

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY, DECEMBER 2, 2025

A. Call to Order & Roll Call

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

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

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

B. Opening Prayer

An opening prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the November 18, 2025 Common Council minutes

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

E. Mayor's Report

Mayor Neitzke said that Jeff Katz, Neighborhood Services Director, was notified by the Department of Transportation regarding plans to put sound barriers from 60th Street to 68th Street on the north side of the freeway. It's anticipated to start in 2027, which will leave a couple of barriers that are important. Mr. Katz said that it includes Loomis Road to 35th Street on the south side. From what he is aware of, it leaves two areas in the city, one over by Alderperson Bailey, which is by 76th Street. Alderperson Bailey stated that those people have been asking for sound barriers for years as well. Alderperson Akers said that they were up to 68th Street. Mayor Neitzke said that the other is on Dreyer Place in Alderperson Kastner's district, where the houses are literally 20 to 30 feet from the highway. A county Department of Public Works driver was pushed off the road and died in a person's front yard. We will strenuously work for those other barriers. Mayor Neitzke answered that he found this out three hours ago, so we don't know anything else. We're trying to figure out the money placed in the state budget. Originally, it was put on one account, was shifted around, and the area expanded. We don't know if this is all the money that was budgeted or whether there's more coming. He suspects it's all that was budgeted, because it seems like it's more than what was budgeted based on the project costs. It's about a ten-million-dollar project.

Mayor Neitzke stated that today he was invited to speak to Greenfield High School civics classes in the auditorium, along with Superintendent Elliot, Senator Carpenter, Senator Larson, Representative Rodriguez, and Representative Kirsch. We were asked excellent questions. There is a law that mandates that civics is now taught in schools. He asked how many students would have taken the class if it wasn't mandated. Half or over half would have taken it, which was encouraging. He hopes they continue to do that every year.

With regard to the Fire Department talks with Greendale, Mayor Neitzke noted that a couple weeks ago the legal team met. Today, Paula Schafer, Finance Director, and Tim Sowinski, Assistant Finance Director, and the representatives from Greendale met. We are all on the same path as far as getting the information together to make a reasonable decision.

Mayor Neitzke spoke about Hugh Jackman, who was recently in Greenfield at Kopp's restaurant promoting a new movie. Mayor Neitzke read a proclamation:

"Whereas, The musical duo of Mike and Claire Sardina known as Lightning and Thunder are ingrained in the history and tradition of Milwaukee and Wisconsin's music scene and

Whereas, Like no other place, Kopp's Frozen Custard is an integral part of the fabric of our local community and

Whereas, Today we are blessed to have Hugh Jackman in the City of Greenfield to celebrate his leading role in *Song's Sung Blue* to promote, celebrate, and enjoy these two foundational icons.

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

Now, therefore, I, Michael J. Neitzke, by virtue of the authority vested in me as Mayor and on behalf of all the citizens of Greenfield, do hereby proclaim December 2, 2025 as Lightning and Thunder at Kopp's Day in the City of Greenfield."

It was well received. Mayor Neitzke received a wonderful picture of some of our police officers with Mr. Jackman. He thanked him for coming to the city.

Mayor Neitzke said that Cobalt Partners and Scott Yauck are on the cover of *Biz Times*. There was discussion that Mayor Neitzke contributed to it. Alderperson Kastner said that Bill Ohm was referenced in the article. Mayor Neitzke stated that we work with Bill Ohm and Dan Roskopf and have meetings with them every two to three weeks on Wednesdays regarding Loomis, 92nd Street, and 84 South developments. It's not for public release, but in 84 South, there are two opportunities for the last vacant parcel. One of them may involve hospitality, and one of them may involve another retail, but it's too early to talk about that until the finances are explored. Alderperson Kastner and Mayor Neitzke spoke about prospective businesses coming.

F. Aldermanic Reports

Alderperson Akers said that the sound barriers that are currently going up right now are working. They are up in Shirley Crest. They aren't done yet, but they're close to being finished on Loomis Road and 51st Street. Mayor Neitzke stated that they are already making a difference. The new pavement seems quieter too. Alderperson Akers added that it helps tremendously. Alderperson Akers said that hopefully there will be no more tires flying off into people's houses. Mayor Neitzke thanked State Representative Bob Donovan and Senator Bradley. He thanked Senator Carpenter and Representative Kirsch because they worked diligently on the new barriers on the eastern side of town. It's really important, and it's not a political, Democratic, or Republican issue; it's just the right thing to do. It should have been done for over four decades. In fact, it was planned to be done four decades ago in 1984 by 76th Street, which is still missing the barriers as well by Dreyer Place.

Alderperson Bailey thanked the Department of Public Works for doing a great job with the snowstorm. He received a couple of calls that thanked him and DPW. One of them had a question regarding the leaves. Alderperson Bailey responded that they tried to get as many leaves picked up as they could, but the weather affects it. Alderperson Bailey said that they were pleased with the snowplowing. Alderperson Akers said that she also heard a lot of praise for them too. Mayor Neitzke replied that the leaves are falling later than they used to. We used to stop leaf collection right around the middle of November, because the leaves had been off the trees. Now the leaves are staying on until mid-December, especially the oak leaves. Some of them still haven't fallen.

G. Announcements

Mayor Neitzke said that tax bills are going out between December 7th and December 13th sometime, but call Mrs. Schafer to make sure.

Mayor Neitzke went to agenda item I1ai.

Alderperson Akers said that Saturday is the Holiday Tree Lighting event. Mayor Neitzke confirmed and added that it's at Konkel Park. Alderperson Kastner added that it's from 2:00 p.m. to 6:00 p.m. Mayor Neitzke encourages everyone to go.

Alderperson Akers said that starting December 15th through 18th is Cruisin' Santa Claus. Mayor Neitzke said that it's hard to book him this time of year. Today was Hugh Jackman, and we have Santa for almost a week. It doesn't get better than that.

Mayor Neitzke went to agenda L.

H. Citizen Commentary

I. 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.

J. New Business

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

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

2. Discussion and decision to approve an Intergovernmental Cooperation Agreement with the Milwaukee Fire Department for the purpose of Repair and Maintenance of Fire, Rescue, and Emergency Medical Equipment and Materials. (D. Weber)

Mayor Neitzke explained that this isn't for all of it; it's for when it's needed. It is the most cost-effective alternative. Alderperson Kastner asked if this was done last year. Mayor Neitzke answered that he thought we did. Alderperson Akers asked if Milwaukee would be repairing ours or us repairing theirs. Mayor Neitzke stated that Milwaukee is repairing ours. There were a couple situations where their parts inventory that was obsolete was very beneficial to us. He spoke to Greendale. Most of the suburban departments are doing this. It's somewhere by 90th Street and Capital Drive where they do it. All of our stuff is essentially brand-new right now, so he can't imagine that they'll be fixing a bunch of stuff. But even on normal maintenance kinds of items, it's potentially less expensive than it would be to do it elsewhere.

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

3. Discussion and decision to approve a resolution adopting a relocation order and easement exhibits for project #2410 68th-62nd-Layton Sanitary Sewer Reroute Phase 2. (Katz)

Mayor Neitzke explained that there's a sewer that goes under the freeway. That's not a good thing. We need to get it fixed. This is an expensive, but necessary, project. Alderperson Akers added that if it goes, it will be a very bad thing. Mayor Neitzke concurred.

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

K. Items for future agenda

Alderperson Kastner said that he would like to formally request a controlled light at the corner of 124th Street and Layton Avenue, like stop lights. Mayor Neitzke said that a resolution could be created for that. DOT had put traffic signals there, which people have been asking for for decades. They had it down to a science when they put it in, and it worked well. There's always the deceleration problem coming off the freeway onto Layton Avenue, but even for that, we had speed measuring equipment to see how it worked. It worked well. When their project was over, they removed the lights. Now it's back to stop signs. Alderperson Kastner added that it bottlenecks without the controlled intersection. Mayor Neitzke said it worked, and clearly, they can do it. Creating a resolution at the Board of Public Works using the proper channels is a good thing to do.

Alderperson Akers went back to agenda item G.

L. Adjourn

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

Motion by Alderperson Akers, seconded by Alderperson Bailey to adjourn at 7:24 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 12/10/2025

RESOLUTION NO. 5002

RESOLUTION ADOPTING A RELOCATION ORDER AND EASEMENT EXHIBITS FOR PROJECT #2410 68TH-62ND- LAYTON SANITARY SEWER REROUTE PHASE 2

WHEREAS, this Resolution adopted pursuant to authority granted under Sections 62.22 and 32.05, Wisconsin Statutes; and,

WHEREAS, this Resolution shall constitute a Relocation Order pursuant to Section 32.05(1), Wisconsin Statutes, for the public improvement project described herein; and,

WHEREAS, the City of Greenfield is planning to improve the public sanitary sewer system in the vicinity of South 68th Street, South 62nd Street, and West Layton Avenue in order to enable the decommissioning of a sanitary sewer siphon pipe system under Interstate 894 at South 68th Street; and,

WHEREAS, the final selected route of the project crosses private property, so it is necessary to acquire certain temporary and permanent easements, as described herein; and,

WHEREAS, exhibits have been prepared which identify the temporary and permanent easements required, which are attached to and incorporated in this Relocation Order by reference; and,

WHEREAS, the City of Greenfield will negotiate with and compensate the private property owners in order to acquire the temporary and permanent easements, as required by state statute;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield hereby determines that it is necessary to enhance public health and safety, and for a public purpose, to improve the public sanitary sewer system as described herein, and hereby approves and adopts this Relocation Order and the Easement Exhibits for Project #2410 68th-62nd-Layton Sanitary Sewer Reroute Phase 2;

BE IT FURTHER RESOLVED the Relocation Order will be filed with the County Clerk within 20 days of approval;

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 2nd day of December, 2025.

APPROVED:

Michael J. Neitzke, Mayor

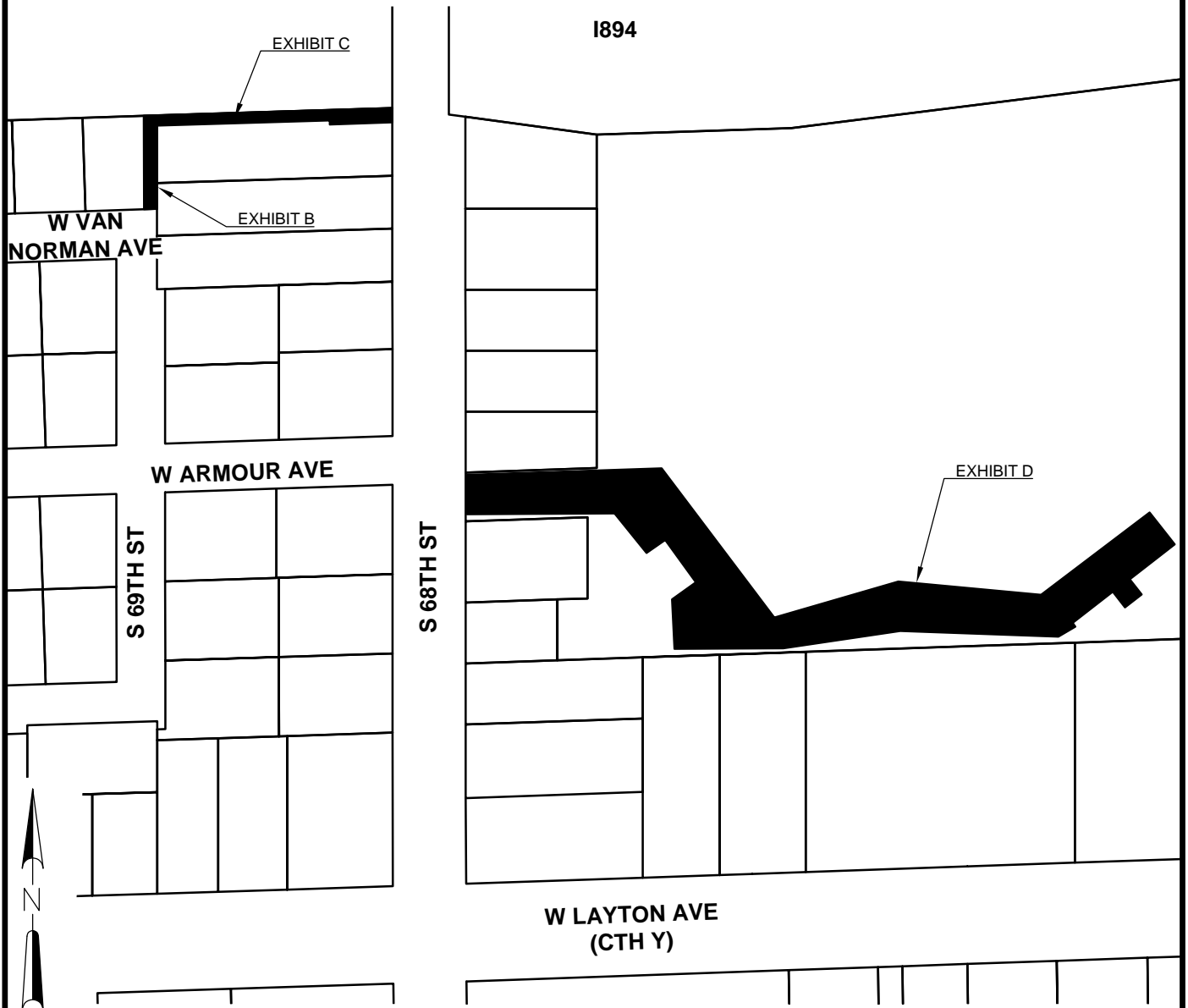
ATTEST:

Jennifer Goergen, City Clerk

68TH-62ND-LAYTON SANITARY SEWER REROUTE PHASE 2

FOR THE
CITY OF GREENFIELD
MILWAUKEE COUNTY, WISCONSIN

DECEMBER 2025
CITY PROJECT 2024 #10



DATE: 11/20/2025

EASEMENT EXHIBITS
CITY OF GREENFIELD

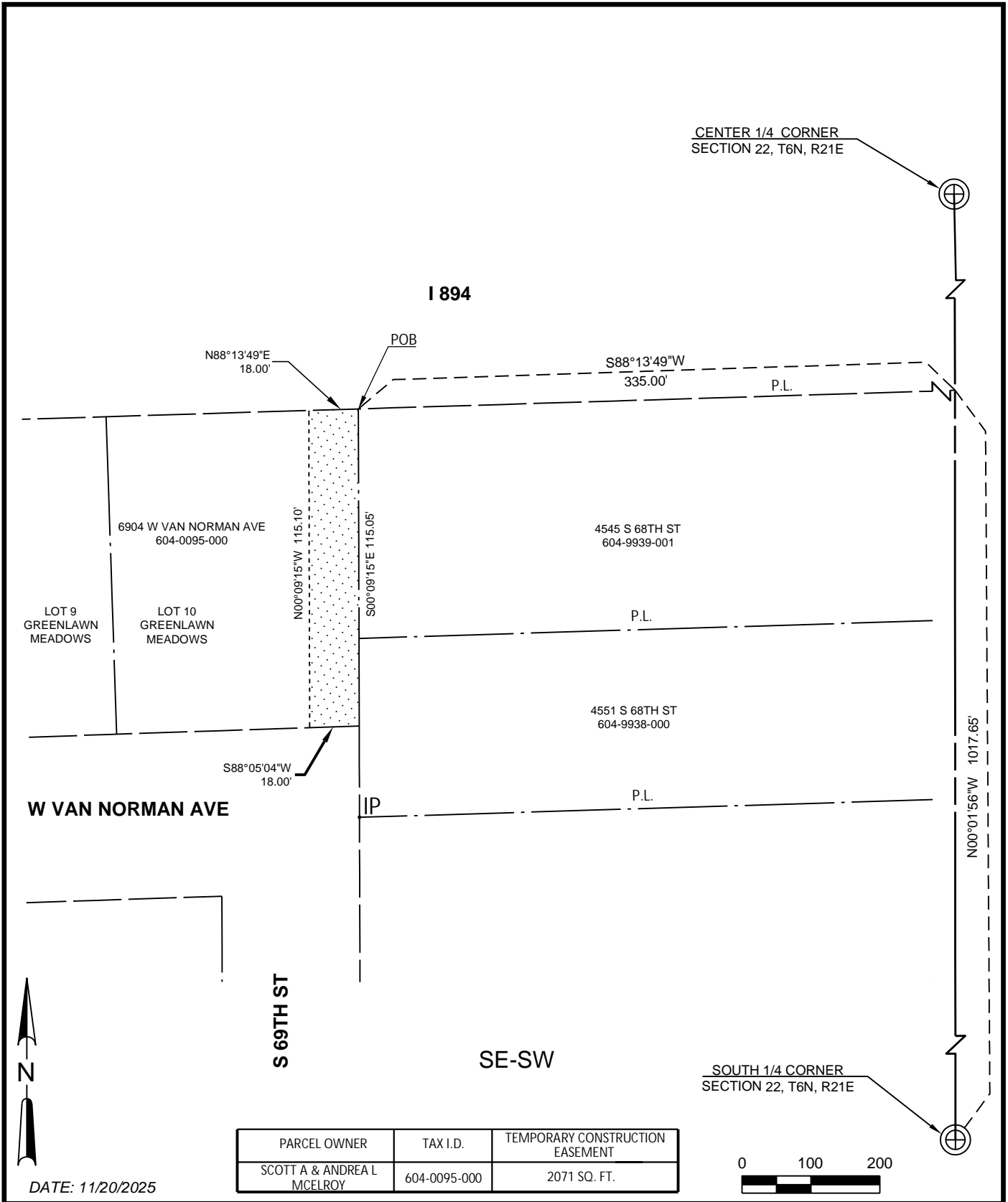
SECTION 22, T6N, R21E
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



EXHIBIT A

4356.020

File: S:\MIL\4300--4399\4356\020\Drawings\CAD\Civil 3d\BaseData\English Meadow Easement.dwg Time: Nov 24, 2025 - 1:31pm



PARCEL OWNER	TAX I.D.	TEMPORARY CONSTRUCTION EASEMENT
SCOTT A & ANDREA L MCELROY	604-0095-000	2071 SQ. FT.

DATE: 11/20/2025

TEMPORARY CONSTRUCTION EASEMENT
 CITY OF GREENFIELD
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
 SECTION 22, T6N, R21E
 CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



EXHIBIT B
 4356.020

LEGAL DESCRIPTION

Owner:

**SCOTT A & ANDREA MCELROY
6904 W VAN NORMAN AVE
GREENFIELD, WI 53220**

PARCEL NO: 604-0095-000

A Temporary Construction Easement for sanitary sewer construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress as long as required for such public purpose including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable.

Said easement consists of the owner's interest in land contained in the following described tract located in Lot 10 of Greenlawn Meadows in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22;

Thence, North 00°01'56" West, 1017.65 feet along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 22; thence, South 88° 13' 49" West, 335.00' to the point of beginning;

Thence, South 00° 09' 15" East, 115.05 feet;

Thence, South 88° 05' 04" West, 18.00 feet;

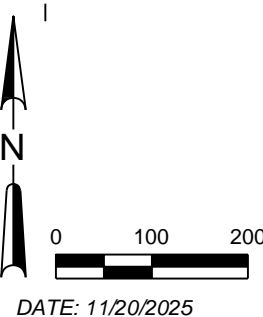
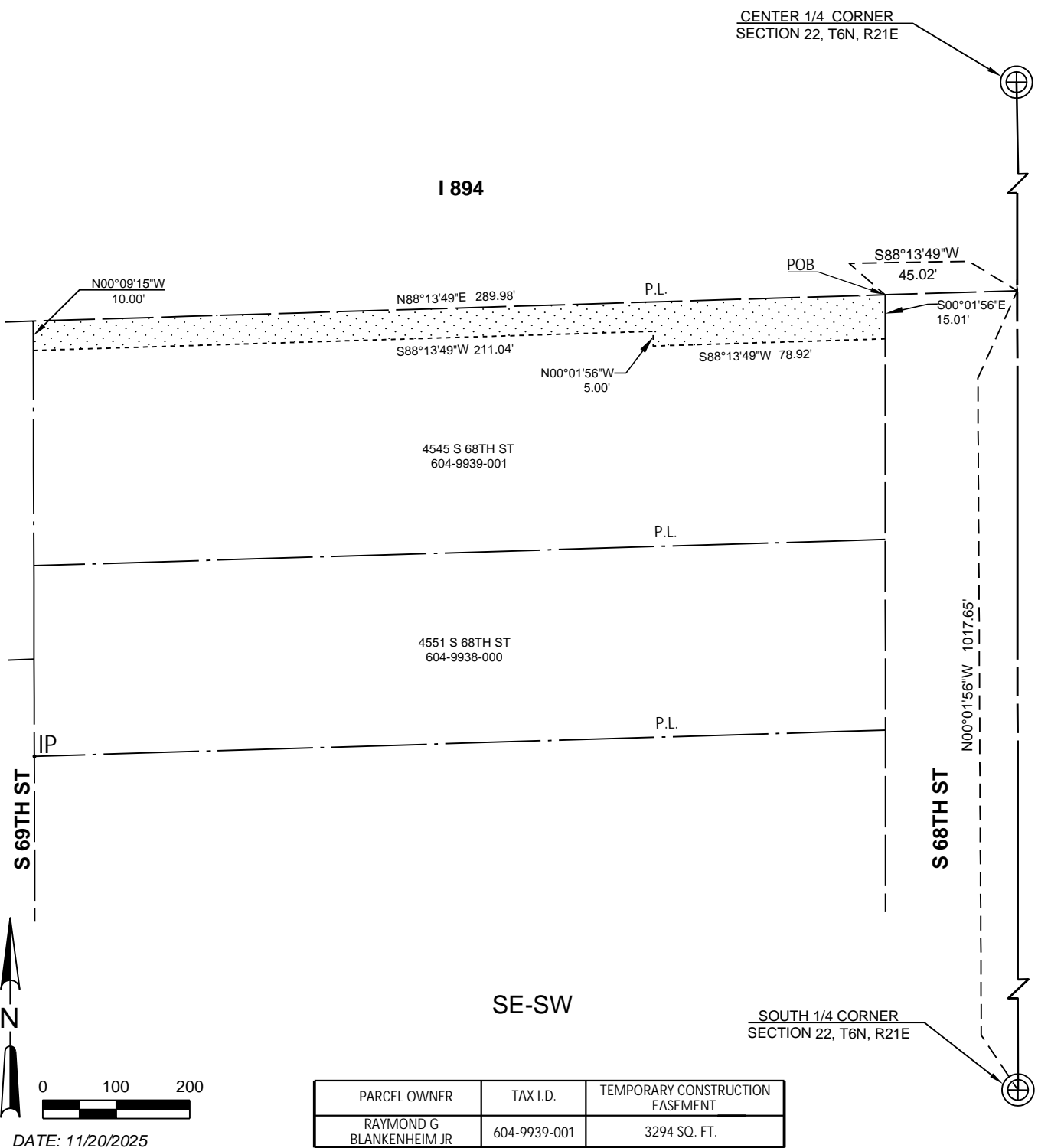
Thence, North 00° 09' 15" West, 115.10 feet;

Thence, North 88° 13' 49" East, 18.00 feet to the Point of Beginning.

Containing 2071 square feet, more or less.

See attached Exhibit B for additional information.

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DATE: 11/20/2025

PARCEL OWNER	TAX I.D.	TEMPORARY CONSTRUCTION EASEMENT
RAYMOND G BLANKENHEIM JR	604-9939-001	3294 SQ. FT.

TEMPORARY CONSTRUCTION EASEMENT
 CITY OF GREENFIELD
 PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4
 SECTION 22, T6N, R21E
 CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

STRAND ASSOCIATES®
 EXHIBIT C
 4356.020

LEGAL DESCRIPTION

Owner:

**RAYMOND G BLANKENHEIM JR
4545 S 68TH ST
GREENFIELD, WI 53220**

PARCEL NO: 604-9939-001

A Temporary Construction Easement for sanitary sewer construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress as long as required for such public purpose including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable.

Said easement consists of the owner's interest in land contained in the following described tract located in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22;

Thence, North 00°01'56" West, 1017.65 feet along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 22; thence, South 88° 13' 49" West, 45.02' to the westerly right of way of S 68th St. and the point of beginning;

Thence, South 00° 01' 56" East, 15.01 feet;

Thence, South 88° 13' 49" West, 78.92 feet;

Thence, North 00° 01' 56" West, 5.00 feet;

Thence, South 88° 13' 49" West, 211.04 feet;

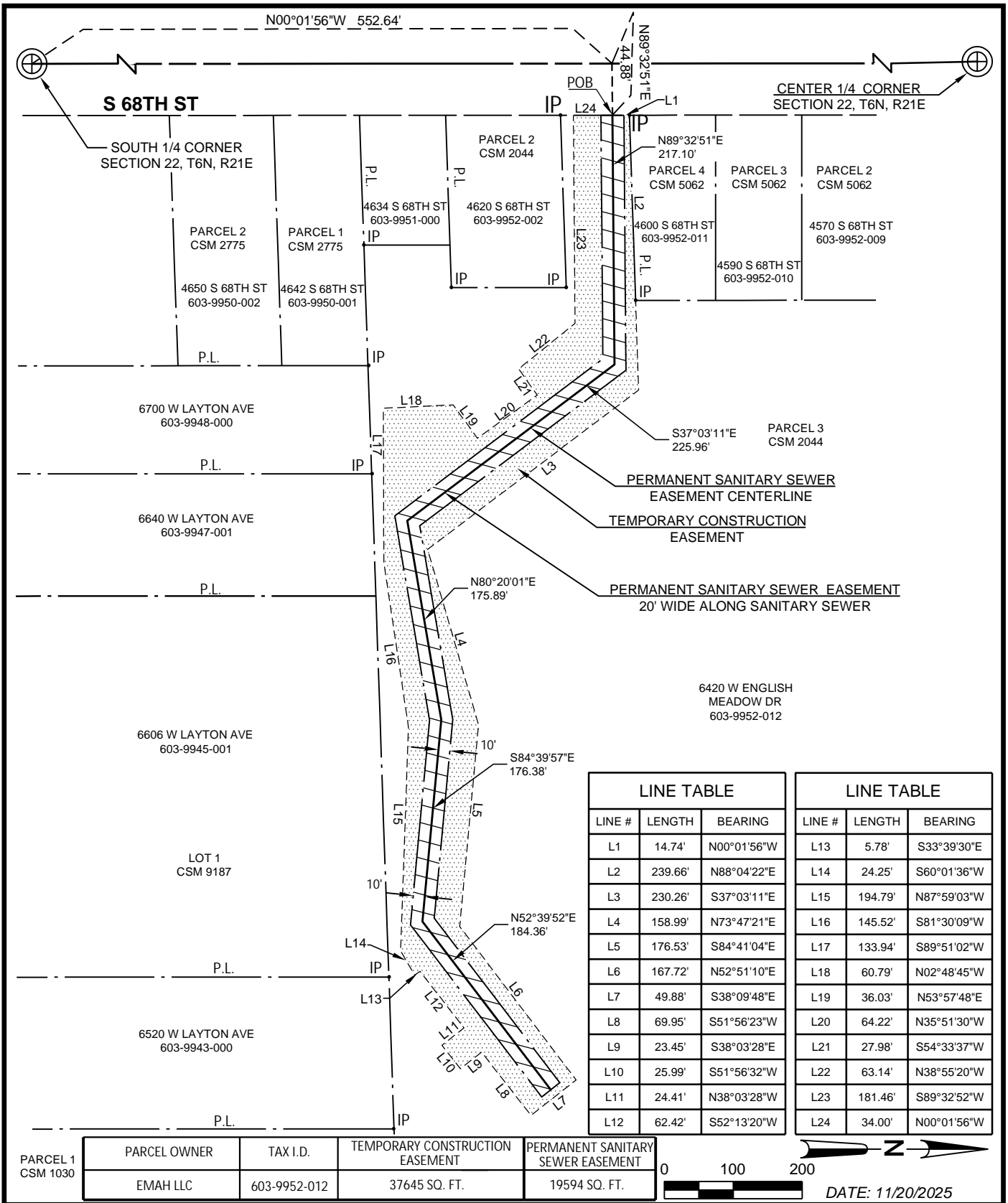
Thence, North 00° 09' 15" West, 10.00 feet;

Thence, North 88° 13' 49" East, 289.98 feet to the Point of Beginning.

Containing 3294 square feet, more or less.

See attached Exhibit C for additional information.

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LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.74'	N00°01'56"W
L2	239.66'	N88°04'22"E
L3	230.26'	S37°03'11"E
L4	158.99'	N73°47'21"E
L5	176.53'	S84°41'04"E
L6	167.72'	N52°51'10"E
L7	49.88'	S38°09'48"E
L8	69.95'	S51°56'23"W
L9	23.45'	S38°03'28"E
L10	25.99'	S51°56'32"W
L11	24.41'	N38°03'28"W
L12	62.42'	S52°13'20"W

LINE TABLE		
LINE #	LENGTH	BEARING
L13	5.78'	S33°39'30"E
L14	24.25'	S60°01'36"W
L15	194.79'	N87°59'03"W
L16	145.52'	S81°30'09"W
L17	133.94'	S89°51'02"W
L18	60.79'	N02°48'45"W
L19	36.03'	N53°57'48"E
L20	64.22'	N35°51'30"W
L21	27.98'	S54°33'37"W
L22	63.14'	N38°55'20"W
L23	181.46'	S89°32'52"W
L24	34.00'	N00°01'56"W

PARCEL 1 CSM 1030	PARCEL OWNER EMAH LLC	TAX I.D. 603-9952-012	TEMPORARY CONSTRUCTION EASEMENT 37645 SQ. FT.	PERMANENT SANITARY SEWER EASEMENT 19594 SQ. FT.
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0 100 200

DATE: 11/20/2025

**PERMANENT SANITARY SEWER EASEMENT
 AND TEMPORARY CONSTRUCTION EASEMENT**
 CITY OF GREENFIELD
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
 OF SECTION 22
 TOWNSHIP 6 NORTH, RANGE 21 EAST
 CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

**SA
STRAND
ASSOCIATES®**
 EXHIBIT D
 4356.020

LEGAL DESCRIPTION

Owner:
EMAH LLC
6240 W ENGLISH MEADOW DR.
GREENFIELD, WI 53220

PARCEL NO: 603-9952-012

A 20-Foot Permanent Sanitary Sewer Easement for construction and maintenance purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress as long as required for such public purpose including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities.

Said easement consists of the owner's interest in land contained in the following described tract located in part of Parcel 3 of CSM 2044 recorded as document number 4748283 at the Milwaukee County Register of Deeds being in the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin the center line of said easement is more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22;
Thence, North 00°01'56" West, 552.64 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 22; thence, North 89° 32'51" East, 44.88' to the easterly right of way of S 68th St. and the point of beginning, said point also being the start of a 20-foot Permanent Sanitary Sewer Easement Centerline.

Thence, North 89° 32' 51" East, 217.10 feet;
Thence, South 37° 03' 11" East, 225.96 feet;
Thence, North 80° 20' 01" East, 175.89 feet;
Thence, South 84° 39' 57" East, 176.38 feet;
Thence, North 52° 39' 52" East, 184.36 feet to the end of said 20-foot Permanent Sanitary Sewer Easement Centerline.

Containing 19594 square feet, more or less.

Also, A Temporary Construction Easement for sanitary sewer construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress as long as required for such public purpose including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable.

Said easement consists of the owner's interest in land contained in the following described tract located in part of Parcel 3 of CSM 2044 recorded as document number 4748283 at the Milwaukee County Register of Deeds being in the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 6 North, Range 21 East, City of Cudahy, Milwaukee County, Wisconsin more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22;
Thence, North 00°01'56" West, 552.64 feet along the West line of the Southwest 1/4 of
the Southeast 1/4 of said Section 22; thence, North 89° 32'51" East, 44.88' to the
easterly right of way of S 68th St. and the point of beginning;

Thence, North 00° 01' 56" West, 14.74 feet;
Thence, North 88° 04' 22" East, 239.66 feet;
Thence, South 37° 03' 11" East, 230.26 feet;
Thence, North 73° 47' 21" East, 158.99 feet;
Thence, South 84° 41' 04" East, 176.53 feet;
Thence, North 52° 51' 10" East, 167.72 feet;
Thence, South 38° 09' 48" East, 49.88 feet;
Thence, South 51° 56' 23" West, 69.95 feet;
Thence, South 38° 03' 28" East, 23.45 feet;
Thence, South 51° 56' 32" West, 25.99 feet;
Thence, North 38° 03' 28" West, 24.41 feet;
Thence, South 52° 13' 20" West, 62.42 feet;
Thence, South 33° 39' 30" East, 5.78 feet;
Thence, South 60° 01' 36" West, 24.25 feet;
Thence, North 87° 59' 03" West, 194.79 feet;
Thence, South 81° 30' 09" West, 145.52 feet;
Thence, South 89° 51' 02" West, 133.94 feet;
Thence, North 02° 48' 45" West, 60.79 feet;
Thence, North 53° 57' 48" East, 36.03 feet;
Thence, North 35° 51' 30" West, 64.22 feet;
Thence, South 54° 33' 37" West, 27.98 feet;
Thence, North 38° 55' 20" West, 63.14 feet;
Thence, South 89° 32' 52" West, 181.46 feet;
Thence, North 00° 01' 56" West, 34.00 feet to the point of beginning.

Excepting therefrom those Permanent Sanitary Sewer Easement lands described
above.

Containing 37645 square feet, more or less.

Subject to any and all easements and restrictions recorded and unrecorded.

See attached Exhibit D for additional information.