

MINUTES OF THE COMMON COUNCIL MEETING HELD AT THE GREENFIELD CITY
HALL ON TUESDAY, JULY 18, 2017

The meeting was called to order by Mayor Neitzke at 7:00 p.m.

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

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

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 20, 2017 Common Council minutes, with the following correction:

Add to page 20260, immediately above item 23i: "On a roll call vote, the motion carried unanimously."

Motion carried unanimously.

5. Mayor's Report

Mayor Neitzke announced that Ross Dress For Less and Kirkland's have opened in the 84 South development. He thanked them for a generous donation to the Greenfield Educational Foundation. Aldersperson Saryan and Greenfield School District representative Rick Moze attended the grand opening ceremony.

Milwaukee County's Park Board was scheduled to discuss the Kulwicki Park lease agreement July 18, 2017, but the item was pulled from the agenda 45 minutes before the meeting. Mayor Neitzke said this was disappointing for him, Aldersperson Kastner, Park Board chair Denise Collins, Greenfield Parks and Recreation Department Director Scott Jaquish and city staff, and County Supervisor Tony Staskunas. The city has been trying since 2013 to lease and help maintain and operate the park, to preserve the memory of Alan Kulwicki, to ensure the fields are maintained as the original park donors intended, and to ensure the Greenfield Little League survives, which serves approximately 300 families. The Mayor said he is "still hopeful" something can happen by the end of the year.

Mayor Neitzke proclaimed August 2017 as Children's Vision and Learning Month.

He also announced the Greenfield Parks and Recreation Department was offering a concert at Konkel Park tonight (July 18).

6. Aldermanic Reports

Alderson Bailey said he has received phone calls about construction on 76th Street (a county-maintained highway). He asked the county why lanes were blocked off long before road work commenced, about 3 weeks ahead of time. He was told there was a problem with coordination between the state contractor and the workers who closed the lanes. It was a great inconvenience to his constituents, Greendale residents, and other motorists. Alderson Akers said contact information for county officials for this road project is available on Greenfield's website, although she did not find it on the county's website.

At this time, the Mayor proceeded to Item #7

Alderson Shirley Saryan thanked Paul Sidhu for providing ice cream for the city's Fourth of July celebration this year, as well as for past years.

At this time, the Council proceeded to Item #22b.

7. Announcements – none

8. Citizen Commentary – Four residents signed up to speak, but were permitted to postpone their remarks until the agenda item of their choice.

9. 7:05 p.m. Public Hearing for approval of a Special Use requested by Paul and Kamaljit Sidhu, to construct a new 3,000 s.f. building for use as a liquor store at 4955 S. 27th St.; Tax Key #622-0005-000.

Notice of public hearing was published in the City's official newspaper on July 6, 2017. Chuck Erickson, Community Development Manager, said approximately 25 nearby property owners were notified of the public hearing. The existing home would be demolished to allow for construction of the liquor store. Mr. Erickson showed a site plan and various elevations. Paperwork was provided showing projects Mr. Sidhu has developed elsewhere in Greenfield, and what he wants to do at this site. In written comments, Assistant Police Chief David Patrick suggested the applicants provide high definition cameras inside and outside, use a good layout to prevent theft, and use software to prevent underage sales. The Plan Commission recommended approval of the Special Use.

Mayor Neitzke read 2 letters into the record, received from Milton Groth, 8335 W. Drexel Ave., the former property owner, and from Raymond J. Liban, 4930 S. 28th Street, opposing the project.

The following registered in favor of the Special Use:

Gerry Ramos, 10416 W. Whitnall Edge Ct. - representing the applicant
Dennis Marciniak, 8136 W. Norwich Ave.

The following registered in opposition to the Special Use:

Jeanne Albanese, 5035 S. 27th St.

John Albanese, 5035 S. 27th St.

The following spoke:

David Miles, 4969 S. 27th St., asked where the driveway would be placed, and how would it be fenced off down to the sidewalk area? It would be very tempting for people to pull into a service drive on his property to the south, park there, and block it while they walk northward into the liquor store, he said. Mr. Ramos said the entrance to the liquor store property would be a two-way drive from S. 27th Street. He said a fence could be extended to the sidewalk to alleviate Mr. Miles' concern.

After a discussion, it was moved by Alderperson Akers, seconded by Alderperson Lubotsky, to close the public hearing. Motion carried unanimously.

It was moved by Alderperson Lubotsky to deny the Special Use. The motion died for the lack of a second.

It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the Special Use requested by Paul and Kamaljit Sidhu, to construct a new 3,000 s.f. liquor store at 4955 S. 27th St.; Tax Key #622-0005-000.

Under discussion, Alderperson Lubotsky said within a one-mile radius, there were 9 or 10 places to buy alcohol already. She said there are enough OWIs, enough wrong way drivers, and enough liquor stores already. She heard the previous owner was told the house would remain a house, but plans subsequently were submitted to develop a liquor store. Alderperson Lubotsky said she would not want a liquor store close to her home, as she feels it attracts crime.

Alderperson Saryan asked if the applicant would be willing to implement Assistant Police Chief David Patrick's suggestions. Mr. Sidhu said yes. He said there are not any liquor stores for 5 to 10 miles along 27th Street from his proposed site. Mr. Sidhu said he does not have any crime at his liquor stores in Greenfield.

Alderperson Saryan said she is very pleased with the cleanliness and maintenance of the liquor store Mr. Sidhu owns near Loomis Road and Layton Avenue.

Mr. Sidhu said his cameras on that liquor store property work so well they are often used by police for investigations concerning nearby properties.

Alderperson Lubotsky asked if the 8 parking spaces and 1 handicapped space were adequate. Mr. Erickson said it should be ample, based on the applicant's experience with this type of development. There is also potential for additional parking behind the store.

On a roll call vote, the motion to approve the Special Use carried 4-1, with Alderperson Lubotsky voting no.

Mr. Erickson then clarified that 15 parking spaces are shown on the site plan; including 3 that are “banked” (the parking spaces are available for future paving if needed).

10. Plan Commission meeting held on June 13, 2017 (Kastner)

Item #11 It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve a Site/Building/Landscaping Review for the purpose of constructing a new 3,000 s.f. liquor store at 4955 S. 27th Street, subject to Plan Commission and staff comments. Tax Key #622-0005-000. Motion carried unanimously.

11. Plan Commission meeting held on July 11, 2017 (Kastner)

Item #4 It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve a PUD Amendment and Site/Building/Landscaping Review for the five story medical office building with an approx. 35K building footprint for the Aurora Health Center at 9000 W. Sura Lane; subject to Plan Commission and staff comments. Tax Key #606-9980-005. On a roll call vote, the motion carried unanimously.

Item #5 It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the following items as part of the 84 South project, subject to Plan Commission and staff comments:

- Certified Survey Map to re-split CSM #8905 for a minor change to an ‘inside lot line’ (Kohls & Total Wine parcels)
- ‘D’ Building(s) area: allow a monument sign to be installed
- ‘D’ Building(s) area: dumpster enclosure relocation
- Pylon signage clarification related to the use of the respective tenant branding colors within the various tenant panel inserts for lettering/logo/font purposes.

On a roll call vote, the motion carried unanimously.

Item #6 It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to approve a Special Use in order for Dick’s Sporting Goods to sell firearms as a small part of their overall range of products within the former Sports Authority space at Greenfield Place, 5070 S. 74th Street; with this to be considered a minor change, subject to Plan Commission and Staff comments, and subject to meeting the security expectations. Tax Key #617-9975-024. On a roll call vote, the motion carried unanimously.

Item #8 It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to approve a Site, Building, Landscaping Review for a proposed +2,000 s.f. addition on the south side of the existing building at Advanced Camping Sales Inc., 6606 W. Layton Avenue, for more showroom space, subject to Plan Commission and Staff comments. Tax Key #603-9945-000. On a roll call vote, the motion carried unanimously.

Item #9 It was moved by Alderperson Akers, seconded by Alderperson Kastner, to deny a

Site/Landscaping Review for the purpose of constructing a new dumpster enclosure at Pet World, 5415 S. 27th Street, in what is considered the front yard of this property, subject to Plan Commission and Staff comments. Tax Key #645-9001-000.

Under discussion, Mayor Neitzke said a dumpster cannot be in a front parking lot; the existing dumpster behind the building should be repaired and used as previously approved, and repairs made to the driveway or hard surfaces behind the buildings.

On a roll call vote, the motion carried unanimously.

Item #10 It was moved by Alderperson Kastner, seconded by Alderperson Saryan, to approve the proposed 2017 –2022 Comprehensive Outdoor Recreation Plan, which would update the 2011 Plan, subject to Plan Commission and staff comments, and to authorize the creation and adoption of a resolution consistent with this approval. The City Attorney affirmed it would be acceptable for the mayor to execute the still-to-be developed resolution, which was subsequently created as:

RESOLUTION NO. 3602

ADOPTING THE CITY OF GREENFIELD
COMPREHENSIVE OUTDOOR RECREATION PLAN, 2017 - 2022

WHEREAS, the City of Greenfield, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and the function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan or portions thereof, for the development of the City of Greenfield; and

WHEREAS, the City of Greenfield desires to maintain its eligibility for grant funding for the acquisition and development of park and recreational facilities through the State Stewardship and Federal LAWCON programs; and

WHEREAS, the Wisconsin Department of Natural Resources requires that the City update its Comprehensive Outdoor Recreation Plan every five years to maintain such eligibility and to assure that park planning goals, objectives, and policies are current; and

WHEREAS, the City has contracted with Stantec Consulting Services to prepare an update to the City's Comprehensive Outdoor Recreation Plan; and

WHEREAS, City of Greenfield residents have participated in drafting and review of the attached Comprehensive Outdoor Recreation Plan, 2017-2022 through community survey, and public information meetings and the final draft document was available on the city website and Greenfield City Hall; and

WHEREAS, on July 11, 2017 The City of Greenfield Plan Commission reviewed and approved the Comprehensive Outdoor Recreation Plan, 2017-2022 to serve as a detailed component of the City's Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.23(3)(b) of the Wisconsin Statutes, the City of Greenfield Common Council hereby adopts the attached *Comprehensive Outdoor Recreation Plan, 2017-2022*, as a detailed component of the City's Comprehensive Plan pursuant to the following changes approved at the July 11, 2017 Plan Commission meeting.

BE IT FURTHER RESOLVED that the attached *Comprehensive Outdoor Recreation Plan, 2017-2022* shall replace the Comprehensive Outdoor Recreation Plan for the City of Greenfield, 2011.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on the 18th day of July, 2017.

APPROVED:

Michael J. Neitzke, Mayor

ATTEST:

Jennifer Goergen, City Clerk

On a roll call vote, the motion carried unanimously.

12. Finance & Human Resources Committee meeting held on July 12, 2017 (Saryan)

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

Item #3 Approval and acceptance of the City of Greenfield 2016 Financial Statements and Independent Auditor's Report and Baker Tilly Virchow Krause, LLP management letter

Item #4 Approve filling the position of Community Development Manager before the retirement of the incumbent

Item #5 Approve a renewal COBRA Service Agreement with Diversified Benefit Services, Inc. effective August 1, 2017

Item #6 Approve Public Works to make an unbudgeted capital equipment purchase of two Message/Arrow Boards, using funds available due to the sale of surplus equipment

Item #7 Approve transfer of \$90,000 from 2017 Capital Project UPS System to 2017 Capital Project LEC Security Upgrades

Item #8 Approve transferring the clearing account balance in excess of 7% of the total escrow fund (Fund 825) to GENRES in the amount of \$10,022.63

Item #9 Schedules of disbursements in the amounts of \$234,530.79; \$391,762.39; \$80,723.23; \$460,489.32; \$160,710.12 and \$1,187,416.69

Item #10 Mileage reimbursements in the amounts of \$1,016.13 and \$124.18

Item #11 Investments and reinvestments in the amounts of \$18,251,371.16 and \$18,773,162.53

Item #12 Accept April and May 2017 financial statements

Item #16 Approval of employment agreement entered into with the City

Item #17 Approve a job description for the Dispatcher Coordinator position in the Police Department

Item #18 Approve setting the salary for the Dispatcher Coordinator position in the Police Department

Item #19 Approve filling the Dispatcher Coordinator position in the Police Department

Item #20 Approve a job description for the Administrative Assistant position in the City Clerk's office

Item #21 Approve filling the Administrative Assistant position in the City Clerk's office

Item #22 Approve a job description for the Clerk Specialist position in the City Clerk's office

Item #23 Approve setting the salary for the Clerk Specialist position in the City Clerk's office

Item #24 Approve filling the Clerk Specialist position in the City Clerk's office

On a roll call vote, the motion carried unanimously.

13. City Clerk's Report

A claim received from Evona Brandt was referred to city's insurance company.

14. Appointments to various committees and commissions:

a. Council appointments:

(1) A.D. #4

One member to the Park & Recreation Board for a term to expire 5/31/21 (currently vacant). No appointment was made and this item is to be placed on the **NEXT AGENDA**

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

Blankenheim, Alyssa A. – 7723 W. Grant St.
Bui, Lana T. – 33885 N. Summerfields Dr.
Carroll, William F. – 2132 S. 67th Pl.

Delforge, Molly J. – 2167 S. 80th St.
Gorski, Correen M. – 11400 Bridget Ln.
Hersh, Martin S. – 1113 W. Glen River Rd.

Jannusch, Daniel H. – 8211 W. Oklahoma Ave.
Krause, Michelle L. – W225 S1567 Whitehall St.
Lopez, Shelys E. – 2683 S. 9th St.
Milkie, Laura E. – 6538 40th Ave.
Parker, Ronna L. – 4066 S. 43rd St.
Ricci, Christopher P. – 1249 Riverton Dr.
Shipley-Mahnke, Robyn C. – 3736 S. 104th St.

Sobocinski, Kyle D. – 3645 S. 77th St.
Tran, Nhan T. – 7651 W. Windrush Ln.
Van Hoff, Stacy L. – 4901 S. 30th St.
Vo, Anh T. – 463 Ventura Ln.
Vo, Hoang V. – 33885 N. Summerfields Dr.
Wintheiser, Benjamin M. – 7112 W. Morgan Ave.
Zimdahl, Lorrah D. – 1332 Minnesota Ave.

Motion carried unanimously.

16. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the issuance of a 2017-2018 Combination “Class B” Beer & Liquor License to Rosales Products and Services LLC, Juanita del Carmen Campos, Agt., for the property located at 6869 W. Forest Home Avenue (1st floor bar area, banquet hall, office storage area) (Mezcalero), with the addition of “patio” to the premises description. The City Clerk stated the applicant needed to amend her license application to add the word “patio” to her premises description. Motion carried unanimously.

17. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the issuance of a 2017-2018 Entertainment License to Rosales Products and Services LLC, Juanita del Carmen Campos, Agt., for the property located at 6869 W. Forest Home Avenue (Indoor: live music in bar area on the first floor; Outdoor: n/a). Motion carried unanimously.

18. It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to waive the license fee and approve the issuance of a Temporary “Class B” Retailer’s License to Partners of Greenfield Parks and Recreation to sell fermented malt beverages and wine at “Corks, Forks and All That Jazz” to be held Friday, July 28, 2017 from 5:30 p.m. to 10:30 p.m. at Konkell Park, 5151 W. Layton Ave. Motion carried unanimously.

19. It was moved by Alderperson Lubotsky, seconded by Alderperson Kastner, to waive the license fee and approve the issuance of a Carnival License to Greenfield Parks and Recreation to hold Oktoberfest carnival with bounce houses, food and beverage sales, and live music on October 7, 2017 from 1 p.m. to 8 p.m. at Konkell Park, 5151 W. Layton Ave. Motion carried unanimously.

20. It was moved by Alderperson Akers, seconded by Alderperson Kastner, to approve a change of agent for Mega Marts LLC, 4279 S. 76th Street, from Michael T. Meszaros to Andrew M. Gifford, 8670 S. Maize Drive. Motion carried unanimously.

21. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the issuance of the following licenses to expire July 31, 2018, subject to the City of Greenfield ordinances regarding code compliance and payment of all delinquent taxes and charges:

a. AMUSEMENT DEVICE OWNER/DISTRIBUTOR LICENSE

Name

Blondie Enterprises LLC
D.J. Novelty Co. Inc.

Business Address

1660 N. Prospect Avenue
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	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
Wisconsin P & P Amusement Inc.	12565 W. Lisbon Road

Motion carried unanimously.

22. Department of Neighborhood Services Report:

- a. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the issuance of an Outdoor Special Event application for Taptoberfest 3, as presented by Brass Tap from Friday, Sept. 29 – Sunday, Oct. 1, 2017 at 7808 W. Layton Ave. in their back parking lot; specific application is for the following combination of licenses/permits: Extension of Premise for both Entertainment (music) and Class 'B' Retailer (beer), and Commercial Building (tent); with the stipulation that outdoor beer sales/service and outdoor music must end by 11 p.m. on Sept. 29, 2017 and Sept. 30, 2017. Motion carried unanimously.

At this time, the Council returned to Item #6.

- b. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the issuance of an Outdoor Special Event application for the Roast & Toast Event as sponsored by the House of Harley, 6221 W. Layton Ave., on Saturday, Sept. 16, 2017; specific application is for the following combination of licenses/permits: Entertainment – extension of premise (music), Temporary Class 'B' Retailer (beer), Direct Seller, Food, and Commercial Building (tents). Motion carried unanimously.
- c. It was moved by Alderperson Kastner, seconded by Alderperson Lubotsky, to approve the issuance of an Outdoor Special Event application for Milwaukee Rally, as sponsored by the House of Harley, 6221 W. Layton Ave., on Thursday, Aug. 31 – Monday, Sept. 4, 2017; specific application is for the following combination of licenses/permits: Entertainment – extension of premise (music), Temporary Class 'B' Retailer (beer), Direct Sellers (see City Clerk's office approved Direct Seller list), Food, and Commercial Building (tents).

Under discussion, Alderperson Bruce Bailey said resident Barbara Nelson called him to voice continued opposition to outdoor events, and said she was not able to attend tonight's council meeting. She wants to see more events moved indoors. Alderperson Bailey said the city is looking for a compromise between residents and House of Harley. Alderperson Bailey has been monitoring the sound and it has not been a problem.

Motion carried unanimously.

Mayor Neitzke said the Police Department has also been monitoring the sound, and he has checked it also. Mayor Neitzke said House of Harley has tried very hard to limit impact on the neighborhood and they have dramatically limited the number of outdoor events.

- d. It was moved by Alderperson Akers, seconded by Alderperson Kastner, to approve the issuance of an Outdoor Special Event application for an Annual Car Show, as sponsored by On the Edge Bar, 6815 W. Edgerton Ave., on Sunday, July 30, 2017; specific application is for the following combination of licenses/permits: Extension of Premise for both Entertainment (music) and "Class B" Retailer (beer/liquor), and Temporary Food & Drink – outside. Motion carried unanimously.
- e. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the issuance of a Temporary Use Request to Halloween Express and Stein Garden & Gifts to use a portion of the Stein's parking lot at 3725 S. 108th St. for a 60' diameter x 25' high 'Halloween Express Pumpkin Tent' from 9/20/17 to 11/1/17 for the purpose of doing retail sales of Halloween merchandise and to increase store traffic for Stein's regular and seasonal merchandise. Tax Key #563-9986-002. Motion carried unanimously.
- f. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve the issuance of a Temporary Use Permit to Schlossman Honda City (3450 S. 108th St.) to use the former KC parcel at 3200 S. 103rd St. as a new Honda inventory storage area until 3/31/18 per an agreement with the new property owner (QPS Employment). Tax Key #524-8986-034. On a roll call vote, the motion carried unanimously.
- g. It was moved by Alderperson Kastner, seconded by Alderperson Akers, to approve a Storm Water Management Maintenance Agreement with iHeart Media + Entertainment Inc., 12100 W. Howard Ave., Tax Key No. 564-9982-001. On a roll call vote, the motion carried unanimously.

23. City Attorney's Report:

Resolution disallowing claim of Dennis Arciszewski - the City Attorney asked this be placed **ON THE NEXT AGENDA** under closed session.

- 24. Items for future agenda – Parks & Recreation Committee appointment; Dennis Arciszewski claim
- 25. It was moved by Alderperson Akers, seconded by Alderperson Bailey, to adjourn the meeting at

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

8:13 p.m. Motion carried unanimously.

Jennifer Goergen, City Clerk

Minutes transcribed by Sheryl Hartman, Deputy Clerk
Distributed: July 20, 2017