

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

The meeting was called to order by Mayor Neitzke at 7:09 p.m.

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

ALSO PRESENT:	Jennifer Goergen	City Clerk
	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 Bailey, seconded by Aldersperson Lubotsky, to approve the June 16, 2015 Council minutes, as recorded. Motion carried unanimously.

At this time, the Council proceeded with Item #8

5. Mayor's Report

Mayor Neitzke stated the engineered drawing of Konkel Park with the amphitheater should be available in the next two weeks.

6. Aldermanic Reports

Aldersperson Bailey said the City Forester is treating the Emerald Ash Borer. There is an infestation in the Morgan Oaks area. The City Forester will have a booth at the Farmers Market with information regarding the Emerald Ash Borer.

7. Announcements

Aldersperson Saryan said the Greenfield Community Youth Theater will present Annie Jr. at the Greenfield High School Performing Arts Center on July 25th & 27th at 7:00 p.m. and July 26th at 2:00 p.m. Tickets are available in the Parks & Recreation Department office or at the door.

Aldersperson Lubotsky thanked everyone involved for making the Fourth of July parade and fireworks awesome. She said she and Mayor Neitzke attended the grand opening for St. Vincent de Paul on Highway 100 and she encouraged everyone to visit the store. The Salvation Army will be having their ground breaking on South 28th Street & West Cold Spring Road.

Mayor Neitzke said the Fourth of July fireworks had three grand finales. Last year there was a misfire at the end and fortunately no one was hurt. Scott Jaquish, Director of Parks & Recreation, negotiated a contract with the fireworks provider to make it right for not only one but two years. Mayor Neitzke said it was a pleasure to welcome Archbishop Listecki to the St. Vincent de Paul grand opening.

At this time, the Council proceeded with Item #28

8. Citizen Commentary - None

9. Public hearing for approval of a Special Use, requested by Faisal Farooqui and Tajammul Syed, to open a Middle Eastern casual dining restaurant at 6225 South 27th Street, Tax Key #691-9841-015

Notice of public hearing was published in the City's official newspaper on July 9, 2015.

Chuck Erickson, Community Development Manager, presented a diagram of the property in question. The Plan Commission gave a favorable recommendation. The hours of operation would be 10:00 a.m. to 10:00 p.m. daily.

No one addressed the Council in favor or in opposition to the proposal.

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to close the public hearing. Motion carried unanimously.

It was moved by Alderperson Kastner, seconded by Alderperson Bailey, to approve a Special Use, requested by Faisal Farooqui and Tajammul Syed, to open a Middle Eastern casual dining restaurant at 6225 South 27th Street, Tax Key #691-9841-015. On a roll call vote, the motion carried unanimously.

10. Public hearing for approval of a Special Use Amendment, requested by Andy Khullar, in order to install compressed natural gas vehicle fueling equipment at 4710 South 108th Street; the compressed natural gas proposal would involve the conversion of one of the existing gasoline dispensers; all remaining gasoline dispensers and convenience store operation would remain the same, Tax Key #613-8995

Notice of public hearing was published in the City's official newspaper on July 9, 2015.

Mayor Neitzke stated the proposal received a unanimous approval from the Plan Commission. He said there were items such as the fence and the color of the brick which remained open, however, that has been provided this evening.

Chuck Erickson, Community Development Manager, said there is a slight correction in that they are adding one new fuel dispenser as opposed to replacing one that was noted on the agenda. Mr. Erickson presented a diagram of the property in question. He added that the Plan Commission had an initial favorable recommendation on the special use to do the compressed natural gas (CNG) at the April Plan Commission meeting and there was further review dealing with essentially the aesthetics of what is being proposed which occurred at the June and July Plan Commission meetings. The Plan Commission also had a favorable

recommendation on the site related changes. At the southeast corner of the site where the CNG will go in there is a concrete wall enclosure. There will also be some fencing.

Mayor Neitzke noted that Matt Clementi of Stantec, Rob Blake from VNG, and Mr. Khullar are present to answer questions.

The following addressed the Council for information only:

David Von Bargen, 9730 West Layton Avenue, said he noticed that some parking spaces that are used by employees will be lost and it will create some congestion if they park in the front. With regard to the lighting over the dispenser, he believes some of it is explosion proof but he doesn't know if there will be a difference between having natural gas and gasoline vapors. He said there doesn't seem to be a shutoff valve to the compressor itself so the gas could be shut off without having to shut off the entire gas to the service station. He also questioned what the drainage is around the compressor which could be an issue in the winter. He asked if the City considered what it would cost the City for weights and measure testing.

Rick Sokol, Director of Neighborhood Services, said the City would expect to cover their costs at a minimum with regard to the inspections and if it is found that the City has to make an investment in additional testing materials, that would be passed along with some adjustment to the inspection fees.

Rob Blake with VNG, 150 Monument Road, Suite 500, Bala Cynwyd, Pennsylvania, said with regard to the lighting above the dispenser itself at the canopy, it would be an explosion proof fixture. The national code dictates what is done with compressed natural gas is NFPA52 and it would be in full compliance with that code which states that anything within five feet of a compressed natural gas dispenser would have to have a certain classification of explosion proof fixtures. With regard to emergency shutdown devices, there will be three total at the station which include one that is at the dispenser itself clearly labeled, one at the front of the c-store, and then one back by the equipment yard itself. Concerning the drainage issue, the equipment yard itself will be sloped at probably two percent for proper drainage. In the case of snow, that area will be maintained. With regard to weights and measures, there are pieces of equipment on the market that is a proofer that weighs the natural gas and it makes sure that whatever is dispensed is exactly what the customer gets. It is not a liquid fuel so it is a little different. The CNG has to be weighed. Mr. Blake said they would not place that burden on the City or the State unless they wanted to do that. He said they have third party companies that would actually do that service. He said the natural gas would be put back into the system. It is not going to be just dissipated into the atmosphere.

It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to close the public hearing. Motion carried unanimously.

It was moved by Alderperson Kastner, seconded by Alderperson Bailey, to approve a Special Use Amendment, requested by Andy Khullar, in order to install compressed natural gas vehicle fueling equipment at 4710 South 108th Street; the compressed natural gas proposal would involve the addition of one new dispenser; all remaining gasoline dispensers and convenience store operation would remain the same, Tax Key #613-8995. On a roll call vote, the motion carried unanimously.

At this time, the Council proceeded with Item #14

11. Public hearing for approval of a Special Use requested by Goodwill Retail Services for a proposed Goodwill Retail Store/Donation Center at 4940 South 76th Street, Tax Key #617-9977-004

Mayor Neitzke stated this public hearing was scheduled to be held last month. The City properly filed the notices with the City's official newspaper, however, the newspaper did not publish the notice. He said that apparently the same thing occurred with other communities in Milwaukee County on issues just as important. He said there was no intent by the City of Greenfield to delay the hearing.

Notice of public hearing was published in the City's official newspaper on July 9, 2015.

Chuck Erickson, Community Development Manager, presented a diagram of the property in question. He indicated the Plan Commission had two recommendations. One recommendation was to deny the Special Use and the other recommendation was that if the Special Use was approved there was a favorable recommendation on the site and building related improvements.

Joan Farrell, Vice-President and General Counsel for Goodwill Industries in Southeastern Wisconsin, 5400 South 60th Street, Greendale, made a presentation and said they are seeking a Special Use which is required for a used merchandise store at 4940 South 76th Street. The building is 22,000 sq. ft. and is currently vacant. She said they have been working with the Plan Commission and the Mayor to try to put further enhancements on the building from what the Plan Commission saw and what may have been seen previously. She said Goodwill is an appropriate use at the proposed location. The building, site, and landscaping has all been conditionally approved by the Plan Commission. The outstanding issue is on the use of Goodwill as a resale shop. Goodwill positions itself as a conventional retailer because that is who they consider their competitors to be. At the proposed location, they anticipate they will drive shoppers to the area. They estimate there will be approximately 180,000 annual shopper transactions at the Greenfield location and another 57,000 donor transactions at the same location. This equates to over 5,000 weekly visits to the shopping center. This is as much frequency as two national restaurants or a movie theater on a Saturday night. Ms. Farrell said Goodwill is attractive to other retailers as well. There are conventional retailers that are happy to be part of a co-tenant relationship with Goodwill in other shopping centers throughout the territory. She said a Goodwill store is fresh and clean, organized and set up and operated much like conventional retailers. The inventory is new and gently used merchandise and is refreshed every three to four weeks. She said the shoppers find it to be a value and an exciting place to shop. It has been referred to as a 'treasure hunt'. Aside from the deals, shoppers say they also like supporting Goodwill's mission. Ms. Farrell said like other retailers, they have a customer loyalty program called Club Goodwill which helps to educate them on what their shoppers' behaviors are so they can customize the shopping experience to give them the most unique, fun, exciting experience.

Currently, there are over one million Club Goodwill members and over 7,000 of those members reside in the Greenfield area which is about 19% of the local population. They are shoppers who support Goodwill without there even being a Goodwill store in Greenfield yet. She said they are open normal business hours to ensure convenience to donors and shoppers and the donation entrance is open one hour before store hours to accommodate donors who may have to drop things off earlier. She said they want to make sure the site doesn't have donations left behind during or before or after hours. She said the locations are monitored with security cameras and post non-dumping ordinances and they will prosecute if there is a problem at a location. She added they haven't had that yet with 62 stores. When looking at resale overall, the percentage of U.S. consumers who have shopped for used goods has doubled to approximately 30% in the past decade. Resale

stores provide a socially responsible way to recycle goods as well as stretch dollars without the stigma of past years. She said their Goodwill has opened 36 new retail stores within the past seven years and they are projecting to continue on a similar growth trend for the foreseeable future. The same thing cannot always be said about bricks and mortar conventional retailers. The demographics of Goodwill's typical shopper include a median household income over \$66,000, the median age is about 37 years old, the average household is 2.75 so a lot of families shop at Goodwill, about 52% of the shoppers are married. She said shoppers won't accept a lower quality experience even with great values like resale which is why they need to invest in prime retail locations and in quality stores to provide that to their shoppers. Ms. Farrell said they recently opened a Goodwill store in Brown Deer and in the prime retail corridor of Brookfield. Goodwill currently operates 62 retail stores and donation centers. Beyond the retail advantages, Goodwill is also good for the community. Goodwill employs over 6,100 people throughout the territory. They will employ between 40 to 50 people at the Greenfield location and Goodwill will pay property taxes and sales taxes just like other conventional retailers. Goodwill sells 60 to 70% of all the donations they receive. Ms. Farrell said Goodwill becomes part of the fabric of the community with grand opening events, parades. The store management is very active in the local Chambers of Commerce. Goodwill will participate in community events, school drives. They also offer a community assistance voucher program where they will pair with a non-profit organization in the City of Greenfield to offer them Goodwill vouchers and they will do targeted donation drives for some of the difficult to recycle items with the community. The estimate is that the Greenfield store will recycle about 2 million pounds of goods. That service alone can save community taxpayers nearly \$50,000 a year. That estimate is based on \$50 per ton for hauling and disposal costs. Ms. Farrell said in addition they are a responsible corporate neighbor. The Goodwill that will own the Greenfield store location is the largest Goodwill in the world with revenues over \$280 million per year. The corporate headquarters are in Greendale for this territory so they are accessible and in the neighborhood. Goodwill is good for the community because the stores are going to fund the revenue that creates a perpetual sustainable revenue stream to help fulfill their mission which is to provide training, employment, and supportive services for people who have disabilities or disadvantages and seek greater independence. Ms. Farrell said that last year the Goodwill retail stores generated enough revenue to help support more than 70,000 people who were served by the mission. She said they are all about workforce training and believe in the power of work. The non-profit was founded on the principle of providing a hand up not a hand out. It comes down to transforming lives. When a Goodwill store is supported, that mission is being supported. When shopping and donating at Goodwill, they train and people work and behind the Goodwill mission and story are real names, faces, and life stories. Lives are transformed by the ability to find a job and to keep a job.

Paula Mitchell with Berengaria Development, 301 North Broadway, Milwaukee, said to compete with the typical retailers Goodwill puts a lot of time and investment into their buildings so they are competing on an equal footing. They plan on spending well over \$1 million on the building which might not happen if another retailer were to come to that location. She said the awnings would be removed, the front updated, the entire building would be painted and updated, new openings would be added to the north side of the building along with a donation canopy, there would be additional landscaping on the site. If there are other tweaks to make the building worthy of being in Greenfield, they would be happy to work with the City.

Mike Bamberger of Beck, Chaet, Bamberger & Polsky, 330 East Kilbourn Avenue, Milwaukee, representing the owner, said he has worked with Goodwill and finding a tenant to make sure the building space doesn't remain vacant. Since it was known the space would be vacant after Office Depot moved out, possibilities were reviewed and Goodwill was the single possibility that stood out for the owner and it wasn't without a substantial amount of diligence. He said people look for value today and Goodwill is a professionally run,

high class operation. Attorney Bamberger said he talked with Grafton's City Manager, Dan Ertel in Brookfield, Brown Deer's Manager and universally everyone has been satisfied with the Goodwill operation. A retailer is a partner with an owner. There is a substantial amount of risk picking the wrong partner. He said the owner is very concerned with the Goodwill and the benefit of the community and the block and the neighborhood and for all those reasons felt this was the appropriate use. He said the demographics are not really different than what is found with Kohl's or Target, for example. Attorney Bamberger said to reject this, unless there is a real informed reason that there is something that is different besides the good things they do for the community, would be unfortunate. He added there is not another tenant for this space and it is a challenge for mid-size retail. He said they do not want a vacant space there and this is a strong viable retailer who will be there for the long haul and it services the community.

The following registered in favor but did not speak:

Shelly Gilbertson, 5065 South 102nd Street
Roger Schmidt, 4269 South 61st Street
Curt Hetzel, 4628 South 48th Street
Jessica Behn, 4055 South 65th Street
Jean Mallman, 8038 West Howard Avenue
Brad Earney, 8800 Westlake Drive
Amanda Hernandez, 5311 West Wilbur Avenue
Justin Beller, 5311 West Wilbur Avenue
Janel Hetzel, 4628 South 48th Street

The following addressed the Council in favor of the proposal:

Vince Micha, W61 N617 Mequon Avenue, said he is the project manager and is present to answer questions

Noreen Smedley, P.O. Box 20943, Greenfield, said because of her health issues having a Goodwill in the area would be such a benefit for those in her position and for those who are worse off in having a disability. She doesn't understand how Goodwill can be compared to Kohl's because for those that are on a very limited income, Goodwill is a godsend. She said she would not be able to support herself without Goodwill. She is just looking for clothes to get by for each season. Having a bus stop right by the proposed Goodwill location is convenient because she can also go to stores in the strip mall as well.

Tanya M. Proby, 8042 West Howard Avenue, said she is a thrift shopper and loves Goodwill. She belongs to a facebook group of thrift shoppers and Goodwill is the number one store among the 14,000 members of the facebook site. Her daughter's first job is at a Goodwill store in New Berlin and she hopes her daughter will be able to transfer to the Greenfield store and will be closer to home.

Laura Hegerty-McDonald, 9420 West Cold Spring Road, said she is employed by Goodwill. She said everyone is supportive and it is a bright, motivational atmosphere in which to work and shop. She supports a Goodwill in Greenfield. She added that her niece and nephew were employed by Goodwill and since their employment they have moved on to managerial positions in retail industry.

Don Carlson, 5082 West Colonial Court, said he favors Goodwill going in the proposed location. The building owner will continue to pay property taxes and significant improvements would be made to the site. They will employ 40 people who will be paying income taxes. The shoppers will pay sales tax. He believes Goodwill will bring new and additional shoppers to the area including to the adjacent Greenfield Place located on South 74th Street. He applauded Goodwill for their good work with their clients in training and facilitating independence. He said when there is a reputable business that wishes to go in a property that it behooves the City to approve the request.

Michael Scarbrough, 7820 West Allerton Avenue, said he believes Goodwill will add some great aesthetics to the community. He thinks it will be a great contribution to the community.

Tim Johnson, 3635 South Rivershire Drive, said there is no comparison to the West Allis site.

The building and the lot at the proposed location on South 76th Street is significantly larger than the West Allis site. He said there will be traffic on South 76th Street with or without the Goodwill store.

Yonaton Zvi, a broker for Goodwill, 700 West Virginia Street, Milwaukee, said the proposed South 76th Street location is a retail location and if it is not Goodwill it will be another retailer and that retailer will probably have similar traffic. The West Allis location on Highway 100 & West Oklahoma Avenue is a very old facility and Goodwill has learned from experience and all of their new facilities have sufficient parking and the ingress/egress is much better than that of the West Oklahoma Avenue location. He commended Greenfield for the activity at South 84th Street & West Layton Avenue and potentially at some point the redevelopment of Spring Mall there will be a lot of mid box size spaces offered and there is not enough demand so there is a good chance the property might sit vacant for a while. He said there is a great opportunity here where a landlord and a tenant have worked together realizing they need a Special Use permit and collaborated together to spend more than one million dollars to redevelop the property in question.

Billie Torrentt, 8252 Iverson Road, said she represents Goodwill. She stated they have 73 donation centers throughout the service territory and they have done their homework on what works and what doesn't. She said the Spring Mall location is not a viable option so if Greenfield wishes to have Goodwill in Greenfield, it would be at the proposed location.

Mayor Neitzke said emails in support of the Goodwill store at the proposed location were received from the following:

Mary Krolikowski, 9138 West Cold Spring Road (received July 20, 2015)

Bryan Nutting (received May 15, 2015)

Mary and Richare Klug (received May 15, 2015)

Linda Flynn, 4762 South 81st Street (received July 13, 2015)

The following addressed the Council in favor of Goodwill but against the proposed location:

Jeanette Janasik, 4560 South 51st Street, said she has been a consumer and a donor and she knows a number of people who have benefitted from Goodwill. She said her excitement that Goodwill was moving into the area was tempered by the location. She has visited the West Allis location and there is a parking situation and the donor line is long and it is difficult to exit. She said she doesn't consider South 74th Street or South 76th Street to be any better than West Oklahoma Avenue. She expressed a concern with the traffic which she believes will be worse during the holidays. She said there are a lot of empty buildings in the City and there are a lot of empty buildings in Spring Mall. There are a lot of main arterial streets at Spring Mall that have bus routes and there are many

entrances/exits to the site. She believes there is an expansion for a terrific donor section. She feels there is a danger of running over a consumer at the proposed South 76th Street location and she doesn't see the ample parking at the South 76th Street site because the parking lot would be shared with PETCO. She said another stop sign has been added to South 74th Street because of the congestion. She hopes this isn't a take it or leave it because she is all for Goodwill. She commends Goodwill for their marketing strategy to have people come and utilize it because it is helping to train people for jobs. She said this is too important to become a stalemate.

Mayor Neitzke said he received an email from the following in opposition to Goodwill at the proposed site:

Collette Counsell (received July 14, 2015)

The following addressed the Council in opposition to the proposal:

Linda Strike, 4942 South 78th Street, submitted 34 signatures of residents in her neighborhood urging the Council to deny the request of Goodwill Industries to open a retail store at 4940 South 76th Street. She said they believe the traffic problems generated by a Goodwill store on that section of South 76th Street will overwhelm an already overburdened portion of that street. She said congestion and confusion will be created on South 76th Street and South 74th Street. She said backups of traffic can be witnessed at the West Allis store on West Oklahoma Avenue on a weekend. She said it is not a good fit for the neighborhood or for those traveling on South 76th Street. She said she understands Goodwill's desire to have a presence on South 76th Street but asked what would be wrong with the Spring Mall location which has a huge parking lot and multiple access points on three sides and controlled intersections.

Ms. Farrell said their donors are as crucial to Goodwill as the shoppers. Goodwill's site selection process is very precise and it looks to convenience traffic flow and they want to make it as pleasant and convenient an experience as possible. She asked that people trust them in that site selection process because it has been really successful in the 37 stores that have been done since the process has been instituted. The West Allis store is the first or second store that was done prior and they recognize the issues at that store and are working to acquire property across the street from there to open up a new prototype store. She stated Goodwill did look at Spring Mall prior to Office Depot announcing their vacancy. They analyzed the Spring Mall site and ran it through their site selection process about one to two years ago and it doesn't work for Goodwill.

It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to close the public hearing. Motion carried unanimously.

It was moved by Alderperson Saryan, seconded by Alderperson Lubotsky, to approve a Special Use requested by Goodwill Retail Services for a proposed Goodwill Retail Store/Donation Center at 4940 South 76th Street, Tax Key #617-9977-004.

Under a discussion, Alderperson Bailey said he is impressed with the Goodwill presentation, however, he said he doesn't feel it is a good fit for the proposed location. He said he would like to see a Goodwill store in Greenfield preferably in the Spring Mall area.

Mayor Neitzke indicated Alderperson Akers is not in attendance this evening. He said he is prepared to vote this evening, if necessary. He said he believes everyone in attendance knows what his position has been from the beginning with regard to the proposed site. He said he is involved in a lot of the activity that is going on at South 84th Street & West Layton Avenue and other places. He believes there is very little vacancy on South 76th Street and the businesses that move to a different place to be closer to South 76th Street as opposed to farther away. He said the site in question is one of the most highly visible sites on South 76th Street. He said with regard to Goodwill itself, he just made donations to the Goodwill on South 27th Street in Franklin. Mayor Neitzke said he doesn't believe there is anyone on the Council who is against Goodwill in any way, shape or form. He said Greenfield is working with Greendale to improve the experience, amenities along South 76th Street to make the City a better place. Mayor Neitzke said he believes that Spring Mall is a much better site. Goodwill is run like any other retailer, however, the reality is that they probably don't need to be. He said they probably don't need to do what other retailers do because there is a need for them within the community and people can travel eight or nine blocks to get to one. He said he supports Goodwill.

On a roll call vote, the motion lost with Alderpersons Lubotsky, Bailey & Kastner voting no; Alderperson Saryan voting yes.

12. Plan Commission Meeting held April 14, 2015
(action taken on Items 6, 7, 8, 9 & 12 at 4/21/15 Council meeting)

Item #5 No action was required regarding Site/Building/Landscaping Review for a proposed Goodwill Retail Store/Donation Center at 4940 South 76th Street as the motion lost to approve a Special Use in Item #11 above

13. Finance & Human Resources Committee Meeting held July 8, 2015

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

Item #3 Renew the Gold Hardware Preventative Maintenance/Support and Firmware Maintenance Agreement with Election Systems & Software, Inc. (ES&S) for seven AutoMARK ballot marking machines

Item #4 Contract between the City of Greenfield and Community Care

Item #5 Contract between the City of Greenfield and LMRL Consulting

Item #6 Purchase/Lease Agreement with Stryker Cots

Item #7 Language change to the City of Greenfield 2015 Non-Represented agreement, as discussed

Item #8 Audit services by Baker Tilly Virchow Krause, LLP for the basic financial statements of the City of Greenfield for a three-year term

Item #9 Schedule of disbursements in the amounts of \$245,128.45; \$170,521.82; \$203,940.06; \$101,681.71; \$183,013.10; \$535,298.50 and \$504,701.84

Item #10 Mileage reimbursements in the amount of \$23.06

On a roll call vote, the motion carried unanimously.

At this time, the Council proceeded with Item #15

14. Plan Commission Meeting held July 14, 2015

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

Item #5 Site/Building/Landscaping Review in order to install compressed natural gas (CNG) vehicle fueling equipment at 4710 South 108th Street; the CNG proposal would involve the addition of one new fuel dispenser; all remaining gasoline dispensers and convenience store operation would remain the same, subject to Plan Commission and staff comments, Tax Key #613-8995

Item #6 Certified Survey Map for a proposed lot split of a six acre parcel at 4671 South 35th Street to create three single-family lots, subject to Plan Commission and staff comments, which includes the waiving of the Official Map Ordinance requirements to not include dedication for roadway, and a sanitary sewer easement, and separately authorizing staff to proceed with the formal Official Map Revision process for future "36th Street", "37th Street", and "Squire Avenue" in this immediate area, Tax Key #621-9996

Item #7 Certified Survey Map to combine two lots into a single parcel for the Meijer store 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

Item #8 Special Use Review for Zaher Abdulhussein as the prospective new property owner and operator of Southwest Auto Repair at 5049 West Loomis Road, subject to Plan Commission and staff comments, which includes the intent to continue auto servicing and auto body repair, but no used car sales anymore, Tax Key #647-9973

Item #9 Site & Building Review for exterior change at Carrabba's Italian Grill, 4765 South 76th Street, subject to Plan Commission and staff comments, Tax Key #616-8995

Item #11 Revision to the Site/Building/Landscaping Review approval done in May for Cho's Martial Arts School building at 8550 West Forest Home Avenue, due to the following changes: Building size is being reduced from 7,200 sq. ft. to 5,300 sq. ft.; Parking lot is also being reduced from 38 stalls to 28 stalls; Reduced building size allows for one tenant instead of two tenants; Building exterior materials remain the same, subject to Plan Commission and staff comments, Tax Key #615-9989

After a discussion, on a roll call vote, the motion carried unanimously.

At this time, the Council proceeded with Item #19

15. Park & Recreation Board Meeting held July 16, 2015

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

Item #13 Agreement for vending services for Parks and Recreation Department

Item #14 Naming trail section at South 116th Street & West Cold Spring Road to Oak Leaf

On a roll call vote, the motion carried unanimously.

16. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the issuance of an operator license to each of the following:

Alderman, Angel M.-3141 S. 33rd St.
Bartnikowski, Angela M.-3871 S. 53rd St.
Chung, Samantha A.-4188 S. 61st St.
Dums, Melissa M.-7921 W. Van Beck Ave.
Gonyo, Valerie R.-4020 S. Sunnyslope Rd.
Juds, Bonnie B.-2761 S. 46th St.
Kohn, Katharina F.-3608 S. 96th St.
Kraczek, Ashly C.-525 Sunnyslope Dr.
Lehmkuhl, Jennifer A.-1025 S. 76th St.
McConnell, Jacob A.-1507 E. Oklahoma Ave.
Paluso, Lauren T.-2402 W. Carpenter Ave.
Qamhie, Ahmad M.-411 Southtowne Pl.
Seavers, Jessica L.-10927 W. Wildwood Ln.
Sturino, Anthony J.-19655 Birmingham Ct.
Ventura, Timothy K.-4747 S. 123rd St.

Baldwin, Sherri J.-2954 S. 92nd St.
Blaszczyk, Katie A.-4967 S. 26th St.
Chung, Zachary K.L.-2035 W. Bolivar Ave.
Egley, Theresa E.-10440 W. Villa Ave.
Johnson, Michelle F.-7005 W. Ohio Ave.
Katzenberg, Sharon A.-20205 W. Lawnsdale Rd.
Kostecki, Joni L.-5334 W. Dakota St.
Lehmann, Ross A.-4617 W. Wilbur Ave.
Ligocki, Hailey J.-W152 S10385 Thode Dr.
Orchel, Sherry-2120 S. 58th St.
Parker, Ronna L.-4066 S. 43rd St.
Rand-Zuercher, Patricia J.-7014 W. Cold Spring Rd.
Siekert, Jamie L.-3365 S. 83rd St.
Thiele, Paige N.-644 S. 60th St.

Motion carried unanimously.

17. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve the request of The Noodle Shop Co.-Wisconsin, Inc., 4859 South 76th Street, for a change of agent from Adam R. Beehler to Melissa A. Schwartz, 1115 Lawndale Avenue (Noodles & Company). Motion carried unanimously.

18. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the request received from G & J Partners LLC Owned By Gregory Grabowski, Gregory C. Grabowski, Agt., to amend the premises description on his Combination "Class B" Fermented Malt Beverage & Liquor License for the property located at 5175 South 27th Street to read as follows: first floor for bar and patio for beer garden, records first floor and storage of alcohol on first and second floors (The Edge Sports Bar). Motion carried unanimously.

At this time, the Council proceeded with Item #20

19. It was moved by Alderperson Saryan, seconded by Alderperson Lubotsky, to approve the request of Friends on FH LLC, Jeff H. Grundy, Agt., to extend their Combination “Class B” Beer & Liquor License and Entertainment License to the parking lot at 5614 West Forest Home Avenue for the 3rd Annual Friends Fest which will include the sale of beer, wine, soda and food as well as live music under tents with tables, chairs, additional restrooms and hand wash stations outside on Friday, September 4, 2015 and Saturday, September 5, 2015 from 11:00 a.m. to 10:00 p.m. during the 112th Harley Celebration (Friends). Motion carried unanimously

At this time, the Council proceeded with Item #11

20. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve the request of PrimeTime Tap LLC, Nicholas E. Marking, Agt., to extend their Combination “Class B” Beer & Liquor License and Entertainment License to the back parking lot of the strip mall where The Brass Tap is located (7808 West Layton Avenue), to hold a Taptoberfest event where beer will be sold, there will be live music on a stage in the corner of the parking lot, the lot will be roped off as well as protected by three food trucks that will be providing their products, and there will be three beer trailers with 15 tap handles to sell German beers on September 18, 2015 from 7:00 p.m. – 10:00 p.m.; September 19, 2015 from 1:00 p.m. – 10:00 p.m.; and September 20, 2015 from 1:00 p.m. – 5:00 p.m. (The Brass Tap). Motion carried unanimously.

21. It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to approve the issuance of a Temporary Class “B” Retailer’s License to Harley Owners Group-Milwaukee Chapter to sell fermented malt beverages outside at House of Harley-Davidson, 6221 West Layton Avenue, from 9:00 a.m. to 7:00 p.m. on the following Hog Days of Summer: August 5, 7, 12, 14, 19, 21, 26 & 28, 2015. Motion carried unanimously.

22. It was moved by Alderperson Lubotsky, seconded by Alderperson Saryan, to approve the issuance of the following licenses to expire July 31, 2016, subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges:

a. AMUSEMENT DEVICE OWNER/DISTRIBUTOR LICENSE

<u>Name</u>	<u>Business Address</u>
Blondie Enterprises LLC	3608 S. 91 st Street
D-J Novelty Co. Inc.	4520 W. Forest Home Avenue
Games Are Us Inc.	4905 S. Woodlawn Place
Lakeside Music, LLC	930 Washington Road
Mell’s Novelty LLC	100 Lynnwood Lane
Mitchell Novelty Co.	3506 W. National Avenue
Red’s Novelty Ltd.	1921 S. 74 th Street
S & P Equipment Inc.	5025 S. Packard Avenue
Wisconsin P & P Amusement Inc.	12565 W. Lisbon Road

b. JUKEBOX OWNER/DISTRIBUTOR LICENSE

<u>Name</u>	<u>Business Address</u>
D-J Novelty Co. Inc.	4520 W. Forest Home Avenue
Mitchell Novelty Co.	3506 W. National Avenue
Red's Novelty Ltd.	1921 S. 74 th Street
S & P Equipment Inc.	5025 S. Packard Avenue
Wisconsin P & P Amusement Inc.	12565 W. Lisbon Road

Motion carried unanimously.

23. It was moved by Alderperson Saryan, seconded by Alderperson Kastner, to approve investments and reinvestments in the amounts of \$8,839,872.34; \$17,558,317.33; \$8,840,873.85 and \$17,559,209.97. On a roll call vote, the motion carried unanimously.

24. It was moved by Alderperson Saryan, seconded by Alderperson Kastner, to approve an employment agreement with Megan L. Noggle as a Public Health Nurse Supervisor in the Health Department.

After a discussion, on a roll call vote, the motion carried unanimously.

At this time, the Council proceeded with Item #25a

25. It was moved by Alderperson Saryan, seconded by Alderperson Bailey, to accept Assistance to Firefighters Grant and to proceed, as directed, to secure grant funding and installation.

After a discussion, on a roll call vote, the motion carried unanimously.

At this time, the Council proceeded with Item #26

25a. It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve a Master's Educational Affiliation Agreement between the City of Greenfield and the Medical College of Wisconsin. On a roll call vote, the motion carried unanimously.

At this time, the Council proceeded with Item #25

26. Director of Neighborhood Services Report:

a, b, c & d

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

Adopt Resolution No. 3515

RESOLUTION NO. 3515

RESOLUTION VERIFYING REVIEW AND AUTHORIZING SUBMITTAL OF THE 2014 WISCONSIN
DEPARTMENT OF NATURAL RESOURCES COMPLIANCE MAINTENANCE ANNUAL REPORT
(CMAR) GREENFIELD PROJECT NUMBER 2015 #2

WHEREAS, Public sanitary sewer collection is a basic responsibility of local, county and state governments; and

WHEREAS, It is the responsibility of local, county and state governments to properly operate and manage wastewater collection systems so as to protect public safety and health; and

WHEREAS, Proper inspection, rehabilitation, and operation and maintenance of the sanitary sewer collection system would promote cost-effective performance of the system over its design life; and

WHEREAS, Revisions to Chapter NR 208, Wisconsin Administrative Code became effective January 2006 requiring permitted wastewater collection systems to submit a Compliance Maintenance Annual Report (CMAR) with a resolution verifying Common Council review, statement of corrective actions if necessary and authorization of submittal.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Greenfield hereby verifies its review and authorizes the submittal of the 2014 Compliance Maintenance Annual Report (CMAR) for the City of Greenfield.

BE IT FURTHER RESOLVED, That a copy of this resolution be forwarded to the Wisconsin Department of Natural Resources (DNR).

ADOPTED _____, 2015

APPROVED _____, 2015

Jennifer Goergen, City Clerk

Michael J. Neitzke, Mayor

Request to construct a private fence in a Permanent Sanitary Sewer Easement in side yard of Amila & Admir Rizvic, 3671 South 33rd Street, Tax Key #553-0348-003

Re-approve the Certified Survey Map for a proposed lot split of a 3.1 acre parcel at 12310 West Cold Spring Road to create four single-family lots, subject to Plan Commission and staff comments, Key #565-9968

Cancel/withdraw the prior Council determination to place on the August 18, 2015 Common Council agenda discussion and decision related to Best Massage at 4879 South 27th Street

On a roll call vote, the motion carried unanimously.

27. Items for future agenda

Budget

Special Council at 6:15 p.m. on August 11, 2015

Alternatives for internet service

At this time, the Council proceeded with Item #5

28. It was moved by Alderperson Lubotsky, seconded by Alderperson Saryan, to adjourn the meeting at 8:57 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

JG:slw

Distributed: August 5, 2015