

TOWN OF BROOKFIELD
TOWN BOARD
JUNE 15, 2010

The regular meeting of the Town Board was held on Tuesday, June 15, 2010 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

Chairperson Keith Henderson called the meeting to order at 7:11 p.m. with the following people present: Supervisors: John Schatzman, Kevin Van Kirk, Dan Shea and Patrick Stroebel, Attorney James Hammes, Administrator Richard Czopp, and the Town Clerk Jane Carlson to record the minutes.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Supervisor Van Kirk moved to dispense with the reading of the minutes of the June 1, 2010 Town Board meeting and approve them as presented, seconded by Supervisor Schatzman, voted on and carried unanimously.

PUBLIC COMMENT None.

OLD BUSINESS

a. REVALUATION OF TOWN

Mike Grotta, Town of Brookfield Assessor reported that the last revaluation done in the Town was 2005 and was a full one that included the entire town. The market has gone up until 2008 when it flattened out and has fallen since 2009. The residential is down slightly but the commercial mainly office in the last year has fallen more. There has been a lack of sales but what we have is a uniformity and equity issue as well as complaine. In the fall of 2009 the Clerk received a notice from the Department of Revenue that the Town was out of complaine with section 70.05, which mandates communities be within 10% of equalized value as determined by the Department of Revenue. He believes that the Town will be back in complaine in 2010, but perhaps there could be a uniformity and equity issue with like and similar properties. He presented a hypothetical schedule for performing revaluations on a timely basis in a market that is moving. The schedule is of three different types and has some form of revaluation being done every three years. This would go out about 18 years before the next full interior and exterior revaluation is done. Using this type of schedule would maximize expense versus a return. The three options and approximate costs are a full revaluation at \$72.00 per parcel, walk around revaluation (which is an exterior inspection only) at \$44.00 per parcel and market update at \$20.50 per parcel. The market update is what he thinks the Town should consider because he has confidence in the data of each and every property since a full revaluation was done in 2005. He said that he would propose for this to be done for 2011 and has put together a proposal that would allow for the Town to pay over 2 years for the services.

Chairman Henderson said that would be approximately \$5,000 a month.

Mr. Grota said that the revaluation over the 24 month period is \$1,750.00 per month.

Chairman Henderson said that is in addition to what the Town pays now.

Administrator Czopp asked what the consequences are if the Town does a market update in 2012.

Mr. Grota says he thinks there would be a significantly increase in 2011 open book and board of review appeals. He said dependent on what the state shows for compliance in 2010 – 2011 he does not think there would be any consequences as far as compliance because if they issued an order 2012 would be the last year that the project could be done.

Chairman Henderson said that on the states equalized calculations are they not usually a year behind on what they use.

Mr. Grota said that the state is analyzing prior years sales compared to the current assessments so in theory the equalized value is a year behind.

Chairman Henderson said that the ratio should go up if the values are kept where they are now.

Mr. Grota said that it should but it depends on which properties sell and what the state use community blending. There are not enough sales in the Town for them to get a sample of what is going on so they will probably use the City of Brookfield and City of Waukesha. He asked how soon he would need a response on what the Town wants to do.

Mr. Grota said that ideally they would like to start in September but the Town could go through their budget process for 2011 and they could start in November but that would push the finish off until August.

No Action taken.

NEW BUSINESS

- a. **ELMBROOK CHURCH TEMPORARY OUTDOORS ARCHERY RANGE**
Supervisor Stroebel moved to approve Elmbrook Church locating a temporary outdoors archery range in the northeast parking lot from July 26th - July 30th 10 a.m. – 3:30 p.m. and July 27th 6 p.m. – 9 p.m., seconded by Supervisor Shea, voted on and carried unanimously
- b. **LIQUOR LICENSES**
Supervisor Shea moved to approve all liquor licenses as presented and as published for the licensing year July 1, 2009 through June 30, 2010, subject to taxes and any outstanding Wholesale obligations being paid. The motion was seconded by Supervisor Schatzman, voted on and carried unanimously
- c. **PICNIC PERMIT**
Supervisor Van Kirk moved to approve a picnic permit for John Horkey representing Kahler Slater, Inc, on Thursday, July 22, 2010, from 2:00 p.m. until 10:00 p.m. at Marx Park, seconded by Supervisor Schatzman, voted on, carried unanimously

d. PICNIC PERMIT

Supervisor Schatzman moved to approve a picnic permit for Kim Denzien (Denzien Family), on Sunday, August 22, 2010, from 11:00 a.m. until 5:00 p.m. at Marx Park, at Marx Park, seconded by Supervisor Stroebel, voted on, carried unanimously.

e. ORDINANCE REGULATING SMOKING

Supervisor Van Kirk to moved approve adoption an Ordinance Creating Section 9.29 adopting State Statutes relating to the prohibition of smoking in various enclosed places, seconded by Supervisor Schatzman, voted on, carried unanimously.

f. BARTENDER LICENSES

Supervisor Stroebel to approve the July 1, 2009 through June 30, 2010 bartender licenses as listed (see attached), seconded by Supervisor Shea, voted on, carried unanimously.

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

None.

VOUCHERS

Supervisor Stroebel moved to approve the vouchers as presented in the amount of \$55,516.93, seconded by Supervisor Shea, voted on, and carried unanimously.

Included in the approved vouchers were: \$13,971.60 to Amored Textiles, Inc for Fire Department grant purchase of hose; and \$6,257.83 to Scott Oil/Heating Co for vehicle fuel.

COMMUNICATIONS AND ANNOUNCEMENTS

The attached list of correspondence was reviewed by members of the Board and Chairman Henderson said the board may want to read #1.

Clerk Carlson reminded the board that the celebration for July 4th will be held on Saturday the 3rd.

There being no further business Supervisor Shea moved to adjourn, seconded by Supervisor Stroebel, voted on and carried unanimously. The meeting adjourned at 7:46 p.m.

Respectfully submitted,
Jane F. Carlson, Town Clerk

CORRESPONDENCE
JUNE 15, 2010

1. "The Wisconsin Taxpayer", May 2010.
2. Invitation to Herzing University BBQ June 17.
3. Nomination forms for Waukesha County Business of the year.
4. "Focus", 5/28/2010.

June 11, 2010

MEETING NOTICE

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

TUESDAY, JUNE 15, 2010

**IMMEDIATELY TOWN BOARD
FOLLOWING THE
SANITARY DISTRICT NO 4
MEETING**

AGENDA:

1. Call to Order.
2. Approval of Agenda.
3. Approval of Minutes.
4. Citizen comments: Three-minute limit.
5. Old Business:
6. a. Discussion and necessary action regarding revaluation of the Town.
7. New Business:
 - a. Discussion and necessary action regarding Elmbrook Church locating a temporary outdoors archery range in the northeast parking lot from July 26th - July 30th 10 a.m. – 3:30 p.m. and July 27th 6 p.m. – 9 p.m..
 - b. Approval of alcohol licenses for July 1, 2010 to June 30, 2011 licensing year.
 - c. Approve Picnic Permit for John Horky representing Kahler Slater, Inc, on Thursday, July 22, 2010, from 2:00 p.m. until 10:00 p.m. at Marx Park.
 - d. Approve Picnic Permit for Kim Denzien (Denzien Family), on Sunday, August 22, 2010, from 11:00 a.m. until 5:00 p.m. at Marx Park.
 - e. Adopt an Ordinance Creating Section 9.29 adopting State Statutes relating to the prohibition of smoking in various enclosed places.
 - f. Approve bartender licenses.
8. Department, Boards, Committee/Commission Reports/Recommendations: None.
9. Approval of Vouchers and Checks.
10. Communications and Announcements.
11. 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.