



COMMON COUNCIL MEETING AGENDA

Tuesday, September 16, 2025 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the August 19, 2025 Common Council minutes
- E. Approval of the August 27, 2025 Special Common Council minutes
- F. Approval of the September 5, 2025 Special Common Council minutes
- G. Mayor's Report
- H. Aldermanic Reports
- I. Announcements
- J. Citizen Commentary
- K. Public Hearings
 - 1. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District and a Public Hearing on a Special Use Permit for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002) (PC-8/12/25 Kastner)
 - a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Juanita Campos, d/b/a Mezcalero LLC (Tax Key No. 571-8957-002) (PC-8/12/25 Kastner)
 - b. Approve a Resolution for a Special Use Permit for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002) (PC-8/12/25 Kastner)
 - c. Approve a Site Review for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002) (PC-8/12/25 Kastner)
 - 2. Public Hearing on a Special Use Permit for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016) (PC-8/12/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016) (PC-8/12/25 Kastner)
 - b. Approve a Site Review for Total Wireless, a proposed mobile phone store, to be located at 6225 S 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC. (Tax Key No. 691-9841-016) (PC-8/12/25 Kastner)

3. Public Hearing on a Special Use Permit for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014) (PC-8/12/25 Kastner)
 - a. Approve a Resolution for a Special Use Permit for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014) (PC-8/12/25 Kastner)
 - b. Approve a Site Review for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014) (PC-8/12/25 Kastner)

L. 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)

M. New Business

1. Adopt a resolution allowing settlement of the claims of Arianna Bullion and Gisena Cervantes relating to alleged personal injuries as a result of an accident on May 11, 2024. (Geary)
2. Approve an application for a 2025-2026 Combination "Class A" Fermented Malt Beverage and Liquor Retailer's License for TS Wine & Liquor LLC, Surinder Singh, Agent, for the property at 4955 S. 27th St (Paul Wine & Liquor). First floor and storage in basement located at 4955 S. 27th St. (Goergen)
3. Approve an application for a 2025-2026 Entertainment License received from El Beso Mexican Restaurante and Cantina for the property located at 5030 S. 74th St. (Indoor: Live Mariachi Music Outdoor: Live mariachi music on patio; music over speakers). (Goergen)
4. Approve applications for 2025-2026 operator licenses (Goergen)
5. Adopt an ordinance to amend Subsection 13.03 (12)(d)(2) of the Code of Ordinances for the City of Greenfield pertaining to the Quota for Off-Premises Small Alcohol Retailer Licenses. (Geary)
6. Adopt an Ordinance to amend Chapter 10 (Intro) and Section 10.940.19(1), relating to, respectively, statutory counterpart ordinances generally and battery. (Geary)
7. Approve an Outdoor Special Event application for House of Harley's Cruise In Bike & Car Show event, to be located at 6221 W. Layton Ave., on September 19, 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)
8. Approve an Outdoor Special Event application for House of Harley's First Responder Ride and Oktoberfest event, to be located at 6221 W. Layton Ave., on September 20, 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)
9. Approve an Outdoor Special Event application for House of Harley's Annual Local 215 Packer Party event, to be located at 6221 W. Layton Ave., on October 12, 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)

10. Approve an Outdoor Special Event application for Corner Club's Pig Roast Football Party event, to be located at 4309 W. Grange Ave., on October 5, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event. (Vlach)
11. Discussion and decision to approve a letter agreement between the Greenfield Fire Department and the Milwaukee Brewers Baseball Club. (D. Weber)
12. Discussion and decision to approve the service order with ClearGov for budget support services for a 3-year term ending December 31, 2028. (Sowinski)
13. Discussion and decision to approve a financial agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the costs related to the replacement of the S. 92nd Street bridge over I-894. (Katz)
14. Discussion and decision to approve a maintenance agreement with the Wisconsin Department of Transportation related to the replacement of the S. 92nd Street bridge over I-894. (Katz)
15. Adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry. (Katz)
16. Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1665 regarding no parking on the east side of South 68th Street in the vicinity of West Barnard Avenue. (BPW-Ald. Bailey-7/22/25)
17. Approve Site, Landscaping, and Architectural Plans for Kwik Market, a proposed convenience retailer, to be located at 6437 W. Forest Home Ave., submitted by Guriqbal S. Sra, represented by Gerry Ramos, d/b/a Ramos & Associates (Tax Key No. 572-8989-002) (PC-9/10/25 Kastner)
18. Approve Site, Landscaping, & Architectural Plans for a proposed multi-tenant retail building, to be located at 4691 S. 27th St., submitted by Asaad Jaber, represented by Emad Nadi, d/b/a ETN Engineering. (Tax Key No. 599-8888-001) (PC-9/10/25 Kastner)
19. Discussion/decision regarding contract allowing for the continuation of the Stockbox program (9/10/25 F&HR S. Saryan)
20. Approval of schedules of disbursements in the amount of \$4,772,159.80. (9/10/25 F&HR S. Saryan)
21. Approval of mileage reimbursements in the amount of \$921.90. (9/10/25 F&HR S. Saryan)
22. Accept July 2025 financial statements. (9/10/25 F&HR S. Saryan)

N. Items for future agenda

O. 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.

ORDINANCE NO. _____

Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Juanita Campos, d/b/a Mezcalero LLC

(Tax Key No. 571-8957-002)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing in the Common Council Chambers of City Hall at Greenfield, Wisconsin, on Tuesday, the 16th day of September 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 6869 W. Forest Home Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District; and,

WHEREAS, notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least ten (10) days has expired after the last publication before said hearing, as required by State Statutes; and,

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

PART I. The Official Greenfield Zoning Map described in Section 21.04.0102 of the Municipal Code is hereby amended to provide that the following described land shall be and is hereby rezoned from C-1 Neighborhood Commercial District to C-2 Community Commercial District to-wit:

That part of the Northwest ¼ Section of 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin which is bounded and described as follows: Commencing at a point located 1,062.93 feet North of the Southeast corner and 175.38 feet West of the East line of said ¼ Section; thence South 168.28 feet; thence Southwesterly 136.80 feet; thence Northwesterly 267.20 feet; thence Northeasterly 115.80 feet; thence East 51.70 feet; thence Southeasterly 90.80 feet; thence East 98.39 feet to the point of beginning. Excepting therefrom those parts taken for public street purposes.

Said land contains approximately 41,818 square feet, or 0.96 acres of land, more or less, and is located at:

6869 W. Forest Home Ave. (Tax Key No. 571-8957-002)

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

RESOLUTION NO. _____

Special Use Permit for Mezcalero Food Truck, a proposed food truck business, located at 6869 W. Forest Home Ave., submitted by Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar (Tax Key No. 571-8957-002)

WHEREAS, Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar, 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 Mezcalero Food Truck, a proposed food truck business, to be located at 6869 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 16, 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, Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar, is based out of 6869 W. Forest Home Ave., Greenfield WI 53220.
2. The property is owned by Rosales Products and Services LLC, located at 6869 W. Forest Home Ave., Greenfield WI 53220.
3. The Mezcalero Restaurant and Bar currently occupies the entirety of the commercial building located at 6869 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northwest ¼ Section of 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin which is bounded and described as follows: Commencing at a point located 1,062.93 feet North of the Southeast corner and 175.38 feet West of the East line of said ¼ Section; thence South 168.28 feet; thence Southwesterly 136.80 feet; thence Northwesterly 267.20 feet; thence Northeasterly 115.80 feet; thence East 51.70 feet; thence Southeasterly 90.80 feet; thence East 98.39 feet to the point of beginning. Excepting therefrom those parts taken for public street purposes.

Tax Key No. 571-8957-002.

Said land being located at 6869 W. Forest Home Ave.

4. The applicant is proposing to establish a food truck home base within 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 mobile food 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 the W. Forest Home Ave. commercial corridor. Properties to the north are developed for utility and park & recreational uses. Properties to the west and east are developed for residential uses. Properties to the south are developed for commercial uses.

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 Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar to establish Mezcalero Food Truck, a proposed food truck home base, to be located at 6869 W. Forest Home Ave., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on August 12, 2025 and by the Common Council on September 16, 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 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 Mezcalero Food Truck will be 10:00am to 10:00pm, daily.
4. Off-Street Parking. A total of 95 off-street parking stalls are required for the property. The property will provide 47 off-street parking stalls, 4 of which will be occupied by the food trucks. 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 (20) 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.

Benjamin Rosales, d/b/a Mezcalero Restaurant and Bar

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

RESOLUTION NO. _____

Special Use Permit for Total Wireless, a proposed mobile phone store, to be located at 6225 S. 27th St., submitted by Mohammad Almughrabi, d/b/a Quality Communications LLC.
(Tax Key No. 691-9841-016)

WHEREAS, Mohammad Almughrabi, d/b/a Quality Communications 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 Total Wireless, a proposed mobile phone retail and mobile phone service business, to be located at 6225 S. 27th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 16, 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, Mohammad Almughrabi, d/b/a Quality Communications LLC, has a business located at 7526 W. Burleigh St., Milwaukee WI 53210.
2. The property is owned by College Venture JV, LLC, located at 833 E. Michigan St., Suite 500, Milwaukee WI 53202.
3. Total Wireless will occupy approximately 800 sq. ft. of the multi-tenant commercial building located at 6225 S. 27th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 9270, being a part of the Southeast ¼ Section 36, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 691-9841-016

Said land being located at 6201-6261 S. 27th St.

4. The applicant is proposing to establish a wireless telecommunication business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned Planned Unit Development under the Zoning Ordinance of the City of Greenfield, which permits wireless telecommunication businesses 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 the S. 27th St. commercial corridor. Properties to the north and east are developed for commercial uses. Properties to the south are developed for residential and commercial uses. Properties to the west are developed for residential uses.

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 Mohammad Almughrabi, d/b/a Quality Communications LLC to establish Total Wireless, a proposed mobile phone retail and mobile phone service business, to be located at 6225 S. 27th 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 August 12, 2025 and by the Common Council on September 16, 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 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 Total Wireless will be 9:00am to 7:00pm, Monday through Friday, and 10:00am to 6:00pm, Saturday and Sunday.
4. Off-Street Parking. A total of 343 off-street parking stalls are required for the entire multi-tenant commercial property. The property will provide 298 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 (20) 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.

Mohammad Almughrabi, d/b/a Quality Communications 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\8-12-25\Total Wireless Store - SUP\Resolution - Total Wireless Store SUP 9-16-25.docx

RESOLUTION NO. _____

Special Use Permit for The Ridge Community Church Counseling, a proposed mental health counseling business, located at 4500 S. 108th St., submitted by Jodi Tonarelli, d/b/a The Ridge Community Church, represented by Lyssa Olker, d/b/a HGA. (Tax Key No. 608-9995-014)

WHEREAS, Jodi Tonarelli, d/b/a The Ridge Community Church, 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 The Ridge Community Church Counseling, a proposed mental health counseling business, to be located at 4500 S. 108th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on September 16, 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, Jodi Tonarelli, d/b/a The Ridge Community Church, is based out of 4500 S. 108th St., Greenfield WI 53228.
2. The property is owned by Ridge Community Church Corp., located at 4500 S. 108th St., Greenfield WI 53228.
3. The Ridge Community Church Counseling will occupy a few offices within the multi-tenant commercial building located at 4500 S. 108th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Unit 3 of The Ridge, a Commercial Condominium, being a part of the Southwest $\frac{1}{4}$ of Section 20, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 608-9995-014

Said land being located at 4476-4500 S. 108th St.

4. The applicant is proposing to establish a mental health counseling office within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned Planned Unit Development under the Zoning Ordinance of the City of Greenfield, which permits mental health counseling offices 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 the S. 108th St. commercial corridor. Properties to the north are developed for commercial and park & recreational uses. Properties to the west, south, and east are developed for commercial uses.

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 Jodi Tonarelli, d/b/a The Ridge Community Church to establish The Ridge Community Church Counseling, a proposed mental health counseling office, to be located at 4500 S. 108th 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 August 12, 2025 and by the Common Council on September 16, 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 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 Ridge Community Church Counseling will be 8:00am to 8:00pm Monday, Tuesday, Wednesday, and Friday, and 9:00am to 4:30pm Thursday.
4. Off-Street Parking. A total of 545 off-street parking stalls are required for the entire multi-tenant commercial property. The property will provide 444 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 (20) 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.

Jodi Tonarelli, d/b/a The Ridge Community Church

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\8-12-25\The Ridge Comm. Church Counseling - SUP\Resolution - The Ridge Counseling SUP 9-16-25.docx

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION ALLOWING SETTLEMENT OF THE CLAIMS OF ARIANNA BULLION AND
GISENA CERVANTES RELATING TO ALLEGED PERSONAL INJURIES AS A RESULT OF
AN ACCIDENT ON MAY 11, 2024

WHEREAS, Arianna Bullion and Gisena Cervantes, mother of Arianna Bullion (“Claimants”), by their attorney, Martin Law Office, S.C., submitted claims with the City on or about May 28, 2025 and June 18, 2025, respectively; and,

WHEREAS, Claimants indicated that, on May 11, 2024, both parties were inside of Bullion’s parked vehicle at Konkel Park and they sustained personal injuries as a result of a Greenfield Police vehicle backing into the vehicle. The Claimants incurred medical expenses in the sum of \$3,546.00 and \$2,308.00, respectively.

WHEREAS, outside counsel for the City, through its insurance carrier, has reviewed the facts and circumstances relating to the claim and recommended that, without admitting any negligence, the Common Council settle the claims, as set forth below; and,

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

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

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that the claims of Arianna Bullion and Gisena Cervantes, relating to alleged losses occurring on May 11, 2024, are hereby allowed in one lump sum, total settlement amount of **\$12,000.00**.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the lump sum settlement amount to the Claimants’ attorney upon receipt of signed releases of claims 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

09/12/2025

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Emily R Wicks	1562 S 13th ST	Milwaukee, WI 53204
Gavin Lucas Frank	2877 S 47th ST	Milwaukee, WI 53219
James E Semanko	129 W Newhall AVE	Waukesha, WI 53186
Kevin Michael Doonan	2513 S 88th ST	Milwaukee, WI 53227
Leia Michelle Sweet	5088 W Colonial CT	Greenfield, WI 53220
Mercedes Sandoval	2207 S 55th ST	West Allis, WI 53219
Shannon Lee Coyle	4461 S 49th ST	Greenfield, WI 53220
Theresa G Goodfellow	311 S Wells ST #10	Lake Geneva, WI 53147

ORDINANCE NO. ____

AN ORDINANCE TO AMEND SUBSECTION 13.03 (12)(d)(2) OF THE CODE OF ORDINANCES FOR THE CITY OF GREENFIELD PERTAINING TO THE QUOTA FOR OFF-PREMISES SMALL ALCOHOL RETAILER LICENSES

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

PART I. Via Ordinance No. 3067, the Common Council imposed a quota on the number of large and small off-premises retail alcohol licenses that may be issued within the City; and,

PART II. Whereas, the City recently discovered that the off-premises small retailer license quota that was set, 15, failed to take into account one small off-premises retail license that had been applied for and approved by the City at the time of Ordinance 3067's adoption, but which license had not yet actually been issued because the business was still under construction; and,

PART III. Therefore, Subsection 13.03 (12) (d) (2) of the Code of Ordinances for the City of Greenfield be, and hereby is, amended to read as follows:

(12) *Limitation on number of licenses.*

.....

(d) *Class "A" fermented malt beverage, "Class A" intoxicating liquor (combination) licenses, and "Class A" cider licenses.*

.....

"2. *Quota on off-premises retail licensed businesses.* For purposes of this subsection, "off-premises large retailer" means a retailer with 10,000 sq. feet or greater of dedicated retail floor space to which a Class "A" fermented malt beverage (beer) license, a "Class A" liquor (combination) license, or a "Class A" cider license has been issued, and "off-premises small retailer" means a retailer with less than 10,000 sq. feet of dedicated retail floor space to which a Class "A" fermented malt beverage (beer) license, a "Class A" liquor (combo) license, or a "Class A" cider license has been issued. The total number of off-premises small retailers shall be limited to 16 and the total number of off-premises large retailers shall be limited to 10. An off-premises small retailer or off-premises large retailer to which more than one "Class A" or Class "A" alcohol license has been issued shall count as only one such business toward the relevant quota."

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

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

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published:

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 10 (INTRO) AND SECTION 10.940.19(1), RELATING TO, RESPECTIVELY, STATUTORY COUNTERPART ORDINANCES GENERALLY AND BATTERY

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

PART I. Chapter 10 (intro.) of the Greenfield Code of Ordinance be, and hereby is, amended to read as follows (new language underlined):

“The following statutes following the prefix "10" defining offenses against the peace and good order of the State including their subsections are adopted by reference to define offenses against the peace and good order of the City, provided the penalty for commission of such offenses hereunder shall be limited to a forfeiture imposed under section 25.04 of this Municipal Code. Any future amendments, revisions, renumbering, or modifications of the Statutes incorporated herein by reference are intended to be made part of this Municipal Code:”

PART II. Section 10.940.19(1) of the Greenfield Code of Ordinance be, and hereby is, amend to read as follows:

“10.940.60(1) Battery”

PART III. This ordinance shall take effect and be in force from and after its passage and publication.

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

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published:



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: September 16, 2025

RELATING TO:

Outdoor Special Event application for the House of Harley Cruise In Bike & Car Show event, to be located at 6221 W. Layton Ave., on September 19, 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>
Friday, September 19	5:00 p.m.	8:00 p.m.	8:00 p.m.

Set-up: Friday, 9/19, 4:00 a.m.

Breakdown: Friday, 9/19, 8:00 p.m.

Live music 5:00 p.m. - 8:00 p.m. Alcohol sales 5:00 p.m. – 8 p.m.

Recommendation: Approve the Outdoor Special Event application for the House of Harley Cruise In Bike and Car Show event, to be located at 6221 W. Layton Ave., on September 19, 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: September 16, 2025

RELATING TO:

Outdoor Special Event application for the House of Harley First Responder Ride and Oktoberfest event, to be located at 6221 W. Layton Ave., on September 20, 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, September 20	9:00 a.m.	5:00 p.m.	5:00 p.m.

Set-up: Saturday, 9/20, 8:00 a.m.

Breakdown: Saturday, 9/20, 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 First Responder Ride and Oktoberfest event, to be located at 6221 W. Layton Ave., on September 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: September 16, 2025

RELATING TO:

Outdoor Special Event application for the House of Harley Local 215 Packer Party event, to be located at 6221 W. Layton Ave., on October 12, 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, October 12	9:00 a.m.	8:00 p.m.	8:00 p.m.

Set-up: Saturday, 10/12, 8:00 a.m.

Breakdown: Saturday, 10/12, 8:00 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 Local 215 Packer Party event, to be located at 6221 W. Layton Ave., on October 12, 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: September 16, 2025

RELATING TO:

Outdoor Special Event application for the Corner Club Pig Roast Football Party event, to be located at 4309 W. Grange Ave., on October 5, 2025.

SUMMARY:

Application includes the following combination of licenses/permits: OSE.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>End Time</u>
Saturday, October 5	12:00 p.m.	3:30 p.m.

Set-up: Saturday, 10/5, 10:00 a.m.

Breakdown: Saturday, 10/5, 5:00 p.m.

Recommendation: Approve the Outdoor Special Event application for the Corner Club Pig Roast Football Party event, to be located at 4309 W. Grange Ave., on October 5, 2025 and all applicable licenses/permits.

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



MILWAUKEE BREWERS BASEBALL CLUB

One Brewers Way
Milwaukee, WI 53214

September 9, 2025

[414] 902-4400
brewers.com

DELIVERED VIA EMAIL

Greenfield Fire Department
4333 South 92nd Street
Greenfield, Wisconsin 53228
Attention: Daniel Weber, Assistant Chief of Community Risk Reduction
Email: daniel.weber@greenfieldwi.gov

Re: CPR Event at American Family Field on September 18, 2025

Dear Dan:

This letter agreement (the “Agreement”) sets forth the terms of the agreement between the Greenfield Fire Department, with headquarters located at 4333 South 92nd Street, Greenfield, Wisconsin 53228 (“GFD”), and the Milwaukee Brewers Baseball Club, L.P., a Wisconsin limited partnership with offices at One Brewers Way, Milwaukee, Wisconsin 53214 (“MBBC”) with respect to live CPR demonstrations that will occur at American Family Field (the “Event”) in connection with the MBBC regular season home game on Thursday, September 18, 2025 (the “Event Date”). In consideration of the promises and the mutual agreements contained herein and the mutual benefits derived from this Agreement, the parties, intending to be legally bound, hereby agree as follows:

1. Term. The term of this Agreement shall commence upon execution and shall terminate upon conclusion of the Event on the Event Date (the “Term”).

2. The Event. GFD shall be permitted to set up four (4) stations on the American Family Field plaza from which it will conduct live CPR demonstrations: two (2) at the pedestrian bridge, one (1) by the Workers’ monument, and one (1) along the third base side. The specific footprint of these stations (location, size) will be determined by MBBC at its sole and absolute discretion. GFD will be permitted to conduct these demonstrations from the time the parking lots open to the general public on the Event Date until one (1) hour after first pitch, which, for purposes of this Agreement, shall be approximately from 4:10 p.m. – 7:40 p.m.. GFD shall be required to bring all necessary equipment for the Event, including but not limited to four (4) pop up tents, four (4) tables, sixteen (16) CPR mannequins, eight to sixteen (8-16) CPR mats, and four to eight (4-8) AED trainers. GFD shall be responsible for staffing the stations at all times during the Event. If GFD wishes to pass out materials to American Family Field guests, any such items must be pre-approved by MBBC in its sole discretion not less than two (2) business days prior to the Event.

3. Rules and Regulations. GFD and its representatives shall comply in all respects with the rules, regulations, and directives promulgated by MBBC with respect to the Event.

4. Force Majeure. If either party fails to perform any of its obligations hereunder because of any cause beyond its control, including an act of God, a national emergency, the weather, a labor dispute (including a strike, lockout, or other work stoppage involving the Major League Baseball Players

Association or any other labor organization), a governmental or court order, or any other cause beyond the control of the parties ("Force Majeure"), then either MBBC or Interstate shall be entitled to terminate this Agreement upon written notice to the other party of such event of Force Majeure.

5. Damage. GFD agrees to pay for any and all damage that may be sustained in the American Family Field plaza, or any equipment or physical structures or surrounding areas owned by MBBC or the Wisconsin Professional Baseball Park District (the "District"), as a result of activities related to or in connection with the Event.

6. Insurance. GFD shall purchase and maintain throughout the Term sufficient automobile liability and commercial general liability insurance policies. GFD shall name the Milwaukee Brewers Baseball Club, L.P. and the Wisconsin Professional Baseball Park District as Additional Insureds under the Commercial General Liability policy.

7. Indemnification. GFD shall assume all risks incident to the use of the premises and shall defend, indemnify, and hold harmless MBBC, its partners, the Wisconsin Professional Baseball Park District, Major League Baseball, their related, affiliated, and subsidiary companies, their landlords, and the officers, directors, agents, employees, and assigns of each of the foregoing, from and against any and all actions, costs, claims, losses, expenses and/or damages or other liabilities caused by or due to the recklessness, carelessness or negligence of GFD or any of its agents, servants, or employees from any cause, including, without limitation by specification, property damage and/or injury or death to any person or persons or any breach of GFD's duties or obligations hereunder or which arise by virtue of use or occupancy of the premises. GFD further assumes all risks of damage to its property and/or any property under its control while such property is at the premises, and shall indemnify, defend, and hold harmless MBBC from and against any and all claims and/or liability arising from any such loss, except to the extent that such claims and/or liability arise out of MBBC's negligence or willful misconduct.

8. Representations and Warranties. GFD hereby represents and warrants as follows: (i) GFD has and shall maintain all necessary certifications, permits, or licenses as may be required by any governmental or regulatory entity with regard to the Event, including, without limitation, any permits and licenses required to perform CPR and AED training; (ii) GFD has the experience and skill to conduct the Event in accordance with the specifications set forth herein, in a professional, safe, and quality manner; (iii) GFD shall conduct the Event in a first-class manner using not less than that standard of care, skill, and diligence normally provided by a professional firm in the performance of similar services; (iv) GFD shall comply with all applicable federal, state, and local laws, rules, or regulations of any nature or kind; and (v) no rights of any third party are or will be infringed by GFD's conduct of the Event under this Agreement.

9. Miscellaneous. It is understood and agreed that the parties hereto are engaged as independent contractors. This Agreement shall be governed by, and construed in accordance with, the codified and common laws of the State of Wisconsin. With the exception of assignment to a parent company, affiliate, or subsidiary, neither party may assign, delegate, sublet, sublicense, sell, pledge, or otherwise transfer this Agreement or any of such party's rights and obligations hereunder without the express, prior consent of the other party. This Agreement shall be binding upon the successors and permitted assigns of the parties. No waiver hereunder shall be effective unless made in writing and signed by the waiving party, and no waiver by either party of a breach of any provision hereof shall constitute a waiver of any succeeding breach of the same or any other provision of this Agreement. If any term or provision of this Agreement shall be held to

Page 32 of 52



Common Council

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: September 16, 2025

RELATING TO:

Discussion and decision to approve a financial agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the costs related to the replacement of the S. 92nd Street bridge over I-894.

SUMMARY:

The Wisconsin Department of Transportation (WisDOT) is planning to replace the 92nd Street bridge over I-894 in 2027. The City of Greenfield is responsible for new sidewalk in certain locations. The estimated cost to Greenfield is \$80,000.

FINANCIAL:

The funds will be included in the 2027 capital improvement budget.

RECOMMENDATION:

Approve a financial agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the costs related to the replacement of the S. 92nd St bridge over I-894.

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

Notice to Clerk:

Do not circulate for signatures at this time.

The Wisconsin Department of Transportation will send a DocuSign request by email.



**STATE/MUNICIPAL FINANCIAL
AGREEMENT FOR A STATE- LET
HIGHWAY PROJECT**

Date: August 13, 2025
 I.D.: 1090-32-00/20/70
 Road Name: IH 43
 Title: IH 43 AIRPORT FREEWAY
 Limits: 92ND STREET BRIDGE B-40-0190
 County: Milwaukee
 Roadway Length: 0.01 miles

The signatory **City of Greenfield**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: Improvement

Proposed Improvement - Nature of work: Per the plans and specifications for project ID 1090-32-70.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: A nominal amount is included to cover items listed (to be adjusted in the final plan). Items to be 100% locally funded could include, but may not be limited to, adjustment of sanitary sewer manholes, placing of new sanitary manhole seals and covers.

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
1090-32-00 Preliminary Engineering: Plan Development	\$ 1,612,000	\$ 1,612,000	100%	\$ -	0%
1090-32-20 Real Estate Acquisition: Acquisition	\$ 100,000	\$ 100,000	100%	\$ -	0%
1090-32-70 1Construction: Roadway	\$ 7,345,000	\$ 7,345,000	100%	\$ -	0%
New Sidewalk 92nd St east side to Sura Ln	\$ 80,000	\$ -	0%	\$ 80,000	100%
subtotal 1090-32-70:	\$ 7,425,000	\$ 7,345,000		\$ 80,000	
Non-Participating	\$ -	\$ -		\$ -	

Total Cost Distribution \$ **9,137,000** \$ **9,057,000** \$ **80,000**

1. Estimates include construction engineering.

See Item 8 of Terms and Conditions.

This request is subject to the terms and conditions that follow (pages [2] – [4]); is made by the undersigned under proper authority to make such request for the designated Municipality, and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. A review of the existing State Municipal Maintenance Agreement (SMMA) or creation of a new SMMA signed by the Municipality and the State shall be completed in conjunction with this agreement. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signatures certify the content has not been altered by the municipality. Signed for and in behalf of the City of Greenfield (please sign in blue ink)	
Name (print) Chris Geary	Title City Attorney
Signature	Date
Name (print) Paula Schafer	Title Finance Director
Signature	Date
Name (print) Jennifer Goergen	Title: City Clerk
Signature	Date
Name (print) Michael Neitzke	Title Mayor
Signature	Date
Signed for and in behalf of the State (please sign in blue ink)	
Name Tony Barth	Title WisDOT SE Region Planning Chief
Signature	Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.

2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer construction.
 - (f) Parking lane costs.
 - (g) Coordinate, clean up, and fund any hazardous materials encountered for city utility construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.

5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
6. The work will be administered by the State and may include items not eligible for federal/state participation.
7. The Municipality shall, in cooperation with the State, assist with public relations for the project and announcements to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
8. Basis for local participation:
 - a. Funding for preliminary engineering 100% State
 - b. Funding for real estate required for standard roadway construction, 100% State.
 - c. Funding for compensable utilities required for standard roadway construction, 100% Municipal.
 - d. Funding for construction of standard roadway items – 100% State.
 - e. Funding for new sidewalk on East side of 92nd St, 100% Municipality.
 - f. Funding for non-participating items 100% Municipality.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.



Common Council

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: September 16, 2025

RELATING TO:

Discussion and decision to approve a maintenance agreement with the Wisconsin Department of Transportation related to the replacement of the S. 92nd Street bridge over I-894.

SUMMARY:

The Wisconsin Department of Transportation (WisDOT) is planning to replace the 92nd Street bridge over I-894 in 2027. The City of Greenfield will be responsible for the maintenance of new sidewalk constructed as part of the project.

FINANCIAL:

Funding for maintenance will be included as needed.

RECOMMENDATION:

Approve a maintenance agreement with the Wisconsin Department of Transportation related to the replacement of the S. 92nd Street bridge over I-894.

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

Notice to Clerk:

Do not circulate for signatures at this time.

The Wisconsin Department of Transportation will send a DocuSign request by email.



STATE/MUNICIPAL
MAINTENANCE
AGREEMENT

Date: August 13, 2025
ID: 1090-32-70
Road Name: IH43
Limits: 92ND STREET BRIDGE B-40-0190
County: Milwaukee

The signatory **City of Greenfield**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect this agreement to include the associated maintenance responsibilities hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 84.07(1) of the Statutes. Wisconsin statutes, Wisconsin Administrative Code, and State policy serve as the defining documents for State Highway maintenance responsibilities.

DESCRIPTION OF FACILITY:

Facility description upon completion of State project – Per the plans and specifications for project ID 1090-32-70

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 2-3); is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State, delivery to the Municipality and upon fully executed signature of associated, applicable State Municipal Financial Agreement for project 1090-32-70. The initiation and signature of the agreement will be subject to all the applicable federal and state regulations. No term or provision of neither the State/Municipal Maintenance Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Maintenance Agreement.

Signatures certify the content has not been altered by the municipality. Signed for and in behalf of the City of Greenfield (please sign in blue ink)	
Name (print) Chris Geary	Title City Attorney
Signature	Date
Name (print) Paula Schafer	Title Finance Director
Signature	Date
Name (print) Jennifer Goergen	Title: City Clerk
Signature	Date
Name (print) Michael Neitzke	Title Mayor
Signature	Date
Signed for and in behalf of the State (please sign in blue ink)	
Name Brian Roper	Title WisDOT SE Region Maintenance Chief
Signature	Date

TERMS AND CONDITIONS:

1. In order to guarantee the Municipality's foregoing agreements to maintain the facility to State standards, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold General Transportation Aids or monies otherwise due and payable by the State to the municipality, as determined by the State, for any maintenance the State must perform to the facility should the Municipality fail to comply with the agreement.
2. The State will not install any additional items, not necessitated for the safe and efficient flow of traffic, to a state highway facility without the Municipality agreeing to maintain those items. The State is responsible for maintaining the through travel way of any given highway facility under the State's jurisdiction including:
 - (a) Signing and pavement marking necessitated for the safe and efficient flow of traffic except those items listed in #3.
 - (b) Permitting authority of utilities and access control on all State Trunk, US and Interstate Highways.
3. The Municipality shall at its own cost and expense maintain all portions within the specified limits of this agreement that lie within its jurisdiction for such maintenance through statutory requirements in a manner satisfactory to the State and shall make ample provision for such maintenance each year to include:
 - (a) Maintain all items outside, and under, the travel way to include, but not limited to, sidewalks, multi-use paths, and pedestrian refuge islands.

- (b) Remove snow and ice from sidewalks and pedestrian refuge islands.
- (c) Maintain crosswalk pavement markings at unsignalized intersections and mid-block crossings in accordance with the signing and marking agreement if completed as part of this project.
- (d) Maintain signs and pavement markings not necessary for the safe and efficient movement of traffic (no parking signs, wayfinding signs, etc.) in accordance with the signing and marking agreement if completed as part of this project.
- (e) Maintain and accept responsibility for the following as applicable to this agreement:

- 1. Structures: clearance of snow and/or ice from the sidewalk on the structure.

- 4. The Municipality will coordinate with the State to obtain any necessary Work on Right-of-Way Permits for maintenance performed on or within the state highway facility or state right-of-way.
- 5. This agreement does not remove the current municipal maintenance responsibility.
- 6. The State or Municipality may request an amendment to this agreement to include specific features later requested by the Municipality throughout the design process.
- 7. Upon completion of construction project, 1090-32-70, the Municipality will assume all afore mentioned maintenance responsibilities.



Common Council Meeting

Item Number:

Introduced By: Neighborhood Services (Katz)

Date Introduced: September 16, 2025

RELATING TO:

Adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry.

SUMMARY:

The Department of Neighborhood Services is applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry.

The grant will pay for trees and forestry education and outreach.

The grants, typically up to \$25,000, requires an equal match.

RECOMMENDATION:

Adopt a resolution in support of applying for grants from the Wisconsin Department of Natural Resources for Urban Forestry.

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

RESOLUTION NO. #####
AUTHORIZING RESOLUTION FOR
URBAN FORESTRY GRANT AND
URBAN FORESTRY CATASTROPHIC STORM GRANT PROGRAMS

WHEREAS, the applicant, the City of Greenfield, is interested in obtaining a cost-share grant from Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s. 23.097(1g) and (1r), Wis. Stats.; and

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project;

NOW, THEREFORE, BE IT RESOLVED, the applicant, the City of Greenfield, will comply with all local, state, and federal rules, regulations and ordinances relating to this project and the cost-share agreement;

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project; and

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes and empowers the Director of the Department of Neighborhood Services, its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Obtain Council authorization to enter into a grant agreement between applicant and the DNR
3. Submit interim and/or final reports to the DNR to satisfy the grant agreement
4. Submit grant reimbursement request to the DNR
5. Sign and submit other required documentation

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16th day of September, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: July 22, 2025

RELATING TO:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1665 regarding no parking on the east side of South 68th Street in the vicinity of West Barnard Avenue.

SUMMARY:

Ordinance 1665 created a no parking zone on the east side of S. 68th Street from W. Barnard Avenue to a bus stop to the south. The bus stop is no longer there. The need for no parking extends further north and south to include the deceleration and acceleration turn lanes on S. 68th Street. One new ordinance will be created that includes no parking zones on both sides of S. 68th Street in the vicinity of W. Barnard Avenue and W. Southridge Drive.

FINANCIAL:

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1665 regarding no parking on the east side of South 68th Street in the vicinity of West Barnard Avenue.

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

ORDINANCE NO. #####

AN ORDINANCE AMENDING SECTION 8.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 1665 which reads as follows:

No Parking at Anytime shall be permitted on the east side of South 68th Street between the centerline of West Barnard Avenue and the bus stop, approximately 160 feet south of the centerline of West Barnard Avenue.

City staff is hereby directed to modify the City's official parking map accordingly, and remove or modify signage as necessary to effectuate this ordinance.

PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of August, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk



Committee: Finance Committee/Common Council

Item Number:

Introduced By: Scott Jaquish, Director Parks and Recreation

Date Introduced: 9/10/25

RELATING TO:

Discussion/decision regarding contract allowing for the continuation of the Stockox program.

SUMMARY:

The Stockbox program is designed to provide needed assistance to those who qualify. Qualification are based on income, age and residency within Milwaukee County. Registration is handled through the Hunger Task Force. Those who qualify can receive a full box of healthy foods provided by the Commodity Supplemental Food Program of the US Department of Agriculture (USDA) and The Hunger Task Force. This program serves approx. 65-100 eligible seniors monthly. The pickup is normally staffed with older adult volunteers who check in the participants. The stockbox program is held once monthly for an hour and is conducted as drive through service in Community Center Parking lot.

Thank you,
Scott Jaquish, Director
City of Greenfield Department of Parks and Recreation

ATTACHMENTS: KEY ISSUES ☐ BACKGROUND ☐ RESOLUTION ☐ FISCAL NOTE ☐
MOTION ☐ OTHER ☒

CSFP and TEFAP Distribution Site Agreement FFY 2026 October 1, 2025 , to September 30, 2026			
Recipient Agency			
Recipient Agency Name	Hunger Task Force		
Primary Contact Name	Matt King		
Email	matt.king@hungertaskforce.org	Phone	414-777-0483
Signature		Date	8/26/25
Distribution Site			
Distribution Site Name	City of Greenfield		
Primary Contact Name	Kyle Geller		
Address	7325 W Forest Home Ave	City	Greenfield
County	Milwaukee	Zip	53220
Email	kyle.geller@greenfieldwi.us	Phone	414-758-3839
Signature		Date	
By affixing my signature and date, I certify that I have read this agreement. I certify that the CSFP and/or TEFAP Distribution Site will abide by the regulations and practices described herein and therein. <i>Distribution Site's Site Manager (Only if different from the Authorized Representative)</i>			
Type of Program (Please check all which apply)			
☒ CSFP		☐ TEFAP	
Type of Site (Please check which apply)			
☐ Pantry ☒ Senior Community Center (Senior Meal Site) ☐ Senior Housing ☐ Church/Place of Worship ☐ Other:		☐ Pantry ☐ Mobile ☐ Fixed ☐ Meal Site ☐ Shelter	
Wisconsin Distribution Partnership Agreement per Federal Regulations below: Commodity Supplemental Food Program (CSFP) Agreement and The Emergency Food Assistance Program (TEFAP) Agreement			
Not for Profit Status-501(c)(3):			
The distribution site certifies that it is a non-profit organization and must submit to the recipient agency (RA) certification of Internal Revenue Code Not for Profit status. Local government agencies acting as distribution sites, such as township trustees are tax exempt by nature and do not require certification.			
Access to Records and Facilities:			
USDA, DHS and RA may have access to and audit all program records and information, including financial records pertaining to the program operations, distributions and storage of any CSFP and TEFAP foods. They may observe food distribution, conduct monitoring reviews and reviews of food in storage. Visits may be conducted during normal distribution hours or at other prearranged times. These inspections may be conducted without prior notice.			
Civil Rights for Participants, Staff and Volunteers (Nondiscrimination:)			
Comply with all state and federal regulations as outlined in Federal, USDA Civil Rights and Non -Discrimination statement and Wisconsin's discrimination requirements. Training: Staff and volunteers, who have direct contact with CSFP and TEFAP applicants and participants, will complete civil right training no less than annually, keeping training records as required. Posting: Main page of distribution site website must have the civil rights statement directly stated or linked to the statement. Limited English Proficiency (LEP): Distribution site will follow requirements and will identify and have access to a language interpretation service that will enable it to meet the USDA requirements for providing language interpretation to individuals who speak English "less than well."			

Complaint of Discrimination: Distribution Site will provide to an individual the information to file a complaint of discrimination. Individuals will be advised that they can write or call the USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Ave., S.W., Washington DC 20250-9410 or call 1 (800) 795-3272 or (202) 720-5964 9 (TTY).
Required Signage:
Post where participants can see at application the “And Justice for All” poster, and the “Notice of Beneficiary Rights”.
Distribution Information:
Provide accurate and current distribution days and times to the RA and on 211 site. Advertise the programs to the public in multiple ways.
Complaints, Food Loss and Investigations:
Program Complaints: The distribution site shall report promptly, first by phone and then in writing (email) to the RA. The RA will report to WI DHS detailing all corrective measures taken and involve DHS if needed. The RA and the distribution site agree to cooperate fully with WI DHS in the investigation of all complaints received.
Food Complaints: Distribution sites shall report promptly any complaints or irregularities regarding food packages and products, in writing to their RA. The RA is responsible for tracking food complaints and reporting in writing to WI DHS.
Food Loss: Losses of USDA food must be immediately reported to the RA. The distribution site shall release USDA, WI DHS and the RA from any liability for losses, damages, illnesses, or injuries resulting from distribution of food product. The Distribution site shall be responsible for any loss resulting from improper distribution, or improper storage, care, or handling of food.
Monitoring and termination:
The RA is responsible for on-site monitoring minimally every other year. Corrective actions will be documented in writing. Failure to comply and correct corrective action can result in termination of this agreement.
In accordance with 7 CFR 251.2(c)(2), either party may terminate the agreement in whole or in part with a thirty (30) day written notice. If the agreement is not renewed prior to the expiration of the current agreement, all USDA food and equipment purchased with CSFP and TEFAP funds must be immediately surrendered to the RA.
Crediting Federal Food Program:
The distribution site shall place on agency’s website, press releases and advertising materials: The (Commodity Supplemental Food Program and/or The Emergency Food Assistance Program) is a federal funded food program, administered through the State of Wisconsin Department of Health Services and (distribution site name) is a recipient of this program and distributes CSFP and/or TEFAP foods.
USDA Foods Storage and Operation:
In accordance with 7 CFR Part 250: Donation of Foods, all USDA allocated foods are the property of the USDA, Food and Nutrition Services throughout all phases of the distribution process.
CSFP Foods are distributed by the specific <u>USDA Foods Guide rate</u> and CSFP Distribution Sites will not disassemble or re-package the CSFP Food Package. Additional food products may be included alongside the package (not inside) with the prior consent of the CSFP RA.
Storage: Distribution Sites will follow USDA and DHS requirements for storage per operation manuals. Distribution site shall have a secure and adequate facility for storage and distribution of all food products to prevent spoilage, infestation, damage or other condition that may jeopardize the wholesomeness or safety of the product. In accordance with 7 CFR 250.14(a) temperatures must be routinely and consistently taken and recorded in all dry storage areas and refrigeration/freezers units. Temperature logs must be kept and maintained as a record. Site reviews will verify that the monitoring is adequate and maintained.
Operation: Distribution site will follow USDA and DHS requirements for the operation, service and distribution of USDA foods to participations per <u>Part 247 - Commodity Supplemental Food Program</u> and <u>PART 251- The Emergency Food Assistance Program</u> and items outlined in both programs, operations manuals.
TEFAP: Distribution site is expected to average a 50% distribution match of local food with USDA food.
CSFP: Distribution sites at housing sites, closed to the public.
Participant Eligibility:
Adhere to Wisconsin DHS Participant Eligibility Guidelines for CSFP and TEFAP, as outlined in each program’s operations manual. The DHS CSFP forms (received from local ERA) and <u>TEFAP forms</u> must be used or electronic systems with the same information. No other information is to be collected on the TEFAP or CSFP applications. Additional information may be collected for grant tracking or other statistical needs but must be collected after CSFP and TEFAP eligibility is determined, presented separately, and as optional and not required to receive USDA foods.
Records and Reporting:
The Distribution site agrees to collect and maintain all documents necessary for program operations in a secure manner for three (3) years plus the current year of operation.
TEFAP service statistics are to be reported to the RA monthly. CSFP data reports are submitted to RA by required deadline.

PACKETS FOR WEDNESDAY, 9 / 10 / 2025 FINANCE MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	8/15/2025	\$	282,851.52
AP CHECKS	8/22/2025	\$	988,008.05
AP CHECKS	8/29/2025	\$	1,191,903.65
AP CHECKS	9/5/2025	\$	308,009.34
AP CHECKS		\$	
WIRE TRANSFERS - AUGUST		\$	2,001,387.24
P-CARDS		\$	

TOTAL \$ 4,772,159.80

CC: PAULA

CC: FINANCE FOLDER

ACCOUNT CLASSIFICA AND FUNCTION		2024 ACTIVITY	2025 ORIGINAL BUDGET	2025 ACTIVITY THRU 07/31/25	REMAINING BUDGET
DESCRIPTION					
ESTIMATED REVENUES					
TAXES	TAXES	20,118,692	20,149,164	20,149,078	86.00
INTGOV	INTERGOVERNMENTAL	5,180,783	5,481,165	3,363,240	2,117,925.00
L&P	LICENSES AND PERMITS	1,180,958	994,850	430,267	564,583.00
FINES	FINES-FORFEITS-PENALTIES	829,351	810,000	573,014	236,986.00
CHRG	PUBLIC CHARGE FOR SERVICE	1,926,168	2,076,100	1,378,803	697,297.00
INT CHRG	INTERGOVERNMENTAL CHARGES	1,513,623	1,464,233	622,933	841,300.00
MISC REV	MISCELLANEOUS REVENUE	876,464	627,372	437,014	190,358.00
OTH FIN	OTHER FINANCING SOURCES	8,548	1,083,167	80,000	1,003,167.00
TOTAL ESTIMATED REVENUES		31,634,587	32,686,051	27,034,349	5,651,702.00
APPROPRIATIONS					
GENERAL	GENERAL GOVERNMENT	4,160,238	4,209,141	2,588,960	1,620,181.00
PS	PUBLIC SAFETY	19,740,160	21,614,649	11,581,078	10,033,571.00
PW	PUBLIC WORKS	4,184,447	4,328,591	2,680,502	1,648,089.00
HHS	HEALTH AND HUMAN SERVICES	847,137	808,237	786,285	21,952.00
CRE	CULTURE, REC AND EDUCATION	1,336,805	1,471,105	753,401	717,704.00
PD	PLANNING AND DEVELOPMENT	175,653	239,328	113,578	125,750.00
OTHER	OTHER FINANCING SOURCES (USES)	767,077	15,000	15,000	
TOTAL APPROPRIATIONS		31,211,517	32,686,051	18,518,804	14,167,247.00
NET OF REVENUES/APPROPRIATIONS - FUND 010		423,070		8,515,545	8,515,545.00
BEGINNING FUND BALANCE		10,250,851	10,673,928	10,673,928	
ENDING FUND BALANCE		10,673,921	10,673,928	19,189,473	