

TOWN OF BROOKFIELD
JOINT COMMUNITY DEVELOPMENT AUTHORITY AND TOWN BOARD

May 3, 2022

A joint Public Hearing of the Community Development and Redevelopment Authority and the Town Board was held on Tuesday May 3, 2022 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, Wisconsin.

1) CALL TO ORDER

Town Chairman Keith Henderson called the meeting to order at 7:00p.m. with the following people present: Supervisors John Schatzman, Steve Kohlmann, Ryan Stanelle, and Michael Schmitt; CDA Commissioners Dick Diercksmeier, John Charlier, and Thomas Koplin; Town Administrator Tom Hagie; Town Attorney Michael Van Kleunen; and Town Clerk Veronica LaGuardia to record the minutes.

CDA Commissioner William Neville was absent and excused.

2) MEETING NOTICES

Clerk LaGuardia noted confirmation that the meeting agenda was noticed as required by law. Chairman Henderson read the attached Notice of Hearing into the record.

3) PUBLIC COMMENT- TID AMENDMENT

Greg Johnson from Ehlers gave an overview of the proposed amendment of the project plan for Tax Incremental District 1A.

Chairman Henderson opened the Hearing for any public comments.

Resident Jared Protaskey at 20435 Hunters Court commented on the 14-year payback period and the cash-on-cash return agreement.

4) RESOLUTION- PROJECT PLAN AMENDMENT FOR TID NO. 1A

Supervisor Stanelle moved to approve the "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 1A, Town of Brookfield Wisconsin." The motion was seconded by Commissioner Koplin, was voted on, and carried unanimously.

5) ADJOURN

There being no further business, Commissioner Koplin moved to adjourn. The motion was seconded by Commissioner Charlier, was voted on, and carried unanimously. The meeting adjourned at 7:22 p.m.

The regular meeting of the Town Board, Sanitary District No. 4, and Utility District No. 1 was held on Tuesday, May 3, 2022 in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER

Chairman Keith Henderson called the meeting to order at 7:24 p.m. with the following people present: Supervisors Steve Kohlmann, Ryan Stanelle, John Schatzman, and Michael Schmitt; Town Administrator Tom Hagie; Town Attorney Michael Van Kleunen; and Town Clerk Veronica LaGuardia to record the minutes.

2) MEETING NOTICES

Clerk LaGuardia noted confirmation that the meeting agenda was noticed as required by law.

3) APPROVAL OF AGENDA

Supervisor Schatzman moved to approve the agenda as presented. The motion was seconded by Supervisor Stanelle, was voted on, and carried unanimously.

TOWN OF BROOKFIELD
JOINT COMMUNITY DEVELOPMENT AUTHORITY AND TOWN BOARD
May 3, 2022

4) APPROVAL OF MINUTES

Supervisor Stanelle moved to dispense with the reading of the minutes of the April 19, 2022 Regular Town Board meeting and approve them as presented. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

5) CITIZEN COMMENTS

Resident Dan Shea at 19145 Timberline Drive commented on how the corner of Bluemound Road and Barker Road looks and that the Town does not have any Pickleball courts.

6) OLD BUSINESS

None.

7) NEW BUSINESS

a) BARTENDER LICENSES

Supervisor Kohlmann moved to approve the Bartender licenses as presented. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

b) TEMP CLASS "B" BEER FOR GREATER BROOKFIELD CHAMBER OF COMMERCE

Supervisor Kohlmann moved to approve a Temporary Class "B" Beer license for the Greater Brookfield Chamber of Commerce for Town Food Truck Festival on May 18, June 15, July 20, August 17, and September 21, 2022 from 4:30PM-8:00PM located at The Corners of Brookfield. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

c) TEMP CLASS "B" BEER AND "CLASS B" WINE FOR GREATER BROOKFIELD CHAMBER OF COMMERCE

Supervisor Kohlmann moved to approve a Temporary Class "B" Beer and a Temporary "Class B" Wine license for the Greater Brookfield Chamber of Commerce for Town of Brookfield Arts, Crafts, and Drafts Festival on June 11 and 12, 2022 from 10:00AM-5:00PM located at The Corners of Brookfield. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

d) PICNIC LICENSE- PRITISH PATTNAIK

Supervisor Kohlmann moved to approve a Picnic license for Prithish Pattnaik for a Pattnaik Family Party on May 21st from 11:00AM-7:00PM at Marx Park. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

e) ELMBROOK HUMANE SOCIETY CONTRACT

Supervisor Kohlmann moved to approve the 2022 Elmbrook Humane Society contract subject to review and approval of any changes in the contractual language by the Town Attorney. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

f) ANR PIPELINE COMPANY TEMPORARY LIMITED CONSTRUCTION EASEMENT

Supervisor Schmitt moved to approve a Temporary Limited Construction Easement with ANR Pipeline Company on Elizabeth Court and Lord Street. The motion was seconded by Supervisor Schatzman, was voted on, and carried unanimously.

8) DEPARTMENT, BOARDS, COMMITTEE/COMMISSIONS REPORTS/RECOMMENDATIONS

a) COMMUNITY DEVELOPMENT AUTHORITY:

i) RESOLUTION- PROJECT PLAN AMENDMENT FOR TID NO. 1A

Supervisor Schatzman moved to approve the "Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 1A, Town of Brookfield, Wisconsin. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

TOWN OF BROOKFIELD
JOINT COMMUNITY DEVELOPMENT AUTHORITY AND TOWN BOARD
May 3, 2022

b) SANITARY DISTRICT NO. 4:

i) BID PROPOSAL WELL NO. 3 REHABILITATION

Chairman Henderson moved to approve the Bid Proposal contract for Well No. 3 Rehabilitation with CTW Corporation of Lannon, Wisconsin in the amount of \$71,154.00. The motion was seconded by Supervisor Schatzman, was voted on, and carried unanimously.

ii) CROSS CONNECTION INSPECTION SERVICES CONTRACT

Supervisor Kohlmann moved to approve the renewal of the Cross Connection Inspection Services contract with Hydro-Corp. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

c) PLAN COMMISSION:

i) 17315 EVERGREEN COURT

Supervisor Stanelle moved to approve certifying the principal structure at 17315 Evergreen Court as a legal conforming structure. The motion was seconded by Supervisor Schatzman, was voted on, and carried unanimously.

ii) 20705 BROOK PARK DRIVE CUP

Supervisor Stanelle moved to set the date for a Public Hearing for May 24th for a Conditional Use Permit for a second detached accessory building located at 20705 Brook Park Drive. The motion was seconded by Supervisor Kohlmann, was voted on, and carried unanimously.

iii) FINAL APPROVAL MIXED-USE DEVELOPMENT BLUEMOUND ROAD AND BARKER ROAD

Supervisor Schmidt moved to grant the final approval of a Mixed-Used Development on lands at the northeast corner of Bluemound Road and Barker Road with the inclusion of all the Plan Commission comments and comments by the Town Planner's staff report with amendments to the following conditions:

- Condition 5- ~~An ADA compliant~~ sidewalk that benefits the public shall be constructed that connects the existing sidewalk on Bluemound Road to the proposed sidewalk at Poplar Creek Parkway, as set forth in the Developer's Agreement by the Town and the Developer. Any revised plans depicting the sidewalk shall be submitted for review and approval by the Town Engineer and Waukesha County. If the revised plans result in significant changes to the site and landscape plans, the revised plans shall be reviewed and approved by the Architectural Control Committee, Plan Commission, and Town Board.
- Condition 6- ~~The developer agrees to cooperate and support the construction of a pedestrian bridge that crosses over Bluemound Road, as set forth in the Developer's Agreement by the Town and the Developer, if pursued by the Town, County, or State.~~
- Condition 11- A privacy fence shall be installed along the ~~entire~~ north property line between the Barker Road right-of-way and far end of building 8 and associated parking lot; plans, length, and specifications shall be reviewed and approved by the Architectural Control Committee to determine how far west the fence will extend compared to the proposed fence location. The proposed landscaping proposed along the north lot line adjacent to the proposed parking lot shall be installed as part of Phase I so that it has an opportunity to mature prior to development of the site.

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

iv) THREE CSM's MIXED-USE DEVELOPMENT BLUEMOUND ROAD AND BARKER ROAD

Supervisor Schmidt moved to approve the three proposed Certified Survey Maps for the proposed Mixed-Use Development on lands at the northeast corner of Bluemound Road and Barker Road. The motion was seconded by Supervisor Schatzman, was voted on, and carried unanimously.

TOWN OF BROOKFIELD
JOINT COMMUNITY DEVELOPMENT AUTHORITY AND TOWN BOARD

May 3, 2022

- v) COMPACT DEVELOPMENT FORM CONDITIONAL USE PERMIT BLUEMOUND ROAD AND BARKER ROAD
Supervisor Schatzman moved to approve a Compact Development Form Conditional Use Permit under the Town of Brookfield Municipal Code for a Mixed-Use Development on lands located at the northeast corner of Bluemound Road and Barker Road with condition that the condition for final approval be met.

9) CLOSED SESSION (9:21 p.m.)

Supervisor Kohlmann moved to adjourn to CLOSED SESSION, according to Wis. Stat. §19.85(1)(e) for conducting other specified public business regarding agreements and contract negotiations whenever competitive or bargaining reasons relating to the current garbage hauler contract. The motion was seconded by Supervisor Schmidt, was voted on, and carried unanimously.

10) OPEN SESSION (9:42 p.m.)

Supervisor Kohlmann moved to adjourn into OPEN SESSION, according to Wis. Stat. §19.85(2) for any necessary action resulting from the Closed Session, and to adjourn the meeting. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

Supervisor Schmitt moved to approve a contract for collection and disposal of solid waste, recyclables, and bulk items with John's Disposal subject to the following conditions:

- Commencement date in the contract be determined and directed by the Town Administrator, but no later than June 1, 2022.
- The termination of the waste hauler contract and service with Waste Management.
- Revisions to the contract be made as determined by the Town Attorney.

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

Supervisor Kohlmann moved to terminate the waste hauler contract and service with Waste Management effective June, 2022. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously.

11) VOUCHERS

Supervisor Schmitt moved to approve the vouchers as presented in the amount of \$98,049.63. The motion was seconded by Supervisor Schatzman, was voted on, and carried unanimously.

12) COMMUNICATIONS AND ANNOUNCEMENTS

None.

13) ADJOURN

There being no further business, Supervisor Kohlmann moved to adjourn. The motion was seconded by Supervisor Schmitt, was voted on, and carried unanimously. The meeting adjourned at 9:57 p.m.

Respectfully submitted,

Veronica LaGuardia

Town Clerk