

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, NOVEMBER 18, 2025

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:00 PM.

Present: Alderpersons Andrew Drzewiecki, Bruce Bailey, Karl Kastner, Shirley Saryan, Pamela Akers

Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Gina Vlach, City Planner

B. Opening Prayer

An opening prayer was given by Pastor Steve Rogers.

C. Pledge of Allegiance

D. Approval of the November 4, 2025 Common Council minutes

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

E. Mayor's Report

F. Aldermanic Reports

Alderperson Bailey presented the Tree Commission Report and spoke about planning Arbor Day and the number of trees planted next year.

G. Announcements

H. Citizen Commentary

Mayor Neitzke introduced Karim Guermi, who is a Public Affairs Specialist with the U.S. Small Business Administration. He spoke about his federal agency, FEMA, and how his agency helps those affected by the flooding. He talked about FEMA grants versus the loans that they offer, loan details, the application, amounts offered, rates, and repayment plans. They work with small businesses, homeowners, and renters. The application is on their website at SBA.gov. He provided materials to distribute.

I. Public Hearings

1. Public Hearing on a Special Use Permit for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009) (PC-10/14/25 Kastner)

The public hearing opened at 7:11 PM.

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

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

- a. Approve a Resolution for a Special Use Permit for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009) (PC-10/14/25 Kastner)
Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve agenda items I1a and I1b as presented. On a roll call vote, motion carried unanimously.
- b. Approve a Site Review for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009) (PC-10/14/25 Kastner)
Approved under agenda item I1a.

2. Public Hearing on a Special Use Permit for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003) (PC-10/14/25 Kastner)

The public hearing opened at 7:13 PM.

Mrs. Vlach presented the site information, employee information, description of business, hours of operation, parking, site improvements, and recommendations from the Plan Commission. Mrs. Vlach complimented the applicant for his communication and punctuality. There weren't any letters of objection or support received.

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to close the public hearing at 7:14 PM. Motion carried unanimously.

There was a discussion about the mutual cooperation between the applicant and the city.

- a. Approve a Resolution for a Special Use Permit for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003) (PC-10/14/25 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items I2a and I2b. On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003) (PC-10/14/25 Kastner)

Approved under agenda item I2a.

3. Public Hearing on the Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located on S. 92nd St. (no address) from Mixed Residential to Neighborhood Business/ Office (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys). (PC-10/14/25 Kastner)

The public hearing opened at 7:15 PM.

Mrs. Vlach presented the site information and zoning. She explained the two-step process, which is to update the Land Use Map from Mixed Residential to Neighborhood Business/Office and then to rezone it to match the Land Use Map. She spoke about the recommendations from the Plan Commission. There weren't any letters of objection or support received.

Mayor Neitzke said that it's part of the TID that is created in the area. It requires mixed uses. There is a small commercial component to the overall plan that was previously approved. This makes the TIF process go smoothly. He spoke about what might open there that offers products to residents.

Alderperson Bailey said he received a lot of calls about residents not wanting a restaurant or a service station. Mayor Neitzke said that the property size wouldn't support a drive-thru or even a sit-down and the service station wouldn't fit on this parcel. The zoning and Land Use Map and the size of the lot wouldn't permit those businesses. Alderperson Kastner added that there will be a bike trail that goes through it. Mayor Neitzke said that if people had questions, they could contact him, Mrs. Vlach, or Jeff Katz, director of Neighborhood Services. If there's an applicant, they will have to go through the formal public hearing and zoning process. There may be an amenity for the trail because the parcel is so small.

Motion by Alderperson Akers, seconded by Alderperson Kastner to close the public hearing at 7:22 PM. Motion carried unanimously.

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- a. Approve the Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located on S. 92nd St. (no address) from Mixed Residential to Neighborhood Business/ Office (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys. (PC-10/14/25 Kastner)
Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
 - b. Approve the Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located on S. 92nd St. (no address) from Planned Unit Development District #3 to C-2 Community Commercial District (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys. (PC-10/14/25 Kastner)
Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
4. Public Hearing on a Special Use Permit for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000) (PC-10/14/25 Kastner)

The public hearing opened at 7:24 PM.

Mrs. Vlach presented the site information, description of business, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There was one letter of objection and no letters of support to date.

Mayor Neitzke and Mrs. Vlach discussed that vitamins and alternative wellness products are a permitted use, as they're categorized as general merchandise because of what else is being sold. General merchandise is a special use.

Mayor Neitzke read the opposed email that was received: "We are responding from 4933 S 28th Street with our concerns regarding the proposal for 4969 S 27th Street. The current vape facility has lead to multiple pieces of debris [and] garbage being tossed along the road edge on Holmes. We would like to know what exactly will be sold at this new store. Does the general merchandise mean the same smoke [and] tobacco items currently being sold? While Holmes was shut down (it was shut down recently for a short period of time to see how that would work), the road was much cleaner from liquor bottles and smoke items, and it had very minimal traffic. We are concerned [about] what will happen to this area again with this new store going in. We would like more clarification on the type of wellness [and] general items the store will sell and if Holmes will be permanently closed. As of today, with the limited information presented to us, we are opposed to the change. Robert Rick and Kayla Wolf."

Motion by Alderperson Kastner, seconded by Alderperson Saryan to close the public hearing at 7:27 PM. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000) (PC-10/14/25 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Bailey to approve agenda items I4a and I4b as presented.

Under discussion, Alderperson Saryan and Mrs. Vlach discussed the items that would be sold.

Mayor Neitzke spoke about how vape stores are disappearing since limitations on selling disposable vapes have changed.

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Aldersperson Saryan and Mayor Neitzke spoke about the garbage and driving on Holmes Avenue. He said that there would be a survey going to everyone in that neighborhood with questions about the road closure. Once the surveys are returned, Council can decide about whether it should be permanently closed.

There was a discussion about other streets that go into subdivisions from 27th Street and the type of supplements that the applicant would be selling.

Mrs. Vlach said that this would bring him closer to compliance because it gives him the opportunity to sell products that are compliant with our code and that the original Special Use Permit will not be taken away for vapes and tobacco.

On a roll call vote, motion carried unanimously.

- b. Approve a Site Review for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing vape and tobacco business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000) (PC-10/14/25 Kastner)
Approved under agenda item I4a.

- 5. Public Hearing on a Special Use Permit for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000) (PC-10/14/25 Kastner)

The public hearing opened at 7:35 PM.

The applicant was present.

Mrs. Vlach presented the site information, number of employees, description of business, hours of operation, parking, site improvements, and recommendations from the Plan Commission. There weren't any letters of objection or support received.

Motion by Aldersperson Akers, seconded by Aldersperson Drzewiecki to close the public hearing. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000) (PC-10/14/25 Kastner)
Motion by Aldersperson Akers, seconded by Aldersperson Kastner to approve agenda items I5a and I5b. On a roll call vote, motion carried unanimously.
- b. Approve a Site Review for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000) (PC-10/14/25 Kastner)
Approved under agenda item I5a.

J. Old Business

- 1. Appointments to various committees and commissions:

- a. Mayor appointments, confirmed by Council:

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

K. New Business

- 1. Adopt a resolution approving settlement of the claim of Morgan A. Czaplewski. (Geary)

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

2. Approve application for a 2025-2026 Secondhand/Pawnbroker Article Dealer License received from TJC Group LLC, Christopher P Wall, Agent, for the property at 7477 W Layton Ave. (The Jewelry Center). Goergen)

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

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

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

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 Audio Workshop event on December 6, 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)

Motion by Alderperson Saryan, seconded by Alderperson Bailey to approve agenda items K4-K11. Motion carried unanimously.

5. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Snowball Shopping Event on December 12, 2025, from 12:00 PM to 9:00 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)

Approved under agenda item K4.

6. 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 Holiday Gift Wrapping Event on December 13, 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)

Approved under agenda item K4.

7. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Photos with Santa Day event on December 20, 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)

Approved under agenda item K4.

8. 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 Women's Workshop event on January 17, 2026, 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)

Approved under agenda item K4.

9. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Kill Winter Event on January 31, 2026, from 9:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to

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allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat.

125.07(3)(a)12. (Goergen)

Approved under agenda item K4.

10. 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 Whitnall High School Booster Fundraiser Event on February 14, 2026, from 9:00 AM to 9:00 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)

Approved under agenda item K4.

11. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at the Annual Daytona Beach Event on February 28, 2026, from 9:00 AM to 5:00 PM at 6221 W. Layton Ave. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Goergen)

Approved under agenda item K4.

12. Adopt an ordinance creating Section 8.33 of the City of Greenfield Municipal Code regarding the impoundment of vehicles used in reckless driving. (Geary)

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

Mayor Neitzke said that this is similar to the ordinance in Milwaukee and can be enforceable.

On a roll call vote, motion carried unanimously.

13. Request to approve the signing and acceptance of the State and Local Cybersecurity Grant Program (SLCGP) awarded to the City of Greenfield (Lemmers)

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

14. Approve a Special Use Review and Site Review for Autoplex, a general auto repair shop, to be located at 5454 W. Forest Home Ave., submitted by Patty Ortiz, d/b/a Autoplex MKE LLC (Tax Key No. 556-8985-001) (PC-11/11/25 Kastner)

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items K14-K16 and K18-K20.

Under discussion, there was confusion during the discussion regarding K20, so the motion was amended to take K20 separately. Alderperson Kastner and Drzewiecki concurred.

Motion by Alderperson Kastner, seconded by Alderperson Drzewiecki to approve agenda items K14-K16 and K18-K19.

On a roll call vote, motion carried unanimously.

Mayor Neitzke went to agenda item K20.

15. Approve a Special Use Review and Site Review for Dunali Pizza, a proposed limited-service restaurant, to be located at 4751 S. 76th St., submitted by Nuvpreet Chauhan, d/b/a Dunali Pizza (Tax Key No. 616-8996-001). (PC-11/11/25 Kastner)

Approved under agenda item K14.

16. Approve a Special Use Review and Site Review for Taquería Los 3 Carnales, a proposed full-service restaurant and food truck home base, to be located at 4555 W. Forest Home Ave., submitted by Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales (Tax Key No. 531-2001-000) (PC-11/11/25 Kastner)

Approved under agenda item K14.

17. Approve an application for a 2025-2026 Combination "Class B" Fermented Malt Beverage and Liquor Retailer's Licence for Taqueria Los 3 Carnales LLC, Sandra Lopez, Agent, for the property at 4555 W. Forest Home Ave. (Los 3 Carnales Restaurant & Bar). Beer and liquor will be sold at the bar and tables. Beer will be stored in the coolers behind the bar and liquor on shelves behind the bar. Beer and liquor is stored in the back storage room, records stored in the office located at 4555 W. Forest Home Ave. (Goergen)

The applicants were present.

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

Mayor Neitzke went to agenda item K21.

18. Approve a Certified Survey Map for a proposed lot line adjustment between 3380 S. 108th St. and 3260 S. 108th St., submitted by Jeanette Liesen, d/b/a LIL Holdings LLC and Michael Ratzburg, d/b/a raSmith (Tax Key Nos. 524-8978-003 and 524-8980-003) (PC-11/11/25 Kastner)

Approved under agenda item K14.

19. Approve Site, Landscaping, and Architectural Plans for proposed addition to Whitnall High School, located at 5000 S. 116th St., submitted by Todd Iverson, a representative for Whitnall School District, and Ryan Sands, d/b/a Bray Architects, Inc. (Tax Key No. 612-8978-007) (PC-11/11/25 Kastner)

Approved under agenda item K14.

20. Approve Site, Landscaping, and Architectural Plans for a proposed multi-tenant retail building, to be located at 4663 S. 51st St., submitted by Shayma Qasem, represented by Emad Nadi, d/b/a ETN Engineering (Tax Key No. 602-9976-001) (PC-11/11/25 Kastner)

Mayor Neitzke presented the plans. Mayor Neitzke and the architect discussed the dumpster enclosure location. Mayor Neitzke said that approval would be contingent on staff acceptance of the amended proposed dumpster location.

There was discussion about how close the neighboring properties are to the proposed building.

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

Under discussion, Mayor Neitzke stated that the architect worked diligently with the client to improve the facade and the exterior of the building to make it uniform with the surrounding neighborhood and functionality. The new proposed building fits on the site, has sufficient parking, and has a patio. Alderperson Kastner added that they are looking for family-friendly businesses that will coordinate with the park.

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

Mayor Neitzke added that there is a 25-foot buffer between the residential property, a grade differential, and a fence.

Mayor Neitzke circled back to agenda item K17.

21. Approve a Certified Survey Map for a proposed land division of a vacant parcel located on S. 92nd Street (no address), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys (Tax Key No. 607-9981-007) (PC-10/14/25 Kastner)

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

Alderperson Bailey and Mrs. Vlach discussed when the parcel would receive an address.

On a roll call vote, motion carried unanimously.

22. Decision for City of Greenfield to enter into engagement letter for independent legal counsel to represent and serve the Police and Fire Commission
Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
23. Discussion and decision to approve a Facility Use Agreement with The Ridge Community Church to provide a polling location for Wards 13-16 for 2026-2027 elections. (11/12/25 F&HR S. Saryan)
Motion by Alderperson Kastner, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
24. Discussion and decision to adopt a Resolution to move the polling location for Wards 13-16 from Whitnall High School, 5000 S. 116th Street, Greenfield, to The Ridge Community Church, 4500 S. 108th Street, Greenfield, for all elections in 2026-2027. (11/12/25 F&HR S. Saryan)
Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to approve. On a roll call vote, motion carried unanimously.
25. Discussion and decision to approve a vending machine agreement for City Hall with Bender Vending, LLC. (11/12/25 F&HR S. Saryan)
Motion by Alderperson Kastner, seconded by Alderperson Saryan to approve agenda items K25-K30 as presented. On a roll call vote, motion carried unanimously.

Mayor Neitzke said that there may be other locations in the city where a vending machine contract would be beneficial, and it wouldn't need to be revisited. In the event other vending machines were required throughout the city, the mayor had the authority to enter into an agreement as long as they were consistent with the terms and conditions of this contract. The proceeds will go to the Quality of Life Fund.
26. Decision to approve a resolution for the 2026 Non-Rep Resolution and Command Staff (11/12/25 F&HR S. Saryan)
Approved under agenda item K25.
27. Decision to amend the Employee Classification ordinance effective December 29, 2025 (11/12/25 F&HR S. Saryan)
Approved under agenda item K25.
28. Decision to memorialize the compensation package of the Municipal Judge (11/12/25 F&HR S. Saryan)
Approved under agenda item K25.
29. Approval of mileage reimbursements in the amount of \$612.64. (11/12/25 F&HR S. Saryan)
Approved under agenda item K25.
30. Approval of schedules of disbursements in the amount of \$1,661,134.36. (11/12/25 F&HR S. Saryan)
Approved under agenda item K25.

L. Items for future agenda

M. Adjourn

Motion by Alderperson Akers, seconded by Alderperson Drzewiecki to adjourn at 7:57 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 11/24/2025

SIGN UP SHEET
CITIZEN COMMENTARY OF COMMON COUNCIL AGENDA

TO OPERATE IN AN ORDERLY AND EFFECTIVE FASHION, THE COMMON COUNCIL IS GOVERNED BY RULES THAT ESTABLISH CLEAR PROCEDURES FOR TONIGHT'S MEETING.

SPEAKING BEFORE THE COMMON COUNCIL IS A PRIVILEGE AFFORDED UNDER THE RULES. THE COMMON COUNCIL BY ITS RULES, HAS ALLOTTED 30 MINUTES FOR CITIZEN COMMENTARY. WE ASK THAT ANYONE WISHING TO SPEAK BE RESPECTFUL AND COURTEOUS. THREATENING, DEMEANING, INSULTING, DISRUPTIVE AND DISRESPECTFUL COMMENTS AND/OR ACTIONS DURING THE MEETING WILL NOT BE TOLERATED AND THE INDIVIDUAL RESPONSIBLE WILL BE RULED OUT OF ORDER. WHEN ADDRESSING THE COMMON COUNCIL, STATE YOUR NAME AND ADDRESS FOR THE RECORD AND DIRECT ALL REMARKS TO THE COUNCIL.

THANK YOU FOR YOUR COOPERATION.

- | | <u>Name</u> | <u>Address</u> |
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| 1. | Karim Gwermi | SBA (U.S. Small Business Administration) |
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ORDINANCE NO. 3095

Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive plan for a portion of the property located on S. 92nd St. (no address) from Mixed Residential to Neighborhood Business/ Office (Tax Key No. 607-9981-007), submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys

WHEREAS, the City has prepared the Land Use Map Amendment pursuant to Wis. Stat. § 66.1001; and,

WHEREAS, the planning process for the Land Use Map Amendment was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the plan in compliance with Sec. 66.1001 of the Wisconsin Statutes; and,

WHEREAS, on October 11, 2025, the City of Greenfield Plan Commission by majority vote recommended that the Common Council approve an ordinance for the subject Land Use Map Amendment to the City of Greenfield Comprehensive Plan in compliance with the requirements of Sec. 66.1001(4)(b) of Wisconsin Statutes; and,

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing on November 18, 2025, upon a proposal to amend the Land Use Map to the City of Greenfield Comprehensive Plan; and,

WHEREAS, notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least thirty (30) days has expired after the last publication before said hearing, as required by State Statutes; and,

WHEREAS, following the Public Hearing and upon consideration of the Plan Commission's recommendation, and all public comment received at the hearing, the Common Council finds that the proposed amendment furthers the coordinated, adjusted and harmonious development of the City which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I. The Greenfield Common Council, does by enactment of this ordinance, pursuant to Sec. 66.1001(4) of the Wisconsin Statutes, formally adopt the subject Land Use Map Amendment to the City of Greenfield Comprehensive Plan to redesignate the Future Land Use Map within the City's Comprehensive Plan (Chapter Three: Land Use) Mixed Residential to Neighborhood Business/ Office (no address) Greenfield, Milwaukee County, Wisconsin, (map attached as Exhibit A hereto and incorporated herein by reference) more particularly described as follows:

Part of Lot 2 of Certified Survey Map No. 9439, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Bounded and described as follows.

Commencing at the Northeast corner of the Southeast 1/4 of said Section; thence South 00°26'39" East along the East line of said 1/4 Section a distance of 691.13 feet to a point; thence South 88°17'01" West 55.01 feet to a point on the West line of South 92nd Street; thence South 00°26'39" East along said West line 597.15 to the point of beginning of lands hereinafter described; thence South 00°26'39" East along said West line 130.66 feet to a point on the North line of Parcel 1 of Certified Survey Map No. 4949; thence South 88°15'17" West along said North line 243.80 feet to a point thence North 00°00'00" East 123.38 feet to a point; thence North 90°00'00" East 128.14 feet to a point; thence North 80°49'10" East 90.91 feet to a point; thence North 89°33'21" East 24.78 feet to a point on the West line of South 92nd Street and the point of beginning.

No Tax Key Number assigned.

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 18th day of November, 2025.

APPROVED:

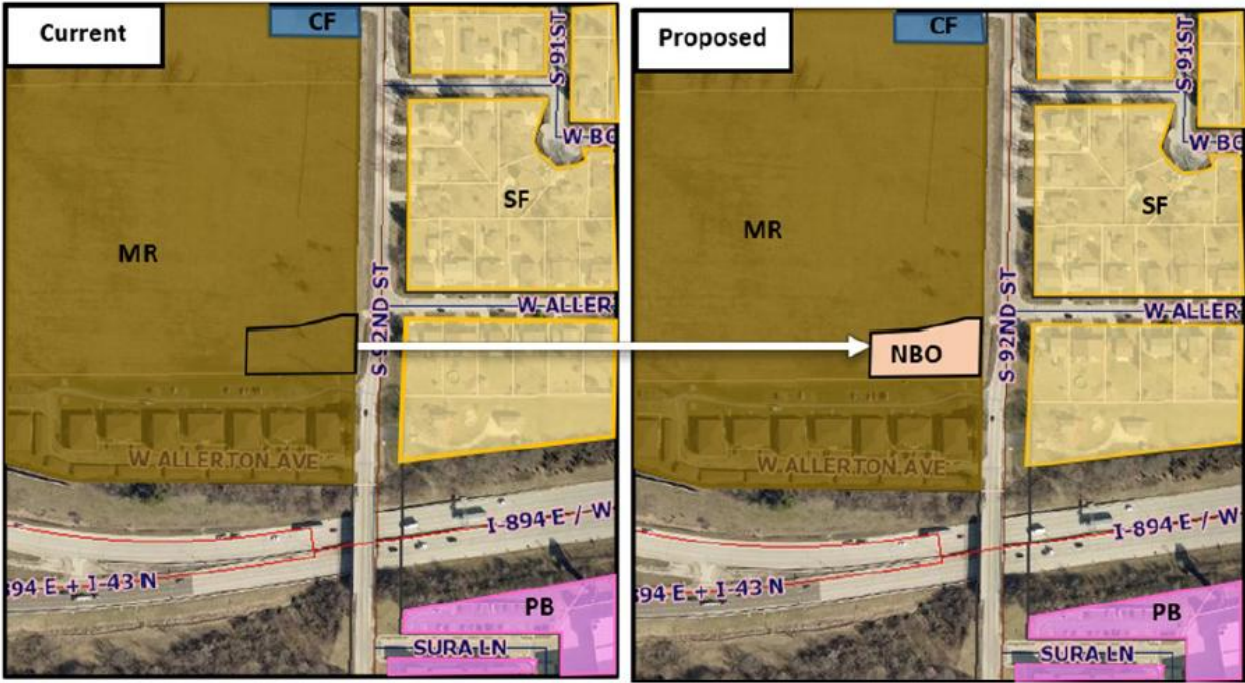
Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

Exhibit A: Land Use Map



ORDINANCE NO. 3096

Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located on S. 92nd St. (no address) from Planned Unit Development District #3 to C-2 Community Commercial District, submitted by Scott Yauck, d/b/a Cobalt Partners and Devin Bailey, d/b/a Chaput Land Surveys. (Tax Key No. 607-9981-007)

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 18th day of November 2025, at 7:00 p.m. or soon thereafter, upon a proposal to rezone a portion of the property located on S. 92nd St. from PUD 3 - Planned Unit Development #3 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 PUD 3 – Planned Development District #3 to C-2 Community Commercial District to-wit:

Part of Lot 2 of Certified Survey Map No. 9439, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Bounded and described as follows.

Commencing at the Northeast corner of the Southeast 1/4 of said Section; thence South 00°26'39" East along the East line of said 1/4 Section a distance of 691.13 feet to a point; thence South 88°17'01" West 55.01 feet to a point on the West line of South 92nd Street; thence South 00°26'39" East along said West line 597.15 to the point of beginning of lands hereinafter described; thence South 00°26'39" East along said West line 130.66 feet to a point on the North line of Parcel 1 of Certified Survey Map No. 4949; thence South 88°15'17" West along said North line 243.80 feet to a point thence North 00°00'00" East 123.38 feet to a point; thence North 90°00'00" East 128.14 feet to a point; thence North 80°49'10" East 90.91 feet to a point; thence North 89°33'21" East 24.78 feet to a point on the West line of South 92nd Street and the point of beginning.

Said land contains approximately 30,123 square feet, or 0.69 acres of land, more or less, and is located at:

S. 92nd St. (no address or Tax Key Number assigned)

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 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

ORDINANCE NO: 3097

AN ORDINANCE CREATING SECTION 8.33 OF THE CITY OF GREENFIELD MUNICIPAL CODE
REGARDING THE IMPOUNDMENT OF VEHICLES USED IN RECKLESS DRIVING.

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

PART I. Section 8.33 of the Municipal Code is hereby created to read as follows:

“8.33 - Impoundment of vehicles for reckless driving.

- (1) *Law enforcement officers authorized.* Per 349.115, Stats., city police officers are authorized, at their discretion, to impound any vehicle used in the commission of a violation of Wis. Stat. § 346.62, or a local ordinance in strict conformity with Wis. Stat. § 346.62, at the time of issuing a citation or making an arrest for the offense.
- (2) *Length of impoundment.* The vehicle can be impounded until the reasonable costs of impounding the vehicle, including towing or other transportation costs and storage costs, and until any outstanding fines or forfeitures owed by the owner of the vehicle are fully paid. After payment of the above listed costs and fine or forfeiture amounts, the vehicle shall be returned to its owner.
- (3) *Identification of Stolen Vehicles.* Upon impounding a vehicle under sub. (1), a police officer shall make a reasonable effort to determine if the vehicle has been reported as stolen. If the officer determines that the vehicle has been reported as stolen, the officer or police department shall make a reasonable attempt to contact the vehicle owner. Notwithstanding sub. (2), the political subdivision shall return to its owner a vehicle reported as stolen and impounded under sub. (1) without the payment of a fee or charge. If a vehicle reported as stolen remains unclaimed for more than 60 days after impoundment, the city may dispose of the vehicle following the same procedure as provided for disposing of an abandoned vehicle under Wis. Stat. § 342.40.
- (4) *Disposal.* If the vehicle remains impounded and is unclaimed after 90 days after the disposition of the charge for which the vehicle was impounded, the vehicle may be disposed of in the same manner provided in Wis. Stat. § 342.40 for disposing of an abandoned vehicle.”

PART II. 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 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 3098

ORDINANCE AMENDING THE CITY OF GREENFIELD EMPLOYEE CLASSIFICATIONS

WHEREAS, the Common Council has previously adopted an Employee Classification, which was most recently amended by Ordinance No. 3069; and

WHEREAS, the Common Council wishes to amend the Classification Part V, effective December 29, 2025;

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

PART I. REGULAR EMPLOYEES: Regular employees are defined as employees that work forty (40) hours or more per week. Employees within this classification receive benefits pursuant to the governing ordinance or contract. Employees will be Civil Service or contract employees.

PART II. CONTRACT POSITIONS: Employees may be issued individual employment agreements, such as Department Heads, Managers, and/or Supervisors. Individual employment agreements shall specify work schedules, salary and benefits.

PART III. PART-TIME EMPLOYEES: Regular part-time employees are defined as employees that work ten (10) hours or more per week, but on average less than twenty-eight (28) hours per week. Employees within this classification receive limited benefits pursuant to the governing ordinance or salary resolution. Employees are not eligible for benefits; except those employees who meet eligibility for participation through the Wisconsin Retirement System as set forth by the Department of Employee Trust Funds.

PART IV. STUDENT INTERNS: Student interns are defined as interns who are also actively pursuing higher education in the area of their employment within the City. Student interns will be hired for a limited period of time for specific projects or jobs. Student interns may not be used to fill in for regular part-time and regular employee vacancies or absences.

The range of pay shall be prevailing minimum wage to \$12.00 per hour, except for special programs, as determined by the Director of Human Resources. There is no residency requirement. No other benefits contained in this Ordinance shall apply unless required by state or federal law.

PART V. NON-CLERICAL, PARK AND RECREATION EMPLOYEES: Park and Recreation employees will be generally hired for a limited period of time to work in City park and recreational facilities and should not exceed 600/1,200 hours per year without approval of the Human Resources Director. Seasonal Park and Recreation employees are exempt from the Civil Service and residency requirement.

Park and Recreation employees are not eligible for benefits; except those employees who meet eligibility for participation through the Wisconsin Retirement System as set forth by the Department of Employee Trust Funds.

The following is the wage schedule:

Position	Minimum	Maximum
Instructor I		
Leader I	\$11.00	\$12.00
Leader II	\$12.50	\$18.00
Coaches	\$11.00	\$17.00
Lifeguards	\$15.00	\$20.00
Special Events Assistant	\$11.00	\$20.00
Concession Staff	\$12.50	\$17.00
Admission Staff	\$12.50	\$20.00
Adult Sports Coordinator	\$11.00	\$18.00
Aquatic Site Coordinator	\$16.50	\$21.00
Site Coordinators	\$14.00	\$19.00
(Kids Connection, Summer Playgrounds, Enrichment)		
Parks Workers		
Parks Workers I	\$15.00	\$16.00
Parks Workers II	\$17.00	\$20.00
Instructor II		
Water Safety Instructors	\$16.00	\$21.50
Lifeguard Instructors	\$19.00	\$25.00
Recreation Assistant Coordinators	\$16.00	\$23.00
Instructor III		
Enrichment Instructor	\$20.00	\$25.00
Safety Instructor	\$19.00	\$25.00
Sports Camp Lead	\$18.00	\$25.00
Aquatic Instructor Trainer	\$23.00	\$30.00
Fitness Instructor	\$18.00	\$24.00
Event Specialist	\$20.00	\$28.00
Adult Sports Officials	\$25.00	\$33.00
Personal Trainers	\$22.00	\$30.00

PART VI. NON-CLERICAL, SEASONAL WORKER EMPLOYEES: Division of Public Works employees will be generally hired for a limited period of time to work in City assisting Public Works with a variety of tasks and should not exceed 600/1200 hours per year without approval of the Human Resources Director. Seasonal Division of Public Works employees are exempt from the Civil Service and residency requirement.

Division of Public Works employees are not eligible for benefits; except those employees who meet eligibility for participation through the Wisconsin Retirement System as set forth by the Department of Employee Trust Funds.

The following is the wage schedule:

Position	Minimum	Maximum
Seasonal Workers	\$16.00	\$18.00

PART VII. SEASONAL/CASUAL EMPLOYEES: Seasonal and casual employees will be hired for a limited period of time, less than 600 hours per year, to handle temporary or unusual increases in workload.

The starting rate of pay shall range from the state or federal minimum wage per hour to a maximum of \$16.00 per hour. The starting rate of pay will depend upon the employee's prior experience and the nature of the work to be performed. Due to the limited term of these employees, it is not anticipated that they would receive pay increases. There is no Civil Service requirement and no residency requirement. Employees are not eligible for benefits nor are they covered under the Wisconsin Retirement System.

PART VIII. TEMPORARY EMPLOYEES: Temporary employees are at-will employees and may be terminated at any time. Temporary employees will be hired to fill a specific vacancy for a limited period of time.

Temporary employees are paid in accordance with the appropriate starting rate of the position. Temporary clerical help shall be paid up to \$16.00/hour when used as fill in for vacations and sick leave, except those temporaries contracted through an employment agency, or those who were previously employed and can perform the functions of the job. Previously employed temporaries who can perform the functions of the job to which they are assigned may be paid a salary up to the minimum rate of the job if recommended by the Department Head and approved by the Director of Human Resources. Temporary employees are not eligible for fringe benefits. There is no Civil Service requirement and no residency requirement. No Department shall engage or hire a temporary employee without notification of, and approval by, the Human Resources Department.

PART IX. Hours of work for any of the above categories should not exceed the 600/1,200 hour limit without the approval of the Director of Human Resources. Employees must not meet eligibility for participation in the Wisconsin Retirement System.

PART X. All Department Heads are required to go through the Director of Human Resources or their appropriate Board/Commission to determine all new employees' hiring rate of pay and job classification. In cases of unexpected emergencies, only the Mayor may approve such hirings. Employees failing to follow this procedure will be subject to discipline up to and including termination.

PART XI. All employees covered herein are at-will employees and may be terminated at any time, except as may be required by the governing ordinance or contract. Nothing herein shall supersede any relevant salary resolution.

PART XII. All Ordinances or past provisions including rates of pay regarding employee classifications are hereby repealed if they are contrary to this Ordinance. Department Heads not complying with this procedure shall be subject to discipline up to and including termination.

PART XIII. 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 XIV: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART XV: 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 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4091

Special Use Permit for Comfort Cove, a proposed personal wellness service and massage parlor, located at 5170 S. 76th St., Suite 504., submitted by Jalisia Williams, d/b/a Comfort Cove (Tax Key No. 650-8998-009)

WHEREAS, Jalisia Williams, d/b/a Comfort Cove, 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 Comfort Cove, a proposed personal wellness service and massage parlor, to be located at 5170 S. 76th St., Suite 504; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 18, 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, Jalisia Williams, d/b/a Comfort Cove, resides at 1112 S. 58th St., West Allis, WI 53214.
2. The applicant will rent a portion of the building owned by BR of Wisconsin LLC, P. O. Box 13125, Milwaukee, WI 53213.
3. Comfort Cove will occupy approximately 120 sq. ft. of the multi-tenant commercial building ("My Salon Suites") located at 5170 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 6117, being a part of the Southwest ¼ Section 27, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 650-8998-009

Said land being located at 5170 S. 76th St.

4. The applicant is proposing to establish a personal wellness service and massage parlor within the multi-tenant commercial building.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits personal wellness services and massage parlors as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the S. 76th St. corridor that is developed for commercial uses. Properties to the north, west, east, and 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 Jalisia Williams, d/b/a Comfort Cove to establish Comfort Cove, a proposed personal wellness service and massage parlor, to be located at 5170 S. 76th St. Suite 504, be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on October 14, 2025 and by the Common Council on November 18, 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 Comfort Cove will be 9:00am to 5:00pm, Sunday through Tuesday.
4. Off-Street Parking. A total of 3 off-street parking stalls are required for Comfort Cove. The entire multi-tenant commercial building requires a total of 104 off-street parking spaces. The property will provide 47 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.

Jalisia Williams, d/b/a Comfort Cove

Provided to applicant on the

_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4092

Special Use Permit for Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, located at 11019 W. Layton Ave., submitted by Christopher Schvetz, d/b/a Helping Hands Community, LLC (Tax Key No. 612-8992-003)

WHEREAS, Christopher Schvetz, d/b/a Helping Hands Community, 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 Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, to be located at 11019 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 18, 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, Christopher Schvetz, d/b/a Helping Hands Community, resides at 164 W. State St., Burlington, WI 53105.
2. The applicant will rent a portion of the multi-tenant commercial building owned by JFK Enterprises LLC, 669 Kettle Ridge, Colgate WI 53017.
3. Helping Hands Community Adult Day Program will occupy approximately 2,500 sq. ft. of the multi-tenant commercial building located at 11019 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3957, including easement, all being a part of the Northeast ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 612-8992-003

Said land being located at 11015-11019 W. Layton Ave.

4. The applicant is proposing to establish a service for the elderly and persons with disabilities 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 services for the elderly and persons with disabilities as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for commercial and residential uses. Properties to the north and west are developed for residential uses. Properties to the west, east, and 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 Christopher Schvetz, d/b/a Helping Hands Community to establish Helping Hands Community Adult Day Program, a proposed service for the elderly and persons with disabilities, to be located at 11019 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 October 14, 2025 and by the Common Council on November 18, 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 Helping Hands Community Adult Day Program will be 8:00am to 3:00pm, Monday through Friday.
4. Off-Street Parking. A total of 14 off-street parking stalls are required for Helping Hands Community. The entire multi-tenant commercial building requires a total of 79 off-street parking spaces. The property will provide 47 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 splay 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.

Christopher Schvetz, d/b/a Helping Hands Community

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4093

Special Use Permit for a proposed health supplement store and a general merchandise store at Wellness Stores, an existing business, located at 4969 S. 27th St., submitted by Ra'ed Atshan, d/b/a VCT in Greenfield (Tax Key No. 622-0006-000)

WHEREAS, Ra'ed Atshan, d/b/a VCT in Greenfield, 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 add health supplement and general merchandise retail sales within Wellness Stores, an existing business located at 4969 S. 27th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 18, 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, Ra'ed Atshan, d/b/a VCT in Greenfield, currently operates a business at 4969 S. 27th St., Greenfield, WI 53221.
2. The property is owned by Agya P. Sidhu, 5530 S. 92nd St., Hales Corners, WI 53130.
3. Wellness Stores will occupy the entirety of the approximately 4,000 sq. ft. of the commercial building located at 4969 S. 27th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 6 in Block 1 and vacant street adjacent on the East in Van Dyke Brothers Subdivision, being Subdivision of a part of the South 1/2 of the Northeast 1/4 of Section 25, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 622-0006-000.

Said land being located at 4969 S. 27th St.

4. The applicant is proposing to add health supplement and general merchandise retail sales to the existing Wellness Stores business.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits health supplements and general merchandise retail sales as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the S. 27th St. corridor that is developed for commercial uses. Properties to the north, south, and east are developed as commercial. Properties to the west are developed as residential.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Ra'ed Atshan, d/b/a VCT in Greenfield to add health supplement and general merchandise retail sales to Wellness Stores, an existing business located at 4969 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 October 14, 2025 and by the Common Council on November 18, 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 Wellness Stores will be 8:00am to 10:00pm, daily.
4. Off-Street Parking. A total of 20 off-street parking stalls are required for Wellness Stores. The property will provide 17 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.

Ra'ed Atshan, d/b/a VCT in Greenfield

Provided to applicant on the

_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4094

Special Use Permit for Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St., submitted by Jiayin Weng, d/b/a Yummy Bowl (Tax Key No. 604-9972-000)

WHEREAS, Jiayin Weng, d/b/a Yummy Bowl, 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 Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on November 18, 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, Jiayin Weng, d/b/a Yummy Bowl, resides at 1331 W. Windhill Dr., Palatine, IL 60067.
2. The applicant will rent the commercial building owned by CSM Family Holdings LLC, 500 Washington Ave. S. Suite 3000, Minneapolis, MN 55415.
3. Yummy Bowl will occupy the entirety of the approximately 5,300 sq. ft. of the commercial building located at 4638 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Southwest 1/4 of Section 22, 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 in the South line of said 1/4 Section, 335 feet West of the Southeast corner of said 1/4 Section; thence North 872.87 feet to a point; thence South 88°07' West, 869.82 feet to the point of beginning of lands to be described; thence Westerly 121.27 feet to a point on the centerline of South 72nd Street; thence Northerly on and along said centerline, 145.06 feet to a point; thence Easterly 117.01 feet to a point; thence Southerly 125 feet to the point of beginning. Excepting therefrom the westerly 30 feet and the southerly 30 feet for public street purposes.

Tax Key No. 604-9972-000.

Said land being located at 4638 S. 76th St.

4. The applicant is proposing to establish a full-service restaurant withing the existing commercial building.

5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits full-service restaurants as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along the S. 76th St. corridor that is developed for commercial uses. Properties to the north, south, and west are developed as commercial. Properties to the east are developed as multi-family residential.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Jiayin Weng, d/b/a Yummy Bowl to establish Yummy Bowl, a proposed full-service restaurant, to be located at 4638 S. 76th 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 October 14, 2025 and by the Common Council on November 18, 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 Yummy Bowl are 10:30am to 9:30pm, Monday through Thursday, 10:30am to 10:00pm, Friday and Saturday, and 11:00am to 9:00pm Sunday.
4. Off-Street Parking. A total of 80 off-street parking stalls are required for Yummy Bowl. The property will provide 130 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.

Jiayin Weng, d/b/a Yummy Bowl

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

COMMON COUNCIL OF THE
CITY OF GREENFIELD

RESOLUTION NO. 4095

A RESOLUTION APPROVING SETTLEMENT OF THE CLAIM OF MORGAN A.
CZAPLEWSKI

WHEREAS, the Claimant, Morgan A. Czaplewski, submitted a claim with the City on or about October 31, 2025; and,

WHEREAS, the Claimant alleged that, on or about July 16, 2025, her camper, which was then legally parked in the 3400 block of W. Alvina Avenue, in the City of Greenfield, was struck and damaged by a lawn mower being operated by a City employee; and,

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommends that, without admitting any negligence, the Common Council approve a settlement of the claim for \$835.00; and,

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

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield, that a settlement of the claim filed by Morgan A. Czaplewski, received on October 31, 2025, and relating to a loss allegedly occurring on July 16, 2025, is hereby approved in an amount of **\$835.00**; and,

BE IT FURTHER RESOLVED that this settlement is in full and final satisfaction of all claims and damages Morgan A. Czaplewski, and anyone claiming through her, may have relating in any way to the incident, whether known or unknown, including without limitation, any and all property damage, injury, medical bills, property damage, pain, and suffering; and,

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the settlement amount upon receipt of a signed release of claims from the claimant.

Approved:

Michael J. Neitzke, Mayor

Date Approved:

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 18th day of November, 2025.

Jennifer Goergen, City Clerk

RESOLUTION NO. 4096

Special Use Permit for Autoplex, a general auto repair shop, to be located at 5454 W. Forest Home Ave., submitted by Patty Ortiz, d/b/a Autoplex MKE LLC (Tax Key No. 556-8985-001)

WHEREAS, Patty Ortiz, d/b/a Autoplex MKE LLC duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to approve Autoplex, a general auto repair shop, to be located at 5454 W. Forest Home Ave.; and,

WHEREAS, after due notice, the application was placed on the agenda for the Common Council meeting on November 18, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Patty Ortiz, d/b/a Autoplex MKE LLC, has a business located at 5130 W. Forest Home Ave., Milwaukee WI 53219.
2. The applicant owns the property.
3. Autoplex will occupy both buildings on the property located at 5454 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 2325, being a part of the Southwest 1/4 of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Excepting that part lying within the City of Milwaukee.

Tax Key No. 556-8985-001.

Said land being located at 5454 W. Forest Home Ave.

4. The applicant is seeking approval to operate Autoplex, a general auto repair shop, within the two existing commercial buildings.
5. The aforesaid premises are zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits general auto repair shops 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. The properties to the east and west 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 Patty Ortiz, d/b/a Autoplex MKE LLC, to establish Autoplex, a general auto repair shop, to be located at 5454 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 November 11, 2025 and by the Common Council on November 18, 2025. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to any required building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Autoplex will be 8:00am to 7:00pm, daily.
4. Off-Street Parking. A total of 32 off-street parking stalls are required for Autoplex. The property will provide 28 off-street parking stalls. Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.

14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.

15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.

B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting

following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Patty Ortiz, d/b/a Autoplex MKE 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 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4097

Special Use Permit for Dunali Pizza, a proposed limited-service restaurant to be located at 4751 S. 76th St., submitted by Nuvpreet Chauhan, d/b/a Dunali Pizza (Tax Key No. 616-8996-001).

WHEREAS, Nuvpreet Chauhan, d/b/a Dunali Pizza, 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 operate Dunali Pizza, a proposed limited-service restaurant, located at 4751 S. 76th St.; and,

WHEREAS, after due notice, the application was placed on the agenda for the Common Council meeting on November 18, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the meeting and the following pertinent facts noted:

1. The applicant, Nuvpreet Chauhan, d/b/a Dunali Pizza, resides at 2668 W. Maple Leaf Ln., Apt 106, Oak Creek WI 53154.
2. The applicant will rent a portion of the multi-tenant property owned by 4739 S 76th LLC, 833 N. Jefferson St., Milwaukee, WI 53202.
3. Dunali Pizza will occupy approximately 2,000 sq. ft. of space within the multi-tenant commercial building located at 4739 S. 76th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northeast $\frac{1}{4}$ of Section 28, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at a point 470 feet West of and 360.30 feet South of the Northeast $\frac{1}{4}$ of said $\frac{1}{4}$ Section; thence North, 92 feet to a point; thence East, 160 feet to a point; thence South, 21 feet to a point; thence East, 88 feet to a point; thence North, 21 feet; thence East to the East line of said $\frac{1}{4}$ Section; thence South along said $\frac{1}{4}$ Section line, 167 feet to a point; thence West, 470 feet to a point; thence North, 75 feet to the point of beginning. Excepting therefrom the East 60 feet for public street purposes.

Tax Key No. 616-8996-001

Said land being located at 4739-4751 S. 76th St.

4. The applicant is proposing to establish a limited-service restaurant within the existing multi-tenant commercial building.

5. The aforesaid premises are zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits limited-service restaurants as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along S. 76th St. that is developed for commercial uses. Properties to the east, south, west, and north are developed for commercial use.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of Nuvpreet Chauhan, d/b/a Dunali Pizza, to establish Dunali Pizza, a proposed limited-service restaurant, to be located at 4751 S. 76th 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 November 11, 2025 and by the Common Council on November 18, 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 Dunali Pizza will be 11:00am to 12:00am (midnight), daily.
4. Off-Street Parking. A total of 10 off-street parking stalls are required for Dunali Pizza. The entire multi-tenant commercial building requires a total of 53 off-street parking spaces. The property will provide 96 off-street parking stalls.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation

thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splay 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.

Nuvpreet Chauhan, d/b/a Dunali Pizza

Provided to applicant on the
_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4098

Special Use Permit for Taquería Los 3 Carnales, a proposed full-service restaurant and food truck home base, to be located at 4555 W. Forest Home Ave., submitted by Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales (Tax Key No. 531-2001-000)

WHEREAS, Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales, 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 Taquería Los 3 Carnales, a proposed full-service restaurant and food truck home base, located at 4555 W. Forest Home Ave.; and,

WHEREAS, after due notice, the application was placed on the agenda for the Common Council meeting on November 18, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers; and,

WHEREAS, the Common Council, having carefully considered the evidence presented at the public hearing and the following pertinent facts noted:

1. The applicant, Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales, resides at 2489 S. 5th Pl., Milwaukee WI 53207.

2. The property is owned by SCF RC Funding I, LLC, located at 47 Hulfish St., Suite 200, Princeton NJ 08542.

3. Taquería Los 3 Carnales will occupy the entirety of the 2,500 sq. ft. commercial building located at 4555 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 9506, being a part of the Northeast 1/4 of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin. Tax Key No. 531-2001-000.

Said land being located at 4555 W. Forest Home Ave.

4. The applicant is proposing to establish a full-service restaurant and 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 full-service restaurants and mobile food services as Special Uses, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along the W. Forest Home. Ave. corridor that is developed for commercial uses. Properties to the north, east, and west are developed for commercial uses. Properties to the south 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 Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales, to establish Taquería Los 3 Carnales, a full-service restaurant and food truck home base, located at 4555 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 November 11, 2025 and by the Common Council on November 18, 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 Taquería Los 3 Carnales, will be 7:00am to 11:00pm, daily.
4. Off-Street Parking. A total of 25 parking spaces are required. 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-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit. An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:
 - A. The applicant requesting the extension shall complete a planning application available from the Community Development Division and shall submit a \$350.00 special use permit review/amendment fee.
 - B. A written explanation for the extension of time shall accompany the planning application along with a timeline/schedule for obtaining necessary permits, zoning, state and municipal approvals and a target date for construction start;

C. The request for extension shall be submitted within sixty (60) days of the expiration of the special use permit;

D. The extension, if granted, shall be valid for a period of six (6) months. If no building permit has been issued and construction has not commenced within six (6) months from and after the extension has been granted, the special use shall become null and void.

17. Miscellaneous.

A. Applicants are advised that the foregoing conditions are reasonably necessary to protect the public interest and to secure compliance with the standards and requirements specified in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code; that the issuance of the special use is expressly subject to compliance with said conditions.

B. The use, as granted herein, is subject to applicants' compliance with all other state and local laws and regulations which may be applicable to the proposed use of the real estate in question.

C. The special use, as granted herein, shall run with the land and benefit and restrict all future owners and occupants of the property, unless the use shall lapse or be terminated and the use will not be altered or extended (including structural alterations and/or additions) without the approval of the Common Council, following public hearing, all as provided in Sec. 21.04.0603 and Sec. 21.08.0103 of the Municipal Code.

18. Lapse. If the applicant does not meet all of the terms and conditions set forth in this grant of a special use within one year of the granting thereof, then the Special Use Permit shall lapse and become null and void and the applicant shall forfeit any right to use the property as conferred by the Special Use Permit. The failure of the applicant to meet the terms and conditions of the Special Use Permit shall subject the permit to being declared void by the Common Council after notice to the applicant and a hearing before the Common Council. Upon a finding by the Common Council on the matter, the applicant and/or any interested person may make comments regarding the matter to the Common Council prior to the Common Council's next regular meeting following the hearing recommendation. Upon the Common Council's finding that the Special Use Permit has lapsed and become void, the applicant shall cease all operations at the property.

19. Termination of Special Use. If the person or entity granted the special use violates, allows or suffers the violation of the ordinances of the City of Greenfield, the State of Wisconsin or the United States on the premises covered by the special use, then the special use may be terminated.

20. Acknowledgement. That the applicants sign an acknowledgment that he/she/they has/have received these terms and conditions and will abide by them.

The undersigned applicant agrees to the terms and conditions and has agreed that the grant of the Special Use Permit is conditioned on meeting the terms and conditions of this resolution.

Alfredo Cardenas Zapot, d/b/a Taquería Los 3 Carnales

Provided to applicant on the

_____ day of _____, 2025

City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 4099

RESOLUTION TO
MOVE THE POLLING LOCATION FOR WARDS 13, 14, 15 AND 16
FROM WHITNALL HIGH SCHOOL, 5000 S. 116TH STREET IN GREENFIELD
TO THE RIDGE COMMUNITY CHURCH, 4500 S. 108TH STREET IN GREENFIELD
FOR ALL ELECTIONS IN 2026 AND 2027

WHEREAS, pursuant to Section 5.25 (3) polling places shall be established for each election at least thirty (30) days before the election; and

WHEREAS, the usual polling location for Wards 13, 14, 15 and 16 is Whitnall High School; and

WHEREAS, Whitnall High School cannot be used for a polling location during construction in 2026 and 2027; and

WHEREAS, the City needs a temporary polling location for Wards 13, 14, 15 and 16 for 2026 and 2027 elections; and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield that the polling location for Wards 13, 14, 15 and 16, for 2026 and 2027 elections, will be The Ridge Community Church, 4500 S. 108th St, Greenfield, WI 53228.

BE IT FURTHER RESOLVED, the City Clerk is directed to notify registered voters of the above-named wards.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

PART I. The wages and salaries of the following officers and employees shall be as follows:

Effective 1/1/2026	START (hrly)	1 YEAR (hrly)	2 YEAR (hrly)	3 YEAR (hrly)	4 YEAR (hrly)
ADMINISTRATIVE ASSISTANT	29.99	31.05	32.15	33.28	34.44
CIB ADMINISTRATIVE SPECIALIST	32.24	33.36	34.53	35.73	36.99
CLERK SPECIALIST	26.59	27.05	27.55	28.06	28.55
COURT CLERK, ASSISTANT	24.93	25.37	25.82	26.29	26.79
COURT CLERK	26.59	27.05	27.55	28.06	28.55
DEPUTY CITY CLERK	33.73	34.91	36.12	37.40	38.71
EMERGENCY DISPATCHER	29.94	30.99	32.07	33.20	34.36
ENGINEERING SPECIALIST	29.99	31.05	32.15	33.28	34.44
FABRICATOR/MECHANIC	32.74	33.88	35.07	36.29	37.55
FINANCE SPECIALIST	29.99	31.05	32.15	33.28	34.44
GRAPHICS/CLERK TYPIST	26.59	27.05	27.55	28.06	28.55
LABORER (NON-CDL, STARTING RATE ONLY)	23.68				
LABORER	24.68	25.53	26.44		
LEAD FABRICATOR MECHANIC	38.99	40.35	41.76	43.21	44.72
LIBRARY BUSINESS MANAGER	19.48	20.16	20.86	21.60	22.35
LIBRARIAN, CHILDREN'S	23.81	24.64	25.50	26.40	27.33
LIBRARY CIRCULATION CLERK	16.78	17.36	17.96	18.60	19.25
LIBRARY REFERENCE	23.81	24.64	25.50	26.40	27.33
LIBRARY SHELVING	16.23	16.81	17.39	17.99	18.62
LIBRARY TECHNICAL SERVICES ASSOCIATE	21.64	22.39	23.18	23.98	24.84
LIBRARIAN, TEEN	23.81	24.64	25.50	26.40	27.33
LIBRARY YOUTH SERVICES MANAGER	30.16	31.22	32.31	33.45	34.62
OPERATOR	27.37	28.28	29.29	30.33	31.40
PAYROLL & ACCOUNTING SPECIALIST	31.31	32.41	33.54	34.70	35.93
P/T BAILIFF (FIXED RATE)	15.00				
P/T CLERK-TYPIST	23.00	23.81	24.64	25.50	26.40
P/T COMMUNITY SERVICE OFFICER (FIXED RATE)	18.00				
P/T FARMER'S MARKET COORDINATOR	24.93	25.37	25.82	26.29	26.79
P/T FIRE MARSHAL	24.86				
P/T POLICE SERVICES SPECIALIST-INVESTIGATOR	26.98				
POLICE CLERK TYPIST	26.80	27.38	27.78	28.23	28.84
PROJECT MANAGER	34.24	35.44	36.67	37.96	39.28
SENIOR OPERATOR	32.50	33.63	34.81	36.04	37.29
WORKING FOREMAN	38.99	40.35	41.76	43.21	44.72

Dispatchers or Clerk Typists who are assigned by the Police Chief, or his designee, to train new recruit employees shall receive fifteen dollars (\$15) per day. Shift differential of (\$0.25) twenty-five cents per hour for Non-Represented personnel assigned to either second, third, or swing shift.

Effective 1/1/2026	START (annual)	1 YEAR (annual)	2 YEAR (annual)	3 YEAR (annual)	4 YEAR (annual)
ASSISTANT FINANCE DIRECTOR	102,760	106,358	110,080	113,933	117,920
ASSISTANT FIRE CHIEF	118,965	123,128	127,440	131,896	136,514
ASSISTANT POLICE CHIEF	121,617	125,871	130,278	134,839	139,558
BATTALION CHIEF	101,076	104,610	108,272	112,063	121,109
BUILDINGS & FACILITIES MANAGER	88,009	91,089	94,277	97,577	100,992
CASE MANAGER	77,880	80,605	83,426	86,346	89,370
CITY CLERK	95,609	98,956	102,419	106,003	109,715
CITY ENGINEER	88,009	91,089	94,277	97,577	100,992
CITY PLANNER	88,009	91,089	94,277	97,577	100,992
COURT ADMINISTRATOR	70,150	72,607	75,146	77,777	86,011
DEPUTY TREASURER	79,097	81,868	84,732	87,697	90,768
SENIOR PROJECT MANAGER	82,158	85,035	88,011	91,092	94,277
FINANCE DIRECTOR	118,965	123,128	127,440	131,896	136,514
HUMAN RESOURCES DIRECTOR	103,463	107,084	110,832	114,711	118,726
INFORMATION TECHNOLOGY MANAGER	118,965	123,128	127,438	131,896	136,514
INSPECTION SERVICES MANAGER	82,158	85,035	88,011	91,092	94,277
LIBRARY, ASSISTANT DIRECTOR	74,000	76,590	79,271	82,045	84,917
LIBRARY DIRECTOR	101,780	105,342	109,029	112,845	116,795
NEIGHBORHOOD SERVICES DIRECTOR	114,988	119,013	123,178	127,489	131,951
OFFICE SUPRV/ADMIN COMM COORD/PD/IT	76,478	79,155	81,926	84,793	87,761
OPERATING SYSTEMS ANALYST	76,795	79,482	82,266	85,143	88,122
PARKS & RECREATION DIRECTOR	95,609	98,956	102,419	106,003	109,715
PARKS SUPERVISOR	82,659	85,139	87,691	90,323	93,484
PARKS MAINTENANCE COORDINATOR	61,464	63,613	65,839	68,145	70,529
PLANNER	71,200	73,692	76,272	78,941	81,704
POLICE CAPTAIN	115,251	119,285	123,458	127,781	132,254
RECREATION SUPERVISOR	71,858	74,396	76,977	79,670	82,457
SENIOR ACCOUNTANT	79,097	81,868	84,732	87,697	90,768
SUPERINTENDENT OF PUBLIC WORKS	102,760	106,358	110,080	113,933	117,920
SYSTEMS ADMINISTRATOR	95,609	98,956	102,419	106,003	109,715

The wage as set forth represents the annual rate for the continued employment for that position on an annual basis. This wage does not represent a guarantee of employment for the term represented by the wage.

Effective 1/12/2026 (3% increase)	START (hrly)	1 YEAR (hrly)	2 YEAR (hrly)	3 YEAR (hrly)	4 YEAR (hrly)
ADMINISTRATIVE ASSISTANT	30.89	31.98	33.11	34.28	35.47
CIB ADMINISTRATIVE SPECIALIST	33.21	34.36	35.57	36.80	38.10
CLERK SPECIALIST	27.39	27.86	28.38	28.90	29.41
COURT CLERK, ASSISTANT	25.68	26.13	26.59	27.08	27.59
COURT CLERK	27.39	27.86	28.38	28.90	29.41
DEPUTY CITY CLERK	34.74	35.96	37.20	38.52	39.87
EMERGENCY DISPATCHER	30.84	31.92	33.03	34.20	35.39
ENGINEERING SPECIALIST	30.89	31.98	33.11	34.28	35.47
FABRICATOR/MECHANIC	33.72	34.90	36.12	37.38	38.68
FINANCE SPECIALIST	30.89	31.98	33.11	34.28	35.47
GRAPHICS/CLERK TYPIST	25.63	26.53	27.45	28.42	29.41
LABORER (NON-CDL, STARTING RATE ONLY)	24.39	-	-	-	-
LABORER	25.42	26.30	27.23	-	-
LEAD FABRICATOR MECHANIC	40.16	41.56	43.01	44.51	46.06
LIBRARY BUSINESS MANAGER	20.06	20.76	21.49	22.25	23.02
LIBRARIAN, CHILDREN'S	24.52	25.38	26.27	27.19	28.15
LIBRARY CIRCULATION CLERK	17.28	17.88	18.50	19.16	19.83
LIBRARY REFERENCE	24.52	25.38	26.27	27.19	28.15
LIBRARY SHELVER	16.72	17.31	17.91	18.53	19.18
LIBRARY TECHNICAL SERVICES ASSOCIATE	22.29	23.06	23.88	24.70	25.59
LIBRARIAN, TEEN	24.52	25.38	26.27	27.19	28.15
LIBRARY YOUTH SERVICES MANAGER	31.06	32.16	33.28	34.45	35.66
OPERATOR	28.19	29.13	30.17	31.24	32.34
PAYROLL & ACCOUNTING SPECIALIST	32.25	33.38	34.55	35.74	37.01
P/T BAILIFF (FIXED RATE)	15.00	-	-	-	-
P/T CLERK-TYPIST	23.69	24.52	25.38	26.27	27.19
P/T COMMUNITY SERVICE OFFICER (FIXED RATE)	18.00	-	-	-	-
P/T FARMER'S MARKET COORDINATOR	25.68	26.13	26.59	27.08	27.59
P/T FIRE MARSHAL	25.61	-	-	-	-
P/T POLICE SERVICES SPECIALIST-INVESTIGATOR	27.79	-	-	-	-
POLICE CLERK TYPIST	25.89	26.80	27.73	28.71	29.71
PROJECT MANAGER	35.27	36.50	37.77	39.10	40.46
SENIOR OPERATOR	33.48	34.64	35.85	37.12	38.41
WORKING FOREMAN	40.16	41.56	43.01	44.51	46.06

Dispatchers or Clerk Typists who are assigned by the Police Chief, or his designee, to train new recruit employees shall receive fifteen dollars (\$15) per day. Shift differential of (\$0.25) twenty-five cents per hour for Non-Represented personnel assigned to either second, third, or swing shift.

Effective 1/12/2026 (3% increase)	START (annual)	1 YEAR (annual)	2 YEAR (annual)	3 YEAR (annual)	4 YEAR (annual)
ASSISTANT FINANCE DIRECTOR	105,843	109,549	113,382	117,351	121,458
ASSISTANT FIRE CHIEF	122,534	126,822	131,263	135,853	140,609
ASSISTANT POLICE CHIEF	125,266	129,647	134,186	138,884	143,745
BATTALION CHIEF	104,108	107,748	111,520	115,425	124,742
BUILDINGS & FACILITIES MANAGER	90,649	93,822	97,105	100,504	104,022
CASE MANAGER	80,216	83,023	85,929	88,936	92,051
CITY CLERK	98,477	101,925	105,492	109,183	113,006
CITY ENGINEER	90,649	93,822	97,105	100,504	104,022
CITY PLANNER	90,649	93,822	97,105	100,504	104,022
COURT ADMINISTRATOR	72,255	74,785	77,400	80,110	88,591
DEPUTY TREASURER	81,470	84,324	87,274	90,328	93,491
SENIOR PROJECT MANAGER	84,623	87,586	90,651	93,825	97,105
FINANCE DIRECTOR	122,534	126,822	131,263	135,853	140,609
HUMAN RESOURCES DIRECTOR	106,567	110,297	114,157	118,152	122,288
INFORMATION TECHNOLOGY MANAGER	122,534	126,822	131,261	135,853	140,609
INSPECTION SERVICES MANAGER	84,623	87,586	90,651	93,825	97,105
LIBRARY, ASSISTANT DIRECTOR	76,220	78,888	81,649	84,506	87,465
LIBRARY DIRECTOR	104,833	108,502	112,300	116,230	120,299
NEIGHBORHOOD SERVICES DIRECTOR	118,438	122,583	126,873	131,314	135,910
OFFICE SUPRV/ADMIN COMM COORD/PD/IT	78,772	81,530	84,384	87,337	90,394
OPERATING SYSTEMS ANALYST	79,099	81,866	84,734	87,697	90,766
PARKS & RECREATION DIRECTOR	98,477	101,925	105,492	109,183	113,006
PARKS SUPERVISOR	85,139	87,693	90,322	93,033	96,289
PARKS MAINTENANCE COORDINATOR	63,308	65,521	67,814	70,189	72,645
PLANNER	73,336	75,903	78,560	81,309	84,155
POLICE CAPTAIN	118,709	122,864	127,162	131,614	136,222
RECREATION SUPERVISOR	74,014	76,628	79,286	82,060	84,931
SENIOR ACCOUNTANT	81,470	84,324	87,274	90,328	93,491
SUPERINTENDENT OF PUBLIC WORKS	105,843	109,549	113,382	117,351	121,458
SYSTEMS ADMINISTRATOR	98,477	101,925	105,492	109,183	113,006

The wage as set forth represents the annual rate for the continued employment for that position on an annual basis. This wage does not represent a guarantee of employment for the term represented by the wage.

Police and Fire Departments

Pursuant to Section 62.13 of the Wisconsin Statutes, the Police Chief and Fire Chief shall be in command of the police and fire departments. The salary range for the police chief and fire chief shall be \$139,091 to \$154,416 as determined by the Common Council.

Promotion

Individuals who may be appointed and/or promoted to fill a non-represented position, may be placed anywhere on the salary schedule, with the Council and/or the appropriate Committee authorizing negotiating parameters to the Mayor or his or her designee. This includes salary as well as benefits.

It is understood that any new hires into this classification may be hired at the entry level, or above.

Salary Computation

Salary is computed at a biweekly rate for salaried employees, an hourly rate for hourly employees.

Mileage Allowance

Each City officer or employee using his/her private automobile will be paid the sum of the IRS approved mileage rate for use of said vehicle on City business. Parking fees will also be paid by the City. Mileage Report forms should be turned in monthly to the Finance Department on forms provided by that department. Officers and employees covered by this resolution will be entitled to mileage allowance unless they are provided a city-owned vehicle.

PART II. USE OF CITY-OWNED VEHICLES FOR OFFICIAL BUSINESS

The Fire Chief, Assistant Fire Chief, Chief of Police, Assistant Police Chief, Superintendent of Public Works, and Parks Supervisor shall have the use of a city-owned vehicle. Use of City-owned vehicles is permitted for incidental personal use so long as the employee is fully equipped and ready for duty and monitoring the emergency radio. If an authorized person uses a City-owned vehicle to attend out of City business (conventions, seminars, etc.) he/she shall not be allowed to use a City-owned vehicle if they extend the stay either before or after the official business is conducted. The vehicles may be used to commute to and from home and the work site. However, under existing Internal Revenue Codes, such mileage may be taxable. The Finance Department, along with the Department of Human Resources, will be responsible for determining the taxability of use of such vehicles. Where it is determined that mileage is taxable, the City will use the imputed tax method of calculations for compliance with IRS regulations.

PART III. HOLIDAYS

Regular full-time employees covered under the terms of this resolution will receive the following holidays as determined by the City: Currently, the holidays are:

New Year's Day	Labor Day	Christmas Eve
Friday before Easter	Thanksgiving Day	Christmas Day
Memorial Day	Friday after Thanksgiving Day	New Year's Eve
Independence Day	Floating Holiday	

Whenever any of said holidays falls on a Saturday or Sunday, the preceding or succeeding workday shall be the holiday as determined by the Mayor and/or his/her designee. Whenever a designated holiday occurs, an employee shall receive his/her regular pay at straight time for that day.

Part-time employees, with the exception of community service officers in the police department, will be credited with pro-rata holiday hours based upon total hours worked the previous calendar year.

Holiday pay will be paid only to those employees who have worked their regular scheduled hours the day before and the day after the designated holiday, except if they are on vacation, jury duty, or an excused absence.

All eligible employees working an average fifty-six (56) hour work week shall be granted eleven (11) days off (24 hour days) per year in lieu of eleven (11) paid holidays.

Any employee who receives the benefit of the holidays listed in this section before it accrues and subsequently terminates his/her employment with the City agrees to have the City deduct from his/her final paycheck the value of such holiday or holidays received.

PART IV. DEFINITIONS

Whenever the word “employee” is used in this resolution, it means a regular full-time employee of the City of Greenfield and Greenfield Public Library covered under the terms of this resolution who has been appointed by the Civil Service Commission, or other appointment authority by the City, or employed through authorized contract. A part-time employee is defined as an individual usually working less than 30 hours per week and not eligible for standard benefits.

PART V. VACATIONS WITH PAY

A. Vacation Allowance: Eligible employees working a forty (40) hour work week covered under the terms of this resolution earn vacation benefits as follows. An employee cannot exceed two weeks of vacation carryover, plus their accrued vacation entitlement, without consent of the Mayor or his/her-designee.

1. Two (2) weeks vacation after one (1) year employment
2. Three (3) weeks vacation after six (6) years of employment
3. Four (4) weeks vacation after thirteen (13) years of employment
4. Five (5) weeks vacation after twenty (20) years of employment
5. One additional day of vacation for each year after twenty two (22) years employment

A week of vacation is composed of five (5) workdays. Vacation benefits will be accumulated on a prorated basis each month. Vacation may be used as accumulated. However, no advances will be allowed.

Part-time employees working for the Greenfield Public Library who were hired prior to January 1, 2025 are eligible for vacation benefits as follows:

1. Prorated share of two (2) weeks vacation after one (1) year employment
2. Prorated share of three (3) weeks vacation after six (6) years of employment
3. Prorated share of four (4) weeks vacation after thirteen (13) years of employment
4. Prorated share of five (5) weeks vacation after twenty (20) years of employment

5. One additional day of vacation for each year after twenty two (22) years employment

Employees working an average fifty-six (56) hour work week shall be entitled to a vacation with pay in accordance with the following schedule:

Six (6)	Workdays after One (1) Year
Nine (9)	Workdays after Six (6) Years
Twelve (12)	Workdays after Thirteen (13) Years
Fifteen (15)	Workdays after Twenty (20) Years
One additional day of vacation for each year of employment including and past twenty two (22) years	

B. Vacation Selection: Vacations must be arranged with the approval of the employee's immediate supervisor so as not to interfere with the normal functions of the City. In the event of conflict over a selection of vacation dates, the Department Manager will resolve the matter.

C. Vacation Eligibility: Employees may not take vacation time until completion of one (1) year of employment.

D. Vacation Scheduling: Vacation days may not be waived in lieu of pay. Eligibility for vacation is determined by individual anniversary date. All vacation must be approved by the individual Department Manager. Each department, based upon their needs, shall determine the minimum amount of time that can be charged to vacation.

E. Proration of Benefits: Employees who have successfully completed their introductory period and met their one (1) year anniversary will be entitled to receive compensation for accumulated vacation time earned upon termination of employment with the City of Greenfield and/or Greenfield Public Library, provided the required notice is given in accordance with Part XVIII, Notice of Termination. Vacation accumulation may not exceed their annual allowance, plus two weeks accrued vacation eligibility, without the Mayor's approval or his/her designee.

PART VI. AUTHORIZED LEAVES OF ABSENCE

A. Jury Duty: Employees working a forty (40) hour work week called for jury duty shall be entitled to receive time off at their regular rate of pay provided that they pay all compensation received for such jury duty, excluding mileage allowance, upon receiving the jury duty allowance check.

Eligible employees, working a fifty-six (56) hour work week, at the completion of jury duty on their normal duty day as soon as practicable, shall return to duty. The employee shall be released from duty at 10:00 p.m. (2200 hours) when jury duty is to be worked the next day.

B. Funeral Leave: Regular full-time and part-time employees, upon application, may be entitled to leave not exceeding three (3) working days with pay in the case of death of spouse, child, stepchild, father, stepfather, mother, stepmother, sister, stepsister, brother, stepbrother, father-in-law, mother-in-law, and not more than two (2) working days with pay in the case of death of daughter-in-law, son-in-law, sister-in-law, brother-in-law, and not more than one (1) working day with pay in the case of death of employee's or spouse's grandfather or grandmother and grandchildren. In the case of death of any other relative, the employee will be permitted to change his/her next day off so that he/she may attend the funeral.

Eligible employees working a fifty-six (56) hour work week, upon application, may be entitled to leave not exceeding two (2) working days with pay in the case of death of spouse, child, father, mother, parent-in-law, sister or brother, step-parent, step-sister, step-brother, step-child; and not more than one (1) working day with pay in the case of death of daughter-in-law, son-in-law, sister-in-law, brother-in-law, grandfather, grandmother. In the case of the death of any other relative, the member will be permitted to change his/her next day off so that he/she may attend the funeral.

C. Family and Medical Leave: Family and medical leave will be granted in accordance with established City policy.

D. Military Leave of Absence: The City will comply with the Uniformed Services Employment and Reemployment Rights Act (USERRA).

1. Military Training Duty: Members of active military reserve units who are required to attend yearly training sessions, not exceeding two weeks, shall be paid an amount equal to the difference between their military pay and their regular pay.
2. Temporary Active Duty: Members in the active military reserve and members belonging to the National Guard, if called to active duty for a period not exceeding one week, shall be paid an amount equal to the difference between their military pay and their regular pay, providing they return to their full-time employment immediately thereafter.

E. Additional Leave: After any and all appropriate accrued time off is exhausted, all other leaves of absence shall be without pay and shall be granted only in cases of extreme necessity. Applicants for such leave shall make a request to the employee's Department Manager, or in the case of a Department Manager to the Mayor, in writing and shall state in clear and definite terms the reasons for leave of absence.

1. A leave of absence without pay for a period not exceeding five (5) days may be granted by the employee's Department Manager, or in the case of a Department Manager by the Mayor, in his/her sole discretion if he/she considered the reason for such absence adequate. Such request shall not be unreasonably denied.

2. All requests for unpaid leaves of absence in excess of five (5) days shall be submitted by the employee's Department Manager to the Human Resources Director. The Human Resources Director may require the applicant applying for leave on account of sickness or disability to submit to a physical examination by a physician chosen by the City before granting such leave and prior to the return of the employee to regular employment.

PART VII. INSURANCE

A. Insurance: Health Insurance Coverage.

Effective 1/1/12, employees will pay twelve and six/tenths percent (12.6%) per month toward the applicable single or family amount, based on the actual monthly premium costs of the insurance, calculated to the nearest dollar.

No employee shall make any claims against the City for additional compensation in lieu of or in addition to his/her insurance premiums paid because he/she does not qualify for the family plan. The City may, at its discretion, self-fund the health care program. The City may provide, but is not obligated to provide, an alternative health care plan. All terms and conditions are subject to the individual health insurance contracts.

B. Insurance Option: As an alternative to health insurance, employees who opt not to participate in the existing plans will receive an employer contribution of \$500 per year in a medical reimbursement for the single plan and \$1,000 per year for a family plan. Employees who terminate health insurance during the plan year will not receive this benefit. This option will be available when the medical insurers will guarantee that the employees opting out of a plan have the full rights to return during the open enrollment period. The opt-out option must be exercised during the open enrollment period to qualify for the employer contribution.

C. Other Insurance Information: The City has the right to design and designate the insurance carrier. It shall be the employee's responsibility to notify the City of any change in family status for health insurance coverage. This shall include, but not be limited to, changing from family to single coverage.

Such notification shall take place within thirty (30) days of the change in family status.

In the event that a husband and wife are both employed by the City, the two employees will be entitled to a maximum of one (1) health insurance plan. In the event that either spouse should die, the remaining spouse shall continue to receive the applicable coverage (family or single). If the husband and wife should divorce, both employees would be entitled to receive the applicable coverage (family or single).

D. Retiree Health Insurance:

1. **NON PROTECTIVE SERVICE EMPLOYEES:** The applicable single or family health insurance coverage shall continue to be maintained by the employer for employees until normal retirement age, provided such employees retire with fifteen (15) continuous years of service to the City of Greenfield, and provided such employees retire pursuant to the “normal retirement age” under the Wisconsin Retirement System. Normal retirement age is defined as the age at which an employee may begin receiving a retirement annuity which is not reduced by an actuarial reduction factor, but in no event earlier than age 57.

Employees eligible to retire under WRS at age 55 will be required to pay the full cost of health insurance until they reach age 57 and then are covered under the regular provided health plan. Such coverage will be continued until the employee qualifies for Medicare. This health insurance coverage shall be the same as the then existing non-represented employee resolution with regard to the identity of the insurance carrier, level of benefits and payment of health insurance premiums.

If an employee retires after age fifty-seven (57) with fifteen (15) years of service, and continues in the City’s health insurance program until the employee qualifies for Medicare, the employee’s spouse may continue in the City’s health insurance plan at their own cost until he or she qualifies for Medicare.

2. **PROTECTIVE SERVICE STAFF ONLY:** normal retirement age is defined as the age at which an employee may begin receiving a retirement annuity which is not reduced by an actuarial reduction factor, but in no event earlier than age fifty-three (53) provided the employee has twenty-five (25) years total service, or age fifty-four (54) with less than twenty-five (25) years total service. Such coverage will be continued until the employee qualifies for Medicare. This health insurance coverage shall be the same as the then existing non-represented employee resolution, with regard to the identity of the insurance carrier, level of benefits, and payment of health insurance premiums.

If an employee retires at or after age fifty-three (53) or fifty-four (54) with fifteen (15) years of service as a sworn law enforcement officer or firefighter and continues in the City’s health insurance program until the employee qualifies for Medicare, the employee’s spouse may continue in the City’s health insurance plan at their own cost until he or she qualifies for Medicare.

An employee who has 15 years of service as a sworn law enforcement officer or firefighter and has been regularly employed by the City in that capacity for a minimum of five (5) years and is eligible for normal retirement in the Wisconsin Retirement System and retires before the WRS normal retirement age, and who applies for and receives retirement benefits may continue in the City’s group health insurance coverage. The employee is responsible for paying the applicable active employee premium for the single plan. If the employee elects family coverage, the employee is responsible for the difference

between the full monthly premium of the family and single plans. At normal retirement age the City shall resume payment, as per the previous paragraph, provided coverage has been continuously maintained.

3. All non-represented retirees may elect to not accept City's medical insurance plan. The retiree may later return to the City's health insurance plan at the time of open enrollment or upon qualifying events (i.e. loss of coverage from current employer or loss of coverage from another source) provided that the retiree can prove continuous medical insurance coverage's have been in effect since his or her original retirement date and that the current carrier allows the return in the then existing policy.

E. Accident and Sickness Insurance: Accident and sickness insurance weekly benefits of One Hundred Seventy Five Dollars (\$175.00) for a maximum period of seventeen (17) weeks shall be paid to regular full-time employees who have successfully completed their introductory period of employment and who are off from work for reason of illness and/or non-duty connected accident after the regular full-time employee has exhausted his/her accumulated sick leave. Such benefits shall commence only after the regular employee has been unable to work for at least two (2) consecutive work weeks after he/she has used his/her accumulated sick leave. After the said two (2) consecutive work weeks, such benefits will be paid retroactively.

The premium for such insurance will be paid by the employer. Once an employee has received accumulated benefits for seventeen (17) weeks he/she shall not be entitled to any additional weekly benefits under this Section. Any monies received for accident and sickness insurance for which the employee has been paid sick leave benefits shall be turned back to the City. No employee at any time should ever be able to collect more than his/her biweekly base pay for a maximum of one (1) year.

F. Group Life Insurance: Group life insurance is available for all regular employees through the State of Wisconsin Group Life Insurance Program when employees make their election to participate unless an employee specifically declined such election to participate on forms provided by the Department of Human Resources. The City will pay the full cost for basic life coverage for all employees having three (3) or more years continuous service with the City of Greenfield. Those with less than three (3) years of continuous service with the City of Greenfield will continue to pay on the current sixty-eight percent (68%) employee - thirty-two percent (32%) employer for basic life coverage until they achieve their three (3) years of continuous service. Any employee who declines to participate in group life insurance and later elects to participate shall pay his/her own cost for any evidence of insurability requirements necessary to request and/or obtain coverage.

G. Extended Coverage for Health and Life Insurance: Health insurance and life insurance coverage shall be paid by the City of Greenfield for a period of time equal to twenty-five percent (25%) of continuous service to a maximum of one (1) year of payments after sick leave time is exhausted. (This provision is intended for long-term illness).

PART VIII. DUTY INCURRED DISABILITY

A. Definition: Any City employee who sustains any injury while performing within the scope of his or her employment as provided by Chapter 102 of the Wisconsin Statutes (Worker's Compensation Act) shall be compensated as provided in Section B of this Part IX.

B. Benefits: Any employee entitled to accrued sick leave under the provisions of Part IX, Section D, of this resolution who is incapacitated by reason of injuries or illness resulting from his/her employment shall be entitled to receive his/her established rate of compensation subject to the following conditions: if an employee has accrued sick leave under the terms of Part IX, Section D of this resolution, he/she will be paid from his/her accrued sick leave credits for his/her regularly scheduled work day during the time he/she is awaiting a determination as to whether or not his/her illness or injury is compensable under Chapter 102 of the Wisconsin Statutes. If any employee has no accrued sick leave, he/she shall receive accident and sickness benefits designated in Part VII, Section E. during the period while he/she is awaiting a determination. If a determination is made that the illness or injury is compensable under Chapter 102 of the Wisconsin Statutes, the employee will receive credit for sick leave days used pending such determination. After determination is made that the injury or illness is compensable under Chapter 102 of the Wisconsin Statutes, the employee will receive the difference between his/her hourly rate or salary for the number of hours normally worked each week and his/her Worker's Compensation Benefits, up to a maximum of 80% of salary, provided he/she conforms to the procedures set forth herein. Such payments may continue for a maximum period of one (1) year. After the period of one (1) year, the employee may continue to use any sick leave which he/she has accrued under the terms of this resolution. An examination shall be made during the period of disability as frequently as believed necessary by the City of Greenfield. For employees with unlimited sick leave accrual, the employer shall continue full salary for the entire waiting period. In no event will any employee get more than his/her biweekly base pay for a maximum of one (1) year.

C. Payment: In order to receive the benefits set forth herein, the employee must provide suitable evidence of payment of Worker's Compensation Benefits to the Finance Director, or his/her designee.

PART IX. SICK LEAVE BENEFITS

A. Allowance:

1. Eligible regular full-time employees working a forty (40) hour work week, who have completed his/her introductory period of employment shall receive sick leave at a rate of one (1) sick leave day per month of employment up to a maximum of two hundred twenty-five (225) days. Employees shall not earn sick leave while on a leave of absence.

2. Eligible employees working a fifty-six (56) hour work week, may accumulate computed from the date of the member's employment at the rate of eighteen (18) hours per month. Accumulated sick leave pay credits shall not accrue to the member's benefit until he/she has completed six (6) months service. Employees may accrue an unlimited number of hours in their sick leave account.

3. Part-time employees working for the Greenfield Public Library who were hired prior to January 1, 2025 are eligible for sick leave as follows:

- a. A part-time employee with 3 or more years of service receives one-twelfth of the number of hours in his/her average work week each month for sick leave. Sick leave hours may be accumulated to a maximum of four times the number of hours in his/her average work week.

B. Use of Sick Leave: Eligible employees working a forty (40) hour work week may use sick leave benefits for the personal illness of an employee and for FMLA purposes. Sick leave benefits for employees shall begin on the first day of absence and continue until the employee returns to work or has used up all his/her accumulated sick leave. Employees who are sick and unable to report for work shall notify their immediate supervisor within fifteen (15) minutes of the start of their regularly scheduled hours of work on the morning on which they cannot report to work.

Sick Pay Computation:

Eligible employees working a fifty-six (56) hour work week shall have, accumulated sick leave charged off as follows:

(a) Twenty-four (24) hours charged off for each twenty-four hour period from the first day.

(b) In the event an employee's absence is for less than twenty-four (24) hours on any scheduled workday, said employee's sick leave accumulation shall be reduced in ½ hour increments.

C. Physician's Certificate: A physician's certificate may be required by Department Head and/or Human Resources in cases which an employee is absent for three (3) or more consecutive work days or in which sick leave days are used before or after a holiday or before or after a vacation.

D. Sick Leave Retirement Pay:

1. Employees shall accrue in a sick leave account at a rate of twelve (12) days per year. All regular full-time employees who have completed fifteen (15)

or more years of continuous service shall be entitled to retirement pay, which shall be equivalent to fifty percent (50%) of accumulated sick leave up to a maximum of seventy-five (75) days payable at the employee's regular wage rate when the employee retires from employment under WRS.

2. For Fire Command positions forty (40) hour positions only, the City shall establish a reserve sick leave account, which shows the balance of sick leave on the date of appointment for promotions to the position of Chief, Assistant Chief, or Administrative Battalion Chief, which reflects the existing retirement pay provision in the Local 1963 IAFF labor contract. Employees promoted shall receive retirement pay at the current rate of pay on the day of promotion, but it shall be paid out at the time of retirement under WRS. Employees shall not be able to add to this reserve account but can use the sick leave days after exhausting the current sick leave account.
3. All Fire Command fifty-six (56) hour employees who have completed five (5) or more years of continuous service shall be entitled to retirement pay which shall be equivalent to a maximum of thirty-five percent (35%) of two thousand seven hundred (2,700) accumulated sick leave hours in the employee's basic sick leave account, not to exceed 945 hours. All regular full-time employees hired on or after 1/1/94 who have completed fifteen (15) or more years of continuous service shall be entitled to retirement pay which shall be the equivalent to a maximum of thirty-five percent (35%) of two thousand seven hundred (2,700) accumulated sick leave hours in the employee's sick leave account, not to exceed 945 hours, at the employee's regular wage rate when the employee retires from the City. Such retirement gratuity shall not be paid in the event of termination of employment, or for any reason other than retirement under the Wisconsin Retirement System, except as set forth in paragraph 3 herein.

Sick leave retirement pay shall be paid in one lump sum in the pay period immediately following the employee's retirement, if administratively possible.

F. Sick Leave Incentive: Employees who do not use any sick days within any calendar quarter will receive incentive pay of seventy-five dollars (\$75), up to a maximum of three hundred dollars (\$300) annually. Such incentive pay shall be paid once per year on the first paycheck in February. Employees are eligible the first full quarter following the completion of their introductory period. Employees must be employed the first and last day of applicable quarter to qualify for the sick leave incentive.

PART X. OVERTIME

A. Overtime:

Full-time non-exempt personnel (as defined under the Fair Labor Standards Act) shall be paid at the rate of one-and-one-half (1 ½) times the base rate for all hours worked above the normal work day or normal forty-hour work week and at the rate of double time for all work performed on holidays. Overtime may be paid in compensatory time. Full-time or part-time employees called in on emergency duties or mandatory call-in (hours other than regularly scheduled hours) shall be guaranteed two (2) hours pay at the appropriate overtime rate. This two-hour guarantee shall not apply if hours worked in addition to regularly scheduled hours are worked as an extension following the employee's regularly scheduled hours.

- Overtime Pay for Non-Public Library Employees: Overtime hours outside of regularly scheduled work hours and Saturday and Sunday work will be paid for at the rate of time and one-half (1-1/2), and work performed on holidays will be paid at double time, unless an employee uses a sick day within the normal 40 hours. Holidays, for purposes of double time pay, shall be the day on which the City actually celebrates the holiday. Overtime hours must be approved by the Department Manager, Chiefs, or his/her designee. (Note: Vacation days, holidays, or compensatory time days will be treated as days worked for the purpose of calculating potential overtime pay. Sick time hours are excluded in calculating potential overtime pay.)
- Overtime Pay for Public Library Employees: Overtime hours outside of regularly scheduled work hours will be paid for at the rate of time and one-half (1-1/2), and work performed on holidays will be paid at double time, unless an employee uses a sick day within the normal 40 hours. Holidays, for purposes of double time pay, shall be the day on which the City actually celebrates the holiday. Overtime hours must be approved by the Library Director. (Note: Vacation days, holidays, or compensatory time days will be treated as days worked for the purpose of calculating potential overtime pay. Sick time hours are excluded in calculating potential overtime pay.)

Call-In: Employees called in on emergencies outside of their regularly scheduled hours of work will be guaranteed two (2) hours of pay at the overtime rate of 1 ½ times their base rate. This call-in policy shall not apply if hours worked in addition to regularly scheduled hours are worked as an extension following the employee's regularly scheduled hours. This call-in policy shall also not apply if an employee does not respond and/or report for work within a reasonable amount of time from the time he/she was contacted. It is understood that employees shall make a reasonable effort to report to work as soon as possible. Failure by the employee to make a reasonable effort to report to work as soon as possible shall be deemed cause for disciplinary action. If overtime work is scheduled prior to an employee's regularly scheduled hours of work, the

guaranteed two (2) hours of pay at the proper premium shall not apply if employees are notified of the scheduled overtime work prior to the end of the employee's previous work shift.

Mandatory Overtime: Overtime work scheduled prior to the end of the employee's previous work shift, and overtime worked as an extension following the employee's regularly scheduled hours, is mandatory.

B. Comp Time: Employees may elect to take Compensatory Time Off (CTO) in lieu of overtime. The Department Manager, or his/her designee, shall have the authority to approve or deny requests for compensatory time as a management right and to provide for minimum staffing for the department. Such request shall not be unreasonably denied. The Department Manager, or his/her designee, shall have the right to deny or cancel CTO already approved in the event of an emergency. An individual shall not be allowed to accumulate more than eighty (80) hours of comp time. Any remaining CTO time not used in this current year will be carried forward into the next year not to exceed eighty (80) hours at any time in the comp time bank.

PART XI. FLEX TIME

Existing resolutions specify the hours of operation in various locations. Offices and departments must serve the public. Hours can be adjusted with the concurrence of the Department Manager and the employee under the following conditions: Service to the public is not diminished, the arrangement is cost efficient, and a written plan is on file in the Department of Human Resources. The use of flextime may not generate additional overtime. All hours must be worked within the biweekly pay period for FLSA exempt employees and within the week for FLSA non-exempt employees.

PART XII. SAFETY EQUIPMENT

Where safety equipment is purchased by the City for employee use, supervisors in those departments will be entitled to safety equipment on the same basis.

PART XIII. UNIFORM ALLOWANCE

Each January, Protective Services staff will receive Seven Hundred Fifty Dollars (\$750.00) for uniform maintenance and allowance.

Such monies shall not be paid to anyone who is leaving within ninety (90) days of the scheduled payment. Those who leave unexpectedly shall reimburse the monies to the City.

The City shall furnish certain Police equipment listed below. This equipment shall remain as the property of the City and must be returned in good condition in the event that an employee leaves the service of the Greenfield Police Department. The issued equipment is as follows:

1. 1 Department approved pistol
2. 1 Duty Holster for pistol
3. 1 Duty Belt
4. 1 Double pistol magazine holder
5. Required number of rounds of factory ammunition for issued pistol
6. 1 Flashlight
7. 1 Pair of handcuffs
8. 1 Handcuff case
9. 1 Pin-on Badge
10. 1 Hat Shield
11. 20 Shoulder Patches
12. 1 Whistle
13. 1 Riot Helmet
14. 1 Gas Mask
15. 3 Belt Keepers
16. 1 26" Expandable Baton
17. 1 Expandable Baton Carrying Case
18. 1 Ballistic Vest
19. 1 Canister of O.C. Spray with Carrier

The Police Chief, Assistant Police Chief, and Police Captains shall receive an annual \$175 shooting allowance, payable each December.

The City shall furnish certain fire equipment listed below. This equipment shall remain as the property of the City and must be returned in good condition in the event that an employee leaves the service of the Greenfield Fire Department. The issued equipment is as follows:

1. 1 - Fireman's Helmet
2. 1 - Pair of "Short" Boots
3. 1 - Pair of Firefighting Pants
4. 1 - Badge
5. 1 - Firefighting Coat
6. 1 - Wallet Badge
7. 1 - Pair of Fire Resistive Gloves
8. 1 - Fire Resistant Firefighting Hood
9. 1- Reflective Traffic Vest
10. 1- Flashlight

The City shall replace the equipment listed herein, when it becomes unsafe as determined by the Fire Chief. Employees shall be required to turn-in old gear, to the City, upon replacement. The City shall not replace such equipment made unsafe due to reasons other than normal wear or damage in the course of firefighting duties. The City will provide and replace paramedic smocks as needed.

Public Works, Inspection Services, Engineering Division and the Parks Supervisor and Coordinatoremployees that engage in work related activities that require safety boots are eligible to receive an allowance of up to \$200 each calendar year for the purchase of one pair of safety boots. The employee agrees to reimburse the City any allowance received if leaving the employ of the City of Greenfield within 90 days for any reason.

PART XIV. WISCONSIN RETIREMENT FUND

This is provided for all regular employees per Wisconsin law.

PART XV. TRAVEL AND CONFERENCE

Certain jobs require attendance at conferences for certification. Other conferences contribute toward the enhancement of job knowledge of the individual and to the advantage of the City. Money is included in the departmental budgets for such purposes. Attendance of non-department heads must be approved by the Department Manager. Attendance of Department Managers, Directors, City Clerk and Chiefs must be approved by the Mayor.

PART XVI. EXCLUSION OF EMPLOYEES UNDER LABOR AGREEMENT

If any employee or group of employees covered by this resolution enters into or is part of a labor contract with the City of Greenfield, approved and adopted by the Common Council, such employee or group of employees shall be excluded from this resolution.

PART XVII. INTRODUCTORY PERIOD

Newly appointed employees shall serve an introductory period of employment for a minimum period of six (6) months or twelve (12) months (for Directors and City Clerk positions) following their date of hire. Newly appointed Command staff employees shall serve a twelve (12) month introductory period. Police Clerk-Typists, Emergency Service Dispatchers, Working Foreman, Fabricator/Mechanic, Senior Operator, Operator and Laborer are assigned a twelve (12) month introductory period. Human Resources may, after investigating the recommendation of the appointing authority, extend the introductory period up to a maximum of an additional six (6) months. Full-time and part-time employees may be terminated for any reason during the introductory period of employment without recourse. Newly appointed employees shall remain in the pay range in effect at the time of their appointment, until such time as they have satisfactorily completed their introductory period of employment.

PART XVIII. NOTICE OF TERMINATION

City employees are required to provide the City with at least a two (2) weeks notice, in writing, upon termination of employment with the City. Directors, City Clerk, Department Managers and Police and Fire Command staff must give at least a one (1) month written notice. Failure to do so may result in the loss of all prorated benefits.

PART XIX. SAVINGS CLAUSE

If any part(s) of this resolution is determined to be invalid by operation of law or by any tribunal of competent jurisdiction, the remainder of this resolution shall not be affected thereby and shall remain in full force and effect.

PART XX. EQUAL OPPORTUNITY EMPLOYMENT

It shall continue to be the policy of the City not to discriminate for or against any employee in employment, promotions or other conditions of employment because of age, race, color, creed, disability, sex, national origin, ancestry, sexual orientation, arrest or conviction record, veteran status, and any other legally protected class.

PART XXI. PEHP (Post Employment Health Plan)

The City of Greenfield (Employer) agrees to participate in the Post Employment Health Plan for public employees (Plan) in accordance with the terms and conditions of the Plan's Participation Agreement. The parties hereto designate Nationwide Retirement Solutions to act as administrator and LaSalle National Bank to act as trustee for the Plan, or its successors appointed in accordance with the Plan and trust documents.

Upon termination, a percentage of the eligible employee's accumulated sick leave balance that would otherwise have been paid to the eligible employee had the employer not participated in the Plan, shall be contributed to the Plan. The percentage shall be determined by a majority vote of the employees covered by this resolution and may be periodically changed as allowed by the Plan.

PART XXII. EDUCATIONAL REIMBURSEMENT

The City will provide educational reimbursement under the terms and conditions set forth:

- a) Any employee who completes their introductory period who enrolls in a training course or education program, which is job-related, shall be reimbursed for one hundred percent (100%) of the tuition cost, not to exceed \$2,000.00 per calendar year.
- b) The determination of job relatedness shall be at the discretion of the Department Manager and the Human Resources Director.
- c) Reimbursable tuition costs shall include class tuition, books and course materials.
- d) The educational request form must be completed prior to the start of a semester or training course on a form provided by the Department.
- e) The City will make payment upon presentation of proof of satisfactory course completion to the Department Head and the Human Resources Director with a

grade/grade point of "C" or better; or attendance certificate, whichever is appropriate. The Finance Department will reimburse upon receipt of the completed tuition reimbursement claim form.

- f) Course work will be accomplished during non-working hours and is not to be considered eligible for overtime.
- g) The employee agrees to reimburse the City for the amount of educational reimbursement received within the two (2) years prior to he/she leaving the employ of the City.

PART XXIII. LATERAL TRANSFERS

Lateral transfers allow for the opportunity to attract new members in a competitive employment market and simply to attract better candidates that may be interested in joining our organization for mutual benefit.

Lateral transfers will be required to have the same qualifications and follow the same application process as all new hires. Candidates will be required to pass the background check and all pre-employment offer contingencies.

Lateral transfers shall be defined as a candidate that has substantially similar requisite skills and qualifications from another public employer directly related to the position and/or skill set applied for with the City of Greenfield. The previous employment should be for a minimum of at least five (5) years. Lateral transfers shall:

Be evaluated for previous service to determine commensurate pay and vacation. Human Resources in consultation with the Department Head shall have final determination for placement on Non-Represented Resolution salary and vacation schedule.

Despite potentially higher pay and vacation, lateral transfers will be placed on the anniversary (seniority) schedule as their date of hire with the City of Greenfield for purposes of time off selection.

Lateral transfers will also utilize their date of hire with the City of Greenfield for all retirement and post-employment benefits. Health, dental and vision insurance benefits will be offered effective the first of the month following the date of hire with the City of Greenfield for any lateral transfers.

RESOLUTION NO. 5000

RESOLUTION TO SET THE SALARIES AND BENEFITS OF NON-REPRESENTED
AND PROTECTIVE SERVICES STAFF EMPLOYEES OF THE CITY OF
GREENFIELD FOR 2026

RESOLVED, By the Common Council of the City of Greenfield, that the 2026 resolution to set the salaries and benefits of non-represented and protective services staff employees of the City of Greenfield for 2026 is approved.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 5001

A RESOLUTION MEMORIALIZING THE COMPENSATION PACKAGE OF THE
MUNICIPAL JUDGE OF THE CITY OF GREENFIELD

WHEREAS, the Common Council last revisited the compensation and benefits of the Municipal Judge in 2018, when there were multiple changes and subsequent revisions to the compensation package; and,

WHEREAS, the Common Council has determined that it is appropriate to restate the unchanged compensation and benefits package of the Municipal Judge succinctly, all as set forth below.

NOW THEREFORE, BE IT RESOLVED, by the Common Council, that the Municipal Judge's annual salary is \$26,016.12, paid bi-weekly, and the Municipal Judge shall also be allowed \$150 per month for expenses incidental to the position, and \$2,000 annually (\$166.67 per month) for Technology Expense Reimbursement, in order to cover high speed internet and/or cell phone expenses. Consistent with how other expense reimbursements are handled, the Technology Expense Reimbursement would be pre-tax, if monthly bills are submitted, or on an after-tax basis if bills are not submitted. The Municipal Judge shall not receive nor be eligible for any insurance benefits through the City.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of November, 2025.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk