

TOWN OF BROOKFIELD  
TOWN BOARD  
MARCH 7, 2006

The regular meeting of the Town Board was held on Tuesday, March 7, 2006 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

Chairperson Keith Henderson called the meeting to order at 7:05 p.m. with the following people present: Supervisors: John Schatzman, Robert Flessas and Dan Shea, Attorney James Hammes, Administrator Richard Czopp, Building Inspector Gary Lake and the Town Clerk Jane Carlson to record the minutes. Supervisor Patrick Stroebel excused absence.

APPROVAL OF AGENDA

Supervisor Schatzman move to approve the agenda as presented, seconded by Supervisor Flessas, voted on, and carried unanimously.

APPROVAL OF MINUTES

Supervisor Shea said that the name of the Supervisor making the motion to go into Open Session is missing in the February 21, 2006 minutes.

Supervisor Shea moved to dispense with the reading of the minutes of the February 21, 2006 Town Board meeting and approve them as amended, seconded by Supervisor Schatzman, voted on, carried unanimously.

PUBLIC COMMENT

Sheila Baker, 1140 Briar Cliff Trail commented on a non-agenda item regarding the Police Department and an issue she had with a strange vehicle parking around their house.

OLD BUSINESS

a. PLANNING ASSISTANCE CONSULTANT

Supervisor Flessas moved to table the proposal for planning assistance recommended as part of the updates to the County Development Plan for the commercial/ manufacturing node extending from east of Janacek Road to Barker Road, between I-94 and Bluemound Road , for review of the received proposals, seconded by Supervisor Schatzman, voted on, carried unanimously.

b. UPDATE ON FARMER MARKET/SPECIAL EVENT/RECREATIONAL PROGRAMS

Chad Brown, Director of Parks & Recreation reported that he has spoken with different people to try and get more ideas and has contacted Bobbi Harvey who runs the City of Brookfield Farmers Market and the vendors that participate. Out of the 52 vendors that are listed as participants he has left message with 17 of them. He has spoken with 9 vendors they are mildly interested but wanted to check on the feasibility because some are unable to do more than one market. The smaller vendors inquired if it would be on a different day they would maybe be interested and the commercial vendors did not have any problems with when or what time it would be held. Bobbie Harvey had questions as to when the Town would be doing it because it could tread on what the other communities were doing in the small area they are servicing. Ms. Harvey thought it could be feasible if was at a different time and a different field of event.

Location is the other thing that has to be worked out. If it is held at the Town Hall which would be ideal because that would identify it with the Town. However to fill up the parking spaces with vendors where do the shoppers park. Having it at the park would be better for the parking but then there is the problem of traffic on the grass and it would not be a visible as the Town Hall site off of Bluemound Road. He spoke with the manager at Eble Park to see about hosting it there and the price they would charge is exorbitant and the Town would loss the identity. He also talked with Lynn Reynolds about other events that would be possible and one is doing a drive for the troops by having people come to the Town Hall and drop off items that are needed and can then be shipped to the USO for distribution. Also to try and piggy back multiple smaller events into one large event and trying to make it a unique event for the Town.

He is looking for direction from the Board as to what funds are available for spending, if there is a consensus to just try and do a Farmers Markets, or find a different event that sets us apart.

Supervisor Flessas asked when he started to contact vendors and for how long.

Director Brown said that he called in January and spent about a week and that he is unable to locate numbers to contact most of them. He has requested from Ms. Harvey contact information and they are reluctant to share that information.

Supervisor Flessas asked if this is the same person that sent information on how they operate theirs.

Director Brown said yes she is the person that was willing to talk about logistical items.

Supervisor Flessas said that he thought that the Board gave the opinion that they were interested in having a Farmers Market. The Board does not want to tell how it should be done but when something is put together and presented the Board can decide and allocate monies for it.

Director Brown said that what he would need is help with a committee to put together ideas and to talk the event up.

Supervisor Flessas said that what he wants is to develop some culture in the Town and thinks what should happen is to contact the person from the City and get all the information on the vendors. Send a letter to each of them letting them know that the Town is interested in having a Farmers Market and would like to hear from them if they are interested.

Director Brown asked if it should be a one time event or more frequently.

Supervisor Flessas said he envisions that it would be an every weekend event.

Director Brown said that if it would be every weekend and held at the park, there would be a loss of the revenue from the park permits which is a major revenue source for the department.

Supervisor Flessas said then it should be held at the Town Hall because it is not used on the weekends.

Supervisor Schatzman said that Director Brown definitely needs a hand with this. The Board needs to determine who it is that should help, make the arrangements for that because he understand that volunteerism is not out there in the Town. This needs to be really small to start just to see how it takes off.

Chairman Henderson said that the Board should look at maybe once a month to start.

Supervisor Flessas said that he would like to just see something get going.

Supervisor Shea said that the only problem he see is what day is chosen to have it on with the City's on Saturday it probably is not a good idea to have another one the same day only about a mile away.

Supervisor Flessas said that he does not think that is a problem because the city has limited space.

Chairman Henderson said that it depends on who is going to be there because the commercials said they would not have a problem staffing more events.

Supervisor Shea said that the people in the subdivision behind the Town should be contacted to what they think if it is going to be held at the Town Hall site because of the additional traffic it could draw.

Chairman Henderson requested that Director Brown come back at the next meeting with an update on the interest for a Farmers Market.

- c. AMENDMENTS TO CHAPER 14 (STATE OF WI ADMINISTRATIVE CODE)  
Supervisor Flessas moved to recommend preparation of an Ordinance for the amendments to Chapter 14 - The Building Code of the Town of Brookfield's General Code of Ordinances, updating references to the State of Wisconsin Administrative Code and inserting provisions accepting status as a delegated agency for local building plan review for interior tenant alterations for commercial properties, seconded by Supervisor Schatzman, voted on, carried unanimously.

#### NEW BUSINESS

- a. TOWN HALL USE FOR PREVENTIVE HEALTH SCREENING EVENT  
Supervisor Flessas moved to grant the use of the Town Hall to host a preventive health screening event by Life Line Screening on May 17, 2006 in the Erich Gnant Room from 8:30 a.m. until 5:15 p.m., seconded by Supervisor Shea, voted on, carried unanimously.

- b. **GARBAGE, REFUSE, RECYCLING AND YARD WASTE CONTRACT**  
Supervisor Schatzman moved to table the extension of the garbage, refuse, recycling and amendment to yard waste contract to allow for the Administrator to contact Onyx regarding a yearly contract, seconded by Supervisor Flessas, voted on, and carried unanimously.
- c. **CLASS B BEER AND CLASS B LIQUOR LICENSE (20371 W BLUEMOUND RD)**  
Supervisor Shea moved to approve granting the Class B Beer License and Class B Liquor License for at 20371 W. Bluemound Road subject to the sale of the property taking place, seconded by Supervisor Flessas, voted on, and carried unanimously.
- d. **URBAN TOWN'S ASSOICIATION MEMBERSHIP**  
Supervisor Flessas motioned for the Town to not become a member of the Urban Towns Association, seconded by Supervisor Shea, voted on, carried unanimously.
- e. **PICNIC PERMIT (JUNE 17, 2006)**  
Supervisor Schatzman moved to grant a Picnic Permit for Marx Park on Saturday, June 17, 2006 for Jamie Judge's Double "D" Fest from 10:00 a.m. until 10:00 p.m., seconded by Supervisor Shea, voted on, carried unanimously.
- f. **PICNIC PERMIT (SEPTEMBER 8, 2006)**  
Supervisor Flessas moved to approve a Picnic Permit for Marx Park on Friday, September 8, 2006 for Mark Seeger from 3:00 p.m. until 10:00 p.m., seconded by Supervisor Schatzman, voted on, carried unanimously.
- g. **BARTENDER LICENSES**  
Supervisor Flessas moved to approve bartender licenses for John M. Hirth at PDQ Food Stores, Michael Dean Monti at Applebee's, seconded by Supervisor Schatzman, voted on, carried unanimously.

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

- a. **PLAN COMMISSION RECOMMENDATION**
  - 1. **SET PUBLIC HEARING DATE FOR REZONE**  
Supervisor Flessas moved to set March 28, 2006 at 7:00 p.m. as the date and time for a Public Hearing for a Conditional Use Permit for a free-standing sign, as provided by Section 17.08(5)(a) of the Town of Brookfield Zoning Code, allowing reduced offsets and setback due to existing site development conditions, seconded by Supervisor Schatzman, voted on and carried unanimous.
  - 2. **CERTIFIED SURVEY MAP (20351 AND 20371 W. BLUEMOUND ROAD)**  
Supervisor Flessas moved to approve the CSM for a division of land at West Point Plaza, concerning properties at 20351 and 20371 W. Bluemound Road subject to the Town Engineer approval, seconded by Supervisor Schatzman, voted on and carried unanimous.
  - 3. **CONCEPTUAL APPROVAL AT 740 N BARKER ROAD**  
Supervisor Flessas moved to grant Conceptual Approval of a revised site

development plan for an 8 unit condominium development at 740 N. Barker Road subject to the Plan Commission recommendations, seconded by Supervisor Schatzman, voted on .

4. REZONE NORTHEAST CORNER OF BARKER ROAD AND GREENFIELD AVE  
Supervisor Flessas moved to approve the rezoning of land at the northeast corner of Barker Road and Greenfield Avenue (Hwy 59) from B-1 Neighborhood Business to B-2 General Business subject to the Plan Commission recommendations, seconded by Supervisor Schatzman, voted on, carried unanimously
  
5. CONCEPTUAL APPROVAL OF DEVELOPMENT AT NORTHEAST CORNER OF BARKER ROAD AND GREENFIELD AVENUE  
Supervisor Schatzman moved to grant Conceptual Approval of a 13,200 square foot financial services/ office development at the northeast corner of Barker Road and Greenfield Avenue (Hwy 59), seconded by Supervisor Shea, voted on carried unanimously.

#### VOUCHERS

Supervisor Flessas moved to approve the vouchers as presented in the amount of \$143,960.69 seconded by Supervisor Schatzman, voted on, and carried unanimously.

Included in the approved vouchers were: \$27,515.13 to Onyx Waste Service for refuse/recycling and yard waste services; \$ to; \$; \$10,056.93 to Michael Best & Friedrich for legal fees; \$6,651.71 to Butterfield Trucking, Inc. for salt and sand mixture and \$5,867.55 to Cramer, Multhauf & Hammes for legal fees.

#### COMMUNICATIONS AND ANNOUNCEMENTS

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

5. Chairman Henderson requested that Gary Lake attend.  
9 & 11 Chairman Henderson noted.

There being no further business Supervisor Flessas moved to adjourn, seconded by Supervisor Schatzman, voted on and carried unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Jane F. Carlson  
Town Clerk

**CORRESPONDENCE**

**March 7, 2006**

1. Focus, Feb 15, 2006.
2. Water conservation seminar March 25, 2006.
3. Grota Invoice, March 2006.
4. Waukesha County Comprehensive Planning Project.
5. WE energies Community Information meeting schedule.
6. WE energies letter regarding tree trimming.
7. Letter from Time Warner announcing educational programming.
8. Letter from Time Warner announcing new channels.
9. DOA Local Government report, Feb 2006.
10. SEWRPC water supply plan.
11. Waukesha County Land Planning round-table discussion, Mar. 30.
12. Report from Gloria Albrecht, Brookfield Chamber representative.
13. Park & Rec letter to Wauwatosa Savings Bank regarding their donation.
14. Regency Senior Center events calendar.
15. Wisconsin Partners for Clean Air 2005 Recognition awards.
16. Waukesha County Cooperation Council minutes, Jan 30, 2006.
17. Tempo Envision Forecast Luncheon, Mar 21, 2006.
18. Brookfield Registry, Feb-Apr 2006.

March 3, 2006

**MEETING NOTICES**

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

**TUESDAY, MARCH 7, 2006**

**7:00 P.M.**

**SANITARY DISTRICT  
NO 4**

AGENDA:

1. Call to Order.
2. Approval of Agenda.
3. Approval of Minutes.
4. Citizen comments: Three-minute limit.
5. Old Business.           None
6. New Business.         None
7. Approval of Vouchers and Checks.
8. Communications and Announcements.
9. Adjournment.

**TUESDAY, MARCH 7, 2006**

**IMMEDIATELY  
FOLLOWING THE  
SANITARY DISTRICT NO 4  
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 on approving a proposal for planning assistance recommended as part of the updates to the County Development Plan for the commercial/ manufacturing node extending from east of Janacek Road to Barker Road, between I-94 and Bluemound Road.
  - b. Update with discussion and action if needed on a Farmers Market and/or Special Event and Recreational Programs held in the Town.
  - c. Discussion and necessary action on amendments to Chapter 14- The Building Code of the Town of Brookfield's General Code of Ordinances, updating references to the

State of Wisconsin Administrative Code and inserting provisions accepting status as a delegated agency for local building plan review for interior tenant alterations for commercial properties.

6. New Business:
  - a. Discussion and necessary action regarding use of the Town Hall to host a preventive health screening event by Life Line Screening.
  - b. Discussion and necessary action regarding extension of the garbage, refuse, recycling and amendment to yard waste contract.
  - c. Discussion and necessary action on the Class B Beer License and Class B Liquor License for 20371 W. Bluemound Road.
  - d. Discussion and necessary action regarding Urban Towns Association membership.
  - e. Approval of Picnic Permit for Marx Park on June 17, 2006 for Jamie Judge's Double "D" Fest from 10:00 a.m. until 10:00 p.m.
  - f. Approval of Picnic Permit for Marx Park on September 8, 2006 for Mark Seeger from 3:00 p.m. until 10:00 p.m.
  - g. Approve bartender licenses.
7. Department, Boards, Committee/Commission Reports/Recommendations:
  - a. Plan Commission Recommendations:
    1. To set a date for a Public Hearing for a Conditional Use Permit for a free-standing sign, as provided by Section 17.08(5)(a) of the Town of Brookfield Zoning Code, allowing reduced offsets and setback due to existing site development conditions.
    2. For approval of a Certified Survey Map for a division of land at West Point Plaza, concerning properties at 20351 and 20371 West Bluemound Road.
    3. For Conceptual Approval of a revised site development plan for an 8 unit condominium development at 740 N. Barker Road.
    4. For approval of the rezoning of land at the northeast corner of Barker Road and Greenfield Avenue (Hwy 59) from B-1 Neighborhood Business to B-2 General Business.
    5. For Conceptual Approval of a 13,200 square foot financial services/ office development at the northeast corner of Barker Road and Greenfield Avenue (Hwy 59).
8. Approval of Vouchers and Checks.
9. Communications and Announcements.
10. Adjournment.

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.