

MINUTES OF THE COMMON COUNCIL MEETING HELD VIA ZOOM MEETING AT THE
GREENFIELD CITY HALL ON TUESDAY, DECEMBER 1, 2020

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 7:09 p.m.

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

Also present: Brian Sajdak, City Attorney; Kristi Porter, Community Development Manager; Scott Jaquish, Parks and Recreation Director; Jennifer Goergen, City Clerk.

B. Opening Prayer

A prayer was given by Pastor Steve Rogers.

C. Pledge of Allegiance

D. Approval of the November 17, 2020 Common Council minutes

Motion by Ald. Collins, seconded by Ald. Kastner, to approve the November 17, 2020 Common Council minutes. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke gave an overview of the COVID situation in Greenfield, per information received from Health Director Darren Rausch. March 17th was the city's first case. May 2nd was the 100th case; three months later was the 500th case. By December 1, the city reached 3,000 cases. Mayor Neitzke said every 3 weeks we're getting about 1,000 cases, and it's expected to start doubling at a faster rate. A number of employees are on quarantine. The Mayor was exposed and now is on quarantine again for the second time.

Mayor Neitzke said there still are a number of holiday activities the city is planning to do in the coming weeks, including an outdoor Christmas lighting with Santa event at Konkel Park.

Mayor Neitzke thanked everyone who assisted with the election and recount. The election went off without a hitch. There were some lines at the Community Center, almost 90% voted, all of the workers did an amazing job, and he thanked people for their patience in the lines. The city was prepared for potential protests; thankfully, these didn't come to fruition. The mayor thanked the police and fire departments for leadership and being on top of this.

While some things are calming down, Mayor Neitzke said COVID remains a primary concern. Additionally, fentanyl use and overdoses are skyrocketing.

F. Aldermanic Reports

Ald. Collins asked people to remember older adults, who may suffer from depression and loneliness. Call them and keep them in mind. Ald. Collins said the recount was

impressive. Greenfield workers did an outstanding job, and were respectful and transparent with the observers. There were no major confrontations.

Ald. Bailey praised Department of Public Works Director John Laskoski and his crew for doing an exceptional job with leaf pickup. DPW staff work hard and have amazing customer service skills, Mayor Neitzke said. They also did a spectacular job working the polls at the election, Ald. Kastner said.

G. Announcements

Parks and Recreation Department Director Scott Jaquish said there are blue Christmas lights on the tree at City Hall showing our support for our first responders and essential workers, as a part of the national "Light It Blue" campaign.

Greenfield still has its "Letters to Santa" program, with a virtual mailbox on the city website for submitting letters to Santa for his response. Due to COVID, there will be a virtual tree lighting ceremony this year, livestreamed on Mon., Dec. 7th at 5 p.m. (see city website for details). On Dec. 14 - 17 from 6 p.m. to 8:30 p.m., there will be a "Cruisin' with Santa" event, led by a police escort, with various routes around town so people can socially distance to wave to Santa.

H. Citizen Commentary – none.

I. Public Hearings

1. Public Hearing on an Ordinance to amend Sections 21.04.0400 and 21.08.0208 of the Municipal Code pertaining to Planned Unit Development (PUD) Districts and PUD procedures. (PC-11/10/20 Kastner)

The public hearing was opened at 7:36 p.m.

Community Development Manager Kristi Porter said the changes will better define the procedures for applying for a Planned Unit Development, and make community districts more consistent with state statutes. The Plan Commission recommended approval. No objections have been received.

No one spoke for or against the ordinance.

Motion by Ald. Kastner, seconded by Ald. Collins, to close the public hearing. Motion carried unanimously.

- a. Adopt an Ordinance to amend Sections 21.04.0400 and 21.08.0208 of the Municipal Code pertaining to Planned Unit Development (PUD) Districts and PUD procedures. (PC-11/10/20 Kastner)

Motion by Ald. Kastner, seconded by Ald. Collins, to adopt Ordinance No. 2964 [ordinance at end of minutes]. On a roll call vote, motion carried 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 the **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 the **NEXT AGENDA**.

K. New Business

- 1. Claim received from Thomas and Pamela Tarczewski (Goergen) – referred to City Attorney.
- 2. Approve applications for 2020-2021 operator licenses (Goergen)
Motion by Ald. Kastner, seconded by Ald. Collins, to approve. Motion carried unanimously.
- 3. Transfer of monies for computer storage servers request (Johnson)
Motion by Ald. Saryan, seconded by Ald. Kastner, to approve agenda items K3-K9.
On a roll call vote, motion carried unanimously.
- 4. Everbridge Notification System Contract Renewal Request (Johnson)
Approved under agenda item K3.
- 5. Approval of mileage reimbursement in the amount of \$56.87 (Schafer)
Approved under agenda item K3.
- 6. Approval of schedules of disbursements in the amount of \$171,147.09 (Schafer)
Approved under agenda item K3.
- 7. Investments and reinvestments for October 2020 (Schafer)
Approved under agenda item K3.
- 8. Accept October 2020 financial statements (Schafer)
Approved under agenda item K3.
- 9. Discussion and decision to approve fund transfers between Engineering Division capital improvement accounts. (Katz)

Approved under agenda item K3.

10. Discussion and decision to adopt an ordinance amending Section 11.04 of the Greenfield Municipal Code regarding Noxious Weeds and Natural Landscaping definitions. (Katz)

Motion by Ald. Kastner, seconded by Ald. Collins, to adopt Ordinance No. 2965 [ordinance at end of minutes]. On a roll call vote, motion carried unanimously.

11. Discussion and decision to approve purchasing equipment to upgrade an existing utility truck using reserve funds from the capital equipment account. (Laskoski)

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

12. Discussion and decision regarding agreement with Klemme Floats LLC. (Jaquish)

Motion by Ald. Collins, seconded by Ald. Kastner, to approve agenda items K12 - K13, authorizing Mayor to sign. On a roll call vote, motion carried unanimously.

13. Discussion/decision regarding agreement with Boehlke Bottled Gas (Jaquish)

Approved under agenda item K12.

L. Items for future agenda

M. Adjourn

Motion by Ald. Collins, seconded by Ald. Bailey, to adjourn the meeting at 7:45 p.m.

Motion carried unanimously.

Jennifer Goergen, City Clerk

Transcribed by Sheryl Hartman, Deputy Clerk
Distributed December 2, 2020

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

11/30/2020

Ashley Elizabeth McCracken	6004 Clover LN	Greendale, WI 53129
Miranda Peters	4950 S Heritage DR 101	Greenfield, WI 53220
Sunil Kumar Sharma	8624 S Roxbury WAY	Oak Creek, WI 53154
Whitney Ellen Moore	2192 S 99th ST 2	West Allis, WI 53227

ORDINANCE NO. 2964

ORDINANCE TO AMEND SECTIONS 21.04.0400 AND 21.08.0208
OF THE MUNICIPAL CODE PERTAINING TO
PLANNED UNIT DEVELOPMENT DISTRICTS AND PROCEDURES

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

PART I: Sections 21.04.0403 of the Municipal Code is hereby amended to add the following introductory paragraph before subsection A:

The following minimum area and use requirements and other standards shall be the default PUD District standards and shall apply to any property zoned PUD unless a separate and distinct district is created with its own individual standards.

PART II: Sections 21.08.0208.A. and 21.08.0208.B. of the Municipal Code is hereby amended to read as follows:

A. *Pre-application conference.* Before official submittal of an application for a PUD District, the applicant may file an application to meet with the Plan Commission for a preliminary discussion on the scope and proposed nature of the contemplated development.

B. *Application for a PUD District.* The owner or his agent may file an application with the Zoning Administrator for an amendment to the Zoning Code text and map for the creation of a PUD District pursuant to the requirements of Division 21.08.0200 of this Code. Such application shall be accompanied by all required fees. In addition, the following materials shall be attached to the application for a PUD District:

1. A statement describing the relationship of the PUD District to the City of Greenfield's Master Plan, detailed neighborhood or planning district plans, the general character of and the uses to be included in the proposed PUD District, and the following:

a. Total area to be included in the PUD District, area of open space, residential density computations, proposed number of dwelling units and number of bedrooms per dwelling unit, population analysis, availability of or requirements for municipal services, and any other similar data pertinent to a comprehensive evaluation of the proposed development.

- b. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
- c. A general outline of the organizational structure of a property owner's or management's association proposed to be established for providing necessary private services.
- d. A Site Plan that meets all of the Site Plan requirements set forth in Division 21.07.0100 of this Code including, but not limited to:
 - 1) Requirements for the submission of a Landscape Plan meeting the requirements set forth under Division 21.07.0300 of this Code;
 - 2) Architectural plans meeting the requirements of Division 21.07.0400 of this Code;
 - 3) A Lighting Plan meeting the requirements of Division 21.060400 of this Code; and,
 - 4) If natural resource features are present on the subject property, as defined in Divisions 21.05.0100 and 21.02.0100 of this Code, a Natural Resource Protection Plan meeting the requirements set forth in Division 21.07.0200 of this Code.
- e. Site Intensity and Capacity Calculations meeting the requirements set forth in Division 21.04.0500 and in the prescribed format set forth in the City's application form.

PART III: Section 21.08.0208.E.12.I. of the Municipal Code is hereby amended to read as follows:

- l. Other design standards. The PUD Planned Unit Development District may depart from strict conformance with the required dimension, area, bulk, and use regulations for the underlying zoning districts and other provisions of this Code to the extent approved by the Common Council when authorizing the PUD Planned Unit Development District. However, the PUD Planned Unit Development District must not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The Plan Commission in making its recommendations,

and the Common Council in making its determination, shall further find that:

- 1) The proposed site shall be provided with adequate drainage facilities for surface and storm water.
- 2) The proposed development shall not impose any undue burden on public services and facilities, such as fire and police protection.
- 3) Water and sewer facilities shall be provided.

PART IV: 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 V: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART VI: This ordinance shall take effect and be in force upon its passage and on the day after its publication.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this 1st day of December, 2020.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published: December 9, 2020

ORDINANCE NO. 2965

AN ORDINANCE AMENDING SECTION 11.04 OF THE
MUNICIPAL CODE OF THE CITY OF GREENFIELD

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

PART I. Section 11.04 of the Greenfield Municipal Code is hereby amended to read as follows:

(1)

(a) *In general.* No person owning property within the City shall permit, grow or pollinate upon his premises any weeds or grasses which cause or produce hay fever or other toxic effects in human beings, exhale unpleasant or noxious odors, conceal filthy deposits or are a public nuisance. In order to prevent such growth and pollination, every property owner shall mow or cause to be mowed upon his premises all grasses or weeds exceeding 1 foot in height or, where such weeds or grasses cannot be controlled or eradicated by such treatment, the property owner shall spray or cause to be sprayed such growth with chemicals which shall control or eradicate such weeds and grasses. (Am. #2408)

(b) *Right to install and maintain a managed natural landscape.* An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules and ordinances, install and maintain a managed natural landscape.

1. *Definitions.*

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Wisconsin, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

Ornamental plants means grasses, perennials, annuals and groundcovers purposefully planted for aesthetic reasons.

Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes and rivers.

Turf-grass lawn means a lawn comprised mostly of grasses common used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be

maintained at a height of no more than 1 foot.

2. *Findings.* The city council finds that the installation and maintenance of managed natural landscapes is beneficial to the city's environment and its residents and serves to further adopted city goals in that managed natural landscapes require fewer potentially harmful and costly inputs, improve stormwater retention, increase water quality and biodiversity, reduce greenhouse gas emissions, and provide habitat for wildlife such as birds, butterflies and other beneficial insects and species.
3. *Requirements.*
 - a. Managed natural landscapes may include plants and grasses in excess of 1 foot in height and which have gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.
 - b. Managed natural landscapes may not include any plantings, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property.
 - c. Managed natural landscapes shall not include turf-grass lawns left unattended for the purpose of returning to a natural state.

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 1st day of December, 2020.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Published: December 9, 2020