

TOWN OF BROOKFIELD  
TOWN BOARD  
SEPTEMBER 5, 2006

The regular meeting of the Town Board was held on Tuesday, September 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 7:20 p.m. with the following people present: Supervisors: John Schatzman, Robert Flessas, Patrick Stroebel and Dan Shea, Attorney James Hammes, 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 Shea, voted on, and carried unanimously.

APPROVAL OF MINUTES

Clerk Carlson explained that Inspector Lake had found that the previously approved August 1, 2006 Town Board minutes included Final Approve for the Automotive Fuel Facility at 19075 W. Bluemound Road (Bluemound Mobil) and it should not have. The minutes have been corrected and the Board should approve them again.

Supervisor Shea moved to dispense with the reading of the amended minutes of the August 1, 2006 Town Board meeting and approve them as presented, seconded by Supervisor Flessas, voted on, carried unanimously.

Supervisor Schatzman moved to dispense with the reading of the minutes of the August 15, 2006 Town Board meeting and approve them as presented, seconded by Supervisor Flessas, voted on, carried unanimously.

PUBLIC COMMENT

Mike Maxwell introduced himself and said that he is running for the 98th Assembly seat.

OLD BUSINESS

a. TAXI CAB LICENSE

Supervisor Stroebel moved to approve a Taxi Cab License Certificate of Public Conveyance for Manfred Neumann BusDock service to provide transportation in the Town of Brookfield for the period of September 5, 2006 through June 30, 2007, seconded by Supervisor Shea, voted on and carried unanimous.

NEW BUSINESS

a. UPDATE ON BROOKFIELD CONVENTION AND VISITOR BUREAU

Steve Sutton Executive Director of the Bureau reported that in 2005 nearly ½ a million hotel rooms were sold generating room revenue of 37 1/2 million representing approximately a 9% increase over 2004. Visitors expenditures excluding lodging is estimated at 23 1/2 million, therefore this brings the total to over 60 million dollars of impact to Brookfield's economic factor. The Bureau is engaged in destination marketing

promoting the city and town with a ½ million dollar budget in 2006. The main focus is to build awareness of Brookfield through effective marketing, with printed ads, electronic advertising, trade shuttles and other marketing initiatives. Partnerships have also been established with other entities for advertising such as, Wisconsin Department of Tourism, Wisconsin Association of Convention and Visitors Bureau, Milwaukee CVB, Milwaukee County Zoo and Sharon Lynn Wilson Center of the Arts. He also presented the 2006 Visitors Guide with the tag line (Brookfield Minutes from Milwaukee, Miles from Expected) and said that they have incorporated the look into their web site.

b. APPROVAL OF PICNIC PERMIT

Supervisor Schatzman moved to approve a Picnic Permit for Wray Park on October 1, 2006 for Thorsten Wienss (Trace A Matic) from 12:00 p.m. until 5:00 p.m., seconded by Supervisor Shea, voted on, carried unanimously.

c. NIMS RESOLUTION

Supervisor Flessas moved to adopt the Resolution 06-9-1 National Incident Management System (NIMS), seconded by Supervisor Stroebel, voted on, carried unanimously.

d. BARTENDER LICENSES

Supervisor Flessas moved to approve the September 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. REZONE LANDS AT 21680 W BLUEMOUND ROAD (SAM'S)

Supervisor Schatzman moved to follow the Plan Commission recommendation and approve the re-zoning of lands at 21680 West Bluemound Road from M-1 Limited Manufacturing District to B-2 General Business District, seconded by Supervisor Shea, voted on carried unanimously.

2. CONDITIONAL USE PERMIT FOR AUTOMOTIVE FUEL FACILITY AT 21680 W. BLUEMOUND ROAD

Supervisor Schatzman moved to follow the Plan Commission recommendation and approve 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 21680 West Bluemound Road, seconded by Supervisor Flessas, voted on carried unanimously.

3. CONCEPTUAL AND FINAL APPROVAL OF CONDO DEVELOPMENT AT 18110 W WISCONSIN AVE

Supervisor Stroebel moved to table the Conceptual and Final Approval of an 8 unit condominium development at 18110 West Wisconsin Avenue until the conditions included in the Plan Commission recommendation for approval are satisfied seconded by Supervisor Shea, voted on passed 4 – 1 with Supervisor Flessas voting nay.

4. CONCEPTUAL AND FINAL APPROVAL FOR BUILDING ADDITION AND ADDITIONAL PAVING AT 21320 DORAL ROAD  
Supervisor Flessas moved to grant Conceptual and Final Approval of a 1,620 square foot building addition and an additional 6,750 of paving at 21320 Doral Road subject to Architectural Control review of lighting and landscape, seconded by Supervisor Schatzman, voted on carried unanimously.
5. CONCEPTUAL AND FINAL APPROVAL FOR ADDITIONAL PARKING AREA AT 21050 GUMINA ROAD  
Supervisor Flessas moved to grant Conceptual and Final Approval of an additional 30,000 square feet of parking area at 21050 Gumina Road subject to the Town Engineer review for compliance with the requirements of the Stormwater Ordinance, seconded by Supervisor Shea, voted on carried unanimously.
6. SET PUBLIC HEARING DATE FOR AMENDMENTS TO ZONING CODE REGARDING NONCONFORMING SIGNAGE AND STRUCTURES  
Supervisor Flessas moved to set Tuesday, October 24, 2006 at 7:00 p.m. as the date and time for a Public Hearing to consider proposed amendments to Section 17.08(12) and 17.09 of the Town of Brookfield's Zoning Code concerning non-conforming signs and non-conforming premises and structures, to conform to recently-enacted statutes, seconded by Supervisor Shea, voted on and carried unanimously.

b. ADMINISTRATORS REPORT

1. YARD WASTE PROGRAM

Administrator Czopp reported that the Special Yard Waste drop off that the Town held on Saturday, August 26, 2006 went very good once a second dumpster was brought in. The other problem is the use of the plastic bags because they have to be opened and dumped which is way to much work for both our people and the collection companies. He said that he thinks that it should be looked at for next year to offer the drop off at the end of the months that nothing is offered.

VOUCHERS

Supervisor Schatzman moved to approve the vouchers as presented in the amount of \$196,440.10, seconded by Supervisor Flessas, voted on, and carried unanimously.

Included in the approved vouchers were: \$35,197.87 to Brookfield Convention and Visitors Bureau for 2<sup>nd</sup> qtr room tax distribution; \$25,591.27 to Veolia ES Solid Waste Services (formerly Onyx) for refuse/recycling and yard waste services; \$9,905.45 to Bendlin Fire Equipment co, Inc for fire department gear and supplies (9,453.00 SCBA grant related); \$8,393.18 to Michael Best & Friedrich for legal services; \$6,299.55 to Cramer, Multhauf & Hammes for legal services; \$4,646.04 to Emergency Apparatus for fire department equipment and \$3,577.00 to Feming's Fire 1 Inc (SCBA grant related equipment).

COMMUNICATIONS AND ANNOUNCEMENTS

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

Chairman Henderson noted item number 3, 5 and 13.

Clerk Carlson announced that next Wednesday, September 13, 2006 at 6:30 p.m. the Police & Fire Commission will be meeting to do a ceremonial swearing in of the new Fire Chief with an introduction and they will suspend any business, adjourn the meeting and have a welcoming reception.

There being no further business Supervisor Schatzman moved to adjourn, seconded by Supervisor Stroebel, voted on and carried unanimously. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Jane F. Carlson  
Town Clerk

**CORRESPONDENCE**  
**September 5, 2006**

1. Wisconsin Taxpayer June 2006 Vol 74 No 6.
2. Focus Aug 2006 No 17.
3. Letter dated August 15, 2006 from Dewayne Johnson, Director Wis. DOT regarding STH 59 (Greenfield Avenue) project.
4. Letter dated August 24, 2006 from Attorney James Hammes regarding Complaint of Brookfield Highlands Apartment Limited Partnership against Town of Brookfield.
5. Invitation to welcome WCTC new president.
6. Letter dated August 7, 2006 from Menards regarding Bluemound Road- Interstate 94 redevelopment area study.
7. R A Smith Summer 2006 newsletter.
8. Nomination form for American Red Cross Brave Hearts; Heroes Among Us recognition.
9. Waukesha County Cooperation Council meeting minutes of July 31, 2006.
10. Wild Fire In Wisconsin report.
11. Department of Revenue letter of notification of equalized value.
12. Letters from Time Warner Cable regarding services.
13. Wisconsin Towns Association letter with enclosed workshop schedules.
14. E-mail from Lisbon Clerk regarding annexations.
15. Letter from D & d Inspection Inc regarding inspections services.
16. Gloria Albrecht, Chamber Representative Summary of what is happening in the Town.
17. LRSC newsletter.
18. American Red Cross The Minute newsletter.
19. Brookfield Regency Registry newsletter.

September 1, 2006

**MEETING NOTICES**

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

**TUESDAY, SEPTEMBER 5, 2006**

**7:00 P.M.**

**PUBLIC HEARING WITH  
TOWN BOARD**

The purpose of the hearing is to solicit input with regards to the consideration of the application filed by Manfred Neuman to obtain a Taxicab Certificate of Public Conveyance according to Section 12.08 of the Town of Brookfield's Zoning Code, to operate a Taxi service doing business as BusDock, LLC within the Town.

**TUESDAY, SEPTEMBER 5, 2006**

**IMMEDIATELY  
FOLLOWING  
PUBLIC HEARING**

**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.
  - a. Development Agreement for John Harwood & Associates.
7. Approval of Vouchers and Checks.
8. Communications and Announcements.
9. Adjournment.

**TUESDAY, SEPTEMBER 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. Discussion and necessary action regarding application for Taxicab Drivers License.
6. New Business:
  - a. Update on Brookfield Convention and Visitor Bureau.
  - b. Approval of Picnic Permit for Wray Park on October 1, 2006 for Thorsten Wienss (Trace A Matic) company picnic in the afternoon.
  - c. Resolution adopting the National Incident Management System.
  - d. Approve bartender licenses.
7. Department, Boards, Committee/Commission Reports/Recommendations: None.
  - a. Plan Commission Recommendations:
    1. For approval for the re-zoning of lands at 21680 West Bluemound Road from M-1 Limited Manufacturing District to B-2 General Business District.
    2. For approval of 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 21680 West Bluemound Road.
    3. For Conceptual Approval, and Final Approval of an 8 unit condominium development at 18110 West Wisconsin Avenue.
    4. For Conceptual Approval, and Final Approval for a 1,620 square foot building addition and an additional 6,750 of paving at 21320 Doral Road.
    5. For Conceptual Approval, and Final Approval of an additional 30,000 square feet of parking area at 21050 Gumina Road.
    6. Set a date for a Public Hearing to consider proposed amendments to Section 17.08(12) and 17.09 of the Town of Brookfield's Zoning Code concerning non-conforming signs and non-conforming premises and structures, to conform to recently-enacted statutes.

- a. Administrators Report
  1. Update on Yard Waste program.
8. Approval of Vouchers and Checks.
9. Communications and Announcements.
10. Adjournment.

**THURSDAY, SEPTEMBER 7, 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.