

TOWN OF BROOKFIELD
TOWN BOARD
JULY 5, 2006

The regular meeting of the Town Board was held on Wednesday, July 5, 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 7:08 p.m. with the following people present: Supervisors: John Schatzman, Robert Flessas, Patrick Stroebel and Dan Shea, Attorney Dan Habeck, Administrator Richard Czopp, Building Inspector Gary Lake and the Town Clerk Jane Carlson to record the minutes.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Supervisor Flessas said that he did not think that he seconded the adjournment for the Town Board meeting on June 20, 2006 because he was the Pro Tem Chairman, so the tape should be checked.

Supervisor Shea moved to dispense with the reading of the minutes of the June 20, 2006 Town Board meeting and approve them with the correction made on who seconded the adjournment, seconded by Supervisor Flessas, voted on, passed 4 – 0 – 1 with Chairman Henderson voting present.

PUBLIC COMMENT None.

OLD BUSINESS

- a. SET PUBLIC HEARING DATE FOR REZONE (Tabled 01-03-2006)
Supervisor Flessas moved to take off the table from the January 3, 2006 meeting the setting of a date for a Public Hearing for rezoning the Town owned land west of the Town Hall site, seconded by Supervisor Shea, voted on, carried unanimously.

Supervisor Flessas moved to set Tuesday, July 25, 2006 at 7:00 p.m. as the date and time for a Public Hearing for re-zoning of Town lands west of the Town Hall, seconded by Supervisor Shea, voted on and carried unanimously.

NEW BUSINESS

- a. UPDATE FROM ASSESSOR MIKE GROTA

Mike Grota from Grota Appraisal reported to the Board that the Town is in good position with assessments. A Town revaluation was done in 2005 with inspecting the interior and exterior of properties. The property records have all been digitized in a computer software program and are updated several times a year. The information can be accessed

on assessor.org for public display. The annual assessment duties are, the ongoing maintenance of the assessment roll, addition of new descriptions, tracking personal property counts, adding new plats and building permits, reply to request for review, taxpayer/property owner interaction and Board of Review. This year they did look at a commercial class of property primarily office buildings and convenience stores because they are showing sharp increases and made adjustments as needed. He thinks that the ratio should be around 90% hopeful above that and for compliance you have 5 years before you are forced to do something. He understands that the Town wants to be proactive and maintaining a reasonable level of assessment so proposes doing something every three years. He presented a revaluation procedures and schedule for the Town based on a three year schedule taking it out eighteen to twenty years. Starting with 2005 revaluation, 2008 market update, 2011 another market update, 2014 perform walk around revaluation, 2017 market update, 2020 or 2023 a full revaluation.

Chairman Henderson said that he wants to keep things up and not have to go through a complete revaluation. Another concern he has is the property that the state took over on Highway 59. He would like to try to making sure that the Town does get money for the tax base that was lost at some point in time. He understands that the state will be turning the property over to the City of Brookfield and he does not want the value to be zero.

Mr. Grota said that is something the he will have to look at with the Clerk.

Chairman Henderson said maybe the attorney will need to be involved.

Administrator Czopp said that he would like to complement Mike and his staff because they have done a very good job for the Town and keeping him and clerk up to date on what is gong on they also returns calls when we contact them.

Mr. Grota said that if the Town would want to do anything he thinks market updates should be sufficient and they could add that service for the Town.

b. **AGREEMENT FROM KMART FOR OUTSTANDING PERSONAL PROPERTY TAXES**

Supervisor Flessas moved to approve for the Town Attorney to accepting 20% or better settlement agreement between the Town and Kmart with the encouragement for the Town Attorney to seek more if they can obtain that amount, seconded by Supervisor Schatzman, voted on, carried unanimously.

c. **CLASS B BEER AND CLASS B LIQUOR LICENSE FOR MARCUS**

Supervisor Flessas moved to approve a Class B Beer and Class B Liquor license for Family Entertainment LLC dba Brookfield Majestic Cinema located at 770 N. Springdale Road in the 1 special La Cabaret Auditorium and adjacent lounge with limited and controlled entry and no alcohol beverages allowed outside these areas. The motion was seconded by Supervisor Schatzman, voted on, carried unanimously.

d. FIRE DEPARTMENT TRAINING TRAILER USAGE

Supervisor Shea moved to approve locating the Fire Department Training Trailer at the Wauwatosa for storage and use and that other fire departments are to be allowed to use the equipment for training on Wauwatosa property, operated by properly trained personnel and that certificate of liability insurance be provided, seconded by Supervisor Flessas, voted on, carried unanimously.

e. RAIN BARREL DISCUSSION

Supervisor Schatzman said that he is aware of the City of Milwaukee MMSD program for rain barrels and he has spoke with a few people that are interested in seeing if the Town would offer this program. He thought it would be a great project that a scout group looking to obtaining Eagle status could do, or a number of people interested in participating in community service could help in the assembly of the barrels and then they could be offered at cost.

Chairman Henderson said that he has been contact by a scout that is looking for an Eagle project and is interested in proceeding further with this.

Supervisor Schatzman said that he is not familiar with the requirements from the DNR for the Town's storm water management but thought this might be incorporated as one of the things the Town is doing to comply.

Administrator Czopp said that the Storm Water Utility would need to purchase the barrels to qualify for the credit.

f. BARTENDER LICENSES

Supervisor Flessas to approve the July 5, 2006 through June 30, 2005 bartender licenses as listed (see attached), seconded by Supervisor Stroebel, voted on, carried unanimously.

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

a. PLAN COMMISSION RECOMMENDATION

1. SET PUBLIC HEARING DATE FOR CUP

Supervisor Flessas moved to set Tuesday, July 25, 2006 at immediately following the public hearing for rezoning the Town land west of the Town Hall and the rezoning and CUP at 21680 W. Bluemound Road, as the date and time for a Public Hearing for a Conditional Use Permit for an automotive fuel facility and car wash, as provided by Section 17.02(14)(b)4.A.. of the Town of Brookfield's Zoning Code, at 19075 W Bluemound Road, seconded by Supervisor Shea, voted on and carried unanimous.

2. INFRASTRUCTURE IMPROVEMENT FEASIBILITY ANALYSIS

Supervisor Flessas moved to approve \$20,000 from the fund balance to study the infrastructure improvement for 87 acres of land roughly bounded by Barker Road, Bluemound Road, Janacek Road and I-94, seconded by Supervisor Shea, voted on carried unanimously.

VOUCHERS

Supervisor Stroebel moved to approve the vouchers as presented in the amount of \$152,576.96 which includes the purchase of budgeted (9) Turn-Out Gears for the Fire Department seconded by Supervisor Shea, voted on, and carried unanimously.

Included in the approved vouchers were: \$25,591.27 to Onyx Waste Services for refuse/recycling and yard waste services; \$15,746.36 to City of Brookfield for intermunicipal project; \$9,374.22 to 5 Alarm for fire department turn out gear; \$5,579.80 to Cramer, Multhauf & Hammes for legal services.

COMMUNICATIONS AND ANNOUNCEMENTS

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

6. Chairman Henderson said that this should be an agenda item for the next meeting.

There being no further business Supervisor Flessas moved to adjourn, seconded by Supervisor Schatzman, voted on and carried unanimously. The meeting adjourned at 8:53 p.m.

Respectfully submitted,

Jane F. Carlson
Town Clerk

CORRESPONDENCE

July 5, 2006

1. Focus, No. 12 & 13.
2. Waukesha County Business of the year nomination form.
3. Letters regarding Tax refund claim for Sheldon Moysis.
4. Informational meeting notice for extension of Springdale Rd.
5. Waukesha County's Townhall budget meeting schedule.
6. Virchow Krause & Co 2005 Audit report of the Town of Brookfield.

June 29, 2006

MEETING NOTICES

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

WEDNESDAY, JULY 5, 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.

WEDNESDAY, JULY 5, 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. Remove from the table and set a date for a Public Hearing to establish residential zoning classification for Town land west of the Town Hall. (tabled January 3, 2006)

6. New Business:
 - a. Update from Mike Grota on Town of Brookfield assessments with general discussion and necessary action if needed.
 - b. Discussion and necessary action regarding the Agreement from Kmart on outstanding personal property taxes.
 - c. Discussion and necessary action regarding approval of Class B Beer and Class B Liquor License for Family Entertainment LLC dba Brookfield Majestic Cinema located at 770 N. Springdale Road.
 - d. Approval of usage of Fire Department training trailer.
 - e. Discuss Rain Barrel program.
 - f. Approve bartender licenses.
7. Department, Boards, Committee/Commission Reports/Recommendations: None.
 - a. Plan Commission Recommendations:
 1. To set a date for a Public Hearing for a Conditional Use Permit for an automotive fuel facility and car wash, as provided by Section 17.02(14)(b)4.A.. of the Town of Brookfield's Zoning Code, at 19075 West Bluemound Road.
 2. Discussion and necessary action concerning a draft of an infrastructure improvement feasibility analysis for 87 acres of land roughly bounded by Barker Road, Bluemound Road, Janacek Road and I-94.
8. Approval of Vouchers and Checks.
9. Communications and Announcements.
10. Adjournment.

THURSDAY, JULY 6, 2006

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.