



CITY OF WAUWATOSA

COMMITTEE OF THE WHOLE

AGENDA • DECEMBER 17, 2013

Regular Meeting

Committee Room #1

6:30 PM

7725 West North Avenue, Wauwatosa, WI 53213

PLEASE NOTE: The items on this agenda may be revised before the time of the Common Council meeting, some items may be removed and others added prior to the completion of the final Common Council agenda. The final agenda will be available in the City Clerk's office and on the city website at www.wauwatosa.net. It is anticipated that each item listed on the agenda may be discussed, referred or acted upon unless it is noted in the specific agenda item that no action is contemplated.

COMMITTEE OF THE WHOLE ITEMS

1. *Annual Review of the City Administrator *Council may convene into closed session per Wisconsin Statutes 19.85 (1)(c), considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may reconvene into open session.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires the meeting or materials at the meeting to be in an accessible location or format, must contact the City Clerk at voice telephone 479-8917 or TTY 471-8484 (City Hall, 7725 W. North Avenue, Wauwatosa, Wisconsin 53213) for accommodations. Requests for accommodations for meetings should be made at least three (3) business days prior to the meeting. Every effort will be made to arrange accommodations for all meetings; so please give the City Clerk as much advance notice as possible.

COMMITTEE OF THE WHOLE AGENDA

17 DECEMBER 2013

- 1. OPENING COMMENTS
- 2. REVIEW OF ADMINISTRATOR 360 REVIEW (CLOSED SESSION)
- 3. POWER POINT PRESENTATION
 - MORE WITH LESS
 - ONGOING CHALLENGES...
 - PROPOSED ACTIONS
- 4. COW PERFORMANCE DISCUSSION (CONSIDERATION OF COMPENSATION ADJUSTMENT AT THE ELECTION OF THE COMMITTEE IN CLOSED SESSION)
 - A. COUNCIL COMPLETION OF WRITTEN EVALUATION
 - B. JANUARY COW
 - REVIEW OF COUNCIL WRITTEN EVALUATION
 - FINALIZE ADMINISTRATOR PRIORITIES FOR 2014
 - REVIEW OF CITY ADMINISTRATOR CONTRACT

A CITY WITH MOMENTUM

DECEMBER 17, 2013

HOW HAVE WE BEEN DOING?

← CONTAINED COSTS

GROWING COMMUNITY

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- WIRELESS NETWORK DEPLOYED
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- MEINECKE AND RUBY SEWER PROJECT

INVESTMENT IN...

- ENRICHING PEOPLE

- Ø EMPLOYEE DEVELOPMENT PROGRAM
- Ø PROJECT LEADERSHIP
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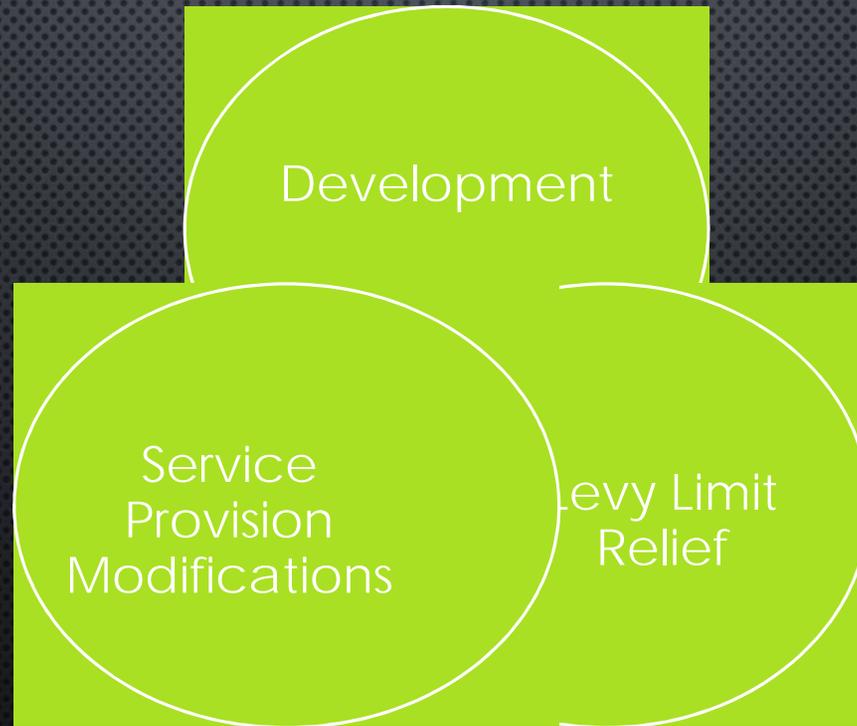
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- MAKING IDEAS HAPPEN

- Ø STRATEGIC PLAN
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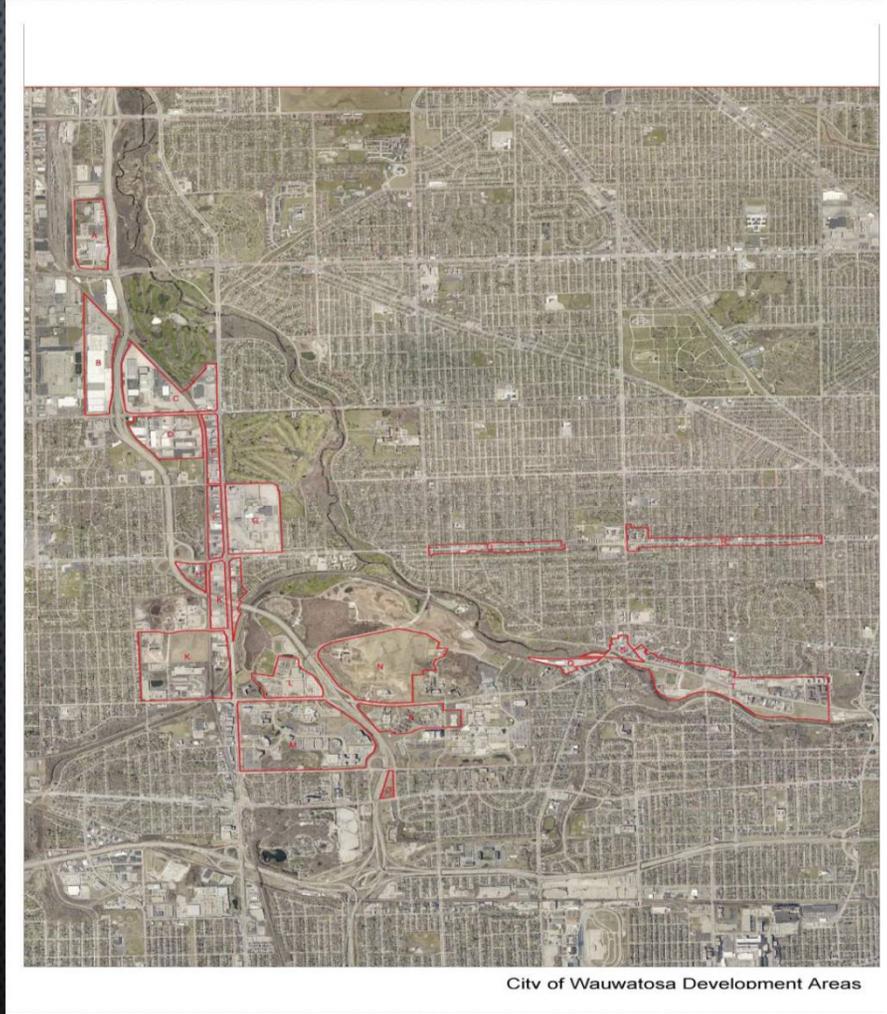
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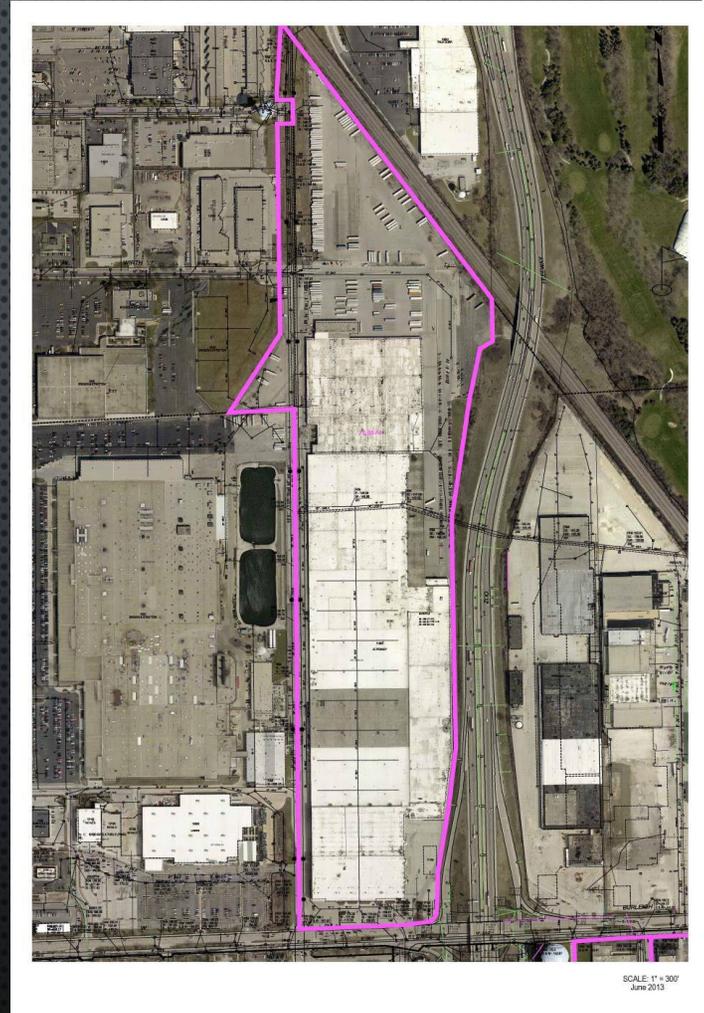
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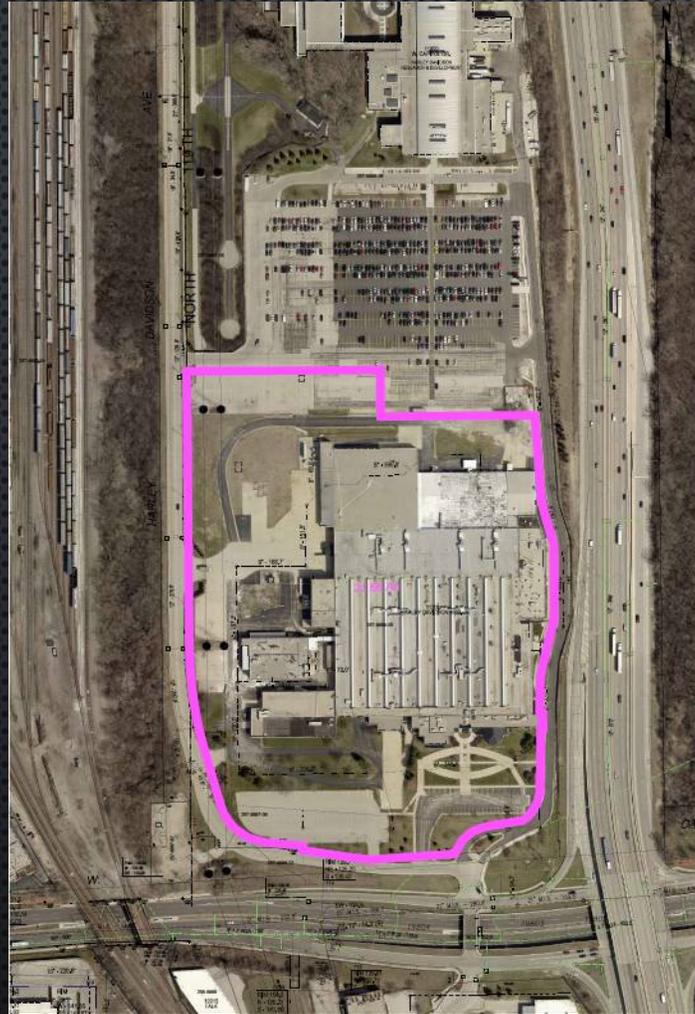
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- VALUE/ACRE – APPROXIMATELY \$309,300
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EXAMPLE #3: RUSS DARROW SITE (1825 & 1901 MAYFAIR RD.)

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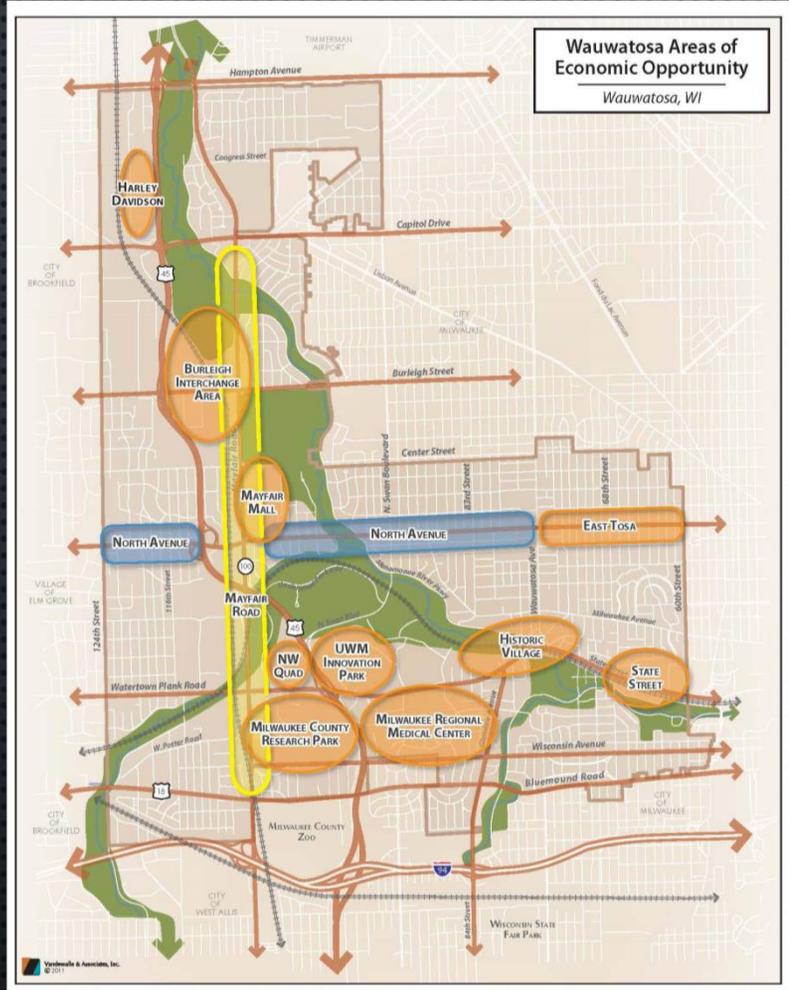
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DEVELOPMENT CONSIDERATIONS

- 2% "NET NEW CONSTRUCTION" = \$100M
- \$100M = 20 TO 50 ACRES DEPENDING ON DENSITY
- NECESSITATES DEMOLITION, REMEDIATION, STRUCTURED PARKING
- CONSISTENT 10% TO 20% GAP IN CURRENT ECONOMY



CURRENT PROJECTS AND LEADS

- FIRE STATION REMNANT PARCEL
- BURLEIGH TRIANGLE, PHASE 2
- RESEARCH PARK, LOT 8
- FORMER CAR DEALERSHIP, SOUTH OF BURLEIGH
- RUSS DARROW SITE
- NW QUADRANT
- UWM INNOVATION CAMPUS
- TOLDT SITE
- MEIJER DEVELOPMENT ON STROH SITE
- ISRAEL PROPERTY
- HARLEY-DAVIDSON SITE
- VOGUE CLEANERS
- WISCONSIN STEEL & TUBE
- THURNER SITE
- NORDSTORM
- MAYFAIR MALL PARKING DECK
- BLANCHARD STREET PARKING LOT
- HALL SITE
- 2100 N. MAYFAIR
- DAIRY QUEEN SITE
- 7400 STATE ST
- EWALDT

PROPOSED ACTIONS

- CREATE A HIGH DENSITY OVERLAY WITHIN THE COMPREHENSIVE PLAN
 - CREATE ECONOMIC DEVELOPMENT INVESTMENT POLICY
 - WHERE APPROPRIATE
 - HOW MUCH AND TYPE OF ASSISTANCE
 - LIMIT ON APPROPRIATE RATE OF RETURN
 - SOLICIT DEVELOPERS TO PARTNER WITH ON SPECIFIC SITES
- IMPLEMENT COMPENSATION PLAN AND PERFORMANCE EVALUATION SYSTEM FOR ALL NON-REPRESENTED EMPLOYEES
 - CONSTRAIN COLLECTIVELY BARGAINED COMPENSATION COST INFLATION TO NON-REP
 - RE-WRITE THE POST-EMPLOYMENT BENEFITS FOR NEW HIRES
 - DISCUSS IN APPROPRIATE COMMITTEE AN ACCEPTABLE POLICY POSITION WITH REGARD TO LEVY LIMIT LEGISLATION
 - DISCUSS IN APPROPRIATE COMMITTEE AN ACCEPTABLE POLICY POSITION WITH REGARD TO WRS CONTRIBUTIONS
 - IMPLEMENT STRATEGIC PLANNING ELEMENTS

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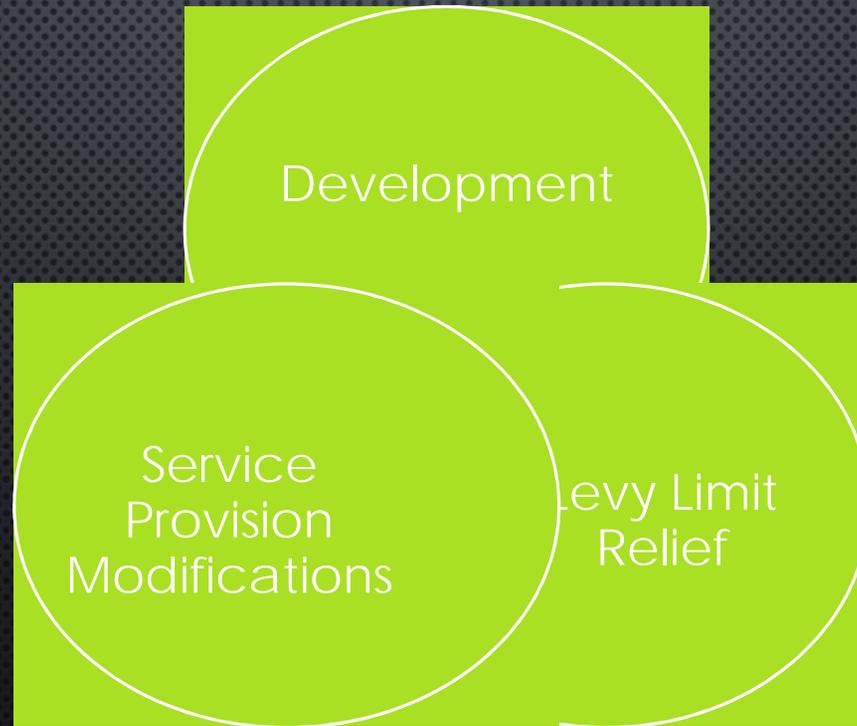
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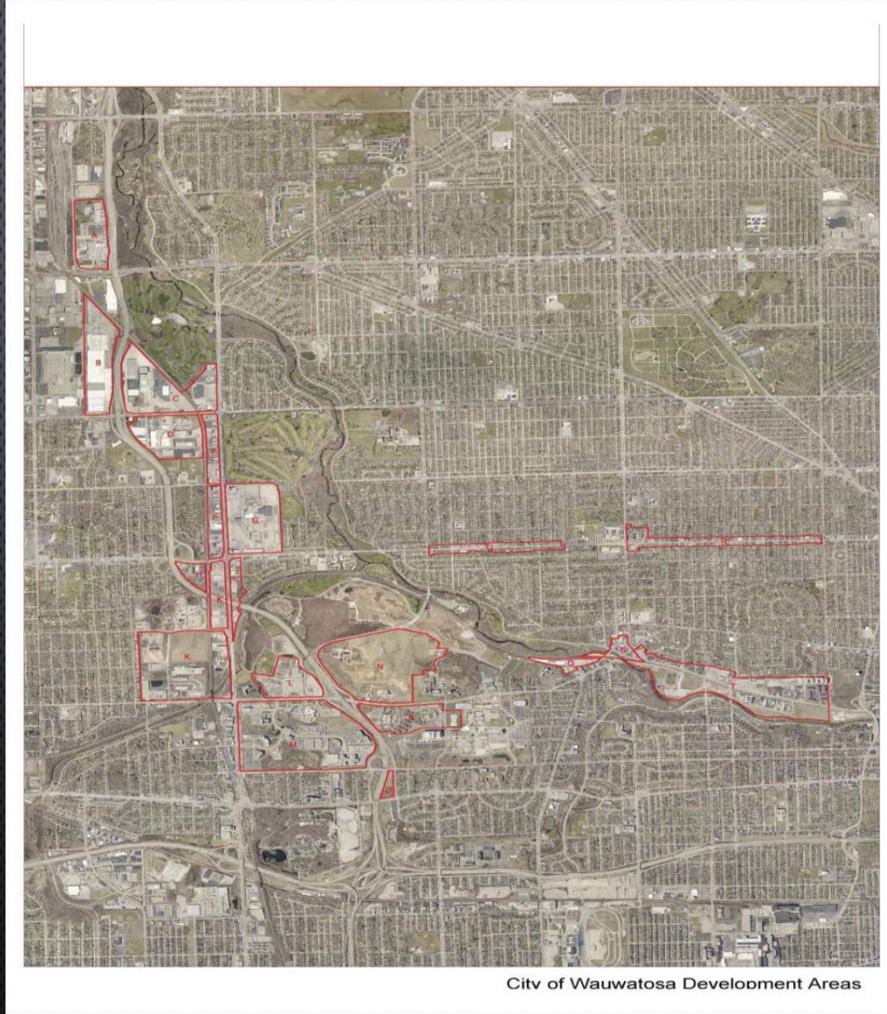
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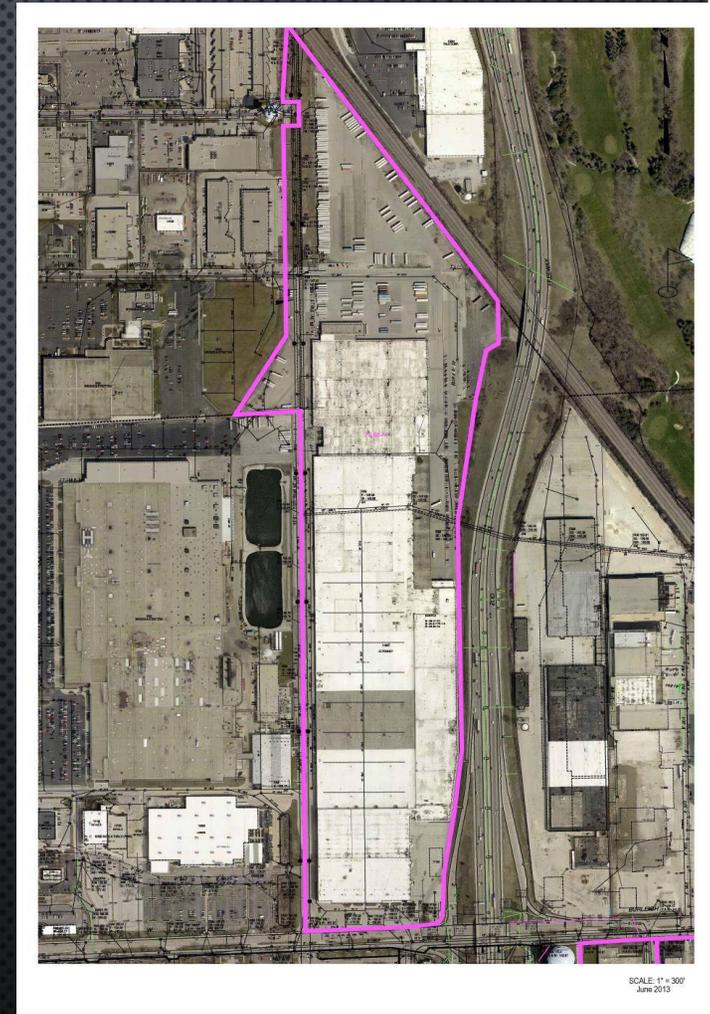
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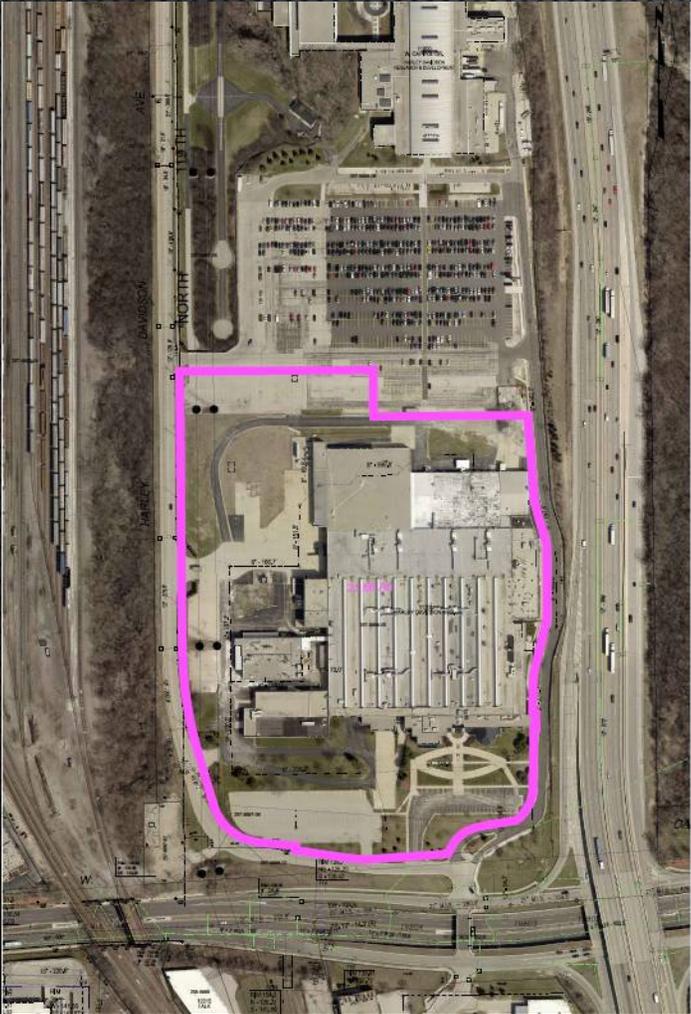
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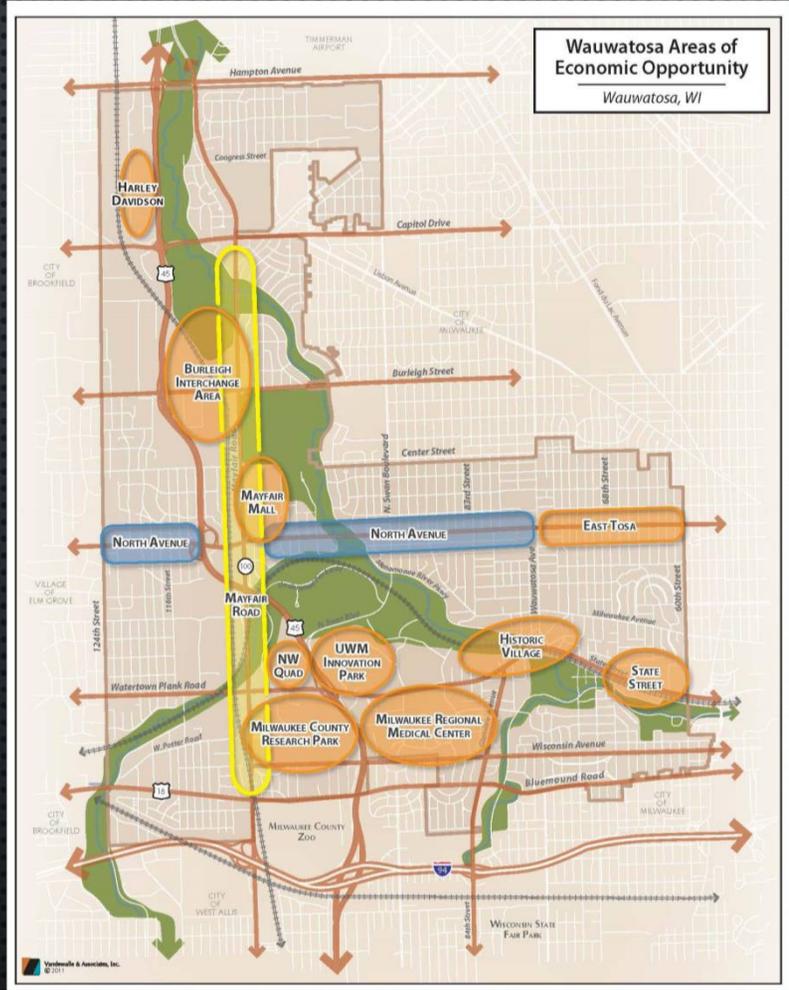
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 - HOW MUCH AND TYPE OF ASSISTANCE
 - LIMIT ON APPROPRIATE RATE OF RETURN
- SOLICIT DEVELOPERS TO PARTNER WITH ON SPECIFIC SITES
- IMPLEMENT COMPENSATION PLAN AND PERFORMANCE EVALUATION SYSTEM FOR ALL NON-REPRESENTED EMPLOYEES
- CONSTRAIN COLLECTIVELY BARGAINED COMPENSATION COST INFLATION TO NON-REP
- RE-WRITE THE POST-EMPLOYMENT BENEFITS FOR NEW HIRES
- DISCUSS IN APPROPRIATE COMMITTEE AN ACCEPTABLE POLICY POSITION WITH REGARD TO LEVY LIMIT LEGISLATION
- DISCUSS IN APPROPRIATE COMMITTEE AN ACCEPTABLE POLICY POSITION WITH REGARD TO WRS CONTRIBUTIONS
- IMPLEMENT STRATEGIC PLANNING ELEMENTS