

VILLAGE BOARD MEETING
Monday, March 7, 2016
Earl McGovern Board Room, 6:30 P.M.



PLEASE TAKE NOTICE that a meeting of the Brown Deer Village Board will be held at the Village Hall of the Village of Brown Deer, 4800 West Green Brook Drive, Brown Deer, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

- I. Roll Call
- II. Pledge of Allegiance
- III. Persons Desiring to be Heard
- IV. **Consent Agenda**
 - A) Consideration of Minutes: February 15, 2016 – Regular Meeting
- V. **New Business**
 - A) Approve the North Shore Health Department License Fee Increases
 - B) Approve Ordinance Creating Sections 121-254 to 121-265 of the Brown Deer Village Code Relating to Institutional and Park Zoning Districts
 - C) Discussion on Public Information Meeting for North 51st Street
 - D) Update on Joint Village and School Committee Meeting
 - E) Selection of Board Members to serve on Joint Village and School Committee
 - F) Discussion on the Village Debt
- VI. Village President's Report
- VII. Village Committee Chairperson Report
- VIII. Village Manager's Report
- IX. Recess into Closed Session pursuant to §19.85(1) (c) Wisconsin Statutes for the following reasons:
 - (c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
 - a. Village Managers Goals for 2015/2016
- X. Reconvene into Open Session
- XI. Adjournment



Jill Kenda-Lubetski, Village Clerk
March 3, 2016

PERSONS REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE VILLAGE CLERK AT LEAST ONE BUSINESS DAY PRIOR TO THE MEETING.

**BROWN DEER VILLAGE BOARD
FEBRUARY 15, 2016 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:30 P.M.

I. Roll Call

Present: Village President Krueger; Trustees: Awe, Baker, Boschert, Oates, Schilz, Springman

Also Present: Michael Hall, Village Manager; Erin Hirn, Assistant Village Manager/Deputy Clerk; Michael Kass, Chief of Police; Matthew Maederer, Director of Public Works; Susan Hudson, Treasurer/Comptroller; John Fuchs, Village Attorney; Fernando Moreno, Planning & Zoning Specialist; Colette Reinke, Village Attorney

II. Pledge of Allegiance

III. Persons Desiring to be Heard

Lisa Bublitz, 5314 West Wahner Avenue, stated she recently saw in the media that the Brown Deer Police Department is increasing enforcement of speed limits; however, she stated that she has not observed many patrols out when she is driving. She stated that there needs to be more patrols on Teutonia Avenue. She stated further that if there are not enough staff that maybe an increase in police officers was needed. Chief Kass responded that the media address was regarding the need for increased visibility of officers. Due to an increase in call volume during certain shifts, there may be fewer officers on the road at a specific time. Chief Kass commented that the police staffing is at an adequate level.

President Krueger mentioned Trustee Springman had a medical incident recently and wished him a quick recovery.

IV. Consent Agenda – All items listed under Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests, in which event the item will be removed from the general order of business and considered at this point in the agenda.

A) Consideration of Minutes: February 1, 2016 Regular Meeting

B) January 2016 Vouchers

Trustee Springman recused himself from the calcium chloride (Commerce Industrial Chemical) check. His employer is the supplier of that item. This one item was put to a vote for approval.

It was moved by Trustee Baker and seconded by Trustee Oates to approve the calcium chloride (Commerce Industrial Chemical) check in the January 2016 Vouchers. The motion carried 6-0, with Trustee Springman recusing himself.

It was moved by Trustee Schilz and seconded by Trustee Baker to approve A and B of the consent agenda, eliminating the check for calcium chloride (Commerce Industrial Chemical) check from the January 2016 Vouchers. The motion carried unanimously.

V. New Business

D) Approve Contract with Hometown Express to Provide Printing, Distribution, and Design of “Our Brown Deer Magazine”

This item was moved to the first item of business. President Krueger asked Dr. Kerr if she had any comments. Dr. Kerr said that she was looking forward to continuing to work with the Village on the Our Brown Deer magazine and the new vendor. Trustee Awe inquired on whether the contract had a clause that gave the Village a chance to end the contract if necessary. Attorney Fuchs verified this information. Mrs. Hirn reassured that the clause regarding contract timeframe was referring to a five-year price guarantee. Mr. Hall explained that the August issue would be the first issue with the new vendor.

It was moved by President Krueger and seconded by Trustee Boschert to approve the Contract with Hometown Express to Provide Printing, Distribution, and Design of "Our Brown Deer Magazine". The motion carried unanimously.

E) Discussion on Creating a Joint Committee with the Brown Deer School Board

With Dr. Kerr in attendance, President Krueger asked to move this to the second item of New Business on the agenda. Mr. Hall offered an overview on the discussion that had taken place prior between the school and the village regarding creating this joint committee between the two boards. A discussion ensued regarding the structure of the joint committee. It was mutually agreeable to have quarterly meetings comprised of two School Board members, two Village Board members, and one staff person from each side. There was further discussion about possibly having two citizens, one from the school and one from the village. Additional information and a possible framework will be brought to the Village Board at the next meeting.

A) Review and Recommendation of an Intergovernmental Cooperation/Sale and Development Agreement with Milwaukee County for 8655 North 43rd Street

Mr. Hall explained how the Village is looking at buying a vacant lot in Brown Deer that is currently owned by Milwaukee County. Trustee Springman asked about the back taxes on this property. Attorney Fuchs verified that Milwaukee County has agreed to pay these at closing. President Krueger mentioned that this has been approved and recommended by the Community Development Authority.

It was moved by President Krueger and seconded by Trustee Schilz to approve an Intergovernmental Cooperation/Sale and Development Agreement with Milwaukee County for 8655 North 43rd Street. The motion carried unanimously.

B) Review and Recommendation of a Development Agreement with CJB LLC for Offices and a Fitness Studio at 8655 North 43rd Street

Mrs. Jambor-Raninen, co-owner of CJB LLC, offered an explanation of plans and intentions for the property. Mr. Hall explained the transaction that would happen between CJB LLC and the Village of \$15,000, with a guaranteed assessed value of no less than \$300,000 commencing in 2017. The agreement has been reviewed and recommended by the Plan Commission.

It was moved by Trustee Springman and seconded by Trustee Oates to approve a Development Agreement with CJB LLC for Offices and a Fitness Studio at 8655 North 43rd Street. The motion carried unanimously.

C) Recommendation of a Conditional Use Permit with Westwood Cleaners, LLC for a Dry Cleaning Establishment at 9055 North 51st Street

Mr. Vladimir Krivoshein, owner of Westwood Cleaners, was present and gave a brief overview of his business plan. Mr. Hall explained that this has been reviewed and recommended by the Plan Commission.

It was moved by President Krueger and seconded by Trustee Schilz to approve a Conditional Use Permit with Westwood Cleaners, LLC for a Dry Cleaning Establishment at 9055 North 51st Street. The motion carried unanimously.

F) December 2015 Financial Report

Mr. Hall discussed December's financial report. A discussion ensued regarding some of the numbers in the report.

VI. Village President's Report

- ICC meeting and brought up the fee schedule for the new Milwaukee County Radios
- We have new election machines and elections take place tomorrow at Village Hall only

VII. Village Manager's Report

- He and Chief Kass have a meeting scheduled with Dr. Kerr
- First Eat & Greet meeting this Wednesday with a great response from local businesses
- Wednesday is also another Marquette University visit regarding the marketing project
- Tripoli will be hosting our Volunteer Event on May 20th

VIII. Recessed into Closed Session pursuant to §19.85(1) (c) (g) (e) Wisconsin Statutes for the following reasons:

It was moved by Trustee Springman and seconded by Trustee Awe to recess into Closed Session at 7:41 p.m. The motion carried unanimously.

- (c) **Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.**
 - a. Assessor Services
- (g) **Conferring with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.**
 - a. 5091 Brown Deer Road
- (e) **Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conduction other specified public business, whenever competitive or bargaining reasons require a closed session.**
 - a. DPW Building

IX. Reconvene into Open Session for Possible Action on Closed Session Deliberation

It was moved by President Krueger and seconded by Trustee Springman to reconvene into Open Session at 8:33 p.m. The motion carried unanimously.

X. Adjournment

It was moved by President Krueger and seconded by Trustee Awe to adjourn at 8:34 p.m. The motion carried unanimously.



Erin M. Hirn, Assistant Manager/Deputy Clerk



NORTH SHORE ENVIRONMENTAL HEALTH CONSORTIUM

Bayside, Brown Deer, Fox Point, River Hills, Shorewood, Whitefish Bay

MEMORANDUM

March 7th, 2016

To: Mr. Michael Hall, Village Manager
Brown Deer Village Board

From: Ann Christiansen, Health Officer
Brad Simerly, Sanitarian

RE: Fee Modification

The North Shore Environmental Health Consortium (NSEHC) is a program which conducts inspections for all food establishments, temporary events, farmers' markets, public pools, hotels, and investigates public health-related complaints. The NSEHC is a fee-funded program and has not had a fee increase in three years. After review, the NSEHC recommends a 4% increase for all program fees to maintain services and cover program costs. Please see the attached graphs for comparison with other local agencies.

Also, other services were re-evaluated and there is a need to add an "Inspection Fee" to the fee schedule to meet the requirements of our agent/state contract. Some food vendors who attend temporary events may have already met the requirements of the food code and have received licensure from another jurisdiction. The inspection fee would allow the NSEHC to maintain food safety within in the community without issuing an additional license. This inspection fee would be the same as the costs for a temporary food license, which will either be \$37 or \$62 per event depending on the complexity of the inspection.

Please call the North Shore Health Department at (414) 371-2980 if you have questions before the meeting.

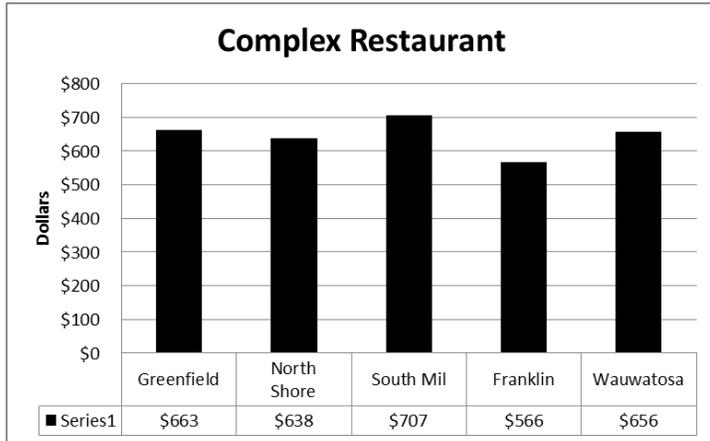


NORTH SHORE ENVIRONMENTAL HEALTH CONSORTIUM

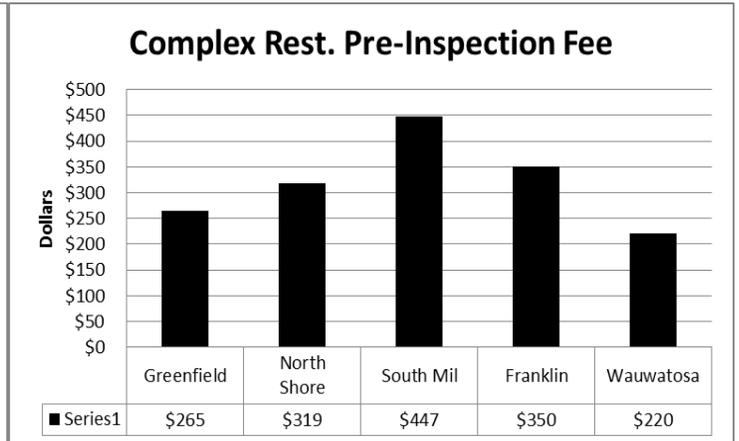
Bayside, Brown Deer, Fox Point, River Hills, Shorewood, Whitefish Bay

4800 W Green Brook Drive
Brown Deer, WI 53223-2496

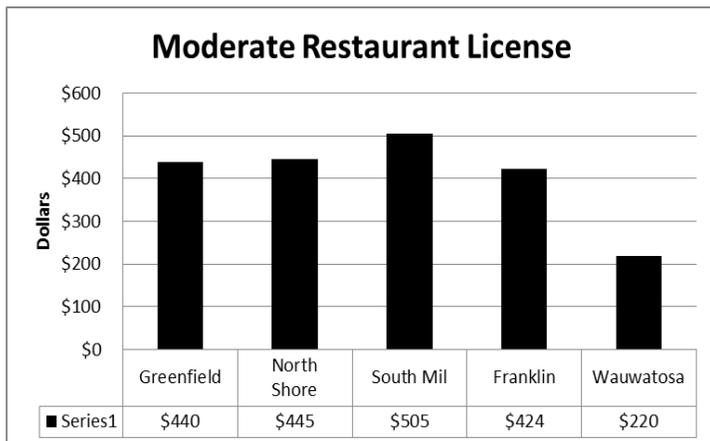
Phone: (414) 371-2986
Fax: (414) 371-2988



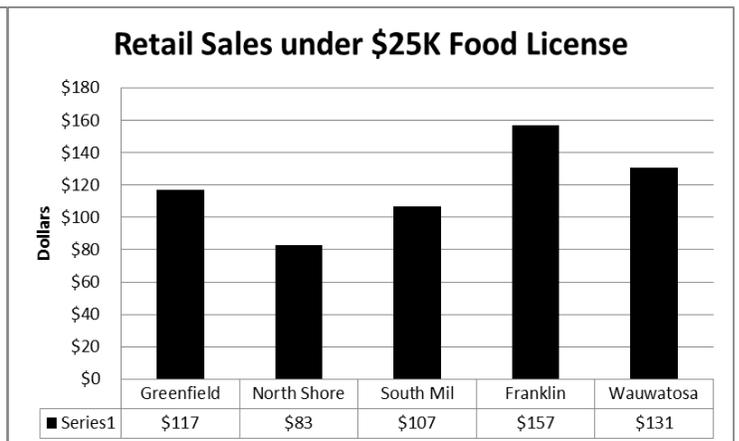
*Currently \$613



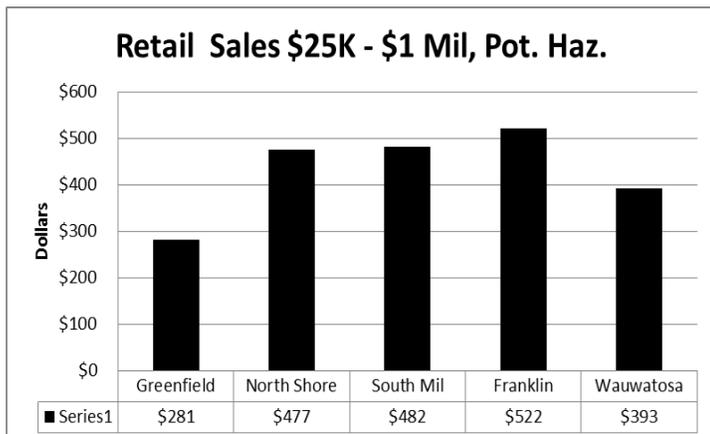
*Currently \$307



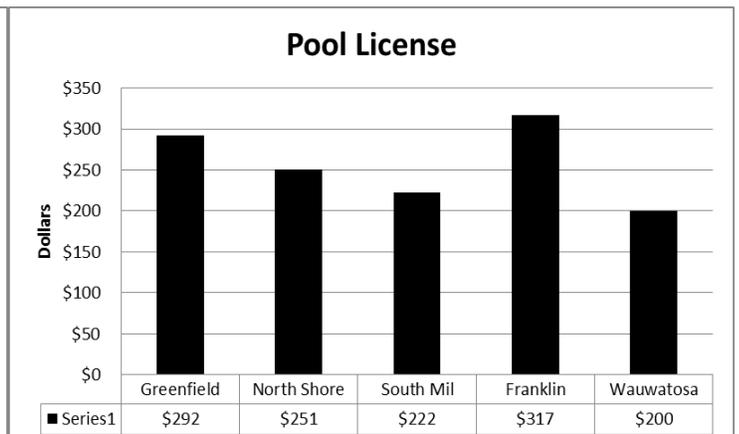
*Currently \$428



*Currently \$80



*Currently \$459



*Currently \$241



NORTH SHORE ENVIRONMENTAL HEALTH CONSORTIUM

Bayside, Brown Deer, Fox Point, River Hills, Shorewood, Whitefish Bay

16-17 license/permit Fee Proposals for North Shore Environmental Health Consortium

| | Permit Fees | | | | | | |
|--|-------------|------------|---------------|--------------------|-------------|--------------|----------|
| | Annual | 15 Month | Preinspection | First Reinspection | Plan review | Consultation | Late fee |
| Restaurant | | | | | | | |
| simple | \$316.00 | \$395.00 | \$158.00 | \$153.00 | \$158.00 | \$127.00 | \$63.00 |
| moderate | \$445.00 | \$556.00 | \$223.00 | \$153.00 | \$223.00 | \$127.00 | \$89.00 |
| complex | \$638.00 | \$797.00 | \$319.00 | \$153.00 | \$319.00 | \$127.00 | \$128.00 |
| limited | \$159.00 | \$199.00 | \$80.00 | \$153.00 | \$80.00 | \$127.00 | \$32.00 |
| additional prep area | \$166.00 | \$208.00 | \$82.00 | \$153.00 | \$82.00 | \$127.00 | \$33.00 |
| mobile restaurant | \$301.00 | \$337.00 | \$114.00 | \$153.00 | \$114.00 | \$127.00 | \$60.00 |
| mobile serv. base-simple | \$316.00 | \$395.00 | \$158.00 | \$153.00 | \$158.00 | \$127.00 | \$63.00 |
| mobile serv. base-mod. | \$445.00 | \$556.00 | \$223.00 | \$153.00 | \$223.00 | \$127.00 | \$89.00 |
| mobile serv. base-complex | \$638.00 | \$797.00 | \$319.00 | \$153.00 | \$319.00 | \$127.00 | \$128.00 |
| temporary | \$125.00 | | | | | | |
| short term temporary | \$62.00 | | | | | | |
| farm market, per dealer | \$37.00 | | | | | | |
| farm mkt - potentially haz. | \$77.00 | | | | | | |
| School Kitchen | | | | | | | |
| satellite | \$156.00 | \$196.00 | \$78.00 | \$153.00 | \$78.00 | \$127.00 | \$31.00 |
| full service | \$316.00 | \$395.00 | \$158.00 | \$153.00 | \$158.00 | \$127.00 | \$63.00 |
| Retail Food | | | | | | | |
| not engaged in food proc | \$82.00 | \$103.00 | \$37.00 | \$153.00 | \$37.00 | \$127.00 | \$16.00 |
| sales under \$25K | \$83.00 | \$104.00 | \$41.00 | \$153.00 | \$41.00 | \$127.00 | \$16.00 |
| sales > \$25K, non-pot. haz | \$341.00 | \$425.00 | \$171.00 | \$153.00 | \$171.00 | \$127.00 | \$68.00 |
| sales \$25K-\$1mil, pot haz | \$477.00 | \$597.00 | \$239.00 | \$153.00 | \$239.00 | \$127.00 | \$95.00 |
| sales > \$1 mil, pot haz | \$1,226.00 | \$1,533.00 | \$614.00 | \$153.00 | \$614.00 | \$127.00 | \$245.00 |
| temporary event | \$37.00 | | | | | | |
| farmer's market, per dealer | \$37.00 | | | | | | |
| farm mkt - potentially haz. | \$77.00 | | | | | | |
| Hotels | | | | | | | |
| 5-30 rooms | \$433.00 | \$541.00 | \$216.00 | \$153.00 | \$216.00 | \$127.00 | \$87.00 |
| 31-99 rooms | \$506.00 | \$632.00 | \$253.00 | \$153.00 | \$253.00 | \$127.00 | \$101.00 |
| 100-199 rooms | \$581.00 | \$727.00 | \$291.00 | \$153.00 | \$291.00 | \$127.00 | \$116.00 |
| 200 or more rooms | \$856.00 | \$1,070.00 | \$428.00 | \$153.00 | \$428.00 | \$127.00 | \$171.00 |
| Bed and Break. | | | | | | | |
| | \$214.00 | \$268.00 | \$107.00 | \$153.00 | \$107.00 | \$127.00 | \$43.00 |
| Pools | | | | | | | |
| | \$251.00 | \$313.00 | \$126.00 | \$126.00 | \$126.00 | \$127.00 | \$50.00 |
| Body Art | | | | | | | |
| Tattoo Establishment | \$201.00 | \$251.00 | \$101.00 | \$132.00 | \$101.00 | \$127.00 | \$40.00 |
| Body piercing | \$188.00 | \$235.00 | \$94.00 | \$132.00 | \$94.00 | \$127.00 | \$38.00 |
| Comb. tattoo/body pierce | \$326.00 | \$407.00 | \$163.00 | \$132.00 | \$163.00 | \$127.00 | \$65.00 |
| Temp. tattoo, Body Piercing, or Comb. Est. | \$209.00 | \$261.00 | | | | | |
| Vending Mach. | | | | | | | |
| Commissary | \$367.00 | \$459.00 | \$257.00 | \$153.00 | \$225.00 | \$127.00 | \$73.00 |
| Operator | \$209.00 | \$261.00 | \$126.00 | \$126.00 | | \$127.00 | \$42.00 |
| Vend machine unit lic fee | \$16.00 | | | | | | \$3.00 |
| All Licenses | | | | | | | |
| Duplicate license | \$16.00 | \$20.00 | | | | | |
| Operating without a lic | \$835.00 | | | | | | |
| No certified operator | \$179.00 | | | | | | |



REQUEST FOR CONSIDERATION

| |
|---|
| COMMITTEE CONSIDERATION: Village Board |
| ITEM DESCRIPTION: Review and Approval of an Ordinance to create a Park and Institutional Zoning District |
| PREPARED BY: Nate Piotrowski, Community Development Director |
| REPORT DATE: March 3, 2016 |
| EXPLANATION: The attached ordinance has been drafted to officially create “Institutional” and “Park” zoning districts. This ordinance has its roots in a pending request from Milwaukee County to rezone all of its county owned parkland. In anticipation of this request staff has worked with the Village attorney to create zoning district language that would provide for a zoning classification which would fit the County request. Until now all Village institutional uses (Village Hall, school, etc.) existed within various zoning districts including residential (R3) and business planned development (BPD). Additionally parks also exist within various, although mostly residential, zoning districts. Having park and institutional properties zoned for other uses is not an ideal situation because it allows for those other varied and permitted land uses to overtake/develop park or institutional properties. While the Village has not seen such development pressure it is still a recommended planning practice to create separate zones for parks and institutions to avoid potential adverse development scenarios. In fact, the Village’s comprehensive plan features a recommendation to establish such separate zoning classifications. This ordinance is simply a text amendment to the Village code and any specific rezonings would need to come before the Plan Commission for a public hearing, review and recommendation. We expect a rezoning petition to be filed by the County for review in April. Overall Village staff believes this to be a simple measure to provide for more orderly Village zoning and to ultimately provide an additional layer of zoning protection for park and institutional space. If you have any questions please feel free to contact Nate Piotrowski at 414-371-3061 |

ORDINANCE NO. _____

An Ordinance Creating Sections 121-254 to 121-265 of the Brown Deer Village Code Relating to Institutional and Park Zoning Districts

The Village President and the Village Board of the Village of Brown Deer, Milwaukee County, Wisconsin, do herewith ordain as follows, to-wit:

SECTION I

A. Section 121-6 of the Brown Deer Village Code relating to Establishment of Zoning Districts is hereby amended to provide as follows:

- (13) I, institutional.
- (14) P, park.
- (15) RPD, residential planned development.
- (16) BPD, business planned development.
- (17) OVPD, original village planned development.

B. Article VIII of the Brown Deer Village Code is hereby created to provide as follows:

Article VIII. – INSTITUTIONAL DISTRICT

Sec. 121-254. Purpose and Intent.

The institutional district is intended to provide defined areas where public, public-related, or institutional uses may be permitted.

Sec. 121-255. Permitted uses.

The following are permitted uses in the Institutional District:

- 1) Churches, temples, and other places of worship.
- 2) Hospitals, sanatoriums, nursing homes, clinics, commercial adult and child care centers, but not correctional institutions.
- 3) Medical or dental clinics or offices
- 4) Libraries.
- 5) Museums, public art galleries.
- 6) Public and private schools, colleges, and universities.
- 7) Public administration offices.
- 8) Public service buildings, including police and fire stations.

- 9) Public utility.
- 10) Institutions of a philanthropic or charitable nature.
- 11) Post office and postal substations.
- 12) Private clubs, fraternities, lodges.
- 13) Community and public buildings.
- 14) Accessory buildings and uses customarily incident to any of the above uses.
- 15) Community garden.
- 16) Farmers market.

Sec. 121-256. Floor to area ratio.

The floor to area ratio within the institutional district shall be no more than 0.7

Sec. 121-257. Lot area.

The minimum lot or building site area shall be twenty thousand (20,000) square feet with a minimum lot width of 100 feet.

Sec. 121-258. Setbacks.

- 1) Front, not less than 35 feet.
- 2) Side as follows:
 - a) Interior lots, two side setbacks neither of which is less than 10 feet in width, except a side setback adjoining a residence district shall not be less than 20 feet in width
 - b) Corner lots, a side setback along the interior lot line, as required above for interior lots, and a side setback adjoining a street as required for a front setback
- 3) Rear, not less than 25 feet

Sec. 121-259. Off-street parking and off-street loading.

Off-street parking and off-street loading shall be conducted in accordance with applicable regulations set forth in Article X of this chapter.

- C. Article IX of the Brown Deer Village Code is hereby created to provide as follows:

Article IX. – PARK DISTRICT

Sec. 121-260. Purpose and Intent.

The Park District is intended to provide for areas where the open space and recreational needs, both public and private, of the citizens of the Village of Brown Deer can be met without undue disturbance of natural resources and adjacent uses.

The Park district is intended to prevent the destruction of valuable natural resources, such as woodlands, wetlands, wildlife habitat areas, perennial and intermittent streams, lakes, floodlands, shorelands, significant water recharge and discharge areas, prairies, recreational and scenic areas, natural scientific areas, areas with poor soils high groundwater, and areas of steep topography. The regulation of these areas, which include environmental corridors, should serve to control erosion and sedimentation, and to protect the natural resource base and promote and maintain the natural beauty

Sec. 121-261. Permitted Uses.

The following are permitted uses in the Park District:

- 1) Amphitheaters.
- 2) Basketball courts.
- 3) Botanical gardens and arboretums.
- 4) Exhibition halls.
- 5) Fairgrounds.
- 6) Flood control retention/detention areas.
- 7) Forest reserves for wildlife refuges and wilderness areas.
- 8) Forest and game management.
- 9) Fishing, swimming, and boating, unless prohibited by other ordinances and laws.
- 10) Golf courses and driving ranges without country club facilities.
- 11) Hiking, biking, and nature trails.
- 12) Historic monuments or sites.
- 13) Nature centers.
- 14) Outdoor skating rinks.
- 15) Open space and recreation areas.
- 16) Parks and playgrounds.
- 17) Picnicking areas.
- 18) Play fields or athletic fields.
- 19) Public art galleries and exhibits.
- 20) Sledding, skiing, or tobogganing.
- 21) Swimming beaches.
- 22) Swimming pools.
- 23) Tennis courts.
- 24) Other outdoor recreation games, structures or amenities, not listed above but generally known to be located in parks.

Sec. 121-262. Conditional Uses.

None permitted.

Sec. 121-263. Building Height.

No principal building or parts of a principal building shall exceed 35 feet in height. No garage shall exceed 15 feet in height, and no other accessory building shall exceed 10 feet in height; unless a conditional use permit for an increase in height is granted by the Village Plan Commission.

Sec. 121-264. Setbacks.

No building or structures shall be erected, altered, or moved closer than 40 feet to a lot line.

Sec. 121-265. Plans and Specifications to be Submitted for Review and Approval.

For the purpose of encouraging a recreational use environment that is compatible with the aesthetic character of the Village, building permits for permitted uses in the Park District shall not be issued without review and approval of the Village Plan Commission. Such review and approval shall consider general layout, building plans, ingress, egress, parking, loading and unloading, landscaping, and utilization of open space.

D. Article VIII 121-291. to 121-320. is redennominated Article X 121-291. to 121-320., and Article IX 121-321. to 121-330. is redennominated Article XI 121-321. to 121.330.

E. Section 121-299 of the Brown Deer Village Code relating to Required Off-Street Parking Spaces is hereby amended to provide as follows:

(a) Calculation. The minimum number of off-street parking spaces accessory to designated uses shall be provided as set forth in the following table:

REQUIRED OFF STREET PARKING SPACES

| | |
|---|-------------------------------------|
| Institutional district, unless otherwise specified herein | 1 per 300 square feet of floor area |
|---|-------------------------------------|

SECTION II

All ordinances or parts of ordinances contravening the terms and provisions of this ordinance are hereby to that extent repealed.

SECTION III

This Ordinance shall take effect upon passage and publication as provided by law, and the Village Clerk shall so amend the Brown Deer Code, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Village Board of the Village of Brown Deer, this _____ day of _____, A.D. 2016.

Countersigned:

Carl Krueger, Village President

Jill Kenda-Lubetski, Village Clerk



REQUEST FOR CONSIDERATION

| | |
|-----------------------------------|---|
| COMMITTEE: | Village Board |
| ITEM DESCRIPTION: | N. 51 st Street Reconstruction Design Options & PIM |
| PREPARED BY: | Matthew S. Maederer, PE, Director of Public Works/Village Engineer |
| REPORT DATE: | March 4, 2016 |
| MANAGER'S REVIEW/COMMENTS: | <input type="checkbox"/> No additional comments to this report. <input type="checkbox"/> See additional comments attached. |
| RECOMMENDATION: | Discussion Item Only |
| EXPLANATION: | <p>N. 51st Street between W. Dean Road & W. Wahner Avenue has a PASER rating of "2" (recently downgraded during the 2015 inventory) which is classified as "very poor" condition. The pavement requires rehabilitation/replacement and the chosen method is to pulverize, re-grade, and overlay which is the common treatment throughout Village roadways in similar conditions.</p> <p>In addition to re-paving, the Water Utility has identified the existing 6-inch cast iron (CI) main to be deficient and in need of repair. Furthermore the sanitary sewer main (8-inch VCP) and laterals are in need of rehabilitation thus eliminating inflow/infiltration (I/I). It is proposed to run dual mains along N. 51st Street similar to the main south of W. Dean Road so as to eliminate the long lateral pipe runs which are subject to increased I/I.</p> <p>As part of the reconstruction process staff is investigating design alternatives and plans to hold a public information meeting (PIM) on Tuesday, March 29th from 5pm to 7pm at Village Hall in the Board Room to gauge public support and receive feedback. At this point only concepts have been investigated.</p> <p>The reconstruction design alternatives being considered are as follows:</p> <p><u>Option 1</u></p> <ul style="list-style-type: none">• Repave the roadway to match the existing conditions after the utility work is complete. <p><u>Option 2</u></p> <ul style="list-style-type: none">• Eliminate the frontage roads to match the N. 51st Street typical section between W. Bradley Road & W. Dean Road. This option would involve the dedicating of public R/W back to the adjacent property owner (approx. 25-ft strips along each property). <p><u>Option 3</u></p> <ul style="list-style-type: none">• Eliminate the frontage roads and replace with concrete sidewalk (back side of existing ditch) on both the east & west sides of roadway which would link with the new SRTS sidewalk on Dean and the existing sidewalk on Brown Deer Road. |

The cost implications for each option are as follows:

| Option | Sanitary Sewer Cost | Water Main Cost | Roadway Re-Paving | Total |
|--------|---------------------|-----------------|-------------------|-------------|
| No. 1 | \$475,000 | \$252,000 | \$300,000* | \$1,027,000 |
| No. 2 | \$475,000 | \$252,000 | \$350,000** | \$1,077,000 |
| No. 3 | \$475,000 | \$252,000 | \$500,000*** | \$1,227,000 |

*Re-pave in the existing condition with some minor widening to re-establish the shoulder.

**Savings from frontage road removal is exceeded by driveway approach paving, culvert installations, pavement (and base) removal, and landscaping.

***Savings from frontage road removal is exceeded by same items from Option No. 2 and the addition of concrete sidewalk.

Other items to consider is that with the elimination of the frontage roads R/W would be dedicated back to the adjacent property owner which would create less area to maintain (i.e. frontage paving, pavement maintenance, crack sealing, plowing, etc.). The expected tax revenue to the Village is estimated to be \$200/property/year or approximately \$ 12,000/year for the entire corridor. However, the up-front capital costs exceed re-paving the roadway in the existing condition.

Staff is recommending to hold the PIM and listen to public feedback prior to proceeding with one of the above design options. The results of the PIM will be presented to the Board at the April meeting.

Attachments:

- PIM Invite Letter (and mailing list)
- Itemized Cost Estimate (preliminary)
- Exhibit (Option No. 3)



March 8th, 2016

**Re: N. 51st Street Reconstruction
W. Dean Road to W. Brown Deer Road
Public Information Meeting (PIM)**

Dear PROPERTY OWNER,

The Village plans to complete roadway improvements on N. 51st Street from W. Dean Road to W. Brown Deer Road next summer (2017). As part of the proposed improvements, the Village is considering the elimination of the frontage roads and the addition of sidewalks and bike lanes.

The Village is conducting a public information meeting (PIM) on Tuesday, March 29th, 2016, from 5:00pm to 7:00pm at the Village Hall, 4800 W. Green Brook Drive, in the Board Room regarding the proposed roadway improvements.

This is an opportunity for you to ask questions, exchange information and offer comments and/or suggestions regarding the proposed improvements. Exhibits of the project will be on display.

**PUBLIC NOTICE
INFORMATIONAL MEETING
RELATED TO ROAD IMPROVEMENTS
OF N. 51st STREET FROM
W. DEAN ROAD TO W. BROWN DEER ROAD**

**AT BROWN DEER VILLAGE HALL (BOARD ROOM)
4800 W. GREEN BROOK DRIVE
BROWN DEER, WISCONSIN
5:00 p.m. to 7:00 p.m.
Tuesday, March 29th, 2016**

This open house meeting is not a public hearing. We have attempted to notify all interested parties, but would appreciate your assistance by informing others who may be interested in attending this meeting. The Village Hall's Board Room is wheelchair accessible.

If you have questions regarding this project or would like additional information, please contact Matthew Maederer at (414) 371-3021 or Nate Piotrowski at (414) 371-3061.

We look forward to meeting with you on March 29th, 2016.

Sincerely,

Matthew S. Maederer, PE
Director of Public Works/Village Engineer

JAMES W KUCZYNSKI
8496 N 51ST ST
BROWN DEER, WI 53223

ADKINS FAMILY REVOC
8642 N 51ST ST
BROWN DEER, WI 53223

BARBARA JOHNSON
8630 N 51ST ST
BROWN DEER, WI 53223

COLETTE J DICKSON
8456 N 51ST ST
BROWN DEER, WI 53223

LORI LYNN HORST
8476 N 51ST ST
BROWN DEER, WI 53223

JOHN F GLOWINSKA
8401 N 51ST ST
BROWN DEER, WI 53223

LY Q LE
5109 W WAHNER AVE
BROWN DEER, WI 53223

CHRISTIN P ROBINSON
8558 N 51ST ST
BROWN DEER, WI 53223

WILLIAM R SCHULTZ
8475 N 51ST ST
BROWN DEER, WI 53223

CHRISTOPHER G BALTZ
8613 N 51ST ST
BROWN DEER, WI 53223

JONATHAN P LITTLE
8465 N 51ST ST
BROWN DEER, WI 53223

AMANDA L WAGNER
8580 N 51ST ST
BROWN DEER, WI 53223

KENNETH E GOETSCHEL
8495 N 51ST ST
BROWN DEER, WI 53223

GARY L STAGE
1205 GARFIELD LN
HARTFORD, WI 53027

RAUL M.H. BONDE
8446 N 51ST ST
BROWN DEER, WI 53223

CRAIG F STELTER
8516 N 51ST ST
BROWN DEER, WI 53223

JENNIFER K KAINER
8445 N 51ST ST
BROWN DEER, WI 53223

OSCAR AVILA
8425 N 51ST ST
BROWN DEER, WI 53223

ROGER C DROUKAS JR
8713 N 51ST ST
BROWN DEER, WI 53223

DAVID L SMITH
8623 N 51ST ST
BROWN DEER, WI 53223

KURT J WADZINSKI
8506 N 51ST ST
BROWN DEER, WI 53223

LARRY TRUDO
8548 N 51ST ST
BROWN DEER, WI 53223

DEBBIE NOEL GOVANI
8557 N 51ST ST
BROWN DEER, WI 53223

GERALD B HAFEMEISTER
8415 N 51ST ST
BROWN DEER, WI 53223

GARY M KAMPPINEN
8643 N 51ST ST
BROWN DEER, WI 53223

JOHN MANNING JR
8610 N 51ST ST
BROWN DEER, WI 53223

DANIAL L MORRIS
8545 N 51ST ST
BROWN DEER, WI 53223

JENNIFER SCHWARTZ
8455 N 51ST ST
BROWN DEER, WI 53223

LE ROY H FAHR
8567 N 51ST ST
BROWN DEER, WI 53223

DANA J DUQUAINE
5091 W WABASH AVE
BROWN DEER, WI 53223

EERO H WASSERMAN
8435 N 51ST ST
BROWN DEER, WI 53223

CYNTHIA A KALIES
8416 N 51ST ST
BROWN DEER, WI 53223

MARIANNE T CLAPHAM
5107 W WABASH AVE
BROWN DEER, WI 53223

MILTON BUELOW
8690 N 51ST ST
BROWN DEER, WI 53223

DAWN ALLISON UDELL
8675 N 51ST ST
BROWN DEER, WI 53223

MYRTLE CLAUDINE NOEL
8720 N 51ST ST
BROWN DEER, WI 53223

SUSIE JUST
8436 N 51ST ST
BROWN DEER, WI 53223

MARY JO SCHWARTZ
8665 N 51ST ST
BROWN DEER, WI 53223

EDWARD K HESPE
8509 N 51ST ST
BROWN DEER, WI 53223

JASON NADEAU
1707 KILDAHL AVE
MARQUETTE, MI 49855

DONALD GERARD
8703 N 51ST ST
BROWN DEER, WI 53223

DAVE ROETTGERS HWY K LLC
5169 N 37TH ST
MILWAUKEE, WI 53209

JON M GRESCHNER
8402 N 51ST ST
BROWN DEER, WI 53223

JAMES B WINSTON
8654 N 51ST ST
BROWN DEER, WI 53223

RICHARD S HARTWIG
5080 W WABASH AVE
BROWN DEER, WI 53223

LAURA L BENDER
8633 N 51ST ST
BROWN DEER, WI 53223

SARA J OMANN
8486 N 51ST ST
BROWN DEER, WI 53223

BROOKE A RHODEBECK
8603 N 51ST ST
BROWN DEER, WI 53223

ROGER C WERNER
8668 N 51ST ST
BROWN DEER, WI 53223

PEGGY RICHTER
8485 N 51ST ST
BROWN DEER, WI 53223

MICHAEL J PUFFER
8700 N 51ST ST
BROWN DEER, WI 53223

5125 BROWN DEER LLC
5169 N 37TH ST
MILWAUKEE, WI 53209

JAMES M JOB
8655 N 51ST ST
BROWN DEER, WI 53223

ESVIN JOEL GOMEZ-GRAMAJO
8519 N 51ST ST
BROWN DEER, WI 53223

DAVID K KLEBENOW
8426 N 51ST ST
BROWN DEER, WI 53223

TAX DEPT KC PROPCO,LLC
8750 N 51ST ST
BROWN DEER, WI 53223

WRIGHT'S REAL ESTATE, LLC
8745 N 51ST ST
BROWN DEER, WI 53223

Project: N. 51st Street Reconstruction
 Limits: W. Dean Road to W. Wahner Avenue
 Project No: DPW-2017-01
 Prepared By: Matthew S. Maederer, P.E.
 Date: Thursday, March 3, 2016



| Item No. | Description of Work | Unit | Approx. Quantity | Unit Price | Total Price |
|--------------------------------------|--|------|------------------|--------------|-----------------------|
| (A) | (B) | (C) | (D) | (E) | (F) |
| Option 1 - Existing Condition | | | | | |
| 1 | Water Main Relay | LS | 1 | \$252,000.00 | \$252,000.00 |
| 2 | Sanitary Sewer Relay | LS | 1 | \$475,000.00 | \$475,000.00 |
| SUBTOTAL - Utility Work | | | | | \$727,000.00 |
| 3 | Pulverizing & Grading (N. 51st Street) | SY | 10,000 | \$2.00 | \$20,000.00 |
| 4 | HMA 2.75" 19.0mm (N. 51st Street) | TON | 1,500 | \$50.00 | \$75,000.00 |
| 5 | HMA 2" 9.5mm (N. 51st Street) | TON | 1,100 | \$60.00 | \$66,000.00 |
| 8 | Pulverizing & Grading (Frontage Roads) | SY | 11,111 | \$2.00 | \$22,222.00 |
| 6 | HMA 2" 19.0mm (Frontage Roads) | TON | 1,222 | \$50.00 | \$61,100.00 |
| 7 | HMA 1.5" 9.5mm (Frontage Roads) | TON | 920 | \$60.00 | \$55,200.00 |
| SUBTOTAL - Roadway Work | | | | | \$299,522.00 |
| TOTAL (All Work) | | | | | \$1,026,522.00 |

Project: N. 51st Street Reconstruction
 Limits: W. Dean Road to W. Wahner Avenue
 Project No: DPW-2017-01
 Prepared By: Matthew S. Maederer, P.E.
 Date: Thursday, March 3, 2016

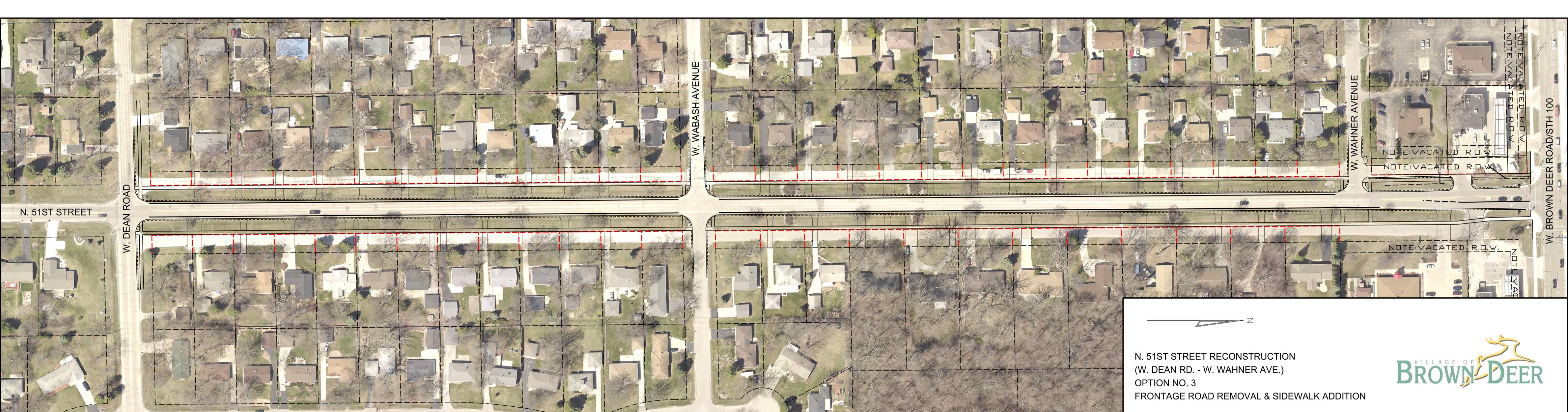


| Item No. | Description of Work | Unit | Approx. Quantity | Unit Price | Total Price |
|---|--|------|------------------|--------------|-----------------------|
| (A) | (B) | (C) | (D) | (E) | (F) |
| Option 2 - Frontage Road Removal | | | | | |
| 1 | Water Main Relay | LS | 1 | \$252,000.00 | \$252,000.00 |
| 2 | Sanitary Sewer Relay | LS | 1 | \$475,000.00 | \$475,000.00 |
| SUBTOTAL - Utility Work | | | | | \$727,000.00 |
| 3 | Pulverizing & Grading (N. 51st Street) | SY | 10,000 | \$2.00 | \$20,000.00 |
| 4 | HMA 2.75" 19.0mm (N. 51st Street) | TON | 1,500 | \$50.00 | \$75,000.00 |
| 5 | HMA 2" 9.5mm (N. 51st Street) | TON | 1,100 | \$60.00 | \$66,000.00 |
| 8 | Pavement Removal (Frontage Roads) | SY | 11,111 | \$5.00 | \$55,555.00 |
| 6 | HMA 3" 9.5mm (Driveway Extensions) | TON | 825 | \$75.00 | \$61,875.00 |
| 7 | Driveway Culverts (18" to 24") | LF | 1,500 | \$40.00 | \$60,000.00 |
| 8 | Landscaping (topsoil & seeding) | LS | 1 | \$10,000.00 | \$10,000.00 |
| SUBTOTAL - Roadway Work | | | | | \$348,430.00 |
| TOTAL (All Work) | | | | | \$1,075,430.00 |

Project: N. 51st Street Reconstruction
 Limits: W. Dean Road to W. Wahner Avenue
 Project No: DPW-2017-01
 Prepared By: Matthew S. Maederer, P.E.
 Date: Thursday, March 3, 2016



| Item No. | Description of Work | Unit | Approx. Quantity | Unit Price | Total Price |
|---|---------------------------------------|------|------------------|--------------|-----------------------|
| (A) | (B) | (C) | (D) | (E) | (F) |
| Option 3 - Frontage Road Removal & Sidewalk Addition | | | | | |
| 1 | Water Main Relay | LS | 1 | \$252,000.00 | \$252,000.00 |
| 2 | Sanitary Sewer Relay | LS | 1 | \$475,000.00 | \$475,000.00 |
| SUBTOTAL - Utility Work | | | | | \$727,000.00 |
| 3 | Pulverizing (N. 51st Street) | SY | 10,000 | \$2.00 | \$20,000.00 |
| 4 | HMA 2.75" 19.0mm (N. 51st Street) | TON | 1,500 | \$50.00 | \$75,000.00 |
| 5 | HMA 2" 9.5mm (N. 51st Street) | TON | 1,100 | \$60.00 | \$66,000.00 |
| 8 | Pavement Removal (Frontage Roads) | SY | 11,111 | \$5.00 | \$55,555.00 |
| 6 | HMA 3" 9.5mm (Driveway Extensions) | TON | 825 | \$75.00 | \$61,875.00 |
| 7 | Driveway Culverts (18" to 24") | LF | 1,500 | \$40.00 | \$60,000.00 |
| 8 | Landscaping (topsoil & seeding) | LS | 1 | \$10,000.00 | \$10,000.00 |
| 9 | Concrete Sidewalk (5" Thick, 6' Wide) | SF | 30,000 | \$5.00 | \$150,000.00 |
| SUBTOTAL - Roadway Work | | | | | \$498,430.00 |
| TOTAL (All Work) | | | | | \$1,225,430.00 |



N. 51ST STREET

W. DEAN ROAD

W. WABASH AVENUE

W. WAHNER AVENUE

W. BROWN DEER ROAD/Sth 100

NOTE: VACATED R.O.W.

NOTE: VACATED R.O.W.

NOTE: VACATED R.O.W.

NOTE: VACATED R.O.W.

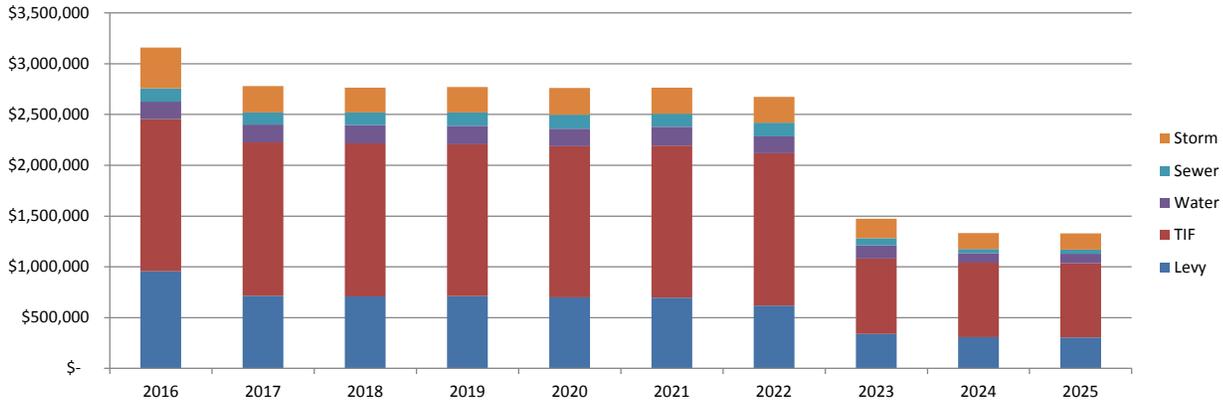


N. 51ST STREET RECONSTRUCTION
(W. DEAN RD. - W. WAHNER AVE.)
OPTION NO. 3
FRONTAGE ROAD REMOVAL & SIDEWALK ADDITION



Village of Brown Deer, Wisconsin
Village Board Reporting - Debt Service
 Actual as of February 29, 2016 (Current state of debt with no future borrowings.)

Cumulative Debt Service by Year

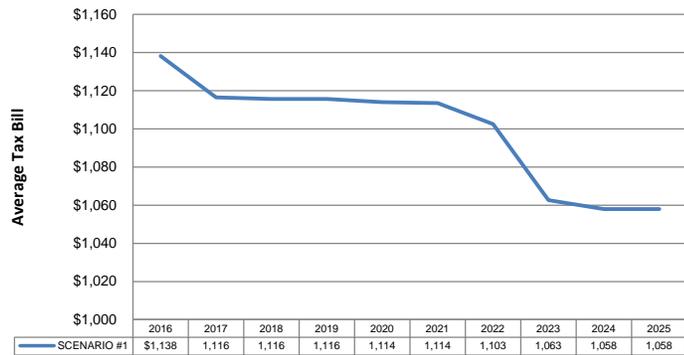


Debt Capacity Ratio (12/31/2015)

| | |
|----------------------|----------------------|
| Equalized value | \$ 899,594,200 |
| Statutory limit (5%) | 0.05 |
| Statutory capacity | <u>\$ 44,979,710</u> |
| | |
| Levy | \$ 5,871,423 |
| TIF | 10,392,606 |
| Water | 1,507,700 |
| Sewer | 802,000 |
| Storm | <u>2,276,433</u> |
| Total | <u>\$ 20,850,162</u> |

| | |
|--------------------|--------|
| Capacity used | 46.35% |
| Capacity remaining | 53.65% |

TAX LEVY DATA*

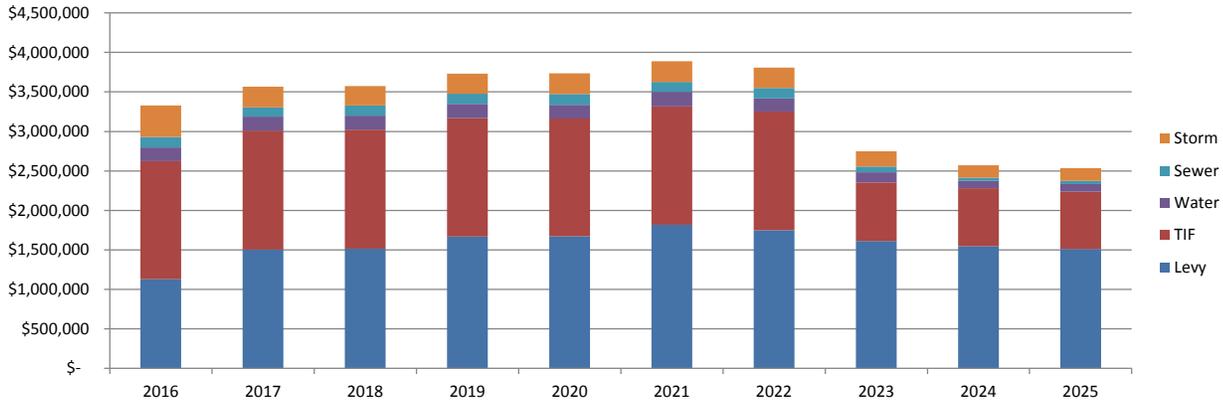


TOTAL DEBT SERVICE (PRINCIPAL + INTEREST)

| | GOVERNMENTAL ACTIVITIES | | | BUSINESS-TYPE ACTIVITIES | | | VILLAGE-WIDE | |
|------|-------------------------|--------------|--------------|--------------------------|------------|------------|--------------|--------------|
| | Levy | TIF | Total | Water | Sewer | Storm | Total | Total |
| 2016 | \$ 957,891 | \$ 1,497,003 | \$ 2,454,894 | \$ 169,992 | \$ 133,694 | \$ 398,889 | \$ 702,575 | \$ 3,157,469 |
| 2017 | 715,876 | 1,508,293 | 2,224,169 | 176,254 | 118,206 | 261,567 | 556,027 | 2,780,196 |
| 2018 | 709,993 | 1,505,137 | 2,215,130 | 178,264 | 126,050 | 246,212 | 550,526 | 2,765,656 |
| 2019 | 711,090 | 1,496,571 | 2,207,661 | 181,681 | 130,155 | 252,536 | 564,372 | 2,772,033 |
| 2020 | 698,438 | 1,489,752 | 2,188,190 | 173,327 | 137,488 | 261,639 | 572,454 | 2,760,644 |
| 2021 | 695,404 | 1,499,684 | 2,195,088 | 183,200 | 127,661 | 259,654 | 570,515 | 2,765,603 |
| 2022 | 618,379 | 1,501,299 | 2,119,678 | 164,544 | 134,600 | 254,318 | 553,462 | 2,673,140 |
| 2023 | 338,743 | 742,964 | 1,081,707 | 127,816 | 73,488 | 191,459 | 392,763 | 1,474,470 |
| 2024 | 306,987 | 734,293 | 1,041,280 | 92,440 | 42,106 | 155,985 | 290,531 | 1,331,811 |
| 2025 | 306,109 | 727,758 | 1,033,867 | 95,575 | 41,299 | 157,975 | 294,849 | 1,328,716 |

Village of Brown Deer, Wisconsin
Village Board Reporting - Debt Service
 Projections as of February 29, 2016 (Current state of debt with estimated future borrowings.)

Cumulative Debt Service by Year

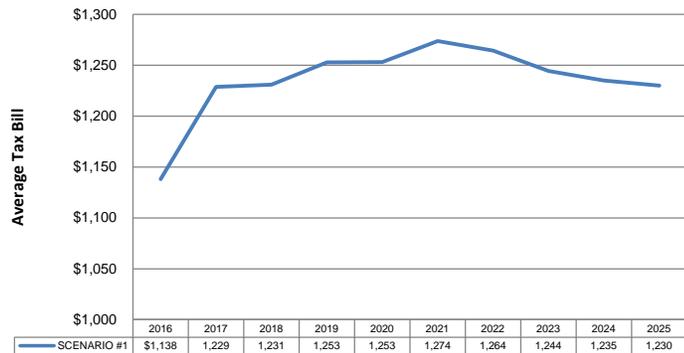


Debt Capacity Ratio (12/31/2015)

| | |
|----------------------|----------------------|
| Equalized value | \$ 899,594,200 |
| Statutory limit (5%) | 0.05 |
| Statutory capacity | <u>\$ 44,979,710</u> |
| | |
| Levy | \$ 5,871,423 |
| TIF | 10,392,606 |
| Water | 1,507,700 |
| Sewer | 802,000 |
| Storm | <u>2,276,433</u> |
| Total | <u>\$ 20,850,162</u> |

| | |
|--------------------|--------|
| Capacity used | 46.35% |
| Capacity remaining | 53.65% |

TAX LEVY DATA*



TOTAL DEBT SERVICE (PRINCIPAL + INTEREST)

| | GOVERNMENTAL ACTIVITIES | | | BUSINESS-TYPE ACTIVITIES | | | VILLAGE-WIDE |
|------|-------------------------|--------------|--------------|--------------------------|------------|------------|--------------|
| | Levy | TIF | Total | Water | Sewer | Storm | Total |
| 2016 | \$ 1,127,891 | \$ 1,497,003 | \$ 2,624,894 | \$ 169,992 | \$ 133,694 | \$ 398,889 | \$ 702,575 |
| 2017 | 1,501,986 | 1,508,293 | 3,010,279 | 176,254 | 118,206 | 261,567 | 556,027 |
| 2018 | 1,517,770 | 1,505,137 | 3,022,907 | 178,264 | 126,050 | 246,212 | 550,526 |
| 2019 | 1,670,311 | 1,496,571 | 3,166,882 | 181,681 | 130,155 | 252,536 | 564,372 |
| 2020 | 1,673,992 | 1,489,752 | 3,163,744 | 173,327 | 137,488 | 261,639 | 572,454 |
| 2021 | 1,817,069 | 1,499,684 | 3,316,753 | 183,200 | 127,661 | 259,654 | 570,515 |
| 2022 | 1,751,044 | 1,501,299 | 3,252,343 | 164,544 | 134,600 | 254,318 | 553,462 |
| 2023 | 1,612,186 | 742,964 | 2,355,150 | 127,816 | 73,488 | 191,459 | 392,763 |
| 2024 | 1,546,096 | 734,293 | 2,280,389 | 92,440 | 42,106 | 155,985 | 290,531 |
| 2025 | 1,510,886 | 727,758 | 2,238,644 | 95,575 | 41,299 | 157,975 | 294,849 |