



## COMMON COUNCIL MEETING AGENDA

Tuesday, December 16, 2025 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the December 2, 2025 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
  - 1. Public Hearing to amend Ordinance No. 1632 pertaining to PUD Planned Unit Development District with C-2 commercial uses. (PC-10/14/25 Kastner)
    - a. Approve an amendment to Ordinance No. 1632 pertaining to PUD Planned Unit Development District with C-2 commercial uses. (PC-10/14/25 Kastner)
  - 2. Public Hearing on the Ordinance to amend Chapter 21 of the Municipal Code to create subsection 21.04.0805(K) pertaining to drop-off boxes located on private property. (PC-11/11/25 Kastner)
    - a. Approve the Ordinance to amend Chapter 21 of the Municipal Code to create subsection 21.04.0805(K) pertaining to drop-off boxes located on private property. (PC-11/11/25 Kastner)
  - 3. Public Hearing on the Ordinance to amend Chapter 21 of the Municipal Code to create subsection 21.08.0101 (B)(4) regarding the granting of reasonable accommodation under disability laws. (PC-11/11/25 Kastner)
    - a. Approve the Ordinance to amend Chapter 21 of the Municipal Code to create subsection 21.08.0101 (B)(4) regarding the granting of reasonable accommodation under disability laws. (PC-11/11/25 Kastner)
  - 4. Public Hearing on an Ordinance to amend Section 21.06.0202(G) of the Municipal Code pertaining to commercial parking restrictions. (PC-11/11/25 Kastner)
    - a. Approve an Ordinance to amend Section 21.06.0202(G) of the Municipal Code pertaining to commercial parking restrictions. (11/11/25 Kastner)
- 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)

K. New Business

1. Claim received from Rachel and William Olson. (Goergen)
2. Resolution appointing Election Officials: Chief Inspectors, Election Inspectors and Special Voting Deputies for 2026-2027. (Goergen)
3. Approve applications for 2025-2026 operator licenses (Goergen)
4. Application for 2025-2026 Combination "Class B" Fermented Malt Beverage and Liquor Retailer's License for Time Out CDL Sports Bar, Charmice Dodson, Agent, for the property at 4500 W. Forest Home Ave. (Time Out Sports Bar). Open floor concept. One bar at the far right side of entrance. Two single stall bathrooms. Basement full length of perimeter. Alcohol and cleaning supplies will be kept in this space. Closet in bar area for mop, broom, coats/umbrellas. Behind bar 2 ice bins. Coolers surrounding the inside of bar. Locker under bar for bartender personal items located at 4500 W. Forest Home Ave. (Goergen)
5. Approve application for a Temporary Class "B" Beer and "Class B" Wine Retailer's License received from the Greenfield Education Foundation to sell fermented malt beverages and wine indoors at the Greenfield Education Foundation Trivia Night on January 30, 2026, from 6:00 PM to 10:00 PM at the Greenfield Community Center, 7215 W. Cold Spring Road. (Goergen)
6. Discussion and decision regarding renewing the City's 2026 insurance policies (which include: liability, auto liability, worker's comp, crime, cyber liability, employment practices liability, equipment breakdown, pollution liability, property and storage tanks), and authorize the City Clerk and Mayor to sign related paperwork. (Neitzke/Goergen)
7. Discussion and decision to adopt an ordinance amending section 12.12 of the Greenfield Municipal Code related to recycling, yard waste, refuse and solid waste. (Katz)
8. Discussion and decision to transfer \$15,000 from project code 0CEREV Equipment Reserves to project EN2518 AMP Haus HVAC Project. (Katz)
9. Discussion and decision to approve a contract for project #2216 Powerline Trail Phase 3 with A.W. Oakes & Son in the amount of \$ 756,756.42. (Katz)
10. Discussion and decision to approve fund transfers between capital improvement accounts. (Katz)
11. Discussion and decision to transfer \$50,000 from the PD Equipment Replacement account (CECOPS) into Capital Equipment account CE2506 (Marked/Unmarked Squads). (Lindstrom)
12. Discussion/decision to transfer remaining funds of \$162.00 from CE2516, Zero Turn Mower, and \$4040.00 from CE2517 Skid Steer Trailer to CE2530 to purchase additional LED high bay lighting at DPW. (Esch)
13. Discussion/Decision to transfer \$152,000 from CE2518 Thermo Patch Truck 85 to purchase a John Deere 325G track skid steer CE2532- \$76,000 and Rayco RG55R self-propelled stump grinder CE2533 \$61,000 and a 12' Kage SSDPS12 sectional snow pusher CE2534- \$15,000. (Esch)
14. Discussion and decision to revise the Non-Represented Resolution for 2026 (J. Foley)
15. Approve a Special Use Permit and Site Review for Cheba Hut, a limited-service restaurant, to be located at 8871 W. Sura Ln., submitted by Carlos Politano, d/b/a Mary Jane Restaurants, LLC, represented by Cassandra Covotsos, d/b/a Koch Covotsos Architects (Tax Key No. 606-0053-010) (PC-12/9/25 Kastner)
16. Application for 2025-2026 Reserve Combination "Class B" Fermented Malt Beverage and Liquor Retailer's License for 84 South Hut LLC, Carlos E Politano, Agent, for the property at 8871 W. Sura Lane (Cheba Hut 84 South). There is 2600 sq ft. As you walk in the front doors, the beverage counter is to your right. The L shaped bar is right next to that with 13 bar seats. To the left, there is banquet seating and other dining seating (63 seats in total). The office, mop sink and walkin cooler and freezer are through the kitchen area to the right. The bar will hold all the liquor and alcohol with liquor storage

right next to the bar in a locked liquor closet by the beverage counter. The beer kegs will be stored in the walk in cooler in the back of the house. All liquor records will be kept in the office in the back of the house located at 8871 W. Sura Lane. (Goergen)

17. Approve a Special Use Review and Site Review for an ownership change to the BP gas station and Sai-Mart business, an existing service station and convenience store, located at 4715 S. 27th St., submitted by Bilal Amjad, d/b/a Ali's Oil Mart Inc. (Tax Key No. 622-9999-000) (PC-12/9/25 Kastner)
18. Approve a Special Use Review and Site Review for an ownership change to Shots and Tequila Sport Bar, an existing drinking establishment located at 5175 S. 27th St., submitted by Armando Lara Iñiguez, d/b/a Shots and Tequila Sport Bar LLC (Tax Key No. 645-0008-001) (PC-12/9/25 Kastner)
19. Approve an amendment to the previously approved Site, Landscaping, and Architectural Plans for Kwik Market, a proposed convenience retailer, to be located at 6437 W. Forest Home Ave., submitted by Guriqbal S. Sra, represented by Gerry Ramos, d/b/a Ramos & Associates (Tax Key No. 572-8989-002) (PC-12/9/25 Kastner)
20. Approval of schedules of disbursements in the amount of \$3,490,215.68. (Schafer)
21. Approval of mileage reimbursements in the amount of \$980.26. (Schafer)
22. Accept October 2025 financial statements. (Schafer)
23. Accept investments and re-investments for October and November 2025. (Schafer)

L. Items for future agenda

M. Adjourn

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

ORDINANCE NO. \_\_\_\_\_

An Ordinance Amending Ordinance No. 1632 Pertaining to Special Uses in the Greenfield Corporate Center Planned Unit Development (PUD) District.

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WHEREAS, on May 16, 1989, the Common Council adopted Ordinance No. 1632 to amend the official Greenfield zoning map by rezoning the properties located generally south of W. Oklahoma Ave., along S. 103<sup>rd</sup> St., and north of W. Morgan Ave to Planned Unit Development (PUD) District with C-2 commercial uses; and,

WHEREAS, the above PUD includes the area that is sometimes referred to as “the Greenfield Corporate Center PUD.”

WHEREAS, from time to time, the Common Council may amend PUD Ordinances to update the uses allowed within; and,

WHEREAS, the Common Council deems it in the public interest to add NAICS Code 485320 Limousine Services as a Special Use within certain parcels in the Greenfield Corporate Center PUD.

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

PART I: Part II of Ordinance No. 1632 is amended to add, “the NAICS Code 485320 Limousine Services is a Special Use in parcels identified by Tax Key Nos.: 524-8986-018, 524-8986-020, 524-8976-024, 524-8986-027, 524-8986-028, and 524-8986-035.”

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

APPROVED:

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Jennifer Goergen, City Clerk

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Michael J. Neitzke, Mayor



Committee: Common Council, December 16, 2025

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: December 16, 2025

**RELATING TO:**

An Ordinance Amending Ordinance No. 1632 Pertaining to Special Uses in the Greenfield Corporate Center Planned Unit Development (PUD) District.

**SUMMARY:**

Limousine Services (NAICS Code 485320) are only a special use within the M-1 Light Manufacturing District. This ordinance has been drafted to add Limousine Services (NAICS Code 485320) as a Special Use in six (6) parcels of the PUD generally located west of I-894 and served by S. 103<sup>rd</sup> St and a private road, sometimes referred to as the "Greenfield Corporate Center PUD".

These six parcels were selected due to their proximity to the highway, the unspecialized site configuration, and the continuity of neighboring parcels having similar special uses. Due to the road configuration, the roads essentially function as dead ends as there is no outlet from the site other than to exit back out to W. Oklahoma Ave.

On October 14, 2025, Plan Commission recommended approval of the draft ordinance amendment.

**ATTACHMENTS:** KEY ISSUES  BACKGROUND  RESOLUTION  FISCAL NOTE   
MOTION  OTHER  Ordinance

ORDINANCE NO: \_\_\_\_\_

ORDINANCE TO AMEND CHAPTER 21 OF THE MUNICIPAL CODE TO CREATE  
SUBSECTION 21.04.0805(K) PERTAINING TO DROP-OFF BOXES LOCATED ON  
PRIVATE PROPERTY.

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

PART I. Subsection 21.04.0805 (K) of the Municipal Code is hereby created as follows:

K. *Drop-off boxes.*

1. *Definition.* “Drop-off box” is a container, receptacle, or similar facility that exists for the purpose of accepting charitable donations of personal property or recycling, unless otherwise permitted by local, state, or federal law.
2. No drop-off boxes shall be permitted on any lot or parcel in the City of Greenfield, including, but not limited to, in any public or private parking area or other paved driving area in the City.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

Published:



Committee: Common Council, December 16, 2025

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: December 16, 2025

**RELATING TO:**

Ordinance to amend Chapter 21 of the Municipal Code to create subsection 21.04.0805(K) pertaining to drop-off boxes located on private property.

**SUMMARY:**

Currently, there are no clear regulations in the Municipal Code relating to drop-off boxes. As such, the goal of the proposed amendment is to remove ambiguity and provide clear direction for the presence of drop-off boxes in the City. Typically, these drop-off boxes are large containers, often found in parking lots, for collecting donations.

In addition to not having clear guidance from the code on the regulation of these boxes, there have also been several issues that have arisen related to them. Primarily, items that should be inside the box end up being located adjacent to the box and become a nuisance.

Once this ordinance goes into effect, any existing drop-off boxes will become legal nonconforming. Any drop-off box that is currently located within the City may stay, but they cannot be changed or their location moved and no new boxes may be installed. Staff will create an inventory of existing boxes to enforce the ordinance, if it is adopted.

On November 11, 2025, Plan Commission recommended approval of the draft ordinance amendment.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER X Ordinance

ORDINANCE NO: \_\_\_\_\_

AN ORDINANCE CREATING SUBSECTION 21.08.0101 (B)(4) OF THE CITY OF GREENFIELD ZONING CODE REGARDING GRANTING OF REASONABLE ACCOMMODATIONS UNDER DISABILITY LAWS

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

PART I. Subsection 21.08.0101 (B)(4) of the Municipal Code hereby is created as follows:

**21.08.0101 – Zoning Administrator designated.**

.....  
B. *Authority.* In the enforcement of this Code the Zoning Administrator shall have the power and authority for the following:  
.....

4. *Reasonable accommodations under federal or state disability laws.* The Zoning Administrator, in consultation with the City Attorney, is authorized to grant reasonable accommodation exceptions to otherwise applicable zoning requirements or limitations when required by federal or state disability law. Such reasonable accommodations shall be granted, in writing, when the Zoning Administrator determines that a requested accommodation is (1) necessary to afford handicapped or disabled persons equal housing opportunity or equal access to public accommodations under applicable law, and (2) the minimum accommodations that will give the handicapped or disabled persons adequate relief. No accommodation that would impose an undue financial obligation or an unreasonable administrative burden may be granted, nor may an accommodation fundamentally undermine the purpose of the otherwise-applicable zoning. Any reasonable accommodation granted hereunder may remain in place only so long as necessary to accommodate the disability, and the owner of a property for which a reasonable accommodation is granted shall execute an acknowledgement of such restriction, which shall be recorded against the property in the Register of Deeds Office.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

Published:



Committee: Common Council, December 16, 2025

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: December 16, 2025

**RELATING TO:**

Ordinance to amend Chapter 21 of the Municipal Code to create subsection 21.08.0101 (B)(4) regarding the granting of reasonable accommodation under disability laws.

**SUMMARY:**

The City of Greenfield's code is silent on who has the authority to respond to requests for reasonable accommodations. The purpose of the proposed ordinance is to clearly define responsibility and procedure when the City receives such requests.

The basis for reasonable accommodations is found under Title 1 of the Americans with Disabilities Act (ADA). If a local law, such as a zoning restriction, has the effect of unfairly interfering with a disabled person's equal opportunity to housing, then the municipality must make a "reasonable accommodation" or a "reasonable modification" of the law, unless any such accommodation would fundamentally alter the zoning/land use scheme. A reasonable accommodation is the smallest change possible that still allows the disabled person adequate relief. The accommodation may also be required to be removed if/when it is no longer needed. An example of this would be if the disabled person moves.

On November 11, 2025, Plan Commission recommended approval of the draft ordinance amendment.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER X Ordinance

ORDINANCE NO: \_\_\_\_\_

AN ORDINANCE TO AMEND SECTION 21.06.0202(G) OF THE MUNICIPAL CODE  
PERTAINING TO COMMERCIAL PARKING RESTRICTIONS.

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

PART I. Subsection 21.06.0202 (G) of the Municipal Code is hereby amended to read as follows:

*G. Parking of trucks and equipment.* No truck, trailer, or other equipment of a commercial or industrial nature shall be parked regularly on a lot or parcel in any zoning district except as hereinafter specifically provided. Any truck, trailer, or equipment regularly parked on a lot or parcel shall be associated with a business located on that parcel, and that business shall have a valid Occupancy Permit from the City of Greenfield. Any truck, trailer, or equipment regularly parked on a lot or parcel must be parked in painted or striped parking spaces. Notwithstanding the above, one (1) commercial pickup or panel truck not to exceed four (4) tons may be parked in any residential district. Only one (1) such commercial panel or pick-up truck shall be allowed per dwelling unit on a zoning lot.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

Published:



Committee: Common Council, December 16, 2025

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: December 16, 2025

**RELATING TO:**

Ordinance to amend Section 21.06.0202(G) of the Municipal Code pertaining to commercial parking restrictions.

**SUMMARY:**

Currently, the Municipal Code is ambiguous on regulations for commercial vehicle parking on lots in the City. There have been a number of recent events that would have benefitted from stronger and clearer Code language relating to commercial vehicle parking. As such, the purpose of the proposed ordinance is to provide clarity for compliance.

On November 11, 2025, Plan Commission recommended approval of the draft ordinance amendment.

**ATTACHMENTS:** KEY ISSUES  BACKGROUND  RESOLUTION  FISCAL NOTE   
MOTION  OTHER  Ordinance

ORDINANCE NO: \_\_\_\_\_

AN ORDINANCE TO AMEND SECTION 21.06.0202(G) OF THE MUNICIPAL CODE  
PERTAINING TO COMMERCIAL PARKING RESTRICTIONS.

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

PART I. Subsection 21.06.0202 (G) of the Municipal Code is hereby amended to read as follows:

*G. Parking of trucks and equipment.* No truck, trailer, or other equipment of a commercial or industrial nature shall be parked regularly on a lot or parcel in any zoning district except as hereinafter specifically provided. Any truck, trailer, or equipment regularly parked on a lot or parcel shall be associated with a business located on that parcel, and that business shall have a valid Occupancy Permit from the City of Greenfield. Any truck, trailer, or equipment regularly parked on a lot or parcel must be parked in painted or striped parking spaces. Notwithstanding the above, one (1) commercial pickup or panel truck not to exceed four (4) tons may be parked in any residential district. Only one (1) such commercial panel or pick-up truck shall be allowed per dwelling unit on a zoning lot.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

Published:



Committee: Common Council, December 16, 2025

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: December 16, 2025

**RELATING TO:**

Ordinance to amend Section 21.06.0202(G) of the Municipal Code pertaining to commercial parking restrictions.

**SUMMARY:**

Currently, the Municipal Code is ambiguous on regulations for commercial vehicle parking on lots in the City. There have been a number of recent events that would have benefitted from stronger and clearer Code language relating to commercial vehicle parking. As such, the purpose of the proposed ordinance is to provide clarity for compliance.

On November 11, 2025, Plan Commission recommended approval of the draft ordinance amendment.

**ATTACHMENTS:** KEY ISSUES  BACKGROUND  RESOLUTION  FISCAL NOTE   
MOTION  OTHER  Ordinance

RESOLUTION NO. \_\_\_\_

RESOLUTION APPOINTING ELECTION OFFICIALS: CHIEF INSPECTORS, ELECTION INSPECTORS AND SPECIAL VOTING DEPUTIES FOR 2026-2027

WHEREAS, Wis. Stats. 7.30(4) (a) requires the governing body to appoint election officials no later than the last regular meeting in December of each odd numbered year for the 2026-2027 election cycle; and

WHEREAS, Wis. Stats. 7.30(4) (b) states that the two dominant parties are each responsible for submitting a list of names from which all appointees to inspector positions shall be chosen as outlined within the statutes; and

WHEREAS, The City Clerk received four nominees for election inspectors from the Democratic Party of Milwaukee County, attached as Exhibit A; and

WHEREAS, the City Clerk received 44 nominees for election inspectors from the Republican Party of Milwaukee County, attached as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the list of election officials for the 2026-2027 election cycle, attached as Exhibit C.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 16<sup>th</sup> day of December 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

**CITY OF GREENFIELD  
OPERATOR LICENSE APPLICANTS**

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12/12/2025

**OPERATOR'S REGULAR**

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<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>	<b><u>CITY, STATE, ZIP</u></b>
Allyson Marie Mayer	3801 W Bridge ST	Greenfield, WI 53221
Kylie Morgan Wolff	10808 W Bobolink AVE	Milwaukee, WI 53225

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Common Council Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: December 16, 2025

**RELATING TO:**

Discussion and decision to adopt an ordinance amending section 12.12 of the Greenfield Municipal Code related to recycling, yard waste, refuse and solid waste.

**SUMMARY:**

Section 12.12 of the Greenfield Municipal Code related to recycling, yard waste, refuse and solid waste is being updated to reflect current recycling requirements of the Wisconsin Department of Natural Resources.

**FINANCIAL:**

None

**RECOMMENDATION:**

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_

ORDINANCE NO. #####

AN ORDINANCE AMENDING SECTION 12.12 OF THE  
MUNICIPAL CODE OF THE CITY OF GREENFIELD

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

PART I. Section 12.12 of the Greenfield Municipal Code is hereby repealed and recreated to read as follows:

**12.12 Recycling, yard waste, refuse and solid waste.**

- (1) *Title.* Recycling Ordinance for the City of Greenfield, WI.
- (2) *Purpose.* The purpose of this section is to promote recycling, composting, and resource recovery through the administration of an effective recycling program, as provided in §. 287.11, Wis. Stats., and ch. NR 544, Wis. Adm. Code.
- (3) *Statutory authority.* This section is adopted as authorized under § 287.09(3)(b), Wis. Stats.
- (4) *Abrogation and greater restrictions.* It is not intended by this section to repeal, abrogate, annul, impair, or interfere with any existing rules, regulations, ordinances or permits previously adopted or issued pursuant to law. However, whenever this section imposes greater restrictions, the provisions of this section shall apply.
- (5) *Interpretation.* In their interpretation and application, the provisions of this section shall be held to be the minimum requirements and shall not be deemed a limitation or repeal of any other power granted by Wis. Stats. Where any terms or requirements of this section may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this section is required by Wisconsin Statutes, or by a standard in NR Ch. 544, Wis. Adm. Code, and where the ordinance provision is unclear, the provision shall be interpreted in light of the Wisconsin Statutes and NR Ch. 544 standards in effect on the date of the adoption of this section, or in effect on the date of the most recent text amendment to this section.
- (6) *Severability.* Should any portion of this section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected.
- (7) *Applicability.* The requirements of this section apply to all persons within the City of Greenfield.
- (8) *Administration.* The provisions of this section shall be administered by the person(s) and/or department(s) determined in the recycling, yard waste and refuse policy set annually by the Board of Public Works.
- (9) *Effective date.* This section shall take effect and be in force from and after its publication.
- (10) *Definitions.* For the purposes of this section:
  - (a) “Bi-metal container” means a container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.
  - (b) “Container board” means corrugated paperboard used in the manufacture of shipping containers and related products.
  - (c) “Foam polystyrene packaging” means packaging made primarily from foam polystyrene that satisfies one of the following criteria:
    - (1) Is designed for serving food or beverages.
    - (2) Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.
    - (3) Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.

- (d) "Glass Container" means a glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as Pyrex, lead based glass such as crystal, or TV tubes.
- (e) "HDPE" means high density polyethylene, labeled by the resin code # 2.
- (f) "LDPE" means low density polyethylene, labeled by the resin code # 4.
- (g) "Magazines" means magazines and other materials printed on similar paper.
- (h) "Major appliance" means a residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, furnace, boiler, dehumidifier, water heater or stove.
- (i) "Multiple-family dwelling" means a structure containing 5 or more residential units, including units that are occupied seasonally.
- (j) "Newspaper" means a newspaper and other materials printed on newsprint.
- (k) "Non-residential facilities and properties" means commercial, retail, industrial, institutional and government facilities and properties. Non-residential facilities and properties includes any location at which goods or services are provided or manufactured, including locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits. This term does not include multiple family dwellings.
- (l) "Office paper" means a variety of high-grade printing and writing papers. This term does not include industrial process waste, newspaper or packaging.
- (m) "Other resins or multiple resins" mean plastic resins labeled by the resin code # 7.
- (n) "Person" includes any individual, corporation, limited liability company, partnership, association, local government unit, as defined in s. 66.0131(1)(a), Wis. Stats., state agency or authority or federal agency.
- (o) "PETE" or "PET" means polyethylene terephthalate, labeled by the resin code # 1.
- (p) "Plastic container" means an individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.
- (q) "Postconsumer waste" means solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in s. 291.01(7) Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in s. 289.01(17)., Wis. Stats.
- (r) "PP" means polypropylene, labeled by the resin code # 5.
- (s) "PS" means polystyrene, labeled by the resin code # 6.
- (t) "PVC" means polyvinyl chloride, labeled by the resin code # 3.
- (u) "Recyclable materials" includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.
- (v) "Solid waste" has the meaning specified in [s. 289.01\(33\), Wis. Stats.](#)
- (w) "Solid waste facility" has the meaning specified in [s. 289.01\(35\), Wis. Stats.](#)
- (x) "Solid waste treatment" means any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. "Treatment" includes incineration.
- (y) "Waste tire" means a tire that is no longer suitable for its original purpose because of wear, damage or defect.

- (z) "Yard waste" means leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than 6 inches in diameter. This term does not include stumps, roots or shrubs with intact root balls.
- (11) *Management of recyclable materials.* Recyclable materials shall be managed in accordance with the Recycling, Yard Waste and Refuse Policy set by the Board of Public Works and this section. The Recycling, Yard Waste and Refuse Policy is incorporated herein by reference.
- (12) *Separation of recyclable materials.* All occupants, including owners and tenants of single-family and 2 to 4 unit residences, multiple-family dwellings and nonresidential facilities and properties shall separate the following materials from post-consumer waste:
- (a) Antifreeze.
  - (b) Lead acid batteries.
  - (c) Major appliances.
  - (d) Waste oil.
  - (e) Yard waste.
  - (f) Aluminum containers.
  - (g) Bi-metal containers.
  - (h) Corrugated paper or other container board.
  - (i) Foam polystyrene packaging.
  - (j) Glass containers.
  - (k) Magazines.
  - (l) Newspaper.
  - (m) Office paper.
  - (n) Rigid plastic containers made of PETE and HDPE.
  - (o) Steel containers.
  - (p) Tires.
- (13) *Separation requirements exempted.* The separation requirements of subsection (10) do not apply to the following:
- (a) Occupants of single-family and 2 to 4 unit residences, multiple-family dwellings and nonresidential facilities and properties that send their post-consumer waste to a processing facility licensed by the Wisconsin Department of Natural Resources that recovers the materials specified in subsection (10) from solid waste in as pure a form as is technically feasible.
  - (b) Solid waste which is burned as a supplemental fuel at a facility if less than 30% of the heat input to the facility is derived from the solid waste burned as supplemental fuel.
  - (c) A recyclable material specified in subsection (10)(f) through (p) for which a variance has been granted by the Department of Natural Resources under § 287.11(2m), Wis. Stats., or NR § 544.14, Wis. Adm. Code.
- (14) *Care of separated recyclable materials.* To the greatest extent practicable, the recyclable materials separated in accordance with subsection (10) shall be clean and kept free of contaminants such as food or product residue, oil or grease, or other non-recyclable materials, including but not limited to household hazardous waste, medical waste, and agricultural chemical containers. Recyclable materials shall be stored in a manner that protects them from wind, rain and other inclement weather conditions.

- (15) *Composting.* Yard waste, as herein defined, may be composted at any property used for residential or commercial purposes. Compost piles or bins shall be well maintained so as not to pose an attraction or harborage for rodents or otherwise present a health nuisance. Composting material shall be maintained and well aerated so as to be free of offensive or noxious odors. Compost piles or bins for composting must be located in any rear or side yard area and at least 25 feet from any dwelling unit on an adjoining property and at least 3 feet from any property line. Each pile or bin may occupy a surface no greater than 25 square feet and may not exceed 4 feet in height. No more than 4 such piles and/or bins shall be permitted on any property. Yard waste may not be gathered except for the purposes of collection or composting.
- (16) *Management of lead acid batteries, major appliances, waste oil, and yard waste.* Occupants of single family and 2 to 4 unit residences, multiple-family dwellings and non-residential facilities and properties shall manage lead acid batteries, major appliances, waste oil, and yard waste as follows:
- (a) Lead acid batteries shall be brought either to a retailer, or the city drop off center.
  - (b) Major appliances shall be removed by requesting a special pick up.
  - (c) Waste oil shall be brought either to a retailer, or the city drop off center.
  - (d) Yard waste shall be placed at the curb or brought to the city drop off center.
- (17) *Preparation and collection of recyclable Materials.* Except as otherwise directed by the City of Greenfield, occupants of single family and 2-to-4-unit residences shall do the following for the preparation and collection of the separated materials specified in (12)(f) through (p):
- (a) Aluminum containers shall be rinsed.
  - (b) Bi-metal containers shall be rinsed.
  - (c) Corrugated paper or other container board shall be flattened.
  - (d) Foam polystyrene packaging shall be flattened.
  - (e) Glass containers shall be rinsed.
  - (f) Magazines shall be clean.
  - (g) Newspaper shall be clean.
  - (h) Office paper shall be clean.
  - (i) Rigid plastic containers shall be rinsed.
  - (j) Steel containers shall be rinsed.
  - (k) Tires shall be clean.
- (18) *Responsibilities of owners or designated agents of multiple-family dwellings.*
- (a) Owners or designated agents of multiple-family dwellings shall do all of the following to recycle the materials specified in subsection (10)(f) through (p):
    - (1) Provide adequate, separate containers for the recycling program established in compliance with the ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:
      - i. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.
      - ii. The ratio of trash container volume to recycling container volume is at most 2:1.
      - iii. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

- (2) Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.
  - (3) Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility.
  - (4) Notify tenants of reasons to reduce and recycle solid waste; which materials are collected; how to prepare the materials in order to meet the processing requirements; collection methods or sites; locations and hours of operation; and a contact person or company, including a name, address and telephone number.
- (b) The requirements specified in subparagraph (a) do not apply to the owners or designated agents of multiple-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in subsection (10)(f) through (p) from solid waste in as pure a form as is technically feasible.
- (19) *Responsibilities of owners or designated agents of non-residential facilities and properties.*
- (a) Owners or designated agents of nonresidential facilities and properties shall do all of the following to recycle the materials specified in subsection (10)(f) through (p):
    - (1) Provide adequate, separate containers for the recyclable materials.
    - (2) Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.
    - (3) Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.
    - (4) Notify users, tenants and occupants of reasons to reduce and recycle; which materials are collected; how to prepare materials in order to meet the processing requirements; collection methods or sites; locations and hours of operation; and a contact person or company, including a name, address and telephone number.
  - (b) The requirements specified in subparagraph (a) do not apply to the owners or designated agents of nonresidential facilities and properties if the post-consumer waste generated within the facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in subsection (10)(f) through (p) from solid waste in as pure a form as is technically feasible.
- (20) *Prohibitions on disposal of recyclable materials separated for recycling.* No person may dispose of in a solid waste disposal facility or burn in a solid waste treatment facility any of the materials specified in subsection (10)(f) through (p) which have been separated for recycling, except tires may be burned with energy recovery in a solid waste treatment facility.
- (21) *Antiscavenging.* Per subsection (8) of this section, no person shall collect recyclable materials placed in a recycling bin that is serviced under the City of Greenfield recycling contract without authorization from the City.
- (a) No person shall remove any material from a waste container used for the collection of solid waste. This prohibition applies to portable, nonportable, plastic garbage bags or any type of container used to dispose of solid waste material. This section does not apply to employees and agents of the City in the performance of their duties or to materials that are removed by the person who deposited them.
  - (b) No person, except the owners or occupants of the property may place or leave any substance, litter, recyclable material or solid waste into a container upon the premises, without the owners' or occupants' permission.
  - (c) No person shall collect recyclable materials placed in a recycling bin that is serviced under the City of Greenfield recycling contract without authorization from the City.
- (22) *Providing space for recycling in buildings.* As directed under ILHR 54-62, Adm. Rule, a person in the City of Greenfield owning or occupying a new building or a building that is remodeled or expanded by 50% or more in floor area, shall

provide a designated area for the separation, temporary storage and collection of solid waste and recyclables either within or adjacent to the building.

(23) *Container storage.*

- (a) To improve the aesthetic appearance and to protect the general public health, safety and welfare of the City residents, all new and existing multiple-family, commercial and industrial developments shall be required to provide a covered dumpster or similar type covered boxes for garbage and rubbish collections and shall be required to provide enclosures for these containers and any and all recycling containers. The enclosures shall be 4-sided with provisions for a latched gate and be a minimum of 2 feet higher than the container. (Am. #2743)
- (b) Such enclosures shall be placed according to setback requirements for accessory structures.
- (c) No person may keep, place, maintain or store any refuse or recycling containers in their front yard or other yard that abuts the street except on their collection day and as permitted in the Recycling, Yard Waste and Refuse Policy.

(24) *Hauler licensing.* No person or corporation shall engage in the business of hauling recyclables within the City of Greenfield without being licensed by the Department of Natural Resources under NR § 502.06, Wis. Adm. Code.

(25) *Purchasing of recycled content, multiple use, durable materials, equipment and supplies.* Under the direction of § 16.72(2)(e) and (f), Wis. Stats., the City of Greenfield, shall to the extent practicable, make purchasing decisions to maximize the purchasing of products made from recycled and recovered materials. Purchases shall include 40% recycled content of all paper by 1995. The City of Greenfield shall, to the extent practicable, award contracts for equipment and supplies on the basis of recyclability and ultimate disposition of products to discourage the purchase of single-use disposable products and require purchase of multiple-use, durable products.

(26) *Hauler restrictions.* Haulers may not dispose in a landfill or burn in a solid waste facility any recyclable materials generated in the City of Greenfield that have been separated for recycling, unless the recyclable materials, without intention on the part of the hauler, become so contaminated that the materials are not able to be marketed. Hauler shall maintain collected recyclable materials in a marketable condition.

(27) *Right to reject materials.* The hauler has the right to reject or leave at the curb any recyclable material that is not prepared according to the specifications in this section, the policy for recycling, yard waste, and refuse or in education material provided to the service recipients. Materials may also be left if not separated from solid waste, placed in the proper container, or are not designated recyclable materials for collection. The hauler also has the right to refuse to pick up any solid waste if it contains recyclable containers and material, including yard waste. In such cases, the hauler shall notify the generator of the materials about the reason(s) for rejecting the items.

(28) *Pollution prohibited.* No person shall place, throw or leave any garbage, noxious, nauseous or other offensive substances or waste, or any dead carcass, animal, fowl, carrion, meat, fish, entrails, manure, offal, refuse matter, rubbish, ashes, earth, sand or other substances in or upon any sewer, stream, ditch or other watercourse, sidewalk, gutter, street, alley or upon any private or public place, park or grounds in the City, except for the purpose of garbage pickup or in a manner approved by the Health Officer.

(29) *Solid waste storage.*

- (a) The owner and occupant of any premises, business establishment or industry shall be responsible for the sanitary storage of all solid waste accumulated at that premises, business establishment or industry.
- (b) Garbage shall be stored in containers that are leak proof, waterproof, rodent resistant, durable and rust resistant with tight fitting covers and 2 handles or a bail.
- (c) Reserved. (Dltd. #2743)
- (d) Residential solid waste containers placed at the curb or next to the road, or at the alley edge, may not be set out prior to 6:00 p.m. of the day preceding the scheduled collection day. All empty containers must be removed from the curb or roadside by 6:00 p.m. of the day of collection.

- (e) Toxic and hazardous waste or materials shall be stored in watertight, tightly covered, adequately labeled containers and in a location inaccessible to children, irresponsible persons and animals. The Health Officer shall determine the proper disposal of these substances.
- (30) *Hazardous waste prohibited.*
- (a) Hazardous waste shall not be stored in buildings or lots.
  - (b) Hazardous waste processing shall be prohibited, which shall include, but not be limited to, incineration, chemical or biological destruction, collecting or shipping.
- (31) *Service charge for the collection of garbage, refuse, yard wastes and recycling services.*
- (a) Pursuant to the authority of § 66.20(16), Wis. Stats., the City hereby determines to levy special charges for garbage and refuse collection and disposal.
  - (b) There is hereby levied and imposed a special charge for services rendered in the form of garbage, rubbish, yard wastes and recycling collection and disposal and other related programs as follows: (Am. #2687; #2711)
    - (1) *Individual collection (non-dumpster):* (Am. #2743; #2763; #2779; #2810; #2825; #2858; #2875; #2913; #2949; #2961; #2990; #3011; #3019; #3050)
      - \$ 69.79 per annum per unit for recycling services.
      - 173.71 per annum per unit for garbage, refuse, and yard waste services.
      - \$243.50 per annum per unit for total special charge.
    - (2) *Reserved.* (Dltd. #2743)
    - (3) *Drop off center passes.* (Cr. #2853) Drop off center passes for residents outside the City's solid waste disposal program:
      - i. Yearly pass \$45.00
      - ii. One-time pass \$15.00
  - (c) The special charges imposed herein shall be paid on an annual basis in advance, not in installments, and shall be placed on the real estate tax bill of all recipients of such service and collected with same. If the charge is not paid within the period fixed, it shall become a lien upon the premises as provided in § 66.60(15), Wis. Stats., and shall automatically be extended upon the current or next tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special charge.
  - (d) All garbage and refuse collection rules and regulations shall be adhered to by all recipients of service.
  - (e) New and existing multiple-family unit developments plus commercial and industrial facilities within the City shall not be part of the City collection program. Such units shall make private arrangements for refuse and recycling collection with pick-up cycles equal to or better than City collection. Owners of said facilities shall provide evidence of refuse and recycling arrangements within 3 days of request or be subject to a fine not to exceed \$250.00 per day. (Am. #2743)
- (32) *Dumping and dumping grounds.*
- (a) No person shall dump, dispose of or store rubbish, refuse, ashes, garbage, junk, hazardous or toxic substances or any other material on public property.
  - (b) The owner of private property may not permit the dumping or storage of rubbish, refuse, ashes, garbage, hazardous or toxic wastes, junk or other material thereon without providing the Health Officer with evidence of a permit thereof from the State Department of Natural Resources.

- (33) *Illegal dumping.* No person shall throw or deposit any garbage, rubbish or waste matter of any kind, or cause the same to be thrown or deposited outside the City's compactor and recycling station during hours of nonoperation.
- (34) *Yard waste.* No person shall combine yard waste with garbage and refuse and all yard waste set out for collection by the City or its hauler shall be separated from any other wastes.
- (35) *Collection of recyclable materials.* (Am. #2743) No person shall collect recyclable materials placed in a recycling container without proper authorization from the City.
- (36) *Exemptions.* The Common Council, upon recommendation from the Board of Public Works, reserves the right to designate additional solid waste materials as recyclable or currently collected materials as no longer recyclable in accordance with State law and to either add or delete them from any collection services provided by the City of Greenfield or its contractors. The City of Greenfield shall provide written notice to its service recipients of this declaration.
- (37) *Enforcement.*
  - (a) For the purpose of ascertaining compliance with the provisions of this section, any authorized officer, employee or representative of the City of Greenfield or its contractor(s) for recycling or refuse services may inspect recyclable materials separated for recycling, postconsumer waste intended for disposal, recycling collection sites and facilities, collection vehicles, collection areas of multiple-family dwellings and nonresidential facilities and properties, and any records relating to recycling activities, which shall be kept confidential when necessary to protect proprietary information. No person may refuse access to any authorized officer, employee or authorized representative of the City of Greenfield or its contractor(s) for recycling or refuse services who requests access for purposes of inspection, and who presents appropriate credentials. No person may obstruct, hamper, or interfere with such an inspection. Contractor authority is limited to facilities served by the contractor under contract with the City. (Am. #2743)
  - (b) Any person who violates a provision of this section may be subject to the forfeitures and penalties enumerated under this section. The issuance of a citation shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this paragraph.
  - (c) Penalties for violating this section may be assessed as follows:
    - (1) Any violation which results in unsightly debris on any public right of way or lands is subject to section 9.10 of this Municipal Code.
    - (2) Except as otherwise provided herein, any persons who shall violate any provisions of this chapter or any order, rule or regulation made hereunder shall be subject to a penalty as provided in section 25.04 of this Municipal Code.

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.





Common Council Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: December 16, 2025

**RELATING TO:**

Discussion and decision to transfer \$15,000 from project code 0CEREV Equipment Reserves to project EN2518 AMP Haus HVAC Project.

**SUMMARY:**

Move \$15,000 from project code 0CEREV Equipment Reserves to project EN2518 AMP Haus HVAC Project. The \$15,000 is unallocated 2025 debt proceeds.

The project involves installing air conditioning in the AMP Haus bar serving area. With the hot summer weather, along with the additional heat generated by the equipment, temperatures in the serving area become extremely uncomfortable for staff and volunteers working during events.

The work includes installing an air handler horizontally on the ceiling with attached cased coil in southeast corner of the space. A condensing unit will be mounted on roof with supplied pad and roofing penetrations sealed by the contractor. Spiral metal duct work with (4) diffusers will be installed inside the bar serving area along with a wall mounted thermostat. Electrical connections for the roof unit and air handler will be powered from main electrical panel in AMP Haus.

Installation will be completed in early spring.

**FINANCIAL:**

None

**RECOMMENDATION:**

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_



Common Council Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: December 16, 2025

**RELATING TO:**

Discussion and decision to approve a contract for project #2216 Powerline Trail Phase 3 with A.W. Oakes & Son in the amount of \$ 756,756.42.

**SUMMARY:**

On December 10, 2025 bids were opened for project #2216 Powerline Trail Phase 3. The results are as follows:

<b>Contractor</b>	<b>Amount</b>
<b>A.W. Oakes &amp; Son, Inc.</b>	<b>\$ 756,756.42</b>
Vinton Construction Company	\$ 785,554.38
C.W. Purpero, Inc.	\$ 814,958.65
Janke General Contractors	\$ 839,138.09
Super Western, Inc.	\$ 988,608.02

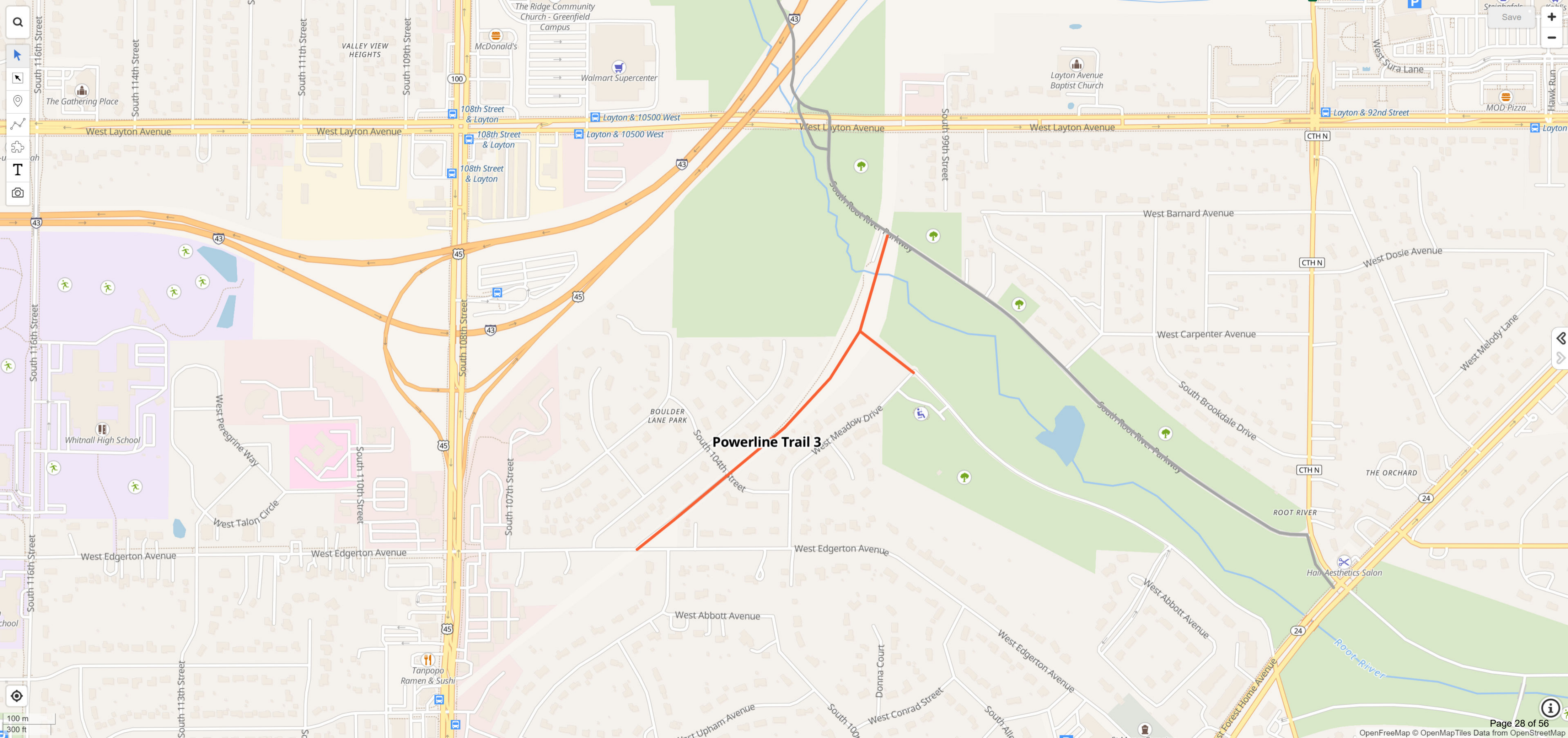
**FINANCIAL:**

This project was approved in the budget and is fully funded, including a grant for 80% of the project cost.

**RECOMMENDATION:**

Approve a contract for project #2216 Powerline Trail Phase 3 with A.W. Oakes & Son in the amount of \$ 756,756.42.

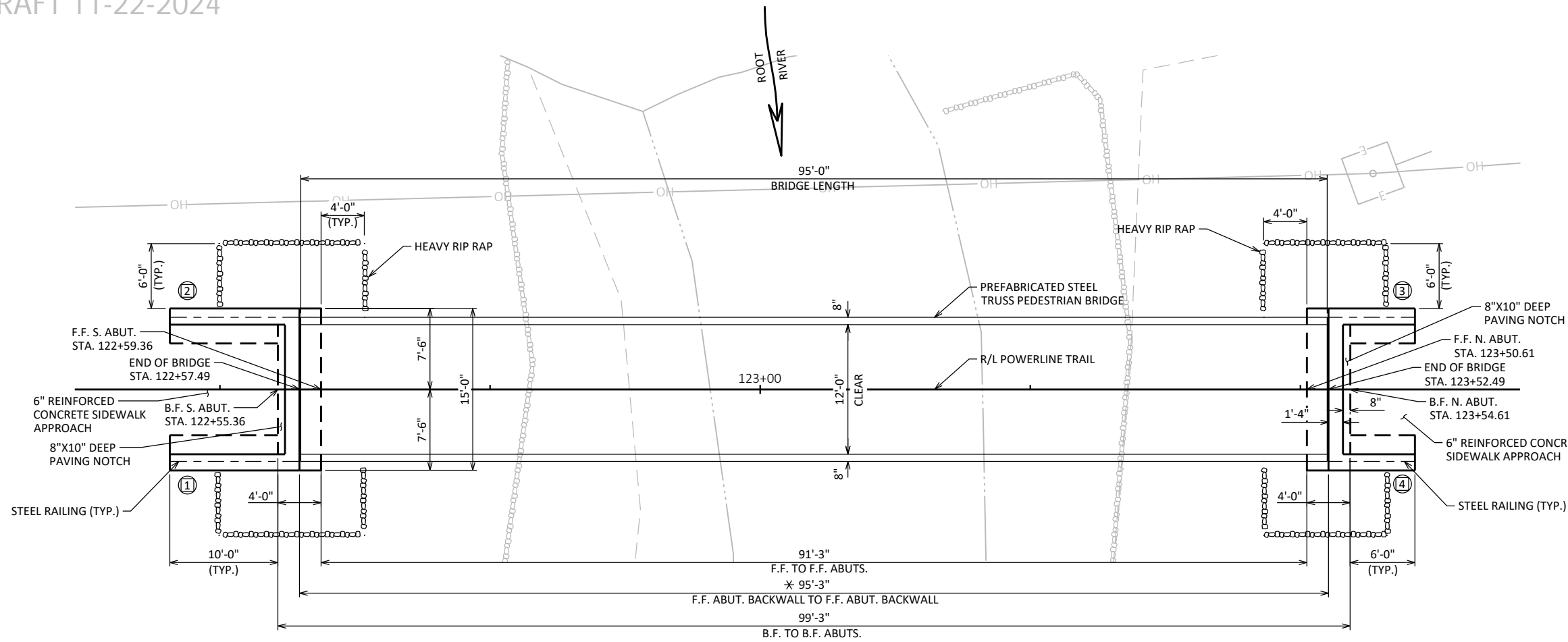
**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_



**Powerline Trail 3**

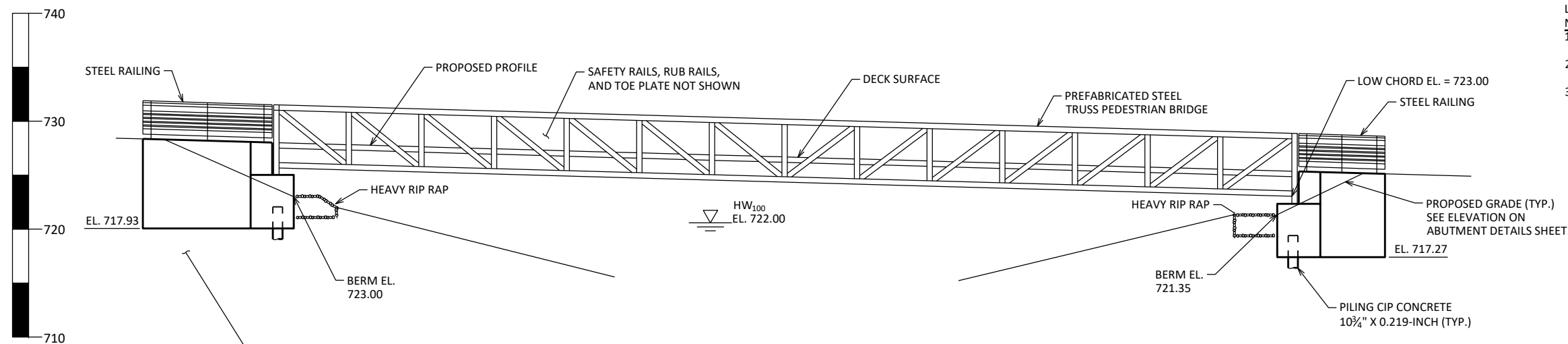
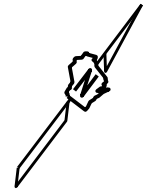
Map navigation controls including search, zoom, and location tools.

100 m  
300 ft



**PLAN**

(SINGLE SPAN PREFABRICATED STEEL TRUSS BRIDGE)



**ELEVATION**

(LOOKING NORTHWEST)

**LEGEND**

\* DIMENSION TO BE VERIFIED BY BRIDGE MANUFACTURER.

**STRUCTURE DESIGN CONTACT:**

KEITH BEHREND 608-251-4843  
AARON BONK 608-261-0261

**LIST OF DRAWINGS:**

1. GENERAL PLAN CROSS SECTION, NOTES, & QUANTITIES
2. [Blank]

**DESIGN DATA**

LIVE LOAD:  
90 PSF PEDESTRIAN LOAD  
20,000 LB. VEHICLE LOAD (H-10)  
35 PSF WIND LOAD (AS IF ENCLOSED)  
20 PSF WIND UPLIFT

HORIZONTAL EARTH PRESSURE:  
40 P.S.F. EQUIVALENT FLUID PRESSURE.  
SURCHARGE PRESSURE = 2'-0" OF EARTH.

ULTIMATE DESIGN STRESSES:  
CONCRETE DECK  $f'_c = 4,000$  psi  
CONCRETE SUBSTRUCTURE  $f'_c = 3,500$  psi  
HIGH STRENGTH BAR  
STEEL REINFORCEMENT  $f_y = 60,000$  psi  
HIGH STRENGTH STRUCTURAL STEEL  
ASTM A847, ASTM A588, ASTM A606, ASTM A709 OR ASTM A242  $f_y = 50,000$  psi

FOUNDATION DATA:  
ABUTMENT TO BE SUPPORTED ON PILING CAST-IN-PLACE CONCRETE 10 3/4-INCH, WITH 0.219-INCH MINIMUM SHELL THICKNESS, DRIVEN TO A REQUIRED DRIVING RESISTANCE OF 110 TONS\*\* PER PILE AS DETERMINED BY THE MODIFIED GATES DYNAMIC FORMULA. PROVIDE 1 1/4-INCH MINIMUM THICKNESS END PLATES WELDED TO BASES OF PILES. ESTIMATED 85' LONG AT SOUTH ABUTMENT AND 85' LONG AT NORTH ABUTMENT.

THE FACTORED AXIAL RESISTANCE OF PILES IN COMPRESSION USED FOR DESIGN IS THE REQUIRED DRIVING RESISTANCE MULTIPLIED BY A RESISTANCE FACTOR OF 0.5 USING MODIFIED GATES TO DETERMINE DRIVEN PILE CAPACITY.

**ESTIMATED BRIDGE REACTIONS**

LOAD TYPE	P (LBS.)	H (LBS.)	L (LBS.)
DEAD LOAD			
UNIFORM LIVE LOAD, 90 PSF			
VEHICLE LIVE LOAD			
WIND UPLIFT, 20 PSF WINDWARD/LEEWARD			
WIND			
SEISMIC			
THERMAL			

P = VERTICAL LOAD AT EACH BASE PLATE (4 PER BRIDGE)  
H = HORIZONTAL LOAD AT EACH SPAN END (2 PER BRIDGE)  
L = LONGITUDINAL LOAD AT FIXED BEARING (4 PER BRIDGE)

**NOTES:**

1. VALUES IN THIS TABLE ARE ESTIMATES. ACTUAL VALUES SHALL BE PROVIDED BY PREFABRICATED BRIDGE MANUFACTURER.
2. "+" INDICATES DOWNWARD LOAD.  
"-" INDICATES UPWARD LOAD.
3. ESTIMATED BRIDGE LIFTING WEIGHT = 52,800 LBS (TO BE VERIFIED BY BRIDGE MANUFACTURER).

NO.	DATE	REVISION	BY

**STRAND ASSOCIATES**  
MADISON, WISCONSIN 53715  
(608)-251-4843  
(608) 251-8655 FAX  
WWW.STRAND.COM

STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION

ACCEPTED \_\_\_\_\_ DATE \_\_\_\_\_  
CHIEF STRUCTURES DESIGN ENGINEER

**STRUCTURE B-40-1103**

POWERLINE TRAIL OVER ROOT RIVER

COUNTY MILWAUKEE CITY GREENFIELD

DESIGN SPEC. AASHTO LRFD BRIDGE DESIGN SPECIFICATION

DESIGNED BY JFG DESIGN CK'D KRB DRAWN BY JFG PLANS CK'D KRB

**GENERAL PLAN** SHEET 1 OF 2



Common Council Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: December 16, 2025

**RELATING TO:**

Discussion and decision to approve fund transfers between capital improvement accounts.

**SUMMARY:**

Periodically there is a need to transfer funds between capital improvement project accounts

Funds may be transferred to or from projects that are have been completed to close them. Transferred funds may be used to cover projects that are over budget due to unforeseen circumstances, or to fund new projects.

**FINANCIAL:**

See Exhibit A.

**RECOMMENDATION:**

Approve fund transfers between capital improvement accounts.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_

EXHIBIT A

12/11/2025

Recommended capital improvement account fund transfers.

<b>Account Number</b>	<b>Account Name</b>	<b>Starting Balance</b>	<b>Transfer to GENRES</b>	<b>Transfer from GENRES</b>	<b>Ending Balance</b>	<b>Note</b>
EN2215	Powerline Trail Phase 2	\$609	\$609		\$0	Close
EN2311	68th St (Edgerton-Layton)	\$4,880	\$4,880		\$0	Close
EN2403	City Hall VAV Controls Upgrade	\$2,928	\$2,928		\$0	Close
EN2503	City Hall CUH & Fan VAV Controls Upgrade	(\$13,251)		\$13,251	\$0	Close
GENRES	General Reserves	\$156,554	\$8,417	\$13,251	\$151,720	



Committee: Common Council

Item Number:

Introduced By: Randy Esch

Date Introduced: 12/16/2025

**RELATING TO:** Discussion/decision to transfer remaining funds of \$162.00 from CE2516 Zero Turn Mower and \$4040.00 from CE2517 Skid Steer Trailer to CE2530 to purchase additional LED high bay lighting at DPW

**Summary:** DPW recently upgraded to LED lighting at the DPW facility and have seen a significant cost savings. We would like to purchase additional LED high bay lighting for our main garage area to improve lighting in more areas. With the transfer of these funds along with the remaining funds in CE2530 we will be able to purchase 25 more lights plus materials for installation for the garage. Installation will be done by DPW staff this winter.

Viking Electric- 25 lights @ \$180.00 ea.= \$4500.00

**Recommendation:** Approve the transfer of funds to CE2530 to purchase additional lighting.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_



Committee: Common Council

Item Number:

Introduced By: Randy Esch

Date Introduced: 12/16/2025

**RELATING TO:** Discussion/Decision to transfer \$152,000.00 from CE2518 Thermo Patch Truck 85 to purchase a John Deere 325G track skid steer CE2532- \$76,000 and Rayco RG55R self propelled stump grinder CE2533 \$61,000 and a 12' Kage SSDPS12 sectional snow pusher CE2534- \$15,000

**Summary:** Due to a cost savings from CE2518, with the decision to reuse and rehab the cab and chassis and make it into a multi- use truck and doing all of the install work in house, there are remaining Capital Equipment funds that we are requesting to transfer to purchase a John Deere 325G track skid steer. A Rayco RG55R Self Propelled stump grinder. A 12' Kage sectional snow pusher.

**John Deere 325G Track Skid Steer w/bucket - \$74,763.00 – Brooks Tractor**  
Case TV370B Track Skid Steer w/bucket – \$83,496.00 – Miller- Bradford & Risberg  
Cat 255-05H1 Track Skid Steer w/bucket - \$77,500.00 – Fabick Cat  
**Transfer to CE2532: \$76,000.00 to cover contingencies**

**Rayco RG55R Stump Grinder- \$59,414.00 – L.F. George**  
Bandit 2550XP Stump Grinder- \$55,150.00 - Brooks Tractor  
Vermeer SC552 Stump Grinder - \$81,085.00- Vermeer Wisconsin  
**Transfer to CE2533: \$61,000.00 to cover contingencies**

**Kage 12' sectional snow pusher- \$12,880.00- Midstate Equipment**  
Caterpillar 12' straight snow pusher- \$8,540.00 – Fabick Cat  
Arctic 12' sectional snow pusher- \$17,215.99 – Russo Power  
**Transfer to CE2534: \$15,000.00 to cover contingencies**

**Recommendation:** To approve the transfer of the funds to purchase this much needed capital equipment to allow DPW crews to complete projects more safely, effectively and efficiently.

**ATTACHMENTS:** KEY ISSUES \_\_\_ BACKGROUND \_\_\_ RESOLUTION \_\_\_ FISCAL NOTE \_\_\_  
MOTION \_\_\_ OTHER \_\_\_

RESOLUTION NO. \_\_\_\_\_

Special Use Permit for Cheba Hut, a limited-service restaurant, to be located at 8871 W. Sura Ln., submitted by Carlos Politano, d/b/a Mary Jane Restaurants, LLC, represented by Cassandra Covotsos, d/b/a Koch Covotsos Architects (Tax Key No. 606-0053-010)

WHEREAS, Carlos Politano, d/b/a Mary Jane Restaurants, LLC, represented by Cassandra Covotsos, d/b/a Koch Covotsos Architects, 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 Cheba Hut, a proposed sandwich shop and bar, to be located at 8871 W. Sura Ln.; and,

WHEREAS, the Common Council on December 16, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

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

1. The applicant Carlos Politano, d/b/a Mary Jane Restaurants, LLC, has offices at N7418 Dairyland Dr., Sheboygan, WI 53083.
2. The property owner has offices located at 10505 Corporate Dr. Suite 101, Pleasant Prairie, WI 53158.
3. Cheba Hut will occupy the entirety of the approximately 2,300 sq. ft. westernmost tenant space in the multi-tenant commercial building located at 8871 W. Sura Ln., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 3 of Certified Survey Map No. 8855, being a part of the Southwest ¼ Section 21, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 606-0053-010

Said land being located at 8775-8871 W. Sura Ln.

4. The applicant is proposing to establish a sandwich shop and bar within an existing multi-tenant commercial building.
5. The aforesaid premise is zoned PUD (Planned Unit Development) 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 the W. Layton Ave. corridor that is developed for commercial uses. Properties to the north, west, and east are developed as commercial. Properties to the west and south 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 Carlos Politano, d/b/a Mary Jane Restaurants, LLC, represented by Cassandra Covotsos, d/b/a Koch Covotsos Architects to establish a limited-service restaurant, to be located within the multi-tenant commercial building at 8871 Sura Lane, 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 December 9, 2025, and by the Common Council on December 16, 2025. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Cheba Hut will be 10:00am – 12:00am (midnight) Sunday through Thursday, and 10:00am – 2:00am Friday and Saturday.
4. Off-Street Parking. A total of 13 off-street parking stalls are required for Cheba Hut. The property will provide 153 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.

\_\_\_\_\_  
Carlos Politano, d/b/a Mary Jane Restaurants, LLC

Provided to applicant on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. \_\_\_\_\_

Special Use Permit for an ownership change to the BP gas station and Sai-Mart business, an existing service station and convenience store, located at 4715 S. 27th St., submitted by Bilal Amjad, d/b/a Ali's Oil Mart Inc. (Tax Key No. 622-9999-000)

WHEREAS, Bilal Amjad, d/b/a Ali's Oil Mart Inc., 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, for an ownership change to BP, an existing service station and convenience store, located at 4715 S. 27th St.; and,

WHEREAS, the Common Council on December 16, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

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

1. The applicant, Bilal Amjad, d/b/a Ali's Oil Mart Inc., has business operations based out of 5909 S. 27<sup>th</sup> St., Greenfield, WI 53221.
2. The applicant owns the property.
3. The business will occupy the entire approximately 5,000 sq. ft. commercial building located at 4715 S. 27th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

The East 250 feet of the North 289.5 feet of the Northeast ¼ of Section 25, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin. Excepting therefrom the East 80 feet and the North 60 feet for public street purposes.

Tax Key No. 622-9999-000.

Said land being located at 4715 S. 27th St.

4. The applicant is proposing to change ownership of the existing service station and convenience store business within the existing commercial building.
5. The aforesaid premise is zoned C-3 Highway and Commercial Service Business District under the Zoning Ordinance of the City of Greenfield, which permits service stations 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. 27<sup>th</sup> St. commercial corridor. Properties to the north, south, east, and west are developed as commercial.

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 Bilal Amjad, d/b/a Ali's Oil Mart Inc. for an ownership change to the existing BP service station and convenience store, located at 4715 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 December 9, 2025 and by the Common Council on December 16, 2025. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for the BP service station and convenience store will be 5:00am to 12:00am (midnight), daily.
4. Off-Street Parking. A total of 40 off-street parking stalls are required for the BP service station and convenience store. The property will provide 24 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-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.

\_\_\_\_\_  
Bilal Amjad, d/b/a Ali's Oil Mart Inc.

Provided to applicant on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

RESOLUTION NO. \_\_\_\_\_

Special Use Permit for an ownership change to Shots and Tequila Sport Bar, an existing drinking establishment, located at 5175 S. 27th St., submitted by Armando Lara Iñiguez, d/b/a Shots and Tequila Sport Bar LLC (Tax Key No. 645-0008-001)

WHEREAS, Armando Lara Iñiguez, d/b/a Shots and Tequila Sport Bar 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, for an ownership change to Shots and Tequila, an existing tavern currently known as Shots N Tequila, located at 5175 S. 27th St.; and,

WHEREAS, the Common Council on December 16, 2025, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, met to consider the application; and,

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

1. The applicant, Armando Lara Iñiguez, d/b/a Shots and Tequila Sport Bar LLC, resides at 2207 S. 55<sup>th</sup> St., Milwaukee, WI 53219.
2. The applicant will rent the 2,500 commercial building owned by Tom Letizia, d/b/a Tuckaway Park, LLC, 19280 Hayden Ct., Brookfield, 53045.
3. Shots and Tequila will occupy the entire approximately 2,500 sq. ft. commercial building located at 5175 S. 27th St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lots 8, 9, 10, 11 and 12 in Block 1 of Tuckaway Manor, a recorded subdivision, plus ½ of the adjacent vacated alley, all being part of the east ½ of the Southeast ¼ of Section 25, Town 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 645-0008-001

Said land being located at 5175 S. 27th St.

4. The applicant is proposing to change ownership of the existing tavern 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 drinking establishments 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. 27<sup>th</sup> St. commercial corridor. 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 Armando Lara Iñiguez, d/b/a Shots and Tequila Sport Bar LLC for an ownership change to Shots and Tequila, an existing tavern currently known as Shots N Tequila, located at 5175 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 December 9, 2025 and by the Common Council on December 16, 2025. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation for Shots and Tequila will be 9:00am to 2:00am, daily.
4. Off-Street Parking. A total of 37 off-street parking stalls are required for Shots N Tequila. The property will provide 20 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-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.

\_\_\_\_\_  
Armando Lara Iñiguez, d/b/a Shots and Tequila Sport Bar LLC

Provided to applicant on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Michael J. Neitzke, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Goergen, City Clerk

LANDSCAPE SCHEDULE

CANOPY TREES		
SYMBOL	SIZE	QTY.
ET	EXIST. DECIDUOUS TREE	VARIES
HL	SKYLINE HONEYLOCUST	2" CALIPER
EVERGREEN TREES		
SYMBOL	SIZE	QTY.
EE	EXIST. EVERGREEN	VARIES
LOW SHRUBS		
SYMBOL	SIZE	QTY.
DW	ARCTIC FIRE DOGWOOD	24" TALL
GPS	GOLDENFLAME SPIREA	20"-24" TALL
EU	DWARF WINGED EUNYMUS	18"-20" TALL
HM	HYDRANGEA-SUMMER CRUSH	10"-14" TALL
SP	ANTHONY WATERER SPIREA	8"-12" TALL

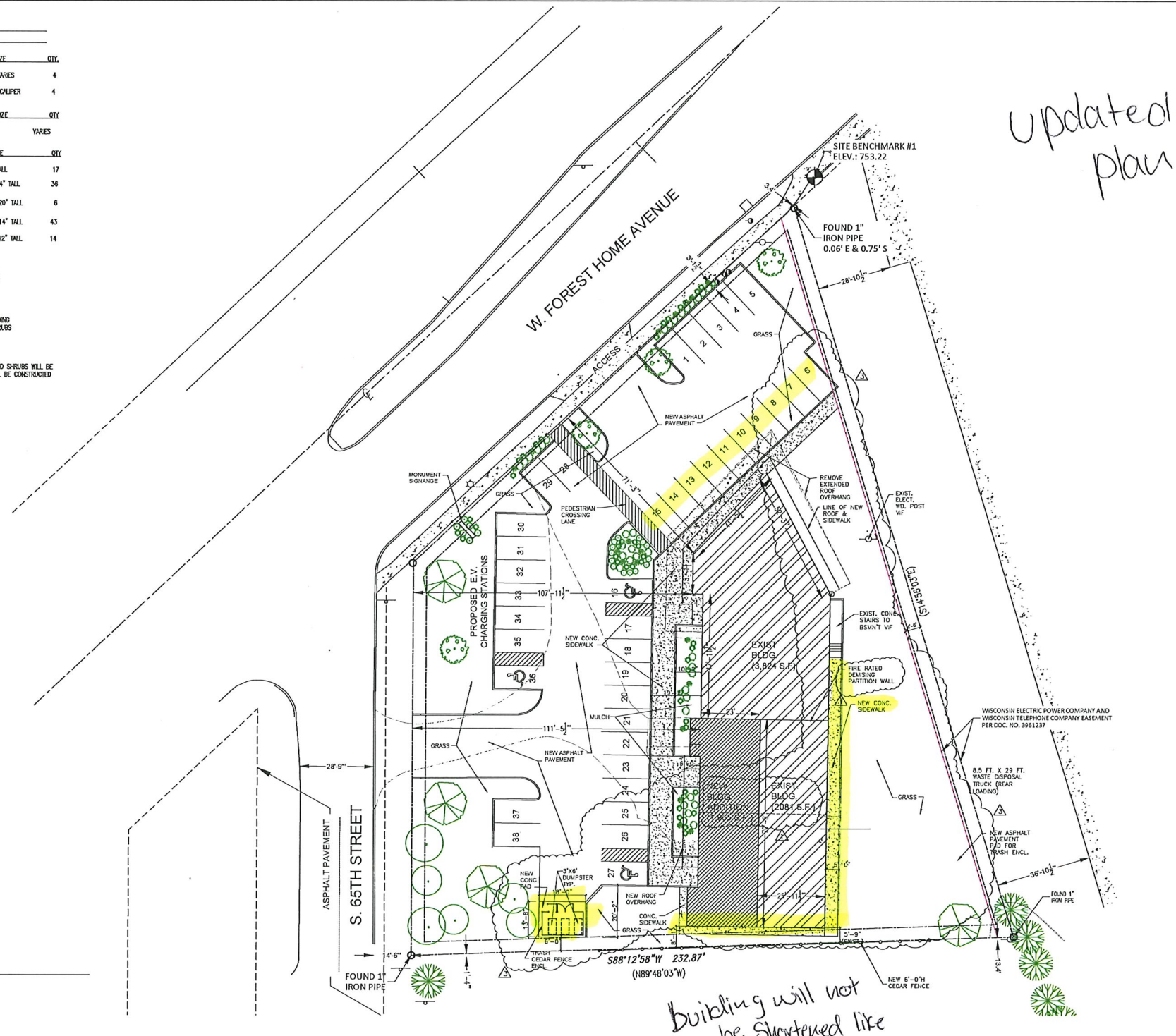
- NOTES:
- INSTALL PROFESSIONAL GRADE PLASTIC EDGING AROUND ALL PLANTING AREAS
  - INSTALL FABRIC WEED BARRIER IN ALL PLANTING AREAS
  - INSTALL 3" MINIMUM DEPTH OF SHREDDING BARK MULCH AROUND TREES AND SHRUBS IN ALL PLANTING AREAS

NOTE:  
ADDITIONAL FUTURE LANDSCAPING TREES AND SHRUBS WILL BE PROVIDED WHEN THE FUTURE BUILDING WILL BE CONSTRUCTED



SITE PLAN

SCALE: 1/8" = 1'-0"



REV. DATE	REMARKS
08/05/25	ISSUED FOR PLAN COMMISSION
08/07/25	REV PER PLAN COMM.
11/07/25	REV 2

PROJECT NAME:  
**KWIK MARKET - SITE REDEVELOPMENT**  
6437 W. FOREST HOME AVE.  
GREENFIELD, WI 53320

DRAWING TITLE:  
**PROPOSED SITE PLAN**

**RAMOS & ASSOCIATES**  
5815 Northway  
Greendale, WI 53129  
TEL: 414-422-0901

Architecture • Planning • Management •

Date:	08/01/25
Scale:	AS NOTED
Drawn:	RSM
Job:	
Sheet:	<b>A1.0</b>

LANDSCAPE SCHEDULE

CANOPY TREES		
SYMBOL	SIZE	QTY
ET	EXIST. DEDOUXUS TREE	VARIES
H.	SKYLINE HONEYLOCUST	2" CALIPER
EVERGREEN TREES		
SYMBOL	SIZE	QTY
EE	EXIST. EVERGREEN	VARIES
LOW SHRUBS		
SYMBOL	SIZE	QTY
DW	ARCTIC FIRE DOORWOOD	24" TALL
GFS	GOLDENFLAME SPIREA	20"-24" TALL
EU	DWARF WINGED EURYNOMOUS	18"-20" TALL
HM	HIDRANGEA-SUMMER CRUSH	10"-14" TALL
SP	ANTHONY WATERER SPIREA	8"-12" TALL

- NOTES:
- INSTALL PROFESSIONAL GRADE PLASTIC EDGING AROUND ALL PLANTING AREAS
  - INSTALL FABRIC WEED BARRIER IN ALL PLANTING AREAS
  - INSTALL 3" MINIMUM DEPTH OF SHREDDING BARK MULCH AROUND TREES AND SHRUBS IN ALL PLANTING AREAS

NOTE:  
ADDITIONAL FUTURE LANDSCAPING TREES AND SHRUBS WILL BE PROVIDED WHEN THE FUTURE BUILDING WILL BE CONSTRUCTED

PC/CC  
Approved  
Plan

N  
SITE PLAN  
SCALE: 1/8" = 1'-0"



REV. DATE	REV. DATE	REMARKS
08/05/25	08/05/25	ISSUED FOR PLAN COMMISSION
09/02/25	09/02/25	REV. PER PLAN COM.
PROJECT NAME:		
KWIK MARKET - SITE REDEVELOPMENT 6437 W. FOREST HOME AVE. GREENFIELD, WI 53020		
DRAWING TITLE:		
PROPOSED SITE PLAN		
RAMOS & ASSOCIATES 4924 N. 14th St. Greendale, WI 53129 TEL: 414-432-8901 Architecture • Planning • Management •		
Date:	08/01/25	
Scale:	AS NOTED	
Drawn:	RSM	
Job:		
Sheet	A1.0	

PACKETS FOR TUESDAY, 12 / 16 / 2025

~~FINANCE MEETING~~ CC MEETING

AP DISBURSEMENT SCHEDULES:

AP CHECKS	11/14/2025	\$	325,227.45
AP CHECKS	11/21/2025	\$	423,068.88
AP CHECKS	11/26/2025	\$	655,110.37
AP CHECKS	12/5/2025	\$	331,780.00
AP CHECKS		\$	
WIRE TRANSFERS - NOVEMBER		\$	1,385,690.93
P-CARDS - OCTOBER		\$	195,287.63
P-CARDS - NOVEMBER			174,050.42
		TOTAL \$	3,490,215.68

CC: PAULA

CC: FINANCE FOLDER

ACCOUNT CLASSIFICA AND FUNCTION	DESCRIPTION	2024 ACTIVITY	2025 ORIGINAL BUDGET	2025 ACTIVITY THRU 10/31/25	REMAINING BUDGET
<b>ESTIMATED REVENUES</b>					
TAXES	TAXES	20,118,692	20,149,164	20,149,324	(160.00)
INTGOV	INTERGOVERNMENTAL	5,180,783	5,481,165	3,855,433	1,625,732.00
L&P	LICENSES AND PERMITS	1,180,958	994,850	653,536	341,314.00
FINES	FINES-FORFEITS-PENALTIES	829,351	810,000	765,423	44,577.00
CHRG	PUBLIC CHARGE FOR SERVICE	1,926,168	2,076,100	2,071,074	5,026.00
INT CHRG	INTERGOVERNMENTAL CHARGES	1,513,623	1,464,233	1,041,595	422,638.00
MISC REV	MISCELLANEOUS REVENUE	876,464	627,372	624,818	2,554.00
OTH FIN	OTHER FINANCING SOURCES	8,548	1,083,167	80,000	1,003,167.00
<b>TOTAL ESTIMATED REVENUES</b>		<b>31,634,587</b>	<b>32,686,051</b>	<b>29,241,203</b>	<b>3,444,848.00</b>
<b>APPROPRIATIONS</b>					
GENERAL	GENERAL GOVERNMENT	4,160,238	4,209,141	3,767,900	441,241.00
PS	PUBLIC SAFETY	19,740,160	21,614,649	16,306,480	5,308,169.00
PW	PUBLIC WORKS	4,184,447	4,328,591	3,629,843	698,748.00
HHS	HEALTH AND HUMAN SERVICES	847,137	808,237	810,769	(2,532.00)
CRE	CULTURE, REC AND EDUCATION	1,336,805	1,471,105	1,080,940	390,165.00
PD	PLANNING AND DEVELOPMENT	175,653	239,328	164,584	74,744.00
OTHER	OTHER FINANCING SOURCES (USES)	767,077	15,000	15,000	
<b>TOTAL APPROPRIATIONS</b>		<b>31,211,517</b>	<b>32,686,051</b>	<b>25,775,516</b>	<b>6,910,535.00</b>
<b>NET OF REVENUES/APPROPRIATIONS - FUND 010</b>		<b>423,070</b>		<b>3,465,687</b>	<b>3,465,687.00</b>
BEGINNING FUND BALANCE		10,250,851	10,673,928	10,673,928	
ENDING FUND BALANCE		10,673,921	10,673,928	14,139,615	

LOCAL GOVERNMENT INVESTMENT POOL

**October 2025 Statement**

September Ending Balance	\$	45,835,958.74
2 Deposit (s) in October		617,180.75
5 Withdrawal(s) in October		4,000,000.00
October Interest Earnings @ 4.22%		160,502.78
TOTAL	\$	42,613,642.27

OCTOBER 2025  
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$686,529.45	12/31/2001	variable		\$29.16	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$7,438,290.38	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$0.00					
Ehlers Investment Partners X- GRD 2021B	\$0.00	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$208,406.95					
Ehlers Investment Partnes X - 2022A X-3025	\$77,752.99					
Associated Bank Investments	\$7,011,586.73	3/15/2022	variable			
<b>Totals</b>	<b>\$15,422,566.50</b>				<b>\$29.16</b>	

LOCAL GOVERNMENT INVESTMENT POOL

**November 2025 Statement**

October Ending Balance		\$	42,613,642.27
1 Deposit (s) in November			1,663,000.20
5 Withdrawal(s) in November			2,500,000.00
November Earnings @ 4.02%			140,290.67
	TOTAL	\$	41,916,933.14

NOVEMBER 2025  
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$686,558.61	12/31/2001	variable		\$28.22	21901270
Ehlers Investment Partners X-2055705 GRD GEN INV	\$7,460,132.57	12/9/2014	variable			
Ehlers Investment Partners X- GRD 2021A INV	\$0.00					
Ehlers Investment Partners X- GRD 2021B	\$0.00	7/1/2021	variable			
Ehlers Investment Partnes X - ARPA	\$209,019.35					
Ehlers Investment Partnes X - 2022A X-3025	\$77,973.39					
Associated Bank Investments	\$7,043,456.75	3/15/2022	variable			
Totals	\$15,477,140.67				\$28.22	