



COMMON COUNCIL MEETING AGENDA

Tuesday, June 17, 2025 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the May 20, 2025 Common Council minutes
- E. Approval of the June 5, 2025 Special Common Council minutes
- F. Mayor's Report
 - 1. Discussion and decision regarding approval and acceptance of the City of Greenfield 2024 Financial Statements and Independent Auditor's Report and Baker Tilly US, LLP reporting and insights from the 2024 audit. (Schafer)
- G. Aldermanic Reports
- H. Announcements
- I. Citizen Commentary
- J. Public Hearings
 - 1. Public Hearing on a Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo. (Tax Key No. 620-0009-001) (PC-5/13/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo. (Tax Key No. 620-0009-001) (PC 5/13/25 Kastner)
 - b. Approve a Site Review for Zen Garden Bodywork LLC, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo. (Tax Key No. 620-0009-001) (PC-5/13/25 Kastner)
 - 2. Public Hearing on a Special Use Permit for CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003) (PC-5/13/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003) (PC-5/13/25 Kastner)
 - b. Approve a Site Plan Review for CITGO Restaurant, Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad, d/b/a Hasham Petroleum LLC. (Tax Key No. 648-0008-003) (PC-5/13/25 Kastner)
- K. Old Business
 - 1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. Two members to the Civil Service Commission for terms to expire 5/1/27 (formerly David Podeszwa and Paul Leu)

L. New Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. Two members to the Public Library Board for a term to expire 7/1/28 (currently Brittany Haiser and Sarah Dunmire)
2. Claim received from Martin Law Office, S.C. on behalf of Arianna A. Bullion. (Goergen)
 3. Claims received from Alan Jurkus. (Goergen)
 4. Adopt a Resolution approving settlement of the claim of Alan Jurkus. (Geary)
 5. Claim received from Thomas Aylmer. (Goergen)
 6. Claim received from Lo Yang. (Goergen)
 7. Claim received from Ansley Gooding. (Goergen)
 8. Approve applications for 2025-2026 operator licenses (Goergen)
 9. Approve renewal applications for the following licenses to expire June 30, 2026: Class "A" Fermented Malt Beverage, 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)
 10. Approve an Outdoor Special Event application for the House of Harley Sale & Food Truck Event, to be located at 6221 W. Layton Ave, on June 28, 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)
 11. Approve an Outdoor Special Event application for Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, 7825 W. Layton Ave., on Sunday, July 20, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, commercial electrical, and plumbing permits, sign permit, and Extension of Premises. (Vlach)
 12. Approve an Outdoor Special Event application for The Salvation Army's Movie Nights, to be located at 2900 W. Cold Spring Rd., with dates of July 25 and August 22, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event. (Vlach)
 13. Approve an agreement with Garland Company Inc. for project number 2504 City Hall Skylight replacement in the amount of \$203,525.00. (BPW-Ald. Bailey, 5/27/25)
 14. Approve a Maintenance Agreement with Milwaukee County Parks for the Powerline Trail Phase 3. (BPW- Ald.Bailey, 5/27/25)
 15. Approve a Site & Landscaping Plan for AT&T Services, Inc., an existing telecommunication carrier, located at 3045 W. Grange Ave., to add two (2) gates and extend an existing 8ft. fence, submitted by Donald Roeber d/b/a AT&T Services, Inc. (Tax Key No. 668-8995-002) (PC-6/10/25 Kastner)
 16. Approve Site, Landscaping, & Architectural Plans for a proposed addition for Playtime Doggy Daycare, an existing business, located at 4333 S. 108th St., submitted by Gregg Pawelski, d/b/a Playtime Doggy Daycare. (Tax Key No. 609-9995-002) (PC-6/10/25 Kastner)

17. Approve a Special Use Review and Site Review for Matari Coffee, a limited-service restaurant, to be located at 4741 S. 76th St., submitted by Muayad Asad, d/b/a MK Coffee LLC (Tax Key No. 616-8996-001) (PC-6/10/25 Kastner)
18. Discussion and decision to transfer \$16,414 from CEFIRE (Damage to/Loss of Property) to Capital Equipment account CE2432 (Fleet 806). (6/11/25 F&HR S. Saryan)
19. Discussion and decision to approve an amendment to the Intergovernmental Agreement for Emergency Medical Services to allow the Greenfield Fire Department to receive Opioid Settlement Funding for its Mobile Integrated Health program (6/11/25 F&HR S. Saryan)
20. Discussion and decision to transfer \$12,500 from the PD Equipment Replacement account (CECOPS) into Capital Equipment account CE2506 (Marked/Unmarked Squads) (6/11/25 F&HR S. Saryan)
21. Approval of schedules of disbursements in the amount of \$8,224,256.50. (6/11/25 F&HR S. Saryan)
22. Approval of mileage reimbursements in the amount of \$752.85. (6/11/25 F&HR S. Saryan)
23. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(b) & (f), considering licensure, social or personal history, or medical information, for purposes of issuing a 2025-2026 operator license to the following:
 - a. Terry Darnell Bellinger Jr
24. Adjourn closed session and reconvene into open session.
25. Decision re: 2025-2026 Operator's License For Terry Darnell Bellinger Jr. (Goergen)

M. Items for future agenda

N. Adjourn

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

RESOLUTION NO. _____

Special Use Permit for Zen Garden Bodywork, a proposed massage business, to be located at 4702 S. 47th St., submitted by Sasha Lorenzo (Tax Key No. 620-0009-001)

WHEREAS, Sasha Lorenzo d/b/a Zen Garden Bodywork, 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 a massage business, to be located at 4702 S. 47th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 17, 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, Sasha Lorenzo, resides at 9730 W. Cold Spring Rd., Greenfield, WI 53228
2. The property is owned by Forest Park Real Estate Co. LLC, 2765 S. 27th St., Milwaukee, WI 53215.
3. Zen Garden Bodywork will occupy approximately 1,400 sq. ft. of the building located at 4702 S. 47th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3767, being a part of the Northeast ¼ of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 620-0009-001

Said land being located at 4700-4704 S. 47th St.

4. The applicant is proposing to establish a massage therapy business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits 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. Layton Ave. that is developed for commercial uses. Properties to the east are developed for commercial uses; properties to the north and south are developed for residential uses; and property to the west 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 Sasha Lorenzo d/b/a Zen Garden Bodywork, LLC, to establish Zen Garden Bodywork, a proposed massage business, to be located at 4702 S. 47th St., 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 May 13, 2025 and by the Common Council on June 17, 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 Zen Garden Bodywork will be 8:00am – 8:00pm Monday through Friday, and 10:00am to 5:00pm Saturday and Sunday.
4. Off-Street Parking. A total of 6 off-street parking stalls are required for Zen Garden Bodywork, and 4 are required for the building's other tenant, for a total of 10 spaces required. The property will provide 12 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.

Sasha Lorenzo d/b/a Zen Garden Bodywork LLC

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\5-13-25\Message Therapy - SUP\Resolution - Zen Garden Bodywork 6-17-25.docx

RESOLUTION NO. _____

Special Use Permit for Rosa's Cocina, a proposed limited-service restaurant, to be located at 5235 W. Loomis Rd., submitted by Shazad Amad d/b/a Hasham Petroleum LLC (Tax Key No. 648-0008-003)

WHEREAS, Shazad Amad d/b/a Hasham Petroleum 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 Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on June 17, 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, Shazad Amad d/b/a Hasham Petroleum LLC, operates a CITGO service station located at 5235 W. Loomis Rd., Greenfield, WI 53129
2. The property is owned by Haiffa Oil, LLC, 5235 W. Loomis Rd., Greenfield, WI 53129.
3. Rosa's Cocina will occupy approximately 400 sq. ft. of the service station building located at 5235 W. Loomis Rd., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 3527, being a part of the Southwest $\frac{1}{4}$ of Section 26, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 648-0008-003.

Said land being located at 5235 W. Loomis Rd.

4. The applicant is proposing to establish a limited-service restaurant in the existing commercial building.
5. The aforesaid premise is zoned C-3 Highway & Commercial Service Business 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. Loomis Rd. that is developed for commercial and residential uses. Properties to the east are developed for residential use; properties to the north and west are developed for commercial uses; and properties to the south are located in the Village of Greendale and are developed for residential 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 Shazad Amad d/b/a Hasham Petroleum LLC to establish Rosa's Cocina, a limited-service restaurant, to be located at 5235 W. Loomis Rd., 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 May 13, 2025 and by the Common Council on June 17, 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 Rosa's Cocina will be 10:00am – 9:00pm, daily.

4. Off-Street Parking. A total of 6 off-street parking stalls are required for Rosa's Cocina, and 8 are required for the building's other use as a service station, for a total of 14 spaces required. The property will provide 8 off-street parking stalls. 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.

Shazad Amad d/b/a Hasham Petroleum LLC

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

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF ALAN JURKUS

WHEREAS, the claimant, Rev. Alan F. Jurkus, submitted a claim with the City on May 21, 2025, in the amount of \$1,046.32 (the original claim amount was \$2,024.80, which included \$978.28 for replacement tires, which was already paid under the City's expedited tire claim procedure); and,

WHEREAS, the claimant alleges that, on or about May 18, 2025, his wheel rim was damaged when his vehicle ran over "stop sticks" that had been deployed by the Greenfield Police Department in an effort to detain a fleeing suspect; and,

WHEREAS, while an attempt was made to repair the rim damage, the wheel already appears to have a slow leak, and the claimant's mechanic has opined that the leak will only get worse over time due to temperature fluxuations and road salt, which will exacerbate the problem; and,

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

WHEREAS, after due consideration, the Common Council desires to pay the claim.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claim of Alan Jurkus, submitted on May 21, 2025, and relating to alleged loss occurring on May 18, 2025, is hereby approved in the amount of **\$1,046.32**; and,

BE IT FURTHER RESOLVED that this payment is in full and final satisfaction of any/all claims and damages the claimant 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 release from the claimant.

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

06/13/2025

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Ana Gissel Torres Acosta	1010 W Rogers ST	Milwaukee, WI 53204
Brian James Kurtz	5734 S 38th CT	Greenfield, WI 53221
Courtney Marie Sturnot	5826 W Walker ST	West Allis, WI 53214
Darren John MacKenzie	W168S6967 Parkland DR	Muskego, WI 53150
Gabriella Elizabeth Mallum	8526 W Cascade DR	Franklin, WI 53132
Gadiel Asael Guzman	1248 S 36th ST	Milwaukee, WI 53215
Hevir Torres Acosta	1010 W Rogers ST	Milwaukee, WI 53204
Irma Danille Latrice Easter	3811 S 35th ST	Milwaukee, WI 53221
Jie Lin	11105 W Ohio AVE	Greenfield, WI 53220
Kenneth Andrew Suter	310 18th AVE #10	Union Grove, WI 53182
Matthew Michael Brendemihl	8934 W Whitaker AVE	Greenfield, WI 53228
Ricky Coney	4676 W Scranton PL	Milwaukee, WI 53216
Robert Lacroix	2653 N 85th ST	Wauwatosa, WI 53226
Samara Jo Pagach	2511 W Lindenwood AVE	Oak Creek, WI 53154
Sarah Ruth Prince	1201 N Indiana ST	MOUNT PLEASANT, WI 53405
Spencer Paul Heney	1709 E Park PL #17	Milwaukee, WI 53211
Timothy Wayne Lambert	2723 S 48th ST	Milwaukee, WI 53219

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

06/12/2025

1/2

CLASS A BEER

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Walgreen Co.	Walgreens #04827	Brian Wheatley, Agent	4688 S 108th ST

Premise Description:

RETAIL DRUG STORE - 10,699 SQ. FT. BEER SOLD ON THE SALES FLOOR AND IN THE COOLER. RECORDS ARE KEPT IN THE OFFICE LOCATED AT 4688 S. 108TH ST.

CLASS B LIQUOR - COMBO

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Carrabba's Italian Grill, LLC	Carrabba's Italian Grill	Michael Morin, Agent	4765 S 76th ST

Premise Description:

ONE STORY, 5,576 SF BUILDING WITH 789 SF PATIO ON A 61,480 SF LOT LOCATED AT 4765 S. 76TH ST.

Kalibre's Agave Cantina & Lounge	Kalibre's Agave Cantina & Lounge	Alejandro Hernandez, Agent	4500 W Forest Home AVE
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Premise Description:

ALCOHOL WILL BE KEPT IN THE FIRST FLOOR FOR CONSUMPTION, ALL ALCOHOL WILL BE STORED IN BASEMENT IN DRY STORAGE, RECORDS STORED IN BASEMENT OFFICE LOCATED AT 4500 W FOREST HOME AVE

Kalibres Restaurant & Bar LLC	Kalibres Restaurant & Bar LLC	Alejandro Hernandez, Agent	4555 W Forest Home AVE
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Premise Description:

THERE WILL BE STORAGE IN THE BACK OF THE RESTAURANT WHERE ALL LIQUOR WILL BE STORED. ALL LIQUOR WILL BE CONSUMED INSIDE THE RESTAURANT BY THE BAR AND DINING AREA. LIQUOR WILL BE DISPLAYED BEHIND THE BAR. ALL RECORDS ARE STORED IN OUR OFFICE LOCATED AT 4555 W FOREST HOME AVE.

Los Mariachis Mexican Restaurant Inc	Los Mariachis II	Sandra Madrigal, Agent	4305 W Layton AVE
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Premise Description:

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

Outback Steakhouse of Florida LLC	Outback Steakhouse	Ashley Hubal, Agent	8625 W Sura LN
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Premise Description:

6,525 SF BUILDING WITH STORAGE FOR ALCOHOL, LOCATED AT 8625 W SURA LN

DRY CLEANING/WASHING MACHINE

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
BOH Laundry Ventures LLC	Greenfield Laundry	Steve Piehl, Agent	2750 W Grange AVE

Premise Description:

OPERATE 41 WASHING MACHINES LOCATED AT 2750 W. GRANGE AVE.

ENTERTAINMENT

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Kalibre's Agave Cantina & Lounge	Kalibre's Agave Cantina & Lounge	Alejandro Hernandez, Agent	4500 W Forest Home AVE

Premise Description:

INDOOR: KARAOKE, DJ, DANCING, JUKEBOX OUTDOOR: NONE LOCATED AT 4500 W FOREST HOME AVE

PAWNBROKER/SECONDHAND

<u>LEGAL NAME</u>	<u>BUSINESS NAME</u>	<u>AGENT</u>	<u>BUSINESS ADDRESS</u>
Best Buy Stores, LP	Best Buy #25	Kristin Mikulsky, Agent	4610 S 76th ST

Premise Description:

CONDUCT SALE OF SECONDHAND ARTICLES LOCATED AT 4610 S 76TH ST. ADRIAN BARBOSA, ALLEN HADLOCK, JOSEPH HESS, ROBERT JAMSA, DAUN-ELLE MESHACH, MARQUIS PHILLIPS, RAMSEY ALVALLE JR, RYAN STURM, FLORIM VINCA - MANAGERS/PERSONS IN CHARGE

Grand Total Licenses: 9

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

06/13/2025

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Adolfo Valdez-Tinoco	4865 S 69th ST #25	Greenfield, WI 53220
Alissa Ann Jackson	3915 S 84th ST 3	Greenfield, WI 53228
Allison J Balistierri	1519 Camden CT Unit A	Waukesha, WI 53186
Amber Elizabeth Holliday	5940 S Phillips ST	Greenfield, WI 53221
Andreas D Karabelas	10332 W Lincoln AVE Apt. 1	West Allis, WI 53227
Aurora Carolina Nuno Becerra	1248 S 36th ST	Milwaukee, WI 53215
Aurora Mikayla Tiedke	4839 W College AVE 124	Greendale, WI 53129
Benjamin Rosales	3145 S 50th ST	Milwaukee, WI 53219
Bobbie Rosalita Horcos	10915 W Edgerton AVE	Hales Corners, WI 53130
Brenda L Rodriguez	3433 S Wollmer RD #301	West Allis, WI 53227
Callie Peyton Givens	2061 S 74th ST	West Allis, WI 53219
Carolyn M Goulet	2116A 6 W Orchard ST	Milwaukee, WI 53204
Catherine Ann Ekendahl	3327 S Honey Creek DR	Milwaukee, WI 53219
Chelsey Marie Ahnert	1420 E Warnimont AVE #17	Milwaukee, WI 53207
Danielle Kay Millard	N25W 24205 River Park DR 500	Pewaukee, WI 53072
David Alexander Rewolinski	6308 W Leroy AVE	Greenfield, WI 53220
Demetrick D Porter	2418 N 37th ST	Milwaukee, WI 53210
Denise Ann Kasulke	9586 S Broadacre LN Unit 312	Oak Creek, WI 53154
Hayley L Kleppin	3107 W layton AVE	Greenfield, WI 53221
Jackie Lynn Eisch	3749 S Packard AVE #23	St Francis, WI 53235
Jane M Kernats	W224S 7685 Alma LN	Big Bend, WI 53103
Jeffrey Scott Rogers Jr	6540 W English Meadows DR #J301	Greenfield, WI 53220
Jennifer B Zindl	3971 S 51st ST	Milwaukee, WI 53220
Jessica Christine Ciardo	6540 W English Meadows dr #J301	Greenfield, WI 53220
Jesus Antonio Guzman	6707 30th AVE	Kenosha, WI 53142
Karen Ann Amerson	3668 S 35th ST	Greenfield, WI 53221
Katelyn Taylor Bakhtiari	6061 S. Wakefield Ln #108	New Berlin, WI 53151
Katherine Maccanelli	1201 College AVE	Racine, WI 53403
Lisa Ann Seefeldt	2408 E Grange AVE	Cudahy, WI 53110
Lori Ann Jardanowski	3747 S 35th ST 202	Greenfield, WI 53221
Margarita Limon	3806 S 17th ST	Milwaukee, WI 53221
Maria Elizabeth Clements-Wollert	8205 W Ohio AVE	West Allis, WI 53219
Mark A McClain	441 E Erie ST 602	Milwaukee, WI 53202
Melissa Marie Martin	7883 S Scepter DR 2	Franklin, WI 53132
Mikayla Catherine Cancilla	4460 S 47th ST	Greenfield, WI 53220
Nicole Jeanette Rzepkowski	3532 S Quincy AVE	Milwaukee, WI 53207
Nithin Pampati	1609 N Prospect AVE #201	Milwaukee, WI 53202

Qyinn M Applin	4002 S 84th ST 84th	Greenfield, WI 53228
Ricardo Edward Cavazos	3615 S 75th ST	Greenfield, WI 53220
Sacha Lynn Korpela	S91W 27850 National AVE #34	Mukwonago, WI 53149
Samantha J Schattschneider	11200 W Cleveland AVE h4	West Allis, WI 53227
Scott Edward Belongia	1960 S East LN	New Berlin, WI 53146
Steven John Stollenwerk	501 Jefferson ST	Mukwonago, WI 53149
Tara Adrienne Rotella Cavazos	3615 S 75th ST	Greenfield, WI 53220
Timothy J. Finley	4880 S Katelyn CIR	Greenfield, WI 53220



Committee: Common Council

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: June 17, 2025

RELATING TO:

Outdoor Special Event application for the House of Harley Sale & Food Truck event, to be located at 6221 W. Layton Ave., on June 28, 2025.

SUMMARY:

Application includes the following combination of licenses/permits: OSE, Temporary Class “B” Retailer’s License (beer), and Food.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>Beer Finish</u>	<u>End Time</u>
Saturday, June 28	9:00 a.m.	5:00 p.m.	5:00 p.m.

Set-up: Saturday, 6/28, 8:00 a.m.

Breakdown: Saturday, 6/28, 5:00 p.m.

Live music 9:00 a.m. - 4:00 p.m. Alcohol sales 10 a.m. – 5 p.m.

Recommendation: Approve the Outdoor Special Event application for the House of Harley Sale & Food Truck event, to be located at 6221 W. Layton Ave., on June 28, 2025 and all applicable licenses/permits.

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



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: June 17, 2025

RELATING TO:

Outdoor Special Event application for Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, 7825 W. Layton Ave., on Sunday, July 20, 2025.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, commercial electrical, and plumbing permits, sign permit, and Extension of Premises (band, dancing, folk dancing).

All various dept. review/approval has occurred.

<u>Event Dates</u>		<u>Start Time</u>	<u>Beer/ Band</u> <u>Finish</u>	<u>End Time</u>
Sunday, July 20	Music, dancing, band	11:00am	5:00pm	5:00pm

Set-up: 8:00am on July 20th

Breakdown: 5:00-7:00pm on July 20th

Applicant requests that the application fee be waived.

Recommendation: Approve an Outdoor Special Event application for Milwaukee Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, 7825 W. Layton Ave., on Sunday, July 20, 2025, and all applicable licenses/permits.

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



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: June 17, 2025

RELATING TO:

Outdoor Special Event application for the Salvation Army Movie Nights events, to be located at 2900 W. Cold Spring Rd., on July 25 and August 22, 2025.

SUMMARY:

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

All various dept. review/approval has occurred.

<u>Event Dates</u>	<u>Setup Time</u>	<u>Start Time</u>	<u>End Time</u>	<u>Breakdown Time</u>
Friday, July 25	5:00PM	6:00PM	8:30PM	9:00PM
Friday, August 22	5:00PM	6:00PM	8:30PM	9:00PM

Applicant is requesting to waive all permit fees.

Recommendation: Approve an Outdoor Special Event application for the Salvation Army Movie Nights events, to be located at 2900 W. Cold Spring Rd., on July 25 and August 22, 2025, and all applicable licenses/permits, and waive application fees.

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



Board of Public Works Meeting

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 27, 2025

RELATING TO:

Approve an agreement with Garland Company Inc. for project number 2504 City Hall Skylight replacement in the amount of \$203,525.

SUMMARY:

Garland/DBS Inc. will be acting as the general contractor construction manager with Langer-Roofing as the subcontractor.

Garland/DBS Inc.

1 Langer-Roofing	\$ 203,525
2 F.J.A Christianson	\$ 213,690
3 Pioneer Roofing	\$ 309,133

FINANCIAL:

The cost of the work was approved in the 2025 capital budget.

RECOMMENDATION:

Approve an agreement with Garland Company Inc. for project number 2504 City Hall Skylight replacement in the amount of \$203,525.

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



Board of Public Works Meeting

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: May 27, 2025

RELATING TO:

Approve a Maintenance Agreement with Milwaukee County Parks for the Powerline Trail Phase 3.

SUMMARY:

Greenfield is planning a project to construct the Powerline Trail Phase 3 in 2026. This is a 10-foot wide asphalt multi-use trail and includes a pedestrian bridge over the Root River.

Portions of the project are on Milwaukee County parkland in the vicinity of the Root River Parkway. Greenfield will be the lead agency for the construction of the improvements.

This Maintenance Agreement sets forth the terms by which Greenfield will be responsible for the long-term maintenance of the trail on Milwaukee County parkland.

FINANCIAL:

The design and construction of the trail is being partially funded by a grant which has already been approved by the city.

RECOMMENDATION:

Approve a Maintenance Agreement with Milwaukee County Parks for the Powerline Trail Phase 3.

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



Milwaukee County Parks
9480 Watertown Plank Rd Wauwatosa, WI 53226



MAINTENANCE AGREEMENT
BETWEEN
MILWAUKEE COUNTY PARKS
AND
CITY OF GREENFIELD

This Maintenance Agreement ("Agreement") is entered into effective on the date Milwaukee County Parks receives written notification of project completion ("Effective Date"), by and between Milwaukee County Parks (the "County" or "Landlord") and the City of Greenfield (the "City"). The County and the City are collectively referred to as the "Parties" to this Agreement.

WHEREAS, the City is a municipality; and

WHEREAS, the City wishes to construct and maintain a 10-foot-wide asphalt multi-use trail; and

WHEREAS, recognizing that the 10-foot-wide asphalt multi-use trail is advantageous to both Parties, the Parties do herewith, in consideration of mutual promises and other good and valuable consideration, agree as follows:

1. PROJECT SITE AND PREMISES:

City shall be responsible for all maintenance obligations of the multi-use trail located at the Root River Parkway in the City of Greenfield, and agreed upon adjacent areas ("Premises"). The Premises shall be as indicated in Exhibit A.

2. TERM:

This Agreement shall be for an initial term of twenty (20) years commencing on the effective date of this Agreement, and expiring twenty (20) years thereafter (the "Initial Term"), unless sooner terminated as provided herein. The anticipated useful life of the project is estimated to be twenty (20) years. This Agreement will continue thereafter on a year-to-year basis subject to termination as provided herein.

3. NOTIFICATION:

- a. City shall be responsible for notifying County with as much advance notice as possible of changes in key personnel, or continuing viability of City as a Responsible Party to this Agreement. Notices under this section shall be made to the Parks Director in writing. Failure to provide such notice may result in County declining any further agreements or cooperative efforts with City or its successors or assigns.
- b. All notices with respect to this Agreement shall be in writing, and e-mail shall constitute writing for the purposes of the foregoing. Except as otherwise expressly provided in this Agreement, a notice shall be deemed duly given and received upon delivery, if delivered by hand or after posting via US Mail, to the party addressed as follows:

To City:
City of Greenfield
Director of Neighborhood Services
7325 W. Forest Home Ave.
Greenfield, WI 53220



Milwaukee County Parks

9480 Watertown Plank Rd Wauwatosa, WI 53226



To County:
Milwaukee County Parks
Executive Director
9480 Watertown Plank Rd.
Wauwatosa, WI 53226

Either party may designate a new address for purposes of this Agreement by written notice to the other party.

4. MAINTENANCE AND REPAIRS:

- a. City shall maintain the Premises in good order, including cleaning and routine maintenance services to the Premises and any environs utilized by City. City shall be responsible for renovating and updating the Premises to ensure the site is operating in a manner compliant with appropriate codes, laws, and regulations. City shall make all "routine maintenance/minor repairs" and/or "major repairs" to all structures, installations, site features, plantings, and systems, where such repairs or replacement are to the existing items in place within the Premises or to those installed by City. The County shall have no obligation to make repairs or conduct routine maintenance to the Premises or project components.
- b. City shall post signage that notifies the users of City's maintenance responsibilities and a contact number for maintenance and other issues on the Premises. Signage shall include language on trail closures. Signage shall include language on permitted and prohibited uses on the Premises. The signage must receive the prior approval of the Parks Executive Director.
- c. City and County shall conduct no less than one annual on-site meeting to review conditions.
- d. City shall be solely responsible for snow and ice removal.
- e. City shall be responsible for all tree maintenance along the trail. This includes removing trees/limbs that fall on the trail. Tree maintenance shall also include restoration of any damage that occurred during construction.
- f. City shall be solely responsible for removal, collection and disposal of trash and litter associated with the Premises.
- g. City shall be responsible for addressing social trails or other encroachments that may result due to the presence of the Premises.
- h. Timeliness of Repairs: City shall perform its obligations under this Section promptly after learning of the need for such repairs, but in any event within thirty (30) days of the occurrence or notice provided by the County, five (5) days if the issue is related to health and safety, and within five (5) days if related to graffiti vandalism. If City fails to make such repairs for which it is obligated within thirty (30) days after County's notice, and such failure constitutes a health or safety hazard to the public, or has the potential to cause further damage to the Premises, then the County shall have the right to make the repair with its own staff or contract with a third party to make the repair, and charge all reasonable costs associated with making the repair to City (including salary and benefits if done with County's own staff). The County reserves the right to remove project components or improvements if site conditions warrant and charge related removal costs to City. Reasons for removal may include but are not limited to health and safety concerns, code violations, lack of alignment between the project and the Parks current mission, visual blight, or an attractive nuisance as determined by Parks staff.



Milwaukee County Parks

9480 Watertown Plank Rd Wauwatosa, WI 53226



- i. Graffiti Removal: City shall monitor for and remove all graffiti on the Premises. City shall respond to graffiti promptly after learning of the need for such repairs, but in any event within five (5) days of the occurrence or notice provided to City. If City fails to remove graffiti within five (5) days after receiving notice, then the County shall have the right to remove the graffiti with its own staff or contract with a third party to remove the graffiti, and charge all reasonable costs associated with removing the graffiti to City (including salary and benefits if done with County's own staff).

5. PERMITS, LICENSES, AND OTHER COSTS:

City shall procure, maintain, and pay the fees for all appropriate federal, state, and local licenses and permits required for its activities.

6. COMPLIANCE WITH LAWS – ADA:

City shall, at City's expense, promptly comply with all laws, rules, and regulations made by any governmental authority having jurisdiction over City's use of the Premises pertaining to: (a) accessibility, ensuring that the Premises and environs are fully accessible pursuant to the American with Disabilities Act of 1990 and the Architectural Barriers Act of 1968 and such accessibility is approved by the Milwaukee County Office of Persons with Disabilities; and (b) City's activities on the Premises.

7. INDEMNIFICATION:

To the fullest extent permitted by law, City shall indemnify the County for, and hold it harmless from all liability, claims and demands on account of personal injuries, property damage and loss of any kind whatsoever, including workers' compensation claims, which arise out of or are in any manner connected to the Premises, based on any injury, damage or loss being caused by any wrongful, intentional, or negligent acts or omissions of the City, its agents, or employees. City shall, at its own expense, investigate all claims and demands, attend to their settlement or disposition, defend all actions based thereon and pay all charges of attorneys and other costs and expenses arising from any such injury, damage or loss, claim, demand, or action. Nothing herein shall be deemed to be a waiver of any defense as to any third-party claims that either City or County may have, including, without limitation, defenses of governmental and/or recreational immunity under applicable state statutes.

8. ENVIRONMENTAL INDEMNIFICATION:

City shall, to the fullest extent provided for under any environmental laws, rules, and regulations, be responsible for any required repair, cleanup, remediation or detoxification arising out of any Hazardous Materials brought onto or introduced into the Premises or surrounding areas by City, or its agents. City hereby agrees to indemnify, defend and hold County harmless from and against any and all liabilities, costs, expenses (including attorney fees), damages (including but not limited to clean-up, remediation or detoxification of) or any other losses caused by its introduction of any such Hazardous Materials into or onto the Premises and any Hazardous Materials brought onto or introduced into the Premises as described below.

- a. "Hazardous Materials" as the term is used herein shall mean any substance: (i) the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, or policy; or (ii) which is or becomes defined as a "hazardous waste" or "hazardous substance" under any federal, state, or local statute, regulation, ordinance, or amendments thereto, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. §9601 et seq.), or the Resource Conservation and Recovery Act (42 U.S.C. §6901, et seq.); or (iii) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the State of Wisconsin, or any political subdivision thereof; or (iv) the presence of which on lands within the Project Area causes or threatens to cause a nuisance upon the Project Area or surrounding area or poses or threatens to pose a hazard to the Project Area or surrounding areas or to the health or safety of persons on or about the Project Area; or (v) which contains gasoline, diesel fuel, or other petroleum hydrocarbons; or (vi) which



Milwaukee County Parks

9480 Watertown Plank Rd Wauwatosa, WI 53226



contains polychlorinated biphenyls (PCBs), asbestos, or urea formaldehyde foam insulation; or (vii) which causes notification of release and required actions in accordance with Chapter 292 Wisconsin Statutes.

9. INSURANCE:

The County assumes no responsibility for any loss or damage to the personal property of the City while in use or stored at or on the Premises. The City shall maintain comprehensive liability insurance for all scheduled Activities and as required below. The City shall provide the County with evidence of said coverage in the following minimum amounts.

<u>Type of Coverage</u>	<u>Minimum Limits</u>
Wisconsin Workers' Compensation and Employer's Liability & Disease	Statutory/Waiver of Subrogation \$100,000/\$500,000/\$100,000
General Liability	\$1,000,000 Per Occurrence
Bodily Injury and Property Damage to include: Personal Injury, Fire, Products and Completed Operations	\$2,000,000 Aggregate
Automobile Liability	
Bodily Injury and Property Damage	\$1,000,000 Per Accident
All Autos	

Milwaukee County shall be named as an Additional Insured on the General and Automobile Liability policies as respects the services provided in this agreement. A Waiver of Subrogation shall be afforded to Milwaukee County on the Workers' Compensation policy. A thirty (30) day written notice of cancellation or non-renewal shall be afforded to Milwaukee County.

The insurance specified above shall be placed with a Carrier approved to do business in the State of Wisconsin. All carriers must be A- rated or better per AM Best's Rating Guide. Any requests for deviations from or waivers of required coverages or minimums shall be submitted in writing and approved by Milwaukee County's Risk Manager as a condition of this agreement.

The insurance requirements contained within this Agreement are subject to periodic review and adjustment by the County Risk Manager.

10. SITE RESTORATION:

Both City and County shall together participate in an annual inspection of the Premises. City shall be responsible for any actual documented physical damage to the Premises caused by City, its employees, agents, representatives, and invitees, as well as all Premises maintenance, including any necessary site restoration. Within five (5) days of the discovery of any such damage, the Premises shall be restored to the satisfaction of the Parks Director or his/her designee. If damage is not restored by the City after five (5) days of the discovery and the County elects to restore such damage, then the County shall have the right to restore the damage with its own staff or contract with a private company to restore the damage, and charge all reasonable costs directly associated with performing the restoration work, to the City (including salary and benefits if done with the County's own staff).



Milwaukee County Parks

9480 Watertown Plank Rd Wauwatosa, WI 53226



11. INSPECTION BY COUNTY:

County shall at all reasonable times have the right to enter the Premises to inspect the condition and maintenance activities thereof, and to improve or repair the Premises, and to make such repairs, alterations, improvements or additions as County may deem necessary or desirable; provided, however, such entry shall be done in such a manner that it does not unreasonably interfere with the conduct of City's use of the Premises.

12. RIGHT TO AUDIT:

City shall allow the County Audit Services Division and department contract administrators (collectively referred to as "Designated Personnel") and any other party the Designated Personnel may name, with or without notice, to audit, examine and make copies of any and all records of this Maintenance Agreement, related to the terms and performance of this Maintenance Agreement for a period of up to three years following the date of last payment, the end date of this Maintenance Agreement, or activity under this Maintenance Agreement, whichever is later. Any contractors or other parties performing work on this Maintenance Agreement will be bound by the same terms and responsibilities as the City. All contracts or other agreements for work performed on this Maintenance Agreement will include written notice that the contractors or other parties understand and will comply with the terms and responsibilities. The City and any contractors understand and will abide by the requirements of Section 34.09 (Audit) and Section 34.095 (Investigations concerning fraud, waste, and abuse) of the Milwaukee County Code of General Ordinances.

13. DEFAULTS & REMEDIES:

- a. City's Defaults. City agrees that any one or more of the following events shall be considered events of default as said term is used herein:
 - i. City shall fail to contest the validity of any lien or claimed lien and give security to County to insure payment thereof, or having commenced to contest the same and having given such security, shall fail to prosecute such contest with diligence, or shall fail to have the same released and satisfy any judgment rendered thereon, and such default continues for sixty (60) days after notice thereof to City; or
 - ii. City's failure to perform any other covenant or condition of this Agreement within forty-five (45) days after notice and demand, unless the failure is of such a character as to require more than forty-five (45) days to cure, in which event City's failure to proceed diligently to cure such failure shall constitute an event of default.
- b. County's Remedies. If a Default occurs, County shall have the rights and remedies hereinafter set forth, which shall be distinct, separate and cumulative and shall not operate to exclude or deprive County of any other right or remedy allowed it by law:
 - i. County may terminate the Lease Agreement or Right-of-Entry permit by giving to City notice of County's election to do so, in which event the Term of this Agreement shall end, and all right, title and interest of City hereunder shall expire, on the date stated in such notice;
 - ii. County may enforce the provisions of this Agreement and may enforce and protect the rights of County hereunder by a suit or suits in equity or at law for the specific performance of any covenant or agreement contained herein, or for the enforcement of any other appropriate legal or equitable remedy, including recovery of all moneys due or to become due from City under any of the provisions of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have set their hands as follows:



Milwaukee County Parks
9480 Watertown Plank Rd Wauwatosa, WI 53226



CITY OF GREENFIELD:

By: _____
Michael J. Neitzke
Mayor

Date: _____

By: _____
Jennifer Goergen
City Clerk

Date: _____

By: _____
Paula Schafer
Finance Director

Date: _____

By: _____
Chris Geary
City Attorney

Date: _____

MILWAUKEE COUNTY PARKS DIRECTOR:

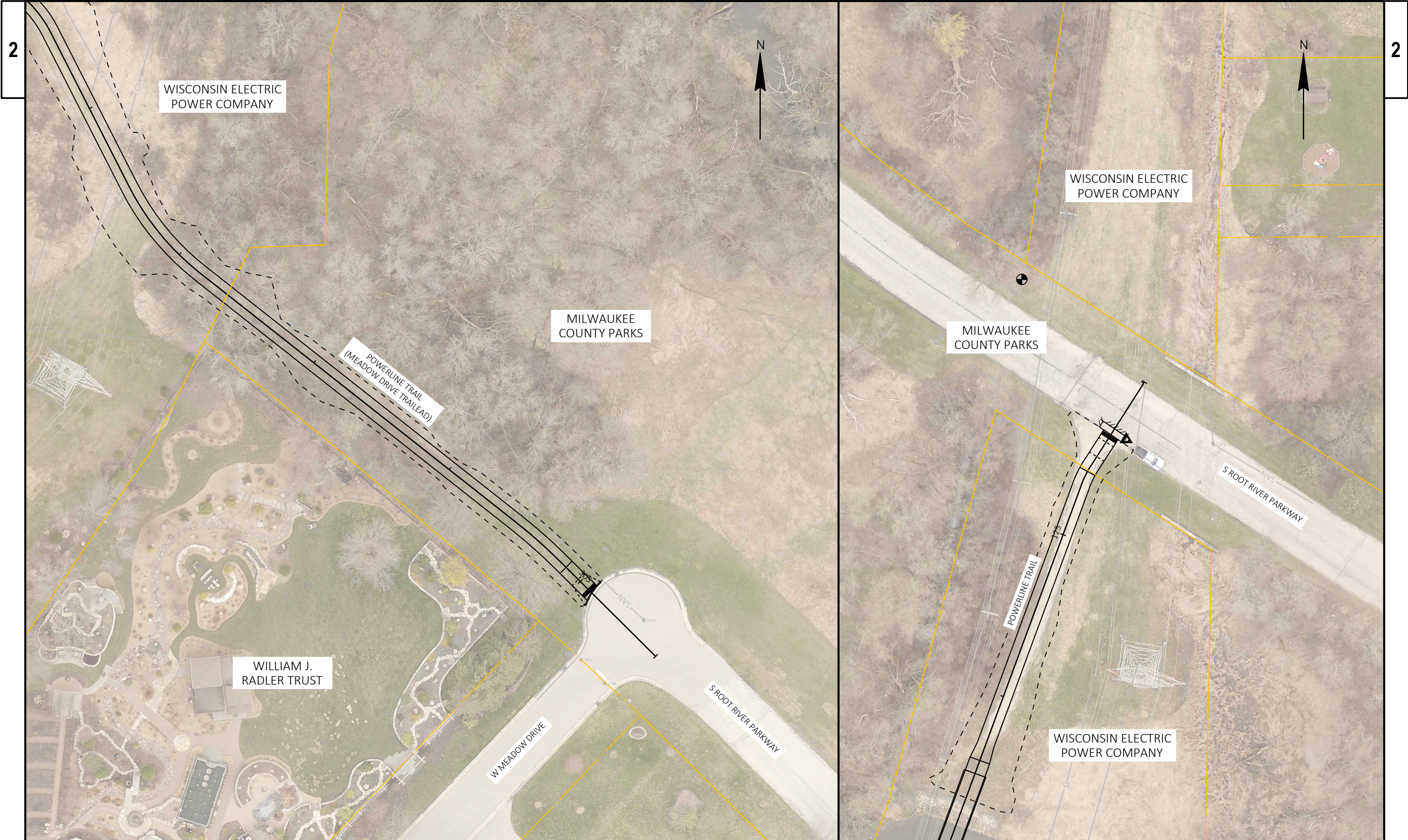
By: _____

Date: _____



EXHIBIT A

Premises



PROJECT NO: 2980-08-70	HWY: POWERLINE TRAIL	COUNTY: MILWAUKEE	MILWAUKEE COUNTY PARKS - MAINTENANCE AGREEMENT EXHIBIT	SHEET	E
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**AMENDMENT NO. 5
TO INTERGOVERNMENTAL AGREEMENT
FOR EMERGENCY MEDICAL SERVICES (EMS)**

This Amendment No. 5 to Intergovernmental Agreement for Emergency Medical Services (EMS) (this “Amendment No. 5”) is entered into as of January 1, 2025 (the “Amendment Effective Date”), by and between Milwaukee County, a Wisconsin municipal body corporate (“County”), and _____ (“Municipality”). Each of the County and Municipality also may be referred to herein as a “Party” and both may be referred to collectively as the “Parties.”

RECITALS:

Whereas, County and Municipality entered into that certain Intergovernmental Agreement Between Milwaukee County and Municipality For Emergency Medical Services (EMS) (2017 – 2018), effective as of January 1, 2017 (the “Agreement”), relating to the provision of a coordinated delivery system of EMS services to the residents of the County and others; and

Whereas, County and Municipality previously extended the term of the Agreement via Amendment #1: Intergovernmental Agreement for Emergency Medical Services (EMS) (2017-2018) dated July 21, 2017, through December 31, 2020 pursuant to Article VII(E) thereof; and

Whereas, County and Municipality previously extended the term of the Agreement via Amendment #2: Intergovernmental Agreement for Emergency Medical Services (EMS) (2017-2018) File 20-197 dated May 28th 2020, through December 31, 2025 thereof; and

Whereas, County and Municipality previously amended the Agreement via Amendment #3 and #4: Intergovernmental Agreement for Emergency Medical Services (EMS) (2017-2018) dated January 1, 2022, through December 31, 2025 thereof; and

Whereas, representative of the strength of the County EMS System, as proven by the robust system-wide collaboration and partnership; and

Whereas, the Parties desire to further amend the Agreement as more particularly set forth herein given new programmatic opportunities with supportive funding and;

NOW, THEREFORE, in consideration of the covenants and promises hereinafter made, the Parties hereby agree as follows:

1.0 AMENDMENT TO MUNICIPALITY REQUIREMENTS. The subsections of Article IV are hereby amended as follows:

- a. Municipality shall elect below which program(s) to participate in to receive Opioid Settlement Funding. Award amounts are contingent upon funding available and performance outlined in each program below:
 - a. Mobile Integrated Health (MIH) ___ Yes ___ No
 - i. Create and/or expand staffing positions that has a primary focus on MIH Operations
 - ii. Follow established MIH guidelines for patient intervention
 - iii. Participate in MIH continuing education
 - iv. Utilize data collection systems provided by OEM
 - v. Follow other procedures, policies, guidelines, and patient care directives from OEM
 - b. Pre/Post Incarceration Access to Treatment and Healing (PATH) ___ Yes ___ No
 - i. Receive referrals from OEM
 - ii. Engage patients via phone and in-person visits
 - iii. Follow established MIH guidelines for patient intervention
 - iv. Assist with navigation in partnership with Social Workers and Case Managers
 - v. Provide education to patients on Harm Reduction
 - vi. Document all patient interactions and attempts to contact patients

- vii. Utilize data collection systems provided by OEM
- viii. Follow other procedures, policies, guidelines, and patient care directives from OEM

2.0 AMENDMENT TO COUNTY FUNDING REQUIREMENTS The subsections of Article V are hereby amended as follows:

a. Municipality shall invoice County quarterly for payment and provide supporting documentation outlined below:

The Contractor shall invoice Milwaukee County as stated in this Section. Contractor shall send the County an invoice promptly after providing a service or deliverable that includes the following minimum information:

- a) The INFOR Contract # OR Purchase Order #.
- b) The Effective Date.
- c) Contractor's business name.
- d) Payee Name.
- e) Contractor's address.
- f) An invoice number.
- g) An invoice date.
- h) Contractor's email and phone # for billing issues.
- i) An invoice line for each item or service.
- j) Sufficient detail to support each invoice line (for example, units billed and unit rate, or hours billed and hourly rate).
- k) The date due.
- l) The amount billed.

If requesting payment by check, the Contractor shall also include its remittance address.

If requesting payment by Automated Clearing House (ACH), the Contractor shall also include:

- a) Bank Name.
- b) Bank Location (city and state).
- c) Bank's American Bankers Association routing number.
- d) Payee's Bank Account #.
- e) Type of Account (i.e. Checking or Savings).
- f) Email address of Contractor's Accounts Receivable/Finance Department who should receive the remittance information (the receipt that the funds reached Contractor's bank account).

The Contractor must submit invoices to the following recipient in order for Contractor's invoices to be considered received by the County:

Department Name:	Office of Emergency Management
County Contact Title:	Dan Pojar EMS Division Director
Department Address:	633 W. Wisconsin Ave, Ste 700 Milwaukee, WI 53203
Department Email:	Dan.pojar@milwaukeecountywi.gov

- b. Funding availability will be communicated to the Municipality twice annually as the programs will see different levels of activity.
- c. Fee schedule for the PATH Program is detailed below:
 - i. \$20 per attempted contact per patient (up to 3 attempts max).
 - ii. \$50 successful call and MIH appointment scheduled.

iii. \$300 completed MIH initial visit

2.0 MISCELLANEOUS. Except as modified by this Amendment No. 5, the Agreement remains in full force and effect. In the event of a conflict between the terms of the Agreement, Amendment No. 2, No.3 and Amendment No. 4; Amendment No. 5 shall prevail. Capitalized terms used but not otherwise defined herein shall have the meanings provided for them in the Agreement.

COUNTY RIGHTS OF ACCESS AND AUDIT The Contractor, Lessee, or other party to the contract, its officers, directors, agents, partners and employees shall allow the County Audit Services Division and department contract administrators (collectively referred to as Designated Personnel) and any other party the Designated Personnel may name, with or without notice, to audit, examine and make copies of any and all records of the Contractor, Lessee, or other party to the contract, related to the terms and performance of the Contract for a period of up to three years following the date of last payment, the end date of this contract, or activity under this contract, whichever is later. Any subcontractors or other parties performing work on this Contract will be bound by the same terms and responsibilities as the Contractor. All subcontracts or other agreements for work performed on this Contract will include written notice that the subcontractors or other parties understand and will comply with the terms and responsibilities. The Contractor, Lessee, or other party to the contract, and any subcontractors understand and will abide by the requirements of Section 34.09 (Audit) and Section 34.095 (Investigations Concerning Fraud, Waste, and Abuse) of the Milwaukee County Code of General Ordinances.

For Municipality:

For: Milwaukee County Office of Emergency Management

by _____, _____ Date:

By: Cassandra Libal, Director Date:

CONTRACT FORM 1684 R6		See procedures in: Notes below (hover over red triangles) and Forms Library/Contracts											
Check one: ☒ Preliminary Form: <i>Print this completed form as a pdf. Upload the pdf to DocuSign when circulating any contract or amendment for signatures.</i> ☐ Corrected Form Date of correction: Upload corrections to DocuSign.													
CONTRACT TYPE (select from one dropdown box below) INTER-GOVERNMENTAL (Procurement Contract Types) (payments tracked in another system) (no transaction) (only revenue transaction)		Next step (depending on the Type you selected): <i>Enter as a Service Contract in Infor. Circulate the Contract in DocuSign with this 1684 form.</i> <i>Enter as a Requisition in Infor. Circulate the Contract in DocuSign with this 1684 form.</i> <i>Tracking system may interface with Infor. Circulate the Contract in DocuSign with this form.</i> <i>No commitment is needed in Infor. Circulate the Contract in DocuSign with this 1684 form.</i> <i>No commitment is needed in Infor. Circulate the Contract in DocuSign with this 1684 form.</i>											
CONTRACT SUBTYPE (select from dropdown box below)		INFOR CONTRACT NO. if applicable											
MEDICAL		1483											
CONTRACT CLASSIFICATION (AGENCY & AGENCY NAME (select from dropdown box below))		ADVANTAGE CONTRACT NO. if applicable											
480 EMERGENCY MANAGEMENT													
CONTRACT SUBCLASSIFICATION (LOW ORG.) (select from dropdown box below)		DEPARTMENT'S INTERNAL CONTRACT NO. if applicable											
4841 ADMINISTRATION													
SUPPLIER or other party to the contract		SUPPLIER'S or other party's ADDRESS											
Greenfield, City of - City Hall		PO Box 20739											
SUPPLIER TAX I.D.	SUPPLIER #	COMMODITY CODE (or list by Line below)	NEW or AMEND										
555555555	5256	- - - - -	X										
EFFECTIVE DATES: effective date expiration date		LENGTH OF CONTRACT (IN MONTHS)	AMENDMENT ONLY: DOLLAR CHANGE TOTAL CONTRACT AMOUNT										
Original 1/1/2017 1/1/2021 this extension 12/31/2025		24 original agreement + extended 24 + 60	\$350,000.00 \$ 1,128,472.18										
ACCOUNTING INFORMATION													
Year to be Encumbered or Earned	Line No.	Commodity Code	Agency	Org.	Account	Activity	Function	Reporting Category	Project / Job / Grant	Fund	Item Description	Item Description 2	Amount to be Encumbered or Earned
2021	01	42-17-22	480	4841	60115					10001	2021 Encumbrance Amendment 2		\$ 101,271.55
2022	01	42-17-22	480	4841	60115					10001	2022 Encumbrance Amendment 2		\$ 97,239.83
2022	02	42-17-22	480	4841	60115					10001	2022 Encumbrance Amendment 3		\$ 35,147.17
2023	3	42-17-22	480	4841	60115					10001	OEM will annually notify per Amend 3- Exhibit A		\$ 190,373.50
2024	4	42-17-22	480	4841	60115					10001	OEM will annually notify per Amend 3- Exhibit A		\$ 203,480.38
2025	5	42-17-22	480	4841	60115					10001	OEM will annually notify per Amend 3- Exhibit A		\$ 150,959.75
2025	6	42-17-24	480	690	60115	OEM17	1OP05			50009	2025 Encumbrance Amendment 5 - Opioid Settlement Fund - PATH		\$150,000.00
2025	7	42-17-22	480	690	60115	OEM17	1OP06			50009	2025 Encumbrance Amendment 5 - Opioid Settlement Fund - MIH Expansion		\$200,000.00
NAME OF CONTRACT													
Amendment 5 for 1/1/2021-12/31/2025 Extension of 2017-2018 IGA for Emergency Medical Services by Greenfield FD to OEM													
DESCRIPTION (PURPOSE OF CONTRACT)													
Amendment 5 to the 2017-2018 Intergovernmental Agreement for Emergency Medical Services, as previously extended through 12/31/2025. Amendment 5 allows distribution of County authorized additional subsidies of Opioid Settlement Funds for the fire departments participating in mitigation of the opioid epidemic. DocuSign Envelope:													
Was Board approval or passive review received prior to contract execution or contract amendment or extension? Check one: ☒ If YES, attach and list Legistar File No. or Mental Health Board Agenda Item: <u>22-1040, 23-114, 24-586</u> Date Approved or Reviewed: <u>11/4/2022, 2/2/2023, 7/31-2024</u> ☐ If NO, why is Board approval not required? <u>Please select from this dropdown list (or type another exemption).</u>													
Does this contract require payment before services are rendered? ☐ YES ☒ NO <i>The County does not prepay for services. Draft the contract to require the Contractor to invoice the County once services are provided.</i>													
Will this contract be fully signed before work is performed? ☒ YES ☐ NO													
Is Supplier certified as: DBE? ☐ YES MBE? ☐ YES WBE? ☐ YES SBE? ☐ YES													
Dan Pojar		04/09/25		EMS Division Director									
Prepared By				OEM Director									
Signature of person with signature card authority				Title									
<i>Print this page as a pdf. Upload that pdf to DocuSign. Use DocuSign to obtain the Signature of the person with signature card authority.</i>													

INVOICE

Boehler Emergency Lighting LLC
N115W16225 Saxony Sq Unit 1201
Germantown, WI 530225678

boehlerels@gmail.com
+1 (262) 720-8843



BOEHLER EMERGENCY LIGHTING LLC
2 6 2 - 7 2 0 - 8 8 4 3

Bill to

Steve Turnacliff
Greenfield Police Department
5300 W Layton Ave
Greenfield, Wisconsin 53220
United States of America

Invoice details

Invoice no.: 1010
Terms: Net 30
Invoice date: 05/15/2025
Due date: 06/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install Labor	Installation of Equipment	1	\$3,750.00	\$3,750.00
2.	Shop Fee	Wire, Connectors, Fuses, ECT	1	\$250.00	\$250.00
Total					\$4,000.00

All checks can be made out to:
Boehler Emergency Lighting LLC
N115W16225 Saxony Square APT 1201,
Germantown, WI, 53022

Note to customer

This is an invoice for Squad 164. Install of all new and used products.

INVOICE

Boehler Emergency Lighting LLC
N115W16225 Saxony Sq Unit 1201
Germantown, WI 530225678

boehlerels@gmail.com
+1 (262) 720-8843



BOEHLER EMERGENCY LIGHTING LLC
262-720-8843

Bill to

Steve Turnacliff
Greenfield Police Department
5300 W Layton Ave
Greenfield, Wisconsin 53220
United States of America

Invoice details

Invoice no.: 1011
Terms: Net 30
Invoice date: 05/15/2025
Due date: 06/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install Labor	Installation of Equipment	1	\$4,000.00	\$4,000.00
2.	Shop Fee	Wire, Connectors, Fuses, ECT	1	\$250.00	\$250.00

Total **\$4,250.00**

All checks can be made out to:
Boehler Emergency Lighting LLC
N115W16225 Saxony Square APT 1201,
Germantown, WI, 53022

Note to customer

This is an invoice for Squad 175. Install of new and used parts including ALPR unit.

INVOICE

Boehler Emergency Lighting LLC
N115W16225 Saxony Sq Unit 1201
Germantown, WI 530225678

boehlerels@gmail.com
+1 (262) 720-8843



BOEHLER EMERGENCY LIGHTING LLC
2 6 2 - 7 2 0 - 8 8 4 3

Bill to

Steve Turnacliff
Greenfield Police Department
5300 W Layton Ave
Greenfield, Wisconsin 53220
United States of America

Invoice details

Invoice no.: 1012
Terms: Net 30
Invoice date: 05/15/2025
Due date: 06/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install Labor	Installation of Equipment	1	\$4,000.00	\$4,000.00
2.	Shop Fee	Wire, Connectors, Fuses, ECT	1	\$250.00	\$250.00
Total					\$4,250.00

All checks can be made out to:
Boehler Emergency Lighting LLC
N115W16225 Saxony Square APT 1201,
Germantown, WI, 53022

Note to customer

This is for install of Squad 176. Install of new and used parts including ALPR unit.

PACKETS FOR WEDNESDAY, 6 / 11 / 2025 FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	5/16/2025	\$	307,089.43
AP CHECKS	5/23/2025	\$	207,735.10
AP CHECKS	5/30/2025	\$	1,234,232.50
AP CHECKS	6/6/2025	\$	275,554.31
WIRE TRANSFERS - MAY 2025		\$	6,199,645.16
P-CARDS		\$	
TOTAL \$			8,224,256.50

CC: PAULA

CC: FINANCE FOLDER