

MINUTES OF THE COMMON COUNCIL MEETING HELD VIA ZOOM MEETING AT
THE GREENFIELD CITY HALL ON TUESDAY, OCTOBER 20, 2020

A. Call to Order & Roll Call

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

Present: Alderpersons Denise Collins, Bruce Bailey, Karl Kastner, Pamela Akers, Shirley Saryan

Also present: Brian Sajdak, City Attorney; Jeff Katz, Director, Neighborhood Services; Kristi Porter, Community Development Manager; Jennifer Goergen, City Clerk.

B. Opening Prayer

A prayer was given by Chaplain Leggett.

C. Pledge of Allegiance

D. Approval of the October 6, 2020 Common Council minutes

Motion by Ald. Pamela Akers, seconded by Ald. Karl Kastner, to approve the October 6, 2020 Common Council minutes. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke said Trick or Treat will be held in Greenfield [Oct. 31 from 4-7 p.m.]. If you are engaging in Trick or Treat, put your porch light on. If you are not, keep your light off. He has received many calls both for and against holding Trick or Treat.

F. Aldermanic Reports

Ald. Collins said the Clerk and the Parks & Recreation departments did a good job working together to get information out from the Department of Aging relating to free transportation for seniors for the election process and voter registration. Both departments jumped on the project to distribute it and to make it appropriate to fit Greenfield's needs. The information is available on the website and Ald. Collins has given it to constituents.

G. Announcements

None.

H. Citizen Commentary

None.

I. Public Hearings

1. Public Hearing on an Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments. (PC-10/13/20 Kastner)

The public hearing was opened at 7:08 p.m. Community Development Manager Kristi Porter said this is general cleanup of permitted uses that should probably require additional city oversight and review. The city relies on NAICS 6-digit codes. She reviewed various categories likely to be housed in a warehouse-type building with trucking, shipping and higher volume traffic. Some of these would

better fit into a manufacturing category, instead of a commercial zoning district, as a special use requiring more city oversight. Special uses require Plan Commission and Common Council review and a public hearing. They also provide opportunity for the city to analyze site, landscaping and parking conditions and restrict operating hours if desired. She also proposed changing the "blood and organ banks" category into a special use within the C-4 and C-5 commercial zoning districts.

No one spoke for or against the proposal.

Motion by Ald. Karl Kastner, seconded by Ald. Shirley Saryan, to close the public hearing. Motion carried unanimously.

- a. Adopt an Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments. (PC-10/13/20 Kastner)

Motion by Ald. Karl Kastner, seconded by Ald. Shirley Saryan, to adopt Ordinance No. 2958. On a roll call vote, the motion was approved unanimously.

J. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. One alternate member to the Board of Review for a term to expire 5/1/25 (newly created position)
To be placed on **NEXT AGENDA**.

b. Mayor appointments:

- i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)
To be placed on **NEXT AGENDA**.

K. New Business

1. Approve applications for 2020-2021 operator licenses (Goergen)

Motion by Ald. Pamela Akers, seconded by Ald. Karl Kastner, to approve. Motion carried unanimously.

2. Meijer Stores Limited Partnership, 5800 W. Layton Ave., requests an amendment to the premise description on its "Class A" retailer's license to: 1 room, 1 story, approximately 150,000 sq ft. Meijer Pickup available in 4 designated parking spaces outside of the store on the east side of the building designated by the Meijer Pickup signs. Approximately 200 feet walkway from the door to the parking spaces, and approximately 824 square feet in parking spaces available for customer pickup. Product is located in coolers and on shelves in the grocery and fresh foods. Overstock is located on pallets in receiving area. Records and receipts are located in administrative offices at front of store." (new language is underlined) (Meijer Store

#292) (Goergen)

Motion by Ald. Pamela Akers, seconded by Ald. Karl Kastner, to approve. Motion carried unanimously.

3. Application for a Temporary Class "B" Retailer's License received from Harley Owners Group-Milwaukee Chapter to sell fermented malt beverages indoors at "2020 Fall Fest Event" indoors on Saturday, October 24, 2020 from 9 a.m. - 4 p.m. at 6221 W. Layton Avenue. (Goergen)

Motion by Ald. Karl Kastner, seconded by Ald. Denise Collins, to approve. Motion was approved unanimously.

4. Adopt resolution appointing additional election officials for 2020-2021 (Goergen)
Motion by Ald. Denise Collins, seconded by Ald. Pamela Akers, to adopt Resolution No. 3766 [resolution at end of minutes]. On a roll call vote, motion carried unanimously. Mayor Neitzke thanked the Clerk's office for doing a great job despite a lot of pressure.

5. Discussion and decision to adopt a resolution in support of Milwaukee County's reconstruction of W. Layton Ave. from S. 27th St. to S. 43rd St. (Katz)
Motion by Ald. Shirley Saryan, seconded by Ald. Pamela Akers, to adopt Resolution No. 3767 [resolution at end of minutes].

Ald. Akers brought up a concern about improper left turns from S. 43rd St. onto W. Layton Avenue. Additional enforcement and attention will be given to that intersection.

On a roll call vote, the motion to adopt Resolution No. 3767 carried unanimously.

6. Discussion and decision to sign an easement to allow WE Energies to bury an electrical service across a property owned by the City of Greenfield. (Katz)
Motion by Ald. Karl Kastner, seconded by Ald. Denise Collins, to approve. On a roll call vote, motion carried unanimously.
7. Discussion and decision to sign an easement with the Greenfield School District for the Konkel Park to Greenfield High School Path. (Katz)
Motion by Ald. Pamela Akers, seconded by Ald. Denise Collins, to approve. On a roll call vote, the motion carried unanimously.
8. Discussion and decision to adopt an ordinance amending Section 8.04 of the Greenfield Municipal Code regarding a parking zone reserved for persons with disabilities at 4651 South 47th Street. (Katz)
Motion by Ald. Pamela Akers, seconded by Ald. Karl Kastner, to adopt Ordinance No. 2959 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.
9. Discussion and decision to approve an Agreement with the Wisconsin Department of Transportation to pay Greenfield's share of the cost to replace the Loomis Road

bridge over I-894. (Katz)

Motion by Ald. Denise Collins, seconded by Ald. Pamela Akers, to approve. Neighborhood Services Director Jeff Katz said the bridge is not proposed for reconstruction for several more years. The city will cost share with a small portion of the sidewalk work. On a roll call vote, motion carried unanimously.

10. Discussion and decision to adopt a resolution in support of applying for a grant from the Wisconsin Department of Natural Resources to fund surface water restoration of the Honey Creek. (Katz)

Motion by Ald. Pamela Akers, seconded by Ald. Karl Kastner, to adopt Resolution No. 3768 [resolution at end of minutes] and to approve agenda items 11-12. On a roll call vote, motion carried unanimously.

Mayor Neitzke said the city is always searching for grant money to help fund needed projects. Mr. Katz has been working on this for a few years.

11. Discussion and decision to adopt a resolution in support of applying for a Wisconsin Coastal Management Grant administered by the Wisconsin Department of Administration to fund wetland protection and habitat restoration of the Honey Creek. (Katz)

Resolution No. 3769 adopted under Agenda item K10 [resolution at end of minutes].

12. Discussion and decision to adopt a resolution in support of applying for a grant from the Fund for Lake Michigan for water quality monitoring and planning that leads the restoration and water quality improvements of the Honey Creek. (Katz)

Resolution No. 3770 adopted under Agenda item K10 [resolution at end of minutes].

13. Approval of the Architectural Plans for exterior modifications to Advance Camping and Sales, an existing business located at 6606 W. Layton Ave., submitted by Brian Fisher, d/b/a Anderson Ashton, Inc. and Maynard Wagner, d/b/a Advance Camping and Sales (Tax Key No. 603-9945-001), subject to Plan Commission comments and staff comments. (PC- 10/13/20 Kastner)

Motion by Ald. Karl Kastner, seconded by Ald. Pamela Akers, to approve Agenda items 13-18. Motion carried unanimously.

14. Approval of the Demolition Plans for the former Applebee's restaurant, a vacant building located at 5100 S. 76 St., submitted by David Ewanowski, d/b/a KEE Architecture, Inc. and Cheryl Weisensel, d/b/a UW Credit Union, subject to Plan Commission comments and staff comments. (Tax Key No. 650-8998-006) (PC- 10/13/20 Kastner)

Approved under Agenda item K13.

15. Approval of the Demolition Plans for the vacant office building located at 5111 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc., subject to Plan Commission comments and staff comments. (Tax Key No. 651-9000-001) (PC- 10/13/20 Kastner)

Approved under Agenda item K13.

16. Approval of the Demolition Plans for the former Traditional Pancake House, a vacant building located at 5121 S. 76 St., submitted by Greg Butts, d/b/a Realty Management Consultants, Inc., subject to Plan Commission comments and staff comments. (Tax Key No. 651-9000-003) (PC-10/13/20 Kastner)
Approved under Agenda item K13.
17. Approval of the Architectural and Site Plans for exterior modifications to Lai Asian Markets, a grocery store to be located at 3314-18 W. Loomis Rd., submitted by Chan Hwn, d/b/a Lai Asian Markets, and Ehan Whitney, d/b/a Groth Design Group, subject to Plan Commission comments and staff comments. (Tax Key No. 553-0440-001) (PC-10/13/20 Kastner)
Approved under Agenda item K13.
18. Approve the Site, Landscaping and Architectural Plans for Festival Foods, a grocery store to be located at 4777 S. 27 St., submitted by Aaron Aspenson, d/b/a Festival Foods, subject to Plan Commission comments and staff comments. (Tax Key No. 622-9988-016) (PC-10/13/20 Kastner)
Approved under Agenda item K13.
19. Discussion and decision to approve agreement with Key Benefits Concepts for an updated OPEB (Other Post-Employment Benefits) Valuation for 12/31/2021 reporting and table updates for 12/31/2022 reporting. (P. Schafer)

Motion by Ald. Pamela Akers, seconded by Ald. Collins, to approve. On a roll call vote, motion carried unanimously.

L. Items for future agenda

Mayor Neitzke said the budget will be coming soon with a public hearing. Health insurance had a zero increase. Mayor Neitzke thanked Human Resources director Julie Foley and the broker. Mayor Neitzke said the city has a great staff in every department working in difficult situations.

M. Adjourn

Motion by Ald. Bruce Bailey, seconded by Ald. Pamela Akers, to adjourn at 7:39 p.m.
Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Sheryl Hartman, Deputy Clerk
Distributed: October 23, 2020

ORDINANCE TO AMEND SECTION 21.04.0603 OF THE MUNICIPAL CODE PERTAINING TO
VARIOUS PERMITTED AND SPECIAL USE LISTING AMENDMENTS

PART I. Subsection 21.04.0600 of the Greenfield Municipal Code is hereby amended to read as follows, with all non-listed NAICS codes, remaining unaltered:

* * *

[illegible]

* * *

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of October, 2020.

APPROVED.

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen
Jennifer Goergen, City Clerk

Published: October 28, 2020

ORDINANCE NO. 2959

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

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

PART I. Section 8.04 of the Greenfield Municipal Code is hereby amended to read as follows:

A parking zone reserved for persons with disabilities is hereby created in front of 4651 South 47th Street, Tax Key 601-0278-000.

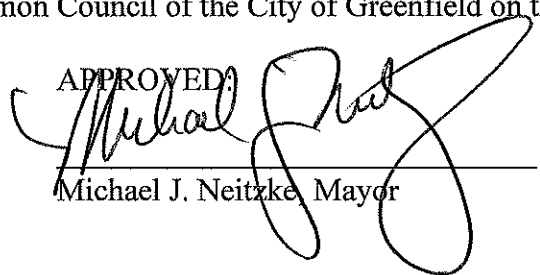
PART II. The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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.

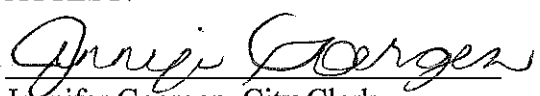
PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of October, 2020.

APPROVED:



Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

Published: October 28, 2020

RESOLUTION NO. 3766

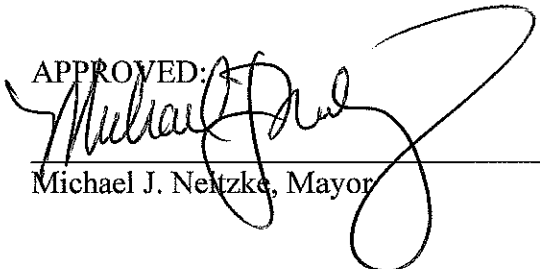
RESOLUTION APPOINTING ADDITIONAL ELECTION OFFICIALS
FOR 2020-2021

WHEREAS, Wis. Stats. 7.30(4)(a) require the governing body to appoint election officials no later than the last regular meeting in December of each odd-numbered year for the 2020-2021 election cycle; and

WHEREAS, appointments were made at that time, but it has become necessary to appoint additional Election Inspectors to fill open positions at the polls;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Greenfield confirms the additional Election Inspectors for the 2020-2021 election cycle.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of October, 2020.

APPROVED: 

Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

RESOLUTION NO. 3767

RESOLUTION IN SUPPORT OF MILWAUKEE COUNTY'S RECONSTRUCTION OF
W. LAYTON AVE. (CTH Y) FROM S. 27TH ST. TO S. 43RD ST.

WHEREAS, Milwaukee County is planning to reconstruct West Layton Avenue (CTH Y) from South 27th Street to South 43rd Street; and

WHEREAS, Construction is scheduled for 2021; and

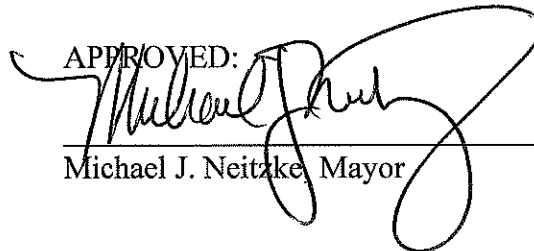
WHEREAS, the City is requesting that the project include the following improvements: sidewalk, street lights, black paint color on the traffic signal equipment, and adjustment of City utility structures; and

NOW, THEREFORE, BE IT RESOLVED the City will enter into an agreement with the County for its share of construction costs; and

BE IT FURTHER RESOLVED the City will enter into an agreement with the County for ownership and maintenance of the sidewalk and street lights; and maintenance of landscaping in the median and terrace (from curb to sidewalk and from back of sidewalk to property line).

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of October, 2020.

APPROVED:


Michael J. Neitzke, Mayor

ATTEST:


Jennifer Goergen, City Clerk

RESOLUTION NO. 3768

RESOLUTION IN SUPPORT OF
A SURFACE WATER GRANT
FOR THE HONEY CREEK

WHEREAS, The City of Greenfield is interested in obtaining a cost-share grant from the Wisconsin Department of Natural Resources for the purpose of surface water restoration of the Honey Creek as described in the application; and

WHEREAS, the City attests to the validity and veracity of the statements and representations contained in the grant application;

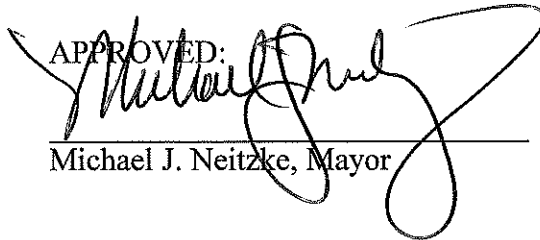
WHEREAS, a grant agreement is requested to carry out the project; and

NOW, THEREFORE, BE IT RESOLVED that the City will meet the financial obligations necessary to fully and satisfactorily complete the project;

BE IT FURTHER RESOLVED that the Director of the Department of Neighborhood Services is hereby authorized to act on behalf of the City of Greenfield to: sign and submit a grant application; obtain Common Council authorization to enter into a grant agreement with the DNR; submit quarterly and/or final reports to the DNR to satisfy the grant agreement, as appropriate; submit reimbursement requests to the DNR as specified in the grant agreement; and take other necessary action to undertake, direct and complete the approved project.

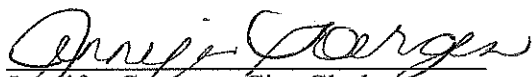
BE IT FURTHER RESOLVED that the City will comply with all local, state and federal rules, regulations and ordinances relating to this project and the cost-share agreement.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of October, 2020.

APPROVED: 

Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

RESOLUTION NO. 3769

RESOLUTION IN SUPPORT OF A
WISCONSIN COASTAL MANAGEMENT GRANT
FOR THE HONEY CREEK

WHEREAS, The City of Greenfield is interested in obtaining a cost-share grant from the Department of Administration in collaboration with the Wisconsin Coastal Management Council, Office for Coastal Management, and Department of Commerce through funding provided under the Coastal Zone Management Act of 1972; and

WHEREAS the Wisconsin Coastal Management Grant is for the purpose of coastal wetland protection and habitat restoration of the Honey Creek as described in the application; and

WHEREAS, the City attests to the validity and veracity of the statements and representations contained in the grant application;

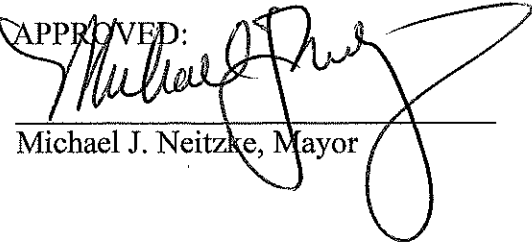
WHEREAS, a grant agreement is requested to carry out the project; and

NOW, THEREFORE, BE IT RESOLVED that the City will meet the financial obligations necessary to fully and satisfactorily complete the project;

BE IT FURTHER RESOLVED that the Director of the Department of Neighborhood Services is hereby authorized to act on behalf of the City of Greenfield to: sign and submit a grant application; obtain Common Council authorization to enter into a grant agreement; submit quarterly and/or final reports to satisfy the grant agreement, as appropriate; submit reimbursement requests as specified in the grant agreement; and take other necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City will comply with all local, state and federal rules, regulations and ordinances relating to this project and the cost-share agreement.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 20th day of October, 2020.

APPROVED: 
Michael J. Neitzke, Mayor

ATTEST:


Jennifer Goergen, City Clerk

RESOLUTION NO. 3770

RESOLUTION IN SUPPORT OF A FUND FOR LAKE MICHIGAN
GRANT FOR THE HONEY CREEK

WHEREAS, The City of Greenfield is interested in obtaining a cost-share grant from the Fund For Lake Michigan; and

WHEREAS the Fund for Lake Michigan grant is for the purpose of water quality monitoring and planning that informs and leads the on-the-ground restoration and water quality improvements of the Honey Creek as described in the application; and

WHEREAS the mission of the Fund for Lake Michigan is to improve the health of Lake Michigan, its shoreline and river systems, for the benefit of the people and communities that rely on it for water, recreation and commerce. The Fund for Lake Michigan gives priority to on-the-ground projects that have near term, direct and quantifiable impacts on water quality in the Lake Michigan watershed; and

WHEREAS applications are received on rolling basis throughout the year. Grant decisions are made four times year at quarterly board meetings (March, June, September, and December); and

WHEREAS, the City attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, a grant agreement is requested to carry out the project; and

NOW, THEREFORE, BE IT RESOLVED that the City will meet the financial obligations necessary to fully and satisfactorily complete the project;

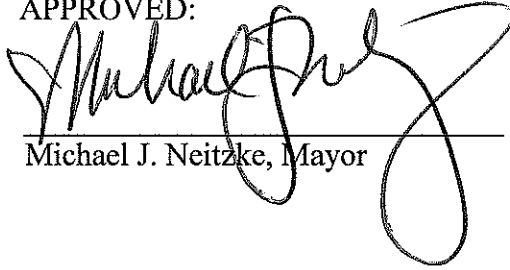
BE IT FURTHER RESOLVED that the Director of the Department of Neighborhood Services is hereby authorized to act on behalf of the City of Greenfield to: sign and submit a grant application; obtain Common Council authorization to enter into a grant agreement; submit quarterly and/or final reports to satisfy the grant agreement, as appropriate; submit reimbursement requests as specified in the grant agreement; and take other necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City will comply with all local, state and federal rules, regulations and ordinances relating to this project and the cost-share agreement.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on

the 20th day of October, 2020.

APPROVED:



Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

10/15/2020

↙ Tiffany

Tiffany Nichole Rice

20177 W Main ST

Lannon, WI 53046

Tina Marie Katzer

3734 E Garden PL

Oak Creek, WI 53154
