to the south is developed for institutional use.

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 Jowad Fares d/b/a The Qahwa, to establish The Qahwa, a proposed limited-service restaurant, to be located at 6141 W. Layton 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 April 8, 2025 and by the Common Council on May 20, 2025. 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 any required 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 The Qahwa will be 7:00am to 12:00am (midnight), daily.
4. Off-Street Parking. A total of 48 off-street parking stalls are required for The Qahwa, and 22 are required for the building's other tenant, for a total of 70 spaces required. The property will provide 54 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.

Jowad Fares d/b/a The Qahwa

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____
day of _____, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

S:\Planning\Plan Commission\2025\4-8-25\The Qahwa - SUP\Resolution - The Qahwa 5-20-25.docx



4850 South 60th Street ■ Greenfield, Wisconsin 53220 ■ Phone: 414-855-2050 ■ Fax: 414-855-2051

May 19, 2025

SENT VIA EMAIL

City of Greenfield
Park & Recreation Department
Attention: Scott Jaquish, Director
7325 W. Forest Home Ave., Room 200
Greenfield, WI 53220

City of Greenfield
Tree Commission
Attention: Joan Stevens, Chair

Re: School District of Greenfield Park and Recreation and Tree Commission Appointees

Dear Scott,

At the regular School Board meeting held on April 28, 2025, Board President Julie DeGaro appointed Nikki Cherek as the representative to the Park and Recreation Committee. Nikki accepted this appointment and looks forward to continuing to work with the City of Greenfield Park and Recreation on its future endeavors.

Nikki Cherek's contact information:
3795 W. Holmes Ave.
Greenfield, WI 53220
414-526-8256

In addition, on May 12, 2025, Rob Hansen was chosen as representative to the Greenfield Tree Commission.

Rob Hansen's contact information:
3328 W. Vogel Ave.
Greenfield, WI 53221
414-828-7318

Sincerely,

Lisa Elliott
Superintendent
cc: Jennifer Goergen, Greenfield City Clerk

Trina Kaminski

From: Jennifer Rotgers <jrotgers@whitnall.com>
Sent: Monday, May 19, 2025 10:44 AM
To: Trina Kaminski
Subject: Re: City of Greenfield Park & Recreation Board - Whitnall School District Recommendation

Hello,
It is Quin Brunette

On Mon, May 19, 2025 at 10:25 AM Trina Kaminski <Trina.Kaminski@greenfieldwi.us> wrote:

Good morning Jennifer,

Happy Monday!

Do you know if the Whitnall School District has a recommendation for the City of Greenfield Park and Recreation Board? If yes, we will need their name, address, phone number, and email so the council knows who to appoint for the school district. Currently it is Quin Brunette.

If this email doesn't apply to you, please let me know who I should send it to.

If you have any questions or need additional information, please let me know.

Thank you kindly and best regards,

Trina Kaminski

Administrative Assistant

City of Greenfield

Clerk's Office

7325 W. Forest Home Ave., Room 102

Greenfield, WI 53220

(414) 329-5212

Trina.Kaminski@greenfieldwi.us

--

Jennifer Rotgers
Executive Assistant
414-525-8400
Whitnall School District



COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIMS OF PROGRESSIVE
UNIVERSAL INSURANCE COMPANY AND KATY HEGYERA

WHEREAS, the claimants, Progressive Universal Insurance Company and its insured, Katy Hegyera, submitted claims with the City on January 14, 2025 and May 5, 2025, respectively, in the amounts of \$4,331.63 (less deductible) by Progressive for **vehicle repairs**, and \$1,779.90 by Hegyera for her **deductible** and **vehicle rental** during repair; and,

WHEREAS, the claimants alleged that, on or about November 21, 2024, a City of Greenfield vehicle driven by a City employee rear-ended her vehicle, while she was lawfully stopped at the intersection of 84th Street and Coldspring; and,

WHEREAS, the City Attorney, having reviewed the facts and circumstances relating to the claims, including documentatioan of claimed damages, recommends that, without admitting any negligence, the Common Council approve payment of the claims; and,

WHEREAS, after considering the facts and circumstances of the claims, the Common Council desires to pay the claims, as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claims of Progressive Universal Insurance Company and its insured, Katy Hegyera, submitted on January 14, 2025 and May 5, 2025, and relating to alleged loss occurring on November 21, 2024, are hereby approved in an amounts of **\$4,331.63 for Progressive** and **\$1,779.90 for Hegyera**; and,

BE IT FURTHER RESOLVED that this payment is in full and final satisfaction of any/all claims and damages Progressive Universal Insurance Company and its insured, Katy Hegyera, may have relating in any way to the incident, whether known or unknown, including without limitation, any and all property damage, injury, medical bills, property damage, pain, and suffering; and,

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the above amounts upon receipt of signed releases from the claimants.

Approved:

Michael J. Neitzke, Mayor

Date Approved: _____, 2025.

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 _____, 2025.

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

05/16/2025

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Andrea Faith Jaskie	7811 W Winston WAY	Franklin, WI 53132
Christopher A Paape	8834 W Waterford SQ S	Greenfield, WI 53228
Cory Linn Rightmyre	2444 S 79th ST	West Allis, WI 53219
Denise Leigh Belongia	1237 S Grand AVE	Waukesha, WI 53186
Edward Earl Berg	2576 N Booth ST	MILWAUKEE, WI 53212
Emily Anne Nuoffer	4421 S 44th ST	Greenfield, WI 53220
Faith Marie Pissard	3215 N Bartlett AVE A	Milwaukee, WI 53211
Francisco J Sanchez	3216 S 86th st	Milwaukee, WI 53227
Jeffrey T Pedriana	6641 S Parkedge CIR	Franklin, WI 53132
Karen Ruemler	2376 S 79th ST	West Allis, WI 53219
Kate Michelle Parkhurst	147 S Charles ST	Waukesha, WI 53186
Lucie Marie Borden	1458 S 78th ST	West Allis, WI 53214
Scott Anthony Muehlenberg	521 Brasted PL	Waukesha, WI 53186
Sonya Cordero	3100 W Howard AVE #2	Milwaukee, WI 53221
Travis Hunter Siwakowski	2025 W Kimberly AVE	Milwaukee, WI 53221

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

05/16/2025

1/2

CLASS A BEER

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Speedway LLC	Speedway #4154	Ashley L Ripple, Agent	3390 W Loomis RD

Premise Description:

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

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

Premise Description:

MAIN SALES FLOOR, COOLERS, UTILITY/STORAGE CLOSET. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 6000 W LAYTON AVE.

CLASS A CIDER ONLY

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Speedway LLC	Speedway #4154	Ashley L Ripple, Agent	3390 W Loomis RD

Premise Description:

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

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

Premise Description:

MAIN SALES FLOOR, COOLERS, UTILITY/STORAGE CLOSET. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 6000 W LAYTON AVE.

CLASS B LIQUOR - COMBO

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Cooper's Hawk Greenfield, LLC	Cooper's Hawk Winery & Restaurant	Corey Johnson, Agent	8415 S Sura LN

Premise Description:

THE ENTIRE BUILDING. PREMISES INCLUDES INSIDE SEATING OF 246 SEATS AND PATIO SEATING OF 72 SEATS LOCATED AT 8415 SURA LANE.

Famous Dave's Ribs Inc.	Famous Dave's	Nicholas W Fischer, Agent	5077 S 27th ST
-------------------------	---------------	---------------------------	----------------

Premise Description:

ALL OF BUILDING W/FULL BAR & 188 SEATS, LOCATED AT 5077 S 27TH ST.

4900 76th Co, A Wisconsin Corporation	Honey Berry Pancakes & Cafe	Jennifer Merino-Reyes, Agent	4900 S 76th ST
---------------------------------------	-----------------------------	------------------------------	----------------

Premise Description:

THE PREMISES IS A FREESTANDING BUILDING CONTAINING APPROX 5,310 SF OF SPACE. ALCOHOLIC BEVERAGES WILL BE STORED ONLY BEHIND THE BAR, DESIGNATED FOR EMPLOYEES ONLY. BEVERAGE ORDERS ARE TAKEN BY RESTAURANT STAFF EITHER AT INDIVIDUAL TABLES OR THE BAR; ORDERS ARE PREPARED AT THE BAR AND DELIVERED TO THE CUSTOMER DIRECTLY BY THE BARTENDER OR BY A SERVER TO INDIVIDUAL TABLES. BEER/WINE/LIQUOR INVOICES ARE KEPT IN THE MANAGER'S OFFICE LOCATED AT 4900 S 76H ST.

Durgha LLC	Indian Village Restaurant	Apexa Vijay Patel, Agent	7640 W Forest Home AVE
------------	---------------------------	--------------------------	------------------------

Premise Description:

BEHIND COUNTER IN BAR, UNDERNEATH COUNTER IN COOLER, IN KITCHEN WALK IN COOLER AND SOLD IN RESTAURANT SITTING AREA WITH FRONT PATIO, LOCATED AT 7640 W FOREST HOME AVE.

Kyoto Group LLC	Kyoto Group LLC	Yi Wu, Agent	7453 W Layton AVE
-----------------	-----------------	--------------	-------------------

Premise Description:

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

Red Robin International Inc	Red Robin America's Gourmet Burgers and Brews	Andrew Robert Smith, Agent	7575 Edgerton AVE
-----------------------------	---	----------------------------	-------------------

Premise Description:

SINGLE STORY BUILDING WITH ALCOHOL TO BE STORED IN BAR, DINING ROOM, KEG COOLER AND LOCKER LOCATED AT 7575 W EDGERTON

CLASS A LIQUOR COMBO

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Lakes Venture LLC	Fresh Thyme Farmers Market #705	Michael Lee, Agent	8680 W Sura LN

Premise Description:

APPROX 28,000 SQ FT ONE STORY RETAIL GROCERY STORE WITH REGISTERES, COOLERS FOR BEER, WINE DISPLAY AREA, LOCKABLE MANAGER'S OFFICE FOR INVOICES, SECURED LIQUOR STORAGE CABINET IN STOCKROOM LOCATED AT 8680 W SURA LANE

PAWNBROKER/SECONDHAND

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Volta Records LLC	Volta Records LLC	Jennifer Ann Young, Agent	5026 S 74th ST

Premise Description:

CONDUCT SALE OF SECONDHAND ARTICLES LOCATED AT 5026 S 74TH ST
JENNIFER ANN YOUNG - MANAGERS/PERSONS IN CHARGE

Q&A Games LLC	Warpstorm Games & Lounge	Lizeth Zorrilla Sanchez, Agent	6120 W Layton AVE
---------------	--------------------------	--------------------------------	-------------------

Premise Description:

CONDUCT SALE OF SECONDHAND JEWELRY, LOCATED AT 6120 W LAYTON AVE. MANAGERS/PERSONS IN CHARGE: QUINN THOMAS KOTECKI, ALEXANDER DANIEL KARR, ALEX JERARD CATLIN MUHICH

Grand Total Licenses: 13

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

05/16/2025

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Andre Norman	4895 S Katelyn CIR #101	Greenfield, WI 53220
Ashley Louise Lucas	10508 W Lincoln AVE	Milwaukee, WI 53227
Barbara Jean Lewandowski	3806 W Oklahoma AVE 3	Milwaukee, WI 53215
Braydon William Cancilla	3822 S Kansas AVE	Milwaukee, WI 53207
Diana Sugay Delgado Gomez	4914 S 63rd ST	Milwaukee, WI 53228
Estevan Adrian Perez	18750 Heathway LN	Brookfield, WI 53045
Frederic Rodger Zirzow	5005 S Greenbrook TER #6206	Greenfield, WI 53220
Gangadhara Rao Lam	4141 S 60th ST #27	Greenfield, WI 53220
Holly Ann Kroll	4020 S 76th ST 33	Greenfield, WI 53220
James Koutromanos	7972 S Scepter DR	Franklin, WI 53132
Jazmin Alyssa Mendoza	6921 W Orchard ST 207	West Allis, WI 53214
Jeffrey Thomas Linehan	4700 S Supreme CT Apt 207	Greenfield, WI 53228
Kathryn Rosalie Vermiglio	9420 W Eden PL 115	Greenfield, WI 53228
Kayla Rachel Steil	2564 N Lake DR #1	Milwaukee, WI 53211
Krista Michaela Washechek	931 E Russell AVE	Milwaukee, WI 53207
Maria Renee Farnham	1350 S 74th ST	West Allis, WI 53214
Nicole Marie Olender	4329 S 47TH ST	Greenfield, WI 53220
Riley Matthew Riese	9175 W Sura LN 223	Greenfield, WI 53228
Samantha Robin Addy	9545 W Oklahoma AVE 105	Milwaukee, WI 53227
Samantha Rose Lukasavitz	2217 W Grange AVE	Milwaukee, WI 53221
Sarah Alice Kneser	280 Wood Side DR	Oconomowoc, WI 53066
Steven Paul McComb	5011 S Heritage DR 204	Greenfield, WI 53220
Tammy Lynn Janka	2925 S 56th ST	Milwaukee, WI 53219
Thomas Delgado	2121 N Cambridge AVE 309	Milwaukee, WI 53202
Thomas Edwin Daniels Jr	5301 S Skyline DR	New Berlin, WI 53151



Common Council Meeting

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 20, 2025

RELATING TO:

Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2024 Compliance Maintenance Annual Report (CMAR).

SUMMARY:

Revisions to Chapter NR 208, Wisconsin Administrative Code became effective January 2006 requiring permitted wastewater collection systems (Sanitary Sewers) to submit a Compliance Maintenance Annual Report (CMAR) with a Resolution verifying Common Council review, statement of corrective actions, if necessary, and authorization of submittal.

The 2024 Compliance Maintenance Annual Report (CMAR) is due to the Wisconsin Department of Natural Resources by June 30th, 2025. The attached report was prepared by the Engineering Division with additional information provided by the Finance Department and the Department of Public Works. The City of Greenfield received the highest grade (letter A, and 4.0 grade points) and therefore we are not required to submit corrective actions.

FINANCIAL:

None

RECOMENDATION:

Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2024 Compliance Maintenance Annual Report (CMAR).

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

RESOLUTION NO.

RESOLUTION VERIFYING REVIEW AND AUTHORIZING SUBMITTAL OF THE
2024 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
COMPLIANCE MAINTENANCE ANNUAL REPORT (CMAR),

WHEREAS, Public sanitary sewer collection is a basic responsibility of local, county and state governments; and

WHEREAS, It is the responsibility of local, county and state governments to properly operate and manage wastewater collection systems so as to protect public safety and health; and

WHEREAS, Proper inspection, rehabilitation, and operation and maintenance of the sanitary sewer collection system would promote cost-effective performance of the system over its design life; and

WHEREAS, Revisions to Chapter NR 208, Wisconsin Administrative Code became effective January 2006 requiring permitted wastewater collection systems to submit a Compliance Maintenance Annual Report (CMAR) with a resolution verifying Common Council review, statement of corrective actions if necessary and authorization of submittal.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Greenfield hereby verifies its review and authorizes the submittal of the 2024 Compliance Maintenance Annual Report (CMAR) for the City of Greenfield.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Wisconsin Department of Natural Resources (DNR).

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this 20th day of May, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 2024

Financial Management

1. Provider of Financial Information Name: Paula Schafer Telephone: 414-329-5283 (XXX) XXX-XXXX E-Mail Address (optional): PaulaS@greenfieldwi.us		
2. Treatment Works Operating Revenues 2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ? ● Yes (0 points) ☐ ☐ ○ No (40 points) If No, please explain: 2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised? Year: 2024 ● 0-2 years ago (0 points) ☐ ☐ ○ 3 or more years ago (20 points) ☐ ☐ ○ N/A (private facility) 2.3 Did you have a special account (e.g., CWFPP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system? ● Yes (0 points) ○ No (40 points)		0
REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]		
3. Equipment Replacement Funds 3.1 When was the Equipment Replacement Fund last reviewed and/or revised? Year: 2024 ● 1-2 years ago (0 points) ☐ ☐ ○ 3 or more years ago (20 points) ☐ ☐ ○ N/A If N/A, please explain: 3.2 Equipment Replacement Fund Activity 3.2.1 Ending Balance Reported on Last Year's CMAR 3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.) 3.2.3 Adjusted January 1st Beginning Balance 3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)		\$ 383,444.00 \$ 0.00 \$ 383,444.00 \$ 105,199.00

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 2024

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

- \$ 0.00

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

\$ 488,643.00

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

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

None

3.3 What amount should be in your Replacement Fund? \$ 488,643.00

0

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

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

● Yes

○ No

If No, please explain.

4. Future Planning

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

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

○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Equipment replacement. Sanitary sewer support truck.	\$60,000	2025
2	Cold Spring sanitary sewer repair (2024 #09). Relay of approximately 150 LF of 30" sanitary sewer to remove a bridge H-pile obstruction. Project design started in 2024, with construction originally anticipated in early 2025. Due to changes in construction scope and additional WI DNR permitting, the project start date will be pushed back to a late 2025 start date.	\$860,000	2025
3	Sanitary sewer installation project (92nd St bypass sewer). Joint sewer project with private developer to the benefit of both parties. Final details and cost split has yet to be determined. Project originated in 2022 but has been delayed and is now anticipated to begin in mid-2025.	\$1,360,000	2025
4	Sanitary sewer cleaning (2024 #18). A City project to contract out sewer cleaning for some of our hard to reach, and larger diameter sewers that City crews are not able to clean.	\$260,000	2025
5	68th St siphon reroute (2024 #10). Rather than replace an aging sanitary sewer siphon that runs under I-894, the City is proposing to reroute sewer flows and remove/abandon the siphon. Project has been split into two phases, with construction for one phase to possibly get underway in 2006, and the other phase in 2027. Phase 2 will require land acquisition and easement items which requires additional time to coordinate.	\$1,500,000	2026
6	PPII Investigation (2025 #09). A City project to perform property investigation, dyewater flooding and sanitary lateral inspections for up to 112 properties an area that was part of a previous PPII metering effort in basin GF1004. This project would be funded by the MMSD PPII funding program.	\$150,000	2026

5. Financial Management General Comments

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 **2024**

None		
ENERGY EFFICIENCY AND USE		
6. Collection System		
6.1 Energy Usage		
6.1.1 Enter the monthly energy usage from the different energy sources:		
COLLECTION SYSTEM PUMPAGE: Total Power Consumed		
Number of Municipally Owned Pump/Lift Stations: 0		
	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	0	0
February	0	0
March	0	0
April	0	0
May	0	0
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0
November	0	0
December	0	0
Total	0	0
Average	0	0
6.1.2 Comments:		
Not applicable		
6.2 Energy Related Processes and Equipment		
6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):		
☐ Comminution or Screening ☐ Extended Shaft Pumps ☐ Flow Metering and Recording ☐ Pneumatic Pumping ☐ SCADA System ☐ Self-Priming Pumps ☐ Submersible Pumps ☐ Variable Speed Drives ☒ Other: Not applicable		
6.2.2 Comments:		
Not applicable		
6.3 Has an Energy Study been performed for your pump/lift stations?		
No		

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 **2024**

o Yes Year: By Whom: Describe and Comment: 6.4 Future Energy Related Equipment 6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations? Not applicable	
---	--

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

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 2024

Sanitary Sewer Collection Systems

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

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

- ☒ Yes
- ☐ No

If No, explain:

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

- ☒ Yes
- ☐ No (30 points)
- ☐ N/A

If No or N/A, explain:

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

- ☒ Goals [NR 210.23 (4)(a)]

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

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

Did you accomplish them?

- ☒ Yes
- ☐ No

If No, explain:

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

Does this chapter of your CMOM include:

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

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

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

Greenfield Municipal Code

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

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

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

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 2024

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

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

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

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

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

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

0

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

Does your emergency response capability include:

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

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

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

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

2. Operation and Maintenance

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

Cleaning	23.4	% of system/year
Root removal	23.4	% of system/year
Flow monitoring	1.5	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	13.7	% of system/year
Manhole inspections	3.8	% of system/year
Lift station O&M	0	# per L.S./year
Manhole rehabilitation	1.4	% of manholes rehabbed
Mainline rehabilitation		

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:

5/9/2025

2024

Private sewer inspections	1.2	% of sewer lines rehabbed
Private sewer I/I removal	0.16	% of system/year
River or water crossings	0.20	% of private services
	100	% of pipe crossings evaluated or maintained
Please include additional comments about your sanitary sewer collection system below:		
None		

3. Performance Indicators

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

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

3.2 Performance ratios for the past year:

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

4. Overflows

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

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

5. Infiltration / Inflow (I/I)

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

☐ Yes

☒ No

If Yes, please describe:

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 **2024**

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

☐ Yes

☒ No

If Yes, please describe:

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

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

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

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

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

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

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

In 2024, the City lined 9,300 LF of public sewer main and made various spot repairs to 50 LF of public sewer main. In 2024 the City began to design a sewer relay to replace a large diameter (30") that has a hole in it due to a bridge piling being driven through it.

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

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 **2024**

Grading Summary

WPDES No: 0047341

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

Notes:

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

Compliance Maintenance Annual Report

Greenfield Sewage Collection System

Last Updated: Reporting For:
5/9/2025 **2024**

Resolution or Owner's Statement

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

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

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

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



Common Council

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 20, 2025

RELATING TO:

Approve a Temporary Easement Agreement Amendment with the Cobalt Loomis LLC which will allow the public access to the Turf Skatepark.

SUMMARY:

There is a need for an easement across land owned by Cobalt Loomis LLC to allow the public access to the Turf Skatepark.

Permanent access will be granted at a future date by the dedication of land to the city.

A Temporary Construction Easement Agreement was granted in March of 2024.

This Amendment to that agreement will allow the public access to the Turf Skatepark.

FINANCIAL:

There is no cost.

RECOMMENDATION:

Approve a Temporary Easement Agreement Amendment with the Cobalt Loomis LLC which will allow the public access to the Turf Skatepark.

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

Notice to Clerk:

All four please e-sign this page.

The paper original will be signed and notarized later by the Clerk and Mayor.

By: _____
Michael J. Neitzke
Mayor Date _____

By: _____
Jennifer Goergen
City Clerk Date _____

By: _____
Paula Schafer
Finance Director Date _____

By: _____
Chris Geary
City Attorney Date _____
Approved as to form

AMENDED TEMPORARY EASEMENT AGREEMENT

This Amended Temporary Easement Agreement ("Amendment"), effective as of the date last executed by either party below, made and entered into by and between **COBALT LOOMIS, LLC** ("Owner") and the **CITY OF GREENFIELD**, Milwaukee County, Wisconsin ("the City").

RECITALS

The City is the owner of a certain parcel of land, identified generally as Milwaukee County Parcel No. 600-9955-009, and the legal description of which is included on Exhibit A hereto ("Skatepark Parcel"); and,

Owner is the owner of certain parcels of land, identified generally as 4253 W. Loomis Road, 4239 W. Loomis Road, and 4205 W. Loomis Road, being Milwaukee County Parcel Nos. 600-9957-003, 600-9958-002, and 600-9967-002, respectively, and the legal descriptions of which are included on Exhibit B hereto (collectively, "Encumbered Parcels"), which are located immediately north of the Skatepark Parcel; and,

On or about March 20, 2024, the City and Owner executed a "Temporary Construction Easement Agreement" ("Original Agreement"), a copy of which is attached as Exhibit A hereto, allowing the City to use the Encumbered Parcels for construction of a new public skatepark on the Skatepark Parcel; and,

The skatepark will soon be opening to the public, and the parties desire to expand the scope of the Original Agreement to allow for public access to the Skatepark Parcel and public use of the Encumbered Parcels to enable public use of the skatepark, all subject to the terms and conditions of this Amendment.

AGREEMENT

In consideration of the mutual exchange of good and valuable consideration, the receipt and sufficiency of which each party hereby acknowledges, the parties hereby agree as follows:

1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.
2. Expansion of Temporary Easement. The Temporary Easement created by the Original Agreement is hereby expanded to also bring within its scope the right of the public to use the Temporary Easement Area for purposes of vehicular access, vehicular parking, and pedestrian access to and from the Skatepark Parcel during such hours as the skatepark is open to the public. Such public parking and pedestrian access shall be afforded by Owner to the public free of charge and without any compensation to Owner, expressly and exclusively for purposes of facilitating public "recreational activity," within the meaning of Wis. Stat. §

895.52, which would otherwise be practically unavailable. It is the express intention of both City and Owner that this Amendment and the public recreational activity benefits created by it fall within the liability protections of Wis. Stat. § 895.82, and related recreational immunity statutes, to the fullest extent permitted by law.

3. Expansion of Indemnification. The indemnification obligation of the City in favor of Owner created by the Original Agreement is hereby expanded to also bring within its scope indemnification by City of Owner as to any and all Costs arising out of entry onto the Encumbered Parcels by members of the public. Nothing herein shall be deemed to be a waiver as to any third party by the City or Owner of any defense or immunity to which it is otherwise entitled.
4. Continuation of Original Agreement. Except as set forth herein, the Original Agreement remains unchanged and in full force and effect according to its own terms. Unless an alternate meaning is clearly intended by context, defined terms in this Amendment shall have the same meaning as in the Original Agreement.

[SIGNATURE PAGE FOLLOWS]

CITY OF GREENFIELD

By _____
Michael Neitzke, Mayor (date)

By _____
Jennifer Goergen, Clerk. (date)

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this __ day of _____, 2025, the above-named Michael Neitzke and Jennifer Goergen, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same on behalf of the City of Greenfield.

Print Name: _____
Notary Public, State of _____
My commission expires: _____

COBALT LOOMIS, LLC

By _____
Scott J. Yauck (date)
Authorized Representative

STATE OF _____)
) ss
COUNTY OF _____)

Personally came before me this __ day of _____, 2025, the above-named Scott J. Yauck, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf and as the authorized representative of Cobalt Loomis, LLC.

Print Name: _____
Notary Public, State of _____
My commission expires: _____

Common Council

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 20, 2025

RELATING TO:

Adopt a resolution to approve a temporary limited easement exhibit and relocation order for Project I.D. 2395-07-01 W. Howard Avenue Bridge over Miner Creek pending approval of the project Design Study Report.

SUMMARY:

The city will be replacing the bridge structure on W. Howard Avenue over Miner Creek located between S. 27th Street and W. Loomis Road. The improvement will replace the two precast box culverts with two cast-in-place box culverts and will be partially funded by federal grants.

Removal of the existing box culverts and grading for the new box culverts will extend beyond the existing right of way. A temporary limited easement is needed for this purpose.

The purchase of the temporary limited easement will be by voluntary sale or condemnation, if necessary.

The Design Study Report, a step in the project design process, must be approved before the temporary limited easement exhibit and relocation order can be signed.

FINANCIAL:

There is no cost.

RECOMMENDATION:

Adopt a resolution to approve a temporary limited easement exhibit and relocation order for Project I.D. 2395-07-01 West Howard Avenue Bridge over Miner Creek pending approval of the project Design Study Report.

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

Notice to Clerk:

Circulate the Resolution for signature upon approval at the Common Council meeting.

Do not circulate the Relocation Order and Temporary Limited Easement (TLE) Exhibit for signatures at this time. The Engineering Department will notify you when it can be circulated for signatures after the project Design Study Report has been approved.

RESOLUTION NO. _____

RESOLUTION APPROVING A TEMPORARY LIMITED EASEMENT EXHIBIT AND
RELOCATION ORDER FOR PROJECT I.D. 2395-07-01 WEST HOWARD AVENUE BRIDGE OVER
MINER CREEK PENDING APPROVAL OF THE PROJECT DESIGN STUDY REPORT

WHEREAS, the City of Greenfield is planning to improve the West Howard Avenue Bridge structure over Miner Creek; and

WHEREAS, to properly establish, construct and improve the West Howard Avenue Bridge structure over Miner Creek including the two box culverts, it is necessary to acquire certain temporary lands or interests; and

WHEREAS, a temporary limited easement exhibit and relocation order has been prepared which identifies the temporary lands and interests required; and

WHEREAS, the City of Greenfield will negotiate with and compensate the private property owners in order to acquire the temporary land and interests;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield approves the Temporary Limited Easement Exhibit and Relocation Order for Project I.D. 2395-07-01 West Howard Avenue Bridge over Miner Creek pending approval of the Project Design Study Report;

BE IT FURTHER RESOLVED the Temporary Limited Easement Exhibit and Relocation Order will be filed with the County Clerk within 20 days of approval;

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of May, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RELOCATION ORDER

RE1708 10/2018

Project ID 2395-07-01	Road name W Howard Avenue Bridge over Miner Creek	Highway W Howard Avenue	County Milwaukee
Right of way plat date 5/20/2025 (to be updated upon signature)	Plat sheet number(s) 01	Previously approved Relocation Order date None	

Description of termini of project:

Lot 1 of Certified Survey Map No. 8502, as recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document Number 10193496, being a part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin described as:

Commencing at the Northeast Corner of Section 24;
Thence South 89°54'43" West, 1,045.29 feet along the section line ;
Thence South 00°05'17" East, 33.00 feet to the Point of Beginning;
thence South 00°05'17" East, 15.00 feet;
thence South 89°54'43" West, 75.00 feet;
thence North 00°05'17" West, 15.00 feet to the South right of way line of West Howard Avenue;
thence North 89°54'43" East, 75.00 feet along the said right of way
to the Point of Beginning.

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

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

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

By: _____
Michael J. Neitzke
Mayor Date _____

By: _____
Paula Schafer
Finance Director Date _____

By: _____
Jennifer Goergen
City Clerk Date _____

By: _____
Chris Geary
City Attorney Date _____
Approved as to form

R/W PROJECT NUMBER: 2395-07-01

EXHIBIT NUMBER: 01

TLE ACQUISITION EXHIBIT

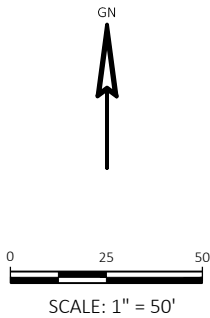
MINER CREEK BRIDGE, B-40-0532

CITY OF GREENFIELD, W HOWARD AVENUE

MILWAUKEE COUNTY

LOT ONE OF CERTIFIED SURVEY MAP NO. 8502, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, AS DOCUMENT NUMBER 10193496, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 21 EAST, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

NOTES:
THIS EXHIBIT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY.
REFER TO THE CONVEYANCE DOCUMENT FOR PARCEL RELATED DETAILS.



4

SOUTHGATE APARTMENTS
SUBDIVISION

LOT 2
FONS & CO'S
SUBD. NO.23

SE-SE

SOUTHGATE APARTMENTS
SUBDIVISION

W HOWARD AVENUE (88' ROW)

104+00

105+00

106+00

88.00'

SECTION LINE

TLE
1,125 SF

1

R/W

15.00'

75.00'

15.00'

LOT 1
CSM 8502

TAX KEY NUMBER:
576-9999-003

MINER CREEK

NE-NE

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

SCHEDULE OF LANDS
& INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	TLE S.F.
1	S.E. CEMETERIES OF WISCONSIN, INC	TLE	1,125

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED
N/A	N/A	N/A

THIS MAP IS APPROVED FOR THE CITY OF GREENFIELD

SIGNATURE: _____ DATE: _____
PRINT NAME: _____ CITY CLERK
SIGNATURE: _____ DATE: _____
PRINT NAME: _____ MAYOR

Schedule A – Additional Services

This Contract Revision Form supplements and amends Schedule A to the Client Agreement signed on 2019-12-16 between the Vector Solutions entity and the Client named below as of the Effective Date. (Contract Revision Order No. 1 Effective Date)

Date: Thursday, May 8, 2025

Client Information

Client Name: Greenfield Fire Department (WI)	
Address: 4333 S 92nd ST Greenfield, WI 53228	
Primary Contact Name: Daniel Weber	Primary Contact Phone:

Amendment Effective Date

Start Date: 06/01/2025

Invoicing Contact Information (Please fill in missing information)

Billing Contact Name: Tom Konieczka			
Billing Address: 4333 S 92nd ST Greenfield, Wisconsin 53228		Billing Phone: 414-545-7946	
Billing Email: thomas.konieczka@gffd.us	PO#:	Billing Frequency: Annual	Payment Terms: Net 30

Prorated Fee(s) – Effective 06/01/2025

Product Code	Product Name	Former Product Name	Description	Existing Qty	Additional Qty	Total Qty	Prorated Price – Additional Qty	Prorated Sub Total
TSCHECK-FIRESTATIONS	Vector Check It - Fire/EMS Stations	Formerly TargetSolutions Check It - Fire/EMS Stations	Vector Check It for web and mobile (Fire/EMS Stations)	2	0	2	\$134.31	\$0.00
TSCHECKIT-	Vector Check It - Fire/EMS	Formerly TargetSolutions	Vector Check It for web and mobile (Fire/EMS	20	0	20	\$80.31	\$0.00

FIREVEHICLES	Vehicles	Check It - Fire/EMS Vehicles	Vehicles)					
TSSCH	Vector Scheduling		Vector Scheduling for web and mobile		53	53	\$66.95	\$3,548.35
TSSCHMF	Vector Scheduling - Maintenance Fee		Annual maintenance of Vector Scheduling		1	1	\$95.48	\$95.48
SCHIMP	Vector Scheduling Implementation Investment		Implementation investment for Vector Solutions Scheduling Platform		1	1	\$800.00	\$800.00

Grand Total: \$4,443.83

Annual Fee(s) for – Renewal Contract Start Date 12/31/2025

Product Code	Product Name	Former Product Name	Description	Qty	Annual Price	Annual Sub Total
TSCHECK-FIRESTATIONS	Vector Check It - Fire/EMS Stations	Formerly TargetSolutions Check It - Fire/EMS Stations	Vector Check It for web and mobile (Fire/EMS Stations)	2	\$237.62	\$475.24
TSCHECKIT-FIREVEHICLES	Vector Check It - Fire/EMS Vehicles	Formerly TargetSolutions Check It - Fire/EMS Vehicles	Vector Check It for web and mobile (Fire/EMS Vehicles)	20	\$142.09	\$2,841.80
TSSCH	Vector Scheduling		Vector Scheduling for web and mobile	53	\$115.00	\$6,095.00
TSSCHMF	Vector Scheduling - Maintenance Fee		Annual maintenance of Vector Scheduling	1	\$164.00	\$164.00

Grand Total: \$9,576.04

Please note that this is not an invoice. An invoice will be sent within fourteen (14) business days.

The Parties have executed this Agreement by their authorized representatives as of the last date set forth below.

Target Solutions Learning, LLC d/b/a Vector Solutions
4890 W. Kennedy Blvd, Suite 300

Greenfield Fire Department (WI)
4333 S 92nd ST
Greenfield, WI 53228



Quote ID
Q-429818

Valid Until
Sunday, June 1, 2025

Contact Name
Jordan Frausto

Tampa, FL 33609

By: _____

Printed Name: Jillian Conrad

Title: Director of Sales, SMB Fire Sales Team

Date: _____

By: _____

Printed Name: Daniel Weber

Title: Assistant Chief

Date: _____

PACKETS FOR WEDNESDAY, 5 / 14 / 2025 FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	5/2/2025	\$	96,933.53
AP CHECKS	5/9/2025	\$	137,729.91
AP CHECKS		\$	
AP CHECKS		\$	
WIRE TRANSFERS - APRIL		\$	5,607,055.21
P-CARDS - APRIL		\$	243,557.04
		TOTAL \$	6,085,275.69

CC: PAULA

CC: FINANCE FOLDER

LOCAL GOVERNMENT INVESTMENT POOL

April 2025 Statement

March Ending Balance	\$	41,173,218.25
2 Deposit (s) in April		8,298,477.12
2 Withdrawal(s) in April		1,500,000.00
April Interest Earnings @ 4.39%		154,053.02
TOTAL	\$	48,125,748.39

APRIL 2025
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$2,186,012.19	12/31/2001	variable		\$89.84	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$7,256,819.72	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$0.00					
Ehlers Investment Partners X- GRD 2021B	\$0.00	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$621,611.18					
Ehlers Investment Partnes X - 2022A X-3025	\$135,284.85					
Associated Bank Investments	\$6,872,990.33	3/15/2022	variable			
Totals	\$17,072,718.27				\$89.84	