

MINUTES OF THE SPECIAL COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY HALL ON THURSDAY, JUNE 5, 2025

A. Call to Order & Roll Call

The meeting was called to order by Mayor Neitzke at 6:30 PM.

Present: Alderpersons Andrew Drzewiecki, Shirley Saryan, Pamela Akers

Excused: Bruce Bailey, Karl Kastner

Also present: Jeff Katz, Director, Neighborhood Services; Jennifer Goergen, City Clerk; Gina Vlach, City Planner

B. New Business

1. Daniels Palace, Rachel Daniels, Agent, requests an extension of the licensed premises of their Combination "Class B" Beer and Liquor License and Entertainment License for the Bags League to include: the front of the building, and it will be fenced off. Alcohol sales will be inside and consumption will be in plastic containers for outside. The events will be at 3800 S. 108th Street on June 11, June 18, June 25, July 2, and July 9, 2025, from 6:00 PM to 9:30 PM. (Goergen)

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

2. Discussion and decision to approve the First Amendment to Amended and Restated Development Agreement between Cobalt Loomis LLC and the City of Greenfield. (Neitzke/Katz/Vlach)

Mayor Neitzke said that the agreement is about the parking lot north of The Turf. It extends the guarantee of a note for two more years, it will result in the city gaining a parking lot for The Turf, it cleans up a bunch of easements, and it returns the billboard to us.

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

3. Approve an Outdoor Special Event application for the House of Harley Summer Flex Event, to be located at 6221 W. Layton Ave, on May 31, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

Alderperson Akers asked about the May 31st date. Gina Vlach, City Planner, explained that it was supposed to be on the May 20th Common Council agenda. Due to an administrative error, it wasn't added. The applicant appropriately filled it out, and it went through the process, but it was left off the agenda. Mayor Neitzke added that it is retroactive, but it speaks to the sanctity and commitment to the House of Harley-Davidson. There weren't any concerns or complaints about this event.

Motion by Alderperson Drzewiecki, seconded by Alderperson Saryan to approve agenda items B3-B6. Motion carried unanimously.

4. Approve an Outdoor Special Event application for the House of Harley 2025 Annual Law Enforcement WI COPS Charity Ride, to be located at 6221 W. Layton Ave, on June 7, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

Approved under agenda item B3.

5. Approve an Outdoor Special Event application for the House of Harley 2025 Annual Firefighter Charity Ride, to be located at 6221 W. Layton Ave, on June 21, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer),

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and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

Approved under agenda item B3.

6. Approve an Outdoor Special Event application for the House of Harley 2025 Homecoming, to be located at 6221 W. Layton Ave, from July 9, 2025 through July 14, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), Commercial Building/ Electrical/ Plumbing, and Food. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

Approved under agenda item B3.

7. Approve an Outdoor Special Event application for The Ridge Food Truck Nights, to be located at 4500 S. 108th St., with revised dates of June 12, July 10, and August 7, 2025. Application includes the following combination of licenses/ permits: Outdoor Special Event and Food. (Vlach)

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

8. Approve an Outdoor Special Event application for St. John the Evangelist Catholic Church Festival, to be located at 8500 W. Cold Spring Rd., July 25, 2025 through July 27, 2025. Application includes the following combination of licenses/permits: Outdoor Special Event, Temporary Class "B" Retailer's License (beer), Temporary Operator's License, Food, Commercial Building, Electrical, and Plumbing permits. Requesting Council approval to allow unaccompanied underage individuals on the licensed beer premises pursuant to Wis. Stat. 125.07(3)(a)12. (Vlach)

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

C. Adjourn

Mayor Neitzke spoke about the Turf event on Saturday, June 7th, 2025, at 11:00 AM. The skateboard park turned out better than anyone imagined. Today, there were families visiting with their kids who planned their vacations to be there. There were families from North Carolina, Utah, and Illinois, and the park isn't even open yet. Professional skater John Worthington flew in from Sacramento to skate the bowl. It's the first time he has seen someone jump between 3 bowls effortlessly. A number of The Turf Council were there, who were very instrumental in helping guide the city through this process. A lot of kids are showing up. He thanked the Council for its foresight in recognizing that we need to do something for the younger people to get them off their phones. He thinks this is going to be the perfect solution. We really hit a home run with this park. The stuff that you passed tonight reflects on the parking lot that is 99.99% engineered, other than some utilities that need to be moved. The last meeting with the DOT was one of the most pleasurable experiences that he has ever experienced with the DOT. He thanked them and said that it's truly a pleasure to work with a state bureaucracy that's receptive and is accommodating. He thanked them immensely. Without their approvals, reviews, and due diligence, they could have dragged the parking lot out for years. It sounds like their decision-making, legal review, and engineering review will be completed within 30 days, which means the parking lot could be completed by fall. There could be another ribbon-cutting for the parking lot. Then we can do all sorts of things that people wanted to do during this event.

Cobalt is part of the Developer's Agreement, and they will take over the Park and Ride site and are responsible for building a new site. We managed to get the DOT to lower the number from 150 to 32 stalls that are dedicated to the Park and Ride site. It's going to have over 80 stalls, and 30 of them will be dedicated to the Park and Ride. It will be municipally owned. There will be discussions about ordinances regarding parking in municipally owned lots within the city.

Mayor Neitzke thanked Jeff Katz, Director of Neighborhood Services, and staff. He thanked Mike Dermody,

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foreman, Department of Public Works, for taking charge of the entire site. The city saved a lot of money utilizing DPW crews. Their work is beyond reproach. The people that work for us have the passion, skill, and desire to make the city a better place. We should all be very proud of them. Randy Esch, DPW Superintendent, was out working today. He thanked them again.

He said that he is creating a non-profit for The Turf to fundraise and wants to create an account to have events and music and to build a shelter for bathrooms. They'll need to fundraise in Phase 2 of the project. Next year, he would love to see a shelter built and Phase 2 completed. When skateboarder Lance Mountain was here, he created a sketch of a 3-lane track. We are in contact with him to see if we can get the drawing. If we could have a Lance Mountain-inspired track in our park, it would be a wonderful addition. It's really a cool place, and everyone that has skated it so far has been incredibly gracious, thankful, and blessed that you decided to support it.

There are two portable toilets now, but there will be 14 total that day. There will be four food trucks, the Fire Department is putting up a tent, the city will have a tent that will be selling shirts and merchandise, and beverages will be available. Parking will be a challenge as the parking lot is not available. If we waited on the parking lot for the park to open, it would open in the fall. The grass has been cut and marked off with rope and stakes for people to park. The Park and Ride lot will be available, and people can walk. He's sure that people will be parking in the neighborhood. There will be temporary parking on parts of Loomis Road. Westbound I-894 is closed this weekend.

Mayor Neitzke spoke about the drainage system underneath The Turf and the significance of it. It was funded in part by the Stormwater Utility. There wasn't any water in the bowls from the heavy rain from a couple of days ago. While working on the parking lot, they are going to try to remove the groundwater.

Motion by Alderperson Drzewiecki, seconded by Alderperson Akers to adjourn at 6:49 PM. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Trina Kaminski, Administrative Assistant

Distributed: 6/6/2025