

TOWN OF BROOKFIELD
TOWN BOARD
JUNE 2, 2015

The regular meeting of the Town Board was held on Tuesday June 2, 2015 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, Steve Kohlmann, Dan Shea and Patrick Stroebel, Administrator Richard Czopp Building and Zoning Administrator Gary Lake, Attorney James Hammes and the Town Clerk Jane Carlson to record the minutes.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Supervisor Shea moved to dispense with the reading of the minutes of the May 5, 2015 Town Board meeting and approve them as presented, seconded by Supervisor Kohlmann, voted on, passed 4 – 0 – 1 with Supervisor Stroebel voting present.

Supervisor Schatzman said that in the May 19, 2015 minutes on page 1 under Sanitary District No 4 the heading for number 1 and on page 2 number 4 the word Termination is misspelled.

Supervisor Schatzman moved to dispense with the reading of the minutes of the May 19, 2015 Town Board meeting and approve them as presented, seconded by Supervisor Kohlmann, voted on and carried unanimously.

PUBLIC COMMENT

None.

OLD BUSINESS

INTERGOVERNMENTAL AGREEMENT WITH COUNTY ON THE PURCHASING OF ELECTION EQUIPMENT

Supervisor Shea moved to approve the Intergovernmental Agreement with Waukesha County and the Town of Brookfield to purchase election equipment and software for the county to pay 66 percent or greater up to 100 percent and the town be responsible for no more than 33 percent seconded by Supervisor Schatzman, voted on, carried unanimously.

NEW BUSINESS

ANNUAL APPOINTMENTS

Supervisor Schatzman moved to approve the following annual appointment:

Attorney:	Cramer, Multhauf & Hammes L.L.P.;
Auditor:	Baker Tilly, Virchow, Krause & Co. L.L.P.;
Financial Institutions:	State of Wisconsin Local Government Investment Pool, BMO Harris; Waterstone Bank, Westbury Bank, Johnson Bank, Foundation Bank, Waukesha State Bank.
Newspaper:	The Freeman

The motion was seconded by Supervisor Stroebel, voted on, carried unanimously.

APPOINTMENTS TO COMMITTEE/COMMISSIONS/BOARDS

Chairman Henderson said that the Police & Fire Commission appointment should be placed on the next meeting agenda to give the board a chance to review his recommendation.

Chairman Henderson moved to approve of Robert Wiseman to Board of Review; Steve Kohlmann and Barbara Bambic to the Community Development & Redevelopment Authority (CDA); Gordon Gaeth and Ryan Stanelle to the Plan Commission, seconded by Supervisor Shea, voted on, carried unanimously.

LIMITED LIABILITY COMPNAY NAME, OFFICER AND AGENT CHANGE FOR EMPEROR KITCHEN

Supervisor Stroebel moved to approve the change of limited liability company name, officer and agent for the Class B Fermented Malt Beverage and Class C Wine license for Emperors Kitchen at 18900 W. Bluemound Road, seconded by Supervisor Shea, voted on, carried unanimously.

DESIGN STANDARDS AND SIGNAGE FOR THE CORNERS DEVELOPMENT

Supervisor Schatzman said that he wanted to make certain that as the Town moves forward on the approvals of both the commercial and residential construction in the TIF area that all are on board. He went to an area within 10 miles of the Corners location looking at construction that was done in the last 36 months and took pictures and showed them on the overhead. He said that there has been talk that you can not have all the building masonry, that you need to have a variety of materials. He said that showing the pictures will give everyone an idea of what the communities around the Town are doing with some of the new commercial projects. He asked Inspector Lake is the Town's design standards have a minimum masonry requirement.

Inspector Lake said that there is not a minimum except in manufacturing and industrial districts and that is eighty percent masonry.

Supervisor Schatzman said then in the Town is whatever the developer comes up with. He said that he has concern with some of the aluminum composite panels that are used because some of them were warping already and the projects are brand new.

Supervisor Kohlmann asked if there was something with the Corners project that has given him concern.

Supervisor Schatzman said one of his concerns if know is the time to make the design choices as to the finished product even color selection are we looking to have it broken up or allow the developer to choose the whole pallet. He asked if Inspector Lake will be overlooking it all.

Inspector Lake said that the Architectural Control Committee is discussing those detail at length. All and all they like the mix but want to see actual material samples because photographs and manufactured cut sheets you can not really see what it is.

Supervisor Kohlmann asked if he had done any research of what is going on at Bay Shore.

Supervisor Schatzman said that he toured the place and his first thing he noted was that with the residential there is personal property from the old house hanging in there parking stalls in the parking structure. He does not think that is what was presented to the local community at the time of development.

Chairman Henderson said that some of the pictures are the same design over and over again.

Supervisor Schatzman said he noticed that himself that they all have the same look and design.

Supervisor Kohlmann said that this is the Milwaukee area we are not dealing with Chicago or New York so there is a limit to the pallet taste for southeastern Wisconsin.

Supervisor Schatzman said that is his concern he does not know if a super urban contemporary look will sell out here.

Supervisor Kohlmann said that his understanding of architecture and what looks good and what looks bad would fit in a thimble.

Inspector Lake said that he has read the review of the exterior of finished at Bay Shore and it says the first level commercial is all masonry and everything above it is 100% stucco no other alternative materials. He has a panel fiber cement brick and a lot of the Goerkes Self Storage was finished in that and it looks exactly like brick. This product has warranties better than brick and does not have the weight penalty and installs relatively quickly. He said that he thinks there is a broad enough pallet available they just have to be seen.

Chairman Henderson said that on the Architectural Control Committee there is a lighting person, architect, civil engineer and a person that has been involved in construction for decades.

Inspector Lake said that three of the members have been on the committee for thirty years and they have a sense of the pulse of the community. They are willing to express and demand the quality that the Town looks for.

Supervisor Schatzman said that he just wants to make sure that this is the best possible for the community.

Chairman Henderson said that the Plan Commission will also be looking at the finishes.

Administrator Czopp said the one thing that the Town really wants to look at is the parking structure.

Supervisor Stroebel asked where the Town is in the process of picking out the finishes.

Inspector Lakes said that we are little early. The item on the agenda is for conceptual approval and do not get into architecture, landscaping, lighting until final approval. The reason color elevations are included is to illicit some input before the move for final approval comes forward which is coming quickly. All of the direction provided will help their designer put together a package.

Supervisor Stroebel asked what the board can do so that it is not done at the last minute.

Chairman Henderson said that if there is something that is a definite no or yes be sure and let Inspector Lake know so he can present it to the Architectural Control Committee.

Inspector Lake said that he could put the presentation that Supervisor Schatzman put together on paper and everyone could review it and mark them as to whether they like it or not.

Supervisor Kohlmann said realistically the Town needs to rely on the designer who is the expert to guide us.

Supervisor Schatzman said that we can not always depend on someone else to watch a project. He thinks that it is incumbent upon each one of them to go to a place like Bay Shore and walk the halls and experience it.

Supervisor Stroebel said that what he can remember from Bay Shore is that they have multiple buildings and almost take on a very different architectural style and color pallet for each of the different buildings versus a uniform look. So that is something to consider do we want that different look or do we want uniformity.

Chairman Henderson asked if there was any thought on signage.

Supervisor Schatzman said yes he would like to see more consistency and more the monument. When he see a redo of the shopping center were Laredo's is and they kept the signage style he wonders if we could have insisted that they change it to a monument style design. He would like to see more consistency and style for the new Hobby Lobby development.

Inspector Lake said that is currently before the Architectural Committee.

Inspector Lake said that the Laredo sign is a code conforming current sign which was to lower the previous 45 foot tall sign and only include three tenants. The same requirement and condition of approval was included in the K-mart proposal only three tenants and masonry base with code conforming 12 foot maximum height. The code allows 120 square feet in area per side and they did not approve that he believes it is around 90 square feet. The requirement for code conforming signs has been held pretty steady. Colors that match the building, masonry bases in most cases and have approved not masonry bases when creative use of materials that match the materials on the buildings.

Chairman Henderson said looking at the Corners will each of the retail tenants have their own loge in the way they do their signs.

Inspector Lake said there have been a few developments in the past Bluemound Plaza that had a master sign policy that mandated faces all had to be red and the returns around the channel letters had to be bronze. That ran into trouble when corporate logos such as Sub-Way came in and the corporate has a huge investment in that identity. For the Corners a master sign program has not been put forth for discussion the bigger challenge will be to the wall mounted on the building but they will be on the bottom of the building not up five stories of the building. It will be like any commercial strip in a downtown each commercial tenant will be allotted signage space. There will not be big signs on the building and they would not need them they are in that plaza.

Chairman Henderson asked if there was any discussion on directional signs.

Inspector Lake said no.

Supervisor Shea asked if the calculation of the signage is based on the size of space the tenant us utilizing or building size.

Inspector Lake said it is based on the size tenant us using and the committee will make an exception to make sure the signs is legible but will not overpower the architecture.

Chairman Henderson said those cases can the sign be put on the glass.

Inspector Lake said there is more restriction on window signage.

BARTENDER LICENSES

None

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

a. PLAN COMMISSION RECOMMENDATION

1. URBAN FORM CONDITIONAL USE PERMIT FOR PORTIONS OF THE CORNERS PROJECT

Supervisor Schatzman moved to recommend to Waukesha County approval of an Urban Form Conditional Use Permit for that portion of The Corners of Brookfield project within the jurisdiction of Waukesha County's Shoreland Zoning Ordinance, seconded by Supervisor Shea, voted on, carried unanimously.

2. CONCEPTUAL APPROVAL OF VON MAUR SUITE AT THE CORNERS OF BROOKFIELD

Supervisor Schatzman moved to grant Conceptual Approval of the Von Muar suite at The Corners of Brookfield, seconded by Supervisor Kohlmann, voted on, carried unanimously.

3. CONCEPTUAL APPROVAL OF THE COMMERCIAL AND RESIDENTIAL COMPONENTS AT THE CORNERS OF BROOKFIELD

Supervisor Kohlmann moved to grant Conceptual Approval for the commercial and residential components of The Corners of Brookfield, seconded by Supervisor Stroebel, voted on, carried unanimously

b. SANITARY DISTRICT NO 4

1. SANITARY AND WATER MAIN EASMENTS AGREEMENTS WITH BROOKFIELD CORNERS LLC

Supervisor Schatzman moved to approve Sanitary and Water Main Easement Agreement by and between Brookfield Corners LLC and Town of Brookfield, seconded by Supervisor Kohlmann, voted on, carried unanimously.

VOUCHERS

Supervisor Stroebel; moved to approve the vouchers in the amount of \$169,629.55, seconded by Supervisor Shea, voted on, carried unanimously.

Included in the approved vouchers were: \$21,480.00 to Ehlers & Associates Inc for reimbursable financial services for Marcus – Von Maur; \$17,704.99 and \$16,747.73 to Strand Associates Inc for Sanitary District and Town engineering services; \$5,325.99 to Concord Group for Corners Project; and \$4,299.18 to Hopson Oil Co Inc for vehicle fuel.

COMMUNICATIONS AND ANNOUNCEMENTS

None..

There being no further business Supervisor Shea moved to adjourn, seconded by Supervisor Kohlmann, voted on and carried unanimously. The meeting adjourned at 8:52 p.m.

Respectfully submitted,

Jane F. Carlson, Town Clerk

May 29, 2015

**MEETING NOTICE
TOWN BOARD
TOWN OF BROOKFIELD, WISCONSIN**

The Town Board of the Town of Brookfield will hold its regular semi-monthly meeting of Utility Districts No 1, and Sanitary District No 4 and General Town Business will be held on **Tuesday, June 2, 2015** at **7:00 p.m.** in the meeting room of the Town of Brookfield Municipal Building located at 645 N. Janacek Road, Brookfield, Wisconsin.

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 an Intergovernmental Agreement Between Waukesha County and Town of Brookfield to Purchase Election Equipment and Software.
6. New Business:
 - a. Recommendation and approval for annual appointments.
 - b. Recommendation and appointments to the Town Committees, Commissions and Boards.
 - c. Approve change of limited liability company name, officer and agent for the Class B Fermented Malt Beverage and Class C Wine license for Emperors Kitchen at 18900 W. Bluemound Road.
 - d. Discussion and necessary action regarding design standards and signage for the Corners.
 - e. Approve bartender licenses.
7. Department, Boards, Committee/Commission Reports/Recommendations:
 - a. Plan Commissioner recommendation
 1. For approval of an Urban Form Conditional Use Permit for that portion of The Corners of Brookfield project within the jurisdiction of Waukesha County's Shoreland Zoning Ordinance.
 2. For Conceptual Approval of the Von Muar suite at The Corners of Brookfield.
 3. For Conceptual Approval for the commercial and residential components of The Corners of Brookfield.
 - b. Sanitary District No 4:
 1. Approval of Sanitary and Water Main Easement Agreement by and between Brookfield Corners LLC and Town of Brookfield.
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