



REVISED COMMON COUNCIL MEETING AGENDA

Tuesday, June 20, 2023 - 7:00 PM

- A. Call to Order & Roll Call
- B. Opening Prayer
- C. Pledge of Allegiance
- D. Approval of the May 16, 2023 Common Council minutes
- E. Approval of the May 26, 2023 Special Common Council minutes
- F. Approval of the June 1, 2023 Special Common Council minutes
- G. Mayor's Report
- H. Aldermanic Reports
- I. Announcements
- J. Citizen Commentary
- K. Public Hearings
 - 1. Public Hearing on a Special Use Permit for Greenfield Maranatha Community Center, a proposed community center to be located at 4515 W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200) (PC-5/9/23 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Greenfield Maranatha Community Center, a proposed community center to be located at 4515 W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200) (PC-5/9/23 Kastner)
 - b. Approve a Certified Survey Map for proposed land combination of 4515 & 45** W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200) (PC-5/9/23 Kastner)
 - c. Approve Site and Landscaping Plans for Greenfield Maranatha Community Center, a proposed community center to be located at 4515 W. Forest Home Ave., submitted by Juan Carlos Viruet, d/b/a Iglesia Vida Explosiva En Cristo, Inc. and Michael Christenson, d/b/a MSA Professional Services, Inc. (Tax Key Nos. 531-0000-100 and 531-0000-200) (PC-5/9/23 Kastner)
 - 2. Public Hearing on a Special Use Review for proposed hours of operation change to Kalibres, an existing full-service restaurant located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar, LLC. (Tax Key No. 531-0000-900) (PC-5/9/23 Kastner)
 - a. Approve a Resolution for a Special Use Review for proposed hours of operation change to Kalibres, an existing full-service restaurant located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar, LLC. (Tax Key No. 531-0000-900) (PC-

5/9/23 Kastner)

- b. Approve a Site Plan Review for Kalibres, an existing full-service restaurant located at 4555 W. Forest Home Ave., submitted by Alejandro Hernandez, d/b/a Kalibres Restaurant & Bar, LLC. (Tax Key No. 531-0000-900) (PC-5/9/23 Kastner)
3. Public Hearing on a Special Use Permit for Luxury Auto, a proposed automotive glass replacement shop, to be located at 4640B S. 76 St., submitted by Uthman Shalhout, d/b/a U&L Investments, LLC. (Tax Key No. 604-9971-000) (PC-5/9/23 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Luxury Auto, a proposed automotive glass replacement shop, to be located at 4640B S. 76 St., submitted by Uthman Shalhout, d/b/a U&L Investments, LLC. (Tax Key No. 604-9971-000) (PC-5/9/23 Kastner)
 - b. Approve a Site Plan Review for Luxury Auto, a proposed automotive glass replacement shop, to be located at 4640B S. 76 St., submitted by Uthman Shalhout, d/b/a U&L Investments, LLC. (Tax Key No. 604-9971-000) (PC-5/9/23 Kastner)
4. Public Hearing on a Special Use Permit for Holey Mackerel, a proposed amusement and recreational establishment with a bar/tavern, to be located at 5401 W. Layton Ave., submitted by Tripper Duval, d/b/a The Lost Whale, and Shaun Sullivan, d/b/a Envision Design Architects. (Tax Key No. 619-9997-003) (PC-5/9/23 Kastner)
 - a. Approve a Resolution for a Special Use Permit for Holey Mackerel, a proposed amusement and recreational establishment with a bar/tavern, to be located at 5401 W. Layton Ave., submitted by Tripper Duval, d/b/a The Lost Whale, and Shaun Sullivan, d/b/a Envision Design Architects. (Tax Key No. 619-9997-003) (PC-5/9/23 Kastner)

L. Old Business

1. Appointments to various committees and commissions:
 - a. Council appointments:
 - i. Confirmation of the Whitnall School District appointment to the Park & Recreation Board for a term to expire 5/31/24 (Quin Brunette)
 - b. Mayor appointments, confirmed by Council:
 - i. One member to the Board of Review for a term to expire 5/1/2026 (formerly James Jaworowicz)
 - ii. One alternate member to the Tree Commission for a term to expire 5-1-24 (formerly Chloe Selkirt)
 - iii. One member to the Zoning Board of Appeals for a term to expire 5/1/26 (formerly John Rivera)

M. New Business

1. Appointments to various committees and commissions:
 - a. Mayor appointments, confirmed by Council:
 - i. Two members to the Public Library Board for a term to expire 7/1/26 (currently Amber Lococo, Marie Cardenas)
2. Claim received from Manuel Rodriguez. (Goergen)
3. Consider/approve resolution allowing claim of Manuel J. Rodriguez. (Goergen)
4. Claim received from Raghunandan Galimudi. (Goergen)
5. Consider/approve resolution allowing the claim of Raghunandan Galimudi. (Goergen)

6. Approve application for a 2022-2023 Amusement Device Owner/Distributor License received from Lake States Vending Inc., Chad Goeman, Agent, N173W21298 Northwest Passage. (Goergen)
7. On the Edge Sports Bar, Chris Grabowski, Agent, requests an extension of the licensed premises of their Combination "Class B" Fermented Malt Beverage and Liquor License and Entertainment License to include: Dunk tank and cornhole will be located on the front lawn and lawn on the North side of the property across the parking lot. Alcohol sales will be in the bar, customers will be carrying drinks to the entertainment areas which will be roped off at 5175 S. 27 St., Saturday, July 8, 2023, 12 PM - 2:30 AM. (Goergen)
8. Approve applications for 2023-2024 operator licenses (Goergen)
9. Approve application for a Temporary Class "B" Fermented Beverage & "Class B" Wine Retailer's License received from Greenfield Professional Fire Fighters Benevolence & Charities, 5330 W. Layton Ave., for Toasting for Charity Event on September 16, 2023 from 6:00 PM to 11:00 PM at 7215 W. Cold Spring Rd. (Goergen)
10. Approve application for 2023-2024 "Class B" fermented malt beverage and liquor Retailer's License for Holey Mackerel LLC, Richard Duval, Agent, for the property at 5401 W. Layton Ave. (Holey Mackerel). Holey Mackerel is a Family Entertainment Center. Its highest revenue streams will be 18 Hole Mini Golf Course, 7 Batting Cage bays, and interior arcade. We will offer the sale of alcohol at two different locations inside the Clubhouse (main building). The first location will be a full service bar when you enter the clubhouse. The second location being more limited to Beer, Canned Wine, and other Ready to drink options from small coolers behind the activities counter, where you purchase the clubs and bats for outdoor activities. Once anyone purchasing alcoholic beverages are ID'd and checked, they will be allowed to take their beverages throughout the areas where the activities are held (I.E. mini golf course, Batting cages, and arcade). There will be no alcohol allowed anywhere outside of the fenced in property/activity areas of Holey Mackerel. All Alcohol will be locked and stored in our "Bar Room" which is a room located in between the Bar and Activities Counter. The only people allowed to access are owners and managers on duty. All Alcohol related invoices, will be kept organized in the "Owners Office" located just past the Activities Counter, next to the maintenance room located at 5401 W. Layton Ave. (Goergen)
11. Approve application for a 2023 - 2024 Entertainment License received from Holey Mackerel for the property located at 5401 W. Layton Ave. (Indoor: Arcade Outdoor: Batting Cages, 18 hole Mini Golf Course). (Goergen)
12. Approve renewal applications for the following licenses to expire June 30, 2024: Class "B" Fermented Malt Beverage, Combination "Class B" Fermented Malt Beverage & Liquor, "Class C" Wine, Entertainment, Pawnbroker/Secondhand Article Dealer, and Operator's Licenses (approval of licenses should be subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges). (Goergen)
13. Approve applications for Amusement licenses to expire July 31, 2024. (Goergen)
14. Discussion/decision to transfer funds from CE2219 and CE reserve to CE2330 (John Deere Gator). (Jaquish)
15. Approve Nightingale Notes Application Subscription Agreement with Champ Software Inc. (Gorecki)
16. Approve Calvin University Internship Agreement (Gorecki)
17. Approve a purchase order for project 2228, Salt Dome Rehabilitation, with Holton Brothers Contractors in the amount of \$ 67,815.00. (Katz)
18. Adopt a resolution verifying review and authorizing submittal of the Wisconsin Department of Natural Resources 2022 Compliance Maintenance Annual Report (CMAR). (Katz)

19. Approve granting construction easements and statements of non-reimbursement to the Wisconsin Department of Transportation (BPW-5/23/23-Ald. Bailey)
20. Approve a Special Use Review and Site Plan Review for Burger & Burger, a proposed full-service restaurant to be located at 6231 S. 27 St., submitted by Ahmad Alsmadi, d/b/a Burger Company, Inc. (Tax Key No. 691-9841-016) (PC-6/13/23 Kastner)
21. Approve a Special Use Review and Site Plan Review for proposed hours of operation change and outdoor seating for Melt n Dip, an existing full-service restaurant located at 7820 W. Layton Ave., submitted by Jafar Jaraba, d/b/a Wadha, LLC, and Emad Nadi, d/b/a Etn Engineering. (Tax Key No. 605-9956-005) (PC-6/13/23 Kastner)
22. Approve a Final Subdivision Plat for Parkview Estates, a proposed single-family development to be located at S. 35 St. and W. Barnard Ave., submitted by Calvin K. Klimeck, d/b/a Pioneer Engineering and Surveying, LLC, and Raul A. Gonzalez, d/b/a First West Realty, LLC. (Tax Key No. 622-9988-018) (PC-6/13/23 Kastner)
23. Approve a Special Use Review for proposed hours of operation change and Site Plan Review for Wheel Plus, an existing gas station and convenience store located at 6745 W. Forest Home Ave., submitted by Ehab Mohany, d/b/a Wheels Plus Gas & Grocery, LLC. (Tax Key No. 572-8976-000) (PC-6/13/23 Kastner)
24. Approve Site and Architectural Plans for proposed construction of a pergola at Clement Manor, located at 9339 W. Howard Ave., submitted by Daniel Brown, d/b/a Palladium Patios and Landscaping. (Tax Key No. 568-9999-009) (PC-6/13/23 Kastner)
25. Approve Site, Landscaping and Architectural Plans for proposed new construction of Baggott Dental, to be located at 3130 S. 103 St., submitted by Timothy Baggott, DDS, d/b/a Baggott Dental, and Eric Draskowski, P.E., d/b/a Excel Engineering. (Tax Key No. 524- 8986-037) (PC-6/13/23 Kastner)
26. Approve a Special Use Review and Site Plan Review for Reyes Auto Repair, a proposed automotive repair business, to be located at 4805 W. Forest Home Ave., submitted by Moises Reyes Ignacio, d/b/a Reyes Auto Repair. (Tax Key No. 531-1134-000) (PC-6/13/23 Kastner)
27. Consideration and possible action on a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 8. (Porter)
28. Approve an Outdoor Special Event application for the Greenfield July 4th Celebration, to be located at Konkel Park, 5151 W. Layton Ave., July 4, 2023, and waive all applicable license/permit fees. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Operator's License, Temporary Class "B" Retailer's License (beer), Parade License, 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(3)(a)12. (Porter)
29. Approve an Outdoor Special Event application for Armenian Fest, to be located at St. John the Baptist Armenian Apostolic Church, located at 7825 W. Layton Ave., July 16, 2023, and waive all applicable license/permit fees. Application includes the following combination of licenses/permits: OSE, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, 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(3)(a)12. (Porter)
30. Approve an Outdoor Special Event application for the Salvation Army – Outdoor Family Movie Nights events, to be located at 2900 W. Cold Spring Rd., August 4, 2023 and August 11, 2023, and waive all application fees. Application includes the following combination of licenses/permits: Outdoor Special Event. (Porter)

31. Approve an Outdoor Special Event application for the House of Harley Music Series #3, to be located at 6221 W. Layton Ave, July 1, 2023. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's 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(3)(a)12. (Porter)
32. Approve an Outdoor Special Event application for the House of Harley Music Series #4, to be located at 6221 W. Layton Ave, July 29, 2023. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's 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(3)(a)12. (Porter)
33. Approve an Outdoor Special Event application for the House of Harley Local #215 Annual Retiree Lunch, to be located at 6221 W. Layton Ave, August 16, 2023. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's 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(3)(a)12. (Porter)
34. Approve an Outdoor Special Event application for the House of Harley Oscar Mike Military Fundraiser and Ride event, to be located at 6221 W. Layton Ave, August 26, 2023. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's 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(3)(a)12. (Porter)
35. Discussion and decision regarding approval and acceptance of the City of Greenfield 2022 Financial Statements and Independent Auditor's Report and Baker Tilly US, LLP reporting and insights from the 2022 audit. (6/14/23 F&HR S. Saryan).
36. Discussion and decision to transfer \$80,000 from the general street repair account in the general fund to the capital improvements fund for the City Hall HVAC Controls Project EN2303. (6/14/23 F&HR S. Saryan)
37. Discussion and decision to approve a transfer from reserves in the General Fund to the Capital Equipment Fund for the TIPSS Courts Software project - CE2015 in the amount of \$69,119. (6/14/23 F&HR S. Saryan)
38. Approval of schedules of disbursements in the amount of \$9,498,769.02. (6/14/23 F&HR S. Saryan)
39. Approval of mileage reimbursements in the amount of \$732.03. (6/14/23 F&HR S. Saryan)
40. Common Council to go into closed session pursuant to Wis. Stat. § 19.85 (1)(b)(c) & (f) for the following:
 - (1) Considering licensure, social or personal history, or medical information, for purposes of issuing a 2022-2023 operator license to Gabrielle Nicole Hanley
 - (2) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (Mayor Neitzke/J. Foley)
41. Adjourn closed session and reconvene into open session.
42. Decision re: 2023-2024 Operator's License for Gabrielle Nicole Hanley. (Goergen)
43. Decision to follow Police & Fire Commission recommendation for contingent employment offer to Fire Chief candidate to set salary consistent with 2023 Non-Represented Resolution (Mayor Neitzke/J. Foley)

44. Discussion and decision to follow Board of Health's direction and revise Health Officer/Director job description's position qualifications (Mayor Neitzke/J. Foley)

- N. Items for future agenda
- O. 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.