



Common Council Chambers – City Hall Room 100
7325 W Forest Home Ave, Greenfield, Wisconsin

COMMON COUNCIL MEETING AGENDA

Tuesday, August 16, 2022 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the July 19, 2022 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 DankHouse, a proposed CBD retailer to be located within the multi-tenant commercial building at 3829 S. 108 St., submitted by Xavier Bitseedy, d/b/a DankHouse, LLC. (Tax Key No. 563-9990-002) (PC-7/12/22 Kastner)
 - a. Approve a Resolution for a Special Use Permit for DankHouse, a proposed CBD retailer to be located within the multi-tenant commercial building at 3829 S. 108 St., submitted by Xavier Bitseedy, d/b/a DankHouse, LLC. (Tax Key No. 563-9990-002) (PC-7/12/22 Kastner)
 - b. Approve a Site Plan Review for DankHouse, a proposed CBD retailer to be located within the multi-tenant commercial building at 3829 S. 108 St., submitted by Xavier Bitseedy, d/b/a DankHouse, LLC. (Tax Key No. 563-9990-002) (PC-7/12/22 Kastner)
 - 2. Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 5401 W. Layton Ave. from C-2 Community Commercial District to PUD Planned Unit Development District (PUD #4). (Tax Key No. 619-9997-003) (PC-7/12/22 Kastner)
 - a. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning the property located at 5401 W. Layton Ave. from C-2 Community Commercial District to PUD Planned Unit Development District (PUD #4). (Tax Key No. 619-9997-003) (PC-7/12/22 Kastner)
 - b. Approve Site, Landscaping and Architectural Plans for Verde Terrace Apartments, a proposed new construction multi-family housing development, to be located at 5401 W. Layton Ave., submitted by Michael A. Testa, d/b/a Ogden & Company, Inc., and Jonathan Ross d/b/a Ogden & Company Investment Partners LLC. (Tax Key No. 619-9997-003) (PC-7/12/22 Kastner)
- J. Old Business
 - 1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. One member to the Board of Health for a term to expire 6/1/2022 (formerly Allen Owen)
- ii. One member to the Board of Review for a term to expire 5/1/2026 (formerly James Jaworowicz)
- iii. One alternate member to the Tree Commission for a term to expire 5-1-24 (formerly Chloe Selkirt)
- iv. One member to the Zoning Board of Appeals for a term to expire 5-1-23 (formerly Audrey Ellison)

K. New Business

1. Letter of resignation received from David Schilz for the following: Community Development Authority, Park & Recreation Board, Zoning Board of Appeals. (Goergen)
2. Appointments to various committees and commissions:
 - a. Mayor appointments, confirmed by Council:
 - i. One alternate member to the Community Development Authority for a term to expire 2/19/25 (formerly David Schilz)
 - ii. One member to the Zoning Board of Appeals for a term to expire 5/1/24 (formerly David Schilz)
 - b. Council appointments:
 - i. One member to the Park & Recreation Board for a term to expire 5/31/26 (formerly David Schilz)
3. Approve applications for 2022-2023 operator licenses (Goergen)
4. Approve an application for a Parade License, and request to waive the license fee, received from the Greenfield High School to conduct a parade on September 23, 2022 from 3:30 PM to 6:30 PM. (Assemble at 3:30 PM at South 51st Street (dead end) and west to Edgerton Avenue; with parade to begin at 5:00 PM moving on Edgerton westward to South 60th Street then proceeding north on South 60th Street to Greenfield High School.) (Goergen)
5. Notice of Injury and Claim received from Aman Singh. (Goergen)
6. Resolution appointing additional election inspectors for 2022-2023. (Goergen)
7. Approve a Special Use Review and Site Plan Review for an ownership change of the existing BP gas station and convenience store located at 4715 S. 27 St., submitted by Bilal Amjad, d/b/a Ali's Investments, LLC. (Tax Key No. 622-9999-000) (PC-8/09/22 Kastner)
8. Approve Architectural Plans for proposed exterior modifications to Rosen Nissan of Greenfield, an existing business located at 5505 S. 27 St., submitted by Jim Triatik, d/b/a Sullivan Design Builds. (Tax Key No. 668-9000-012) (PC-8/09/22 Kastner)
9. Approve Site and Landscaping Plans for proposed site modifications to Kingdom Hall of Jehovah's Witnesses, an existing place of worship located at 12165 W. Layton Ave., submitted by Mark Falk d/b/a Falk Property Improvements LLC. (Tax Key No. 611-8989-001) (PC-8/09/22 Kastner)
10. Approve Site and Architectural Plans for proposed site modifications to Ray's Butcher Shoppe, an existing business located at 4640 W. Loomis Rd., submitted by Tim Zellner d/b/a J&J Contractors LLC and Scott Podd d/b/a Ray's Butcher Shoppe. (Tax Key No. 620-6656-002) (PC-8/09/22 Kastner)

11. Approve Architectural Plans for proposed exterior modifications to Gordie Boucher Nissan, an existing business located at 4141 S. 108 St., submitted by Chad Kemnitz d/b/a Professional Consultants, Inc. and Dan Nienhuis d/b/a Boucher Holdings, LLC. (Tax Key No. 566-9960-002) (PC-8/09/22 Kastner)
12. Approve an Outdoor Special Event application for the House of Harley MFD Local #215 Retiree event, to be located at 6221 W. Layton Ave., August 17th, 2022. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" License (beer), and Food. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(a)12.* (Porter)
13. Approve an Outdoor Special Event application for Friends Fest, an event to be located at Friends on Forest Home at 5614 W. Forest Home Ave., September 2-3, 2022. Application includes the following combination of licenses/permits: OSE, extension of premises (beer, live music, car show), food, and commercial building, electrical and plumbing. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(a)12.* (Porter)
14. Approve an Outdoor Special Event application for the House of Harley Hometown Rally event, to be located at 6221 W. Layton Ave., September 1 – September 5, 2022. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" License (beer), Food, and Commercial building, electrical and plumbing. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(a)12.* (Porter)
15. Approve an Outdoor Special Event application for the House of Harley Fisher House Charity Ride event, to be located at 6221 W. Layton Ave., September 10, 2022. Application includes the following combination of licenses/permits: OSE, and Temporary Class "B" License (beer), and Food. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(a)12.* (Porter)
16. Approve an Outdoor Special Event application for the House of Harley Ride for Raymond event, to be located at 6221 W. Layton Ave., September 17, 2022. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" License (beer), and Food. *Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(a)12.* (Porter)
17. Discussion and decision to approve an agreement with Assessment Technologies of Wisconsin, LLC for a Market Update Revaluation for the 2024 assessment year. (8/10/22 F&HR S. Saryan)
18. Discussion and decision to approve the extension option of the agreement approved in August 2020 with Grota Appraisals, LLC for assessment services through 2025. (8/10/22 F&HR S. Saryan)
19. Discussion and decision to close the Greenfield Crossing Redevelopment Project (GCROSS) and transfer the balance of \$61,077.50 to the General Fund. (8/10/22 F&HR S. Saryan)
20. Discussion and decision to approve Access and Use Agreement between Milwaukee County, CentralSquare Technologies, and Greenfield Fire Dept. (8/10/22 F&HR S. Saryan)
21. Discussion and decision to approve Consent to Assignment of Software License Agreement between Milwaukee County, CentralSquare Technologies, and Greenfield Fire Dept. (8/10/22 F&HR S. Saryan)
22. Approve project to replace the fence and gate along the south side of the trash and recycling drop off center. (8/10/22 F&HR S. Saryan)
23. Approve project to rehabilitate the salt storage dome, and transfer \$65,000 from the salt and sand account 010-1910-530.5900 to a capital account. (8/10/22 F&HR S. Saryan)

24. Accept June 2022 financial statements. (8/10/22 F&HR S. Saryan)
25. Approval of mileage reimbursements in the amount of \$1,114.73. (8/10/22 F&HR S. Saryan)
26. Approval of schedules of disbursements in the amount of \$7,257,248.19 (8/10/22 F&HR S. Saryan)
27. Investments and reinvestments for May and June 2022. (8/10/22 F&HR S. Saryan)

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.