



COMMON COUNCIL MEETING AGENDA

Tuesday, April 21, 2026 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the April 8, 2026 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports
- G. Announcements
- H. Citizen Commentary
- I. Public Hearings
 - 1. Public Hearing on a Special Use Permit for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001) (PC-3/10/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001) (PC-3/10/26 Kastner)
 - b. Approve a Site Review for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001) (PC-3/10/26 Kastner)
 - 2. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC. (Tax Key No. 617-0118-000) (PC-3/10/26 Kastner)
 - a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC. (Tax Key No. 617-0118-000) (PC-3/10/26 Kastner)
 - 3. Public Hearing on a Special Use Permit for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300) (PC-3/10/26 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300) (PC-3/10/26 Kastner)
 - b. Approve a Site Review for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300) (PC-3/10/26)

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 Mike DeChant on behalf of Kimberly DeChant. (Goergen)

2. Claim received from Raed Mseitif. (Goergen)

3. Appointment of Council President for a one-year term (currently Akers)

4. 2026 Council Representative appointments to various committees and commissions:

a. Council appointments:

- i. Three members to the Finance & Human Resources Committee for a term to expire 4-19-27 (currently Saryan, Bailey, Kastner)
- ii. Three members to the Legislative Committee for a term to expire 4-19-27 (currently Drzewiecki, Bailey, Saryan)
- iii. One member to the Park & Recreation Board for a term to expire 4/19/27 (currently Saryan)
- iv. One member to the Plan Commission for a term to expire 4/19/27 (currently Kastner)

b. Mayor appointments, confirmed by Council:

- i. One member to the Community Development Authority for a term to expire 4/16/29 (currently Bailey)
- ii. One member to the Public Library Board for a term to expire 4/19/27 (currently Drzewiecki)
- iii. Three members to the Board of Public Works for a term to expire 4/19/27 (currently Akers, Bailey, Drzewiecki)

5. Appointments to various committees and commissions:

a. Council appointments:

- i. One member to the Board of Public Works for a term to expire 5/1/28 (currently John Graber)

b. Mayor appointments, confirmed by Council:

- i. Three members to the Civil Service Commission for a term to expire 5/1/29 (currently Robert Sherwood, David Shore, Veronica Wallace-Kraemer)
- ii. One member to the Fire & Police Commission for a term to expire 5/1/31 (currently Dennis Clark)
- iii. One member to the Board of Review for a term to expire 5/1/31 (currently Jarret McFarland)
- iv. Two members to the Tree Commission for a term to expire 5/1/28 (currently Joan Stevens, Terry Krell)
- v. One alternate member to the Tree Commission for a term to expire 5/1/28 (currently Lauren Boos)
- vi. Two members to the Zoning Board of Appeals for a term to expire 5/1/29 (currently Michael Braswell, Paul Haggas)

- c. Mayor appointments:
 - i. Two members to the Plan Commission for a term to expire 5/1/29 (currently Brian Weis, Robert Krenz)
 - ii. Designation of Chairperson of Zoning Board of Appeals (currently Michael Braswell)
- 6. Approve applications for 2025-2026 operator licenses (Goergen)
- 7. Approve an Outdoor Special Event application for the Salvation Army MKE Racing Charity Car Show event, to be located at 2900 W. Cold Spring Rd., June 13, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)
- 8. Approve an Outdoor Special Event application for the Dan Jansen Fest event, to be located at Konkel Park, May 21 through 25, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator's Licenses, Temporary Class "B" Retailer's License (beer), Food, and commercial building/plumbing/electrical. (Vlach)
- 9. Approve an Outdoor Special Event application for the second annual Knock Out Rose Day event, to be located at 10020 W. Meadow Dr., May 8, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event. (Vlach)
- 10. Approve an Outdoor Special Event application for the Greenfield July 4th Celebration, to be located at Konkel Park, 5151 W. Layton Ave., July 4, 2026, and waive all applicable license/permit fees. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator's License, Extension of Premises, Temporary Class "B" Retailer's License (beer), Parade License, Food, and Commercial building, electrical, and plumbing. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)
- 11. Approve an Outdoor Special Event application for the House of Harley Law Enforcement Ride Event, to be located at 6221 W. Layton Ave, June 6, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)
- 12. Approve an Outdoor Special Event application for the House of Harley Firefighter Charities Ride Event, to be located at 6221 W. Layton Ave, June 27, 2026. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)
- 13. Approve an Ordinance creating Section 13.22 of the Greenfield Municipal Code regarding the regulation of food trucks in the City. (Vlach)
- 14. Approve the waiver of an appraisal and a quit-claim deed to resolve a property overlap between Tax Key No. 600-0081-011 which is owned by Cobalt Loomis, LLC and Tax Key No. 600-9955-009 which is owned by the City of Greenfield. (Katz)
- 15. Approve Initial Resolution for the Discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet. (Katz)
- 16. Approve a Certified Survey Map to combine two formerly residential parcels with the Spring Mall development parcel, submitted by Sarah Hillenbrand, d/b/a Mandel Group, and Allen Schneider, d/b/a Chaput Land Surveys. (Tax Key No. 571-8983-000, 571-8984-009, and 571-8997-000) (PC-4/14/26 Kastner)

17. Discussion and possible adoption of the Milwaukee County Hazard Mitigation Plan. (Konieczka)
 18. Discussion and Decision to approve a purchase agreement of a new generator for the Law Enforcement Center (Lindstrom)
 19. Discussion and Decision to approve an installation agreement of a generator at the Law Enforcement Center (Lindstrom)
 20. Discussion and decision to approve the transfer of \$33,043.18 of bond proceeds from project # EN2219 to project # EN2204, with an effective date of December 31, 2025. (Sowinski)
 21. Discussion and decision to approve the transfer of \$163,578.46 from the Storm Sewer Fund to the Refuse/Recycling Fund, as of December 31, 2025. (Sowinski)
 22. Discussion and decision to go into closed session pursuant Wis. Stat. 19.85(1)(e), (f) and (g):
 - a. 19.85(1)(e) For deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, regarding a possible offer to purchase a listed property located within a City floodplain and regarding a pending insurance claim. (Geary)
 - b. 19.85(1)(f)(g) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations. Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, regarding conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. (Mayor/Foley)
 23. Adjourn closed session and reconvene into open session.
 24. Decision regarding closed session items.
- L. Items for future agenda
- M. Adjourn

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

RESOLUTION NO. _____

Special Use Permit for Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., Suite 102, submitted by Shannon Kamine, d/b/a Stasis Health & Wellness. (Tax Key No. 615-9936-001)

WHEREAS, Shannon Kamine, d/b/a Stasis Health & Wellness, 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 Stasis Health & Wellness, a proposed massage parlor, to be located at 8405 W. Forest Home Ave., Suite 102; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 21, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

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

1. The applicant, Shannon Kamine, d/b/a Stasis Health & Wellness, resides at 3928 E. Underwood Ave., Cudahy WI 53110.
2. The property is owned by Longo Forest Home LLC, located at 5000 S. Towne Dr., Suite 100, New Berlin, WI 53151.
3. Stasis Health & Wellness will occupy approximately 440 sq. ft. commercial tenant space within the multi-tenant commercial building located at 8405 W. Forest Home Ave., Suite 102, Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

That part of the Northwest ¼ of Section 28, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at a point on the East line of said ¼ Section, said point being 959.20 feet South of the Northeast corner of said Northwest ¼ Section; thence North 75°30'00" West 62.34 feet to the point of beginning; thence continuing North 75°30'00" West, 119.36 feet to a point; thence North 50°34' West 141.21 feet to a point on the Southeasterly right-of-way line of W Forest Home Avenue; thence Northeasterly on and along said Southeasterly right-of-way line, 250.04 feet to a point; thence South 70°03'39" East 37.50 feet to a point on the Westerly right-of-way line of S 84th St; thence South on and along said Westerly right-of-way line, 270.00 feet to the point of beginning.

Tax Key No. 615-9936-001

Said land being located at 8405 W. Forest Home Ave.

4. The applicant is proposing to operate a massage parlor business in the existing multi-tenant commercial building.

5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits massage parlor businesses as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.

6. The subject property is part of an area along the W. Forest Home Ave. corridor that is developed for commercial uses. Properties to the north, south, east, and west are developed as commercial. Properties to the 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 Shannon Kamine, d/b/a Stasis Health & Wellness, to establish Stasis Health & Wellness, a proposed massage therapy business, to be located at 8405 W. Forest Home Ave., Suite 102, 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 March 10, 2026, and by the Common Council on April 21, 2026. 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 Stasis Health & Wellness are 8:00am to 8:00pm Monday through Saturday, and 8:00am to 5:00pm Sunday.
4. Off-Street Parking. A total of 65 off-street parking stalls are required for the multi-tenant commercial building. The property will provide 64 off-street parking stalls. Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.

6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.
7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.
8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields must be utilized to minimize light splay. Rope/LED trim lighting is not permitted.
9. Litter. Employees shall inspect the area and the immediate vicinity and pick up litter on a daily basis.
10. Refuse Collection. All refuse to be provided by a commercial hauler. All refuse, recyclables and other waste material shall be screened from by a four-sided board-on-board refuse enclosure provided on site.
11. Pest Control. Exterior pest control shall be maintained at all times and pest control problems shall be addressed immediately.
12. Pagers, Intercoms. The use of outdoor pagers, intercoms, or speakers shall not be permitted on site as surrounding land use consists of residential uses.
13. Noxious Odors, Etc. The use shall not emit foul, offensive, noxious or disagreeable odors, gases, or effluvia into the air. Mechanical systems shall be maintained to efficiently remove noxious odors.
14. Pollution. The use shall not cause any noxious or unwholesome liquid or substance or any dirt, mud, sand, gravel, or stone refuse or other materials to be deposited upon any public right of way or flow into any sanitary sewer, storm sewer, or water supply system, or onto adjacent properties.
15. Deliveries and Refuse Pickup. The property will be required to abide by the City of Greenfield health/public nuisance rules per Chapter 12 of the Municipal Code. Because there is a residential neighborhood adjacent to the site, delivery operations and refuse pick up shall only be permitted during daytime hours. These functions shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.
16. Expiration of Special Use Permit. Any special use approved by the Common Council shall lapse and become null and void one (1) year from and after that approval if the use has not commenced, construction is not underway, or the owner has not obtained a valid building permit.

An extension of these time limitations may be granted without a public hearing by the Common Council by resolution reauthorizing the special use in accordance with the following criteria:

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

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

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

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

17. Miscellaneous.

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

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

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

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

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

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

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

Shannon Kamine, d/b/a Stasis Health & Wellness

Provided to applicant on the _____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____ day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. _____

Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District, submitted by Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC.
(Tax Key No. 617-0118-000)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing in the Common Council Chambers of City Hall at Greenfield, Wisconsin, on Tuesday, the 21st day of April, 2026, at 7:00 p.m. or soon thereafter, upon a proposal to rezone the property located at 6825-6845 W. Layton Ave. from C-1 Neighborhood Commercial District to C-2 Community Commercial District; and,

WHEREAS, notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least ten (10) days has expired after the last publication before said hearing, as required by State Statutes; and,

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

PART I. The Official Greenfield Zoning Map described in Section 21.04.0102 of the Municipal Code is hereby amended to provide that the following described land shall be and is hereby rezoned from C-1 Neighborhood Commercial District to C-2 Community Commercial District to-wit:

Lot 5, Block 4 of Layton Heights Subdivision, a recorded subdivision, and those parts of the vacated public street on the north and west, all being a part of the Northwest $\frac{1}{4}$ of Section 27, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Said land contains approximately 34,400 square feet, or 0.79 acres of land, more or less, and is located at:

6835 W. Layton Ave. (Tax Key No. 617-0118-000)

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

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

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

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

RESOLUTION NO. _____

Special Use Permit for Voigt Music Center, a musical instrument repair business, to be located at 4533 W. Forest Home Ave., submitted by Anthony Farrell II, d/b/a Voigt Music Center Inc. (Tax Key No. 531-0000-300)

WHEREAS, Anthony Farrell II, d/b/a Voigt Music Center 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, to establish Voigt Music Center, a proposed musical instrument repair business, to be located at 4533 W. Forest Home Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on April 21, 2026, at 7:00 p.m. or soon thereafter, in the Common Council Chambers, to consider the application; and,

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

1. The applicant, Anthony Farrell II, d/b/a Voigt Music Center Inc., is based out of 835 E. Centerway, Janesville WI 53456.
2. The property is owned by SAM-Greenfield 2, LLC, headquartered at 5552 S. 108th St., Suite 105, Hales Corners WI 53130.
3. Voigt Music Center will occupy approximately 920 sq. ft. of commercial tenant space located at 4533 W. Forest Home Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

The Northeasterly 12 feet of Lot 7 and Lot 6 in Block 1 of Forestdale Park, a recorded subdivision, all being a part of the Northeast ¼ of Section 14, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 531-0000-300

Said land being located at 4531-4535 W. Forest Home Ave.

4. The applicant is proposing to operate a musical instrument repair business in the existing commercial tenant space.
5. The aforesaid premise is zoned C-2 Community Commercial District under the Zoning Ordinance of the City of Greenfield, which permits musical instrument repair businesses as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along W. Forest Home Ave. west of S. 44th St. that is developed for commercial uses. Properties to the northeast, northwest, and southwest are

developed for commercial uses. Properties to the southeast are developed for residential use and are located in the City of Milwaukee.

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 Anthony Farrell II, d/b/a Voigt Music Center Inc., to establish Voigt Music Center, a proposed musical instrument repair business, to be located at 4533 W. Forest Home Ave., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on March 10, 2026, and by the Common Council on April 21, 2026. 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 Voigt Music Center are 8:00am to 8:00pm, daily.
4. Off-Street Parking. A total of 13 off-street parking stalls is required for the multi-tenant commercial building. The property will provide 8 off-street parking stalls. Common Council may waive the shortage.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

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

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

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

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

17. Miscellaneous.

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

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

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

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

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

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

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

Anthony Farrell II, d/b/a Voigt Music Center Inc.

Provided to applicant on the
_____ day of _____, 2026.

Gina Vlach, City Planner

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____
day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

**CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS**

04/17/2026

OPERATOR'S REGULAR

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
Andrew Paul Baumbach	317 E Lincoln AVE	Milwaukee, WI 53207
Linda Ann Ricker	565 W Riverwood DR #306	Oak Creek, WI 53154



Committee: Common Council

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: April 21, 2026

RELATING TO:

Outdoor Special Event application for The Salvation Army MKE Racing Charity and Car Show, to be located at 2900 W. Cold Spring Rd., June 13, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: OSE

All various dept. review/approval has occurred.

<u>Event Date</u>		<u>Start Time</u>	<u>End Time</u>
Saturday, June 13	Car Show, Bounce Houses	9:00AM	2:00PM

Set-up: 8:00 a.m.

Breakdown: 3:00 p.m.

Applicant requesting to waive \$100 Event fee.

Recommendation: Approve the Outdoor Special Event application for The Salvation Army MKE Racing Charity and Car Show, to be located at 2900 W. Cold Spring Rd., June 13, 2026 and all applicable licenses/permits, and waive event fee.

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



Committee: Common Council Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: April 21, 2026

RELATING TO:

Outdoor Special Event application for the Dan Jansen Family Fest event, to be located at 5151 W. Layton Ave. (Konkel Park), from May 21 through May 25, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator’s Licenses, Temporary Class “B” Retailer’s License (beer), Food, and commercial building/plumbing/electrical.

All various dept. review/approval has occurred.

<u>Event Dates</u>		<u>Start Time</u>	<u>Beer/ Band</u> <u>Finish</u>	<u>End Time</u>
Friday, May 22	Music, Rides	4:00PM	11:00PM	11:00PM
Saturday, May 23	Music, Rides	11:00AM	11:00PM	11:00PM
Sunday, May 24	Car Show, Music, Rides	8:00AM	11:00PM	11:00PM
Monday, May 25	Rides	12:00PM (noon)	NA	5:00PM

Rides close at 10:00PM Friday, Saturday, and Sunday.

Set-up: Starts on Thursday 5/21 at 7:00am
Breakdown: Monday – Tuesday, 5/26 – 5/27

Applicant is requesting to waive all permit fees.

Recommendation: Approve the Outdoor Special Event application for the Dan Jansen Family Fest, to be located at Konkel Park, 5151 W. Layton Ave., May 21 – 25, 2026, and all applicable licenses/permits, and waive application fees, and waive the Mun. Code operating time limit of 10:00 p.m. to allow the finishing time for both beer service and band performance to be 11:00 p.m.

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



Committee: Common Council

Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: April 21, 2026

RELATING TO:

Outdoor Special Event application for the National Knock Out Rose Day event, to be located at 10020 W. Meadow Dr., on Friday, May 8, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event and Food.

All various dept. review/approval has occurred.

<u>Event Dates</u>		<u>Start Time</u>	<u>End Time</u>
Friday, May 8	Food Trucks, Bouquet Making, Sidewalk Chalk, Bubbles	3:00pm	6:00pm

Set-up: Friday, May 8, 2026 at 9:00am

Breakdown: Friday, May 8, 2026 at 8:00pm

Applicant is requesting to waive all fees.

Recommendation: Approve the Outdoor Special Event application for the National Knock Out Rose Day event, to be located at 10020 W. Meadow Dr., May 8, 2026 and all applicable licenses/permits, and waive any applicable fees.

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



Committee: Common Council Item Number:

Introduced By: Neighborhood Services (Vlach)

Date Introduced: April 21, 2026

RELATING TO:

Outdoor Special Event application for the City of Greenfield 4th of July Celebration, to be located at 5151 W. Layton Ave. (Konkel Park), on Saturday, July 4, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator’s License, Extension of Premises, Temporary Class “B” Retailer’s License (beer), Parade License, Food, and Commercial Building/Electrical/Plumbing.

All various dept. review/approval has occurred.

<u>Event Dates</u>		<u>Start Time</u>	<u>Beer/ Band</u> <u>Finish</u>	<u>End Time</u>
Saturday, July 4	Pageant, Bingo, Band, DJ, and Speech	11:00am	11:00PM	11:00PM (fireworks at 9:45pm)

Set-up: Saturday, July 4, 2026 at 8:00am

Breakdown: Thursday, July 4, 2026 after fireworks

The parade will begin at 12:15 and complete at approximately 1:30pm. The route will commence at 60th and Layton and terminate at 51st and Layton.

Applicant is requesting to waive all fees.

Recommendation: Approve the Outdoor Special Event application for the Greenfield 4th of July Celebration event, to be located at Konkel Park, 5151 W. Layton Ave., July 4, 2026 and all applicable licenses/permits, waive any applicable fees, and waive the Mun. Code operating time limit of 10:00 p.m. to allow the finishing time for both beer service and band performance to be 11:00 p.m.

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



Committee: Common Council

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: April 21, 2026

RELATING TO:

Outdoor Special Event application for the House of Harley Annual Law Enforcement Charity Ride event, to be located at 6221 W. Layton Ave., June 6, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: OSE, Temporary Class “B” Retailer’s License (beer), and Food.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>Beer Finish</u>	<u>End Time</u>
Saturday, June 6	9:00 a.m.	5:00 p.m.	5:00 p.m.

Set-up: Saturday, 6/6, 8:00 a.m.

Breakdown: Saturday, 6/6, 5:00 p.m.

Live music 9:00 a.m. - 4:00 p.m. Alcohol sales 8 a.m. – 5 p.m.

Recommendation: Approve the Outdoor Special Event application for the House of Harley Annual Law Enforcement Charity Ride event, to be located at 6221 W. Layton Ave., June 6, 2026 and all applicable licenses/permits.

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



Committee: Common Council

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: April 21, 2026

RELATING TO:

Outdoor Special Event application for the House of Harley 2026 Annual Firefighter Charity Ride event, to be located at 6221 W. Layton Ave., June 27, 2026.

SUMMARY:

Application includes the following combination of licenses/permits: OSE, Temporary Class “B” Retailer’s License (beer), and Food.

All various dept. review/approval has occurred.

<u>Event Date</u>	<u>Start Time</u>	<u>Beer Finish</u>	<u>End Time</u>
Saturday, June 27	9:00 a.m.	5:00 p.m.	5:00 p.m.

Set-up: Saturday, 6/27, 8:00 a.m.

Breakdown: Saturday, 6/27, 5:00 p.m.

Live music 9:00 a.m. - 4:00 p.m. Alcohol sales 10 a.m. – 5 p.m.

Recommendation: Approve the Outdoor Special Event application for the House of Harley 2026 Annual Firefighter Charity Ride event, to be located at 6221 W. Layton Ave., June 27, 2026 and all applicable licenses/permits.

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

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION 13.22 OF THE MUNICIPAL CODE OF THE CITY OF GREENFIELD REGARDING THE REGULATION OF FOOD TRUCKS IN THE CITY

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

PART I: Section 13.22 of the Greenfield Municipal Code is hereby created to read as follows:

“13.22 – Food trucks.

(1) *Scope.* For the purposes of this section, the term “food truck” shall include ice cream trucks, mobile food vendors, and pushcart vendors.

(2) *Definitions.*

Food truck (mobile food vendor). A retail food establishment that reports to and operates from a limited or full-service restaurant, which may be located in the City of Greenfield, and is readily moveable, is a motorized wheeled vehicle, or a towed wheeled vehicle designed and equipped to prepare, cook, sell, or serve food or beverages for immediate human consumption.

Full-service restaurant. Establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live non-theatrical entertainment. (NAICS 722511).

Ice cream truck. A motor vehicle in which pre-packaged ice cream, popsicles, ice sherbets, or other frozen desserts of any kind are carried for the purpose of retail sale in the City.

Limited-service restaurant. Establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages. (NAICS 722513).

Pushcart (peddler's cart). A non-self-propelled vehicle limited to serving commissary prepared or prepackaged food and non-potentially hazardous food, unless the equipment is commercially designed and approved to handle food preparation and service. Pushcarts shall not be required to comply with the parking requirements of this section. Pushcarts shall only operate on private property in the City of Greenfield.

(3) *Food truck operation permit.*

- (a) All food trucks that provide mobile food services in the City of Greenfield shall obtain a Mobile Retail Food Establishment License from the Southwest Suburban Health Department or other authorizing jurisdiction and a Food Truck Operation Permit from the Department of Neighborhood Services. Any food truck that does not have both a valid Mobile Retail Food Establishment License and a valid Food Truck Operation Permit shall not be allowed to operate within the City of Greenfield.
- (b) Both the Mobile Retail Food Establishment License and the Food Truck Operation Permit must be clearly displayed in a public-facing window.
- (c) A Food Truck Operation Permit shall be issued for a permit year from January 1 to December 31, subject to the terms and conditions in this section 13.22.

(4) Location.

- (a) Food trucks shall operate only on (1) commercially-zoned and commercially-used parcel, or (2) institutionally-zoned and institutionally-used parcel, or (3) on public property with prior approval of the City of Greenfield. No food truck shall operate within 100 feet of a residential parcel as measured by the closest portion of the food truck to the nearest property line of a residential parcel.
- (b) Food trucks shall not operate in any roadway or highway as defined in Wis. Stats. §340.01, except when allowed as part of an Outdoor Special Event (OSE) Permit approved by the Common Council.
- (c) Food trucks shall not operate within 100 feet of a limited-service restaurant or full-service restaurant. Distance shall be calculated from the nearest point of the food truck to the nearest point of the primary entrance of a limited-service restaurant or full-service restaurant. In no instance may an owner or operator of a limited-service restaurant or full-service restaurant waive this requirement.
- (d) Food trucks shall not operate within 15 feet of a fire hydrant. Food trucks may not be located within a vision triangle, as defined in §19.02.
- (e) Food trucks shall not operate within 100 feet any pump or tank containing flammable or combustible liquids or gases, including but not limited to gasoline or diesel pumps, propane tanks, or oxygen tanks.
- (f) Food trucks shall not operate on vacant parcels of land in the City of Greenfield. A vacant parcel is any parcel that either has a structure that is permanently closed or currently unoccupied or any parcel that does not have any structure(s).

- (g) No more than one (1) food truck shall be parked on a parcel simultaneously except when allowed as part of an Outdoor Special Event (OSE) Permit approved by the Common Council.

(5) Operational restrictions.

- (a) The hours of operation for any food truck shall be limited to 7 a.m. to 10 p.m. except when allowed as part of an Outdoor Special Event (OSE) Permit approved by the Common Council.
- (b) Food trucks shall not inhibit pedestrian or vehicular traffic on the site where they are parked. Food trucks shall be parked within painted parking stalls, if possible. At no time may a food truck be located within a driving aisle.
- (c) There shall be no audio amplification from a food truck. The food truck shall comply with all ordinances regarding noise, including those in §21.04.1107. There shall be no free-standing signage in the vicinity of the food truck related to the food truck's operations. There shall be no additional lighting provided by the food truck, except what is necessary to provide reasonable visibility for the occupants of the food truck and for their patrons. Rope/LED lighting as defined in §19.10 placed around windows or edges of the truck is prohibited. No flashing, blinking or rotating lights shall be permitted. No separate tables or chairs may be placed in the vicinity of the food truck for the purpose of waiting and/or consuming items from the food truck. Food truck operators shall ensure all refuse generated from their operations is disposed of properly. All or some provisions of this section may be waived as a part of an Outdoor Special Event (OSE) Permit approved by the Common Council.
- (d) Food trucks shall not park on a parcel for more than eighteen (18) hours during any twenty-four (24) hour period. Food trucks shall not park overnight in a location that is not their registered Retail Food – Mobile Base location.
- (e) During operation, the food truck shall be occupied by the Food Truck Operation Permit holder at all times.

(6) Revocation of permit.

- (a) The City of Greenfield shall have the right to suspend or revoke a Food Truck Operation Permit under the conditions set forth in this section. The City shall give written notification to the permitted operator of such action and such notice shall contain a specification of the violation(s) for which cause the action is being taken. Suspensions or revocations may be appealed under Chapter 24.
 - i. The City shall be authorized to suspend or revoke a Food Truck Operation Permit in the event of any one or more of the following:

- a. An operator gave false or misleading information in the original application process;
 - b. An operator has allowed a violation of this section to occur and did not make reasonable effort to prevent any future occurrences;
 - c. An operator failed to pay any fee due to the City under this section or any other ordinance of the City of Greenfield; or,
 - d. Any other reason, as determined by the City, which has the potential to cause harm or impact the health, safety, or welfare of the general public.
- ii. In the event that the City determines that a violation has occurred, such permit shall be suspended for 30 days for the first violation. For a second violation occurring within any consecutive 12-month period, the permit shall be suspended for 90 days. Any permit that has been suspended three times within any consecutive 24-month period shall be revoked and the permit holder (and, if the permit holder is a business entity, then also proprietor of the business, and any other business entity associated with the proprietor) shall be barred from re-application for a new permit for the period of five years. Notwithstanding the above progressive discipline, the City reserves the right to proceed immediately to revocation for any violation(s) that has the potential to cause harm or impact the health, safety, or welfare of the general public.
- iii. If a business or individual operates more than one food truck, suspension or revocation of the Food Truck Operation Permit shall apply to all the permittee's food trucks.

(b) Any food truck operator found to be operating in violation of any provision of this section may be fined no more than \$50.00 per violation for each day of unauthorized operation, plus applicable court costs and surcharges.

(c) Food trucks must follow all federal, state, and local health and safety regulations.”

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 _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published:

Fees to be added to Fee Schedule Section (3.12)

Fee for Food Truck Operation Permit: \$25

DRAFT



Committee: Common Council, April 21, 2026

Item Number:

Introduced By: Gina Vlach, City Planner

Date Introduced: April 21, 2026

RELATING TO:

Ordinance creating Section 13.22 of the Greenfield Municipal Code regarding the regulation of food trucks in the City.

SUMMARY:

Currently, there are few clear regulations in the Municipal Code relating to ensuring compliance for the operation of food trucks. At the moment, the only regulation that can be applied is that food trucks must park in the Right of Way of City streets, except as a part of an approved Outdoor Special Event (OSE).

The proposed Ordinance will require that any food truck operating in the City of Greenfield have **two valid documents displayed** in each truck:

- A Mobile Retail Food Establishment License from the Southwest Suburban Health Dept. or other authorizing agency
- A Food Truck Operation Permit from the Dept. of Neighborhood Services

Location Restrictions

- Food trucks may only operate on commercially or institutionally zoned parcels, or on public property with prior City approval
 - This is a switch from the current regulation that all food trucks must be in the Right of Way, and not on private property
 - Simply, food trucks can only be in parking lots and not on roads.
- A 100-ft buffer from residential parcels is required
- A 100-ft buffer from restaurant entrances is required
- A 15-ft buffer from fire hydrants and any intersection vision triangles is required
- A 100-ft buffer from fuel pumps or tanks is required
- Operations on vacant parcels is prohibited

Operational Restrictions

- Operating hours are limited to 7:00am to 10:00pm, unless approved as part of an OSE
- Food trucks must use painted parking stalls when possible
- The permit holder must be present during all food truck operations
- Trucks may not remain parked on a parcel for more than 18 hours in any 24-hour period
- Trucks may not park overnight anywhere except their registered Mobile Base

Operation Permit

The City may suspend or revoke a permit for any of the following reasons:

- False or misleading application information
- Allowing violations without reasonable corrective action
- Failure to pay required fees
- Any reason deemed a threat to public health, safety, or welfare

Penalties escalate according to the number of violations:

- 1st violation: 30-day suspension of permit
- 2nd violation within 12 months: 90-day suspension of permit
- 3 suspensions within 24 months: permit revocation and a 5-year ban on reapplying

If a business operates multiple trucks, all trucks are affected by a suspension or revocation.

Neighborhood Services Staff have coordinated efforts with the Health, Inspections, Fire, and Police Departments to ensure the proposed Ordinance is cohesive and will work well for all parties, including both City Staff and the food truck vendors themselves.

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



Common Council Meeting

Introduced By: Department of Neighborhood Services (Katz)

Date Introduced: April 21, 2026

RELATING TO:

Approve the waiver of an appraisal and a quit-claim deed to resolve a property overlap between Tax Key No. 600-0081-011 which is owned by Cobalt Loomis, LLC and Tax Key No. 600-9955-009 which is owned by the City of Greenfield.

SUMMARY:

An overlap of property exists between 3991 W Loomis Rd, Tax Key No. 600-0081-011, owned by Cobalt Loomis, LLC and 4267 W Loomis Rd, Tax Key No. 600-9955-009, owned by the City of Greenfield.

To resolve the overlap issue and clear title for both properties, Greenfield has agreed to record a quit-claim deed to release the City's claim on the overlapping piece of land, thereby allowing ownership to be granted to Cobalt Loomis, LLC.

The area of land included in the conveyance is approximately 1.078 square feet. The value of the land is minimal, and it is recommended that it be transferred without an appraisal.

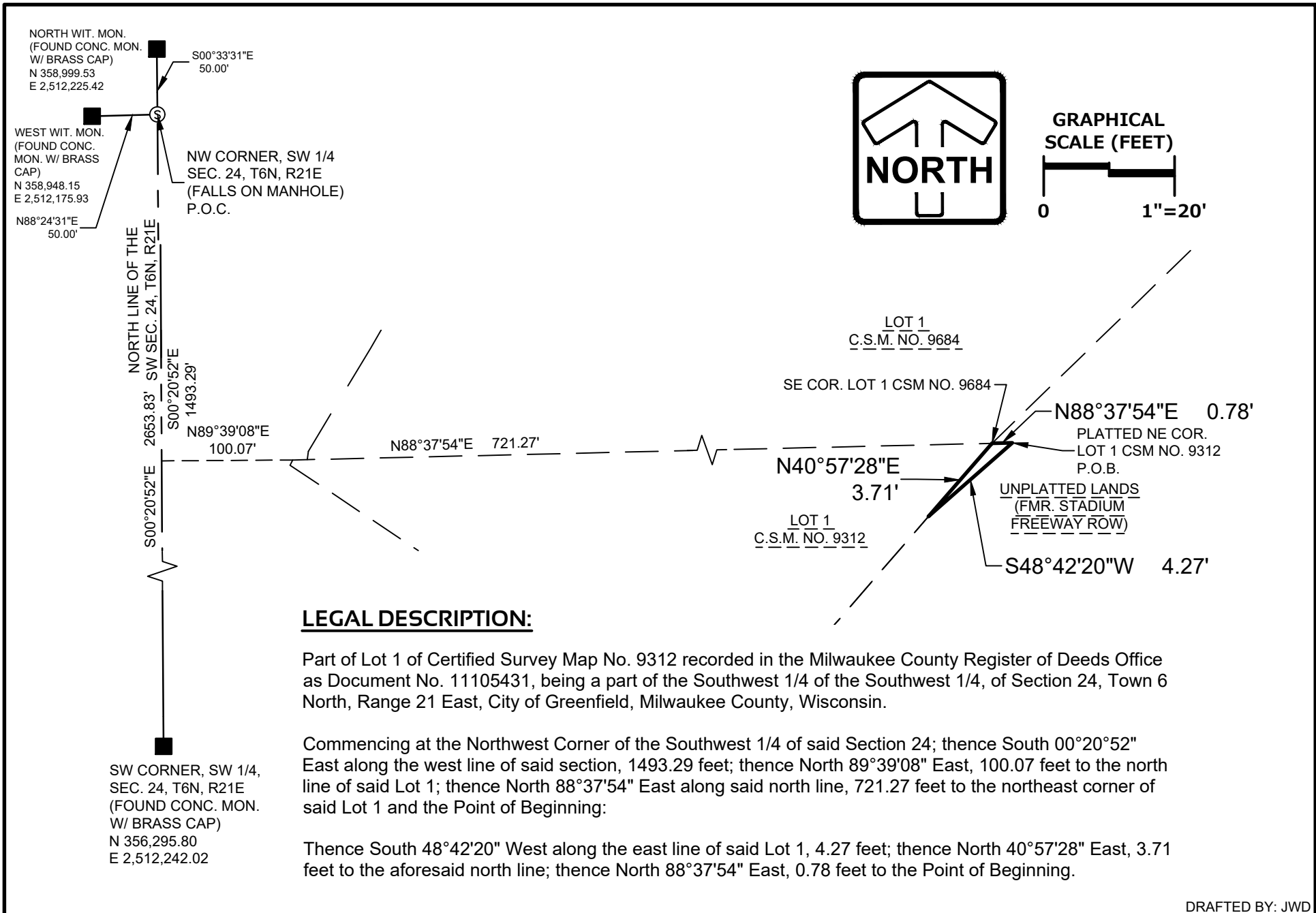
FINANCIAL:

\$30 recording fee for the quit-claim deed.

RECOMMENDATION:

Approve the waiver of an appraisal and a quit-claim deed to resolve a property overlap between Tax Key No. 600-0081-011 which is owned by Cobalt Loomis, LLC and Tax Key No. 600-9955-009 which is owned by the City of Greenfield.

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



LEGAL DESCRIPTION:

Part of Lot 1 of Certified Survey Map No. 9312 recorded in the Milwaukee County Register of Deeds Office as Document No. 11105431, being a part of the Southwest 1/4 of the Southwest 1/4, of Section 24, Town 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Commencing at the Northwest Corner of the Southwest 1/4 of said Section 24; thence South 00°20'52" East along the west line of said section, 1493.29 feet; thence North 89°39'08" East, 100.07 feet to the north line of said Lot 1; thence North 88°37'54" East along said north line, 721.27 feet to the northeast corner of said Lot 1 and the Point of Beginning:

Thence South 48°42'20" West along the east line of said Lot 1, 4.27 feet; thence North 40°57'28" East, 3.71 feet to the aforesaid north line; thence North 88°37'54" East, 0.78 feet to the Point of Beginning.

DRAFTED BY: JWD



EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 1 OF 1

PLAN | DESIGN | DELIVER

WWW.PINNACLE-ENGR.COM

03/25/2026

PEG JOB # 6256-00 of 61

RESOLUTION NO. _____

Initial Resolution for the Discontinuance of general right-of-way of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet.

WHEREAS, the City owns excess general right-of-way, immediately east of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet, which is unimproved; and,

WHEREAS, the Common Council has determined that the public interest requires the discontinuance of said general right-of-way, immediately east of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet, which is more specifically shown and described in the attached Exhibit A; and,

WHEREAS, the public right-of-way which is hereby to be vacated lies within one-quarter mile of a state trunk highway or connecting highway, and does not contain a railroad crossing within its boundaries; and,

WHEREAS, Sec. 66.1003 of the Wisconsin Statutes requires a public hearing on any proposed discontinuance not less than 40 days following the introduction of a discontinuance resolution.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, that the Discontinuance Resolution attached hereto as Exhibit B is hereby introduced as that term is used in Wis. Stat. § 66.1003(4).

BE IT FURTHER RESOLVED, that a public hearing on the discontinuance of right-of-way immediately east of W. St. Francis Ave., commencing at S. 31st St. and continuing east for approximately 120 feet is hereby scheduled for June 16, 2026 at 7:00pm or as soon thereafter as the Council may hear the matter.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to deliver a copy of this resolution to the Wisconsin Secretary of Transportation.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____ day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

cc: Engineering Division

Exhibit A

Legal Description:

That part of the Southeast ¼ of Section 13, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at that Northeast corner of said ¼ Section; thence S 88°04'10" W along the North line of said ¼ Section, 1320.36 feet to a point; thence S 00°35'12" E, 630.00 feet to a point; thence S 88°04'10" W, 30.00 feet to a point, said point being the Southeast corner of Lot 20, Block 1 of Lynndale, a recorded subdivision, and the point of beginning of lands to be described; thence S 00°35'12" E, 60.00 feet to a point, said point being the Northeast corner of Lot 1, Block 8 of Lynndale, a recorded subdivision; thence S 88°04'10" W along the North line of said Lot 1, 120.00 feet to a point, said point being the Northwest corner of said Lot 1; thence N 00°35'12" W, 60.00 feet to a point, said point being the Southwest corner said Lot 20; thence N 88°04'10" E along the South line of said Lot 20, 120.00 feet to the point of beginning.

S 31st & W St Francis ROW Vacation

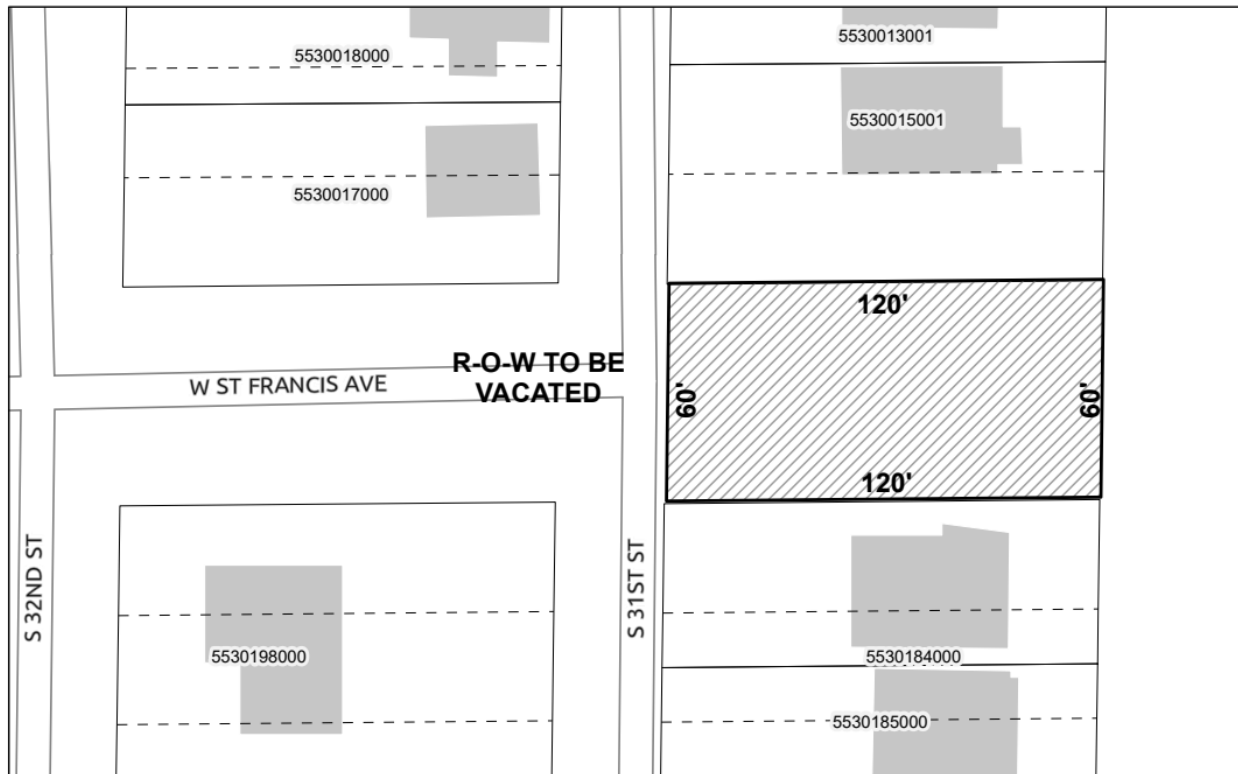


Exhibit B

RESOLUTION NO. _____

**RESOLUTION DISCONTINUING THE W. SAINT FRANCIS AVE. RIGHT-OF-WAY
COMMENCING AT S. 31 ST. AND CONTINUING EAST
FOR APPROXIMATELY 120 FEET**

WHEREAS, West Saint Francis Avenue has been duly laid out and improved as a street within the City of Greenfield; and

WHEREAS, following due notice and publication the Common Council has conducted a public hearing to determine whether it is appropriate to discontinue the West Saint Francis Avenue right-of-way commencing at S. 31st Street and continuing east for approximately 120 feet; and

WHEREAS, based upon the materials on file and the comments received at the public hearing, the Common Council has determined that the public interest requires the vacation of 120 feet of the West Saint Francis Avenue right of way that is more specifically shown and described in the attached Exhibit A; and

WHEREAS, the Common Council further finds that the public road right of way which is hereby to be vacated lies within one-quarter mile of a state trunk highway or connecting highway and does not contain a railroad crossing within its boundaries;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield, that the 120 feet of the West Saint Francis Avenue right of way that is more specifically shown and described in the attached Exhibit A is hereby vacated and discontinued.

BE IT FURTHER RESOLVED, that the public road right of way so vacated and discontinued shall, upon passage and publication of this Resolution, forever vest in the owner of the lands which immediately abut thereto, and shall be annexed thereto, free and clear of any right, title or interest in the public as road right of way except for the rights of the public to a public purpose easement for utilities within the vacated area pursuant to the provisions of sections 66.1003 and 66.1005 of the Wisconsin Statutes.

INTRODUCED by the Common Council of the City of Greenfield on the 21st day of April, 2026.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the _____ day of _____, 2026.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

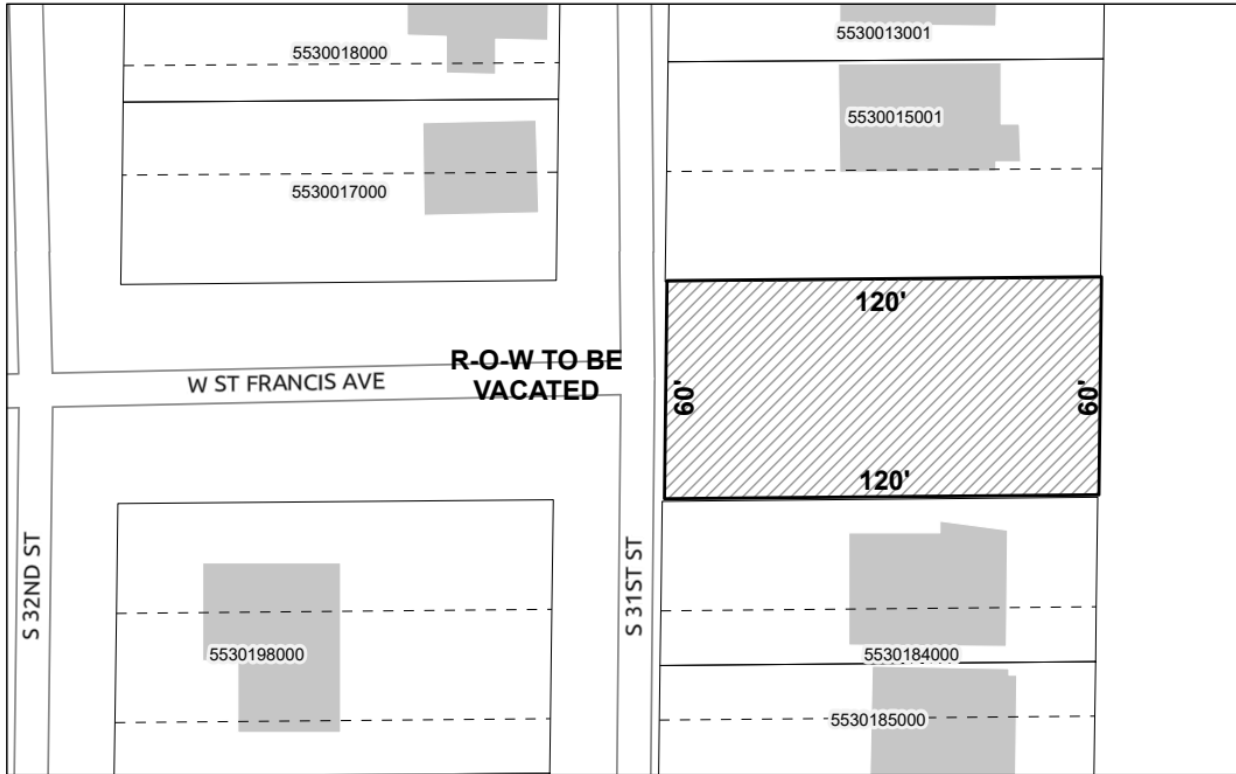
cc: Engineering Division

Personally came before me on the ____ day of April, 2026, the above-named Michael J. Neitzke and Jennifer Goergen, known to me to be the Mayor and City Clerk of the City of Greenfield, respectively, and acting in said capacity, and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Milwaukee County, Wisconsin
My Commission Expires:

EXHIBIT A

S 31st & W St Francis ROW Vacation



20-25 WKS



"TO EVER SERVE OUR CUSTOMERS BETTER"

Throughout major portions of Missouri, Illinois, the entire state of Wisconsin and the Upper Peninsula of Michigan

DATE: February 2, 2026
COMPANY: DNESCO Electric
ATTN: Ben Kikanovic
REF: City of Greenfield, WI

QUOTE: BPF-31627562

FABICK Power Systems is pleased to provide the following proposal:

- SPECIFICATIONS:** Per Email Specs 2/2/2026
- QUANTITY:** One (1) New Natural Gas Generator Set
- MODEL:** Cat DG150 – Natural Gas Fired
EPA Certified Emergency Standby
- RATING:** 150KW Standby Power Rating
- VOLTAGE:** 480 VAC, 3-phase, 60 Hz, 1800 RPM
- BREAKER:** (1) 250A LSI 100% UL Listed Breaker
(1) 60A LSI 100% UL Listed Breaker
- TRANSFER SWITCHES:** None in this Scope of Supply – Reuse Existing
- INSTALLATION:** All Mechanical and Electrical By Others
- WARRANTY:** Two (2) Year Caterpillar Warranty Included
- DELIVERY:** FOB JOBSITE – OFFLOADING & INSTALL BY OTHERS

Generator Set:

One (1) 150kW Caterpillar DG150 Natural Gas Generator Set,
In Outdoor Weatherproof Enclosure, Related Accessories,
Delivery to Site, Startup & Commissioning Included.

Total Net Price FOB Jobsite..... \$59,829.

BILL OF MATERIALS:

AIR INLET SYSTEM

Air cleaner – dry, replaceable paper element type with restriction indicator

AUTOMATIC TRANSFER SWITCHES

None in this Scope of Supply – Reuse Existing

CIRCUIT BREAKER

(1) 250A LSI 100% UL Listed Breaker
(1) 60A LSI 100% UL Listed Breaker

CONTROL PANEL

Standard Caterpillar Factory Control Panel, Genset Mounted

Also Included:

One (1) Remote Annunciator
One (1) Remote Emergency Stop

COOLING SYSTEM

Radiator and cooling fan with protective guards
50% coolant antifreeze/corrosion inhibitor
Coolant drain piped to the edge of the baseframe
Coolant heater

ENCLOSURE

Caterpillar Factory Weatherproof Enclosure

EXHAUST SYSTEM

Critical Grade Silencer

FUEL SYSTEM

Natural gas fueled unit.
Flexible fuel lines
Secondary pressure regulator
Piped to base with NPT connections

GENERATORS AND GENERATOR ATTACHMENT

Class H insulation, Permanent Magnet Excitation
Anti-condensation generator strip heater

GOVERNING SYSTEM

Electronic isochronous governor
Automatic voltage regulator – voltage within +/- 0.25% at steady state
from no load to full load

LUBE SYSTEM

Engine lubrication oil – initial fill
Oil filter, filler and dipstick
Lube oil drain piped to the edge of the baseframe

MOUNTING SYSTEM

Mounted to generating set baseframe on steel stand with lifting points

STARTING/CHARGING SYSTEM

Starting battery(s), 12V, lead acid
Battery rack and cables installed on skid
Battery charger, 10A, UL listed

LITERATURE & CONSUMABLES

One (1) operation & maintenance manual
One (1) Set Spare Parts Per Specification

START-UP SERVICES

One (1) day of field start-up and testing services by a Fabick technician, to include:

- Check battery and fluids
- Basic installation review with installing contractor
- Start & run unit
- Coordinate with annunciator and transfer switch
- Program Generator Set Control Panel
- Two-hour onsite owner instruction
- Two-hour 100% Nameplate Load Bank Test

NOTES AND CLARIFICATIONS:

1. **FABICK Power Systems** limits the scope of supply for this quotation to the equipment and services listed above.
2. All applicable licensing/permits and fees (Federal, State, and Local) are the sole responsibility of installing contractor or Owner.
3. All Mechanical and electrical installation for equipment proposed herein is to be provided by others, to include gas piping.
4. All Electrical and Mechanical Installation Labor for Equipment proposed herein (shipped loose or otherwise) is not included by Fabick. Owner and/or installation contractors shall bear responsibility for said work.

Being an equipment supplier only, Fabick will provide feedback in an effort to assist with bidding of the installation package; however, all cost responsibility associated with installation of the proposed equipment will be assumed by the installing contractor.

5. Fuel for testing, along with primary gas regulator, will be provided by others.
6. No load lists have been provided and no generator sizing was done by Fabick for this project.
7. One (1) man-day has been included in this proposal for field start-up and training. If additional time is required, due to conditions outside of Fabick's control, a technician will be made available at the prevailing labor and travel rates in place at time of need.
8. All labor included for on-site start up and commissioning services for the offered equipment is based upon a normal work week (Mon – Fri) and work hours (7:00am - 3:30 pm). If commissioning or services are required outside of normal work week or hours (2nd Shift, Weekend or Holidays, etc.), please contact Fabick for a revised proposal which will reflect corresponding rates.
9. Note field service technician availability is based upon Fabick service operations workload and scheduling. Please allow 2-3 weeks within your project/construction schedule for technician availability from point of notice to Fabick in coordinating services.

TERMS: Net 10 Days – See Attached Terms & Conditions - Pricing Valid for Site Delivery through 7/1/2026

DELIVERY: ALLOW **20-25** WEEKS FOR DELIVERY AFTER RECEIPT OF ORDER AND RELEASE TO PRODUCTION

FOB JOBSITE – OFFLOADING BY OTHERS

TAXES: PRICES QUOTED WITHIN THIS PROPOSAL DO NOT INCLUDE APPLICABLE FEDERAL, STATE OR LOCAL TAXES. TAXES WILL BE ADDED TO PRICES QUOTED HEREIN WHERE APPLICABLE

WARRANTY: **Two (2) Year Standard Caterpillar Warranty Included**

Upon Acceptance of this Proposal, Customer accepts the proposed Fabick Power Systems products set forth in this Proposal, as well as the Fabick Power Systems Terms and Conditions of Sale.

Name Printed: _____

Title / Position: _____

Signature: X _____

Date Signed: _____

Thank you for the opportunity to quote our products and services. Please call me with any questions or if you need additional information.

Respectfully,



Brad Fryjoff
Electric Power Generation Account Manager
Fabick Power Systems
414-461-9113, ext. 1275 direct
414-750-6273 cell
414-615-2101 fax
Bradford.fryjoff@fabickcat.com



March 21, 2026

Prepared by

Tony Schmidt
Sales Representative-PG
(920) 915-0559
LD636@cummins.com

We are pleased to provide you this quotation based on your inquiry.

Item	Description	Qty
1	C150N6, 150kW, 60Hz, Standby, Natural Gas/Propane Genset C150N6, 150kW, 60Hz, Standby, Natural Gas/Propane Genset U.S. EPA, Stationary Emergency Application Duty Rating - Standby Power (ESP) Emissions Certification - SI, EPA, Emergency, Stationary, 40CFR60 Listing - UL 2200 NFPA 110 Type 10 Level 1 Capable Exciter/Regulator - Permanent Magnet Generator, 3 Phase Sensor Voltage - 277/480, 3 Phase, Wye, 4 Wire Alternator - 60Hz, 12L, 480/277V, 120C, 40C Ambient Aluminum Weather Protective Enclosure, with Exhaust System Enclosure Color - Green, Aluminum Enclosure - Wind Load 180 MPH, ASCE7-10 Battery Rack Skidbase - Housing Ready Control Mounting - Left Facing PowerCommand 2.3 Controller Gauge - Oil Pressure Analog Meters - AC Output Stop Switch - Emergency Relays - Auxiliary, Qty 2, 25A - 15V DC/10A - 30V DC Control Display Language - English Load Connections - Dual Circuit Breaker, Location A, 250A, 3P, 600 Volts AC, 80%, UL Circuit Breaker, Location B, 60A, 3P, 600 Volts AC, 80%, UL Circuit Breaker or Terminal Box (Position C) - None Circuit Breaker or Entrance Box - Bottom Entry, Right Side Engine Governor - Electronic, Isochronous Single Gas Fuel - NG or LP Vapor Engine Starter - 12 Volt DC Motor Engine Air Cleaner - Normal Duty Battery Charging Alternator Battery Charger - 6 Amp, Regulated Engine Cooling - Radiator, High Ambient Air Temperature, Ship Fitted Shutdown - Low Coolant Level	1



	Extension - Coolant Drain Engine Coolant - 50% Antifreeze, 50% Water Mixture Coolant Heater, Extreme Cold Ambient Engine Oil Heater - 120 Volts AC, Single Phase Engine Oil Standby 5 Year 2500 Hour Parts+Labor+Travel Literature - English Packing - Skid, Poly Bag Extension - Oil Drain	
2	Battery	2
3	Annunciator-panel mount with enclosure (RS485)	1
4	Service - start up & testing	1
5	Freight to site	1

TOTAL: \$51,832.16

Quote value does not include any tax.

NOTES:

Proposal is for equipment only, offloading, rigging, and installation by others.

Fuel and permits, unless listed above, is not included.

Cummins Standard Start-up and testing is included. Additional tests, such as NETA testing, if required, is by others

Coordination Study not provided.



Please feel free to contact me if you require any additional information; or if you have any further questions or concerns that I may be of assistance with.

Thank you for choosing Cummins.

Submitted by:

Tony Schmidt

Tony Schmidt
Sales Representative-PG
(920) 915-0559
LD636@cummins.com

SUBMITTALS. An order for the equipment covered by this quotation will be accepted on a hold for release basis. Your order will not be released and scheduled for production until written approval to proceed is received in our office. Such submittal approval shall constitute acceptance of the terms and conditions of this quotation unless the parties otherwise agree in writing.

THERE ARE ADDITIONAL CONTRACT TERMS AND CONDITIONS ATTACHED TO THIS QUOTATION, INCLUDING LIMITATIONS OF WARRANTIES AND LIABILITIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN. BY ACCEPTING THIS QUOTATION, CUSTOMER ACKNOWLEDGES THAT THE CONTRACT TERMS AND CONDITIONS HAVE BEEN READ, FULLY UNDERSTOOD AND ACCEPTED.

Authorized Signature

Date

Company Name

Printed Name & Title

Purchase Order No

<Rest of the page is intentionally left blank>



TERMS AND CONDITIONS FOR SALE OF POWER GENERATION EQUIPMENT

These Terms and Conditions for Sale of Power Generation Equipment, together with the quote ("Quote"), sales order ("Sales Order"), and/or credit application ("Credit Application") on the front side or attached hereto, are hereinafter collectively referred to as this "Agreement" and shall constitute the entire agreement between the customer identified in the Quote ("Customer") and Cummins Inc. ("Cummins") and supersede any previous representation, statements, agreements or understanding (oral or written) between the parties with respect to the subject matter of this Agreement. Customer shall be deemed to have made an unqualified acceptance of these Terms and Conditions and it shall become a binding agreement between the parties on the earliest of the following to occur: (i) Cummins' receipt of Customer's purchase order or purchase order number; (ii) Customer's signing or acknowledgment of this Agreement; (iii) Cummins' release of equipment to production pursuant to Customer's oral or written instruction or direction; (iv) Customer's payment of any amounts due to Cummins; or (v) any other event constituting acceptance under applicable law. No prior inconsistent course of dealing, course of performance, or usage of trade, if any, constitutes a waiver of, or serves to explain or interpret, the Terms and Conditions set forth in this Agreement. Electronic transactions between Customer and Cummins will be solely governed by the Terms and Conditions of this Agreement, and any terms and conditions on Customer's website or other internet site will be null and void and of no legal effect on Cummins. In the event Customer delivers, references, incorporates by reference, or produces any purchase order or document, specifications, agreement (whether upstream or otherwise), or any other terms and conditions related thereto, then such specifications, terms, document, or other agreement: (i) shall be null and void and of no legal effect on Cummins, and (ii) this Agreement shall remain the governing terms of the transaction.

1. SCOPE. Cummins shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless mutually agreed upon by the parties in writing. A Sales Order for Equipment is accepted on a hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received from Customer. A Quote is limited to the plans and specifications section specifically referenced in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated and mutually agreed to in writing by the parties. Unless otherwise agreed by Cummins in writing, this Quote is valid for a maximum period of thirty (30) days from the date appearing on the first page of this Quote ("Quote Validation Period"). At the end of the Quote Validation Period, this Quote will automatically expire unless accepted by Customer prior to the end of the Quote Validation Period. The foregoing notwithstanding, in no event shall this Quote Validation Period be deemed or otherwise considered to be a firm offer period nor to establish an option contract, and Cummins hereby reserves its right to revoke or amend this Quote at any time prior to Customer's acceptance.

2. SHIPPING; DELIVERY; DELAYS. Unless otherwise agreed in writing by the parties, Equipment shall be delivered FOB origin, freight prepaid to first destination. For consumer and mobile products, freight will be charged to Customer. Unless otherwise agreed to in writing by the parties, packaging method, shipping documents and manner, route and carrier and delivery shall be as Cummins deems appropriate. Cummins may deliver in installments. The purchase of Equipment is a "take or pay" obligation on the part of the Customer, such that Customer is absolutely and irrevocably required to accept and pay for the Equipment if delivery or pick-up of Equipment is delayed, deferred, or refused by Customer beyond thirty (30) days from the agreed upon delivery date. In the event Customer fails to take any or all shipments of Equipment ordered hereunder within thirty (30) days of the agreed upon delivery date, Cummins shall have the right to invoice the Customer and, upon Cummins' sole discretion, Cummins may either: (i) deliver the Equipment to the location indicated on Customer's purchase order (regardless of whether Customer elected to pick up the Goods at Cummins' facility or otherwise indicated an alternate delivery method), and Customer shall assume all associated delivery costs incurred by Cummins, or (ii) charge storage fees for the additional inventory holding period, the additional inventory holding period not to exceed one hundred twenty (120) days from the agreed upon delivery date, unless otherwise agreed by Cummins in writing. A storage fee of two thousand five hundred dollars (\$2,500.00) or two percent (2%) of the total quoted amount, whichever is greater, shall be assessed for any Equipment whose delivery or pick-up is delayed, deferred, or refused by Customer beyond thirty (30) days from the agreed upon delivery date. Unless otherwise agreed by Cummins in writing, in the event delivery or pick-up of Equipment is delayed, deferred, or refused by Customer beyond one hundred twenty (120) days from the agreed upon delivery or pick-up date, or date of completion of Services, then Cummins has the right, in its sole discretion, to: (i) tow, remove, or otherwise dispose of the unclaimed Equipment in accordance with applicable abandonment laws, and/or (ii) make the Equipment available for auction or sale to other customers or to the public, or (iii) otherwise use, destroy, or recycle the Equipment at Customer's sole cost and expense. The foregoing remedies shall be without prejudice to Cummins' right to pursue other remedies available under the law, including without limitation, recovery of costs and/or losses incurred due to the storage, auction, sale, destruction, recycling, or otherwise of the Equipment. Offloading, handling, and placement of Equipment and crane services are the responsibility of Customer and not included unless otherwise stated. All shipments are made within normal business hours, Monday through Friday. Any delivery, shipping, installation, or performance dates indicated in this Agreement are estimated and not guaranteed. Further, delivery time is subject to confirmation at time of order and will be in effect after engineering drawings have been approved for production. Cummins shall use commercially reasonable efforts to meet estimated dates, but shall not be liable to customer or any third party for any delay in delivery, shipping, installation, or performance, however occasioned, including any delays in performance that result directly or indirectly from acts of Customer or any unforeseen event, circumstance, or condition beyond Cummins' reasonable control including, but not limited to, acts of God, actions by any government authority, civil strife, fires, floods, windstorms, explosions, riots, natural disasters, embargos, wars, strikes or other labor disturbances, civil commotion, terrorism, sabotage, late delivery by Cummins' suppliers, fuel or other energy shortages, or an inability to obtain necessary labor, materials, supplies,

29-32wks



200 Twin Oaks Road, Kohler, WI 53044
Phone: 800-544-2444
Visit us at www.kohlerenergy.com
www.kohlerpower.com

Job Name: Greenfield Generator
Quote Number:0027309335
Quote Submitted: 03-20-2026
Valid Through: 04-16-2026

With the uncertainty of the economy and the changes in commodities costs, this proposal is valid for 30-Days. Meaning equipment on this proposal needs to be released for production by 04/16/26 to maintain pricing.

Please note this project is subject to possible tariff surcharges, see section two (2) of our terms & conditions.

"Proven Provider of Critical Power Solutions"

For: Greenfield Law Enforcement From: Total Energy Systems, LLC

GENERATOR

Rehiko Model: KG150

This gas generator set equipped with a 4R13X alternator operating at 277/480 volts is rated for 150kW/188 kVA.
Output amperage: 227

Qty	Description	
1	KG150 Generator Set	
	Includes the following:	
	Literature Languages	English
	Approvals and Listings	UL2200 Listing/cUL Genset List
	Engine	SnglFuel,UL,PreAlarm,NG,Stdby
	Nameplate Rating	Standby 130C Rise
	Voltage	60Hz, 277/480V, Wye, 3Ph, 4W
	Alternator	4R13X
	Cooling System	Unit Mounted Radiator, 50C
	Skid and Mounting	Skid, 53"
	Air Intake	Standard Duty
	Controller	APM402
	Enclosure Type	Weather
	Enclosure Material	Steel
	Starting Aids, Installed	1500W,120V
	Electrical Accy.,Installed	Battery, 1/12V, Wet,Battery Charger, 10A,Run Relay,2 Input/5 OutputModule,Generator Heater
	Rating, LCB 1	80% Rated
	Amps, LCB 1	250
	Trip Type, LCB 1	Thermal Magnetic
	Interrupt Rating LCB 1	18kA at 480V
	Rating, LCB 2	80% Rated
	Amps, LCB 2	60
	Trip Type, LCB 2	Thermal Magnetic
	Interrupt Rating LCB 2	18kA at 480V
	LCB Accy. Installed	Breaker Separation Between LCB
	Miscellaneous Accy,Installed	Coolant in Genset,Rodent Guards
	Warranty	5 Year Comprehensive
	Testing, Additional	Power Factor Test,0.8,3Ph Only
	Total unit length in inches	152
	Total unit width in inches	54



	Total unit height in inches	83
	Total unit weight (lbs)	4,802
	Weight/Dimensions Disclaimer *	Estimates-Not for Construction
1	NEC Remote, E-Stop	
1	Flexible Fuel Line (Nat/LP)	
1	Lit Kit, KG150 Production	
1	RSA III, Annunciator only	

DISTRIBUTOR STARTUP

1. Startup must be scheduled for a minimum of 2 -3 weeks prior to requested startup date. Email your startup checklist to the Total Energy Systems team at Sales@totalenergysystems.com or call us at 1.888.548.1400 with questions.

SERVICE ITEMS INCLUDED WITH THIS PROPOSAL:

- Lubricating Oil
- Antifreeze - 50/50 Mix
- Battery
- Startup Service
 - One (1) day reserved, during normal business hours, for inspection, engine prep work, initial engine startup and training.
- NFPA 110 Acceptance Test
- Load Bank Test at Site
 - Two (2) Hours are Included using a portable resistive load bank
 - Two (2) Hours building load
- Training session to be completed same day as startup. If not, return trip and PO is required

2. Contractor shall coordinate and schedule startup and shall be responsible for **ADDITIONAL field service costs** if startup cannot be completed in time allowed as a result of incomplete installation.

* Normal business hours are M-F 8:00AM to 4:30PM.
 After hours Startups are available for an additional charge. Standard published rates apply.



CLARIFICATIONS

1. **As of January 2026, the Rehlko tariff surcharge is included in the equipment price.**
2. **Storage, off-loading, installation, etc. of all associated equipment is not included, unless otherwise stated.**
3. No Primary Line Regulator Supplied.
4. No Seismic, Local IBC building codes or Unique Local Emissions regulations are included within the pricing.
5. Recording of the training or recorded versions of training are not provided due to liability reasons.
6. Federally funded or procured projects with domestic preferences will be evaluated on a case-by-case basis through Rehlko and 3rd party vendors upon receipt of purchase order. A waiver may be required.
7. No specifications or drawings were provided for the project prior to providing the above equipment.
8. All pricing is Subject to change / based on any scope or BOM changes.
9. **Included Startup is based on unit being in a readily accessible location. The site information is unknown.** Startup must occur within 12 months of delivery from the factory. Extra charges may apply if more time is required due to restricted access to the unit or if a 3rd party commissioning agency oversees our testing and requests additional testing; additional charges may apply.
10. Standard Electronic O&M Manuals provided, custom manuals and/or additional copies available at an additional charge.
11. System coordination studies and/or relay setting studies are by others. Protective relay calibration and settings, NETA testing by others.

Sourcewell Information:						
Rehiko Awarded Contract: 092222- KOH				Rehiko Contract Maturity Date: 11/22/2026		
Model	Kohler/Rehiko List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price FOB Factory	Qty.	
KG150	\$ 96,805.61 *	39.5	%	\$ 38,193.20	\$ 58,612.41	1

Open Market Items:						
DISTRIBUTOR STARTUP	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
STARTUP	\$ 3,125.00 *	5	%	\$ 156.25	\$ 2,968.75	1

PRE-DELIVERY INSPECTION	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
PDI	\$ 800.00 *	5	%	\$ 40.00	\$ 760.00	1

FREIGHT TO JOB SITE	List Price (Each)	Sourcewell Member Discount (% = \$)		Sourcewell Member Total Price	Qty.	
FREIGHT	\$ 1,477.00 *	5	%	\$ 73.85	\$ 1,403.15	1

Temporary Generators are available at Total Energy Systems.
Contact Rental Sales Team at (248) 840-6428 or rental@totalenergysystems.com for details.
A rental generator is not included in this proposal but is available at an additional charge.

EQUIPMENT PRICE: \$63,744.31

The proposal is firm for 30 days.
Estimated Current Lead Time: 29 to 32 weeks after approved submittals.
Tariff Surcharge will be billed at current market rates at the time of shipment.
Please note section two (2) of the Terms & Conditions of Sale.
Price does not include any applicable taxes or installation.

OFFER ACCEPTANCE

I hereby authorize Total Energy Systems LLC to use this form as a bona fide purchase order for the equipment shown on Offer Number: SAP 0027309335, which clearly establishes definite price and specifications of material ordered. The person signing is doing so according to the Total Energy Systems terms and conditions on the following page.

Accepted by:

Company:
Print Name:
Title:
Signature:
Date:
PO Number:

Delivery Address:

Street:
City, State, Zip:
Site Contact:
Special Note:

Please initial Submittal Preference:

- Order released to Production; Submittals needed for Record Only
- Submittal required, and submittal approval needed to release to Production.

[Terms & Conditions](#)



GREENFIELD POLICE DEPARTMENT

Pledged to Progress

5300 W Layton Avenue
Greenfield, WI 53220
Phone: 414-761-5300 • Fax: 414-761-5323
www.greenfieldpolice.org



April 16, 2026

Common Council

Re: Generator Purchase Information

After last month's approval to create a capital expenditure for the Law Enforcement Center generator replacement, I sought out the assistance of Buildings Manager Kent Perleberg to obtain purchase and installation quotes for this project.

Generator Purchase Quotes

We received three purchase quotes of generators with similar specifications:

1. Cummins \$51,832.16
2. Fabrick/Cat \$59,829
3. Kohler \$63,744.31

Installation

We sought three installation quotes but only received two bids back from electrical vendors:

1. Dnesco \$21,110.80
2. JM Brennan \$25,675

Recommendation

I am seeking approval to sign a purchase agreement for the Cummins generator and to sign an agreement with Dnesco Electric to install the purchased generator. Both agreements are with respectable companies who provided the cheapest bids for the project. The total amount is under the \$75,000 capital budget allowance.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Lindstrom". The signature is stylized and written in cursive.

Acting Chief Eric Lindstrom

GREENFIELD POLICE DEPARTMENT

Pledged to Progress

5300 W Layton Avenue
Greenfield, WI 53220
Phone: 414-761-5300 • Fax: 414-761-5323
www.greenfieldpolice.org



April 16, 2026

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A handwritten signature in black ink, appearing to read "Eric Lindstrom".

Acting Chief Eric Lindstrom



Electrical Division

7811 N. 86th Street Milwaukee, WI 53224 Phone (414) 425.3700 Fax (414) 425.2343

TO: Kent Perleberg
City of Greenfield

FROM: Ben Kikanovic, Project Manager

DATE: 2/4/26

SUBJECT: PD Generator

Dear Kent:

Dnesco Electric is pleased to provide Greenfield with a budget for replacing the 150 KW PD Generator. We propose to furnish the labor, materials and supervision for the following.

PD Generator Budget

- Demo and pull back for future reuse existing electrical feeders and control wiring to generator.
- Secure cabling and wiring and prep for future reuse.
- Demo and cap off existing plumbing line and prep for future reuse.
- Demo and dispose of 150 KW natural gas generator.
- Lift and set (1) 150 KW Cummins generator in existing location
- Pull electrical feeders and control wiring back into new generator.
- Install branch circuit wiring for new battery charger as needed.
- Reconnect existing plumbing connection and terminate to new generator connection points.
- Terminate, test and verify proper operation.
- Assists Cummins technicians with initial testing of generator.
- Reprogram automatic transfer switches to not switch to generator mode during weekly test.
- Clean up as required.

This budget for the sum of..... Twenty-One Thousand One Hundred Ten Dollars 80/100
\$21,110.80

Feel free to call me if you have any questions. I can be reached at 414-813-8013.

Cordially,

Ben Kikanovic
Electrical Project Manager

Notes & Exclusions:

- **All work to be performed during normal business hours unless noted otherwise.**
- **City of Greenfield to procure Cummins 150 KW generator for installation.**
- **Existing automatic transfer switches and wiring to be reused for new generator operation.**



TO	Greenfield Police Department	DATE	3/26/2026
	5300 W Layton Ave	PROJECT	150kW Generator
	Greenfield, WI 53220	ATTN	Kent Perleberg

SUBJECT TO THE FOLLOWING PROVISIONS AND CONDITIONS LISTED ON THIS PAGE AS WELL AS ANY OTHER ATTACHED PAGES, **J.M. BRENNAN, INC.**

PROPOSES: **Cost of this Project including all materials, all labor and taxes will be \$105,622**
Cost not including the generator or purchasing transfer switches including taxes will be \$25,675

Project Overview

This proposal outlines the scope of work, materials, and services required for the removal of an existing generator system and the installation of a new 150 kW generator. The project will be executed in accordance with all applicable codes, standards, and permitting requirements.

Scope of Work

1. Generator Removal

- Safely disconnect and remove the existing generator unit.
- Proper disposal or relocation of the existing equipment as directed by the client.
- Ensure all electrical and fuel connections are properly terminated and secured.

2. Installation of New 150 kW Generator

- Provide and install a new 150 kW Rehlko generator unit.
- Set generator in designated location, including proper anchoring and alignment.
- Complete all necessary electrical terminations and system integration.

3. Transfer Switch Installation

- Provide and install two (2) new automatic transfer switches (ATS).
- Integrate transfer switches with the new generator and existing electrical distribution system.
- Test functionality to ensure seamless transition between utility and generator power.

4. Gas System Upgrades

- Provide and install a new gas regulator sized appropriately for the generator.
- Install new gas piping from the source to the generator.
- Pressure test and verify all gas connections for safety and compliance.

5. Crane Services

- Provide crane and rigging services necessary for removal of the existing generator and placement of the new unit.
- Coordinate lifting operations to ensure safety and minimal disruption.

6. Permitting and Inspections

- Obtain all required permits for electrical and mechanical work.
- Coordinate inspections with local authorities having jurisdiction (AHJ).
- Ensure all work complies with applicable codes and regulations.

Project Coordination

- Schedule and coordinate all work to minimize disruption to facility operations.
- Maintain a clean and safe work environment throughout the project.
- Provide project management oversight from start to completion.

Testing and Commissioning

- Perform system startup and operational testing.



- Verify proper operation of generator, transfer switches, and gas system.
- Provide basic operational guidance to client personnel.

Warranty

- All workmanship will be warranted for a period of one (1) year from project completion.
- Equipment warranties will be provided in accordance with manufacturer terms.

Conclusion

This proposal delivers a complete, code-compliant generator replacement solution, ensuring reliable backup power and safe integration with existing systems. We are committed to delivering high-quality workmanship and a smooth project experience. Please let us know if you would like to include a maintenance package or require any modifications to this scope.

Excludes:

Generator Maintenance (However, a separate maintenance agreement can be provided upon request).

Premium time

Any additional work not listed above

Thank you for this opportunity.

Please note: All pricing is subject to material price increases.

WORK COMPLETED AND BILLED IN ONE MONTH IS DUE AND PAYABLE ON THE 30TH DAY OF THE FOLLOWING MONTH, UNLESS OTHER TERMS STATED HEREIN. BALANCE DUE WITHIN THIRTY DAYS FOLLOWING COMPLETION OF JOB AND FINAL BILLING. THIS PROPOSAL IS SUBJECT TO WRITTEN ACCEPTANCE WITHIN THIRTY DAYS OF ITS DATE. THERE ARE NO REPRESENTATIONS, PROMISES, WARRANTIES, AGREEMENTS, OR UNDERSTANDINGS NOT EXPRESSED HEREIN.

RESPECTFULLY SUBMITTED,

J.M. Brennan, Inc.

ACCEPTED THIS _____ DAY, 20____

BY Nick Schroeder _____

BY _____