

TOWN OF BROOKFIELD
TOWN BOARD
JULY 21, 2015

The regular meeting of the Town Board was held on Tuesday July 21, 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 7:00 p.m. with the following people present: Supervisors: John Schatzman, Steve Kohlmann, Dan Shea and Patrick Stroebel, Attorney James Hammes, Building Inspector Gary Lake, and the Town Clerk Jane Carlson to record the minutes. Also present in the audience were Community Development Authority Commissioners: Barbara Bambic, John Beffel, Thomas Koplin and Richard Diercksmeier.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Supervisor Shea said that in the July 7, 2015 Town Board minutes, on page 2, under Plan Commission Recommendations item 2 the word, *Reaffirm*, in the heading is misspelled.

Supervisor Shea moved to dispense with the reading of the minutes of the July 7, 2015 Town Board meeting and approve them as corrected, seconded by Supervisor Kohlmann, voted on, carried unanimously.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

a. PICNIC PERMIT

Supervisor Schatzman moved to approve a picnic permit for Mark Mertens on Sunday, August 23, 2015 from 12:00 p.m. until 10:00 p.m., at Marx Park, seconded by Supervisor Kohlmann, voted on, carried unanimously.

b. BARTENDER LICENSE

None.

DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS RECOMMENDATIONS

a. UPDATE ON THE CORNERS DEVELOPMENT

Russ from Pepper Construction presented a video of the site that was taken by a Drone on July 15, 2015. He said that they are 90% complete with hauling soils off the site and earth retention work has started and next week they will be starting on the caissons.

Chairman Henderson asked if they have had any set backs with the storms that we have been receiving.

Russ said not they have not had any problems with the sandy soils the site drains very well. If there is a heavy rain they could be shut down for a day maybe two.

Supervisor Kohlmann asked if they have closed on the Von Maur property.

Steve Pagnotta, Bradford Companies CEO said not yet but will be within the next couple weeks.

Administrator Czopp asked if they would give a schedule of where they are for the next six months.

Russ said that they have hauled out about 160,000 yards of material so far and the retention system started 2 weeks ago is scheduled to be completed around November 1st. Caissons for the east half of site will start next week with approximately 2 to 2 ½ month duration. They are in the process of finalizing the underground utilities sub-contractors for water mains, sanitary sewer and storm sewer, power feeds and networks will be starting in about 2 to 4 weeks.

Chairman Henderson asked if this is the schedule they were expecting.

Russ said that they did not expect some of the unsuitable soils that they have encountered so they had to change some of the foundation systems to accommodate that. Based on that they are about 4 to 6 weeks off of where they hoped to be. They have also experienced ground water in the 12 to 15 foot range on the east half of the site that they have had to deal with.

Supervisor Kohlmann asked what the delay of the Von Maur closing on the pad does to the construction of the rest of the project.

Russ said that they completed the pad construction and turned it over on June 11th.

Mr. Pagnotta said that the Von Maur building takes a lot less time to construct then the 2 residential towers so the closing on Von Maur will not delay the completion of the project.

Attorney Hammes said that he thinks what the board would like addressed is if the delay on Von Maur is related to construction delay or still issues related to discussions with Von Maur.

Russ said that he believes that there are permitting with the state had to be revised and resubmitted and they are still working on their drawings.

Mr. Pagnotta said that there has also been some conveyance issue on how the process of the land will be conveyed.

b. PLAN COMMISSION RECOMMENDATION

1. FINAL APPROVAL FOR COMMERCIAL AND RESIDENTIAL COMPONENTS OF THE CORNERS OF BROOKFIELD DEVELOPMENT

Amy Mockapetris Associate with DDG gave a presentation and review of the design plan for the commercial and residential component. She presented samples of the different materials that are being considered for the exterior of the commercial and residential buildings. The materials discussed included brick and cement that has an appearance of wood and masonry, and metal sheeting. They are also proposing a metal undulating canopy for covering some of the sidewalks.

Landscape plans were also reviewed regarding including discussion on potted trees along the street paths and planted trees in the center park. The Board had concern about responsibility of the landscaping surviving and the future maintenance of it. They said that to assure the landscaping takes hold the developer should be required to post a minimum of a 3 years guarantee.

The proposal also includes having a stage in the center park area for groups to use for performances and the park area will be available for hosting holiday and special events such as Christmas tree lighting or fairs. They also are proposing having restaurants around the park so that outside seating will allow the diners to face green space.

The residential component will be luxury apartments in 28 different layouts consisting of one, two or three bedroom and studio units. The rents are project to be about \$1,350 for a one bedroom to \$2,200 for a two bedroom.

Chairman Henderson moved to the Plan Commission recommendation and grant Final Approval for the commercial and residential components of The Corners of Brookfield subject to Architectural Control Committee's review and approval of the design and materials for the final finishes, the lighting and landscaping, and posting of a 3 year landscape guarantee, seconded by Supervisor Stroebel, voted on and carried unanimously.

The board directed that Inspector Lake come back to the board with an update after the Architectural Control meeting.

2. FINAL APPROVAL FOR THE PARKING UNIT AT THE CORNERS OF BROOKFIELD

The developer presented on the overhead the plans for the parking unit. There was extensive discussion regarding the parking structure's ceiling heights, finished design, types of concrete used and signage and lighting elements. They are concerned that what is being presented is not what the Town was promised by the Marcus Corporation. They described it as a world class development, with luxury amenities and the most beautiful development in the world from the underground parking unit to the commercial and residential development component.

Supervisor Shea said that what has been presented is not bright and cheerful anymore it is looking like a parking structure, something that we really don't want. He said that as presented he does not feel women would want to park in the garage because it did not appear inviting and welcoming.

Supervisor Schatzman said that he does not see it as the original developer Marcus Corporation promised the Town. He said it is a nice parking garage but does not see what was promised a world class parking structure.

Administrator Czopp said that the presented renderings are dark and dank not the welcoming beautiful thing promised.

Chairman Henderson said that the developer should return with rendering plans that portray what the developer envisions for the parking unit.

Mr. Pagnotta asked the board to approve the structure layout so that they can start the concrete work and they will come back with more refined interior plans of the interior aesthetic details.

Chairman Henderson moved to grant approval of only the structural portion of the Parking Unit at The Corners of Brookfield with the finishing design and materials coming back to the board for approval, seconded by Supervisor Stroebel, voted on, passed 4 – 1 with Supervisor Shea voting nay..

VOUCHERS

Supervisor Schatzman moved to approve the vouchers as presented in the amount of \$170,892.26, seconded by, Supervisor Kohlmann voted on, and carried unanimously.

Included in the approved vouchers were: \$55,610.95 to CTW Corporation for well rehabilitation; \$32,551.84 to Advanced Disposal Services for recycling, refuse and yard waste collection; \$12,311.25 to Cramer, Multhauf & Hammes for reimbursable TIF legal services; \$18,418.25 to Cramer, Multhauf & Hammes for legal fees; \$5,587.24 to Strand Associates Inc for engineering services; \$4,239.65 to Hopson Oil for vehicle fuel and \$3,729.71 to General Communications Inc for police department equipment.

COMMUNICATIONS AND ANNOUNCEMENTS

Clerk Carlson reminded the board that there is a Joint Public Hearing with the Town Board and Plan Commission next week Tuesday.

There being no further business Supervisor Kohlmann moved to adjourn, seconded by Supervisor Stroebel, voted on and carried unanimously. The meeting adjourned at 10:21 p.m.

Respectfully submitted,

Jane F. Carlson, Town Clerk

July 17, 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, July 21, 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: None.
6. New Business:
 - a. Approve Picnic Permit for Mark Mertens on Sunday, August 23, 2015 from 12:00 p.m. until 10:00 p.m., at Marx Park.
 - b. Approve bartender licenses.
7. Department, Boards, Committee/Commission Reports/Recommendations:
 - a. Update on the progress of the Corners Development with the Community Development Authority present.
 - b. Plan Commission Recommendations:
 1. For Final Approval for the commercial and residential components of The Corners of Brookfield.
 2. For Final Approval for the Parking Unit at The Corners 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.