

MINUTES OF THE COMMON COUNCIL MEETING HELD VIA ZOOM MEETING ON TUESDAY,
JANUARY 19, 2021

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; Darren Rausch, Health Officer/Director; Jennifer Goergen, City Clerk.

B. Opening Prayer

A prayer was given by Pastor Steve Rogers.

C. Pledge of Allegiance

D. Approval of the January 5, 2021 Common Council minutes

Motion by Ald. Bailey, seconded by Ald. Kastner, to approve the January 5, 2021 Common Council minutes. Motion carried unanimously.

E. Mayor's Report

1. Adopt a resolution ratifying Mayoral COVID-19 Emergency Proclamation Number 8 updating the city's FMLA policies (Sajdak)

Motion by Ald. Kastner, seconded by Ald. Collins, to adopt Resolution No. 3783 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

Mayor Neitzke invited Health Officer/Director Darren Rausch of the Greenfield Health Department to give an update on vaccines, since he has received numerous inquiries from constituents.

Mr. Rausch said the Wisconsin Department of Health Services will allow residents aged 65 and older to receive vaccines beginning January 25. The vaccination effort will take time. There is significant demand with very little supply. It is uncertain if the federal government or the manufacturers currently have additional doses of the vaccine to be released in the coming weeks. The state has only been receiving 70,000 doses each week, for the first three weeks of 2021. This means the numbers to Greenfield are very low. The Health Department is currently not taking any appointments for this week, and is not currently keeping any type of list.

Mr. Rausch said for the past three weeks, we've received 100 doses each week. As of today, we have administered about 170 vaccines, primarily to the city's police, fire and other unaffiliated health care providers in the community. We have appointments for the remaining 130 doses on Thursday for those same groups. We

are not guaranteed to receive additional doses of the vaccine in any given week. We must go through a request process but there is no guarantee that our entire request will be fulfilled. We have requested another 500 doses for next week and we'll find out by Sunday the allotment we've been given. The challenge in Greenfield is that over 20% of the population is over age 65. This means nearly 7,600 residents will be eligible for vaccine beginning Monday. If Thursday's clinic goes well, we will have 0 doses, and will be entirely reliant on our order to come in next week to schedule more clinics. Public Health was not meant to be the only game in town to administer vaccine. We anticipate medical clinics and pharmacies will have vaccines soon. They have to go through a similar weekly ordering process as the city. Patience will be required, as this population will likely take several weeks to vaccinate. Meanwhile, the prevention measures of masking and social distancing and washing hands are important, because they limit the spread of disease.

Over the past few weeks, COVID cases have been stable to slightly increasing. This week's data snapshot reflects 3,830 laboratory-confirmed cases of COVID. Basically, 1 in every 10 Greenfield residents have had COVID based on that data. We have had 101 deaths in our community.

We are doing everything we can with very limited knowledge on incoming supply. By Monday morning, we will have an action plan for how many clinics can be scheduled and on which day of the week.

Ald. Collins asked if the people in the "1b" group will include people with diabetes. Mr. Rausch said the state is still defining who will be next in the "1b" group, as that next phase hasn't officially started yet.

Ald. Kastner said we are very fortunate to have vaccine at all, which wasn't anticipated for years. We are ahead of where we thought we would be 10 months ago.

Mr. Rausch said initial timeline projections were probably overly optimistic. Patience is needed.

Mayor Neitzke asked if second doses were being held back.

Mr. Rausch said initially they were told the federal government was going to hold back the second dose, so local entities didn't have to hold any vaccines back for the second dose. Last Friday, there was breaking news that no second doses were held back. This is discouraging with the state's advancement of the age 65 plus population to get vaccine.

Mr. Rausch said locally they have been working on planning for large-scale vaccinations for many years. They were told around last July or August to start

planning for rollout in November, and then it didn't happen. But it did give more time for planning.

He has been working with partners in southwestern Milwaukee County to find a suitable location to handle large volumes of vaccinations, and the vaccine supply is the thing that is holding us up most.

Ald. Kastner asked if a booster shot would be needed in the future. Mr. Rausch said that research is still being conducted. He is planning for a lot of vaccine distribution between now and June. But they would need four to five times the volume of vaccine that they are currently getting to accomplish this by June.

Mayor Neitzke urged the public to monitor the city's website and social media for updates.

F. Aldermanic Reports

Ald. Collins said Greenfield High School is having a Noodles fundraiser January 20, 2021 for its band.

Ald. Bailey gave a Tree Commission meeting update. City Forester Dennis Fermenich received an award. The city received an urban forestry grant to replace ash trees along W. Layton Avenue; S. 36th St. south of W. Cold Spring Rd.; S. 31st Street near Kimberly Ave.; and S. 84th St. near W. Forest Home Ave. Last year, the city replaced 704 trees. That is almost triple the amount replaced in previous years. The city also has received a \$5,000 grant for a bee habitat near Kulwicki Park.

Mayor Neitzke thanked Jeff Katz, John Laskoski, Scott Jaquish, Dennis Fermenich, and Renee Rollman who work tirelessly for grant money.

G. Announcements

None

H. Citizen Commentary

None

I. Public Hearings

1. Public Hearing on a Special Use Permit for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC. (Tax Key No. 617-0118-000) (PC-12/08/20 Kastner)
Mayor Neitzke opened the public hearing at 7:23 p.m. Community Development Manager Kristi Porter said Inkwell Tattoo would lease about 2,500 square feet of tenant space. They would employ two to six tattoo artists, and hours of operation would be from 12 p.m. - 8 p.m. daily. The applicant has 14 years of tattoo experience. Thirteen parking spaces would be required, and 26 for the remaining tenants, for a

total of 39 parking spaces. They have 33 on-site parking spaces, but the shortfall can be waived. The Plan Commission recommended approval. No letters of objection were received.

Motion by Ald. Kastner, seconded by Ald. Akers, to close the public hearing at 7:25 p.m. Motion carried unanimously.

- a. Approve a Resolution for a Special Use Permit for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC. (Tax Key No. 617-0118-000) (PC-12/08/20 Kastner)

Motion by Ald. Bailey, seconded by Ald. Collins to adopt Resolution No. 3784 [resolution at end of minutes] and approve agenda item I1b. On a roll call vote, motion carried 4-1, with Ald. Collins, Bailey, Kastner and Akers voting yes, and Ald. Saryan voting no.

- b. Approve a Site Plan Review for Inkwell Tattoo Company, a proposed tattoo business to be located at 6835 W. Layton Ave., submitted by Jon Johnson, d/b/a Inkwell Tattoo Company, LLC. (Tax Key No. 617-0118-000) (PC-12/08/20 Kastner)
Approved under agenda item I1a.

2. Public Hearing on an Ordinance to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002) and an Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District - Residential. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002) (PC-12/08/20 Kastner)

The public hearing was opened at 7:26 pm.

Ms. Porter said owner/developer Greg Petrauski is proposing a 112-unit senior housing complex on this property. In December 2019, there was a public hearing for this same parcel of land for a 4-story senior housing development of 192 units, which was not approved. Mr. Petrauski submitted a completely new application with a different layout, with single-story building with every unit having its own entry/exit. There are two buildings with 64 units and 48 units. To the west, there is a different property owned by Mr. Zach who is proposing 12 townhouse units. That developer would need to go the Plan Commission before his project could go forward and that will not be discussed tonight. However, since access to that property would have to go through Mr. Petrauski's site, they are requesting rezoning for both sets of properties. The requested rezoning is for 14 acres of land, currently zoned R-1 single family. Ms. Porter showed a map, showing the parcels owned by the developers, and the current zoning and land use designations. The Plan Commission felt the proposal to rezone would allow a transition from Community Facility in the school district to Single

Family, and recommended approval.

Ms. Porter said GreatLife meets all of the PUD standards shown on the Zoning Code - including minimum site area, minimum open ratio, gross density, the distance between buildings, and minimum dwelling unit size. Anticipated average age of tenants would be 75 years old, and potential amenities offered would include: office rental, concierge, food service, housekeeping, maintenance, coordinated activities, a fitness center, hair salon, theater room, chapel, library, and dining room.

Rental would be market rate, not subsidized. There will be underground parking, with total on-site parking of 140 spaces, exceeding the required 132 spaces.

Ms. Porter showed additional maps, noting the northern portion of the site has wetlands, and Mr. Petruski will work with the school district for a walking path. There will be a retention pond on site.

The Plan Commission recommends approval. To date, she has received 16 letters of objection from 12 different households, and 32 letters of support from 18 different households, plus 35 signatures in support from the neighboring Winterpark Homeowners Association to the north.

Ald. Kastner said he has received about seven phone calls in favor, from residents not on the letters list. Ald. Collins received a few phone calls in support as well.

Mayor Neitzke said we will place all of the letters in the record for this matter.

RINKA architect Jessica Timmer gave a presentation. They have responded to concerns about height and density generated by their past proposal. Now the proposal is for a single story development (with 112 units) instead of a 4-story development with 212 units. The goal is to preserve as much woodlands as possible, and to screen the buildings with natural landscape as much as possible. They want to provide an active walkable space and an interconnected community. They want to promote independence, wellness and an active social life for tenants and provide a connection to the outdoors.

They also want to preserve wetlands on the north side of the site, and to respect existing neighborhoods and provide as much buffer as possible. Ms. Timmer said they seek to preserve as much of the green space around the perimeter of the property as possible. Site access would be off W. Edgerton Ave. There would be no connection to W. Holmes Ave. or W. Carpenter Ave., or to W. Barnard Ave. or S. 119th St. on the north side. There would be four residential wings. They plan to manage storm water on-site through various means, such as a retention pond, rain gardens, and an underground system. On the west side, there will be fire truck access and walking trails. She showed other site details and views. They would enhance the walking

trails. The highest roof is 20 feet. They want to blend in with the neighborhood as possible. Images were shown of the drop off/entry canopy, the backyard gathering space, and the various residential wings.

Mayor Neitzke listed the letters supporting, opposing, or raising questions about the project:

Letters in support:

Barnstable, Brian, 12007 W. Carpenter Ave.
Barnstable, Colleen, 12007 W. Carpenter Ave.
Barnstable, Michelle, 12007 W. Carpenter Ave.
Beck, Pauline, 12139 W. Carpenter Ave., Greenfield
Chiesa, Abigail, (no specific address provided) Holmes Ave.
Diehl, Julie, 5427 S. 114th St., Hales Corners
Diehl, Madeline, 5427 S. 114th St., Hales Corners
Diehl, Robert, 5427 S. 114th St., Hales Corners
Herro, Christopher, 12285 W. Barnard Ave., Greenfield
Herro, Jennifer, 12285 W. Barnard Ave., Greenfield
Kilps, Kathy, 12375 W. Holmes Ave.
Kilps, R.K (no address provided)
Kloss, Doug, 4895 S. 119th St., Greenfield
Kloss, Liz, 4895 S. 119th St., Greenfield
Kovacic, Katie, 4881 S. 122nd St.
Lenz, Jerold, 4901 S. 122nd St., Greenfield
Lenz, Nancy, 4901 S. 122nd St., Greenfield
Meincke, James, 12010 W. Holmes Ave.
Page, Jason, Winterpark resident (no address provided)
Page, Michelle, Winterpark resident (no address provided)
Parkinson, Craig, 12245 W. Barnard Ave.
Parkinson, Karen, 12245 W. Barnard Ave.
Rudig, Jessica, 11977 W. Barnard Ave., Greenfield
Rudig, Doug, 11977 W. Barnard Ave., Greenfield
Page, Sandy, (no address provided)
Scheibe, Julie, 12104 W. Holmes Ave.
Scheibe, Dennis, 12104 W. Holmes Ave.
Schumacher, Phil, 12139 W. Carpenter Ave.
Walczak, Jim, 4931 S. 123rd St.
Walczak, Judy, 4931 S. 123rd St.
Winterpark HOA (contains list of those voting in favor)
Zurawik, Chet, 4882 S. 123rd St.
Zurawik, Judy, 4882 S. 123rd St.

Letters in opposition:

Behr, Kathryn, 11891 W. Woodland Circle, Hales Corners
Clark, Kathleen, 5237 S. Meadowlark Ln, Hales Corners
Koklas, Jeanine, 12025 & 12035 W Holmes Ave., Greenfield
Koklas, Michael, 12025 & 12035 W Holmes Ave., Greenfield
LaSusa, F. Patrick, 11750 W. Edgerton Ave., Greenfield
Lindberg, Constance, 5101 S. Meadowlark Ln.
Murphy, Ryan, 9120 Wildflower Ct, Hales Corners
Payne, Mary, 11750 W. Edgerton Ave., Greenfield
Resendiz, Colleen, (no address provided), Hales Corners
Stassi, Paul, 12120 W. Holmes Ave.
Sundby, Ron & Amy (no address provided)

Tomczyk, Jed, 12100 W. Edgerton Ave.
Tomczyk, Nicole, 12100 W. Edgerton Ave.
Tubic, Susan, 11740 W. Edgerton Ave.
Ubl, Jeffrey (no address provided)

Miscellaneous:

Meincke, James, 12010 W. Holmes Ave.
Schwartz, Donald, 5811 S. 121st St, Hales Corners

Mayor Neitzke said many opposing the project were concerned about traffic and safety on W. Edgerton Ave. Many supporters living in the neighborhoods to the north, northwest and west did not want streets to be put through, to generate traffic through their neighborhoods.

Attorney Sajdak said attendees should use the "raise hand" feature at the bottom of the screen to provide input during the public hearing. He discouraged the use of the Q&A or chat function because public hearings are an orderly process, not a back and forth discussion.

Mayor Neitzke encouraged attendees not to restate what previous speakers say, but to quickly say they agree or disagree and then contribute additional new comments. Letter writers have provided thorough input in advance.

Those speaking against the project were:

Susan Tubic, 11740 W. Edgerton Ave., said there is one house between her and the project. She is against this. Edgerton is a busy road. She works in the area, and knows many 65 to 70-year-olds who still drive. She thinks there will be many drivers in this new neighborhood and is concerned for safety of school children. The noise level, increased traffic, and potential increased crime are concerns. Single family homes would be preferred.

F. Patrick LaSusa, 11750 W. Edgerton Ave., said his Greenfield property borders the entire east side of the project. There is minimal buffering between him and the project. There should be a 10-15 foot strip with plantings. He doesn't see hydrants or catch basins on the plans. The retaining wall on the east side is inadequate to prevent spillover onto his property. There doesn't appear to be any redirecting of water for the paved surfaces, or a wetlands protection plan. The city should be trying to prevent incompatible, unplanned land uses from locating within or adjacent to residential neighborhoods. This project is surrounded by single family homes. All development should follow the comprehensive plan, not set it aside.

Mayor Neitzke said it was intentional that the public hearing for this project was held after the comprehensive plan update was adopted, so public input could be obtained [on this development].

Mary Payne, 11750 W. Edgerton Ave., said the developer didn't mention all of the staff needed to provide the amenities, which will create a great deal of traffic. If the project is built, she thinks storm water will damage her adjacent driveway and the development's driveway. The pond could be a drowning hazard. Already, trees seem to be dying after a driveway was put in. Where will people get their mail from? The developer has done nothing about remediation of water problems, has not provided an alternative wetland, or had DNR check-offs. This project is not a buffer between residential and the institutional school district because it is in the middle of residential neighborhood.

Kathryn Behr, 11891 Woodland Circle, said she lives across from the proposed development. She said there is no blockage visually "for perhaps the next 20 years" because all trees on the north side have been removed.

Nicole Tomczyk, 12100 W. Edgerton Ave., said she shares a property line with Mr. Zach's parcel. She does not think Mr. Zach's parcel should be rezoned, as he is not part of this project, and no site or storm water plans have been shown for his project. If Mr. Zach's property's elevation changes, where will that runoff go? She doesn't want water pooling in her yard. How can there be underground parking when the developer said previously he was unable to build single family homes with basements here? She has been fighting this for two years, and doesn't want to see a development. The project is not a buffer; it's surrounded by single family homes. There are people who like this project, but they are to the north and west.

Karen Ordinans, 10300 W. Spring Green Road, said this is not in the best interest in the City of Greenfield. Why do you think it is, and what benefits are there to the community? She is concerned about the safety of children with the increased traffic. The development looks very dense for the area, and feels out of place in this residential community. Why accommodate this developer? Why this location?

Paul Stassi, 12120 W. Holmes Ave. said consideration should be delayed or Mr. Zach's parcel should be excluded until Mr. Zach has submitted his plans for the property. If approved now, there will be no public hearing later for Mr. Zach's project. He is against high density development here.

Kathleen Clark, 5237 S. Meadowlark Ln, said water is a problem in this area. She has talked with the Department of Natural Resources and the Milwaukee Metropolitan Sewerage District about her concerns, as this area has underground springs and waterways. Wetlands can handle floods but are not replaceable by collector ponds. There isn't enough in the plans to show the water will be handled appropriately.

MMSD has had to buy homes in the area due to water problems. Water problems reduce property values. Some people are satisfied because the roads won't connect into their neighborhoods, but they also live to the north. Water from the Whitnall creek system in this area runs to the south and to the east (impacting those

residents). Regarding traffic, Edgerton is a "class B" road and was built to handle single family traffic. Why is so much parking being provided, if not much traffic is expected? She too wants to see plans for the Zach property before this decision is made.

Mayor Neitzke said water was a huge concern for everyone. Can someone speak on the storm water issue?

Greg Petruski, developer/land owner, spoke. He said he has worked with all of the various entities, including DNR, Army Corps of Engineers, MMSD, and Milwaukee Water Works. They are well aware of the water issues. They have done more soil borings and studies and determined their water issue stems from drainage from the neighborhood to the west (the W. Holmes Ave., W. Carpenter St. area). His engineers from Pinnacle Engineering are meeting with city officials tomorrow to continue planning. Everything required has already been submitted. The catch basins and underground basins are not shown on the site plan, but there will be a number of different storm water management techniques used to address drainage. They have to meet stringent storm water standards.

Mayor Neitzke asked if storm water plans addressed townhomes and the area to the west.

Mr. Petruski said he is working together with the Zach family representatives to address storm water issues. The soil borings indicated basements would work with the six "side by side" townhomes. The underground water will go into underground storage chambers under the pavement areas to the north and east. Soil borings and engineering indicated underground parking would be workable. Underground parking is only for the middle area of the 64-unit building.

Mr. Petruski said a traffic study was done in 2019. The study showed the formerly proposed 212-unit project would still create less traffic than single family homes. In addition, one of their amenities they offer will be a transportation service.

Mayor Neitzke said the city has tried to put in sidewalks on "quarter section streets" like W. Edgerton Ave. The city has put in streets along S. 116th St. Pedestrian safety along W. Edgerton needs to be improved, whether this project is approved or not. It's a major thoroughfare. Funding from "Safe Routes to School" grants could be used. Clearly, the water issue is important to everyone.

Michael Koklas, 12025 & 12035 W. Holmes Ave., said part of their property butts up to this project. He is most concerned about the Zach property. He and his wife Jeanine don't want to see townhomes built on those lots. Those trees will be cleared out and it'll be bare. Develop it into single family lots. He is not opposed to Mr. Petruski's project, although he'd rather see single family.

Michael Zach, 12030 W. Edgerton Ave., said his parents purchased the property in 1977 with the intent to develop it residentially into four lots. They dedicated the road right of way (Vogel Drive) to Greenfield. They need clarity on zoning before they decide how to proceed with the property - whether to develop single family homes, condos, townhomes, etc.. Whatever they propose would need to be approved by the city. This is landlocked property; without access via the Petrauski project, it is a useless piece of land. It can't be zoned for a Planned Unit Development with less than 5 acres, which is why their request was submitted with the Petrauski project.

Ald. Kastner asked Mr. Zach if he has worked with the neighbors as to whether his single or two-family homes would fit into the neighborhood?

Mr. Zach said single-story should blend into what Mr. Petrauski is planning and into the neighborhood. This is their one opportunity in 40 years to develop that property. Questioned by Mayor Neitzke, Mr. Zach said he would be fine with putting single family homes on the property if W. Vogel Dr. went through, but he also hopes to maximize the land.

Dan Besson, 5792 S. Lory Lane, Hales Corners Village President, said that S. 118th Street was approved as a private drive, but it is being used quite a bit. We were told it was supposed to be a service drive only, not the entrance/exit for the development.

Mr. Petrauski was supposed to bring a drainage plan back to the Village of Hales Corners, but he has not yet done so. It's going through Hales Corners. If it is going through W. Holmes Ave. and W. Carpenter Ave, the residents are not in favor of that; if it doesn't go through, they are for the project. Doesn't it seem a little strange that it's okay for Hales Corners, but not for Greenfield?

F. Patrick Susa, 11750 W. Edgerton Ave., asked for the specific dates for when the traffic study was conducted, and if it was during the school year, and whether any existing problems were identified. Secondly, due to gravity, regardless of what storm water remediation is done, there will be a "significant discharge" of water into Hales Corners at the culverts. Mr. Petrauski has installed 14-inch drain pipes along the driveway in the Hales Corners portion which drain directly into the culverts along W. Edgerton Ave., and these flood over at least twice a year, over the tops of the driveways. With the additional surfaces being added, there will be even more water. The culverts may end up needing to be replaced along W. Edgerton Ave. from the project eastward to S. 116th St.

Speaking in support:

James Meincke, 12120 W Holmes, said regardless of what's built, there will be a water issue. Every time there is a subdivision built, the water table changes. He has two sump pumps. He is opposed to the streets going through. He prefers a senior living

center to residential, believing there would be less traffic and no widespread clearcutting of the land.

Douglas Kloss, 4895 S 119th St., said he lives on northernmost border of this property and supports it. Mr. Petrauski could clear cut this property and put rental housing in, if he wanted, but he has worked with residents. Winterpark supports this plan. We don't want to neighbor up to rental housing. He supports this plan with community walking trails and maintaining most of the forest. Engineers have been on his property for the past year studying the water. He believes the proposed transportation service would be ideal for seniors. He is happy with the proposed plan. We have opposition from people who don't pay taxes in Greenfield; we do pay taxes in Greenfield, and this development is literally in my backyard.

Mayor Neitzke said we are trying to do the right thing for the community at large.

Mr. Meincke said the 4-story building previously proposed wasn't necessarily the developer's preferred plan, he was following suggestions to go up and have a smaller building footprint. He would be concerned if rental properties were put in because residents don't always take care of their yards.

Greg Petrauski clarified one point. He said the Village of Hales Corners took away our private access to W. Edgerton Ave., so we had to pursue litigation to get our private access back. The private access was approved by court, and allows them full access to the Greenfield portion of their property. It is not a service drive. His goal is to work with the Zach family as cooperative neighbors. People forget that seniors need a place to live. We are fortunate to have a property like this to provide a safe, quiet place for seniors to live.

Kathleen Clark asked what happens if the residents' adult children and their children move in, because of the current economic conditions? What if the property doesn't sell, would it become low income property?

Mr. Petrauski said it's designed for people aged 55 and older; and he will work with his attorney so that is limited to that, with no children under 18 allowed.. This would never be a low income rental. He doesn't anticipate having any difficult finding residents based on their market study.

Motion by Ald. Kastner, seconded by Ald. Saryan, to close the public hearing at 9:15 p.m. Motion carried unanimously.

- a. Approve an Ordinance to adopt a Land Use Map amendment to the City of Greenfield Comprehensive Plan for the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from Single Family to Mixed Residential. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002) (PC-

12/08/20 Kastner)

Ald. Kastner said this will protect the trees in the back and the trails to the high school.

Motion by Ald. Kastner, seconded by Ald. Collins, to approve agenda items I2a, I2b and I2c.

Ald. Collins said after reading the letters and looking at how this is laid out, she feels it would be a good proposition.

Ald. Bailey said he thinks it's a good proposal; however, he wants assurance from the developer that the properties to the east and the west won't be flooded, and that would "go a long way" to get his vote in favor. As for traffic, it is a quarter street and will bear a lot of traffic. As for pedestrian safety, Greenfield has put in sidewalk. Has anyone asked Hales Corners to put in sidewalk? He doesn't think there will be a significant increase in traffic.

Ald. Akers asked if it is correct that developers are required to handle their storm water on-site?

Mr. Petruski said yes, that it is correct. They have to meet city requirements to keep their water on their site; in addition, they are working with city engineers to try to determine how to handle the water that is coming onto their property from the west. They also have to meet the DNR and Army Corps of Engineers requirements.

Ald. Saryan asked if it is feasible to wait for the rezoning until detailed water plans are available?

Mr. Petruski said all of the required plans have been submitted - the detailed engineering, landscaping, site plans, and storm water plans. No matter what, the city standards have to be met.

Mayor Neitzke said our rules are dictated by MMSD and the DNR, and the Army Corps of Engineers, to some extent. Regulations exist as to the quality and quantity of water coming off of a piece of property.

City Attorney Brian Sajdak said meeting regulations doesn't mean there will not be any water coming off of the site. The flow off has to stay the same as the predevelopment condition. They have to store the water they create to slow the flow off of the site, so it matches what was there before. It doesn't mean they somehow have to magically make that water disappear altogether. That is a distinction people should understand.

Ald. Akers asked if there would be a public hearing on the Zach property development in the future?

City Attorney Sajdak said there would be no formal public hearing but action would take place such as site plan approval.

Mayor Neitzke said the site plan and landscaping would need to go through Plan Commission and Common Council for approval.

Ald. Akers said people are concerned about what would be put on the Zach parcel.

City Attorney Sajdak said restrictions could be put on portions of the PUD property as to it must be this type of use, or that type of use. We contemplated doing that with the Interchange Project by the skate park, but opted not to, to give the developer flexibility.

Ald. Akers asked if the city wanted to restrict the Zach parcel to single family, how many houses would be allowed by code?

Ms. Porter said she could not give an immediate answer. There are two large lots, and a road right of way would need to be vacated, requiring a public hearing, in order for Mr. Zach to utilize all of the land.

To recap, Ald. Kastner said, the idea is that the city could approve the PUD but limit the Zach property to single family, and if he wanted to change that in the future, he would need to go through a public hearing.

Ms. Porter said according to some quick calculations, approximately 11 single family houses could fit on Mr. Zach's two parcels, at maximum, not including the right of way.

Mayor Neitzke said if the Zach property was limited to single family, he could still seek to amend that in the future once he knows what he wants to do, requiring a public hearing to amend it. It didn't seem most of the people on the Plan Commission were against townhouses, at all.

Ald. Kastner and Ald. Collins agreed to amend their motion to approving agenda items I2a, I2b, and I2c, with the amendment that the two "Zach parcels for townhomes" would be restricted to single family PUD [Ordinances No. 2971 and 2972 at end of minutes]. On a roll call vote, motion carried unanimously.

- b. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned

Unit Development District - Residential. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002) (PC-12/08/20 Kastner)

Approved in amended form under Agenda item I2a.

- c. Approve the Site, Landscaping and Architectural Plans for GreatLife Greenfield – The Woods, a proposed senior housing development, to be located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., submitted by Jessica Timmer, d/b/a RINKA and Greg Petrauski, d/b/a Apple-Hales Corners, LLC. (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002) (PC-12/08/20 Kastner)

Approved under Agenda item I2a.

J. Old Business

1. Appointments to various committees and commissions:

- a. 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**.

2. Approve the resolution for a beer store within Speedway, an existing business located at 4265 S. 60th St., submitted by Jill Shaw, d/b/a Speedway, LLC. (Tax Key No. 572-8939-000) (PC-11/10/20-Kastner)(CC 12/15/20)

Motion by Ald. Kastner, seconded by Ald. Bailey, to approve agenda items J2 and J3.

Ald. Akers said a nearby liquor store owner who has been in business in Greenfield for a number of years (Jay Chaudhari) is objecting to it. It is important to support our local businesses during these times. We've said yes to the other two Speedways, but this Speedway is directly across the street from the existing liquor store.

On a roll call vote, motion failed 4-1, with Ald. Collins, Bailey, Akers and Saryan voting no, and Ald. Kastner voting yes.

3. Approve the Site Plan Review for a beer store within Speedway, an existing business located at 4265 S. 60th St., submitted by Jill Shaw, d/b/a Speedway, LLC. (Tax Key No. 572-8939-000) (PC-11/10/20-Kastner) (CC-12/15/20)

Denied under Agenda Item J2.

K. New Business

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

Motion by Ald. Akers, seconded by Ald. Collins, to approve. Motion carried

unanimously.

2. Approve applications for 2020-2021 Class "A" beer and "Class A" liquor (cider only) licenses received from Speedway LLC, Matthew J. Plautz, Agent, for the property at 4265 S. 60th St. (Speedway #2121)(Beer cooler, sales floor, POS station, storage room/office). (Goergen)

No action was taken. See agenda items J2 and J3.

3. Application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at "New Model Release Event" on 1/23/21 from 9 a.m. to 4 p.m. at 6221 W. Layton Ave. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.* (Goergen)

Motion by Ald. Kastner, seconded by Ald. Saryan, to approve agenda items K3-K5.

Mayor Neitzke said there have been many complaints with COVID going on, about what is occurring. Proper COVID protocols need to be in place.

Motion carried unanimously.

4. Application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at "Kill Winter Event" on 2/6/21 from 9 a.m. to 4 p.m. at 6221 W. Layton Ave. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.* (Goergen)

Approved under agenda item K3.

5. Application for a Temporary Class "B" Retailer's License received from Harley Owners Group - Milwaukee Chapter to sell fermented malt beverages indoors at "Daytona Beach Party" event on 3/6/21 from 9 a.m. to 4 p.m. at 6221 W. Layton Ave. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12.* (Goergen)

Approved under agenda item K3.

6. Adopt resolution to consolidate polling locations for the 4/6/21 Spring Election due to COVID-19 pandemic (Goergen)

Motion by Ald. Collins, seconded by Ald. Akers, to adopt Resolution No. 3785 [resolution at end of minutes]. On a roll call vote, motion carried unanimously.

7. Discussion and decision to sign a grant agreement with the Fund for Lake Michigan for a project that will reduce flooding, improve water quality, improve wildlife habitat, and enhance recreation along the Honey Creek. (Katz)

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

At this time, Mayor Neitzke proceeded to Agenda Item K9.

8. Presentation on the North-South Transit Enhancement Study currently being

conducted by the Southeast Wisconsin Regional Planning Commission. (Katz)

Kevin Muhs of the Southeast Wisconsin Regional Planning Commission (SEWRPC) gave a presentation. Also present were John Rodgers from the Milwaukee County Dept. of Transportation and Carrie Cooper, project manager from SEWRPC.

The County DOT asked the SEWRPC to take on this north-south transit enhancement study. Currently the Milwaukee County Transit System (MCTS) operates a high-frequency local bus service along S. 27th St. (the "PurpleLine"). This study will also look at various enhancements to see which would be feasible. The north side and near south side populations are more likely to rely on transit. This feasibility study is the first step toward getting federal money for an enhancement.

This study will look at the technology that should be chosen if there is going to be an enhanced transit investment. Options could include bus rapid transit, with nicer stations, dedicated lanes for buses, and other signal improvements to reduce transit time. Other options could include streetcar or light rail. The goal is to get to a "locally preferred alternative" which would enter into the design, engineering and construction process that the Federal Transit Administration requires and helps fund. This is the initial step toward seeking federal funding.

The current bus route is about 15 miles long and takes about 70-80 minutes to ride from the north to south side. It has 145 stops. It has pretty robust frequency - buses come about every 15 minutes. MCTS is now trying to reconfigure its routes to serve the areas with the highest ridership and most demand. One upcoming improvement for Greenfield will start in March. Route 35 which currently ends at S. 35th St. and W. Howard Ave. will be extended westward past Loomis Crossing and down W. Layton Ave. to S. 60th St. About 120,000 people live within a 1/2 mile of the PurpleLine route, with about 50,000 jobs nearby. Other than St. Luke's, there are not many large employers, but there is quite a bit on the southern end, including in Greenfield.

About 63% of all the families in poverty in Milwaukee County live within 1/2 mile of the PurpleLine. It would be a worthwhile investment to bring better access to jobs and education. The county's investment in addressing racial inequity also makes this a good target, as a large percentage of people living within 1/2 mile of the PurpleLine are non-white and/or of Hispanic origin. Almost 23% of the households within 1/2 mile of the PurpleLine do not have a car.

Vision 2050, a long-range transportation and land use plan developed by the SEWRPC, also recommends enhanced transit service along S. 27th St. and recommends commuter rail on the northern end, not within the City of Greenfield. We also look at the land use designations in the adjacent comprehensive plans. The timeline calls for three public involvement meetings - including two virtual meetings: February 23 from 6-7:30 p.m. and February 24 from 1-2:30 p.m. The goal is to have the locally preferred alternative selected by the end of the year. The earliest start up date for an

enhancement would be in 2025, depending on which option is chosen.

Ald. Akers asked for clarification on the rail.

Mr. Muhs said there are several options: street car light rail (similar to trams) or commuter rail operating on freight rail. The latter would be available only north of the Menomonee Valley in Milwaukee.

Mr. Muhs said these projects are typically about 80 percent federal funding, with local funding expected to come from Milwaukee County. The county is not asking for city money, but the city has influence over the road.

At this time, Mayor Neitzke proceeded to Agenda Item L.

9. Approve the Revised Site, Landscaping and Architectural Plans for proposed site and building modifications to Lebnani, a proposed restaurant to be located at 5051 S. 27 St., submitted by Naser Abdel Fattah, d/b/a Lebnani House, Inc. (Tax Key No. 622-9946-001) (PC-1/12/21 Kastner)
Motion by Ald. Kastner, seconded by Ald. Saryan, to approve. Motion carried unanimously.
10. Discussion and decision to approve revised Clerk Specialist job description in the Clerk's Office (F&HR 1/13/2021 Saryan)
Motion by Ald. Saryan, seconded by Ald. Collins, to approve agenda items K10 - K17. On a roll call vote, motion carried unanimously.
11. Discussion and decision to approve revised Recreation Supervisor job description in the Parks and Recreation Department (F&HR 1/13/2021 Saryan)
Approved under Agenda Item K10.
12. Discussion and decision regarding agreement for vending services for Parks and Recreation Department. (F&HR 1/13/2021 Saryan)
Approved under Agenda Item K10.
13. Discussion and decision regarding replacement of Parks and Recreation Registration/Facility Credit Card processor/Gateway (F&HR 1/13/2021 Saryan)
Approved under Agenda Item K10.
14. Discussion and decision to approve Grant Agreement between the Compeer Financial Fund for Rural America and the Greenfield Farmers Market (F&HR 1/13/2021 Saryan)
Approved under Agenda Item K10.
15. Approval of mileage reimbursements in the amount of \$169.17 (F&HR 1/13/2021 Saryan)
Approved under Agenda Item K10.
16. Approval of schedules of disbursements in the amount of \$725,293.33 (F&HR 1/13/2021 Saryan)

Minutes are not official until formally approved by the Common Council at the next scheduled meeting.

Approved under Agenda Item K10.

17. Decision to approve a side letter agreement between the City of Greenfield and the Greenfield Police Association (GPA) for an amendment pertaining to residency under the 2019 - 2021 Collective Bargaining Agreement between the City and GPA and authorize Mayor Neitzke to sign (F&HR 1/13/2021 Saryan)

Approved under Agenda Item K10.

18. Discussion and decision to sign a contract between the City, the Wisconsin Department of Transportation and KL Engineering for the design of the Powerline Trail (Katz)

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

At this time, Mayor Neitzke proceeded to Agenda Item K8.

- L. Items for future agenda

Mayor Neitzke said borrowing will be coming up in the future when road projects come up. He will keep everyone updated on the COVID situation.

- M. Adjourn

Motion by Ald. Akers, seconded by Ald. Collins, to adjourn at 10:18 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Sheryl Hartman, Deputy Clerk

Distributed: January 25, 2021

COMMON COUNCIL
OF THE
CITY OF GREENFIELD

RESOLUTION NO. 3783

A RESOLUTION RATIFYING MAYORAL
COVID-19 EMERGENCY PROCLAMATION NUMBER 8

WHEREAS, in December, 2019, a novel strain of the coronavirus was detected, now named COVID-19, and it has spread throughout the world, including every state in the United States; and

WHEREAS, on January 3, 2020, the World Health Organization declared COVID-19 to be a Public Health Emergency of International Concern; and

WHEREAS, on March 12, 2020, Governor Tony Evers declared a public health emergency to direct all resources needed to respond to and contain COVID-19 in Wisconsin; and

WHEREAS, on March 13, 2020, President Donald J. Trump proclaimed a National Emergency concerning COVID- 19; and

WHEREAS, on March 17, 2020, the City of Greenfield declared a local state of emergency; and

WHEREAS, on March 18, 2020, President Donald Trump signed the Families First Coronavirus Response Act ("FFCRA"), which expands the Family and Medical Leave Act (Emergency Family and Medical Leave Expansion Act), and creates a paid sick leave entitlement for certain eligible employees (Emergency Paid Sick Leave Act); and

WHEREAS, the recently enacted Consolidated Appropriations Acts, 2021, makes changes to the FMLA regulations enacted as part of the FFCRA; and

WHEREAS, in response to these changes, and the need to modify the City's FMLA policy promptly to address payroll issues, Mayor Neitzke issued COVID-19 Emergency Proclamation No. 8 A Proclamation Updating the City's FMLA Policies to Implement Changes Under the Consolidated Appropriations Act, 2021; and

WHEREAS, pursuant to Wis. Stat. § 323.14(4)(b), this Proclamation is subject to ratification, alteration, modification or repeal by the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Greenfield that COVID-19 Emergency Proclamation No. 8 A Proclamation Updating the City's FMLA Policies to Implement Changes Under the Consolidated Appropriations Act, 2021 is hereby ratified in its entirety.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 19th day of January, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

**CITY OF GREENFIELD
MILWAUKEE COUNTY**

COVID-19 EMERGENCY PROCLAMATION NO. 8

**A PROCLAMATION UPDATING THE CITY'S FMLA POLICIES TO IMPLEMENT
CHANGES UNDER THE CONSOLIDATED APPROPRIATIONS ACT, 2021**

WHEREAS, in December, 2019, a novel strain of the coronavirus was detected, now named COVID-19, and it has spread throughout the world, including every state in the United States; and

WHEREAS, on January 3, 2020, the World Health Organization declared COVID-19 to be a Public Health Emergency of International Concern; and

WHEREAS, on March 12, 2020, Governor Tony Evers declared a public health emergency to direct all resources needed to respond to and contain COVID-19 in Wisconsin; and

WHEREAS, on March 13, 2020, President Donald J. Trump proclaimed a National Emergency concerning COVID-19; and

WHEREAS, on March 17, 2020, the City of Greenfield declared a local state of emergency; and

WHEREAS, on March 18, 2020, President Donald Trump signed the Families First Coronavirus Response Act ("FFCRA"), which expands the Family and Medical Leave Act (Emergency Family and Medical Leave Expansion Act), and creates a paid sick leave entitlement for certain eligible employees (Emergency Paid Sick Leave Act); and

WHEREAS, the recently enacted Consolidated Appropriations Acts, 2021, makes changes to the FMLA regulations enacted as part of the FFCRA; and

WHEREAS, the purpose of this Proclamation is to update the City's FMLA policy as a result of the changes with Federal law.

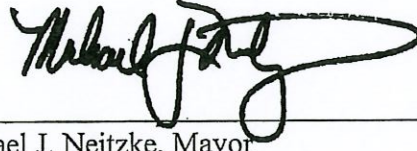
NOW, THEREFORE, BE IT PROCLAIMED, that I, Michael J. Neitzke, Mayor of the City of Greenfield, Wisconsin, on behalf of all of the Citizens of Greenfield and the staff of City government, hereby declare, as follows:

1. Pursuant to Wis. Stat. § 323.14(4)(b), upon current facts and the inability of the Common Council of the City of Greenfield to meet promptly, it is necessary and expedient for

the health, safety, protection, and welfare of persons and property within the City to ensure that the City appropriately follows federal law such that it is appropriate to issue this Proclamation to amend the City's FMLA policy in response to the changes to Federal law resulting from the Consolidated Appropriations Act, 2021.

2. The attached EPSL Policy is hereby adopted as the policy of the City effective immediately.

Dated this 15th day of January, 2021.

A handwritten signature in black ink, appearing to read "Michael J. Neitzke", written over a horizontal line.

Michael J. Neitzke, Mayor

EMERGENCY PAID SICK LEAVE EXTENSION POLICY

I. PURPOSE

This is the Emergency Paid Sick Leave policy ("EPSL Policy") of the City of Greenfield (the "City"). The purpose of the EPSL Policy is to expand the use of the existing Federal FMLA provisions. This EPSL Policy is an addendum to the City's FMLA policy and is effective January 1, 2021 through March 31, 2021.

II. POLICY

The Emergency Paid Sick Leave (EPSL) provides full-time employees up to 80 hours of paid sick leave and part-time employees sick leave hours based on the average hours worked over a two-week period. The EPSL is available if the employee is unable to work or telework, because of COVID-19. The leave is also available for the employee caring for close family members under quarantine or isolation. Any leave taken under EPSL will be applied to the employee's Family and Medical Leave Act (FMLA) entitlement when applicable.

PAID SICK LEAVE

The City will provide full-time employees with up to 80 hours of paid sick leave if the employee is unable to work (or telework) due to COVID-19. Part-time employees are entitled to paid sick leave based on the number of hours the employee works, on average, over a two-week period. The EPSL hours are a maximum number of hours an employee is eligible for, including any sick leave hours paid during 2020 under the Families First Coronavirus Response Act (FFCRA). (Employees who received 80 hours of FFCRA sick leave are not eligible for an additional 80 hours of EPSL; however, would be eligible for any remaining unused hours from 2020).

Qualifying reasons for this paid sick leave include:

1. The employee is subject to a federal, state, or local quarantine or isolation order related to COVID-19.
2. The employee has been advised by a health care provider to self-quarantine due to concerns related to COVID-19.
3. The employee is experiencing symptoms of COVID-19 and seeking a medical diagnosis.
4. The employee is caring for an individual who is subject to either number 1 or 2 above.
5. The employee is experiencing any other substantially similar condition specified by the secretary of health and human services in consultation with the secretary of the treasury and the secretary of labor.

Paid sick leave is paid at the employee's regular rate of pay, or minimum wage, whichever is greater, for leave taken for reasons 1-3 above. An employee taking leave for reasons 4-5 may be compensated at two-thirds of his or her regular rate of pay, or minimum wage, whichever is greater.

Paid leave benefits are capped at \$511 a day (or \$5,110 total) for reasons 1-3 above.
Paid leave benefits are capped at \$200 a day (or \$2,000 total) for reasons 4-5 above.

The City may not require an employee to use other types of paid leave provided by the employer before the employee uses the paid sick time available under this law.

For full-time employees, the hours under this Policy are in addition to sick leave hours you may already have or continue to earn. Unused paid sick leave under this EPSL Policy will not carryover beyond March 31, 2021.

III. ELIGIBILITY

All regular full-time and part-time employees are eligible for the paid sick leave.

IV. PROCEDURES

To request leave under EPSL, please contact Human Resources; but should not be later than the first workday (or portion thereof) that the employee needs the leave.

The City will not exclude Emergency Responders from the EPSL unless, and until the utilization of leave exceeds the capacity for staffing, at which time the Fire Chief, Police Chief, Health Officer/Director, DPW Superintendent have the discretion to no longer include Emergency Responders under this leave. Emergency Responders include Fire Department, Police Department, Dispatchers, Health Department and DPW. The nature of the work performed by these employees, the possible need for additional staffing, and the exigent and dire circumstances that may exist when these employees are needed most necessitates their availability as emergency responders. The City may amend this list of emergency responders at any time.

RESOLUTION NO. 3784

SPECIAL USE PERMIT FOR INKWELL TATTOO COMPANY, A PROPOSED
TATTOO BUSINESS, TO BE LOCATED AT 6835 W. LAYTON AVE., SUBMITTED
BY JON JOHNSON, D/B/A INKWELL TATTOO COMPANY, LLC

(TAX KEY NO. 617-0118-000)

WHEREAS, Jon Johnson, d/b/a Inkwell Tattoo Company, LLC, 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 a tattoo business at 6835 W. Layton Ave.; and,

WHEREAS, after due notice, a public hearing was held by the Common Council on January 19, 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, Jon Johnson, d/b/a Inkwell Tattoo Company, LLC, resides at 9115 W. Greenfield Ave., West Allis, WI 53214.
2. The property is owned by LBJ Greenfield Realty LLC, 8575 W Forest Home Ave # 40, Greenfield, WI 53228.
3. Inkwell Tattoo Company will occupy approximately 2,500 sq. ft. of the multi-tenant commercial building located at 6835 W. Layton Ave., Greenfield, Milwaukee County, Wisconsin, more particularly described as follows:

Lot 5, Block 4 of Layton Heights Subdivision, a recorded subdivision, and those parts of the vacated public street on the north and west, all being a part of the Northwest ¼ of Section 27, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin.

Tax Key No. 617-0118-000

Said land being located at 6835 W. Layton Ave.

4. The applicant is proposing to establish a tattoo business within the existing multi-tenant commercial building.
5. The aforesaid premise is zoned C-1 Neighborhood Commercial District under the Zoning Ordinance of the City of Greenfield, which permits "Other Personal Care Services" as a Special Use, pursuant to Sec. 21.04.0603, Sec. 21.04.0700 and Sec. 21.08.0103 of the Municipal Code.
6. The subject property is part of an area along the W. Layton Ave. corridor that is developed for mixed uses. Properties to the north are developed as residential and commercial.

Properties to the east are developed as commercial. Properties to the south and west 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 Jon Johnson, d/b/a Inkwell Tattoo Company, LLC, to establish a tattoo business, to be located at 6835 W. Layton Ave., be, and is hereby granted on the following grounds:

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

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

1. Site and Landscaping Plans. The grant of this Special Use Permit is subject to and conditioned upon the Site Plan and all other applicable conditions approved by the Plan Commission on December 8, 2020 and by the Common Council on January 19, 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 for Inkwell Tattoo Company will be 12:00pm – 8:00pm, seven (7) days/week.
4. Off-Street Parking. The Inkwell Tattoo Company tenant spaces requires 13 off-street parking spaces. Remaining tenant spaces require 26 off-street parking spaces for a total of 39 off-street parking stalls required for the entire building under the category of “Miscellaneous retail stores.” Thirty-three (33) off-street parking stalls are to be provided on site. The Common Council may waive the parking shortage.
5. Signage. Signage shall be in compliance with the City’s Signage Ordinance. Any building window signage shall not exceed twenty-five (25) percent of the net glazed front window area per business premises. Rope/LED trim lighting shall not be allowed.
6. Public Nuisance. In accordance with Chapter 11 of the Municipal Code, Public Nuisances are prohibited. Public Nuisances include blighted properties due to an accumulation thereon of junk or other unsightly debris. Enforcement and abatement of public nuisances, including revocation of the Special Use Permit, may take place after three (3) or more nuisance

activities have occurred at a premise on separate days during a one hundred and eighty (180) day period.

7. Marketing Displays. The use of pennants, special lighting, flags, streamers or other signage typically temporary in nature, hanging, floating or attached to a structure or vehicle shall not be permitted.

8. Outdoor Lighting. All outdoor lighting fixtures shall be shielded in such a manner that no light splays from the property boundaries. Full-cut off fixtures and or house side shields 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.

Jon Johnson, d/b/a Inkwell Tattoo Company, LLC

Robert Hoelzl, d/b/a LBJ Greenfield Realty LLC

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 19th day of January, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

RESOLUTION NO. 3785

RESOLUTION TO CONSOLIDATE POLLING LOCATIONS
FOR THE APRIL 6, 2021 SPRING ELECTION
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 April 6, 2021 Spring Election 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, April 6, 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 19th day of January, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

ORDINANCE NO. 2971

ORDINANCE TO ADOPT A LAND USE MAP AMENDMENT TO THE CITY OF
GREENFIELD COMPREHENSIVE PLAN FOR THE PROPERTIES LOCATED AT 11940
W. EDGERTON AVE., 120** W. VOGEL AVE. AND 120** W. VOGEL AVE. FROM
SINGLE FAMILY TO MIXED RESIDENTIAL
(TAX KEY NOS. 611-8964-000, 611-8965-001 AND 611-8965-002)

WHEREAS, the City has prepared the Land Use Map Amendment pursuant to Wis. Stat. § 66.1001; and,

WHEREAS, the planning process for the Land Use Map Amendment was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the plan in compliance with Sec. 66.1001 of the Wisconsin Statutes; and,

WHEREAS, on December 8, 2020, the City of Greenfield Plan Commission by majority vote recommended that the Common Council approve an ordinance for the subject Land Use Map Amendment to the City of Greenfield Comprehensive Plan in compliance with the requirements of Sec. 66.1001(4)(b) of Wisconsin Statutes; and,

WHEREAS, the Common Council of the City of Greenfield conducted a public on January 19, 2021, upon a proposal to amend the Land Use Map to the City of Greenfield Comprehensive Plan; and,

WHEREAS, Notice of said hearing has been duly published in the official City of Greenfield newspaper and a period of at least thirty (30) days has expired after the last publication before said hearing, as required by State Statutes; and,

WHEREAS, following the Public Hearing and upon consideration of the Plan Commission's recommendation, and all public comment received at the hearing, the Common Council finds that the proposed amendment furthers the coordinated, adjusted and harmonious development of the City which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I. The Greenfield Common Council, does by enactment of this ordinance, pursuant to Sec. 66.1001(4) of the Wisconsin Statutes, formally adopt the subject Land Use Map Amendment to the City of Greenfield Comprehensive Plan to redesignate the Future Land Use Map within the City's Comprehensive Plan (Chapter Three: Land Use) from Single Family to Mixed Residential (Tax Key Nos. 611-8964-000, 611-8965-001 and 611-8965-002), Greenfield,

Milwaukee County, Wisconsin, (map attached as Exhibits A and B hereto and incorporated herein by reference) more particularly described as follows:

“A”

West 13 and 1/3 acres of the Southeast ¼ of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin. Excepting therefrom those parts located in the Village of Hales Corners.

Tax Key No. 611-8964-000

“B”

Parcel 3 of Certified Survey Map No. 4832, being a part of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 611-9865-001

“C”

That part of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Northwest ¼ of Section 30; thence North 88°45'46" East along the South line of said ¼ Section 1,444.30 feet to a point on the West line of Certified Survey Map No. 4832; thence North 00°08'08" West along the West line of said Certified Survey Map, 400.08 feet to a point, said point being the intersection of the South and West right-of-way lines of West Vogel Avenue and the point of beginning of the land to be described; thence continue North 00°08'08" West along the West right-of-way line of West Vogel Avenue, 60.01 feet to a point, said point being the intersection of the West and North right-of-way lines of West Vogel Ave; thence North 88°45'46" East along the North right-of-way line of West Vogel Avenue, 270.13 feet to a point on the East right-of-way line of West Vogel Avenue; thence South 00°12'24" East along the East right-of-way line of West Vogel Avenue, 60.01 feet to a point on the South right-of-way line of West Vogel Avenue; thence South 88°45'46" West along the North right-of-way line of West Vogel Avenue, 270.20 feet to the point of beginning. Said lands containing 16,210 square feet or land, more or less.

Right-of-way

“D”

Parcel 4 of Certified Survey Map No. 4832, being a part of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 611-9865-002

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 19th day of January, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

The map shows a grid of lots. The northern boundary is Holmes Ave, and the southern boundary is Wedgerton Ave. The eastern boundary is S 116th St. A large green-shaded area is labeled 'Parcel A'. To the west of Parcel A, there are several smaller lots, some of which are labeled 'Parcel B' and 'Parcel D'. A 'C' right-of-way is also indicated. The map includes lot numbers, street names, and a scale bar.

ORDINANCE NO. 2972

ORDINANCE TO AMEND THE OFFICIAL GREENFIELD ZONING MAP BY REZONING THE PROPERTIES LOCATED AT 11940 W. EDGERTON AVE., 120** W. VOGEL AVE. AND 120** W. VOGEL AVE. FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT - RESIDENTIAL
(TAX KEY NOS. 611-8964-000, 611-8965-001 AND 611-8965-002)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing was held by the Common Council on January 19, 2021, at 7:00 p.m. or soon thereafter, virtually through the Zoom platform, upon a proposal to rezone the properties located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave. from R-1 Single-Family Residential District to PUD Planned Unit Development District - Residential; and,

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

NOW, THEREFORE, the Common Council of the City of Greenfield do ordain as follows:

PART I. The Official Greenfield Zoning Map described in Section 21.04.0102 of the Municipal Code is hereby amended (map attached as Exhibit A hereto and incorporated herein by reference) to provide that the following described land, located at 11940 W. Edgerton Ave., 120** W. Vogel Ave. and 120** W. Vogel Ave., Greenfield, Milwaukee County, Wisconsin, shall be and is hereby rezoned from R-1 Single-Family Residential District to PUD Planned Unit Development District - Residential as follows:

“A”

West 13 and 1/3 acres of the Southeast ¼ of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin. Excepting therefrom those parts located in the Village of Hales Corners.

Tax Key No. 611-8964-000

“B”

Parcel 3 of Certified Survey Map No. 4832, being a part of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 611-9865-001

“C”

That part of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin, which is bounded and described as follows: Commencing at the Southwest corner of said Northwest ¼ of Section 30; thence North 88°45'46" East along the South line of said ¼ Section 1,444.30 feet to a point on the West line of Certified Survey Map No. 4832; thence North 00°08'08" West along the West line of said Certified Survey Map, 400.08 feet to a point, said point being the intersection of the South and West right-of-way lines of West Vogel Avenue and the point of beginning of the land to be described; thence continue North 00°08'08" West along the West right-of-way line of West Vogel Avenue, 60.01 feet to a point, said point being the intersection of the West and North right-of-way lines of West Vogel Ave; thence North 88°45'46" East along the North right-of-way line of West Vogel Avenue, 270.13 feet to a point on the East right-of-way line of West Vogel Avenue; thence South 00°12'24" East along the East right-of-way line of West Vogel Avenue, 60.01 feet to a point on the South right-of-way line of West Vogel Avenue; thence South 88°45'46" West along the North right-of-way line of West Vogel Avenue, 270.20 feet to the point of beginning. Said lands containing 16,210 square feet or land, more or less.

Right-of-way

“D”

Parcel 4 of Certified Survey Map No. 4832, being a part of the Northwest ¼ of Section 30, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, State of Wisconsin.

Tax Key No. 611-9865-002

PART II. Notwithstanding the change to PUD for all parcels, on Parcels B, C “right of way” [if vacated by the City], and D, the sole permitted use shall be single-family residential.

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

PART V. 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 19th day of January, 2021.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

CITY OF GREENFIELD
OPERATOR LICENSE APPLICANTS

01/14/2021

Benjamin Rosales	3145 S 50th ST	Milwaukee, WI 53219
Erica Jasmin Ramirez	4246 S 60th ST Apt #220	Milwaukee, WI 53220
Jacqueline R Loiacono	3732 S Lenox ST	Milwaukee, WI 53207
Jeffrey Thomas Linehan	8605 W Lawrence AVE	Milwaukee, WI 53225
Tanya Ann Vallejo	11135 W Ohio AVE	Milwaukee, WI 53237
