

1. April 21 2015 Common Council Regular Meeting Agenda

Documents: [APRIL 21 2015 COMMON COUNCIL AGENDA.PDF](#)

1.I. April 21 2015 Agenda Addendum

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AGENDA FOR THE COMMON COUNCIL MEETING TO BE HELD IN THE COMMON COUNCIL CHAMBERS, ROOM 100, OF THE GREENFIELD CITY HALL ON TUESDAY, APRIL 21, 2015 AT 7:00 P.M.

1. Meeting called to order and roll call
2. Opening Prayer
3. Pledge of Allegiance
4. Approval of the April 8, 2015 Common Council minutes
5. Mayor's Report
 - a. Proclamation proclaiming Saturday, May 2, 2015 as Arbor Day in the City
 - b. Proclamation proclaiming Saturday, May 9, 2015 as CleanUp GreenUp Day in the City
6. Aldermanic Reports
7. Announcements
8. Citizen Commentary
9. 7:25 p.m. 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
10. 7:30 p.m. 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
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)

-OVER-

COMMON COUNCIL TO TAKE ACTION ON THE FOLLOWING COMMITTEE REPORTS:

12. **Plan Commission Meeting held February 10, 2015 (Kastner)**

Item #4 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 W. Layton Avenue, subject to Plan Commission and staff comments, Tax Key Nos. 602-9947-003 & 602-9945-001. (C.C. 3/17/15; C.C. 4/8/15)

13. **Plan Commission Meeting held April 14, 2015 (Kastner)**

Item #6 Approve a 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 Approve a 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 Approve a 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; consider this a minor change not needing a public hearing, subject to Plan Commission and staff comments, Tax Key #556-8988-001

Item #9 Approve a 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 W. 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 Approve the Plan Commission and staff recommendation that the Common Council authorize the scheduling of a public hearing 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

14. City Clerk's Report:

Determine Council meeting dates for the months of June, July, August & September, 2015 (Note: Regular scheduled meetings are June 2 & 16; July 7 & 21; August 4 & 18; September 1 & 15. Council must meet on June 16th to approve license renewals.)

15. Appointment of Council President for a one year term

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

a. Council appointments:

- (1) Three members to the Finance & Human Resources Committee (currently Bailey, Kastner, Saryan)

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

b. Mayor appointments, confirmed by Council:

- (1) One member to the Board of Health (currently Akers)
- (2) One member to the Public Library Board (currently Akers)
- (3) Three members to the Board of Public Works (currently Lubotsky, Bailey, Akers)
- (4) One member to the Tree Commission (appointment is for a 2 year term)
(**Note: No appointment is needed as Ald. Lubotsky is currently serving 2 year term which expires 4/18/16)
- (5) One member to the Community Development Authority (currently Ald. Kastner)
(**Note: Two Council representatives serve on the CDA during their respective terms of office; however, **only one appointment is needed at this time** as Ald. Bailey is presently serving during his current term of office which expires 4/17/17)

17. Appointments to various committees and commissions:

a. Council appointments:

One member to the Board of Public Works for a term to expire 5/1/17 (currently Richard Mrochinski)

b. Mayor appointments, confirmed by Council:

- (1) Two members to the Civil Service Commission for a term to expire 5/1/18
(currently David Podeszwa; Paul Leu)
- (2) One member to the Fire & Police Commission for a term to expire 5/1/20
(currently Robert Selin)
- (3) One member to the Board of Review for a term to expire 5/1/20 (currently Don Reid)
- (4) Two members to the Tree Commission for a term to expire 5/1/17
(currently Michael Wendt; Lew Silva)
- (5) One member to the Zoning Board of Appeals for a term to expire 5/1/18
(currently Michael Gierl)

c. Mayor appointments:

- (1) Two alternate members to the Plan Commission for a term to expire 5/1/18
(currently Steve Rogers; Donald Carlson)
- (2) Two alternate members to the Zoning Board of Appeals for a term to expire 5/1/18
(currently Denise Kunz; David Schilz)
- (3) Designation of Chairperson of Zoning Board of Appeals (currently Audrey Ellison)

18. Application for an operator license received from the following:

Denniston, Jaelle R.- 6755 Northway

Singh, Rajvir – 3821 W. Heatheridge Dr.

19. Application for a Combination “Class B” Beer & Liquor License received from 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)

20. Application for a Temporary “Class B” Retailer’s License received from 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, 2014 from 12:00 noon to 9:00 p.m. at 8500 West Cold Spring Road

21. Application for a Carnival License received from 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 (*Note: Section 13.06(5) of Municipal Code states No show or exhibition shall operate after 10:00 p.m.*) St. John’s is requesting to be open until 11:00 p.m. where indicated.

22. Approve schedules of disbursements in the amounts of \$239,909.84; \$887,113.50 and \$326,283.52

23. Discussion and decision to approve early replacement of entry level firefighter (Cohn)

24. Department of Neighborhood Services Report:

Discussion and decision 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 (Erickson)

25. City Attorney’s Report:

a. Resolution disallowing claim of Jeffrey & Doreen Ubl

b. Ordinance rezoning 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

c. Resolution disallowing Carisch Brothers, LP claim

d. Resolution disallowing Broadstone MCW Wisconsin LLC claim

e. Common Council to go into closed session pursuant to Wisconsin Statutes, Section 19.85(1)(g) for the following:

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

f. Adjourn closed session and reconvene into open session

g. Decision regarding 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

26. Items for future agenda

27. Adjourn

MEETING NOTICE

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.

ADDENDUM TO THE AGENDA FOR THE COMMON COUNCIL MEETING TO BE HELD IN THE COMMON COUNCIL CHAMBERS, ROOM 100, OF THE GREENFIELD CITY HALL ON TUESDAY, APRIL 21, 2015 AT 7:00 P.M.

24. Department of Neighborhood Services Report:

- a. Discussion and decision 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 (Erickson)
- b. Discussion and decision to adopt a Resolution to add additional storm flow into the City of Milwaukee storm sewers in West Morgan Avenue near the intersection of West Lynndale Avenue and South 31st Street, Project 2015 #5

25. City Attorney’s Report:

- e. Common Council to go into closed session pursuant to Wisconsin Statutes, Section 19.85(1)(e)&(g) 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 (Neighborhood Services)
- f. Adjourn closed session and reconvene into open session
- g. Decision regarding 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
- h. Decision regarding real estate negotiations (Neighborhood Services)

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