Common Council Chambers – City Hall Room 100
7325 W Forest Home Ave, Greenfield, Wisconsin

COMMON COUNCIL MEETING AGENDA

Tuesday, October 21, 2025 - 7:00 PM

A. Call to Order & Roll Call
B. Opening Prayer
C. Pledge of Allegiance
D. Approval of the October 7, 2025 Common Council minutes
E. Mayor's Report
F. Aldermanic Reports
G. Announcements
H. Citizen Commentary
I. Public Hearings
   1. Public Hearing on a Special Use Permit for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004) (PC-9/9/25 Kastner)
      a. Approve a Resolution for a Special Use Permit for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004) (PC-9/9/25 Kastner)
      b. Approve a Site Review for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004) (PC-9/9/25 Kastner)
   2. Public Hearing on a Special Use Permit for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000) (PC-9/9/25 Kastner)
      a. Approve a Resolution for a Special Use Permit for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000) (PC-9/9/25 Kastner)
      b. Approve a Site Review for Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000) (PC-9/9/25 Kastner)
   3. Public Hearing on a Special Use Permit for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001) (PC-9/9/25 Kastner)
      a. Approve a Resolution for a Special Use Permit for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001) (PC-9/9/25 Kastner)

b. Approve a Site Review for Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001) (PC-9/9/25 Kastner)

4. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4333 S. 27th St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-9000-001) and an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-8995-002) (PC-9/9/25 Kastner)

   a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4333 S. 27th St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-9000-001) (PC-9/9/25 Kastner)

   b. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation District, submitted by Department of Neighborhood Services Staff (Tax Key No. 599-8995-002) (PC-9/9/25 Kastner)

J. Old Business

1. Appointments to various committees and commissions:

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

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

K. New Business

1. Approve applications for 2025-2026 operator licenses (Goergen)
2. Approve application for a Temporary Class "B" Retailer's License received from Our Father's Lutheran Church to sell fermented malt beverages indoors at the Trojan Open Cornhole Tournament event on November 8, 2025, from 10:00 AM to 6:00 PM at 6023 S. 27th St. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)
3. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Halloween Event on November 1, 2025, from 9:00 AM to 4:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)
4. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the 4th Annual Chili Cookoff for Firefighter Charities event on November 15, 2025, from 9:00 AM to 4:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)
5. Discussion and action relative to the approval of the South 27th Street Business Improvement District 2026 Proposed Operating Plan. (Vlach)
6. Discussion and decision to go into closed session, pursuant to Wisconsin Statutes, Section 19.85(1)(c) and (e) to consider the following:

a. Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; and deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Greenfield Police Association Collective Bargaining Agreement and Side Letter Agreement) (Foley); and (MOU between Village of Greendale and City of Greenfield for Fire and Paramedic/EMS Services) (Neitzke)

7. Adjourn closed session and reconvene into open session.
8. Decision to approve a Side Letter Agreement between City of Greenfield and Greenfield Police Association pertaining to one Police Officer and employees hired on and after January 13, 2025 (Foley)
9. Decision to approve an agreement between the City of Greenfield and Greenfield Police Association for 2025 - 2027 (Foley)
10. Decision to approve the Wisconsin Billing and Collection Agreement between City of Greenfield, USI (Designated Service Provider) and United Healthcare Services (Foley)
11. Decision to approve a Memorandum of Understanding between the City of Greenfield and Village of Greendale pertaining to Fire and Paramedic/EMS Services (Neitzke)

L. Items for future agenda

M. Adjourn

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

RESOLUTION NO. _____

Special Use Permit for Goodyear Auto Service, a proposed auto repair business, located at 8333 W. Layton Ave., submitted by A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company (Tax Key No. 616-8987-004)

WHEREAS, A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company, 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 Goodyear Auto Service, a proposed auto repair business, to be located at 8333 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 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, A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company, is headquartered at 200 Innovation Way D704, Akron OH 44316.

2. The applicant will rent a portion of the building owned by Ali's Group, 2424 Ridge Rd., Rockwall TX 75087.

3. Goodyear Auto Service will occupy approximately 4,400 sq. ft. of the multi-tenant commercial building located at 8333 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 and Outlot 1 of Certified Survey Map No. 6662, being a part of the Northeast ¼ of Section 28, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 616-8987-004

Said land being located at 8333 W. Layton Ave.

4. The applicant is proposing to establish an auto repair business within the existing commercial building.

5. The aforesaid premise is zoned C-3 Highway and Commercial Service Business District under the Zoning Ordinance of the City of Greenfield, which permits auto repair 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 W. Layton Ave. commercial corridor. Properties to the north, west, and south are developed for commercial uses. Properties to the south and east 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 A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company to establish Goodyear Auto Service, a proposed auto repair business, to be located at 8333 W. Layton Ave., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on September 9, 2025 and by the Common Council on October 21, 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 Goodyear Auto Service will be 8:00am to 6:00pm, daily.

4. Off-Street Parking. A total of 19 off-street parking stalls are required for the auto repair use and the service station use on this property. The property will provide 27 off-street parking stalls.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (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.

_____
A.J. Ritter, d/b/a The Goodyear Tire and Rubber Company

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 Adagio Sound Healing & Wellness Studio, a proposed personal wellness service and massage parlor, located at 5538 W. Forest Home Ave., submitted by Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio (Tax Key No. 556-8982-000)

WHEREAS, Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio, 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 Adagio Sound Healing and Wellness Studio, a proposed wellness service and massage parlor, to be located at 5538 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 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, Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio, resides at 3405 W. Saint Paul Ave., Milwaukee WI 53208.

2. The property is owned by Thay and Dawn Yang, 5538 W. Forest Home Ave., Greenfield WI 53220.

3. Adagio Sound Healing and Wellness Studio will occupy approximately 1,250 sq. ft. of the building located at 5538 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Southwest ¼ of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: Commencing at a point that is 388.98 feet east of, and 388.53 feet south of the Northeast corner of the West ½ of the West ¼ of said ¼ Section; thence South, 291.44 feet to a point; thence Northeasterly, 49.53 feet to a point; thence North 260 feet to a point; thence West 37.89 feet to the point of beginning. Excepting therefrom, those parts taken for public street purposes.

Tax Key No. 556-8982-000

Said land being located at 5538 W. Forest Home Ave.

4. The applicant is proposing to establish a personal wellness service and massage parlor business within the existing building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits personal care 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 and south are developed for residential uses. Properties to the west 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 Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio, to establish Adagio Sound Healing and Wellness Studio, a proposed personal wellness service and massage parlor business, to be located at 5538 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 September 9, 2025 and by the Common Council on October 21, 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 Adagio Sound Healing and Wellness Studio will be 10:00am to 9:00pm, Tuesday through Sunday.

4. Off-Street Parking. A total of 5 off-street parking stalls are required for the personal wellness service and massage parlor use on this property. The property will provide 3 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.

_____
Bernard Ruño, d/b/a Adagio Sound Healing and Wellness Studio

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 Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105, submitted by Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa (Tax Key No. 622-9984-001)

WHEREAS, Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa, 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 Metamorphosis Medi Spa, a proposed medical spa, to be located at 2745 W. Layton Ave. Suite 105; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on October 21, 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 applicants, Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa, have an office at 10314 W. Forest Home Ave., Hales Corners WI 53130.

2. The applicants will lease a portion of the multi-tenant commercial building owned by 2745 W Layton, LLC, 10847 W. Coronado Ct., Franklin WI 53132.

3. Metamorphosis Medi Spa will occupy approximately 750 sq. ft. of the multi-tenant commercial building located at 2745 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northeast ¼ of Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: The West 120 feet of the East 490 feet of the North 346.50 feet of the Northeast ¼ of Section 25, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, excepting therefrom the North 60 feet taken for public street purposes.

Tax Key No. 622-9984-001

Said land being located at 2745 W. Layton Ave.

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

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits personal care 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. Layton Ave. commercial corridor. Properties to the north and west are developed for residential uses. Properties to the north, 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 Michelle Pinkert and Terry Kirby, d/b/a Metamorphosis Medi Spa, to establish Metamorphosis Medi Spa, a proposed medical spa business, to be located at 2745 W. Layton Ave. Suite 105, be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on September 9, 2025 and by the Common Council on October 21, 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 Metamorphosis Medi Spa will be 7:00am to 7:00pm, daily.

4. Off-Street Parking. A total of 4 off-street parking stalls are required for Metamorphosis Medi Spa. The entire multi-tenant commercial building requires a total of 39 off-street parking stalls. The property will provide 40 off-street parking stalls.

5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty (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.

_____
Michelle Pinkert or Terry Kirby, d/b/a Metamorphosis Medi Spa

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

ORDINANCE NO. _____

Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4333 S. 27th St. from C-3 Highway and Commercial Service Business District to C-2 Community Commercial District. (Tax Key No. 599-9000-001)

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 21st day of October 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone a portion of the property located at 4333 S. 27th St. from C-3 Highway and Commercial Service Business 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-3 Highway and Commercial Service Business District to C-2 Community Commercial District to-wit:

The East 132 feet of the North 165 feet of the Southeast ¼ of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Said land contains approximately 21,780 square feet, or 0.5 acres of land, more or less, and is located at:

4333 S. 27th St. (Tax Key No. 599-9000-001)

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 21st day of October, 2025.

APPROVED:

_____

Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

Cc: Engineering Division

ORDINANCE NO. _____

Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation District (Tax Key No. 599-8995-002)

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 21st day of October 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 2731 W. Cold Spring Rd. from C-2 Community Commercial District to R-3 Single Family Residential Conservation 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-2 Community Commercial District to R-3 Single Family Residential Conservation District to-wit:

That part of the Southeast ¼ of Section 24, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: The West 15 feet of the North 332 feet of the East 370 feet of the Southeast 1/4 of Section 24, Township 6 North, Range 21 East, excepting therefrom the North 45 feet taken for public road purposes. Subject to and including easements.

Said land contains approximately 4,305 square feet, or 0.10 acres of land, more or less, and is located at:

2731 W. Cold Spring Rd. (Tax Key No. 599-8995-002)

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 21st day of October, 2025.

APPROVED:

_____

Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

Cc: Engineering Division

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

OPERATOR'S REGULAR

NAME	ADDRESS	CITY, STATE, ZIP
Broderick Montell Pearson	1223 E Singer CIR #4	MILWAUKEE, WI 53212
Ivy Alexandra Piggott	5080 Steeple DR	Greendale, WI 53129
Taylor Wade Riddle	420 Mcall ST	Waukesha, WI 53189
Terry Jamal Parks	3627 N 87th ST	Milwaukee, WI 53222

Committee: Common Council, October 21, 2025 Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: October 21, 2025

RELATING TO:

Discussion and action relative to the approval of the South 27th Street Business Improvement District 2026 Proposed Operating Plan.

SUMMARY:

In accordance with Wis. Stats. 66.1109(3)(b) pertaining to Business Improvement Districts (BIDs), the local legislative body (the Common Council) is required to consider the annual proposal of the BID's Operating Plan. Attached is the proposed 2026 Operating Plan. The proposed Plan includes the same methodology of calculating the BID assessment since its inception. The rate is $1 per $1,000 of assessed value, with a minimum of $500 and a maximum of $1,500.

BID #1 and #2 total assessable property value in 2025 is $99,910,900 (a $1,453,9000 increase from the 2024 assessed value of $98,457,000). The anticipated BID revenues through BID assessments in Greenfield are estimated at $60,265.30 (a $945.90 increase from 2024's BID revenue of $59,319.40).

- BID #1 (Howard to Grange) = $48,448.80
- BID #2 (Ramsey to College) = $11,816.50 (exactly the same as last year)

Recommendation: Approve the BID's 2026 Operating Plan as presented.

ATTACHMENTS:

- Proposed 2026 Operating Plan
- 2025 BID 1 and 2 assessment (Appendix D)

Business Improvement District No. 1&2

South 27th Street Business Improvement District

2026 Proposed Operating Plan

August 28th, 2025

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDS). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee created Business Improvement District No 43 (BID 43) and approved it's initial operating plan via Common Council Resolution No 090560, adopted by reference November 3, 2009.

Since 2009, BID 43 has submitted yearly-amended plans adding and modifying its plan objectives as part of its ongoing management and promotion of the district. This amended plan shall govern operation of BID 43 during calendar year 2026.

B. Physical Setting

The area is roughly bounded by:

The properties at South 27th Street and Kinnickinnic Parkway on the North and extends South to the Milwaukee/Greenfield border to the intersection of South 27th Street and College Ave.

IL DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix C of this Plan. A listing of the properties included in the district is provided in Appendix D.

Ill. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the South 27th Street Business Improvement District is to: enhance the economic viability of local businesses, enhance property values, maximize business facilities, promote the friendliness and quality, enhance the community image through safety/awareness and beautification, with overall area growth and development.

B. Proposed Activities - Year Seventeen

Principal activities to be engaged in by the district during it's 17th year of operation will include:

may beanticipated for special programs and marketing efforts. The BID board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

The Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to; to monitor development activity; to; to periodically revise the Operating Plan; to; to ensure district compliance with the provisions of applicable statutes and regulations; and; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that the majority of the board members be owners or occupants of property within the district.

It is fact that the two communities will provide board members in relative proportion to the "Association" that is contracted to run the three business improvement districts.

It is recommended that the BID board be structured and operate as follows:

1. Board size from Milwaukee - 5 Members per BID (1&2).
2. Composition - At least 60% shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
3. Term -Appointments to the board shall be for a period of three years.
4. Compensation - None
5. Meetings -All meetings of the board shall be governed by the Wisconsin Open Meetings Law and held periodically.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to the public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by-laws") to govern the conduct of it's meetings.

F. Relationship to the South 27th Street Business District Association

The Association has contracted with the BID to provide services in accordance with this Plan.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

a. Continue to enhance the area's image through beautification, maintenance and related activities.
b. Programming and initiatives to be a driving influence for our businesses and surrounding residential community to contribute to a safe, vibrant and culturally inclusive district.
c. Execution of activities within the South 27th Street Business District's Strategic Plan, Charrette results and Vision.
d. Partnership with surrounding entities to strengthen programming, partnerships and participation.

A unique feature is Greenfield is also in its 17th year since the formation of two business improvement districts. The two BIDs (Greenfield BID #1 and Greenfield BID #2) fall under one umbrella and share the same common goals and initiatives. Further, it is fact that the 3 business improvement districts (Milwaukee 43 and Greenfield 1 & 2 jointly contract with a 501-(c)3 entity (a/k/a South 27th Street Business District Association (Historic Highway 41) to manage both districts as one. The organization continues to run under one umbrella, one board and one set of bylaws.

C. Proposed Expenditures
Approximately $60,265 in 2026, this is Greenfield's proposed portion of the budget.

Proposed Budget

Proposed 2026 Budget (Greenfield)

Budgeted Activities and Programs

Design and Maintenance: $13,258
Management and maintenance of extensive boulevard design. Repairs or replanting as well as any other miscellaneous beautification initiatives supporting the appearance of the district

Marketing and Promotion: $13,258
General branding and implementation of district activities. (Ex. Business Development, partnerships/memberships,sponsorships, meetings, campaigns, retention, events, etc.)

Administration and Management: $33,749
Full time management: Business recruitment, oversight, communication, administrative support, etc. Office space, audit, insurance, supplies, grant program, future programming, misc. and other duties.

Anticipated BID Revenues	$60,265
Reserve	$30,000
Total BID Revenues and Reserves	$90,265

D. Financing Method

It is proposed to raise $60,265 through BID assessments in Greenfield (see Appendix D). Other miscellaneous income will be from interest and dividends. Sponsorships revenue

The principal behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore a fixed assessment of the assessed value of the property was selected as the basic assessment methodology for this BID.

The assessment will be on the current year general property assessment that is established by the City of Greenfield. The rate will be approximately $1 per $1,000 of assessable value. $500 minimum with a maximum of $1,500 per property.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent disproportional assessment of a small number of high value properties, a maximum assessment of $1,500 per parcel will be applied.

As of August 2024, the property in the proposed districts had a total assessed value of $98,457,000. This plan proposed to assess the property in the district at a rate of $1 per $1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(t)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from the district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the 27th Street Business Improvement District business area and for further preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Greenfield has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the Operating Plan. In particular, the city will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district on a timely basis.
4. Receive annual audits as required per sec. 66.1109(3)(c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number within the district, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Plan.

Section 66.1109(3)(a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the development program, it focuses upon the current year activities, and information on specific assessed values, budget amounts and assessment

amounts based on year eight conditions. Greater detail about subsequent year's activities will be provided in the required annual updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

The BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include an assessable properties, a certain class or classes or properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act This is specifically authorized under Section 66.1109(3)(b).

C. Termination of the BID

A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a value equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par.(c) and unless the business improvement district is not terminated under par.(e).

Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state

the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

Within 30 days after the date of hearing under par.(c) every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or if the owner did not sign the petition, that the owner requests termination of the business improvement district.

If after the expiration of 30 days after the date of hearing under par.(c) by petition under this subsection or subsequent notification under par.(d) and after subtracting any retractions under par.(d) the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

APPENDICES

A. Statute
B. Board of Directors Roster
C. Map of District
D. Property Tax List

Appendix A

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3)(b).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

Im. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

66.1109(2)(d)(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par.(£}, the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. W equaled or exceeded $300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. W was less than $300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (sJ__L and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. ffl.1_ shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of $10 if the revised amount is not a multiple of $10 or, if the revised amount is a multiple of $5, such an amount shall be increased to the next higher multiple of $10.

(er) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. .Llli£.}., or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall bedisbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.I I IO if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.I I IO (4) (b}.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. {f_} and unless the business improvement district is not terminated under par. **W.**

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. **W,** every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. {f }, by petition under this subsection or subsequent notification under par. ® and after subtracting any retractions under par. @, the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)

(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11may not be specially assessed for purposes of this section.

(b) A municipality may tenninate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

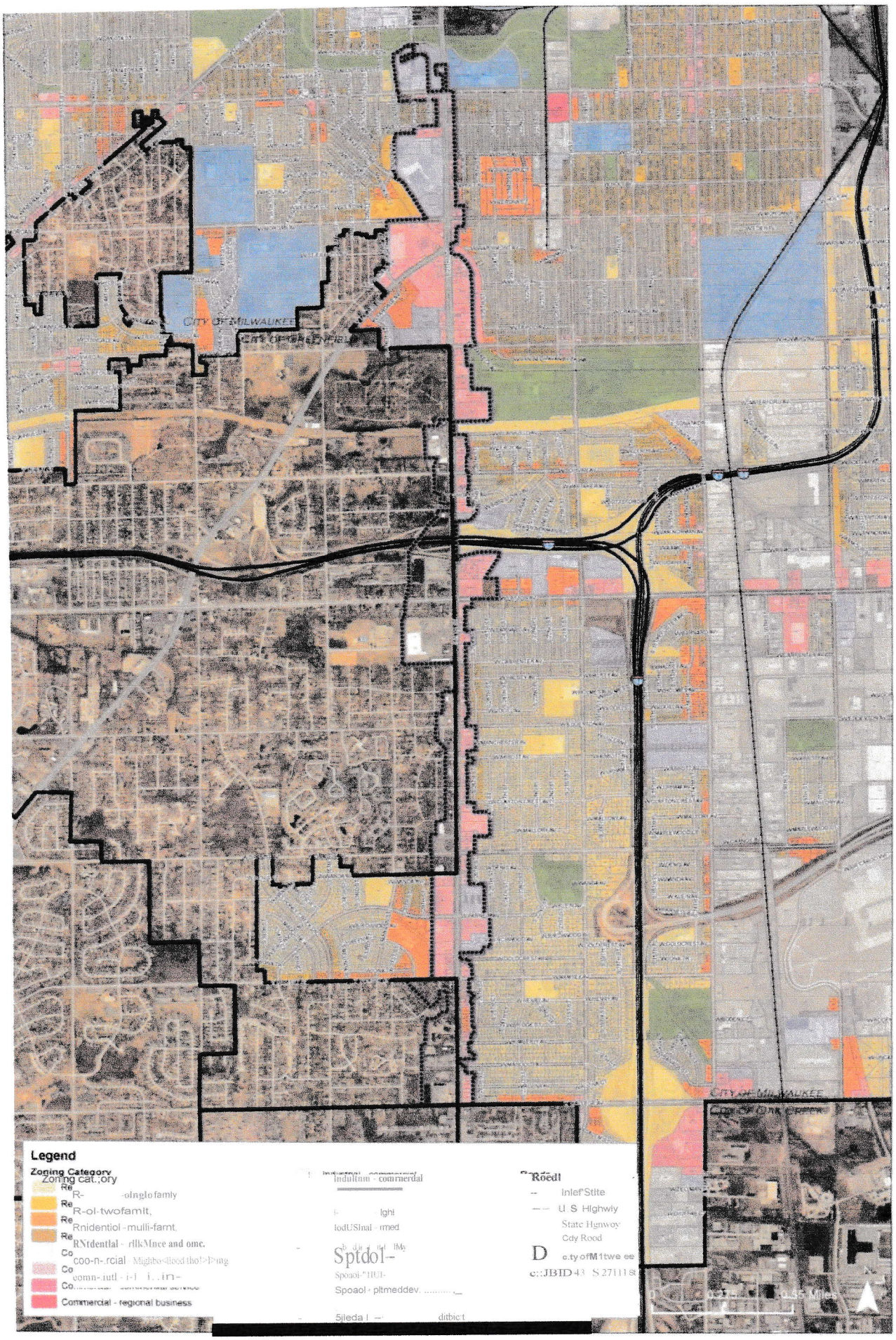
(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

Appendi.xB

BID 1 and 2 Board of Directors Roster

The BID Board will have a minimum of 5 members, not to exceed 9 members. At least 60% of the board will own or occupy property within the district. Any board member that does not occupy or own property within the district shall be a City of Greenfield resident. Appointment to the board shall be for a period of 3 years.

Todd Reardon Member	Owner /Occupy	Lake Auto Group	4201S 27
Mark Kivley Member	Owner/Occupy	Re/Max Lakeside	5556S 27
Kevin Sholz Member	Adhoc	Resident	
Troy Chowanec Treasurer	Adhoc	Resident	
Jon Majdoch Member	Owner/Occupy	Lightspeed Entertainment	4251 S 27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2025 BID #1 and #2 Assessments and BID Charges

Type of Charge	Parcel No.	Property Adress	OwnerName	Property Owner Address	2025 Assessed Value	Rate ($1.00/$1,000 of assessed value)	2025 BID Charge Min. $500, max $1,500 (see Paula's 8/21/19 email)
BID #1	5769976004	2740 W Cold Spring Rd	Povlick Enterprises LLC	2740 W. Cold Spring Rd., Greenfield, WI, 53221	$332,900	$333	$500.00
BID #1	5769977003	4275 S 27th St	Ros No 17 LLC	4811 S. 76th St # 211, Greenfield, WI, 53220	$1,330,200	$1,330	$1,330.20
BID #1	5769978000	4251 S 27th St	Majdoch Holdings LLC	550 W. Red Pine Circle, Dousman, WI 53118	$1,101,300	$1,101	$1,101.30
BID #1	5769995008	4201 S 27th St	BRE 1 LLC	4100 S. 27 St., Milwaukee, WI, 53221	$4,708,100	$4,708	$1,500.00
BID #1	5769995009	4241 S 27th St	BRE 2 LLC	4100 S. 27 St., Milwaukee, WI, 53221	$1,247,800	$1,248	$1,247.80
BID #1	5769997002	4201 S 27th St	Wisconsin Electric Power Co	231 W. Michigan Ave., Milwaukee, WI, 53203	$514,000	$514	$514.00
BID #1	5998888001	4691 S 27th St	Jaber Enterprises	10246 S. 34th St., Franklin, WI, 53132	$538,100	$538	$538.10
BID #1	5998889000	2720 W Layton Ave	Jose & Laura Caballero	3875 W. Kimberly Ave Greenfield, WI 53221	$136,600	$137	$500.00
BID #1	5998891000	2736 W Layton Ave	Milwaukee County	901 N. 9th St #102 Milwaukee, WI 53233	$0	$0	$0.00
BID #1	5998892000	4671 S 27th St	Doble R. Enterprises LLC	3225 S. 42nd St., Milwaukee, WI, 53215	$552,500	$553	$552.50
BID #1	5998893003	4661 S 27th St	First-Citizens Bank & Trust Company	PO Box 27131mailcode dac 41, Raleigh, NC 27611	$805,200	$805	$805.20
BID #1	5998893005	4651 S 27th St	I Investments, LLC	8970 S. Bluestem Ct, Franklin, WI, 53132	$357,500	$358	$500.00
BID #1	5998893006	4625 S 27th St	Ros No 11 LLC	4811 S. 76th St Ste 211, Greenfield, WI 53220	$696,900	$697	$696.90
BID #1	5998922005	4595 S 27th St	At Home Stores LLC	Attn: Chris Moline, 1600 E. Plano Pkwy, Plano, TX, 75074	$4,500,900	$4,501	$1,500.00
BID #1	5998947001	4377 S 27th St	Oil X-Change LLC	1311 N. Paul Russell Rd. Ste 131, Tallahasee, FL, 32301	$747,800	$748	$747.80
BID #1	5998949000	4353 S 27th St	Cihuatl Property LLC	5600 College Point Ct, Racine, WI, 53402	$239,700	$240	$500.00
BID #1	5998996000	4343 S 27th St	Thomas G. & Judith M. Weiss Rev. Trst	3325 W. Layton Ave, Greenfield, WI, 53221	$403,300	$403	$500.00
BID #1	5999000001	4333 S 27th St	US Bank Corp Real Estate	Ryan PTS, Dept. 908, PO Box 460169, Houston, TX, 77056	$2,455,400	$2,455	$1,500.00
BID #1	5999997001	4433 S 27th St	AAA Michigan	1 Auto Club Dr., Dearborn, MI, 48126	$1,365,300	$1,365	$1,365.30
BID #1	6220001000	4901 S 27th St	Ross W. & Marsha M. Stein	3333 Kimberly Ave., Greenfield, WI, 53221	$180,800	$181	$500.00
BID #1	6220002001	4931 S 27th St	Greenfield Property Group LLC	W616 Rockvale, Oconomowoc, WI, 53006	$1,857,700	$1,858	$1,500.00
BID #1	6220047001	5029 S 27th St	Auto Zone Inc	#1787-Dept#8088, PO Box 2198, Memphis, TN, 38101	$1,182,900	$1,183	$1,182.90
BID #1	6229944002	5077 S 27th St	Team R N' B Wisconsin, LLC	6600 N. Ballard Rd, Appleton, WI, 54913	$2,193,200	$2,193	$1,500.00
BID #1	6229946001	5051 S 27th St	Herrera Properties, LLC	2725 W. Hayes Ave., Milwaukee, WI 53215	$676,700	$677	$676.70
BID #1	6229975002	3033 W Layton Ave	F Street 3033 LLC	1134 N. 9th St. #200, Milwaukee, WI, 53233	$2,806,100	$2,806	$1,500.00
BID #1	6229976000	3001 W Layton Ave	Ann M. Neal	5160 Donna Ct., Hales Corners, WI, 53130	$381,300	$381	$500.00
BID #1	6229977000	2933 W Layton Ave	Greenfield Accipiter LLC	1882 E. Main St #201, Madison, WI, 53704	$625,400	$625	$625.40
BID #1	6229978000	2923 W Layton Ave	Maria & Martin Sanchez	3624 W. Grant St., Milwaukee, WI, 53215	$322,300	$322	$500.00
BID #1	6229979000	2915 W Layton Ave	Hersa Development LLC	5804 W. Bennett Ave., Milwaukee, WI, 53219	$276,500	$277	$500.00
BID #1	6229980000	2833 W Layton Ave	2833 LLC	2833 W Layton Ave., Greenfield, WI, 53221	$346,000	$346	$500.00
BID #1	6229984001	2745 W Layton Ave	2745 W. Layton LLC	10847 W. Coronado Ct., Franklin, WI 53132	$1,139,300	$1,139	$1,139.30
BID #1	6229986001	2741 W Layton Ave	TNJ LLC	2741 W. Layton Ave #201, Greenfield, WI, 53221	$998,000	$998	$998.00
BID #1	6229988005	4775 S 27th St	Great Midwest Savings & Loan	15900 W. Bluemound Rd., Brookfield, WI, 53005	$918,500	$919	$918.50
BID #1	6229988007	4763 S 27th St	CWP West Corp	222 E. 5th St., Tucson, AZ, 85705	$1,718,100	$1,718	$1,500.00
BID #1	6229988012	4861 S 27th St	JMC Properties LOC110 LLC	17280 W. North Ave, Ste #101, Brookfield, WI, 53045	$2,316,800	$2,317	$1,500.00
BID #1	6229988014	4841 S 27th St	Carisch Brothers LP	681 E. Lake St. Ste 262, Wayzata, MN, 55391	$693,800	$694	$693.80
BID #1	6229988015	4771 S 27th St	Ashley Real Estate LLC	1 Ashley Way, Arcadia, WI, 54612	$4,739,600	$4,740	$1,500.00
BID #1	6229988016	4777 S 27th St	NS Retail Holdings LLC	Attn: Skogen's, 3800 Emerald Dr. E, Onalaska, WI, 54650	$14,819,200	$14,819	$1,500.00
BID #1	6229991000	4839 S 27th St	Sills Greenfield LLC	Attn: Gr. Lakes Quick, 8008 W. Layton, Greenfield, WI, 53220	$340,700	$341	$500.00
BID #1	6229998000	4739 S 27th St	Tymek Properties LLC	4739 S. 27th St., Greenfield, WI, 53221	$451,600	$452	$500.00
BID #1	6229999000	4715 S 27th St	Ali's Investments LLC	5909 S. 27th St., Greenfield, WI, 53221	$1,221,900	$1,222	$1,221.90
BID #1	6450001002	5141 S 27th St	Churchill Enterprises LLC	2081 S. 56th St., West Allis, WI, 53219	$380,600	$381	$500.00
BID #1	6450008001	5175 S 27th St	Tuckaway Park LLC	19280 Hayden Ct., Brookfield, WI, 53045	$431,300	$431	$500.00
BID #1	6450009000	5207 S 27th St	Antonio Rentas	3503 W. Southland Dr., Franklin, WI, 53132	$317,000	$317	$500.00
BID #1	6450010001	5233 S 27th St	Hanry Limited Partnership	10647 Haddonstone Pl., Mequon, WI, 53092	$937,000	$937	$937.00
BID #1	6450012000	5251 S 27th St	Two-7-Wins LLC	5265 S. 27th St., Greenfield, WI, 53221	$303,000	$303	$500.00
BID #1	6450013000	5265 S 27th St	Two-7-Wins LLC	5265 S. 27th St., Greenfield, WI, 53221	$277,300	$277	$500.00
BID #1	6450021000	5341 S 27th St	5341 LLC	1200 E. Capitol Dr., Shorewood, WI 53211	$536,500	$537	$536.50
BID #1	6450022000	5355 S 27th St	Sammy's Auto Class, Inc	3212 Briarwood Dr., Franklin, WI, 53132	$236,200	$236	$500.00
BID #1	6450023000	5371 S 27th St	Rajeh Assad	8212 S. River Ln, Franklin, WI 53132	$475,100	$475	$500.00
BID #1	6450058000	5105 S 27th St	Knur Patel Property LLC	5105 S. 27th St., Greenfield, WI, 53221	$583,200	$583	$583.20
BID #1	6459001000	5415 S 27th St	DPMD LLC	N84 W15670 Appleton Ave., Menomonee Falls, WI, 53051	$2,018,200	$2,018	$1,500.00
BID #1	6459002000	2750 W Grange Ave	Viet Hoa Greenfield LLC	2750 W. Grange Ave., Greenfield, WI, 53221	$3,705,300	$3,705	$1,500.00
BID #1	6459992000	5101 S 27th St	Old National Bank	Mail Stop ONP-007B, PO Box 718, Evansville, IN, 47705	$1,036,500	$1,037	$1,036.50
BID #1	6689000012	5505 S 27th St	JMR Properties IV, LLC	5505 S. 27th St., Greenfield, WI, 53221	$3,621,700	$3,622	$1,500.00
BID #1 Total							**$48,448.80**
BID #2	6919841016	6205 S 27th St	College Venture JV	c/o ICAP Dev. LLC, 1830 N. Hubbard St. # 700, Milw., WI, 53212	$4,971,300	$4,971	$1,500.00
BID #2	6919841017	6245 S 27th St	PH 6269 S. 27th St. LLC	6737 W. Washington St. Ste 3440, West Allis, WI, 53214-5650	$1,498,900	$1,499	$1,498.90
BID #2	6919841007	6125 S 27th St	Romine's High Pockets Property LLC	13000 W. Ohio Dr., New Berlin, WI, 53151	$1,911,100	$1,911	$1,500.00
BID #2	6919841009	6133 S 27th St	ZAAE Properties LLC	6133 S. 27th St., Greenfield, WI, 53221	$5,401,100	$5,401	$1,500.00
BID #2	6919841014	6141 S 27th St	Write It Up Properties LLC	5505 S. 27th St., Milwaukee, WI, 53221	$5,578,100	$5,578	$1,500.00
BID #2	6919844001	6061 S 27th St	Michael G. Borchardt Family Trust	6063 S. 27th St, Greenfield, WI, 53221	$346,600	$347	$500.00
BID #2	6919993001	5981 S 27th St	Pahlvan LLC	5981 S. 27th St, Greenfield, WI, 53221	$626,500	$627	$626.50
BID #2	6919991001	S. 27th St.(land only)	Identical Eagles LLC	c/o R. McBride, 4068 S. 43rd St. #4, Greenfield, WI, 53220	$234,600	$235	$500.00
BID #2	6919993004	6001 S 27th St	Dura Services LLC	6001 S. 27th St, 1st Floor, Greenfield, WI, 53221	$327,900	$328	$500.00
BID #2	6919994002	5949 S 27th St	Pahlvan LLC	5981 S. 27 St., Greenfield, WI, 53221	$290,900	$291	$500.00
BID #2	6919995001	5945 S 27th St	Muhammad N. Choudry	8200 Manso Ave., Morton Grove, IL, 60053	$434,000	$434	$500.00
BID #2	6919999002	5909 S 27th St	Ali's Oil Co Inc	5909 S. 27th St., Greenfield, WI 53221	$1,191,100	$1,191	$1,191.10
BID #2 Total							**$11,816.50**
COMBINED TOTAL					**$99,910,900**		**$60,265.30**