



COMMON COUNCIL MEETING AGENDA

Tuesday, January 5, 2021 - 7:00 PM

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the Zoom platform with each member accessing the meeting remotely as detailed below.

Public comments will be accepted in writing only.

Public comments should be directed at least 2 hours prior to the meeting to the City Clerk's Office in advance by email at clerkdept@greenfieldwi.us or by leaving a written public comment addressed to the intended committee in the drop box at City Hall, 7325 W. Forest Home Ave., Greenfield, by 4:30 p.m. on the day of the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the method identified below upon at least two hours' notice. Notice can be given to the City Clerk's Office at 414-329-5219.

To register to attend the meeting, please go to:

https://zoom.us/webinar/register/WN_CnpsholASRW5OfQ2wqKXdA

Please contact the City Clerk's office at 414-329-5219 if you do not have access to a computer to register for the meeting.

Recordings of the meeting will also be placed on the City's YouTube Account after the meeting.

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the December 15, 2020 Common Council minutes
- E. Mayor's Report
- F. Aldermanic Reports

G. Announcements

H. Citizen Commentary

I. Public Hearings

1. Public Hearing on a Special Use Permit for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin. (Tax Key No. 571-8984-009) (PC-12/08/20 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin. (Tax Key No. 571-8984-009) (PC-12/08/20 Kastner)
 - b. Approve a Site Plan Review for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin. (Tax Key No. 571-8984-009) (PC-12/08/20 Kastner)

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)
 - b. Mayor appointments:
 - i. One alternate member to the Zoning Board of Appeals for a term to expire 5/1/21 (formerly Denise Kunz)

K. New Business

1. Approve applications for 2020-2021 operator licenses (Goergen)
2. Approve applications for 2020-2021 Class "A" beer and "Class A" liquor (cider only) licenses received from Speedway LLC, Matthew R. Vanness, Agent, for the property at 3390 W. Loomis Rd. (Speedway #4154)(Beer cooler, sales floor, POS station, storage room/office). (Goergen)
3. Approve applications for 2020-2021 Class "A" beer and "Class A" liquor (cider only) licenses received from Speedway LLC, Maria J. Hamann, Agent, for the property at 6000 W. Layton Ave. (Speedway #4472)(Beer cooler, sales floor, POS station, storage room/office). (Goergen)
4. Approve a change of agent from Branka Strnad to Megan M. Pavlik, 4860 W 6 1/2 Mile Rd., Caledonia, WI for the Class "A" beer license held by Walgreen Co., 4688 S. 108th St. (Walgreens #04827)(Goergen)
5. Adopt resolution to consolidate polling place locations for the February 16, 2021 Spring Primary election (Goergen)
6. Approval of mileage reimbursements in the amount of \$1,796.61 (Schafer)
7. Approval of schedule of disbursements in the amount of \$1,789,617.28 (Schafer)
8. Investments and reinvestments for November 2020 (Schafer)
9. Accept November 2020 financial statements (Schafer)
10. Discussion/decision to early replace one Firefighter (Cohn)

11. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(f), for the purpose of considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems, for the following:

- a. Ratification of Resignation Agreement with a Police Officer in the Police Department (Sajdak)

12. Adjourn closed session and reconvene into open session.

13. Decision regarding Ratification of Resignation Agreement with a Police Officer in the Police Department

L. Items for future agenda

M. Adjourn

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Department of Human Resources at 329-5208, (FAX) 543-6158, TDD 1-800-947-6644 (Wisconsin Telecommunications Relay System), or by writing to the Director of Human Resources/ADA Coordinator at Greenfield City Hall, 7325 West Forest Home Avenue, Room 101, Greenfield, WI 53220. Greenfield City Hall is wheelchair accessible from the west and south entrances, Greenfield Police Department from the main entrance and Greenfield Fire Department, Station #2, from the main entrance.

RESOLUTION NO. ____

Special Use Permit for Force Fastpitch Wisconsin, a proposed baseball instructional facility to be located at 4200 S. 76 St., submitted by John Walker, d/b/a Force Fastpitch Wisconsin.
(Tax Key No. 571-8984-009)

WHEREAS, John Walker, d/b/a Force Fastpitch Wisconsin, duly filed with the City Clerk an application for a Special Use Permit, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code, to establish Force Fastpitch Wisconsin within the tenant space at 4260 S. 76 St.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 5, 2021, at 7:00 p.m. or soon thereafter, virtually through the Zoom platform, to consider the application; and,

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

1. The applicant, John Walker, d/b/a Force Fastpitch Wisconsin, the lessee, resides at 8575 S. 81 St., Franklin, WI 53132.
2. The property is owned by Brixmor Spring Mall Limited Partnership, c/o Brixmor Property Group, 4200 S. 76 St., Greenfield, WI 53220.
3. Snappers Baseball Club, LLC will lease approximately 12,393 sq. ft. (tenant space at 4260 S. 76 St.) of the multi-tenant commercial building (Spring Mall) located at 4200 S. 76 St., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 1 of Certified Survey Map No. 9066, being a part of the Northwest ¼ Section 22, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 571-8984-009

Said land being located at 4200 S. 76 St.

4. The applicant is proposing to establish a fitness and recreational sports center business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-4 Regional Business District under the Zoning Ordinance of the City of Greenfield, which permits fitness and recreational sports centers as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the S. 76 St. corridor that is developed for commercial uses. Properties to the north are developed as a utility corridor. Properties to the south and west are developed as commercial. Properties to the east are developed as residential.

7. The proposed development should not adversely contribute to traffic volumes or traffic flow in the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Greenfield that the application of John Walker, d/b/a Force Fastpitch Wisconsin, to establish a fitness and recreational sports center at 4260 S. 76 St., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on December 8, 2020 and by the Common Council on January 5, 2021. No alteration or modification of the approved plan shall be permitted without approval by the Common Council.
2. Building Plans and Fire Codes. The grant of this Special Use is subject to building plans being submitted to and approved by the Inspection Services Division and by the Fire Department.
3. Hours of Operation. The allowable hours of operation Force Fastpitch Wisconsin will be 8:00am – 11:00pm, seven (7) days/week.
4. Off-Street Parking. The proposed fitness and recreational sports center requires 62 parking stalls. The remainder of the multi-tenant commercial building require 613 off-street parking stalls, for a total of 675 required off-street parking spaces. One thousand one hundred forty-three (1,143) off-street parking stalls are expected to be provided on site.
5. Signage. Signage shall be in compliance with the City's Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

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

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

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

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

17. Miscellaneous.

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

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

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

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

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

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

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

John Walker, d/b/a Force Fastpitch Wisconsin

John Hendrickson
Executive Vice President, President – Midwest, Brixmor Property Group

Provided to applicant on the
_____ day of _____, 2021

Community Development Manager

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 5th day of January, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

12/30/2020

Barbara Jean Lewandowski	4312 S 51st ST	Greenfield, WI 53220
Erick Dionicio Godoy-Perez	2325 S 10th ST	Milwaukee, WI 53215
Lauren Marie Stoner	5335 S Tuckaway LN 6	Greenfield, WI 53221
Sanjeev Dhingra	6119 Churchwood LN	Greendale, WI 53129
Taleatha Pearl Mommsen	903 E Juneau AVE #43	Milwaukee, WI 53202

RESOLUTION NO. ____

RESOLUTION TO CONSOLIDATE POLLING LOCATIONS
FOR THE FEBRUARY 16, 2021 PRIMARY
DUE TO THE COVID-19 PANDEMIC

WHEREAS, pursuant to Section 5.25 (3) polling places shall be established for each election at least thirty (30) days before the election; and

WHEREAS, due to the COVID-19 pandemic polling locations will be consolidated due to election worker shortages and facilities unavailable to host the usual polling locations; and

WHEREAS, the following polling locations for the February 16, 2021 Primary have changed:

Glenwood School (Wards 1-4), 3550 S. 51st Street, has been moved to Greenfield Community Center, 7215 W. Cold Spring Road

Elm Dale School (Wards 19-21), 5300 S. Honey Creek Drive, has been moved to Greenfield Community Center, 7215 W. Cold Spring Road

King of Glory Church (Wards 13-15), 4330 S. 84th Street, has been moved to Whitnall High School (NORTH GYM), 5000 S. 116th Street

Greenfield Public Library (Wards 16-18), 5310 W. Layton Ave., has been moved to Whitnall High School (NORTH GYM), 5000 S. 116th Street

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Greenfield there will be two polling locations open on Election Day, Tuesday, February 21, 2021:

Greenfield Community Center, 7215 W. Cold Spring Road, serving Wards 1-4, 5-8 and 19-21

Whitnall High School (NORTH GYM), 5000 S. 116th Street, serving Wards 9-12, 13-15 and 16-18

BE IT FURTHER RESOLVED, the City Clerk will publicize these changes accordingly.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the ____ day of _____, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

FIHR 12/30 was cancelled & moved to CC 1/5/21

PACKETS FOR WEDNESDAY, 12 / 30 / 2020 FINANCE MEETING
(MEETING CANCELLED) NOW DIRECT TO COMMON COUNCIL

AP DISBURSEMENT SCHEDULES:

AP CHECKS	12/11/2020	\$	77,182.75
AP CHECKS	12/18/2020	\$	351,582.74
AP CHECKS	12/23/2020	\$	836,784.32

WIRE TRANSFERS - DECEMBER 2020	\$	340,530.63
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P-CARDS/ NOVEMBER 2020 STATEMENT	\$	183,536.84
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TOTAL \$	1,789,617.28
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CC: PAULA

CC; FINANCE FOLDER

LOCAL GOVERNMENT INVESTMENT POOL

November 2020 Statement

October Ending Balance	\$	19,387,416.85
1 Deposit (s) in November		825,492.70
1 Withdrawal(s) in November		2,250,000.00
November Interest Earnings @ 0.12%		1,946.01
TOTAL	\$	17,964,855.56

NOVEMBER 2020
INVESTMENTS

Institution	Princ Amt Invested	Investment Date	Maturity Date	Yield	Interest Earned	ID #
Money Mkt/Tri-City Bank	\$282,028.69	12/31/2001	variable		\$34.77	21901270
Money Mkt/BMO Harris Bank	\$511,493.21	6/28/2011	variable		\$40.67	46370511
Ehlers Investment Partners X-2055705 GRD GEN INV	\$6,660,013.58	12/9/2014	variable			
Associated Bank Investments	\$6,517,123.07	12/10/2014	variable			
Totals	\$13,970,658.55				\$75.44	

ACCOUNT CLASSIFICA AND FUNCTION		2020 AMENDED BUDGET	2020 ACTIVITY THRU 11/30/20	REMAINING BALANCE
DESCRIPTION				
ESTIMATED REVENUES				
TAXES	TAXES	18,144,790	18,153,990	(9,200.00)
INTGOV	INTERGOVERNMENTAL	3,378,240	4,099,566	(721,326.00)
L&P	LICENSES AND PERMITS	1,353,665	1,059,073	294,592.00
FINES	FINES-FORFEITS-PENALTIES	733,000	541,324	191,676.00
CHRG	PUBLIC CHARGE FOR SERVICE	1,506,500	1,204,678	301,822.00
INT CHRG	INTERGOVERNMENTAL CHARGES	1,271,573	877,678	393,895.00
MISC REV	MISCELLANEOUS REVENUE	353,969	221,813	132,156.00
OTH FIN	OTHER FINANCING SOURCES	1,856,844	22,250	1,834,594.00
TOTAL ESTIMATED REVENUES		28,598,581	26,180,372	2,418,209.00
APPROPRIATIONS				
GENERAL	GENERAL GOVERNMENT	3,970,783	3,253,619	717,164.00
PS	PUBLIC SAFETY	18,721,669	16,273,485	2,448,184.00
PW	PUBLIC WORKS	3,819,562	3,568,355	251,207.00
HHS	HEALTH AND HUMAN SERVICES	795,359	706,004	89,355.00
CRE	CULTURE, REC AND EDUCATION	1,080,161	924,679	155,482.00
PD	PLANNING AND DEVELOPMENT	196,047	117,161	78,886.00
OTHER	OTHER FINANCING SOURCES (USES)	15,000	76,000	(61,000.00)
TOTAL APPROPRIATIONS		28,598,581	24,919,303	3,679,278.00
NET OF REVENUES/APPROPRIATIONS - FUND 010			1,261,069	1,261,069.00
BEGINNING FUND BALANCE		9,899,465	9,899,465	
ENDING FUND BALANCE		9,899,465	11,160,534	