



BOARD OF PUBLIC WORKS MEETING Agenda

Tuesday, February 24, 2026 - 6:30 PM

1. Call to order
2. Roll Call
3. Approval of the January 27, 2026, meeting minutes
4. Citizen Commentary
5. Review and discussion of capital improvement assessment process.
6. Discussion and decision to adopt a Preliminary resolution, to levy special assessments under Section 66.0703, Wisconsin Statutes, upon property for municipal purposes, for the reconstruction of 88th, 89th, 90th, and 91st Street, and 91st Place, and Plainfield Avenue.
7. Discussion and decision to adopt a resolution accepting a road reservation for street purposes on S. 88th Street.
8. Review and discussion of how assessment amounts are determined.
9. Review and discussion of capital improvement assessment appeal process.
10. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1251 regarding no parking on the east side of S. 43rd Street in the vicinity of the We Energies Right-of-Way.
11. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding parking restrictions on S. 43rd Street and W. Cold Spring Road.
12. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 356 regarding stop signs on W. Cold Spring Road at S. 84th Street.
13. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2487 regarding vehicle lane configuration on S. 84th Street at W. Cold Spring Road.
14. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2485 regarding no parking on the east side of S. 84th Street south of W. Cold Spring Road.
15. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding parking restrictions on S. 84th Street and W. Cold Spring Road.
16. Superintendent of Public Works report

17. Engineering Report
18. Other topics for future agendas
19. Adjournment

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.

MINUTES OF THE BOARD OF PUBLIC WORKS MEETING HELD AT THE GREENFIELD CITY HALL
ON TUESDAY, JANUARY 27, 2026

1. Call to order

The meeting was called to order by Alderperson Bruce Bailey at 6:35pm.

2. Roll Call

Present: Alderperson Bruce Bailey, Alderperson Pam Akers, Denise Collins, John Graber

Excused: Alderperson Andrew Drzewiecki

Also present: Jeff Katz, Director, Neighborhood Services; Randy Esch, Superintendent of Public Works; Bryan Haas, City Engineer

3. Approval of the October 28, 2025, meeting minutes.

Motion by Denise Collins, seconded by John Graber to approve the October 28, 2025 meeting minutes. Motion carried unanimously.

4. Citizen Commentary

Five citizens spoke regarding item number 5 on the agenda regarding the proposed closure of Holmes Avenue, between 27th and 28th Streets. It was suggested to have a "no outlet" sign or flashing stop signs. Three of the five citizens that spoke were in favor of closing the road and two citizens are in favor of the speed tables.

5. Discussion and decision regarding proposed closure of Holmes Avenue between 27th and 28th Streets.

Mr. Katz presented information regarding the proposed closure of Holmes Avenue between 27th and 28th Streets. He said there was a temporary test closure of the road in the fall of 2025 and a traffic study was conducted to see how the closure affected vehicle volumes and speeds. Alderperson Akers stated that the study shows speeding is still occurring, even with the road being closed.

Motion by Alderperson Pam Akers, seconded by Denise Collins to keep the road open on Holmes Avenue between 27th and 28th Streets. Motion carried unanimously.

Additional Motion by Alderperson Pam Akers, seconded by Denise Collins to add two speed tables on Holmes Avenue to slow traffic: Motion carried unanimously.

6. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2822 regarding a handicap parking zone in front of the property at 3636 South 34th Street.

Mr. Katz said Ordinance 2822 created a handicapped parking zone in front of 3636 S. 34th St in 2015. The new owners of the property contacted Greenfield to request that the handicapped parking signs be removed.

Motion by Alderperson Pam Akers, seconded by Denise Collins to adopt an ordinance amending Section 8.04 of the Greenfield municipal code by repealing Ordinance 2822 regarding a handicap parking zone in front of 3636 S. 34th St. Motion carried

unanimously.

7. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding a stop sign on West Carpenter Avenue at the intersection with South 55th Street.

Mr. Katz said at the intersection of West Carpenter Avenue and South 55th Street, all westbound traffic must stop before entering the intersection. This stop sign was already in place prior to a road project in 2024.

Motion by Alderperson Pam Akers, seconded by Denise Collins to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding a stop sign on West Carpenter Avenue at the intersection of South 55th Street. Motion carried unanimously.

8. Discussion and decision to sign an agreement with Novo Solutions for Public Works operations software in the amount of \$17,345.

Mr. Katz said Public Works currently uses PubWorks Software, which is being discontinued. After extensive research we have selected Novo Solutions software.

Motion by Denise Collins, seconded by John Graber to sign an agreement with Novo Solutions for Public Works operations software in the amount of \$17,345. Motion carried unanimously.

9. Superintendent of Public Works report

Mr. Esch said DPW workers have been out doing structural ground and bucket tree trimming on 750 trees. DPW crews have removed 70 trees that have died. The leaf collection in November was postponed because of the snow. Mr. Esch said leaf removal resumed at the end of December and ended at the beginning of January when the weather was warm. The DPW crew has also been working on indoor projects. Public Works has had 22 salting events and 12 plowing events this season. In comparison, last season there were 17 salt events and 8 plowing events with the same salt usage. There were 502 Digger Hotline tickets and 281 service requests.

10. Engineering Report

Update on Greenfield construction projects:

1. Dredging and reshaping the stormwater pond at Pondview Park is in a winter shutdown. The pond work is nearly complete. Once the weather warms up, the path around the pond will be reconstructed and the site will be landscaped.

2. The sanitary sewer extension between 92nd St and 99th St is ongoing and construction continues throughout winter. All underground pipe work is expected to be complete by the end of February. In early or mid-February, 92nd St will be closed between Allerton Ave and Bottsford Ave for approximately 1–2 weeks while crossings are installed. There will be message boards on 92nd St announcing the closure one week in advance. 92nd St may need to be closed again for a short time in the spring to

do final road restoration.

3. There will be street light upgrades on Grange Ave and Edgerton Ave that will occur in the first half of this year. This work is being partially funded by a grant.

4. DPW will also be upgrading street lights on 68th St, from Edgerton Ave to Forest Home Ave, and 27th St this year. The LED fixtures on 68th St were paid for by a grant.

5. In the next month we will be opening bids on several projects.

They include:

- Phase 2 of the 31st/Holmes Resurfacing Project,
- Layton Ave project between 60th St and 68th St (The Layton Ave project will include the first phase of our sanitary sewer project to reroute sanitary sewer from 68th St and eliminate a siphon pipe under the freeway.
- Phase 1 of the improvement project in the neighborhood of 90th St and Plainfield Ave
- Box culvert replacement on Howard Ave.

6. The Powerline Trail Phase 3 will be constructed this year which includes a pedestrian bridge over the Root River.

7. The Turf shelter and parking lot will be constructed this year.

8. This spring the sky lights will be replaced at City Hall.

Update on other agency projects:

1. WisDOT will be completing the Forest Home Ave and noise wall projects in the first half of this year.

2. WisDOT will be resurfacing 27th St between Bottsford Ave and Howard Ave.

3. Noise walls are starting to be designed for additional locations along the interstate. Currently proposed on the north side between 60th St and 68th St and the south side between 35th St and Loomis Rd.

4. Milwaukee County will be upgrading the traffic signals at 84th St and Layton Ave.

11. Other topics for future agendas

12. Adjournment

Motion by Alderperson Bruce Bailey, seconded by Denise Collins to adjourn at

Minutes are not official until formally approved by the Board of Public Works at the next scheduled meeting.

7:20PM. Motion carried unanimously.

Minutes transcribed by Stefanie Richter, Administrative Assistant, Engineering,
Distributed: 2/2/26



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Review and discussion of capital improvement assessment process.

SUMMARY:

Section 66.0703 of the Wisconsin Statutes prescribes the legal process which cities must follow to specially assess property for local improvements. Typical public improvement projects for which special assessments are levied include street reconstruction, driveway approaches, sidewalks and service walks, storm sewer, sanitary sewer, watermain, and streetlights.

Cities are permitted to take city actions such as resolutions to set policies and procedures for their local special assessment process. But these policies and procedures must conform to Section 66.0703 of the Wisconsin Statutes.

Greenfield adopted its latest resolution number 3492 in 2014. That resolution defines things like how each property is assessed based on the length their frontage along the street.

Assessment rates are approved annually, based on the change in the consumer price index. The 2026 rates were approved in October 2025.

FINANCIAL:

None

RECOMMENDATION:

For information only.

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

Assessment Process

Design, Public Involvement Meeting and Bidding

1. The city approves the reconstruction project in the annual city budget.
2. The project design begins. A public involvement meeting is then held part way through the design process to allow residents the opportunity to ask questions and provide comments. Preliminary construction plans are presented along with a chart listing the estimated assessment amount for each property.
3. The project is bid. The Common Council approves the bid of the lowest responsible bidder.

Preliminary Resolution Adopted

4. A resolution called the “Preliminary Resolution Declaring Intent to Levy Special Assessments Under Municipal Police Power Pursuant To §66.0703, Stats.” is passed by the Board of Public Works and the Common Council. This resolution officially declares the city’s intent to special assess for the project.

Engineers Report Prepared

5. The City Engineer will prepare a report which will consist of plans and specifications for the improvements, an estimate of costs, and a schedule of proposed assessments. The report will be filed with the City Clerk for public inspection.

Public Hearing Scheduled

6. A public hearing is scheduled to be held at a Board of Public Works meeting.

Notice of Preliminary Resolution, Engineers Report, and Public Hearing is Published and Mailed to Property Owners

7. The City Clerk will publish a class 1 notice, and a copy will be mailed, at least 10 days before the hearing, to every property owner being specially assessed. The notice will state the nature of the proposed improvements, the general boundary lines of the proposed assessment district, the time and place at which the Preliminary Resolution, the Engineers Report, and the estimated assessments can be inspected. The notice will also state the time and place of the public hearing.

Public Hearing Held

8. The public hearing is held during a Board of Public Works meeting. At the public hearing, residents have the opportunity to provide comments. The Board does not answer questions during the hearing. City Engineering staff or board members may provide answers to relevant questions after the hearing is closed.

Final Resolution Adopted

9. Immediately following the public hearing, the Board of Public Works will take up an item to adopt a resolution called the “Final Resolution Authorizing Public Improvement and Levying Special Assessments Against Benefitted Property in the City of Greenfield”. The Final Resolution states that the project will proceed and assessments will be levied. It will also state when payments are due. The Final Resolution will then go to the Common Council for approval.

Final Resolution Published and Mailed to Property Owners

10. The City Clerk will publish the Final Resolution as a class 1 notice, and a copy will be mailed to every property owner being specially assessed.

Property Owners Right to Appeal

11. A property owner may, within 90 days after the publication of the final resolution, appeal the determination to the circuit court of Milwaukee County. Appeals to Circuit Court must be made within ninety (90) days after the date of the publication of the Final Resolution and in conformance with Section 66.0703(12)(a), Wisconsin Statutes.

RESOLUTION NO. 3492

SPECIAL ASSESSMENTS

I. INTRODUCTION AND PURPOSE: In order to provide for the equitable distribution and assessment of costs incurred in the installation of various public works projects within the jurisdiction of the City of Greenfield, which includes contractual relationships with another municipality or governmental unit under authorization granted by Section 66.0703, Wisconsin Statutes, the Common Council of the City of Greenfield ordains these regulations, all subject to, and in conformance with, the latest revisions of the said Section 66.0703, Wisconsin Statutes.

II. GENERAL: For the purpose of this resolution, the assessable benefits accruing to any given property from public improvements shall be determined as relating directly to the frontage thereof, as explained hereinafter for the specific improvement. Side frontage, in the case of corner lots, shall refer to that side of the lot which has the most frontage on an improvement.

Where so provided herein, certain improvements may be assessed on an actual cost basis, or some percentage thereof, as specified in the Preliminary Resolution for the particular improvement program.

None of the improvements described herein shall be used by any property for which the applicable assessment has not been paid or payment provided for. Any assessment for such use shall be based on the assessment rate in effect at the time said improvement is requested for use.

Where additional frontage is created by a land division, a connection charge is due on the additional frontage, based on the assessment rate in effect at the time of request for said land division for each improvement.

None of the requirements of this resolution shall prohibit Common Council from making adjustments in assessment rates, assessable costs, or in assessable frontages, when, in the opinion of said Common Council, a standard assessment will prove to be excessive or otherwise unreasonable, and not in conformity with the intent of this resolution.

III. SANITARY SEWERS AND/OR WATER MAINS (Developed Areas)

- A. Regular Shaped Lots - The assessment is based on the frontage of said lots along the public street.
- B. Irregular Shaped Lots - The assessment, on pie shaped lots or extremely tapered lots, where the frontage lot dimension and the rear lot dimension vary by a ratio of at least 2:1, is based on the width of the lot at the minimum building setback line.

The assessment is exempt on extremely tapered lots for that portion of the frontage where the depth of a lot becomes less than 60 feet.

- C. Corner Lots - The assessment is exempt to the long side of a nondivisible lot. The assessment on divisible parcels is based on the following procedures:
 - (1) The parcel is tested for possible alternate divisions according to the zoning restrictions.

- (2) The assessable frontage is assumed to be on the side where the greatest number of lots could be created.
 - (3) The assessable frontage, for a divisible parcel that has sanitary sewer and/or water main installed abutting both sides, will be based on the actual short side frontage of said parcel, plus the portion of the actual long side frontage of said lot in excess of 1.5 times that zoned minimum width. However, if the remainder of frontage on the long side is less than the zoned minimum width, it is exempt.
- D. Disproportionate Assessments - When an assessment for sanitary sewer and/or water main results in an amount which is inconsistent with the balance of the neighborhood, that lot would be assessed disproportionately because of unique shape, relief would be provided for that lot by assessing not more than 125% of the average of the lots containing the same characteristics of the lot, said relief to be granted by the Board of Public Works after recommendation by the City Engineer.
- E. Exclusions:
- (1) When sanitary sewer and/or water mains are installed in and through easements, alleys, pedestrian or public walks, and when they do not constitute a direct benefit to the abutting properties, such abutting properties shall not be assessed.
 - (2) When there is an easement for municipal purposes, such frontage shall be exempt from assessment.
- F. Service Laterals:
- (1) A service lateral for each utility shall be required to serve each parcel of land except in cases where a dual system is installed to the property line.
 - (2) Large parcels of land, which are divisible in accordance with the existing zoning requirements, shall have a service lateral installed to each possible future parcel under said division.
- G. Assessments - Rates are established by the Board of Public Works and approved by the Common Council. Rates shall be established on a yearly basis.

IV. STORM SEWER (Developed Areas)

- A. Regular Shaped Lots - The assessment is based on the frontage of said lots along the public street.
- B. Irregular Shaped Lots - The assessment, on pie shaped lots or extremely tapered lots, where the front lot dimension and the rear lot dimension vary by a ratio of at least 2:1, is based on the width of the lot at the minimum building setback line.

The assessment is exempt on extremely tapered lots for that portion of the frontage where the depth of a lot becomes less than 60 feet.

- C. Corner Lots - The assessment is exempt to the long side of a nondivisible lot. The assessment on divisible parcels is based on the following procedures:
- (1) The parcel is tested for possible alternate divisions according to the zoning restrictions.
 - (2) The assessable frontage is assumed to be on the side where the greatest number of lots could be created.
 - (3) The assessable frontage, for a divisible parcel that has storm sewer installed abutting both sides, will be based on the actual short side frontage of said parcel, plus that portion of the actual long side frontage of said lot in excess of 1.5 times the zoned minimum width. However, if the remainder of frontage on the long side is less than the zoned width, it is exempt.
- D. Disproportionate Assessments - When an assessment for storm sewer results in an amount which is inconsistent with the balance of the neighborhood, that lot would be assessed disproportionately because of unique shape, relief would be provided for that lot by assessing not more than 125% of the average of the lots containing the same characteristics of the lot, said relief to be granted by the Board of Public Works after recommendation by the City Engineer.
- E. Exclusions:
- (1) When storm sewers are installed in and through easements, alleys, pedestrian or public walks, and when they do not constitute a direct benefit to the abutting properties, such abutting properties shall not be assessed.
 - (2) When there is an easement for municipal purposes, such frontage shall be exempt from assessment.
- F. Storm Sewer Service Connection:
- (1) Storm Sewer Service Connections are provided at the option of the property owner.
 - (2) Large parcels of land, which are divisible in accordance with the existing zoning requirements, shall be assessed separate storm sewer service connection assessments to each possible future parcel under said division.
- G. Assessments - Rates are established by the Board of Public Works and approved by the Common Council. Rates shall be established on a yearly basis.

V. PAVEMENT IMPROVEMENTS (Developed Areas)

A. Street Pavement/Sidewalk:

- (1) Regular Shaped Lots - The assessment is based on the frontage of said lots along the public street. If the street improvement does not extend across the full frontage of the lot, the lesser dimension shall be used.
- (2) Irregular Shaped Lots - The assessment, on pie shaped or extremely tapered lots, where the front lot dimension and the rear lot dimension vary by a ratio of at least 2:1, is based on the width of the lot at the minimum building setback line.
- (3) Corner Lots - The assessment is exempt to the long side of a nondivisible lot. The assessment on divisible parcels is based on the following procedures:
 - (a) The parcel is tested for possible alternate divisions according to the zoning restrictions.
 - (b) The assessable frontage is assumed to be on the side where the greatest number of lots could be created.
 - (c) The assessable frontage for a divisible parcel where street improvements are installed abutting both sides, will be based on the actual short side frontage of said parcel, plus that portion of the actual long side frontage of said parcel in excess of 1.5 times the zoned minimum width. However, if the remainder of the frontage on the long side is less than the zoned minimum width, it is exempt.
- (4) Disproportionate Assessments - When an assessment for street pavement / sidewalk results in an amount which is inconsistent with the balance of the neighborhood, that lot would be assessed disproportionately because of unique shape, relief would be provided for that lot by assessing not more than 125% of the average of the lots containing the same characteristics of the lot, said relief to be granted by the Board of Public Works after recommendation by the City Engineer.

B. Alleys:

- (1) Assessments shall be based on the lineal frontage of the alley affected.
- (2) Parcels abutting an alley improvement on two (2) sides shall be assessed on the short side.
- (3) Parcels abutting an alley on its long side only, shall be assessed on the short side (street frontage).

- C. Assessments - Rates for pavement improvements are established by the Board of Public Works and approved by the Common Council. Minimum return rates (cost of assessment versus cost of installation) for various zonings (Commercial/Industrial, Multi-Family and 1-2 Family Residential) are to be considered in the establishment of the assessment rates. Rates shall be established on a yearly basis.
- D. Public Sidewalk:
 - (1) Where public sidewalk installation is part of a new and/or reconstructed street project, there will be no direct special assessment for this improvement; the cost is included in the street improvement assessment rates.
 - (2) Where public sidewalk installation is not part of a new and/or reconstructed street project, but is installed along an existing street, a special assessment will be levied.

VI. IMPROVEMENTS FOR UNDEVELOPED AREAS: The City of Greenfield provides all of the improvements for an undeveloped area by the installation of underground utilities and street improvements, and 100% of the project costs shall be assessed to the abutting parcels, as a per parcel assessment, based on the contemplated division of the parcels.

In cases where projects serving undeveloped areas provide improvements to existing dwelling units, the dwelling unit shall be assessed under the requirement of “Developed Areas” with the City funding the difference.

VII. IMPROVEMENT LIFE - REASSESSMENT: Due to the uncertainty connected with estimating the life expectancy of the given improvement and due to the many extraneous factors which can contribute to the reduction in the useable life thereof, the Common Council shall, at the time the reconstruction of the specific improvement becomes necessary, weigh the factors which contributed to this necessity and determine what portion of the cost, if any, shall be reassessed against the abutting properties according to the assessment basis previously outlined for the improvement. Special assessments shall not be made for identical infrastructure within 50 years.

VIII. APPEAL OF ASSESSMENT(S):

- A. The appeal for relief from the installation of laterals based on the divisibility of property and/or the basis for the assessment for said improvement shall be made to the Board of Public Works within thirty (30) days of the adoption of a Final Resolution for the installation of said improvement.
- B. Appeals to Circuit Court must be made within ninety (90) days after date of the notice or of the publication of the Final Resolution and in conformance with Section 66.0703(12)(a), Wisconsin Statutes.

ADOPTED November 18, 2014

APPROVED November 20, 2014

Jennifer Goergen
Jennifer Goergen, City Clerk

Michael J. Neitzke
Michael J. Neitzke, Mayor

ASSESSMENT RATES – 2026

(Note: Residential, multifamily, commercial and industrial as defined per zoning code.
Residential is further defined as properties zoned with “R” classification.)

SANITARY SEWER AND SANITARY SERVICE LATERALS

RESIDENTIAL	\$55.43 / front foot
MULTI-FAMILY / COMMERCIAL / INDUSTRIAL	\$74.38 / front foot

LATERALS are assessed on the basis of the contract price,
per foot cost x 1/2 the right-of-way, plus 20% for overhead.

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel
(based on divisibility per zoning)

WATER MAIN AND WATER SERVICE LATERALS

RESIDENTIAL	\$55.43 / front foot
MULTI-FAMILY / COMMERCIAL / INDUSTRIAL	\$74.38 / front foot

LATERALS are assessed on the basis of the contract price,
per foot cost x 1/2 the right-of-way, plus 20% for overhead.

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel
(based on divisibility per zoning)

STORM SEWER (Does Not Include Resurfacing of Street)

RESIDENTIAL (does not include service connection)	\$ 3.94 / front foot
MULTI-FAMILY (does not include service connection)	\$15.82 / front foot
COMMERCIAL / INDUSTRIAL (does not include service connection)	\$23.73 / front foot

STORM SEWER SERVICE CONNECTION(S) \$1,491.04 / parcel
(method of connection to be determined by Engineering Division)

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel
(based on divisibility per zoning)

STREET RECONSTRUCTION (Includes frontage roads)

RESIDENTIAL	\$40.34 / front foot
MULTI-FAMILY	\$55.43 / front foot
COMMERCIAL / INDUSTRIAL	\$79.20 / front foot

* (Includes sidewalk and street lights where applicable)

UNOPENED STREETS -- 100% Total Project Cost Levied Per Parcel
(based on divisibility per zoning)

PUBLIC SIDEWALKS *

RESIDENTIAL	0%
MULTI-FAMILY	75% of Contract Price + 20%
COMMERCIAL / INDUSTRIAL	100% of Contract Price + 20%

*(When not included in street reconstruction or new street construction)

DRIVEWAYS and APPROACHES

Additional Concrete and/or Existing Asphalt Driveways * 100% of Contract Price + 20%

*(Additional includes widening of an existing driveway and/or a second driveway approach.

Second driveway approach shall follow Section 9.12 of the Municipal Code.)

ALLEY RECONSTRUCTION

RESIDENTIAL	\$15.08 / rear foot
MULTI-FAMILY / COMMERCIAL / INDUSTRIAL	100% of Total Project Cost of 1/2 Alley + 20%



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt a Preliminary resolution, to levy special assessments under Section 66.0703, Wisconsin Statutes, upon property for municipal purposes, for the reconstruction of 88th, 89th, 90th, and 91st Street, and 91st Place, and Plainfield Avenue.

SUMMARY:

A portion of 88th, 89th, 90th and 91st Street, and 91st Place, and Plainfield Avenue will be reconstructed in 2026 and 2027.

A public involvement meeting was held November 18th, 2025 and the majority of the property owners are generally supportive of this project.

This project is being funded by the City.

The assessment process will be conducted according to State statutes and City ordinances.

Funds for this project were approved in the capital improvement budget.

RECOMMENDATION:

Adopt a preliminary resolution, to levy special assessments under Section 66.0703, Wisconsin Statutes, upon property for municipal purposes, for the reconstruction of 88th, 89th, 90th, and 91st Street, and 91st Place, and Plainfield Avenue.

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

RESOLUTION NO.
 PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY SPECIAL ASSESSMENTS
 UNDER MUNICIPAL POLICE POWER PURSUANT TO §66.0703, STATS.

BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield, that the City hereby declares its intention to exercise its police power under §66.0703, Stats., to levy special assessments upon property in the assessment district hereafter described for the benefits conferred upon such property by reason of the following public work and improvements: street improvements including the installation of storm sewer, storm sewer laterals, grading, aggregate base, curb and gutter, asphalt pavement, concrete driveway approaches, service walks, street lights and landscaping.

BE IT FURTHER RESOLVED that the property being assessed lies within the following described assessment district:

STREET NAME	FROM	TO
South 88th Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 89th Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 90th Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 91st Street	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
South 91st Place	West Cold Spring Road	Dead-end north of W. Plainfield Avenue
West Plainfield Avenue	South 88th Street	South 92nd Street

BE IT FURTHER RESOLVED that the parcels being assessed are identified by the following tax roll key numbers:

569-1000-000	569-1088-000	569-1118-000	569-1143-000	569-1214-001	569-1244-000
569-1001-000	569-1090-001	569-1119-000	569-1156-000	569-1215-000	569-1245-001
569-1002-000	569-1092-000	569-1120-000	569-1158-002	569-1216-000	569-1247-000
569-1003-000	569-1093-000	569-1121-000	569-1158-003	569-1217-000	569-1248-000
569-1004-000	569-1094-000	569-1122-000	569-1159-000	569-1218-002	569-1250-001
569-1005-000	569-1095-000	569-1123-001	569-1160-000	569-1221-000	569-1251-000
569-1006-000	569-1096-000	569-1123-002	569-1161-000	569-1222-000	569-1252-000
569-1007-000	569-1097-000	569-1124-000	569-1183-000	569-1223-000	569-1253-000
569-1008-000	569-1098-000	569-1125-000	569-1184-000	569-1224-000	569-1254-000
569-1009-000	569-1100-002	569-1126-000	569-1185-001	569-1225-000	569-1255-000
569-1010-000	569-1102-001	569-1127-000	569-1187-000	569-1226-000	569-1256-000
569-1011-000	569-1104-000	569-1128-000	569-1200-000	569-1227-001	569-1257-000
569-1012-000	569-1105-000	569-1129-000	569-1201-000	569-1229-000	569-1273-000
569-1013-000	569-1106-000	569-1132-000	569-1202-000	569-1230-000	569-1274-001
569-1029-000	569-1107-000	569-1133-001	569-1203-000	569-1231-001	569-1276-001
569-1042-000	569-1108-000	569-1133-002	569-1204-000	569-1233-001	569-1278-001
569-1043-000	569-1109-000	569-1134-002	569-1205-000	569-1233-002	569-1280-000
569-1044-000	569-1110-000	569-1134-003	569-1206-000	569-1234-000	569-1281-000
569-1045-000	569-1112-001	569-1137-000	569-1207-000	569-1235-001	569-8986-001
569-1070-000	569-1113-000	569-1138-000	569-1208-000	569-1237-000	569-8987-001
569-1071-001	569-1114-000	569-1139-000	569-1209-000	569-1238-000	569-8989-001

569-1073-000	569-1115-000	569-1140-000	569-1210-000	569-1239-001	
569-1074-000	569-1116-000	569-1141-000	569-1211-000	569-1241-001	
569-1075-000	569-1117-000	569-1142-000	569-1212-000	569-1243-000	

BE IT FURTHER RESOLVED that the City determines that the improvements constitute an exercise of the police power for health, safety and general welfare of the municipality and its inhabitants.

BE IT FURTHER RESOLVED that the method of determining the assessment amount for each parcel will be according to City of Greenfield Resolution Number 3492. Assessment rates will be 2026 rates as approved by the City of Greenfield on the 7th day of October, 2025.

BE IT FURTHER RESOLVED that the total amount assessed against the properties in the described assessment district shall not exceed the total cost of the improvements.

BE IT FURTHER RESOLVED that the City Engineer shall prepare a report which shall consist of plans and specifications for the improvements, an estimate of costs, and a schedule of proposed assessments. The report will be filed with the City Clerk for public inspection.

BE IT FURTHER RESOLVED that upon receiving the report of the City Engineer, the Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed assessment district, the time and place at which the report can be inspected, and the time and place of a public hearing on the matters contained in the preliminary resolution and the report. This notice shall be published as a class 1 notice under ch. 985, Stats, and a copy shall be mailed, at least 10 days before the hearing, to every interested party whose address is known or can be ascertained with reasonable diligence.

BE IT FURTHER RESOLVED that the hearing shall be held at Greenfield City Hall, Room 100, 7325 West Forest Home Avenue, Greenfield, WI 53220, at a time set by the Clerk in accordance with §66.0703, Stats.

BE IT FURTHER RESOLVED that all assessments must be paid in one (1) payment by an established due date; or with the next property tax bill with interest; or in ten (10) annual installments with interest. Phase 1 consists of parcels on S. 90th Street, S. 91st Street, S. 91st Place, and W. Plainfield Avenue between S. 92nd Street and S. 90th Street. Construction of Phase 1 will take place in 2026, with a payment due date in 2027. Phase 2 consists of parcels on S. 88th Street, S. 89th Street, and W. Plainfield Avenue between S. 90th Street and S. 88th Street. Construction of Phase 2 will take place in 2027, with a payment due date in 2028.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3rd day of March 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt a resolution accepting a road reservation for street purposes on S. 88th Street.

SUMMARY:

There is a need to accept an existing road reservation for street purposes.

The reservation, located on S. 88th Street, is included on a Warranty Deed recorded in 2023. The reservation has never been formally accepted by the city.

This action will formally accept the reservation.

FINANCIAL:

None

RECOMMENDATION:

Adopt a resolution accepting a road reservation for street purposes on S. 88th Street.

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

RESOLUTION NO. ____

RESOLUTION ACCEPTING ROAD RESERVATION

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Greenfield that the reservation contained in the instrument listed below and recorded as indicated for street purposes, be and the same are hereby accepted by the City of Greenfield.

Reservation: The westerly 30 feet of the following described property:

That part of the Northwest ¼ Section 21, Township 6 North, Range 21 East, in City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the said ¼ Section, running thence Easterly along the South line of said ¼ Section 1321.35 feet to a point; being the Southeast corner of West Allis Heights, a recorded subdivision in said ¼ Section; running thence Northerly along the East line of said subdivision, being the West Line of the East ½ of the said ¼ Section, 145 feet to the place of beginning of land to be described; running thence Northerly along the aforesaid East line of West Allis Heights 241 feet to a point; thence easterly and parallel to the South Line of the said ¼ Section, 241 feet to a point; thence Southerly and parallel to the aforesaid East Line of said Subdivision 241 feet to a point; and thence Westerly and parallel to the South line of said ¼ Section, 241 feet to the place of beginning.

Tax Key No's: 569-8989-001

Recording Data: Document 11318951 Recorded February 20, 2023

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3rd day of March, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Exhibit A

Parcel 1:

A parcel of land being a part of the Northwest $\frac{1}{4}$ Section 21, Township 6 North, Range 21 East, in City of Greenfield, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the said $\frac{1}{4}$ Section, running thence Easterly along the South line of said $\frac{1}{4}$ Section 1321.35 feet to a point; being the Southeast corner of West Allis Heights, a recorded subdivision in said $\frac{1}{4}$ Section, running thence Northerly along the East line of said subdivision, being the West Line of the East $\frac{1}{2}$ of the said $\frac{1}{4}$ Section, 145 feet to the place of beginning of land to be described; running thence Northerly along the aforesaid East line of West Allis Heights 241 feet to a point; thence easterly and parallel to the South Line of the said $\frac{1}{4}$ Section, 241 feet to a point; thence Southerly and parallel to the aforesaid East Line of said Subdivision 241 feet to a point; and thence Westerly and parallel to the South line of said $\frac{1}{4}$ Section, 241 feet to the place of beginning, reserving therefrom the Westerly 30 feet for Street purposes.

Parcel 2:

Parcels 1 and 2 of Certified Survey Map No. 1937, recorded October 17, 1972, in Reel 682 Image 1753, Document No. 4714289, Milwaukee County Register of Deeds, City of Greenfield, County of Milwaukee, State of Wisconsin.



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Review and discussion of how assessment amounts are determined.

SUMMARY:

Section 66.0703 of the Wisconsin Statutes prescribes the legal process which cities must follow to specially assess property for local improvements.

Greenfield resolution number 3492, adopted in 2014, defines how we determine the assessment amount for each property.

Assessment rates are approved annually, based on the change in the consumer price index. The 2026 rates were approved in October 2025.

FINANCIAL:

None

RECOMMENDATION:

For information only.

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

City of Greenfield Board of Public Works Meeting

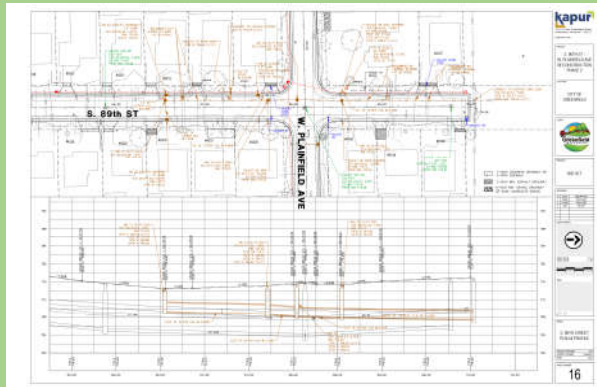


FEBRUARY 24, 2026

1

Review and discussion of how assessment amounts are determined.

Construction plans are prepared which include property lines.



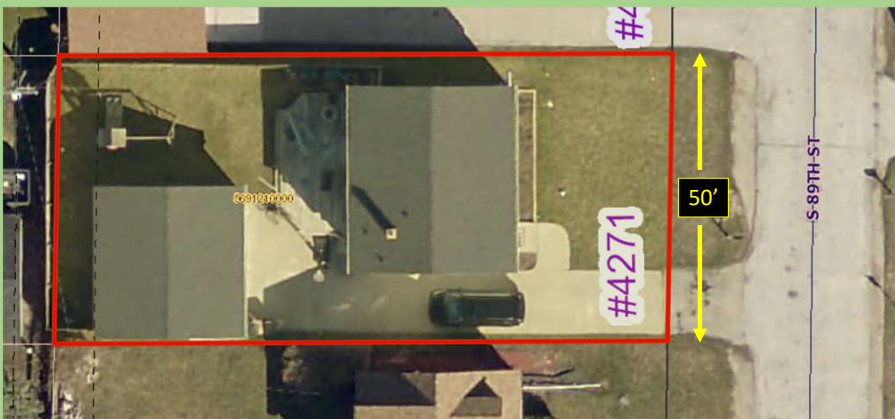
7

Home and garage on a typical lot. 4271 S 89th St.



8

**Home and garage on a typical lot. 4271 S 89th St.
Most lots in the neighborhood are 50' wide.**



**Assessment
for 50 feet
of frontage.**

9

Home and garage on a wide lot. 4237 S 88th St.



10

**Home and garage on a wide lot. 4237 S 88th St.
In this case one house & garage on two lots.**



**Assessment
for 100 feet
of frontage**

11

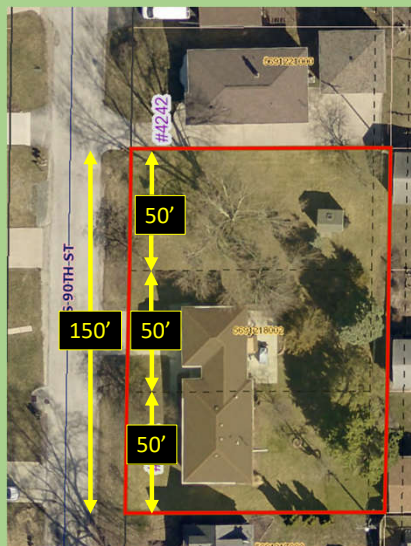
Home and garage on a very wide lot. 4262 S 90th St.



12

Home and garage on a very wide lot. 4262 S 90th St. In this case one house & garage on two lots, third lot is lawn

**Assessment
for 150 feet
of frontage**



- Basing the assessment amount on length of frontage is the most common method.
- In rare instances a property owner may ask for a reduction in their assessment.
- In most cases granting an exception would not be fair to other residents being assessed.

13



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Review and discussion of capital improvement assessment appeal process.

SUMMARY:

A property owner may, within 90 days after the publication of the final resolution, appeal the determination to the circuit court of Milwaukee County. Appeals to Circuit Court must be made within ninety (90) days after the date of the publication of the Final Resolution and in conformance with Section 66.0703(12)(a), Wisconsin Statutes.

Although in the past the city has allowed property owners to appeal to the Board of Public Works, that is not in conformance with Section 66.0703(12)(a), Wisconsin Statutes.

If the Board of Public Works were to make an exception for one property owner, that could raise questions as to whether all property owners were being treated equally.

FINANCIAL:

None

RECOMMENDATION:

For information only.

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



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1251 regarding no parking on the east side of S. 43rd Street in the vicinity of the We Energies Right-of-Way.

SUMMARY:

Ordinance 1251 created a no parking zone on the east side of S. 43rd Street from the We Energies Right-of-Way to a point 125 feet south. This no parking zone is no longer needed after the recent road project on S. 43rd Street between W. Cold Spring Road and W. Howard Avenue.

FINANCIAL:

None

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 1251 regarding no parking on the east side of S. 43rd Street in the vicinity of the We Energies right-of-way.

ATTACHMENTS: KEY ISSUES BACKGROUND RESOLUTION FISCAL NOTE
MOTION OTHER

ORDINANCE NO. #####

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

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended by repealing Ordinance 1251 which reads as follows:

“Parking is hereby prohibited at all times, on the east side of South 43rd Street, from the south line of the Wisconsin Electric Power Company Right-of-Way to a point 125 feet south.”

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

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

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 3rd day of March, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding parking restrictions on S. 43rd Street and W. Cold Spring Road.

SUMMARY:

A traffic signal was recently installed at the intersection of S. 43rd Street and W. Cold Spring Road. In order to provide safe vehicular movement through the intersection no parking zones are needed on each intersection approach.

FINANCIAL:

None

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding parking restrictions on S. 43rd Street and W. Cold Spring Road.

ATTACHMENTS: KEY ISSUES BACKGROUND RESOLUTION FISCAL NOTE
MOTION OTHER



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 356 regarding stop signs on W. Cold Spring Road at S. 84th Street.

SUMMARY:

Ordinance 356 added stop signs on W. Cold Spring Road at S. 84th Street.

A traffic signal is now located at this intersection.

FINANCIAL:

None

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 356 regarding stop signs on W. Cold Spring Road at S. 84th Street.

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



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2487 regarding vehicle lane configuration on S. 84th Street at W. Cold Spring Road.

SUMMARY:

Ordinance 2487 established certain vehicular lane configurations on S. 84th Street approaching W. Cold Spring Road from the south.

A traffic signal is now located at this intersection and the lane configuration is not applicable.

FINANCIAL:

None

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2487 regarding vehicle lane configuration on S. 84th Street at W. Cold Spring Road.

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



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2485 regarding no parking on the east side of S. 84th Street south of W. Cold Spring Road.

SUMMARY:

Ordinance 2485 established no parking on the east side S. 84th Street south of W. Cold Spring Rd. A traffic signal is now located at this intersection. A new ordinance will be created that includes no parking zones at each intersection approach to provide safe vehicular movement.

FINANCIAL:

None

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code by repealing Ordinance 2485 regarding no parking on the east side of S. 84th Street south of W. Cold Spring Road.

ATTACHMENTS: KEY ISSUES BACKGROUND RESOLUTION FISCAL NOTE
MOTION OTHER



Board of Public Works Meeting

Item Number:

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: February 24, 2026

RELATING TO:

Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding parking restrictions on S. 84th Street and W. Cold Spring Road.

SUMMARY:

A traffic signal was installed at the intersection of S. 84th Street and W. Cold Spring Road. In order to provide safe vehicular movement through the intersection no parking zones are needed on each intersection approach.

FINANCIAL:

None

RECOMMENDATION:

Adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding parking restrictions on S. 84th Street and W. Cold Spring Road.

ATTACHMENTS: KEY ISSUES BACKGROUND RESOLUTION FISCAL NOTE
MOTION OTHER