

TOWN OF BROOKFIELD
TOWN BOARD
AUGUST 3, 2004

The regular meeting of the Town Board was held on Tuesday, August 3, 2004 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

Chairperson Keith Henderson called the meeting to order at 7:45 p.m. with the following people present: Supervisors: Cheryl Mantz, Robert Flessas Keith Harenda and Patrick Stroebel, Attorney James Hammes, Administrator Richard Czopp, Building Inspector Gary Lake and the Town Clerk to record the minutes.

APPROVAL OF AGENDA

Supervisor Mantz moved to approve the agenda as presented, seconded by Supervisor Stroebel, voted on and carried unanimously.

APPROVAL OF MINUTES

Supervisor Mantz said that in the July 20, 2004 Town Board minutes the dollar amount on page 2, under the Park and Recreation Tree Replacement heading, is incorrect and should be **\$3,500.00**.

Supervisor Mantz moved to dispense with the reading of the July 20, 2004 Town Board meeting minutes and approve them as corrected seconded by Supervisor Stroebel, voted on, carried unanimously.

Chairperson Henderson said that the date needed to be put in the heading of the Public Hearing minutes.

Supervisor Stroebel moved to dispense with the reading of the July 27, 2004 Public Hearing meeting minutes (for 21935 Weyer Road) and approve them with the correction seconded by Supervisor Mantz, voted on, carried unanimously.

Supervisor Mantz said that in the July 27, 2004 Public Hearing minutes for 20320 Greenfield Avenue in the sixth paragraph the word *if* should be *is*.

Supervisor Stroebel moved to dispense with the reading of the July 27, 2004 Public Hearing meeting minutes (for 20320 Greenfield Ave) and approve them as corrected seconded by Supervisor Mantz, voted on, carried unanimously.

PUBLIC COMMENT None.

OLD BUSINESS

- a. ORDINANCE FOR DEADLINE FOR PLAN COMMISSION APPROVAL
Supervisor Mantz moved to approve the adoption of Ordinance 2.14(1) and (2) of the General Code of the Town of Brookfield regulating a deadline for Plan Commission approval, seconded by Supervisor Stroebel, voted on, carried unanimously.

- b. REZONING OF LANDS AT 740 N. BARKER ROAD
Supervisor Stroebel moved to approve the rezone of lands at 740 North Barker Road from Rs-3 Single Family Residential District and C-1 Conservancy District to Rm-2

Multi-Family Residential District and C-1 Conservancy District and P.U.D. Planned Unit Development Overlay District, seconded by Supervisor Mantz, voted on, carried unanimously

NEW BUSINESS

- a. **ORDINANCE 1.25 REFERENCE NUMBER CORRECTION**
Supervisor Flessas moved to approve the change correcting the reference number in Ordinance 1.25(5)(d) from 1.24(1)(a)(b) and (c) to 1.25(5)(a),(b) and (c), seconded by Supervisor Stroebel, voted on, carried unanimously.
- b. **SALARY FOR POLICE CHIEF**
Supervisor Mantz moved to approve setting the salary for Chris Perket as the Police Chief at \$64,209.00 per year, seconded by Supervisor Stroebel, voted on, carried unanimously.
- c. **SERGEANT POSITION IN POLICE DEPARTMENT**
Supervisor Flessas moved to table the Sergeant position in the Police Department, seconded by Supervisor Harenda, voted on, carried unanimously.
- d. **OFFICE FURNITURE AND SUPPLIES FOR POLICE DEPARTMENT**
Supervisor Flessas moved to table the office furniture and supplies for the Police Department, seconded by Supervisor Mantz, voted on, carried unanimously.
- e. **PLANNING SERVICE ASSISTANCE**
Supervisor Mantz moved to table the planning services for assisting in the Town wide planning and zoning ordinance review until after the Town Staff meets with the county on August 17, 2004, seconded by Supervisor Stroebel, voted on, carried unanimously.
- f. **ELECTION INSPECTOR**
Supervisor Mantz moved to approve Daisy E. Nelson as an Election Inspector, seconded by Supervisor Stroebel, voted on, carried unanimously.
- g. **SET TRICK OR TREAT DATE**
Supervisor Harenda moved to set Monday, October 31, 2004 from 6:00 p.m. to 8:00 p.m. the date and time for Trick or Treat in the Town of Brookfield, seconded by Supervisor Stroebel, voted on, carried unanimously.
- h. **BARTENDER LICENSES**
Supervisor Stroebel moved to approve bartender licenses for Pattie Ford, Tammy L Hubacher, Sally Jarmuskiewicz, Trent Ott and Daniel A. Reed at Applebee's and Tracy M. Bousquet, Susan R. Elle and Sandra I. Renick at Olive Garden, seconded by Supervisor Flessas, voted on, carried unanimously.

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

- a. **PLAN COMMISSION RECOMMENDATIONS**
 1. **SPECIAL EXCEPTION FOR 20200 W. GREENFIELD AVENUE**
Supervisor Mantz moved to follow Plan Commission recommendation and a Special Exception for the development of a 13, 000 square foot office building at

20200 W. Greenfield Avenue, seconded by Supervisor Stroebel, voted on, carried unanimously.

2. CONCEPTUAL APPROVAL OF AN OFFICE BUILDING 20200 W. GREENFIELD AVENUE

Supervisor Flessas moved to follow Plan Commission recommendation and grant conceptual approval of a 13,000 square foot office building at 20200 W. Greenfield Avenue subject to the condition that a shared access easement be provided by final approval, seconded by Supervisor Stroebel, voted on, carried unanimously.

3. CONCEPTUAL APPROVAL OF AN OFFICE BUILDING AT WATERTOWN AND BARKER ROAD

Supervisor Harenda moved to follow Plan Commission recommendation and grant conceptual approval of a 30,000 square foot office building at the northwest corner of Watertown and Barker Road, seconded by Supervisor Flessas, voted on, carried unanimously.

4. FINAL APPROVAL OF CONDOMINIUM DEVELOPMENT AT 105-217 N. BROOKFIELD ROAD

Supervisor Flessas moved to follow Plan Commission recommendation and grant final approval a 42-unit condominium development at 105-217 N. Brookfield Road subject to Engineering and Architectural Control approval, seconded by Supervisor Stroebel, voted on, carried unanimously.

5. CSM FOR 105-217 N BROOKFIELD ROAD

Supervisor Stroebel moved to follow Plan Commission recommendation and approve the Certified Survey Map combining the parcels of land at 105-217 N. Brookfield Road, seconded by Supervisor Flessas, voted on carried unanimously.

ADDENDUM

DEVELOPMENT AGREEMENT FOR 105-217 N BROOKFIELD ROAD

Supervisor Flessas moved to follow Plan Commission recommendation and approve the Development Agreement for 105-217 N Brookfield Road subject to the Attorney's review, seconded by Supervisor Stroebel. Supervisor Flessas removed his motion and Supervisor Stroebel removed the second.

Supervisor Flessas moved to table the Development Agreement for 105-217 N Brookfield Road until the next meeting so the Attorney can review the agreement, seconded by Supervisor Harenda, voted on, carried unanimously.

6. FINAL APPROVAL FOR ADDITIONAL PARKING AT 19300 JANACEK COURT

Supervisor Flessas moved to follow Plan Commission recommendation and final approval of a revised site development for additional parking at 19300 Janacek Court, seconded by Supervisor Mantz, voted on, carried unanimously.

7. CONCEPTUAL APPROVAL OF CONDOMINIUM DEVELOPMENT AT 740 N BARKER ROAD

Supervisor Flessas moved to follow Plan Commission recommendation and grant conceptual approval an 8-unit condominium development at 740 N. Barker Road, seconded by Supervisor Mantz, voted on, carried unanimously.

VOUCHERS

Supervisor Mantz moved to approve the vouchers as presented in the amount of \$108,932.16, seconded by Supervisor Stroebel, voted on, and carried unanimously.

Included in the approved vouchers were: \$26,994.96 to Onyx-Hartland for refuse/recycling and yard waste services; \$10,449.78 to CDM for storm water utility implementation and \$5,274.48 to Mid-America Truck & Equip Co for fire department vehicles repair and service.

COMMUNICATIONS AND ANNOUNCEMENTS

The attached list of correspondence was reviewed by members of the Board, with comment on the following:

5. Supervisor Harenda reported that Towns would pay an additional five cents library tax.

CLOSED SESSION (9:05 P.M.)

Supervisor Stroebel moved to adjourn into Closed Session according to Section 19.85(1)(e) Wisconsin Statutes for the purpose of negotiation of Town owned land, whenever competitive or bargaining reasons require a closed session, seconded by Supervisor Mantz, voted on, carried unanimously.

OPEN SESSION (9:50 P.M.)

Supervisor Stroebel moved to adjourn into Open Session, according to Section 19.85(2) Wisconsin Statutes, for any necessary action resulting from the Closed Session and to adjourn the meeting, seconded by Supervisor Flessas, voted on, carried unanimously.

ADJOURNMENT

There being no further business Supervisor Harenda moved to adjourn, seconded by Supervisor Mantz, voted on and carried unanimously. The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Jane F. Carlson
Town Clerk

CORRESPONDENCE

August 3, 2004

1. Notice of Legislative Hearings, No 68 & 69.
2. Focus, July, 2004, No. 13 & 14.
3. Invitation to Managing the Mukwonago, August 9, 2004.
4. Letter from Waukesha County Clerk's Office regarding J.B.J. Development.
5. E-mail regarding Federated Library.
6. Letter from Time Warner regarding new channels.
7. Invoice from Grota Appraisals for August Assessment work.
8. Notice of Investigation from PSC regarding SBC toll detail billing.
9. Sanitary District No. 4 minutes from July 14, 2004.
10. Wisconsin Dept of Revenue state aid payments.
11. Letter from Southeastern Wis Regional Planning Commission regarding amended statute.

July 30, 2004

MEETING NOTICES

All meetings will be held at the TOWN HALL, 645 N Janacek Road, Brookfield, WI:

TUESDAY, AUGUST 3, 2004

7:00 P.M.

UTILITY DISTRICT NO 1

AGENDA:

1. Call to Order.
2. Approval of Agenda.
3. Approval of Minutes.
4. Old Business:
5. New Business:
 - a. Discussion and necessary action regarding awarding Bid for 2004 Storm Sewer Cleaning and Televising Program.
 - b. Discussion and necessary action regarding letter received from Owen Durigan.
6. Adjournment.

TUESDAY, AUGUST 3, 2004

**IMMEDIATELY
FOLLOWING UTILITY
DISTRICT NO 1 MEETING**

TOWN BOARD

AGENDA:

1. Call to Order.
2. Approval of Agenda.
3. Approval of Minutes.
4. Citizen comments: Three-minute limit.
5. Old Business:

- a. Discussion and necessary action regarding creating Ordinance 2.14(1) and (2) of the General Code of the Town of Brookfield regulating a deadline for Plan Commission approval. (Third Reading)
- b. Discussion and necessary action regarding Plan Commission recommendation for rezoning of lands at 740 N. Barker Road from Rs-3 Single Family Residential District and C-1 Conservancy District to Rm-2 Multi-family Residential District with a PUD.

6. New Business:

- a. Discussion and necessary action on correcting the reference number in Ordinance 1.25(5)(d) from 1.24(1)(a),(b) and (c) to 1.25(5)(a),(b) and (c).
- b. Discussion and necessary action on the salary for Chris Perket as Police Chief.
- c. Discussion and necessary action regarding the Sergeant position in the Police Department.
- d. Discussion and necessary action on office furniture and supplies for Police Department.
- e. Discussion and necessary action regarding planning services for assisting in town wide planning and zoning ordinance review.
- f. Approve Daisy Nelson as an Election Inspector.
- g. Set date for Trick or Treat.
- h. Approve bartender licenses.

7. Department, Boards, Committee/Commission Reports/Recommendations:

- a. Plan Commission Recommendations:
 1. For a Special Exception for the development of a 13,000 square foot office building at 20200 West Greenfield Avenue.
 2. For conceptual approval of a 13,000 square foot office building at 20200 West Greenfield Avenue.
 3. For conceptual approval of a 30,000 square foot office building at the northwest corner of Watertown and Barker Road.
 4. For final approval of a 42 unit condominium development at 105-217 N. Brookfield Road.
 5. Approval of a CSM combining parcels of land at 105-217 N. Brookfield Road.

6. For final approval of a revised site development for additional parking at 19300 Janacek Court.
7. For conceptual approval of an 8 unit condominium development at 740 N. Barker Road.
8. Approval of Vouchers and Checks.
9. Communications and Announcements.
10. Adjourn into **CLOSED SESSION**, according to Section 19.85(1)(e) Wisconsin Statutes for the purpose of negotiation of Town owned land, and negotiating for extension of municipal services, whenever competitive or bargaining reasons require a closed session.
11. Adjourn into **OPEN SESSION**, according to Section 19.85(2) Wisconsin Statutes, for any necessary action resulting from the Closed Session and to adjourn the meeting.
12. Adjournment.

THURSDAY, AUGUST 5, 2004

5:30 P.M.

MUNICIPAL COURT

Jane F. Carlson
Town Clerk

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above location.

July 30, 2004

ADDENDUM

Please add the following to the previously noticed agenda for the **TOWN BOARD** meeting scheduled for **7:00 p.m. on TUESDAY, AUGUST 3, 2004** in the Town Hall, 645 North Janacek Road, Brookfield, WI:

AGENDA ADDITION:

1. Discussion and necessary action on the Development Agreement with JBJ Development for 42 unit condominium development at 105-217 N. Brookfield Road.

Jane F. Carlson
Town Clerk

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