

**BROWN DEER VILLAGE BOARD
JUNE 15, 2015 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:20 P.M.

I. Roll Call

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

Also Present: Michael Hall, Village Manager; John Fuchs, Village Attorney; Erin Hirn, Assistant Village Manager; Michael Kass, Chief of Police; Nate Piotrowski, Director of Community Development; Matthew Maederer, Director of Department of Public Works; Susan Hudson, Treasurer/Comptroller; Jill Kenda-Lubetski, Village Clerk; Lisa Kumbier, Lieutenant/Executive Assistant for the Brown Deer Police Department

Excused: Trustee Baker

II. Pledge of Allegiance

III. Persons Desiring to be Heard

None

IV. Consideration of Minutes: June 1, 2015 Regular Meeting

It was moved by Trustee Schilz and seconded by Trustee Boschert to approve the minutes from the June 1, 2015 - Regular Meeting. The motion carried unanimously.

V. Unfinished Business

A) Liquor license Applications for 2015-2016

Ms. Kenda-Lubetski described the problems with the NOW publication and also outstanding problems with two businesses regarding the application of their liquor license. Both businesses have only cleared half their problems; however, Mrs. Kenda-Lubetski requested that the licenses applications be approved contingent on the two businesses fixing their issues before their licenses expire.

It was moved by President Krueger and seconded by Trustee Boschert to approve the liquor license applications for 2015-2016, contingent on Family Table and Celebrations paying their debts before their licenses expired. The motion carried unanimously.

VI. New Business

A) Conditional Use Permit Reinstatement for an Outdoor Beer Garden and Recreational Activities at Park View Pub, 7651 North Teutonia Avenue

Jill McNutt, owner of Park View Pub, and Jeff Coker were present to request a conditional use permit for the reinstatement of an outdoor beer garden. Mr. Piotrowski explained the past history of the request which was previously denied due to police activity. Currently there have been no problems with police complaint or code violations. The police department has toured the location and recommended this request to the Plan Commission who then in turn recommended that this go to the board. The owners are requesting to remove some items from the permit including the need for a landline, an electronic ID reader, and an extension of the hours to 10:00 pm. Based on the fact that there are no other establishments with ID readers, landlines are not highly used anymore, and the half hour time difference isn't significant, Mr. Piotrowski did not think it was significant enough to warrant denying this permit. Trustee Boschert

inquired on their cause for not wanting an ID reader in their facility. Chief Kass explained how it is not required in any other facility and that bartenders are properly trained to check IDs. Lieutenant Kumbier explained that previously there had been issues and the ID reader requirement had been put in place; however, since then there has not been the same police activity. Trustee Awe asked about the fence due to the permit requiring an enclosed area and was informed that they are in the process of reconstruction. Ms. Kenda-Lubetski mentioned that their liquor license application should be amended to include the outdoor beer garden.

It was moved by Trustee Springman and seconded by Trustee Baker to approve a conditional use permit reinstatement for an outdoor beer garden and recreational activities at Park View Pub, 7651 North Teutonia Avenue. The motion carried unanimously.

B) Development Agreement with 6700 West Brown Deer Road LLC (PAK Technologies) for a Distribution and Warehousing Operation at 6700 West Brown Deer Road

Mr. Piotrowski explained the history of PAK Technologies and the 6700 site which consists of about six acres that is going to be remodeled for light manufacturing. There will be some parking of trailers on the lot. The hours will be from 6:00 am to 11:00 pm, while operation of staff will be 6:00 am to 3:00 pm. Both Dave Greif, Development Director of PAK Technology; and Kevin Schuele, CEO of PAK Technology, were present to answer any questions from the board. There will be new loading docks on the west and south side of the old American TV building. Mr. Greif explained the design plans. Trustee Oates asked about the items that will be stored. Mr. Greif said that 50% will only be packaging materials and the other 50% will be rearranging packaged items to fulfill specific orders. Trustee Schilz asked about flammable liquids. There are a few but everything will be up to safety codes. Trustee Schilz asked about the North Shore Fire Department's involvement. Mr. Piotrowski said that they will become involved once the site plan has been approved.

It was moved by Trustee Oates and seconded by Trustee Schilz to approve a development agreement with 6700 West Brown Deer Road LLC (PAK Technologies) for a distribution and warehousing operation at 6700 West Brown Deer Road. The motion carried unanimously.

C) Temporary Class "B" Retailer's License for Brown Deer Foundation Events

Ms. Kenda-Lubetski explained the applications for the licenses and waiving of fees for the Community Vibes concerts. Trustee Springman asked if the village would like to have this temporary license be approved for yearly use at the Brown Deer Foundation Community Vibe events. There was unanimous approval of this by the entire Village Board.

It was moved by Trustee Springman and seconded by Trustee Awe to approve Waiving the Temporary Class "B" Retailer's License for Brown Deer Foundation Events each year until otherwise noted. The motion carried unanimously.

D) Revised Purchase Agreement with Aldi Inc. (Wisconsin) for Land at 6700 West Brown Deer Road

Mr. Piotrowski explained that in the agreement with Aldi's, there has been a change in purchase price due to the need to create a modified design the village has suggested and that we share the cost of improvement for the village benefit. As such, the design modifications that the CDA recommends would cost around \$200,000 and, therefore, we are requesting that the purchase price be reduced from \$750,000 to \$650,000. The pro forma was displayed showing that there was no change due to this modification. Trustee Schilz asked about clarification on site plans. Further discussion ensued. President Krueger also expressed that modifications were made in order to hide mechanical equipment and reduce noise. Trustee Schilz asked if the Building Board had approved the design. Mr. Piotrowski responded that they had not;

however, there has been many changes made that the Building Board tends to find necessary for approval. Trustee Schilz asked if the American sign would be removed. Mr. Piotrowski confirmed it would. There was discussion regarding the increased height of Aldi's to reduce the noise and create a more visually appealing structure. Trustee Awe questioned the authenticity of the cost Aldi's posed regarding the additional construction. Mr. Piotrowski verified that we have spoken with our Building Inspector and feel that it is a comparable price to what they are including.

It was moved by Trustee Springman and seconded by Trustee Baker to approve the revised purchase agreement with Aldi Inc. (Wisconsin) for land at 6700 West Brown Deer Road. The motion carried unanimously.

E) Resolution No. 15-, “Opposing Changes to the Room Tax Law Inserted into the State Budget”

President Krueger explained the new law that could potentially be a challenge for municipalities. Mr. Hall expressed the impact this could have on the Village of Brown Deer. It should be known by July 1, 2015 whether or not it passes. If it does pass, the amount that we would need to apply to this newly appointed tourism committee would increase for the next five years. In order to determine the amount being distributed to this committee, you would need to take the amount we made the year before and subtract out the increase in the current year. This would be repeated for five years. This will be given to the League of Municipalities to be presented to the Governor and other representatives.

It was moved by President Krueger and seconded by Trustee Schilz to approve Resolution No. 15-, “Opposing Changes to the Room Tax Law inserted into the state budget. The motion carried unanimously.

F) Eat & Greet—Post Event Update

Mrs. Hirn described the attributes of the event and reviewed the costs as compared to the previous year. There was further discussion regarding suggestions for next year as well as items that should be continued next year. Mr. Hall interjected information regarding meetings after President Krueger asked about the indirect costs. Trustee Schilz questioned the police presence and Mr. Hall informed that last year there were about six whereas this year there were two. Trustee Oates asked how the vendors liked the events. There was further discussion about additional food vendors and expansion of hours. The board was very pleased with the addition of the trumpet player. Trustee Awe was very happy with the additional kid activities and his daughter suggested face painting.

G) Adopt-A-Highway Program and Promotion

Mr. Maederer explained that this topic is in response to Trustee Boscherts concern about litter in the medians. In order to be proactive about the litter for county road there is an adopt-a-highway program that does not have community groups signing up for. Currently the DPW has summer helpers who occasional pick up trash; however, there is a need for community to become part of adopt-a-highway to help keep our community clean. Trustee Boschert expressed his concern with the amount of trash that is piling up. Discussion continued regarding the problems and solutions of trash clean up.

H) Presentation from Department of Public Works

Mr. Maederer gave a presentation reviewing the success of the department of Public Works and what programs have been successful, as well as highlighted areas that they are planning on advancing. Trustee Oates asked if the snowplows were assigned to specific plow drivers. Mr. Maederer explained that they were specifically assigned to help the mechanic when determining problems with the vehicles. Trustee Oates also asked about the broken Kildeer Court sign. Mr. Maederer explained that this is the DOT's

responsibility.

VII. May 2015 Vouchers

It was moved by President Krueger and seconded by Trustee Baker to approve the May 2015 Vouchers. The motion carried unanimously.

VIII. Village President's Report

- North Shore Fire Department 20th Anniversary events coming up.
- ICC meeting consisted of appointing a new member.

IX. Village Manager's Report

- Mr. Hall and Mrs. Hirn will be attending the WCMA conference this Wednesday to Friday.
- July 20th will be the next board meeting.
- Everything is set for 4th of July celebration.
- Bray Architects will be discussing our progress at the next board meeting.
- Public Policy Forum will be attended by Mr. Hall, President Krueger, and Mrs. Hirn on June 23rd.

X. Adjournment

It was moved by Trustee Springman and seconded by Trustee Baker to adjourn at 8:00 p.m. The motion carried unanimously.



Jill Kenda-Lubetski, Village Clerk