

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON TUESDAY,
DECEMBER 20, 2022

A. Call to Order & Roll Call

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

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

Excused: Karl Kastner

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

B. Opening Prayer

An opening prayer was given by Pastor Tim Vik.

C. Pledge of Allegiance

D. Approval of the December 6, 2022 Common Council minutes

Motion by Alderperson Akers, seconded by Alderperson Collins to approve. Motion carried unanimously.

E. Mayor's Report

Mayor Neitzke spoke about Cruisin' Santa and thanked all the departments involved.

F. Aldermanic Reports

Alderperson Collins spoke about the Park & Recreation's older adult luncheon with Elvis and Breakfast with Santa; the Police Department's vending machine that has free NARCAN®, information, business cards, and fentanyl test strips; and Mikayla Schwab, a Recreation Supervisor in Parks & Recreation, received the 2022 Young Professional of the Year Award from the Wisconsin Parks & Recreation.

Alderperson Bailey spoke about the Tree Commission plans for 2023 along with the \$5,000 grant received for trees in Konkel Park.

G. Announcements

Mayor Neitzke thanked LandNav, and Mr. David Cullen, Milwaukee County Treasurer, for the tax bills going out timely.

H. Citizen Commentary

I. Public Hearings

1. Public Hearing on an Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use (Tax Key No. 576-9995-002) and a Public Hearing on an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the property located at 4241 S. 27 St. and a portion of the property at 4201 S. 27 St. from PUD Planned Unit Development District to C-2 Community Commercial District. (Tax Key Nos. 576-9995-002 and 576-9995-001) (PC-11/8/22 Kastner)

The public hearing was opened at 7:12 PM.

Kristi Porter, Community Development Manager, presented the site information, the Certified Survey Map, the rezoning, building additions, site improvements, and recommendations from the Plan Commission.

No one spoke for or against it or for informational purposes.

Motion by Alderperson Akers, seconded by Alderperson Collins to close the public hearing at 7:19 PM. Motion carried unanimously.

- a. Approve an Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use. (Tax Key No. 576-9995-002) (PC-11/8/22 Kastner)
Motion by Alderperson Collins, seconded by Alderperson Akers to approve agenda items I1a - I1e. On a roll call vote, motion carried unanimously.
- b. Approve an Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the properties located at 4201 S. 27 St. and 4241 S. 27 St. from PUD Planned Unit Development District to C-2 Community Commercial District (Tax Key Nos. 576-9995-001 and 576-9995-002) (PC-11/8/22 Kastner)
Approved under agenda item I1a.
- c. Approve a Certified Survey Map to combine a portion of the property located at 4241 S. 27 St. with the property located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001 and 576-9995-002) (PC-11/8/22 Kastner)
Approved under agenda item I1a.
- d. Approve a Special Use Review for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001) (PC-11/8/22 Kastner)
Approved under agenda item I1a.
- e. Approve Site, Landscaping and Architectural Plans for a building addition to the existing auto dealership, Lake Ford Auto, located at 4201 S. 27 St., submitted by Devin Winter d/b/a Excel Engineering Inc. and John Maneage d/b/a BRE 1, LLC/BRE 2, LLC. (Tax Key Nos. 576-9995-001) (PC-11/8/22 Kastner)
Approved under agenda item I1a.

J. Old Business

1. Appointments to various committees and commissions:

a. Mayor appointments, confirmed by Council:

- i. One member to the Board of Review for a term to expire 5/1/2026 (formerly James Jaworowicz)
Place on next agenda.
- ii. One alternate member to the Tree Commission for a term to expire 5-1-24 (formerly Chloe Selkirt)
Place on next agenda.

2. Decision to approve a City consent to Assignment under the Second Amendment of the Development Agreement by and between the City of Greenfield and Cobalt Loomis, LLC ("Developer"), for office building development within the area known as Loomis Crossing. (Porter)
Motion by Alderperson Collins, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.

K. New Business

1. Approve applications for 2022-2023 operator licenses (Goergen)
Motion by Alderperson Akers, seconded by Alderperson Collins to approve. Motion carried unanimously.

2. Approve application for a Temporary Class "B" Retailer's License received from Harley Owners Group-Milwaukee Chapter to sell fermented malt beverages indoors at Service Seminar 4A 02/18/2023 from 10:00 AM - 5 PM at 6221 W. Layton Avenue. 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 Alderperson Collins, seconded by Alderperson Saryan to approve. Motion carried unanimously.
3. Approve a Certified Survey Map for the proposed combination of two parcels located at 4702 W. Edgerton Ave. and 47** W. Holmes Ave., submitted by Cirenia Murillo. (Tax Key Nos. 620-9923-004 and 620-9923-007) (PC-12/13/22 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Saryan to approve. Motion carried unanimously.
4. Approve a Certified Survey Map for proposed combination of two parcels located at 6221 W. Layton Ave. and 6417 W. Layton Ave. and Site, Landscaping and Architectural Plans for a storage building addition at 6221 W. Layton Ave. and 6417 W. Layton Ave., submitted by Mike Duffek d/b/a Duffek Construction and Jeff Binkert d/b/a House of Harley-Davidson. (Tax Key Nos. 618-9996-009 and 618-9992-001) (PC-12/13/22 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Collins to approve. Motion carried unanimously.
5. Approve a Special Use Review and Site Plan Review for Romero's Restaurant and Bar, a proposed restaurant to be located at 4171 S. 76 St., submitted by Carmelo Romero d/b/a Romero's Restaurant and Bar. (Tax Key No. 691-9841-017) (PC-12/13/22 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.
6. Approve Site, Landscaping and Architectural Plans for UW Credit Union – Greenfield Branch, a proposed business to be located at 5100 S. 76 St., submitted by David J. Ewanowski, AIA d/b/a KEE Architecture, Inc. and Cheryl Weisensel d/b/a UW Credit Union. (Tax Key No. 650-8998-006) (PC-12/13/22 Kastner)
Motion by Alderperson Bailey, seconded by Alderperson Akers to approve. Motion carried unanimously.
7. Approve Site Plans for a loading dock addition at Imprex, Inc., an existing business located at 3260 S. 108 St., submitted by Thomas Juday and Robert Juday d/b/a Imprex. (Tax Key No. 524-8980-003) (PC-12/13/22 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Collins to approve. Motion carried unanimously.
8. Approve a Special Use Review and Site Plan Review for McDonald's, an existing restaurant located at 5040 S. 76 St., submitted by Steve Kilian, Jr. d/b/a Kilian Management Services. (Tax Key No. 617-9975-032) (PC-12/13/22 Kastner)
Motion by Alderperson Akers, seconded by Alderperson Collins to approve. Motion carried unanimously.
9. Approve a contract with Wanasek Corporation for project number 2218 Loomis Road Utility Improvements. (Katz)
Motion by Alderperson Collins, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
10. Approve a permanent underground utility easement across a portion of the Konkel Park parcel, to

Wisconsin Electric Power Company DBA We Energies. (Katz)

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

11. Discussion and decision to approve extending Memorandum of Understanding with Interim Assistant Fire Chief (Chief Cohn)
Motion by Alderperson Collins, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.
12. Approve a Greenfield Health Department Medicare provider enrollment revalidation with Centers for Medicare and Medicaid Services. (Gorecki)
Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.
13. Contract modification agreement between the State of Wisconsin Department of Health Services and the Greenfield Health Department related to 2023 Consolidated Contract grant funding related to Overdose Data to Action (Opioid Fatality Review). (12/14/22 F&HR S. Saryan)
Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.
14. Contract addendum between the Health Care Education and Training, INC (HCET) and the Greenfield Health Department related to 2022 Get Yourself Tested (GYT) Initiative. (12/14/22 F&HR S. Saryan)
Motion by Alderperson Saryan, seconded by Alderperson Collins to approve. On a roll call vote, motion carried unanimously.
15. Discussion and decision regarding the approval of a service agreement between Jani King of Milwaukee and the Greenfield Police Department. (12/14/22 F&HR S. Saryan)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
16. Discussion and decision regarding renewing the City's 2023 insurance policies (which include: liability, auto liability, worker's comp, crime, cyber liability, employment practices liability, equipment breakdown, pollution liability, property and storage tanks), and authorize the City Clerk and Mayor to sign related paperwork (12/14/22 F&HR S. Saryan)
Motion by Alderperson Bailey, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.
17. Approve Memorandum of Understanding (MOU) between the Milwaukee County Register of Deeds and the City of Greenfield for free Laredo access. (12/14/22 F&HR S. Saryan)
Motion by Alderperson Akers, seconded by Alderperson Bailey to approve. On a roll call vote, motion carried unanimously.
18. Discussion and decision to approve a 4 year agreement with Key Benefit Concepts for updated OPEB (Other Post-Employment Benefits) Valuations and table updates. (12/14/22 F&HR S. Saryan)
Motion by Alderperson Collins, seconded by Alderperson Saryan to approve. On a roll call vote, motion carried unanimously.
19. Approval of mileage reimbursements in the amount of \$727.83. (12/14/22 F&HR S. Saryan)
Motion by Alderperson Collins, seconded by Alderperson Bailey to approve agenda items K19 - K21. On a roll call vote, motion carried unanimously.
20. Approval of schedules of disbursements in the amount of \$1,572,194.60. (12/14/22 F&HR S. Saryan)
Approved under agenda item K19.
21. Accept November 2022 investments and reinvestments. (12/14/22 F&HR S. Saryan)

Approved under agenda item K19.

22. Common Council to remain in closed session, pursuant to Wisconsin Statutes, Section 19.85(1)(c)(f) to consider the following:
- a. Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
 - b. Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies 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 or investigations.
- Motion by Alderperson Akers, seconded by Alderperson Collins to go into closed session at 7:31 PM. On a roll call vote, motion carried unanimously.
23. Adjourn closed session and reconvene into open session.
- Motion by Alderperson Akers, seconded by Alderperson Collins to adjourn closed session and reconvene into open session at 8:09 PM. Motion carried unanimously.
24. Decision to follow Board of Health recommendation to appoint Interim Health Officer/Director effective January 1, 2023 (J. Foley)
- Motion by Alderperson Collins, seconded by Alderperson Akers to approve. On a roll call vote, motion carried unanimously.

L. Items for future agenda

M. Adjourn

Motion by Alderperson Bailey, seconded by Alderperson Saryan to adjourn at 8:11 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 12/21/2022

ORDINANCE NO. 3013

Ordinance to adopt a Land Use Map amendment to the 2020 City of Greenfield Comprehensive Plan for a portion of the property located at 4241 S. 27 St. from Mixed Residential to Planned Mixed Use. (Tax Key No. 576-9995-002)

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 July 13, 2021, 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 December 20, 2022, upon a proposal to amend the 2020 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 Statues; 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) for a portion of the property from Mixed Residential to Planned Mixed Use (part of Tax Key No. 576-9995-002),

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

Part of Parcel 2 of Certified Survey Map No. 6003, recorded in Reel 3336, Images 975 to 978 in the Milwaukee County Register of Deeds Office as Document No. 6981083, located in part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 24; thence North 00°-35'-56" West along the East line of said Northeast 1/4, a distance of 362.04 feet to the Easterly extension of the South line of Parcel 1 of said Certified Survey Map No. 6003; thence South 88°-42'-33" West along said Easterly extension and said South line, a distance of 553.01 feet to the Southwest corner of said Parcel 1, said point being the point of beginning; thence continuing South 88°-42'-33" West along the Westerly extension of said South line, a distance of 52.00 feet; thence North 00°-35'-52" West along a line lying 52.00 feet west of and parallel with the West line of said Parcel 1, a distance of 433.16 feet to the North line of said Parcel 2; thence North 88°-37'-41" East along said North line, a distance of 52.00 feet to the Northwest corner of said Parcel 1; thence South 00°-35'-52" East along the West line of said Parcel 1, a distance of 433.23 feet to the point of beginning and containing 0.517 acres (22,526 sq. ft.) of land more or less.

Part of Tax Key No. 576-9995-002

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 20th day of December, 2022.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division

[illegible][illegible]

ORDINANCE NO. 3014

Ordinance to amend the official Greenfield Zoning Map by rezoning a portion of the properties located at 4201 S. 27 St. and 4241 S. 27 St. from to PUD Planned Unit Development District to C-2 Community Commercial District. (Tax Key Nos. 576-9995-001 and 576-9995-002)

WHEREAS, the Common Council of the City of Greenfield conducted a public hearing in the Common Council Chambers of City Hall at Greenfield, Wisconsin, on Tuesday, the 20th day of December 2022, at 7:00 p.m. or soon thereafter, upon a proposal to rezone a portion of the properties located at 4201 S. 27 St. and 4241 S. 27 St. from to PUD Planned Unit Development District to C-2 Community Commercial District; 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; and,

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 to provide that the following described land shall be and is hereby rezoned from PUD Planned Unit Development District to C-2 Community Commercial District to-wit:

Part of Parcel 2 of Certified Survey Map No. 6003, recorded in Reel 3336, Images 975 to 978 in the Milwaukee County Register of Deeds Office as Document No. 6981083, located in part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 6 North, Range 21 East, City of Greenfield, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 24; thence North 00°-35'-56" West along the East line of said Northeast 1/4, a distance of 362.04 feet to the Easterly extension of the South line of Parcel 1 of said Certified Survey Map No. 6003; thence South 88°-42'-33" West along said Easterly extension and said South line, a distance of 553.01 feet to the Southwest corner of said Parcel 1, said point being the point of beginning; thence continuing South 88°-42'-33" West along the Westerly extension of said South line, a distance of 52.00 feet; thence North 00°-35'-52" West along a line lying 52.00 feet west of and parallel with the West line of said Parcel 1, a distance of 433.16 feet to the North line of said Parcel 2; thence North 88°-37'-41" East along said North line, a distance of 52.00 feet to the Northwest corner of said Parcel 1; thence South 00°-35'-52" East along the West line of said Parcel 1, a distance of 433.23 feet to the point of beginning and containing 0.517 acres (22,526 sq. ft.) of land more or less.

AND

Parcel 1 and part of Parcel 2 of Certified Survey Map No. 6003, recorded in Reel 3336, Images 975 to 978 in the Milwaukee County Register of Deeds Office as Document No. 6981083, located in part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 6 North, Range

21 East, City of Greenfield, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 24; thence North 00°-35'-56" West along the East line of said Northeast 1/4, a distance of 362.04 feet to the Easterly extension of the South line of said Parcel 1; thence South 88°-42'-33" West along said Easterly extension, a distance of 80.01 feet to the Southeast corner of said Parcel 1, said point being the point of beginning; thence continuing South 88°-42'-33" West along the South line of said Parcel 1 and its Westerly extension, a distance of 525.00 feet; thence North 00°-35'-52" West along a line lying 52.00 feet west of and parallel with the West line of said Parcel 1, a distance of 433.16 feet to the North line of said Parcel 2; thence North 88°-37'-41" East along said North line and the North line of said Parcel 1, a distance of 525.00 feet to the Northeast corner of said Parcel 1; thence South 00°-35'-56" East along the East line of said Parcel 1, a distance of 433.90 feet to the point of beginning and containing 5.225 acres (227,586 sq. ft.) of land more or less.

A portion of 4201 S. 27 St. and 4241 S. 27 St. (part of Tax Key Nos. 576-9995-001 and 576-9995-002)

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 20th day of December, 2022.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

Cc: Engineering Division