CITY OF Greenfield
Pledged to Progress

COMMON COUNCIL MEETING AGENDA

Tuesday, November 5, 2019 - 7:00 PM

A. Call to Order & Roll Call
B. Opening Prayer
C. Pledge of Allegiance
D. Approval of the October 15, 2019 Common Council minutes
E. Mayor's Report
F. Aldermanic Reports
G. Announcements
H. Citizen Commentary
I. Old Business
    1. Appointments to various committees and commissions:
        a. Council appointments:
        i. A.D. #3
        One member to the Park & Recreation Board for a term to expire 5/31/22 (formerly Michael McElligott)
        b. Mayor appointments, confirmed by Council:
        i. One member to the Board of Review for a term to expire 5/1/21 (formerly Gregory Krog)
        ii. One alternate member to the Board of Review for a term to expire 5/1/24 (newly created position)
        iii. One member to the Zoning Board of Appeals for a term to expire 5/1/20 (formerly Donald Kopp)
        iv. One member to the Tree Commission for a term to expire 5/1/21 (formerly Michael Wendt)
        c. Mayor appointments:
        i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)
    2. Adopt a resolution to disallow or allow claim of Thomas and Jacqueline Jaworski (Sajdak).
J. New Business
    1. Adopt resolution to disallow claim of Joe and Dawn Czajka (Sajdak)

2. Adopt a resolution to disallow claim of Rob Widowski (Sajdak)
3. Claim received from Brixmor Spring Mall Limited Partnership regarding 4200 S. 76th St. (Goergen)
4. Applications for an operator license received from the following:
   a. Ahnert, Chelsey M.-1420 E. Warnimont Ave.
      Amerson, Karen A.-3668 S. 35th St.
      Berendt, Sherri L.-7030 W. Forest Home Ave.
      Buckett, Mark A.-6007 Oriole Ln.
      Haugen, Paul J.-910 W. Greenfield Ave.
      Hernandez, Tiffany M.-10710 W. Lincoln Ave.
      Jackson, Alissa A.-3915 S. 84th St.
      Kasulke, Denise A.-5105 W. Jerelyn Pl.
      Post, Michelle F.-2035 Mount Vernon Dr.
      Sommerfelt, Jacqueline Q.-716 Milwaukee Ave.
5. Application for a Temporary Class "B" Retailer's License received from St. John the Evangelist to sell fermented malt beverages at a fish fry to be held indoors on November 15, 2019 from 3 p.m. to 8 p.m. in the gym at 8500 W. Cold Spring Rd. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.*
6. Approval of the 2020 Assessment Rate Schedule (BPW-10/22/19-Lubotsky)
7. Adopt resolution amending Resolution No. 3317, updating the Stormwater Utility Rate (BPPW-10/22/19-Lubotsky)
8. Approval to sign an agreement with WE Energies to allow staging of wood chips at the city's west public works yard (BPW-10/22/19-Lubotsky)
9. Adopt ordinance amending Section 3.12(5)(c) of the Municipal Code adding annual permit fees for small wireless facilities in the right of way (F&HR-10/20/19-Saryan)
10. Approve replacing the Detective Sergeant position with a Captain position, set salary, recruit and hire for a Captain of the Criminal Investigation Bureau in the Police Department coinciding with the 2020 budget (F&HR-10/30/19-Saryan)
11. Approve schedule of disbursements in the amount of $862,489.18 (F&HR-10/10/19-Saryan)
12. Approve mileage reimbursements in the amount of $837.00 (F&HR-10/30/19-Saryan)
13. Approve investments and reinvestments (F&HR-10/30/19-Saryan)
14. Accept September financial statement (F&HR-10/30/19)
15. Notice is hereby given that the Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(b) & (f), considering licensure, social or personal history, or medical information, and then may reconvene into open session to take such action as deemed appropriate. Applications for operator licenses received from:
   a. Mays, Lonell D.

b. Hawke, John L.

K. Items for future agenda

L. 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.

Committee: *Common Council* Item Number: *I.1.a.i.*

Introduced By:

Date Introduced: *October 15, 2019*

RELATING TO:

A.D. #3

One member to the Park & Recreation Board for a term to expire 5/31/22 (formerly Michael McElligott)

SUMMARY:

ATTACHMENTS:

Committee: *Common Council* Item Number: *I.1.b.i.*

Introduced By:

Date Introduced: *October 22, 2019*

RELATING TO:
One member to the Board of Review for a term to expire 5/1/21 (formerly Gregory Krog)

SUMMARY:

ATTACHMENTS:

Committee: *Common Council* Item Number: *I.1.b.ii.*

Introduced By:

Date Introduced: *October 22, 2019*

RELATING TO:
One alternate member to the Board of Review for a term to expire 5/1/24 (newly created position)

SUMMARY:

ATTACHMENTS:

Committee: *Common Council* Item Number: *I.1.b.iii.*

Introduced By:

Date Introduced: *October 22, 2019*

RELATING TO:
One member to the Zoning Board of Appeals for a term to expire 5/1/20 (formerly Donald Kopp)

SUMMARY:

ATTACHMENTS:

Committee: *Common Council* Item Number: *I.1.b.iv.*

Introduced By:

Date Introduced: *October 22, 2019*

RELATING TO:
One member to the Tree Commission for a term to expire 5/1/21 (formerly Michael Wendt)

SUMMARY:

ATTACHMENTS:

Committee: *Common Council* Item Number: *I.1.c.i.*

Introduced By:

Date Introduced: *October 22, 2019*

RELATING TO:
One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)

SUMMARY:

ATTACHMENTS:

RESOLUTION NO. ____

IT IS HEREBY RESOLVED by the Mayor and Common Council of the City of Greenfield that the claim made by THOMAS and JACQUELINE JAWORSKI, for rebuilding expenses related to basement flooding on January 7, 2019 is hereby disallowed. The City Clerk is hereby directed to forward a copy of this disallowance to claimants and claimants are hereby advised that legal action to collect on this claim be commenced within six (6) months of the date of disallowance or be barred.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 5th day of November, 2019.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. ____

A RESOLUTION ALLOWING THE CLAIM
OF THOMAS AND JACQUELINE JAWORSKI RELATING TO SEWER MAIN BACKUP

WHEREAS, Thomas and Jacqueline Jaworski submitted a claim to the City on June 25, 2019 in which they alleged certain damage to their basement resulting from a sewer main in the street that clogged and filled the basement with sewer water; and

WHEREAS, Wis. Stat. §893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees; and

WHEREAS, after reviewing facts and circumstances of the claim the Council has determined to pay the amount of the actual loss;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the claim of Thomas and Jacqueline Jaworski dated June 25, 2019 relating to alleged certain damage to their basement resulting from a sewer main in the street that clogged and filled the basement with sewer water is hereby allowed in an amount not to exceed $_____.

BE IT FURTHER RESOLVED that the City Finance Director is hereby authorized and directed to pay the claim upon submission of proof of the actual cost of the repair and only up to the actual cost of the repair, not to exceed $_____.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 5th day of November, 2019.

APPROVED:

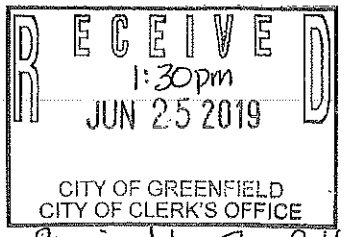
_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

#I2
11-5-19CC

Received in person
from Thomas Jaworski



Received by Sheryl Hartman,
Deputy Clerk

Thomas & Jacqueline Jaworski
3023 W Ramsey Ave
Greenfield, WI 53221-4819
(414) 282-7378

Incident date 1/7/19

Main in street clogged backing up 1 to 2 inches of sewer water, when city called, cleared main and the water receded from basement.

In original claim filed on Feb. 19, 2019 there were 4 estimates included. The first two were for cleanup of sewer water damage and the other two were for the rec room rebuild.
Estimate #1: $10,021.16
Estimate #2: $13,325.44
I am asking for approval of the lowest estimate which is $10,021.16
Thank you for your time and consideration of my claim.

3023 W Ramsey Ave incident occurred.

TRANSPORT LIST REPORT COMPLETED

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RECEIVED
JUN 25 2019
CITY OF GREENFIELD
CITY OF CLERK'S OFFICE

Client: **Thomas Jaworsky** Home: (414) 282-7378

Property: 3023 W Ramsey Ave,
Greenfield,, WI 53221

Operator: JUSTIN.J

BELFOR Estimator: **Joshua Gilgenbach** Business: (262) 497-0639
Position: Project Manager E-mail: joshua.gilgenbach@1800waterdamage.com

Type of Estimate: **Sewage**
Date Entered: 1/10/2019 Date Est. Completed:

Estimate: 834-002650_REBUILD
Price List: WIMW8X_JAN19

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the repairs detailed in the following estimate is **$10,021.16**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

A deposit is required to commence work and progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This estimate is valid for 30 days from **1/16/2019**. If you have any questions about this estimate, please contact **Joshua Gilgenbach** to discuss those questions.

Thank you,
1-800 WATER DAMAGE of South Metro Milwaukee
"Restoring What Matters Most"

www.1800waterdamage.com

I/we agree to the terms and conditions of this proposal.

_____ Date_____ _____ Date_____
Owner/Authorized signature 1-800 Water Damage Representative

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834-002650_REBUILD

General Conditions

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
1. Haul debris - per pickup truck load - including dump fees	1.00 EA	129.26	0.00	129.26
2. Electrical (Bid Item)	1.00 EA	0.00	0.00	
3. Dust control barrier per square foot	301.00 SF	0.55	0.00	165.55
4. Dust control barrier - tension post - per day	4.00 DA	3.30	0.00	13.20
5. Peel & seal zipper - heavy duty	2.00 EA	0.00	13.33	26.66
6. Electrical (Bid Item)	1.20 EA	0.00	1,355.00	1,626.00
Totals: General Conditions				1,960.67

Basement

Basement

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
7. Final cleaning - construction - Residential	1,140.60 SF	0.00	0.20	228.12
Total: Basement				228.12

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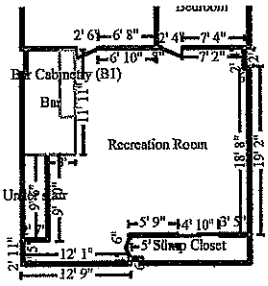

Recreation Room **Height: 7'**

521.31 SF Walls	485.66 SF Ceiling
1,006.97 SF Walls & Ceiling	485.66 SF Floor
53.96 SY Flooring	73.92 LF Floor Perimeter
85.58 LF Ceil. Perimeter	

Door	**2' X 6' 8"**	**Opens into SUMP_CLOSET**
Door	**4' 10" X 6' 8"**	**Opens into SUMP_CLOSET**
Door	**2' 4" X 6' 8"**	**Opens into BEDROOM**
Door	**2' 6" X 6' 8"**	**Opens into LAUNDRY_ROOM**
Missing Wall	**11' 11" X 7'**	**Opens into BAR**
Missing Wall	**3' X 7'**	**Opens into BAR**

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
Walls				
8. Batt insulation - 4" - R13 - paper faced	63.00 SF	0.00	0.73	45.99
9. Rigid foam insulation board - 3/4"	51.00 SF	0.00	0.85	43.35
10. Polyethylene vapor barrier, seam taping & joint caulking	114.00 SF	0.00	0.44	50.16
11. Remove Underlayment - 1/4" lauan/mahogany plywood *Note: Removal of materials left by mitigation contractor.*	4.00 SF	0.56	0.00	2.24
12. Underlayment - 1/4" lauan/mahogany plywood	60.00 SF	0.00	1.30	78.00
13. Sheathing - plywood - 1/2" - treated	225.68 SF	0.00	2.56	577.74
14. Chair rail - 2 1/2"	73.92 LF	0.00	2.57	189.97
15. Outlet or switch cover	5.00 EA	0.00	2.71	13.55
16. Remove Door jamb per LF - interior - hardwood - 4 9/16" *Note: Removal of materials left by mitigation contractor.*	68.54 LF	0.32	0.00	21.93
17. Interior door unit	3.00 EA	0.00	160.10	480.30

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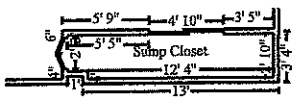
CONTINUED - Recreation Room

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
18. R&R Door jamb per LF - interior - hardwood - 4 9/16"	19.00 LF	0.32	4.77	96.71
19. Bypass (sliding) door set - lauan/mahogany	1.00 EA	0.00	130.31	130.31
20. Remove Corner trim - hardwood	38.00 LF	0.14	0.00	5.32
Note: Removal of materials left by mitigation contractor.				
21. Corner trim - hardwood	56.00 LF	0.00	2.10	117.60
22. Baseboard - 3 1/4"	73.92 LF	0.00	2.63	194.41
Floor				
23. Clean floor - Heavy	485.66 SF	0.00	0.42	203.98
24. Glue down carpet	558.51 SF	0.00	2.25	1,256.65
Note: 15% waste added for Glue down carpet.				
Miscellaneous				
25. Finish Carpentry - General Laborer - per hour	1.50 HR	0.00	39.53	59.30
Note: Labor to remove nails left in framing.				
Totals: Recreation Room				3,567.51

Sump Closet **Height: 7'**



185.44 SF Walls	38.06 SF Ceiling
223.50 SF Walls & Ceiling	38.06 SF Floor
4.23 SY Flooring	26.17 LF Floor Perimeter
33.00 LF Ceil. Perimeter	

Door	**2' X 6' 8"**	**Opens into RECREATION_R**
Door	**4' 10" X 6' 8"**	**Opens into RECREATION_R**

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL

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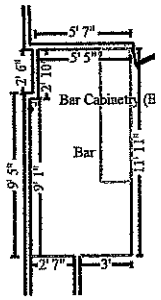
CONTINUED - Sump Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
Walls				
26. Batt insulation - 4" - R13 - paper faced	45.00 SF	0.00	0.73	32.85
27. Polyethylene vapor barrier, seam taping & joint caulking	45.00 SF	0.00	0.44	19.80
28. 3/8" drywall - hung, taped, floated - mobile home	60.00 SF	0.00	2.66	159.60
29. Tape joint for new to existing drywall - per LF	15.00 LF	0.00	9.64	144.60
Miscellaneous				
30. Carpentry - General Laborer - per hour	0.50 HR	0.00	39.53	19.77
Note: Labor to remove nails left in framing.				
Totals: Sump Closet				376.62



Bar **Height: 7'**

124.83 SF Walls	69.09 SF Ceiling
193.92 SF Walls & Ceiling	69.09 SF Floor
7.68 SY Flooring	17.83 LF Floor Perimeter
17.83 LF Ceil. Perimeter	

Missing Wall	**2' 7" X 7'**	**Opens into UNDER_STAIR**
Missing Wall	**3' X 7'**	**Opens into RECREATION_R**
Missing Wall	**11' 11" X 7'**	**Opens into RECREATION_R**

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
Walls				
31. Rigid foam insulation board - 2"	54.00 SF	0.00	1.44	77.76
32. Polyethylene vapor barrier, seam taping & joint caulking	27.00 SF	0.00	0.44	11.88
33. Sheathing - plywood - 1/2" - treated	48.00 SF	0.00	2.56	122.88

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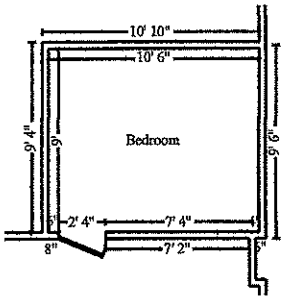
CONTINUED - Bar

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
34. Chair rail - 2 1/2"	16.00 LF	0.00	2.57	41.12
35. Remove Corner trim - hardwood	15.00 LF	0.14	0.00	2.10
Note: Removal of materials left by mitigation contractor.				
36. Corner trim - hardwood	24.00 LF	0.00	2.10	50.40
37. Baseboard - 3 1/4"	16.00 LF	0.00	2.63	42.08
Miscellaneous				
38. Finish Carpentry - General Laborer - per hour	0.50 HR	0.00	39.53	19.77
Note: Labor to remove nails left in framing.				
Totals: Bar				367.99



Bedroom **Height: 7'**

257.44 SF Walls	94.50 SF Ceiling
351.94 SF Walls & Ceiling	94.50 SF Floor
10.50 SY Flooring	36.67 LF Floor Perimeter
39.00 LF Ceil. Perimeter	

Door **2' 4" X 6' 8"** **Opens into RECREATION_R**

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
Walls				
39. Batt insulation - 4" - R13 - paper faced	27.00 SF	0.00	0.73	19.71
40. Polyethylene vapor barrier, seam taping & joint caulking	27.00 SF	0.00	0.44	11.88
41. Remove Paneling	18.33 SF	0.26	0.00	4.77
Note: Removal of paneling in order to make room for the drywall tape joint.				

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CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
42. 3/8" drywall - hung, taped, floated	146.67 SF	0.00	2.66	390.14
43. Paneling	146.67 SF	0.00	2.13	312.41
44. Outlet or switch cover	3.00 EA	0.00	2.71	8.13
45. Chair rail - 2 1/2"	36.67 LF	0.00	2.57	94.24
46. Remove Corner trim - plastic	15.00 LF	0.14	0.00	2.10
Note: Removal of materials left by mitigation contractor.				
47. Corner trim - plastic	32.00 LF	0.00	1.45	46.40
48. Casing - 2 1/4"	17.00 LF	0.00	1.66	28.22
49. Baseboard - 3 1/4"	36.67 LF	0.00	2.63	96.44
Miscellaneous				
50. Content Manipulation charge - per hour	1.00 HR	0.00	39.53	39.53
Note: Labor to move contents into the laundry room.				
51. Carpentry - General Laborer - per hour	1.00 HR	0.00	39.53	39.53
Note: Labor to remove nails left in framing.				
Totals: Bedroom				1,093.50

Under stair **Height: 7'**

151.08 SF Walls	24.54 SF Ceiling
175.63 SF Walls & Ceiling	24.54 SF Floor
2.73 SY Flooring	21.58 LF Floor Perimeter
21.58 LF Ceil. Perimeter	

Missing Wall **2' 7" X 7'** **Opens into BAR**

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CONTINUED - Under stair

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
Walls				
52. Rigid foam insulation board - 3/4"	40.00 SF	0.00	0.85	34.00
Totals: Under stair				34.00
Total: Basement		**168.79**	**1,133.56**	**6,970.09**

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
53. Insulation labor minimum	1.00 EA	0.00	13.67	13.67
54. Electrical labor minimum	1.00 EA	0.00	228.23	228.23
55. Framing labor minimum	1.00 EA	0.00	52.14	52.14
56. Roofing labor minimum	1.00 EA	0.00	165.69	165.69
57. General labor - labor minimum	1.00 EA	0.00	19.82	19.82
58. Water extract/remediation labor minimum	1.00 EA	0.00	94.61	94.61
Totals: Labor Minimums Applied				574.16
Line Item Totals: 834-002650_REBUILD		**178.05**	**1,640.54**	**10,021.16**

Grand Total Areas:

1,880.28 SF Walls	1,140.60 SF Ceiling	3,020.88 SF Walls and Ceiling
1,140.60 SF Floor	126.73 SY Flooring	267.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	290.83 LF Ceil. Perimeter
1,140.60 Floor Area	1,214.21 Total Area	1,880.28 Interior Wall Area
1,188.00 Exterior Wall Area	148.50 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Summary for Dwelling

Line Item Total		8,202.57
Overhead	10.0% x 8,202.57	820.27
Profit	10.0% x 8,202.57	820.27
Material Sales Tax	5.600% x 2,597.99	145.49
Services Mat'l Tax	5.600% x 26.62	1.49
Service Sales Tax	5.600% x 554.86	31.07
Replacement Cost Value		**$10,021.16**
Net Claim		**$10,021.16**

Joshua Gilgenbach
Project Manager

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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (5.6%)	Services Mat'l Tax (5.6%)	Service Sales Tax (5.6%)	Manuf. Home Tax (5.6%)	Storage Tax (5.6%)
Line Items	820.27	820.27	145.49	1.49	31.07	0.00	0.00
Total	**820.27**	**820.27**	**145.49**	**1.49**	**31.07**	**0.00**	**0.00**

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T-(414)-750-8383
Fed Tax ID#47-4007782

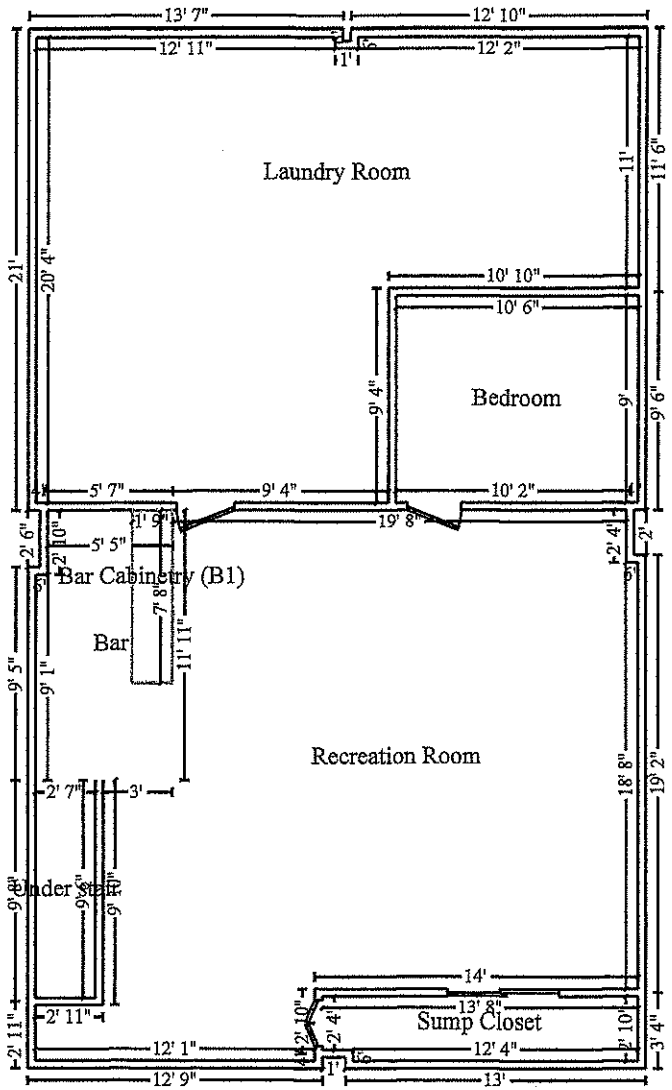
Recap by Room

Estimate: 834-002650_REBUILD		
General Conditions	**1,960.67**	**23.90%**
Area: Basement	**228.12**	**2.78%**
Recreation Room	**3,567.51**	**43.49%**
Sump Closet	**376.62**	**4.59%**
Bar	**367.99**	**4.49%**
Bedroom	**1,093.50**	**13.33%**
Under stair	**34.00**	**0.41%**
Area Subtotal: Basement	**5,667.74**	**69.10%**
Labor Minimums Applied	**574.16**	**7.00%**
Subtotal of Areas	**8,202.57**	**100.00%**
Total	**8,202.57**	**100.00%**

1-800_WATER_DAMAGE®_of_South_Metro_Milwaukee
10700 West Venture Dr. Unit F-2, Franklin, WI. 53132
T-(414)-750-8383
Fed Tax ID#47-4007782

Recap by Category

O&P Items	Total	%
CLEANING	432.10	4.31%
CONTENT MANIPULATION	39.53	0.39%
GENERAL DEMOLITION	352.55	3.52%
DOORS	610.61	6.09%
DRYWALL	694.34	6.93%
ELECTRICAL	1,875.91	18.72%
FLOOR COVERING - CARPET	1,256.65	12.54%
FINISH CARPENTRY / TRIMWORK	1,070.58	10.68%
FRAMING & ROUGH CARPENTRY	189.44	1.89%
INSULATION	361.05	3.60%
LAB	19.82	0.20%
PANELING & WOOD WALL FINISHES	312.41	3.12%
ROOFING	866.31	8.64%
WATER EXTRACTION & REMEDIATION	121.27	1.21%
O&P Items Subtotal	8,202.57	81.85%
Overhead	820.27	8.19%
Profit	820.27	8.19%
Material Sales Tax	145.49	1.45%
Services Mat'l Tax	1.49	0.01%
Service Sales Tax	31.07	0.31%
Total	10,021.16	100.00%



N

Basement

TRANSPORT LIST REPORT COMPLETED

RECEIVED
JUN 25 2019
CITY OF GREENFIELD
CITY OF CLERK'S OFFICE

Accent Property Restoration

5515 W. Florist Ave.
Milwaukee, WI. 53218
www.accent24hr.com
Office 262-293-2646

Client:	Tom Jaworski	Home:	(414) 282-7378
Property:	3023 W. Ramsey Ave. Greenfield, WI 53221		
Operator:	JOSH		
Estimator:	Brandon Rossey	E-mail:	Brandon@accent24hr.com
Position:	General Manager		
Company:	Accent Construction and Remodeling LLC		
Business:	5515 W Florist Ave Milwaukee, WI 53218		
Type of Estimate:	Backup of Sewer or Drain		
Date Entered:	1/17/2019	Date Assigned:	
Price List:	WIMW8X_JAN19		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	2019-01-17-0856		

Accent Property Restoration

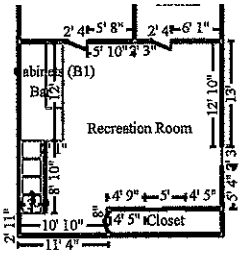
5515 W. Florist Ave.
Milwaukee, WI. 53218
www.accent24hr.com
Office 262-293-2646

2019-01-17-0856

Main Level

Main Level

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
60. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA		392.86	0.00	0.00	78.58	471.44
Total: Main Level					0.00	78.58	471.44



Recreation Room **Height: 7' 6"**

513.24 SF Walls	444.42 SF Ceiling
957.66 SF Walls & Ceiling	444.42 SF Floor
49.38 SY Flooring	65.17 LF Floor Perimeter
79.25 LF Ceil. Perimeter	

Door	**2' 4" X 6' 8"**	**Opens into ROOM2**
Door	**2' 4" X 6' 8"**	**Opens into UTILITY_ROOM**
Missing Wall	**12' X 7' 6"**	**Opens into BAR**
Missing Wall	**2' 1" X 7' 6"**	**Opens into BAR**
Missing Wall	**3' X 7' 6"**	**Opens into STAIRS**
Door	**2' 2" X 6' 8"**	**Opens into CLOSET**
Door	**5' X 6' 8"**	**Opens into CLOSET**
Window - Goes to Floor	**2' 3" X 1'**	**Opens into Exterior**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Ceiling							
1. Suspended ceiling grid - Detach & reset	444.42 SF		0.00	1.76	0.00	156.44	938.62
3. Suspended ceiling tile - Detach & reset	444.42 SF		0.00	0.75	0.00	66.66	399.98
Insulation							
6. Batt insulation - 4" - R13 - paper faced	126.00 SF		0.21	0.00	0.00	5.30	31.76
9. Batt insulation - 4" - R13 - paper faced	168.00 SF		0.00	0.73	3.76	25.28	151.68
82. Vapor barrier - 15# felt	168.00 SF		0.00	0.30	0.66	10.22	61.28
Wall Finishes							
65. Sheathing - plywood - 1/2" CDX	563.00 SF		0.48	1.55	24.91	233.56	1,401.36
Trim Finish Carpentry and Hardware							
21. Baseboard - 3 1/4" stain grade	65.17 LF		0.00	3.15	5.47	42.16	252.92

Accent Property Restoration

5515 W. Florist Ave.
Milwaukee, WI. 53218
www.accent24hr.com
Office 262-293-2646

CONTINUED - Recreation Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
22. Cove molding - 3/4" - stain grade	48.00 LF		0.14	1.46	2.07	15.78	94.65
23. Corner trim - stain grade	24.00 LF		0.14	1.88	1.36	9.98	59.82
20. Casing - 2 1/4" stain grade	88.00 LF		0.00	2.14	6.41	38.94	233.67
For Bi-Fold Door							
24. Interior door unit	2.00 EA		16.01	160.10	12.68	72.98	437.88
26. Door knob - interior	2.00 EA		0.00	40.15	2.40	16.54	99.24
Lights							
49. Fluorescent light fixture	3.00 EA	70.05	0.00	0.00	0.00	42.04	252.19
Painting							
61. Stain & finish baseboard	65.17 LF		0.00	1.17	0.62	15.38	92.25
63. Stain & finish cove molding	48.00 LF		0.00	0.81	0.32	7.84	47.04
64. Stain & finish paneling	563.00 SF		0.00	1.24	9.14	141.44	848.70
68. Stain and finish door slab only - exterior (per side)	4.00 EA		0.00	62.29	2.74	50.38	302.28
71. Stain & finish door/window trim & jamb (per side)	4.00 EA		0.00	30.92	1.17	24.98	149.83
Flooring							
10. Carpet	511.09 SF		0.00	3.16	69.84	336.96	2,021.84
15 % waste added for Carpet - Standard grade.							
73. Carpet pad	444.42 SF		0.00	0.58	11.95	53.96	323.67
13. Carpet - metal transition strip	17.00 LF		0.00	2.74	1.22	9.56	57.36
Final Clean							
78. Final cleaning - construction - Residential	444.42 SF		0.00	0.20	5.98	17.78	112.64
Totals: Recreation Room					162.70	1,394.16	8,370.66

Accent Property Restoration

5515 W. Florist Ave.
Milwaukee, WI. 53218
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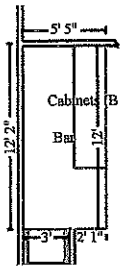

Bar **Height: 7' 6"**

130.63 SF Walls	65.00 SF Ceiling
195.63 SF Walls & Ceiling	65.00 SF Floor
7.22 SY Flooring	17.42 LF Floor Perimeter
17.42 LF Ceil. Perimeter	

Missing Wall	**3' X 7' 6"**	**Opens into STAIRS**
Missing Wall	**2' 1" X 7' 6"**	**Opens into RECREATION_R**
Missing Wall	**12' X 7' 6"**	**Opens into RECREATION_R**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Ceiling							
40. Suspended ceiling grid - Detach & reset	65.00 SF		0.00	1.76	0.00	22.88	137.28
41. Suspended ceiling tile - Detach & reset	65.00 SF		0.00	0.75	0.00	9.76	58.51
Insulation							
43. Batt insulation - 4" - R13 - paper faced	24.00 SF		0.00	0.73	0.54	3.60	21.66
80. Vapor barrier - 15# felt	24.00 SF		0.00	0.30	0.09	1.46	8.75
Wall Finishes							
42. Paneling	130.63 SF		0.26	2.13	4.83	63.40	380.43
44. Baseboard - 3 1/4" stain grade	17.42 LF		0.00	3.15	1.46	11.28	67.61
Paint							
88. Stain & finish paneling	130.63 SF		0.00	1.24	2.12	32.82	196.92
89. Stain & finish baseboard	17.42 LF		0.00	1.17	0.17	4.12	24.67
Cleaning							
39. Final cleaning - construction - Residential	65.00 SF		0.00	0.20	0.88	2.60	16.48
Totals: Bar					10.09	151.92	912.31

Accent Property Restoration

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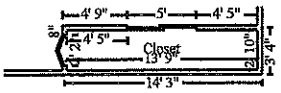
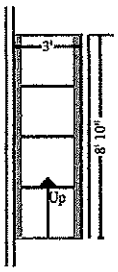
Closet **Height: 8'**



217.56	SF Walls	38.96	SF Ceiling
256.51	SF Walls & Ceiling	38.96	SF Floor
4.33	SY Flooring	26.00	LF Floor Perimeter
33.17	LF Ceil. Perimeter		

Door	**2' 2" X 6' 8"**	**Opens into RECREATION_R**
Door	**5' X 6' 8"**	**Opens into RECREATION_R**



Subroom: Stairs (1) **Height: 10' 3"**

156.24	SF Walls	26.50	SF Ceiling
182.74	SF Walls & Ceiling	35.44	SF Floor
3.94	SY Flooring	18.23	LF Floor Perimeter
17.67	LF Ceil. Perimeter		

Missing Wall	**3' X 10' 3"**	**Opens into RECREATION_R**
Missing Wall	**3' X 10' 3"**	**Opens into BAR**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Insulation							
51. Rigid foam insulation board - 3/4"	24.00 SF		0.00	0.85	0.69	4.22	25.31
Drywall							
34. 1/2" drywall - hung, taped, with smooth wall finish	93.45 SF		0.00	3.29	2.51	62.00	371.96
Trim Finish Carpentry and Hardware							
31. Door opening (jamb & casing) - 36"to60"wide - stain grade	2.00 EA		5.36	156.93	12.10	67.34	404.02
30. Bypass (sliding) door set - lauan/mahogany	1.00 EA		12.80	130.31	4.34	29.48	176.93
32. Bifold door set -	1.00 EA	29.89	0.00	0.00	0.00	5.98	35.87
33. Casing - 2 1/4" stain grade	17.00 LF		0.00	2.14	1.24	7.52	45.14
For Bi-Fold Door							
Painting/Staining							
87. Seal/prime then paint part of the walls (2 coats)	93.45 SF		0.00	0.73	0.84	13.80	82.86
70. Stain & finish bypass door set - slab only (per side)	2.00 EA		0.00	59.43	1.65	24.12	144.63
72. Stain & finish door/window trim & jamb - Large (per side)	2.00 EA		0.00	36.06	0.65	14.56	87.33
Final Clean							

Accent Property Restoration

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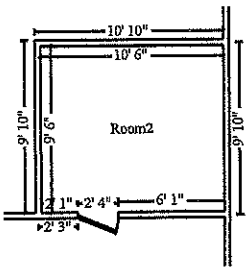
CONTINUED - Closet

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
83. Final cleaning - construction - Residential	74.40 SF		0.00	0.20	1.00	2.98	18.86
Totals: Closet					25.02	232.00	1,392.91



Room2 **Height: 7' 6"**

284.44 SF Walls	99.75 SF Ceiling
384.19 SF Walls & Ceiling	99.75 SF Floor
11.08 SY Flooring	37.67 LF Floor Perimeter
40.00 LF Ceil. Perimeter	

Door **2' 4" X 6' 8"** **Opens into RECREATION_R**

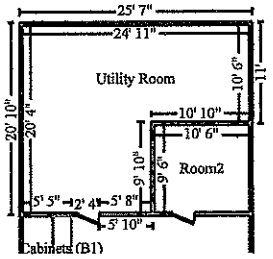
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Ceiling							
52. Suspended ceiling grid - Detach & reset	99.75 SF		0.00	1.76	0.00	35.12	210.68
53. Suspended ceiling tile - Detach & reset	99.75 SF		0.00	0.75	0.00	14.96	89.77
Insulation							
55. Batt insulation - 4" - R13 - paper faced	20.00 SF		0.00	0.73	0.45	3.02	18.07
Wall Finishes							
54. Paneling	284.44 SF		0.26	2.13	10.51	138.08	828.40
Trim Finish Carpentry and Hardware							
56. Baseboard - 3 1/4" stain grade	37.67 LF		0.00	3.15	3.16	24.38	146.20
57. Cove molding - 3/4" - stain grade	32.00 LF		0.14	1.46	1.38	10.52	63.10
Paint							
84. Stain & finish baseboard	37.67 LF		0.00	1.17	0.36	8.90	53.33
85. Stain & finish cove molding	32.00 LF		0.00	0.81	0.22	5.22	31.36
Flooring							
58. Carpet	114.71 SF		0.00	3.16	15.67	75.64	453.79
15 % waste added for Carpet - Standard grade.							
74. Carpet pad	99.75 SF		0.00	0.58	2.68	12.12	72.66
Lights							
59. Fluorescent light fixture	1.00 EA	70.05	0.00	0.00	0.00	14.02	84.07

Accent Property Restoration

5515 W. Florist Ave.
Milwaukee, WI. 53218
www.accent24hr.com
Office 262-293-2646

CONTINUED - Room2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Final Clean							
86. Final cleaning - construction - Residential	99.75 SF		0.00	0.20	1.34	4.00	25.29
Totals: Room2					35.77	345.98	2,076.72



Utility Room **Height: 8'**

708.44 SF Walls	400.11 SF Ceiling
1,108.56 SF Walls & Ceiling	400.11 SF Floor
44.46 SY Flooring	88.17 LF Floor Perimeter
90.50 LF Ceil. Perimeter	

Door **2' 4" X 6' 8"** **Opens into RECREATION_R**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Cleaning							
45. Final cleaning - construction - Residential	400.11 SF		0.00	0.20	5.38	16.00	101.40
Totals: Utility Room					5.38	16.00	101.40
Total: Main Level					**238.96**	**2,218.64**	**13,325.44**
Line Item Totals: 2019-01-17-0856					**238.96**	**2,218.64**	**13,325.44**

Grand Total Areas:

2,010.55 SF Walls	1,074.74 SF Ceiling	3,085.29 SF Walls and Ceiling
1,083.68 SF Floor	120.41 SY Flooring	252.65 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	278.00 LF Ceil. Perimeter
1,083.68 Floor Area	1,144.85 Total Area	1,788.06 Interior Wall Area
1,155.83 Exterior Wall Area	131.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Accent Property Restoration

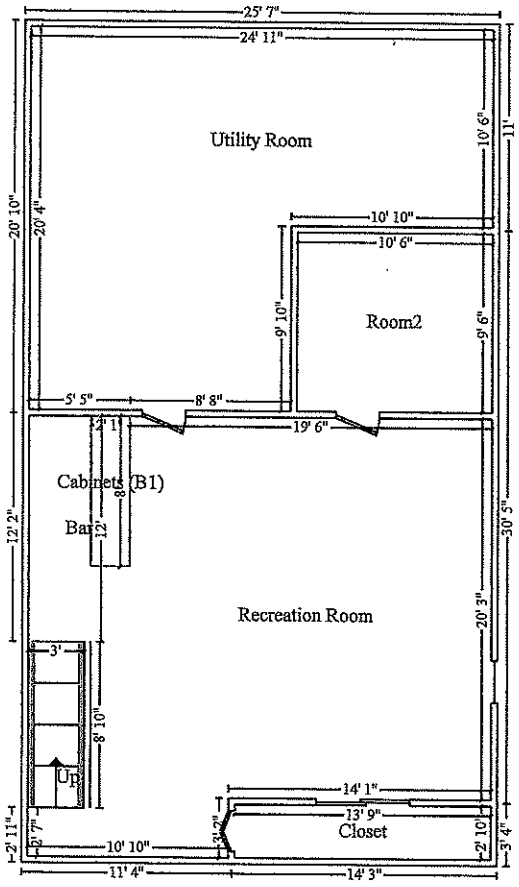
5515 W. Florist Ave.
Milwaukee, WI. 53218
www.accent24hr.com
Office 262-293-2646

Summary

Line Item Total	10,867.84
Material Sales Tax	224.38
Subtotal	11,092.22
Overhead	1,109.32
Profit	1,109.32
Service Sales Tax	14.58
Replacement Cost Value	**$13,325.44**
Net Claim	**$13,325.44**

Brandon Rossey
General Manager

Main Level



N

Main Level

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION DISALLOWING THE CLAIM OF JOE AND DAWN CZAJKA RELATING TO AUTOMOBILE AND PROPERTY DAMAGE

WHEREAS, Joe and Dawn Czajka submitted a claim to the City on September 6, 2019 in which they allege certain damage to their property (lawn damage) and their automobile resulting from construction activities on Morgan Avenue between 43rd and 44th Streets and sought monetary damages for the same; and

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommended that the Common Council disallow the claim; and

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the claim of Joe and Dawn Czajka dated September 6, 2019 relating to alleged damage to their property and their automobile is hereby disallowed.

BE IT FURTHER RESOLVED that the City Clerk's office is directed, pursuant Wis. Stat. § 893.80(1g), to provide Mr. and Ms. Czajka with written notice of disallowance.

Approved: _____
Michael J. Neitzke, Mayor

Date Approved: _____

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the 5th day of November, 2019.

_____
Jennifer Goergen, City Clerk

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. _____

A RESOLUTION DISALLOWING THE CLAIM
OF ROB WIDOWSKI RELATING TO AUTOMOBILE DAMAGE

WHEREAS, Rob Widowski submitted a claim to the City on August 28, 2019 in which i alleged certain damage to his automobile resulting from grading activities in the 5500 block of South 43rd Street and sought monetary damages for the same; and

WHEREAS, the City Attorney has reviewed the facts and circumstances relating to the claim and recommended that the Common Council disallow the claim; and

WHEREAS, Wis. Stat. § 893.80 provides for the process by which the Common Council shall consider and handle claims made against the Council, the City and its officers, agents and employees;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the claim of Rob Widowski dated August 28, 2019 relating to alleged damage to his automobile is hereby disallowed.

BE IT FURTHER RESOLVED that the City Clerk's office is directed, pursuant Wis. Stat. § 893.80(1g), to provide Mr. Widowski with written notice of disallowance.

Approved: _____
Michael J. Neitzke, Mayor

Date Approved: _____

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Greenfield, Wisconsin, at a meeting held on the _____ day of November, 2019.

_____
Jennifer Goergen, City Clerk

Rec'd from Badger Process Service, Mike Zube

RECEIVED
2:45 pm
SEP 13 2019
in person
CITY OF GREENFIELD
CITY OF CLERK'S OFFICE

Rec'd by Jennifer Goergen

STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY

#J3
11-5-19cc

FILED
07-26-2019
John Barrett
Clerk of Circuit Court
2019CV005716
Honorable Paul R Van Grunsven-09
Branch 09

9/13/19 8:05

BRIXMOR SPRING MALL LIMITED PARTNERSHIP,
c/o Thomas Reuters-Dept. 124
PO Box 4900
Scottsdale, AZ 85261-4900,

Plaintiff,

v.

Case No. _____
Money Judgment – 30301

CITY OF GREENFIELD,
7325 W. Forest Home Avenue
Greenfield, WI 53220,

Defendant.

SUMMONS

SATE OF WISCONSIN:

To each entity named above as Defendant:

You are hereby notified that the plaintiff named above have filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this Summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to or electronically filed with the Court, whose address is 901 North 9th Street, Room 104, Milwaukee, Wisconsin 53233, and to plaintiff's attorneys, Reinhart

Boerner Van Deuren s.c., whose address is 22 East Mifflin Street, Suite 700, Madison, Wisconsin 53703. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 26th day of July, 2019.

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703
Telephone: 608-229-2200
Facsimile: 608-229-2100

Mailing Address:
P.O. Box 2019
Madison, WI 53701-2019

42014264

Electronically signed by Don M. Millis
Don M. Millis
State Bar ID No. 1015755
Sara Stellpflug Rapkin
State Bar ID No. 1076539
Shawn E. Lovell
State Bar ID No. 1079801

Attorneys for Plaintiff

FILED
07-26-2019
John Barrett
Clerk of Circuit Court
2019CV005716
Honorable Paul R Van Grunsven-09
Branch 09

STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY

BRIXMOR SPRING MALL LIMITED PARTNERSHIP,
c/o Thomas Reuters-Dept. 124
PO Box 4900
Scottsdale, AZ 85261-4900,

Plaintiff,

v.

Case No. _____
Money Judgment – 30301

CITY OF GREENFIELD,
7325 W. Forest Home Avenue
Greenfield, WI 53220,

Defendant.

COMPLAINT

Plaintiff Brixmor Spring Mall Limited Partnership ("Plaintiff"), by its undersigned counsel, Reinhart Boerner Van Deuren s.c., for its Complaint against the defendant City of Greenfield (the "City"), alleges as follows:

NATURE OF ACTION AND PARTIES

1. This action is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Plaintiff by the City for the year 2019, plus statutory interest, with respect to a parcel of real property in the City (the "Property").

2. Plaintiff is the owner on the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 7325 W. Forest Home Avenue in the City.

4. The Property is located at 4200 S. 76th Street, within the City, and is identified in the City's records as Tax Parcel No. 571-8984-009.

JURISDICTION AND VENUE

5. This Court has personal jurisdiction over the City pursuant to Wis. Stat. § 801.05(1).

6. Venue is appropriate in Milwaukee County pursuant to Wis. Stat. § 801.50(2)(a).

BACKGROUND FACTS

2019 Assessment - Background Facts

7. The aggregate ratio of property assessed in the City as of January 1, 2019 has not been determined as of the date of filing.

8. For 2018, property tax was imposed on property in the City at the rate of $26.330634 per $1,000 of assessed value of property.

9. For 2019, the City's assessor set the assessment of the Property at $10,198,000.

10. Plaintiff appealed the 2019 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

11. By virtue of hearing waiver pursuant to Wis. Stat. § 70.47(8m), the Board of Review sustained the 2019 assessment on the merits without hearing. A true and correct copy of the 2019 Stipulation Waiving Hearing is attached hereto as **Exhibit A** and is incorporated herein by reference.

12. Assuming the 2019 mill rate will be essentially the same as the 2018 mill rate, the City will impose tax on the Property in the amount of $268,520.

CLAIM FOR RELIEF

13. The allegations of paragraphs 1-12 are incorporated as if fully re-alleged herein.

2019 Assessment - Claim for Relief

14. The fair market value of the Property as of January 1, 2019 was no higher than $2,750,000.

15. Assuming an aggregate ratio of 100%, the correct assessment of the Property for 2019 was no higher than $2,750,000.

16. Assuming a tax rate of $26.330634 per $1,000 of assessed value, the correct amount of property taxes on the Property for 2019 should be no higher than $72,409.

17. The 2019 assessment of the Property, as set by the City's Board of Review was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2019 was excessive in at least the amount of $196,111.

18. Plaintiff is entitled to a refund of 2019 tax in the amount of $196,111, or such greater amount as may be determined to be due to Plaintiff, plus statutory interest.

WHEREFORE, Plaintiff respectfully requests the following relief:

A. A determination that the assessment of the Property for 2019 should be no higher than $2,750,000;

B. A determination that the correct tax on the Property for 2019 should be no higher than $72,409;

C. Judgment in the amount of $196,111 or such greater amount as may be determined due to Plaintiff, plus statutory interest;

D. An award of all litigation costs incurred by Plaintiff in this action, including the reasonable fees of its attorneys; and

E. Such other and further relief as the Court deems appropriate and just.

Dated this 26th day of July, 2019.

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703
Telephone: 608-229-2200
Facsimile: 608-229-2100

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P.O. Box 2019
Madison, WI 53701-2019

Electronically signed by Don M. Millis
Don M. Millis
State Bar ID No. 1015755
Sara Stellpflug Rapkin
State Bar ID No. 1076539
Shawn E. Lovell
State Bar ID No. 1079801

Attorneys for Plaintiff

42014095

Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

Municipality		County	
City of Greenfield		Milwaukee	
Requestor's name		Agent name *(if applicable)* *	
Michael Grota, Assessor (Grota Appraisals)			
Requestor's mailing address		Agent's mailing address	
7325 W. Forest Home Ave. Greenfield, WI 53220			
Requestor's telephone number	☒ Land Line ☐ Cell Phone	Agent's telephone number	☐ Land Line ☐ Cell Phone
(414) 329 - 5340		( ) -	
Requestor's email address		Agent's email address	
Mike@wi-assesor.com			

Property address	
4200 S. 76th Street, Greenfield, WI 53220	
Legal description or parcel number	
571-898-4009	
Taxpayer's assessment as established by assessor – Value as determined due to waiving of BOR hearing	
$ 10,198,000	
Property owner's opinion of value	
$ 4,900,000	
Basis for request	
Date Notice of Intent to Appear at BOR was given	Date Objection Form was completed and submitted
05 - 24 - 2019	05 - 28 - 2019

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced with 60 days of the receipt of the notice of the waiving of the hearing.

Michael L Grota, Assessor
Requestor's / Agent's Signature

***If agent, attach signed Agent Authorization Form, PA-105**

Decision

☒ Approved ☐ Denied

Reason _____

Andrew Drzewiecki
Board of Review Chairperson's Signature

5/29/19
Date

☒ Taxpayer advised 5-29-19 Via Cert. mail
Date

PA-813 (R. 10-16) Wisconsin Department of Revenue

EXHIBIT A

FILED
07-26-2019
John Barrett
Clerk of Circuit Court
2019CV005716
Honorable Paul R Van Grunsven-09
Branch 09

STATE OF WISCONSIN **CIRCUIT COURT** **MILWAUKEE COUNTY**

BRIXMOR SPRING MALL LIMITED PARTNERSHIP vs.
CITY OF GREENFIELD

Electronic Filing Notice

Case No. 2019CV005716
Class Code: Money Judgment

CITY OF GREENFIELD
7325 W. FOREST HOME AVENUE
GREENFIELD WI 53220

Case number 2019CV005716 was electronically filed with/converted by the Milwaukee County Clerk of Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a $ 20.00 fee to register as an electronic party.

If you are not represented by an attorney and would like to register as an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: c0a8ee

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4120.

Milwaukee County Circuit Court
Date: July 26, 2019

#J6
11-5-19CC

ASSESSMENT RATES – 2020

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

SANITARY SEWER AND SANITARY SERVICE LATERALS

RESIDENTIAL . . . . . $46.47 / front foot
MULTI-FAMILY / COMMERCIAL / INDUSTRIAL . . . . . $62.34/ front foot

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

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

WATER MAIN AND WATER SERVICE LATERALS

RESIDENTIAL . . . . . $46.47 / front foot
MULTI-FAMILY / COMMERCIAL / INDUSTRIAL . . . . . $62.34 / front foot

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

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

STORM SEWER (Does Not Include Resurfacing of Street)

RESIDENTIAL (does not include service connection) . . . . . $ 3.30 / front foot
MULTI-FAMILY (does not include service connection). . . . . $13.26 / front foot
COMMERCIAL / INDUSTRIAL (does not include service connection) . . . . . $19.90 / front foot

STORM SEWER SERVICE CONNECTION(S) . . . . . .$1,250.00 / parcel
(method of connection to be determined by Engineering Division)

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

STREET RECONSTRUCTION (Includes frontage roads)

RESIDENTIAL . . . . . $33.82 / front foot
MULTI-FAMILY . . . . . $46.47 / front foot
COMMERCIAL / INDUSTRIAL . . . . . $66.40 / front foot
* (Includes sidewalk and street lights where applicable)

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

PUBLIC SIDEWALKS *

RESIDENTIAL 0%
MULTI-FAMILY . . . . . 75% of Contract Price + 20%
COMMERCIAL / INDUSTRIAL . . . . . 100% of Contract Price + 20%
*(When not included in street reconstruction or new street construction)

DRIVEWAYS and APPROACHES

Additional Concrete and/or Existing Asphalt Driveways * . . . . . 100% of Contract Price + 20%
*(Additional includes widening of an existing driveway and/or a second driveway approach. Second driveway approach shall follow Section 9.12 of the Municipal Code.)

ALLEY RECONSTRUCTION

RESIDENTIAL . . . . . $12.64 / rear foot
MULTI-FAMILY / COMMERCIAL / INDUSTRIAL 100% of Total Project Cost of 1/2 Alley + 20%

RESOLUTION NO. ####

RESOLUTION AMENDING RESOLUTION 3317
OF THE STORMWATER UTILITY RATES

WHEREAS, on December 16, 2009, the City of Greenfield Common Council adopted Resolution No. 3317 establishing Stormwater Utility rates in the form of three charges, including the Base Charge (BC), the Equivalency Charge (EC), and the Special Charge (SC);

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Greenfield that Resolution No. 3317 is hereby amended by revising the Equivalency Charge (EC) to equal $17.70 per ERU, wherever applicable.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 5th day of November, 2019.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 3.12 OF THE
GREENFIELD MUNICIPAL CODE REGARDING FEE SCHEDULES

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

PART I. Section 3.12 (5) (c) of the Municipal Code is hereby amended by changing permit and application fee amounts to read as follows:

3.12 Fee Schedules.

(5) Department of Neighborhood Services

(c)	Right-of-Way Permit		
	15.	Use of a right-of-way by a wireless provider with respect to the collocation of a small wireless facility or the installation, modification, or replacement of a utility pole in the right-of-way. Payment due at the end of each year for each permitted location.	$ 20.00 annual fee

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 5th day of November, 2019.

APPROVED:

_____
Michael J. Neitzke, Mayor

ATTEST:

_____
Jennifer Goergen, City Clerk

Published: November 13, 2019