

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL
ON TUESDAY, APRIL 21, 2015

The meeting was called to order by Mayor Neitzke at 7:13 p.m.

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| 1. ROLL CALL: | Aldersperson Lubotsky | Present |
| | Aldersperson Bailey | Present |
| | Aldersperson Kastner | Present |
| | Aldersperson Akers | Present |
| | Aldersperson Saryan | Present |

ALSO PRESENT:	Jennifer Goergen	City Clerk
	Roger Pyzyk	City Attorney
	Rick Sokol	Director of Neighborhood Services
	Chuck Erickson	Community Development Manager

2. An opening prayer was given by Pastor Steve Rogers.
3. Pledge of Allegiance
4. It was moved by Aldersperson Kastner, seconded by Aldersperson Bailey, to approve the April 8, 2015 Council minutes, as recorded. Motion carried unanimously.
5. Mayor's Report
 - a. Mayor Neitzke stated he issued a proclamation proclaiming Saturday, May 2, 2015 as Arbor Day in the City
 - b. Mayor Neitzke stated he issued a proclamation proclaiming Saturday, May 9, 2015 as CleanUp GreenUp Day in the City

At this time, Mayor Neitzke proceeded with Item #8

6. Aldermanic Reports - None
7. Announcements

Aldersperson Saryan said that being of Armenian ancestry, the 2015 ASSEMBLY JOINT RESOLUTION 23, which was adopted by the Wisconsin Assembly on April 14, 2015 and by the Wisconsin Senate today, April 21, 2015, is particularly meaningful to her. She read the following relating to remembrance of April 24, 2015, as the 100th Anniversary of the Armenian Genocide and asked that it be placed in the record.

Whereas, 2015 marks the 100th Anniversary of the Armenian Genocide, when the systematic destruction of thousands of Armenian communities in the Ottoman Empire, through massacres and death marches in which some 1,500,000 Armenians perished and hundreds of thousands more were uprooted from their homes and ancient homeland, was carried out from 1915 to 1923; and

Whereas, despite the overwhelming evidence borne out by a wealth of documentation, the Turkish government has never recognized nor accepted responsibility for the genocide of the Armenian people from 1915 to 1923; and

Whereas, by denying, and trying to expunge, the record of their genocide, the Turkish government deprives the Armenian people of their own history; and

Whereas, recognition of this atrocity is crucial to guarding against the recurrence of genocide and provides the Armenian people with a greater understanding of their heritage; and

Whereas, the discrimination against and the hardship of the Armenian people persists in Turkey today and has led to human rights violations and the loss of human life; and

Whereas, in the year 2000 the assembly of the state of Wisconsin and in the year 2002 the senate of the state of Wisconsin adopted resolutions designating April 24 of each year as “Wisconsin Day of Remembrance for the Armenian Genocide of 1915 to 1923”; now, therefore, be it

Resolved by the assembly, the senate concurring, That the assembly and senate of the state of Wisconsin hereby designate April 24, 2015, as “Wisconsin Day of Remembrance for the 100th Anniversary of the Armenian Genocide of 1915 to 1923.”

At this time, the Mayor continued with Item #8

8. Citizen Commentary

The following addressed the Council:

Joan Stevens, 4059 South 79th Street, stated trees will be planted on Arbor Day at Maple Grove School located on South 68th Street & West Cold Spring Road. She said individuals, elected officials, business organizations, and groups take part in the event. She said it is the largest Arbor Day in the State of Wisconsin and it has been for 22 years. The City of Greenfield has won the Growth Award every year. The City is the top winner of consecutive Growth Awards in the nation. She said anyone is welcome to come and anyone is welcome to purchase a tree. A mini arboretum will be planted at the school this year. Each of the 23 trees planted will be different but is native to Wisconsin so the children can use them in their studies about trees. In past years, medians, other schools, and parks have been the focus of Arbor Day. CleanUp GreenUp day will be held the week after Arbor Day. Mrs. Stevens stated last year 3,476 people participated. Streets, vacant lots, business areas, parks are cleaned up. She said people can contact her or go to the Greenfield Beautification website and she will give them an area to clean. She said schools and churches are also involved. Supplies can be picked up at Konkel Park, participants receive a coupon to the zoo, and litter bags are free.

At this time, Mayor Neitzke proceeded with Item #6

Lisa Elliott of the School District of Greenfield, 4850 South 60th Street, thanked the Mayor and Common Council. She said it is an honor and privilege to work in the City of Greenfield and be able to collaborate with the City and the school district. Some things that the school district together with individuals from the City have been able to accomplish include Be Ready which is pre-school screening that involves the Health Department and the Library; a Kindergarten open house was held at the Greenfield Community Center which involved Karen Malecki and Renee Vanselow from the Department of Parks & Recreation and Sheila O'Brien from the Library; a K-4 K-5 Literacy Night in the Library which was put on cooperatively by the school district and the Library; currently All Greenfield Reads is being planned which is a city-wide book study throughout the summer; an early literacy night was held at the Library and was called The First Thousand Days of a Child's Life; a summer school open house will be held April 22, 2015 at which the Department of Parks & Recreation, the School District of Greenfield, and the Whitnall School District will talk about summer programs; the on-going frequent and very timely communication the school district experiences with the Fire Department, Police Department, City Clerk, and City Engineers. She said it is nice to know the school district has partners. She thanked the elected officials for all they do for the City.

9. Public hearing for approval of a Comprehensive Land Use Plan revision, requested by Cobalt Partners, for a proposed mixed use development commercial/retail/office/medical/hospitality/multi-family residential for an approximate 42 acre area between West Layton Avenue, South 84th Street, I-894, and South 92nd Street, Tax Key Numbers 606-0034, 606-0035, 606-0036, 606-0037, 606-0048-001, 606-0049, 606-0050, 606-0051, 606-0052, 606-0053-001, 606-0059, 606-0060, 606-0061, 606-0062, 606-063, 606-0064, 606-0065, 606-0066, 606-0067, 606-0068, 606-0069, 606-0070, 606-071, 606-0072, 606-0073, 606-0074, 606-0075, 606-0076, 606-0077, 606-0078, 606-0079, 606-0080, 606-0081, 606-0082, 606-0084-001, 606-0085-003, 606-0085-005, 606-0085-006, 606-9980-002, 606-9981, 606-9983-002

Notice of public hearing was published in the City's official newspaper.

And

10. Public hearing to rezone, as requested by Cobalt Partners, an approximate 42 acre area between West Layton Avenue, South 84th Street, I-894, and South 92nd Street from the existing combination of C-2 Commercial, R-2 Residential, O-Office, and I-Institutional to all Planned Unit Development-Mixed Use, Tax Key Numbers 606-0034, 606-0035, 606-0036, 606-0037, 606-0048-001, 606-0049, 606-0050, 606-0051, 606-0052, 606-0053-001, 606-0059, 606-0060, 606-0061, 606-0062, 606-063, 606-0064, 606-0065, 606-0066, 606-0067, 606-0068, 606-0069, 606-0070, 606-071, 606-0072, 606-0073, 606-0074, 606-0075, 606-0076, 606-0077, 606-0078, 606-0079, 606-0080, 606-0081, 606-0082, 606-0084-001, 606-0085-003, 606-0085-005, 606-0085-006, 606-9980-002, 606-9981, 606-9983-002

Notice of public hearing was published in the City's official newspaper.

Chuck Erickson Community Development Manager, stated public hearing notices were sent to over 100 properties and sent, as required, to seven neighboring communities and the Southeastern Wisconsin Regional Plan Commission. He said that the plan is to extend the Planned Mixed Use to South 84th Street & West Layton Avenue and to West Layton Avenue and to South 92nd Street which would make the entire 42 acres a Planned Mixed Use. Planned Mixed Use is a very broad category and allows a wide range of land use proposals and based on the proposed Land Use Plan all of those types of things would fit within the Planned

Mixed Use. The rezoning public hearing notice indicates there are five different categories that are currently in place. There is Commercial at the corner where Steinhafel's is, to the north and west of that is single family, I-Institutional is for the 'Chapman School' property and the church, and O-Office which is the vacant farmer's field. The Plan Commission gave a formal recommendation, at its February, 2015 meeting, to approve both the rezoning and the Comprehensive Land Use Plan changes as proposed.

Scott Yauck with Cobalt Partners said their vision for the site is a mixed use destination. He said there are a lot of projects going on in the area that are suburban redevelopments that are mixed use projects. He said the plan is for a combination of housing, retail, office, restaurant, fitness in a less traditional format than a strip type layout. They anticipate an increase in the tax base there by more than \$100 million, at least 300 new jobs, and the planned timeline would be a 2016 construction start. Mr. Yauck said in the development field, the idea of separation of uses where there is retail separate from multi-family separate from other types of housing and offices has really changed. He referred to other communities where there are projects where there has been rezoning to create a planned unit type development that blends the uses which is really key to allowing these types of developments to happen. He added there are studies even in terms of office locations wanting to be located where employees can walk to lunch, exercise, shop at the end of the day and potentially live there. He said that is what their vision is for the proposed project. The land assemblage is complete with the exception of three houses. He said they are under contract with the School District [of Greenfield]. They have entered into an agreement with Steinhafel's that includes eight houses as well. The Sura Trust is the 10 acre farm piece and then 35 houses. He indicated the exceptions are the three houses at the off-ramp onto South 84th Street and then the church. Mr. Yauck said they have been doing soil borings on the site, environmental testing now, and working through conceptual programming, and site planning. He said this is contemplated as a public private approach through a TIF process through a rezoning. There is a Memorandum of Understanding that was entered into in November, 2014 and that would ultimately lead to a Development Agreement. The project team includes Rinka Chung Architecture, Steve Anderson and the Anderson Commercial Group, and JSD Engineering. A market analysis was completed in January, 2015. They worked with City staff as there is an opportunity under the Memorandum of Understanding for staff to provide any comments or any change in direction. He said they started putting together a Master Plan for the site which was delivered along with a financial model in mid February. The capital plan which ties into TIF and the implementation is still under way. The residential component would be in the southwest corner coming down to the south; the larger format retail health and fitness components are at the northerly area with the best visibility of the highway; and along the southern piece in the front, small scale retail. The retail and hospitality would be in the upper northeast corner. They have developed a very pedestrian friendly road network with pocket parks, green space provision. Mr. Yauck added that commercial retail office and medical components would be part of what they contemplate in 'Zone A'. There will be larger uses 80,000 sq. ft. floor plates up to three floors; 40,000 sq. ft. up to five floors to contemplate potential office; 190,000 sq. ft. for a single floor user which would be a larger user. They believe there is demand for hospitality. Some things will be seen in 'Zone A' and 'Zone B' so there is flexibility but what won't be seen in 'Zone B' is the larger buildings and footprints. There will be up to 100 multi-family units. The only difference between the designations is to create more of a controlled buffer along the south and the west primarily. 'Zone B' is similar but the maximum square foot of commercial retail space drops down to 30 per floor for up to three floors; 50,000 on a single floor. Multi-family 380 units and this is the area where they envisioned the bulk of the multi-family. The type of housing would be higher end housing which is compatible with the other types of uses as well as places where employees want to live and work. Hospitality would be part of this as well. Mr. Yauck said over the course of the next six weeks, they will be working on detail site planning which is driven a little by the users so having the ability to have the zoning in place with the flexibility allows them to work with users and lay things out.

The following addressed the Council for information only:

Michael Heritsch, 4604 South 84th Street, said approximately 10-15 years ago a gas station proposed for the corner of South 84th Street & West Layton Avenue was denied because it would increase traffic in the area so he questions how there can be a complex that would have even more traffic.

Alderperson Bailey said Councils change and this Council is progressive and likes to see improvement in the City.

Mayor Neitzke said people want to develop there because traffic already exists there.

Eric & Karen Eberhardy, 4901 South 82nd Street, said their concerns are with the amount of lighting that will be created and the additional noise such as when the Harley-Davidson events are being held when there will be motorcyclists staying at the hotels and coming off the interstate.

Keith Cogburn, 5711 West Cascade Drive, Franklin, representing Layton Avenue Baptist Church, indicated he is present to gather information.

The following addressed the Council against:

Arnold Joers, 4574 South 85th Street, said it sounds like a ploy to force acceptance of their offer and he will not accept their pitiful offer. He asked if it is a ploy to force residents out of their homes. He asked if the development will raise his property taxes.

Mayor Neitzke responded that it is not a ploy by the City. The City has not been involved in any of the contract negotiations with any of the private homeowners. The City has asked that the residents be treated with fairness and integrity. Mayor Neitzke said he does not think it will raise the property taxes.

The following registered in favor but did not speak with regard to the Comprehensive Land Use Plan revision:

Chelsea Faubain, 4675 South 89th Street
Dan Doherty, 4621 South 84th Street
Daniel Dolski, 4658 South 89th Street
Gina Zidar, 4634 South 92nd Street
Jayme Zidar, 4634 South 92nd Street
Shelby Alcott, 9221 West Barnard Avenue
Chris Barbian, 4339 South 86th Street
Paula Zeller, 12168 West Virginia Circle #1, Franklin, representing Layton Avenue Baptist Church
Kathy Omernik, 8565 West Blackbird Court, Franklin, representing Layton Avenue Baptist Church
Pam Kucher, 4658 South 89th Street
Dale Barbian, 4620 South 85th Street
Mary Barbian, 4620 South 85th Street
Helen M. Sellhorn, 8710 West Layton Avenue
Tom Hopefl, 4636 South 90th Street
Tom Ward, 4675 South 89th Street
Art Sellhorn, 8710 West Layton Avenue
Mary Fagan, 4644 South 89th Street

The following sent emails in favor of the proposed development:

Arvid Huth of Penny Mustard Furnishings, 8380 West Layton Avenue
Jennifer & Jan Douglas, 4661 South 89th Street

The following registered in favor but did not speak with regard to the rezoning:

Chelsea Faubaim, 4675 South 89th Street
Pam Kucher, 4658 South 89th Street
Dan Doherty, 4621 South 84th Street
Gina Zidar, 4634 South 92nd Street
Jayme Zidar, 4634 South 92nd Street
Daniel Dolski, 4658 South 89th Street
Shelby Alcott, 9221 West Barnard Avenue
Linda Miles, 4566 South 92nd Street
James Miles, 4566 South 92nd Street
Chris Barbian, 4339 South 86th Street
Kathy Omernik, 8565 West Blackbird Court, Franklin, representing Layton Avenue Baptist Church
Paula Zeller, 12168 West Virginia Circle #1, Franklin, representing Layton Avenue Baptist Church
Dale Barbian, 4620 South 85th Street
Mary Barbian, 4620 South 85th Street
Helen M. Sellhorn, 8710 West Layton Avenue
Art Sellhorn, 8710 West Layton Avenue
Tom Hopefl, 4636 South 90th Street
Tom Ward, 4675 South 89th Street
Mary Fagan, 4644 South 89th Street

The following addressed the Council in favor of the proposed rezoning:

Gary Steinhafel representing Steinhafels, 8400 West Layton Avenue, plus eight parcels said they have worked with Cobalt from the beginning and he believes the principals have a high degree of character, believe in quality development. He said his family is very excited about the development and believes it has been well thought out and will be good for the City and citizens. He said the Steinhafels store will be moving closer to the interstate.

Shelby Alcott, 9221 West Barnard Avenue, representing Layton Avenue Baptist Church, said the church is generally not opposed to the approval of the Comprehensive Land Use Plan and rezoning requested by Cobalt Partners. The church maintains its position irrespective of whether the church remains at its present location or moves to a different location. The preferable new location is a Greenfield site further down the street on West Layton Avenue. The church is negotiating with Cobalt Partners and Anderson Commercial Group at the present time.

The following registered against but did not speak with regard to the Comprehensive Land Use Plan:

Sandra Donovan, 8931 West Layton Avenue
Michael Donovan, 8931 West Layton Avenue
Gail Acevedo, 8522 West Whitaker Avenue
Brian & Stefanie Thomas, 4850 South Woodlawn Place
Kathleen Goetz, 4616 South 84th Street
Michael Goetz, 4616 South 84th Street

The following registered against but did not speak regarding the proposed rezoning:

Sandra Donovan, 8931 West Layton Avenue
Michael Donovan, 8931 West Layton Avenue
Kathleen Goetz, 4616 South 84th Street
Michael Goetz, 4616 South 84th Street
Gail Acevedo, 8522 West Whitaker Avenue
Stefanie & Brian Thomas, 4850 South Woodlawn Place

The following addressed the Council against the Comprehensive Land Use Plan and the proposed rezoning:

Andrea & Anthony Migliaccio, 4755 South 90th Street, is concerned about traffic on South 92nd Street to the development and asked if South 92nd Street would be widened. Andrea also asked if South 84th Street would be changed. Andrea expressed concern with traffic trying to exit the interstate at Christmas time. She said businesses would be put in between a ton of residential houses. Anthony asked if anything can be done about the motorcycle noise.

Mayor Neitzke said South 92nd Street is a County Highway in poor condition. He said the City has diligently worked with the County to try to improve South 92nd Street for a long time but not expanding it beyond two lanes south of West Layton Avenue. The City has been in discussions with the County with regard to improving South 92nd Street, trying to straighten out the jog and actually improving South 92nd Street to the northern City limits. The Southeastern Wisconsin Regional Plan Commission is compiling a study with regard to all major arterials and there are calls for South 92nd Street to be taken over by the municipality while other roads would be taken over by the County. That has yet to be worked out. Mayor Neitzke said he expects there would be some changes to South 92nd Street between West Layton Avenue north. Mayor Neitzke said there are rules with regard to noise on motorcycles. He said he doesn't know what to say about the motorcycles.

The following addressed the Council for information regarding the Comprehensive Land Use Plan:

Frank Rosiak, 9019 West Allerton Avenue, said the noise on I-894 has progressively gotten worse and the noise abatement wall was stopped short of the townhouses of which he owns one of them. He said there was a study prior to the building of the noise abatement wall and where he lives did not meet the criteria, however, they see and hear all of the traffic and with the proposed development he assumes the noise will increase. He wonders if there will be a noise study done and if the noise has increased, he questions if a noise abatement wall could be erected. He asked if a traffic study has been done due to the proposed development.

Mayor Neitzke said he does not know the answer to that question.

Mr. Erickson said a traffic related analysis is underway and there still is a lot of work to be done and that will come together and depending on what happens this evening will then enable Cobalt to proceed with greater in depth analysis as far as the type of development and its traffic creation and demands accordingly.

It was moved by Alderperson Kastner, seconded by Alderperson Akers,
to close the public hearing.

Eric Eberhardy, 4901 South 82nd Street, asked when decisions are made regarding limitations on building heights and layout.

Mayor Neitzke said that was discussed earlier in the presentation by Cobalt Partners with regard to the square footage of things but that is to provide the flexibility with regard to contracts. Mayor Neitzke stated the current zoning along the interstate allows for the construction of five story buildings and not along West Layton Avenue and not without approval by the Council.

Alderperson Kastner said there will still be a review of the building and landscaping at some point.

Mayor Neitzke said there is nothing approved this evening with regard to what the layout looks like, what the buildings are, what the uses are. Every restaurant is generally a special use. If it was a gas station or a gun shop or a shooting range it is a special use. Permitted uses are like retail. There are more meetings at the Plan Commission level and the Council before anything happens.

Kathleen Goetz, 4616 South 84th Street, said there are residential homes on South 84th Street which are across from the proposed development and she questions if any consideration will be given to those homes.

Mayor Neitzke said he suspects that South 84th Street will not be widened.

Rick Sokol, Director of Neighborhood Services, said as the development progresses, if it progresses, there will be an updated traffic impact analysis done which will be reviewed by the State as it affects the freeway, the County as it affects West Layton Avenue and South 92nd Street which are County Highways, and the City because South 84th Street is a City street. All those issues will be blended and the experts representing those entities will make sure that whatever impact the development has on traffic, that the traffic is at least as good, if not better, when done than it is now. He said he expects this development, if it goes forward, to actually stimulate improvements to some of the problems that exist today.

Stefanie Thomas, 4850 South Woodlawn Place, asked what will be going into the area and how long the business hours will be. She said she is concerned as to what type of clientele will be going to the development. She is also concerned with the amount of traffic generated and asked if development would expand west on West Layton Avenue.

Mayor Neitzke and Alderperson Kastner indicated that would be discussed at a later date by the Plan Commission. Mayor Neitzke said in the past there have been developers that have expressed an interest in land that is for sale on West Layton Avenue west of South 92nd Street and west of Layton Terrace.

Motion carried unanimously.

Motion regarding Item #9

It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve the Comprehensive Land Use Plan revision, requested by Cobalt Partners, for a proposed mixed use development commercial/retail/office/medical/hospitality/multi-family residential for an approximate 42 acre area between West Layton Avenue, South 84th Street, I-894, and South 92nd Street, Tax Key Numbers 606-0034, 606-0035, 606-0036, 606-0037, 606-0048-001, 606-0049, 606-0050, 606-0051, 606-0052, 606-0053-001, 606-0059, 606-0060, 606-0061, 606-0062, 606-063, 606-0064, 606-0065, 606-0066, 606-0067, 606-0068, 606-0069, 606-0070, 606-071, 606-0072, 606-0073, 606-0074, 606-0075, 606-0076, 606-0077, 606-0078, 606-0079, 606-0080, 606-0081, 606-0082, 606-0084-001, 606-0085-003, 606-0085-005, 606-0085-006, 606-9980-002, 606-9981, 606-9983-002.

Mr. Yauck said there is a process they have to go through to look at traffic impacts that will model out the kind of traffics that exist, traffic counts, and what needs to be done. He said he agrees with Mr. Sokol's comment that the end result will be an improvement over the present situation even with some potential additional traffic. He agrees with the Mayor that he does not think the development will bring a lot more traffic to the area. The traffic is already there, but this will create some uses for that traffic and also an amenity for the community. There are lighting and noise ordinances that apply. There are a lot of new technologies with respect to lighting that have zero spillover at lot lines. With regard to uses, it is tougher to bring uses in prior to rezoning. He said they are talking to users that they believe the community will certainly like. With regard to the motorcycle concern and when the Harleys are in town, it is noisy everywhere. Noise ordinances would apply. The five story building is only for office and they don't contemplate that is the case, but there may be an office use that makes sense. As buildings are built, there is an architectural review, site and landscaping review. He said they would work to create a master signage plan and a master landscape plan.

Alderperson Bailey clarified with Mr. Yauck that the hotel, if there is one, would be at the north end of the property toward the freeway.

Mr. Yauck said the plan would be that the hotel would be located where the three homes are that are not under contract. He said they will not do anything that impacts access or anything in terms of maintaining the value for those three parcels. He said they are glad to have Steinhafels as one of the users.

Alderperson Bailey said he has been asked what was the genesis of the project. He said basically it started because the school district had a vacant building and it was in disrepair. The school district didn't know what to do with the property along with the vacant land to the west which took up about 24 acres of the proposed site. The school district is benefitting because they will sell the property. The building will not be a vacant eyesore for the community.

Mayor Neitzke said over time, the City has rebuffed a number of people that wanted to put in low income apartments that people seem to be opposed to and that would have created no value to the City in the short, intermediate, or long term. The City is trying to develop something that has some real value that lasts for the City and makes Greenfield a destination.

On a roll call vote, the motion carried unanimously.

Motion regarding Item #10

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to rezone, as requested by Cobalt Partners, an approximate 42 acre area between West Layton Avenue, South 84th Street, I-894, and South 92nd Street from the existing combination of C-2 Commercial, R-2 Residential, O-Office, and I-Institutional to all Planned Unit Development-Mixed Use, Tax Key Numbers 606-0034, 606-0035, 606-0036, 606-0037, 606-0048-001, 606-0049, 606-0050, 606-0051, 606-0052, 606-0053-001, 606-0059, 606-0060, 606-0061, 606-0062, 606-0063, 606-0064, 606-0065, 606-0066, 606-0067, 606-0068, 606-0069, 606-0070, 606-0071, 606-0072, 606-0073, 606-0074, 606-0075, 606-0076, 606-0077, 606-0078, 606-0079, 606-0080, 606-0081, 606-0082, 606-0084-001, 606-0085-003, 606-0085-005, 606-0085-006, 606-9980-002, 606-9981, 606-9983-002, On a roll call vote, the motion carried unanimously.

The meeting recessed at 8:45 p.m.

The meeting reconvened at 8:53 p.m.

11. Final determination on the public hearing held for approval of a Planned Unit Development Amendment and Special Uses (gas/convenience store, alcohol product sales in the grocery store, pharmacy drive-up & outdoor display/sales), as requested by Meijer Stores Limited Partnership, in conjunction with proposed construction of a 193K sq. ft. grocery/general merchandise structure with a 22K sq. ft. attached garden center and a separate 2,500 sq. ft. gas/convenience building at the former Mt. Carmel site, 5700 West Layton Avenue. The proposed hours of operation are 24/7. Tax Key Nos. 602-9945-001 & 602-9947-003. (public hearing held 3/17/15) (C.C. 4/8/15)

Alderperson Joe Dudzik of the City of Milwaukee, 8113 West Burdick Avenue, thanked the Council for withholding action on this item until he could be in attendance. He said he talked with constituents, many on South 60th Street, and while there is general acceptance to the idea of the Meijer development, the concern was of the increase in traffic. He said South 60th Street does have a five ton weight limit. Alderperson Dudzik said overall, his constituents were accepting of the development, however, some were concerned with the 24 hour gas station. He asked that the Council consider saving the residential aspects of the neighborhood as they move forward with the proposed development.

Kathy Radaj, 6057 West Armour Avenue, said she would like to keep the neighborhood quiet and peaceful. She asked if the main entrance to the Meijer development would be on South 60th Street.

Rick Sokol, Director of Neighborhood Services, said he believes the main entrance will be on 57th & Layton because that is where the signal will be. He indicated the secondary entrance would be on South 60th Street with no westbound exits to southbound turns. All other access in both West Armour Avenue and all directions will be provided. He said everything is being done in the planning to make 57th & Layton the most attractive and the most used location for traffic. That is not promising that that will be the case, but it is known that the residents of the neighborhood want to see as little traffic as possible.

Ms. Radaj asked if the entrance could be moved closer to the freeway.

Mr. Sokol said the location of the driveway is intended to provide the easiest access east and west off of West Armour Avenue so that neighborhood does not get bogged down in as much traffic as they might otherwise get caught up in. The entrance at West Armour Avenue helps the west neighborhood to have access northbound.

Brad Wentlandt, Chief of Police, said traffic studies occur, roads get built, and entrances get built, and then there is the concept that happens that people will figure out how to get to where they want to go the path of least resistance. He said while it is thought that people may travel through the West Armour Avenue subdivision to get to Meijer, there is no sane person that will do that because they will not want the traffic conflict at South 60th Street & West Armour Avenue. They will go south on South 60th Street to West Layton Avenue, turn left and go into the entrance with the traffic signal. People want to turn where there is a signal and they want to turn where there isn't any conflict.

Attorney Michael Guerin, 330 East Kilbourn Avenue, representing some owners of property in the area who own and operate territories where they have gas stations, expressed concern about the gas station aspect of the Meijer development. He said whether the gas station adds any real value to the development is a serious question in that there is a pretty good concentration of gas stations in that general area already and from an economic standpoint, some of the properties that he represents have had their assessments lowered because there has been a diminution of the amount of revenue that they produce on a regular basis. Therefore, it is ultimately going to come up to a zero sum situation, he believes, and it will cause a hardship to the existing gas stations. He respectfully requested that the Council give serious consideration to adding another gas station. The other aspect is that the proposed 24 hour gas station will have a lazy Susan which is a euphemism for a bulletproof place for the cashier and there really is no access built in for the public to get in as on the west side.

Mayor Neitzke asked if Attorney Guerin represents the Speedway across from the proposed Meijer gas station and which gas stations he does represent.

Attorney Guerin said he does not represent Speedway. He said the gentlemen that are in attendance this evening own a property at 5031 West Loomis Road and the other at South 51st Street & West Howard Avenue and there is another at 5232 West Loomis Road as well.

Trisha Buscher, 6285 West Armour Avenue, said she is concerned with the development adding to the congestion on South 60th Street. She said she was not able to be at the previous meeting. She believes that people who would enter the gas station on South 60th Street will not circle back around to exit on to West Layton Avenue, they will exit on South 60th Street. She believes that people traveling on South 60th Street will turn left to enter the Meijer development. She does not believe there should be a driveway on South 60th Street across from West Armour Avenue. She said she has been to a Meijer's store in Michigan and they are a good store. Ms. Buscher believes it is scary for the neighborhood because it is so big and the neighborhood is use to having a medical facility at the location and it was quiet and there wasn't much traffic. She said she hopes the Council takes into account the concerns with regard to traffic and the safety of the residents in the subdivision and the area because it will really impact them.

Paul Phillips with GreenbergFarrow representing Meijer, said as discussed at the public hearing and as recommended by staff, the driveway on South 60th Street across from West Armour Avenue, has been amended. There is a right turn in, a left turn in, and a right turn out only so that access has been somewhat limited. The parking lot layout has been adjusted to have a large landscape area when entering basically

allowing a longer throat to make it easier for traffic coming in, reducing the conflicts in the parking lot to make access to get into the site easier to reduce the likelihood of traffic backing up or causing any issue on South 60th Street. A traffic study was done and based on the current configuration of South 60th Street and based on the fact that the traffic on South 60th Street is there and Meijer being there will not add a significant amount of traffic to South 60th Street, thus the reason Meijer wants to be located there. The idea of redeveloping the site is to take advantage of the traffic that is already in the location. Mr. Phillips said there is a significant amount of landscaping that will be along South 60th Street to screen the parking lot and the site from South 60th Street and also benefit the neighbors on the west side of South 60th Street. There is a significant amount of landscaping being added to the site to help soften that view. He said originally the loading dock was on the west side facing South 60th Street, however, they have flipped the building so the loading dock is away from South 60th Street and the garden center is on the South 60th Street side. With regard to the gas station, Meijer's offers a grocery store with merchandise and gas station. They believe this is what the customers want. Competition is a good thing giving people selection, the opportunity to choose where they want to go so Meijer's is asking that the gas station be part of the proposal.

It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve the Planned Unit Development Amendment and Special Uses (gas/convenience store, alcohol product sales in the grocery store, pharmacy drive-up & outdoor display/sales), as requested by Meijer Stores Limited Partnership, in conjunction with proposed construction of a 193K sq. ft. grocery/general merchandise structure with a 22K sq. ft. attached garden center and a separate 2,500 sq. ft. gas/convenience building at the former Mt. Carmel site, 5700 West Layton Avenue. The proposed hours of operation are 24/7. Tax Key Nos. 602-9945-001 & 602-9947-003.

Under discussion, Alderperson Akers stated a meeting was held at Public Works with some of the residents in attendance this evening to get feedback with regard to closing the road and other options.

Mr. Sokol said the reconstruction will be in 2018. The proposed opening for the store is early Spring 2017. The neighbors were told at the Board of Public Works meeting that the road reconstruction plan, assuming it still goes on in 2018 as scheduled, is the perfect opportunity to revisit anything that may have been done wrong in the traffic study and make adjustments after less than a year's experience with the store being open.

Kathy Radaj, 6057 West Armour Avenue, asked for clarification with regard to revisiting the issue.

Mr. Sokol indicated revisiting the issue with regard to the way the intersection at West Armour Avenue works and the way the traffic works at that intersection and whether it goes into the neighborhood as some people are concerned. That will be the opportunity to make adjustments.

Ms. Radaj asked for an example of an adjustment.

Mr. Sokol said right in, right out limitations or something like that to try to make it impractical for someone to go through the neighborhood to make a shortcut to do what Chief Wentlandt just said. If there is a path of least resistance that was created, it would be able to be fixed.

Ms. Radaj said she feels there will be congestion for anyone trying to turn out of or into the subdivision.

Mayor Neitzke said it is completely unsafe as it is, the sight lines are horrendous, and traffic should not be able to go through the intersection to get onto West Armour Avenue from South 60th Street.

On a roll call vote, the motion carried unanimously.

12. Plan Commission Meeting held February 10, 2015

Item #4 It was moved by Alderperson Kastner, seconded by Alderperson Bailey, to approve a Planned Unit Development Amendment/Site, Building, & Landscaping Review/Special Uses (gas/convenience store, alcohol product sales in the grocery store, pharmacy drive-up & outdoor display/sales), in conjunction with the proposed construction of a 193K sq. ft. grocery/general merchandise structure with a 22K sq. ft. attached garden center, and a separate 2,500 sq. ft. gas/convenience building at the former Mt. Carmel site, 5700 West Layton Avenue, subject to Plan Commission and staff comments, Tax Key Nos. 602-9947-003 & 602-9945-001. On a roll call vote, the motion carried unanimously.

13. Plan Commission Meeting held April 14, 2015

It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the following:

Item #6 Special Use Review for Hardik Pandejee, HP12 Enterprises Inc., as the new operator of the Subway Restaurant at 4166 South 108th Street, subject to Plan Commission and staff comments, Tax Key #567-9972-004

Item #7 Special Use Review for Jo Ann Quesada as the new operator of the Tower Restaurant & Bar at 6869 West Forest Home Avenue, subject to Plan Commission and staff comments, Tax Key #571-8957-002

Item #8 Special Use to open Eats & Treats Food, a 'mobile food service base' in the former P-Dee's Pizza location at 5442 W. Forest Home Avenue; consider this a minor change not needing a public hearing, subject to Plan Commission and staff comments, Tax Key #556-8988-001

Item #9 Special Use to place antennas on the existing communication tower and an equipment building within the existing fenced area at the Law Enforcement Center, 5300 West Layton Avenue; consider this a minor change not needing a public hearing; subject to Plan Commission and staff comments, Tax Key #602-9975-002

Item #12 Authorize the scheduling of a public hearing, as recommended by the Plan Commission and staff, to consider the possible termination of the Special Use for the Sub Curry Restaurant at 5235 West Loomis Rd. in accordance with Zoning Code section 21.04.0701(J) – Review of Special Use Permits, Tax Key #648-0008-003

On a roll call vote, the motion carried unanimously.

14. City Clerk's Report:

It was moved by Alderperson Kastner, seconded by Alderperson Akers, that the Council meeting dates for the months of June, July, August & September, 2015 be June 16th, July 21st, August 18th, and September 15th. Motion carried unanimously.

At this time, the Council proceeded with Item #25

15. Appointment of Council President for a one year term

Alderperson Kastner nominated himself for the position of Council President.

There were no other nominations.

On a roll call vote on the nomination of Alderperson Kastner for Council President, all alderpersons voted yes.

At this time, the Mayor proceeded with Item #16b

16. 2015 Council Representative appointments to various committees and commissions:

a. Council appointments:

It was moved by Alderperson Akers, seconded by Alderperson Kastner, to reappoint the same Council Representatives to the Finance & Human Resources Committee, Legislative Committee, Park & Recreation Board, and Plan Commission as last year. Motion carried unanimously.

Therefore, the 2015 Council Representative appointments to various committees and commissions are as follows:

- (1) Three members to the Finance & Human Resources Committee (Bailey, Kastner, Saryan)
- (2) Three members to the Legislative Committee (Lubotsky, Bailey, Saryan)
- (3) One member to the Park & Recreation Board (Saryan)
- (4) One member to the Plan Commission (Kastner)

At this time, the Mayor proceeded with Item #17

b. Mayor appointments, confirmed by Council:

Per the Mayor's request, it was moved by Alderperson Kastner, seconded by Alderperson Akers, to confirm the Mayor's reappointment of alderpersons to the same committees as last year except appoint Alderperson Bailey as the Council Representative to the Tree Commission to replace Alderperson Lubotsky. Motion carried unanimously.

Therefore, the Council Representatives are as follows:

(1) One member to the Board of Health

Alderson Akers

(2) One member to the Public Library Board

Alderson Akers

(3) One member to the Board of Public Works

Aldersons Lubotsky, Bailey & Akers

(4) One member to the Tree Commission (appointment is for a 2 year term)

Ald. Bailey (2 year term which expires April 17, 2017)

(5) One member to the Community Development Authority

Ald. Kastner will serve during his current term of office which expires April 16, 2018.

Ald. Bailey is presently serving during his current term of office which expires April 17, 2017

At this time, the Mayor proceeded with Item #16a

17. Appointments to various committees and commissions:

a. Council appointments:

It was moved by Alderson Akers, seconded by Alderson Kastner, to reappoint Richard Mrochinski, 4982 South 37th Street, as a member to the Board of Public Works for a term to expire May 1, 2017. Motion carried unanimously.

b. Mayor appointments, confirmed by Council:

It was moved by Alderson Akers, seconded by Alderson Kastner, to confirm the Mayor's reappointment of the following:

(1) David Podeszwa, 4030 South 119th Street, and Paul Leu, 5385 South Butterfield Way as members to the Civil Service Commission for a term to expire May 1, 2018

(2) Don Reid, 6100 West Marcy Lane, as a member to the Board of Review for a term to expire May 1, 2020

(3) Michael Wendt, 12290 West White Oak Drive, and Lew Silva, 4948 South 65th Street, as members to the Tree Commission for a term to expire May 1, 2017

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

- (4) Michael Gierl, 5933 South 35th Street, as a member to the Zoning Board of Appeals for a term to expire May 1, 2018

Motion carried unanimously.

c. Mayor appointments:

- (1) Mayor Neitzke reappointed Steve Rogers, 5020 South 60th Street, and Donald Carlson, 5082 West Colonial Court, as alternate members to the Plan Commission for a term to expire May 1, 2018
- (2) Mayor Neitzke reappointed Denise Kunz, 5021 South 68th Street, and David Schilz, 4268 South 79th Street, as alternate members to the Zoning Board of Appeals for a term to expire May 1, 2018
- (3) Mayor Neitzke designated Audrey Ellison as the Chairperson of the Zoning Board of Appeals

The following appointments are to be placed on the **NEXT AGENDA:**

One member to the Fire & Police Commission for a term to expire 5/1/20 (currently Robert Selin)

18, 19, 20 & 21.

It was moved by Alderperson Akers, seconded by Alderperson Bailey, to approve the issuance of the following:

- Operator license to each of the following:

Denniston, Jaelle R.- 6755 Northway

Singh, Rajvir – 3821 W. Heatheridge Dr.

- Combination “Class B” Beer & Liquor License to Jo Ann Quesada for the property located at 6869 West Forest Home Avenue (whole building: restaurant & bar on first floor, lower hall & bar, and patio) (Las Margaritas)
- Temporary “Class B” Retailer’s License to St. John the Evangelist Parish to sell fermented malt beverages and wine at a parish festival to be held indoors and outdoors on Friday, July 24, 2015 from 4:00 p.m. to 11:00 p.m.; Saturday, July 25, 2015 from 3:00 p.m. to 11:00 p.m.; and Sunday, July 26, 2015 from 12:00 noon to 9:00 p.m. at 8500 West Cold Spring Road
- Carnival License to St. John the Evangelist Parish to have 10 rides or stands at a parish festival to be held Friday, July 24, 2015 from 4:00 p.m. to 11:00 p.m.; Saturday, July 25, 2015 from 3:00 p.m. to 11:00 p.m.; and Sunday, July 26, 2015 from 12:00 noon to 9:00 p.m. at 8500 West Cold Spring Road

Motion carried unanimously.

22. It was moved by Alderperson Saryan, seconded by Alderperson Lubotsky, to approve schedules of disbursements in the amounts of \$239,909.84; \$887,113.50 and \$326,283.52. On a roll call vote, the motion carried unanimously.

23. After Jon Cohn, Fire Chief, addressed the Council, it was moved by Alderperson Saryan, seconded by Alderperson Akers, to approve early replacement of entry level firefighter. Motion carried unanimously.

At this time, the Council proceeded with Item #26

24. Department of Neighborhood Services Report:

- a. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to re-approve the Planned Unit Development amendment – Final Plat called ‘Tuckaway Woods’ for a proposed 12 lot single-family subdivision with access from South 37th Street (south of West Abbott Avenue) extended southerly approximately +/-700’ ending with a cul-de-sac, subject to Plan Commission and staff comments; initial approved in August, 2013 with a re-approval in May, 2014 and November, 2014, Tax Key #646-9922-019. On a roll call vote, the motion carried unanimously.
- b. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Resolution No. 3512.

RESOLUTION NO. 3512

RESOLUTION SEEKING CONCURRENCE FROM THE CITY OF MILWAUKEE TO ACCEPT
STORM WATER FLOW FROM THE LYNNDALE NEIGHBORHOOD OF GREENFIELD

WHEREAS, the City of Milwaukee and the City of Greenfield have been working cooperatively over the past 12 months to reconstruct streets within each municipality in a neighborhood with a shared border which is surrounded by W. Loomis Road, S. 35th Street, W. Morgan Avenue, and W. Howard Avenue (“Lynndale Neighborhood”), and

WHEREAS, the largest proportion of the street work is within the City of Greenfield, and therefore, Greenfield is acting as the lead agency in this cooperative project, and

WHEREAS, total impervious surface within the area will be modestly changed as a result of the project, and

WHEREAS, the new and improved storm water collection system will increase storm water flows at the completion of this project, and

WHEREAS, most storm water from the Lynndale Neighborhood will continue to naturally flow from Greenfield to Milwaukee, generally from south to north.

NOW THEREFORE, BE IT RESOLVED that the City of Greenfield hereby formally requests the City of Milwaukee to accept additional storm water flows into the existing storm sewer system located within West Morgan Avenue right-of-way near intersections with West Lynndale Avenue (extended) and S. 31st Street consistent with the recommendations of the City of Milwaukee Department of Public Works staff and consulting design engineers.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

At this time, the Mayor proceeded with Item #15

25. City Attorney's Report:

- a. It was moved by Alderperson Akers, seconded by Alderperson Kastner, to adopt Resolution No. 3509.

RESOLUTION NO. 3509

IT IS HEREBY RESOLVED by the Mayor and Common Council of the City of Greenfield that the claim made by JEFFREY & DOREEN UBL, for loss/damages incurred on October 6, 2014 by a City of Greenfield work crew installing a sewer on the property immediately to the east of their lot, is hereby disallowed. The City Clerk is hereby directed to forward a copy of this disallowance to claimant and claimant is hereby advised that legal action to collect on this claim be commenced within six (6) months of the date of disallowance or be barred.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

- b. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Ordinance No. 2819.

ORDINANCE NO. 2819

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
(MAP) AND THE COMPREHENSIVE LAND USE MAP OF THE CITY OF GREENFIELD

WHEREAS, The Common Council of the City of Greenfield conducted public hearings in the Common Council Chambers of the City Hall at Greenfield, Wisconsin, on Tuesday, the 21st day of April, 2015 at 7:05 p.m. and 7:10 p.m. upon a proposal to amend Zoning Ordinance No. 2204A and amend Comprehensive Land Use Plan Ordinance No. 2629; and

WHEREAS, Notices of said hearing has been duly published in the Greenfield NOW Newspaper, formerly known as MyCommunityNow.com, and a period of at least ten (10) days has expired after the first publication before said hearings, all as required by State Law;

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

PART I. Zoning Ordinance No. 2204A adopted on the 8th day of April, 1998 relating to zoning, and Zoning Ordinance No. 2629 adopted on the 18th day of November, 2008 related to the land use map, are hereby amended.

PART II. The zoning district for the parcels of land described as follows is hereby changed from existing combination of *C-2 Commercial, R-2 Residential, O-Office, and I-Institutional* to all *Planned Unit Development-Mixed Use*.

PART III. The land use designation for the approximately 42 acres of land described as follows is hereby changed:

- Revise the *Planned Mixed Use* designation along the northern edge to reflect the land swap the Greenfield School District did with WisDOT in 2014;
- Extend the *Planned Mixed Use* designation both to S. 84th Street and to W. Layton Avenue instead of *Planned Business*;
- Extend the *Planned Mixed Use* designation both to S. 92nd Street and to W. Layton Avenue instead of *Community Facilities and Neighborhood Business/Office*.

That part of the Southwest ¼ of Section 21, Township 6 North, Range 21 East, in the City of Greenfield, Milwaukee County, Wisconsin which is bounded on the north by Interstate I-43 / I-894, on the east by South 84th Street, on the south by West Layton Avenue (C.T.H. 'Y') and on the west by South 92nd Street (C.T.H. 'N'). Said bounded area includes the following Tax Key numbers: 606-0034, 606-0035, 606-0036, 606-0037, 606-0048-001, 606-0049, 606-0050, 606-0051, 606-0052, 606-0053-001, 606-0059, 606-0060, 606-0061, 606-0062, 606-0063, 606-0064, 606-0065, 606-0066, 606-0067, 606-0068, 606-0069, 606-0070, 606-0071, 606-0072, 606-0073, 606-0074, 606-0075, 606-0076, 606-0077, 606-0078, 606-0079, 606-0080, 606-0081, 606-0082, 606-0084-001, 606-0085-003, 606-0085-005, 606-0085-006, 606-9980-002, 606-9981, 606-9983-002

PART IV. No building permit shall be issued for any structure to be built on the above described property unless the plans, specifications, layout, height, materials and setback lines of such a building are approved by the Common Council of the City of Greenfield. It shall be the duty of the Common Council of the City of Greenfield to issue such building permit unless the Council shall find that the construction of the proposed structure would cause undue congestion in the neighborhood or would be detrimental to the health, safety, morals and general welfare of the citizens of the City of Greenfield, or unless the proposed structure does not comply with all the ordinances of the City of Greenfield, or unless the exterior appearance and design of the proposed structure is so at variance with the exterior design and appearance of structure constructed or in the course of construction in the neighborhood of said proposed structure as to cause a material depreciation generally as to property in said neighborhood in which case it shall be the duty of the Common Council to deny

the said building permit. Nothing herein contained shall be construed to alter or amend the building codes of the City of Greenfield, or Milwaukee County, or the State of Wisconsin.

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

PART VI. This ordinance shall take effect from and after its passage and publication.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

c & d.

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to adopt Resolution Nos. 3510 & 3511.

RESOLUTION NO. 3510

IT IS HEREBY RESOLVED by the Mayor and Common Council of the City of Greenfield that the claim made by CARISCH BROTHERS, LP, for excessive assessment in 2014 of the properties located at 4841 South 27th Street and 4280 South 76th Street, is hereby disallowed. The City Clerk is hereby directed to forward a copy of this disallowance to claimant and claimant is hereby advised that legal action to collect on this claim be commenced within 90 days of the date of receipt of this disallowance.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

RESOLUTION NO. 3511

IT IS HEREBY RESOLVED by the Mayor and Common Council of the City of Greenfield that the claim made by BROADSTONE MCW WISCONSIN LLC, for excessive assessment in 2014 of the property located at 4455 South 108th Street, is hereby disallowed. The City Clerk is hereby directed to forward a copy of this disallowance to claimant and claimant is hereby advised that legal action to collect on this claim be commenced within 90 days of the date of receipt of this disallowance.

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

On a roll call vote, the motion carried unanimously.

- e. It was moved by Alderperson Akers, seconded by Alderperson Bailey, to go into closed session pursuant to Wisconsin Statutes, Section 19.85(1)(e)&(g) at 9:32 p.m. for the following:

- (1) Confer with legal counsel regarding oral or written advice for strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved in re Amanda Luke claim
- (2) Discussion regarding real estate negotiations

On a roll call vote, the motion carried unanimously.

- f. It was moved by Alderperson Akers, seconded by Alderperson Bailey, to adjourn closed session and reconvene into open session at 10:20 p.m. Motion carried unanimously.
- g. It was moved by Alderperson Akers, seconded by Alderperson Kastner, to authorize the City's insurance attorney to proceed as directed in closed session [regarding the Amanda Luke claim]. Motion carried unanimously.
- h. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, that the appropriate City staff proceed as directed [regarding real estate negotiations]. Motion carried unanimously.

At this time, the Mayor proceeded with Item #24

26. Items for future agenda - None

27. It was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to adjourn the meeting at 10:30 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

JG:slw

Distributed: April 24, 2015