

COLIN BAENZIGER  ASSOCIATES  
EXECUTIVE RECRUITING

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*Section 11*

*Todd K. Michaels*

*Flagler Beach City Manager  
Candidate Report*

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**TABLE OF CONTENTS**

	<b><u>PAGE</u></b>
COVER LETTER AND RESUME	<b>1</b>
CANDIDATE INTRODUCTION	<b>7</b>
BACKGROUND CHECKS	<b>11</b>
CB&A REFERENCE NOTES	<b>17</b>
INTERNET SEARCH	<b>31</b>

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*Cover Letter and Resume*

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## Section 11

Todd Michaels  
6811 Sandy Lane  
Waterford, WI 53185

June 8, 2023

City Commission  
Flagler Beach, Florida

Dear Commission Members:

Please consider this letter, and enclosed resume, in application for the position of City Manager. This position is of great interest to me; and I trust you will find my qualifications fit the requirements listed very well. I was the Village Manager in Greendale, WI since 2007. I left the Village of Greendale, retiring in July of 2022 after more than 23 years of service, when I could draw my pension. However, I am interested in working for what I view as a unique opportunity. Flagler is such an opportunity. I am extremely motivated to keep working in the profession I love for many years to come.

I am a driven and dedicated local government professional with over 30 years of success in managing all aspects of municipal government. I am an effective communicator with strong attention to detail, excellent leadership skills, and a common-sense approach to working with people to solve problems and build consensus.

Thank you for your time and consideration. I would welcome the opportunity to meet with you for the purpose of discussing the position of City Manager. I can be reached via phone at (414) 303-5085 or via email at [tmichaels18@gmail.com](mailto:tmichaels18@gmail.com).

Please feel free to contact me at your convenience.

Sincerely,



Todd Michaels

# Section 11

**TODD MICHAELS**  
6811 Sandy Lane  
Waterford, WI 53185  
(414) 303-5085  
tmichaels18@gmail.com

Driven and dedicated local government professional with over 30 years of success in managing all aspects of municipal government. Effective communicator with strong attention to detail, excellent leadership skills, and a common-sense approach to working with people to solve problems and build consensus.

## SKILLS

- Human Resources
- Labor Negotiations
- Economic Development
- Intergovernmental Relations
- Planning/Zoning
- Team Building/Management
- Elections
- Licensing and Permitting
- Public Meetings Law
- Ordinance Development & Codification
- Financial Management
- Accounting
- Budget Preparation
- Capital Budgeting
- Payroll Administration
- TIF Administration
- Utility Management
- Disaster Preparedness/recovery

## PROFESSIONAL EXPERIENCE

VILLAGE OF GREENDALE, WI

1998 to 2022

### VILLAGE MANAGER

FINAL SALARY: \$146,800 2007 to 2022

The Village of Greendale is a first-ring suburb of the City of Milwaukee, it is a full-service community with a \$23.8M Budget and over 100 full time employees. I served as the Chief Executive Officer of the Village. I advised and assisted the Village Board on all matters of municipal government, ensuring that all Village ordinances, resolutions, policies, and other directives are properly interpreted and/or enforced in a timely and effective manner, and keeping the Village Board informed of all significant developments that relate to the management of the Village. Provide leadership and supervision; serve as a representative for the Village to other governmental entities and community groups. Led collective bargaining and labor relation efforts under the direction of the Village Board, administer the HR functions of the Village, oversee the land use planning and zoning, assist in community development efforts, provide leadership and assistance in the development of future Comprehensive Land Use plan amendments and updates, oversee financial management and budget processes, develop contracts and coordinate legal activities civil, and prosecution activities, and other duties and responsibilities as assigned.

## NOTABLE ACCOMPLISHMENTS

- Construction of a new fire station
- Managed the remodeling of 7 municipal buildings
- Instrumental in the renovation of two historic buildings listed as National Landmarks
- Managed over \$30M of street rehabilitation efforts
- Installed bioswale on one of our major roads to improve downstream water quality
- Construction of a new elevated storage tank
- Changed how drinking water is distributed throughout the Village
- Negotiated/managed the construction of a Veterans Memorial which the School District first refused
- Replaced millions of dollars' worth of aging water mains
- Negotiated for the reconstruction of two major roads by acquiring stimulus funds
- Reconstructed two bridges over waterways
- Established 5 Tax Incremental Finance Districts
- Negotiated the \$50M renovation of a 1M square foot regional mall
- Redeveloped the major retail corridor adding: Macy's, Walmart, Dicks Sporting Goods, TJ Maxx, Round1, Ruby Tuesday's, Longhorn, Panda Express, US Cellular, Chick-fil-A, and Starbucks
- Added a Marcus movie theater in the retail corridor
- Added nearly 300 housing units in a built-out community
- Added gateway arches to our Historic Downtown area using mostly private donations
- Created the Village's first Comprehensive Plan
- Managed the recovery from two major flooding events

## Section 11

- Instituted Paramedic Service
- Started Police, Fire and EMS dispatching for the Village of Hales Corners
- Started performing building inspections for the Village of Hales Corners through an intergovernmental agreement
- Initiated a process improvement program using Six Sigma principles
- Emphasized staff training and development
- Implemented the most significant change to municipal labor relations in Wisconsin while maintaining staff, and staff morale
- Created the Village's first comprehensive Employment Manual
- Negotiated many union contracts, interest arbitrations and grievances
- Managed the Village's 75th Anniversary Celebration
- Managed our COVID response through our Health Department

### **CLERK-TREASURER**

1998 to 2007

As Clerk-Treasurer I managed all the financial transactions for the Village, including receipts, billings, payroll, investments, purchasing, payables, and accounting. Serve as the Village Treasurer as contained in section 61.26 of the Wisconsin State Statutes, including the duties of: receiving all money owed to the village, disbursement of funds to proper vendors as authorized by the Village Board, performing all tax collections as levied. Managed all the Village's Water, Sanitary Sewer, and Storm Sewer Utility billing and collections. The Village has roughly 4,500 Utility customers, and approximately \$2,700,000 in annual revenue and expenses. Effectively operated as the Village's payroll and personnel manager coordinating employee benefits and pay.

Performed the official duties of Village Clerk as contained in section 61.25 of the Wisconsin State Statutes, including the duties of: Local Election Official, Clerk of the Village Board, Clerk of the Board of Review, licensing, and creation of the Tax Roll.

On numerous occasions I filled in for the Village Manager in his absence and was assigned as the person to contact in an emergency if the Village Manager was unavailable. Over the years I functioned very well as the de facto Assistant Village Manager.

### **VILLAGE OF MACHESNEY PARK, IL**

1994 to 1998

#### **DIRECTOR OF ADMINISTRATION AND FINANCE/COMPTROLLER**

The Village of Machesney Park is a rapidly growing community in the Rockford, Illinois metropolitan area. The Village is unique in that it has never levied a property tax, relying mostly on sales tax revenue. The Village is also unique in that it contracts for most municipal services: police, refuse collection, and all public works activities.

Provide general administration and financial management support to the Village President and Board of Trustees. Managing: accounting and budgeting, collections and purchasing, contract administration, program and policy analysis, human resources, risk management, and MIS activities. Serve as Comptroller, thereby performing many of the duties typically performed by a municipal clerk including responsibility for meeting agendas, notices, collections, and permitting. Make weekly written and oral reports to department heads, standing committees, the Village Board of Trustees, and the Mayor. Responsible for the development of the Village \$7M annual budget. In addition to my duties as Director of Administration and Finance I served as Acting Public Works Director from January 1995 to February 1996, managing all public work activities. Worked with staff, the Village President, and Board of Trustees to analyze, negotiate, and carry out the annexation of 1,400 acres of land to the village along a key growth corridor.

### **CITY OF OAK CREEK, WI**

1993-1994

#### **ADMINISTRATIVE INTERN**

Developed and presented written and oral reports on budget, program and policy proposals to department heads, and City Administrator. Analyzed the total cost of various solid waste collection alternatives and weighed them against the cost of contracting for this service with a waste management firm. Upon discovery that the City could perform this service for less than a waste management firm, I developed a plan to restructure the City's Solid Waste Division for the addition of curbside recycling to its waste collection activities.

TOWN OF BROOKFIELD, WI

1993

**TOWN ADMINISTRATOR**

Responsible for all day-to-day operations of town government, including accounting, budget, program and policy analysis, debt management, cash management, personnel administration, and risk management. Developed budget forecasts and evaluated budgetary and accounting practices used to implement the Town's \$5.5M annual Budget. Established administrative procedures to increase efficiency and effectiveness (e.g., Instituting fees for fire inspections, improving budgetary control by introducing encumbrances and purchase orders). Illustrated how a change in investment policy could earn the Town of Brookfield an additional \$6,000 a month in additional interest income.

CITY OF WEST ALLIS, WI

1991-1992

**ADMINISTRATIVE INTERN**

Aided the City Administrator and Manager of Finance in budget development and financial analysis: calculated 5-year budget forecasts and examined the departmental expenditures of the West Allis Conflict Resolution Center; researched similar centers and conducted an initial meeting with service providers. Responsible for the maintenance of the City's fixed Asset Account Group, and inventory of capital equipment.

**EDUCATION / CERTIFICATIONS**

**Master of Public Administration, University of Wisconsin-Milwaukee, 1992**

**Bachelor of Arts, University of Wisconsin-Milwaukee, 1990**

**Major: Political Science.**

**Varsity Swimming Team, Letter Winner.**

**Six Sigma Green Belt Certification**

**Continuing education through various sources**

## **Section 11**



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*Candidate Introduction*

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**Todd Michaels**

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**EDUCATION**

Master of Public Administration, University of Wisconsin-Milwaukee, 1992  
Bachelor of Arts, Political Science, University of Wisconsin-Milwaukee, 1990  
Six Sigma Green Belt Certification  
GE Work-Out training - GE's revolutionary method for attacking organizational problems.

**EXPERIENCE**

Village Manager, Village of Greendale, WI	2007-2022
Clerk-Treasurer, Village of Greendale, WI	1998-2007
Director of Administration and Finance/Comptroller, Village of Machesney Park, IL	1994-1998
Various Internships	1992-1993

**BACKGROUND**

The Village of Greendale is a first-ring suburb of the City of Milwaukee, it is a full-service community with a General Fund Budget of \$12 million and a total budget of \$23.8 million and over 100 full time employees. The population of Greendale is 14,160. Greendale is a fully developed community encompassing 5.8 square miles. Approximately one-third of Greendale is preserved as public parks and natural areas. Greendale is known for its rich history as a planned community.

During the 1930s, "Greenbelt" communities were planned and built by the federal government outside three major cities: Baltimore, Cincinnati, and Milwaukee. The projects demonstrated the value of urban planning, while providing employment opportunities and relieving the shortage of low-income housing.

The Resettlement Administration of the U.S. Department of Agriculture purchased 3,400 acres of farmland and woods for the development of Greendale. In May 1938, the first housing units were occupied. There were 572 living units in 366 buildings, half of which were single family homes built of cinder block on poured concrete foundations. Most houses were built on cul-de-sacs which discouraged heavy traffic while necessary vehicles used three major thoroughfares. The community's focal point was designed to be the Greendale Village Hall, built in a style reminiscent of Colonial Williamsburg. The "Originals" as the homes are called are now known as The Greendale Historic District. The Greendale Historic District was listed on the National Registry of Historic Places in 2005 and was designated as a National Landmark in 2012.

As Village Manager I served as the Chief Executive Officer of the Village. I directly supervised 9 department heads. I advised and assisted the Village Board on all matters of municipal

### **Todd Michaels**

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government, ensuring that all Village ordinances, resolutions, policies, and other directives are properly interpreted and/or enforced in a timely and effective manner, I kept the Village Board informed of all significant developments that relate to the management of the Village. I provided leadership and supervision; served as a representative for the Village to other governmental entities and community groups. I lead collective bargaining and labor relation efforts under the direction of the Village Board, administer the HR functions of the Village, oversaw the land use planning and zoning, assisted in community development efforts, provided leadership and assistance in the development of the Village's Comprehensive Land Use plan amendments and updates, oversaw financial management and the budget process, I developed contracts and coordinated legal activities civil, and prosecution activities, and other duties and responsibilities as assigned. I notified the Village that I was leaving on November 1, 2021, with a retirement date of July 8, 2022.

The three most significant issues facing the Village are:

- State Laws limiting revenue and expenditure increases have made it very difficult to maintain the high level of services the Village provides.
- Maintaining the Village's standing as one of the best places to live in the Milwaukee area. Houses in Greendale sell within days of being listed for sale. I accepted an offer, well over the asking price, on my previous house in Greendale in less than one day.
- Commercial redevelopment of, and adjacent to, a 1 million square foot regional mall.

### **GENERAL, MANAGEMENT STYLE AND EXPERIENCE**

I manage in the collegial-style. Collegial-style of management is based on the premise that some or all members of an organization should participate in decision making and share the power. Employees and stakeholders are encouraged to share their opinions, engage in debates and reach an agreement based on common values. My co-workers in Greendale would say that I am very level-headed, dependable and trustworthy, open to other opinions, good at consensus-building, get things done, and willing to implement any lawful directives approved by the Village Board. Members of the village board would tell you that they were sorry to see me leave. Some Village Board members even went so far as telling me to name my price to stay another year. The last year I was in Greendale I made \$148,600. I thought that was fair and would not ask for pay that was unreasonable.

My strength has always been interpreting situations. Political situations, people, unions, residents, determining where people are coming from and where they are trying to go. My weakness has always been not giving enough praise to the people who work with me. I am not one to need praise, so I tend not to praise people enough. My greatest accomplishment is my long tenure in Greendale. Few managers make it nearly 24 years with the same community. My greatest failure was not detecting that an employee and an influential business owner were having an extramarital affair which somewhat damaged the Village's reputation. I have always

**Todd Michaels**

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treated people how I want to be treated. I have terminated a number of people during my career, though it is never pleasant, it has always been due to their performance and in the best interest of the organization.

I am interested in Flagler Beach because it's "Florida" and the City doesn't even own a snow plow. Greendale and Flagler Beach are similar in that they both have a great sense of community. I have always looked at my job as to move the community forward. I did it in Greendale and I believe I can do it in Flagler Beach. It is going to be difficult with high inflation and a pending recession. However, hard work and careful planning will reap rewards.

During the first six months in Flagler Beach, I would spend most of my time listening and learning from everyone and anyone with a stake in the community to develop a plan to move forward. In Greendale I met with the Village Board in closed session to review goals from the previous quarter and create goals for the next quarter. This has been very beneficial in keeping the Board and myself on the same page.

My relationship with the Milwaukee media has been mostly positive. I have learned that written press releases are the best way to assure accuracy. With limited resources today's media needs as much help as possible.

My hobby is narrowly focused on cars. I love European sports cars. This is a hobby I would not flaunt in Flagler Beach.

**SIX ADJECTIVES OR PHRASES I WOULD USE TO DESCRIBE MYSELF**

- Genuine
- Honest
- Someone you can count on
- Fair
- I once had someone take a major promotion without even knowing what his new salary would be. That is the greatest sign of respect I have ever felt.

Once I announced my retirement, I was approached by people who I do not know telling me how good a job I had done. It is strange writing this introduction. I have never used the word I so much. Throughout my career I have always tried very hard to always use the word we to describe our successes. We can do the same thing in Flagler Beach.

**MOST RECENT SALARY**

My ending salary at Village of Greendale was \$148,600.

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*CB&A Background Checks*

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**Background Check Summary for  
TODD K. MICHAELS**

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**Criminal Records Checks:**

Nationwide Criminal Records Search	No Records Found
County	
Racine County, WI	No Records Found
Milwaukee County, WI	No Records Found
State	
Wisconsin	No Records Found

**Civil Records Checks:**

County	
Racine County, WI	No Records Found
Milwaukee County, WI	No Records Found
Federal	
Wisconsin	<b>October 2019</b> – Civil Lawsuit filed against the Village of Greendale including Mr. Michaels in his capacity as Village Manager. <b>Disposition: September 2021</b> – Terminated  <i>*See Next Page for Candidate Explanation for Records Found</i>

**Motor Vehicle**

Wisconsin	No Records Found
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**Credit**

Excellent

**Personal Bankruptcy**

No Records Found

**Sex Offender Registry**

Not Listed

**Education**

Confirmed

**Employment**

Confirmed

**Social Media**

Nothing of Concern Found

**Background Check Summary for  
TODD K. MICHAELS**

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Under the Fair Credit Reporting Act, 15 U.S.C. 1681-1681Y, credit and bankruptcy information are very sensitive and should not be used in the consideration of hiring. The information is included for each candidate because we do not want you to be surprised if third parties raise what they consider to be a concern. Also, some states have limited the reporting to seven years, so any records older than that will not be available in those states. In addition, motor vehicle reports are limited to three to seven years, depending on the state.

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**From:** Todd Michaels <tmichaels18@gmail.com>

**To:** Lynelle Klein <lynelle@cb-asso.com>

**Subject:** Re: Background Check Records that Require an Explanation

These were two federal lawsuits alleging ADA violations and retaliation by a Police Sergeant and his Dispatcher wife who thought their seniority should have led to promotions and high pay levels, even though the Village was on a pay for performance system.

Please see the attachment for more information.

**Background Check Summary for  
TODD K. MICHAELS**

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TO: PHIL KRAJEC

DATE: JUNE 29, 2016

FROM: GUNTA LAW OFFICES, S.C.  
GREGG J. GUNTA

RE: ASSESSMENT OF DEFENSE MOTION FOR SUMMARY JUDGMENT

Phil, we have now completed discovery in this case, and believe we should proceed with filing a defense motion for summary judgment. The bases for this motion are as follows:

Claims of Jennifer Adamczak

Jennifer Adamczak, a dispatcher with the Village of Greendale Police Department, has filed claims for violation of the Americans with Disabilities Act (“ADA”) and for retaliation for her requesting accommodation under the ADA. Ms. Adamczak has a condition known as neurocardiogenic syncope which is a temporary loss of consciousness associated with a drop in arterial blood pressure, and which causes temporary incapacitation and hospitalization for Jennifer Adamczak due to fatigue, weakness, nausea, migraine headaches, lightheadedness, and difficulty concentrating. Ms. Adamczak testified that she never informed her employer of the condition or missed work because of it, until she had to miss work due to a cardiac incident and had to take FMLA leave.

The allegations relating to the ADA violation are not substantiated by the evidence. Ms. Adamczak claims the City violated the ADA by requiring her to fill out paperwork required by the FMLA, by failing to reasonably accommodate her work schedule as requested by her physician, and by virtue of the police chief contacting her doctor directly to request clarification of the parameters of the terms of his accommodation requirements.

We believe the evidence shows that the Village did not violate the ADA relative to any of these claims.

Ms. Adamczak also claims she was retaliated against for seeking accommodation under the ADA, because she believes she was no longer given overtime hours, was disciplined along with four other dispatchers, and received sub par evaluations subsequent to her requests for accommodation.

Since there is no entitlement to overtime, and assigning overtime would be contrary to Ms. Adamczak’s doctor’s requirement that Ms. Adamczak work consistent shifts, this claim can be defeated.

As for the evaluations, although they are subjective, there is no direct evidence that the



**Background Check Summary for  
TODD K. MICHAELS**

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evaluation process was in any way performed in retaliation for her requests for accommodation under the ADA.

**Claims of Michael Adamczak**

Mr. Adamczak, who is married to Jennifer, claims he was retaliated against by the Village because of his support of his wife's claims, because he was not promoted to a lieutenant's position, had his temporary appointment to detective rescinded, and also received sub par work evaluations. The evidence will not support these claims.

First, Michael Adamczak testified that he never complained about Jennifer Adamczak's treatment to anyone, so there is no way he could have been retaliated against for supporting her.

Second, the lieutenant's promotion process involved non-Village personnel who would have no knowledge of Jennifer's claim, and no reason to retaliate against Michael. Michael finished in the third position of the promotion list, and the individual who was promoted had capabilities that far exceeded Michael's relative to the lieutenant's position.

Personnel evaluations are subjective, and defense of this claim will be the most difficult as it is not clear cut. But there is no evidence linking Michael's weaker evaluations with Jennifer's ADA claims.

**Cost to Prepare Motion**

We estimate that the cost to prepare the motion, brief, proposed findings of fact and supporting exhibits will be approximately \$12,000. Review of the Plaintiffs' response, and preparation of a reply memorandum and response to Plaintiff's proposed finding of fact are estimated at this time at \$8,000.

**Chances of prevailing**

As you know, there is never a guaranteed outcome in litigation, but we believe we have a good chance to get some or all of the Plaintiffs' claims dismissed on summary judgment. We have a very liberal judge in this case, Hon. Lynn Adelman, but since the Plaintiffs' evidence is very thin we believe we stand a good chance of getting a favorable summary judgment decision from even this liberal judge.

We look forward to your authorization to proceed with the summary judgment motion. The court-ordered filing date is July 20, 2016.

End of memo.

**Background Check Summary for  
TODD K. MICHAELS  
Personal Disclosure**

**Personal Disclosure Questionnaire**

Name of Applicant: Todd K Michaels

The following questions are designed so that we will be able to make full disclosure to our client concerning your background. Please answer them honestly. Cutting corners or misrepresenting your past will result in you being eliminated from all further searches conducted by this firm. We understand that frivolous charges are sometimes made and that charges do not mean you were guilty. We also understand that you may have been wronged and needed to seek compensation. The bottom line is that we want to be certain that our client is fully informed. If you have any questions, please contact us for clarification.

*Please explain any yes answers on a separate sheet of paper.*

1. Have you ever been charged or convicted of a felony?  
Yes  No
2. Have you ever been accused of or have been involved in a domestic violence or abuse incident?  
Yes  No
3. Have you ever declared bankruptcy or been an owner in a business that did so?  
Yes  No
4. Have you ever been the subject of a civil rights violation complaint that was investigated or resulted in a lawsuit?  
Yes  No
5. Have you ever been the subject of a sexual harassment complaint that was investigated or resulted in a lawsuit?  
Yes  No
6. Have you ever been charged with driving while intoxicated?  
Yes  No
7. Have you ever sued a current or former employer?  
Yes  No
8. Please list links to all your social media accounts (Facebook / Instagram / LinkedIn / Twitter, etc.) and your personal web page if you have one.
9. Is there anything else in your background that, if made public, would cause you, our client or our firm embarrassment if it came to light through the press or any other mechanism?  
Yes  No
10. Please provide a list of any lawsuits in which you are or have been a party either as plaintiff or defendant.

Attested to:   
Signature of Applicant

Please email this form via PDF DOCUMENT to [Monique@cb-asso.com](mailto:Monique@cb-asso.com) or via fax to (561) 621-5965 no later than 5:00 PM MST 06/14/2023.  
(Note: Please be sure to sign the form with your actual signature if you are sending Fax or PDF Document)

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*CB&A Reference Notes*

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Reference Notes  
Todd Michaels

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**John Macy – Village Attorney, Municipal Law and Litigation Group, WI 262-548-1340**

Mr. Macy has known Mr. Michaels since 2013. As Manager for the Village of Greendale, Mr. Michaels consults Mr. Macy for legal advice. Mr. Michaels uses his legal services wisely and economically. They have developed a sound business relationship. Mr. Macy appreciates him for his prompt and clear communication.

Mr. Michaels has some of the best financial skills among municipal managers in Wisconsin. He excels at creating budgets. He keeps the Village of Greendale fiscally responsible. He trained Greendale's Clerk-Treasurer to eventually take the position of Finance Director, where she has performed admirably.

Mr. Michaels stays involved in the community. He attends village meetings twice a month and regularly attends other special meetings as well. He interacts well with members of the public, taking a customer service-oriented approach to their discussions.

Mr. Michaels strives to address residents' concerns. When the Village Board voted to erect a new cell tower in the community, residents felt they had not received proper notification in advance. Mr. Michaels worked with the Board and his staff to devise and implement improved ways of communicating with the public.

Mr. Michaels finds creative solutions to a variety of problems. The Village of Greendale has a historic hose tower, once used for drying fire hoses and storing municipal equipment. The tower sat empty for many years until Mr. Michaels led a project to repurpose the building. The building now serves as a community gathering place which residents can rent for events.

On another occasion, Mr. Michaels intervened in a dispute between a Veterans association and the local school board. The veterans wanted to erect a memorial on a piece of vacant land owned by the Greendale School District. The school board voted against the proposal because of traffic and safety issues. Mr. Michaels negotiated an agreement between the parties, enabling the project to move forward.

Mr. Michaels took leadership on another project to build a new fire station in the Village. He gained support for the idea, developed a plan, and managed the project. The new station opened in 2017.

Mr. Michaels takes an active approach to management. He works alongside his staff in the community. When the Village Board creates new policies, he works with his team to ensure they implement them as a group. He adapts well to changing circumstances. He adjusts to changes in leadership style and priorities when new village trustees take office. He has a good relationship with the Village Board.

**Reference Notes  
Todd Michaels**

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Mr. Michaels gave his best efforts to the Village of Greendale for over 20 years. He has accomplished all he hoped to do in that community. He has reached a point in his career where he would like to take on a new challenge.

Mr. Michaels was involved in a difficult situation with an employee, but he worked with the employee and Village Board to resolve the problem. Otherwise, Mr. Macy has no knowledge of Mr. Michaels' involvement in any other controversy. His personal and professional conduct would not concern any reasonable person.

Mr. Macy has only positive things to say about Mr. Michaels. Any municipality would be fortunate to have him as Manager. He recommends Mr. Michaels for the position.

**Words or phrases used to describe Todd Michaels:**

- Good leader,
- Good communicator,
- Well organized,
- Responsive to his board,
- Good listener, and
- Good manager.

**Strengths:** Well organized, communicates well with residents and board, good financial skills.

**Weaknesses:** None identified.

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**Alan Marcuvitz – Special Counsel for the Village of Greendale on Development, von  
Briesen & Roper, WI 414-287-1401**

Mr. Marcuvitz has known Mr. Michaels since about 2005, during Mr. Michaels' time as Treasurer for the Village of Greendale. Mr. Marcuvitz and his law firm represent Greendale in development matters.

Mr. Michaels has the qualities of the ideal Village Manager. He works hard. He anticipates problems and plans alternative solutions. He understands the financial implications of the projects he participates in and prepares paperwork in advance. He proposes ideas to the Village Trustees in addition to acting upon their decisions. He takes responsibility for his actions.

Mr. Michaels worked closely with Mr. Marcuvitz during the preservation of Southridge Mall. He obtained legal advice concerning zoning issues, development agreements, and tax agreements. Many of these agreements involved large sums of money, upwards of \$100 million. One of the first parts of the mall to deteriorate was a department store located on a separate parcel of land.

Reference Notes  
Todd Michaels

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Mr. Michaels and Mr. Marcuvitz had the property legally declared a blighted area. This allowed the Village of Greendale to purchase the property and redevelop it instead of waiting for people in the private sector to take action.

Mr. Michaels has earned the respect of Greendale's residents through his consistent involvement in the community. He attends all the meetings required of him as Village Manager. He makes reports at every meeting of the Village Board and helps schedule future meetings. He has also taken a leadership role in the area's Intergovernmental Cooperation Council. He interacts well with residents on an individual basis. He is personable, fair-minded, and a good listener. Mr. Marcuvitz has heard only positive feedback about Mr. Michaels' level of responsiveness and accessibility.

Mr. Michaels manages employees in a variety of departments. He excels at assembling a team of staff members and consultants to work on different projects. He knows when he should work alongside his team and when he should offer guidance from behind the scenes. He has hired many staff members, all of whom demonstrate strong performance in their fields.

Mr. Michaels creates accurate timelines for completing projects. He thinks carefully about how long his team will need to complete the project in a satisfactory manner. He avoids making promises he cannot keep and delivers quality work. He does not allow the stress of meeting deadlines to affect his job performance.

Mr. Michaels' decision to leave his position in Greendale was personal. It did not result from his job performance. He feels he has done all he can for the Village and is looking to benefit another community.

Mr. Marcuvitz knows of nothing in Mr. Michaels' background or past that would concern a citizen or employer. He performs his duties the way any municipality would hope for. Mr. Marcuvitz would not hesitate to hire him.

**Words or phrases used to describe Todd Michaels:**

- Conscientious,
- Creative,
- Responsive,
- A planner,
- Insightful, and
- Far-seeing.

**Strengths:** Has mastery of fiscal implications. understands cash flow, has a background in finance.

**Weaknesses:** None identified.

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Reference Notes  
Todd Michaels

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**John Hermes – Former Trustee and Village President, Village of Greendale, WI  
414-331-7359**

Mr. Hermes has known Mr. Michaels since 2000. Mr. Hermes served as a Village Trustee and Village President during Mr. Michaels's time as the Village Manager. Mr. Michaels is the hardest working individual Mr. Hermes has ever met. He rated Mr. Michaels highly on his performance reviews every year.

Mr. Michaels has excellent planning and organizational skills. He thinks a project through from beginning to end and forms a detailed plan to deliver a quality final product. He anticipates the future very well to avoid obstacles. The Village Board can rely on him to complete all his tasks and projects in a timely manner.

Mr. Michaels has excellent financial sense. He helps create the budget each year and keeps Village spending within limits. He makes good hiring decisions. He forms a capable team and organizes them to maximize their abilities. He leads his team actively, but he stays productive when he must manage from behind the scenes.

Mr. Michaels welcomes innovation. He holds meetings with his department heads to brainstorm new ideas for the Village. He invites suggestions for boosting its efficiency. He implements these ideas often.

The Village of Greendale has 438 historical buildings, which makes planning new developments challenging. Village officials must manage progress while protecting the historic feel of the community. Mr. Michaels excels at navigating the many different opinions on how the community could or should not change. His carefully chosen projects have helped the Village thrive. One of these projects was the redevelopment of Southridge Mall. He assembled a legal team, managed the project's budget, and negotiated with large businesses. The project is still underway, but the Village has made significant progress.

Greendale's residents demand a great deal from their manager. However, Mr. Michaels maintains his composure during high pressure situations. He manages stress well.

Mr. Hermes knows of no controversy resulting from Mr. Michaels' actions. People threw accusations at him but never landed them because his conduct is above reproach. He has earned the respect of his colleagues. Mr. Hermes wishes he could hire Mr. Michaels to replace the manager of the gated community where he lives. He is confident in Mr. Michaels' abilities as a municipal manager.

**Words or phrases used to describe Todd Michaels:**

- Honest,
- Competent,
- Strategic,
- Hard-working, and
- Loyal.

Reference Notes  
Todd Michaels

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**Strengths:** Completes tasks, anticipates future problems, excellent at budgeting.

**Weaknesses:** Nervous speaking in front of groups.

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**Colleen Fechtmeyer – Village Trustee, Village of Greendale, WI 414-421-2056**

Ms. Fechtmeyer has known Mr. Michaels since 1998. She organized events in the community for many years before becoming a Village Trustee in 2021. She appreciates Mr. Michaels for his knowledge of municipal ordinances and for going out of his way to help her make arrangements for village events.

Mr. Michaels solves problems creatively. On one occasion, Ms. Fechtmeyer was organizing a five-day cultural event. Village ordinances prevented her from closing roads for multiple days. Mr. Michaels applied his knowledge of municipal codes to work around the restrictions and enable her to legally hold the event.

Mr. Michaels led the effort to redevelop Southridge Mall. He coordinated with attorneys, property owners, and contractors to purchase a vacant department store building. Together, they worked around many restrictions and obstacles. The project is ongoing, but his team has made a great deal of progress.

When hiring staff, Mr. Michaels makes smart, sensible decisions. While not every employee he hired has lived up to his expectations, he has built a capable team. He manages difficult personnel issues well. On one occasion he had to intervene during a conflict among firefighters because the Fire Chief had not adequately addressed the problem.

Mr. Michaels prefers to address citizens' concerns in a one-on-one setting. He is a bit shy in large groups, but he knows how to handle large meetings. He can lead or make presentations when needed. Though he gives the impression of shyness, he can also demonstrate strength and toughness on occasion, especially when negotiating contracts.

When making decisions, Mr. Michaels uses his knowledge, experience, and common sense. The interests of the Village guide his actions. He embraces innovation, but he does not make a change without first considering its financial implications and impact on the community.

Mr. Michaels attends village events, but he has not attended as many meetings in person as he could. However, since the COVID-19 pandemic, many Village meetings are broadcast online, so he participates virtually. He manages stress very well. He stays calm and collected. He thinks clearly in high-pressure situations.

Ms. Fechtmeyer knows of no controversy involving Mr. Michaels that would concern an employer or citizen. His conduct has earned the respect of Greendale's residents. Ms. Fechtmeyer will miss his expertise. She highly recommends him for any position in government.



Reference Notes  
Todd Michaels

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Though it takes time to understand the expectations and needs of a new community, he will learn faster than most.

**Words or phrases used to describe Todd Michaels:**

- Smart,
- Innovative,
- Supportive,
- Fiscally responsible,
- Personable, and
- Good-natured.

**Strengths:** Fiscally responsible, knows his place as a manager.

**Weaknesses:** Needs to give more details when communicating.

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**Sarah Weishar – Assistant Village Manager, Village of Greendale, WI 414-303-5086**

Ms. Weishar has known Mr. Michaels since 2012, when she took the position of Assistant Village Manager. They worked together until Mr. Michaels retired as Village Manager in 2022.

During his time in Greendale, Mr. Michaels has demonstrated a variety of abilities that make him a capable Village Manager. He listens to residents and works to address their concerns. He works well with his staff and makes good hiring decisions. He has exceptional financial skills. He completes tasks on time and stays calm under pressure.

Mr. Michaels works well with the Village Board. He keeps them informed. He cooperates with trustees' decisions even when he disagrees with them, and he leads his team in implementing the Board's vision for the Village.

Mr. Michaels can innovate when needed, but he does not rush change. He recognizes the existing processes that work well. When something needs improvement, he creates a plan of action. For example, the Village of Greendale once had a contract with an outside agency for garbage and recycling collection. When the contract became too expensive, Mr. Michaels helped the Village create their own recycling program.

Mr. Michaels addresses problems in a calm and logical manner. During the process of planning a new fire station in Greendale, the Village Board accepted an offer to sell the existing station. Mr. Michaels had to find a temporary location to house the fire department until the new building was complete. He relocated the department to the Village Safety Center and managed the move to ensure a smooth transition and minimize disruptions.

Reference Notes  
Todd Michaels

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Ms. Weishar knows of no controversy, conduct, or problem in Mr. Michaels' past that would concern an employer or citizen. She would hire him if she could. He is an excellent manager.

**Words or phrases used to describe Todd Michaels:**

- Analytical,
- Good with numbers,
- Works well with many different people,
- Flexible,
- Reasonable, and
- Easygoing.

**Strengths:** Good writing skills, good analytical skills, deals well with residents.

**Weaknesses:** None identified.

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**Ron Barbian – Village Trustee, Village of Greendale, WI 414-525-1999**

Mr. Barbian has known Mr. Michaels since 2004. He served as a Village Trustee during the time Mr. Michaels was the Village Treasurer and later Manager of the Village of Greendale. Mr. Barbian has rated Mr. Michaels highly on performance reviews every year.

Mr. Michaels successfully navigates the different agendas and priorities of the seven Village Trustees. He makes recommendations and points out budget constraints that affect proposed projects. He cooperates with the Village Board once they made a final decision, whether or not he agrees with it.

When a fire occurred in Greendale, the Village Trustees began receiving calls from residents before they became aware of the problem. A Trustee never wants a resident to ask a question he is not prepared to answer. While Mr. Michaels tries to keep elected officials up to date, he could be more prompt in his communication. He strives to complete projects on time. When his team encounters delays, he prioritizes tasks and adapts to new circumstances. He keeps the Board informed of their progress.

As a manager, Mr. Michaels does his due diligence when hiring personnel. Most of his employees have proven themselves an asset to the Village. His staff is engaged in their work. When difficult personnel situations arise, he remains calm and addresses the problem.

Mr. Michaels is a problem solver. He led his team in the reinvigoration of Southridge Mall. The mall is the largest in Wisconsin, but it has suffered from the effects of a poor economy and changing consumer habits. His team used many creative methods to attract new businesses to the shopping center. On another occasion, the Village Board voted to implement an independent

**Reference Notes  
Todd Michaels**

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recycling program. Mr. Michaels hired staff to fill the Department of Public Works. He proposed budget adjustments to finance the program.

Mr. Michaels has lived up to expectations in the Village of Greendale, a small community with demanding residents. He has ingrained himself in the community, enabling him to understand the public's needs and build relationships with business owners. He prefers to address citizens' concerns on an individual basis, but he also performs well during larger meetings. When making decisions, he keeps Greendale's interests in mind. When Mr. Michaels stepped down after 15 years as Village Manager, residents made him the parade marshal on Independence Day, a rare honor in the community.

Though Mr. Michaels has dealt with controversial situations as part of his position in city government, he maintained professional behavior. Mr. Barbian does not know of anything in Mr. Michaels' background or conduct that would create embarrassment or concern. He resigned and is now looking for a new challenge in a new location.

**Words or phrases used to describe Todd Michaels:**

- Dedicated to the village,
- Understands his role,
- Develops his staff,
- Responsive to critical situations, and
- Decisive.

**Strengths:** Deals well with the seven different agendas of the Village Trustees.

**Weaknesses:** Needs to be more prompt when communicating to Trustees.

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**Sandra Kulik – Village Administrator, Village of Hales Corners, WI 414-529-6175**

Ms. Kulik has known Mr. Michaels since 2016. She serves as the Village Administrator for the Village of Hales Corners, which borders the Village of Greendale. They worked closely together on intergovernmental agreements to benefit both communities.

Mr. Michaels' intergovernmental work highlights his talent for creative problem solving. Though they border the large City of Milwaukee, the small communities of Greendale and Hales Corners have unique needs. For example, neither Greendale nor Hales Corners could afford to build their own dispatch center for their police and fire departments. Mr. Michaels and Ms. Kulik negotiated an agreement to build a center to serve both communities. On another occasion, they hired a full-time building inspector who would work for both villages. Mr. Michaels later helped the Village of Hales Corners when they had no health officer and therefore could not legally operate. He

Reference Notes  
Todd Michaels

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allowed Greendale's health officer to work for Hales Corners temporarily. Mr. Michaels' collaborative approach has created a lasting beneficial partnership between the villages.

Mr. Michaels stays active in his community. He discovers residents' needs and works toward meeting them. He attends monthly meetings for the Intergovernmental Cooperation Council, an organization to promote cooperation between municipalities.

Mr. Michaels strategically manages his staff. He knows when to lead by example and when to stand back and let his employees take the initiative. He makes good hiring decisions but takes responsibility when he makes a poor choice. On one occasion, Greendale's fire chief spread negative and inaccurate information to the press about the fire chief in Hales Corners. When Ms. Kulik approached him with the problem, he helped her gather the parties involved to discuss the issue. Throughout the process, he managed stress very well.

Ms. Kulik has no knowledge of anything negative in Mr. Michael's conduct or background. She wishes he could stay in Greendale. She recommends him as a manager who cares about his community and loves public sector work.

**Words or phrases used to describe Todd Michaels:**

- Calm,
- Intelligent,
- Financially sound,
- Good listener, and
- Politically aware.

**Strengths:** Still engaged after 15 years, understands residents' needs and wants.

**Weaknesses:** Difficult to reach him because he did not own a cell phone for many years.

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**Elaine Unger – Village Trustee, Village of Greendale, WI 414-423-6292**

Ms. Unger has known Mr. Michaels since 2016. She was a concerned resident asking for his help as the Village Manager. Since that time, Ms. Unger has become increasingly more involved in Village government and took office as a Village Trustee in April 2021. They worked together until his retirement in July of that year.

Mr. Michaels has a great deal of experience dealing with members of the public. Though he is uncomfortable socializing with residents during events, he makes himself available to meet with them individually or in small groups. In 2016, Ms. Unger joined with other residents who objected to the installation of a new cell tower. They felt its planned location in a residential neighborhood on church property was inappropriate. In addition, only about five of the homes in

Reference Notes  
Todd Michaels

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the area received notification of the installation. Mr. Michaels and the Village Board had followed ordinances as they were written at the time, but Ms. Unger and her neighbors felt entitled to better communication. They took their concerns to Mr. Michaels. Though they disagreed about the cell tower placement, Mr. Michaels was responsive and respectful. He worked to improve communication with residents.

Near the end of his tenure, Mr. Michaels took a more hands-off approach to management. He directed his team from behind the scenes. He made some very good hiring decisions during his time in Greendale.

Mr. Michaels cared about his community, and this motivated him to serve to the best of his ability. His made decisions he felt were the most beneficial to Greendale. Though the Village Board did not always agree with his ideas, he made sensible choices. He kept the Village government running at a high performance level.

Mr. Michaels has great financial abilities. He understands numbers well and uses this skill to create and manage budgets. He completes his tasks on time in most situations. He has so much experience operating under high pressure situations that he has become used to stress. He manages these emotions well and does not let them affect the quality of his work.

On one occasion, a disgruntled employee accused Mr. Michaels of treating him unfairly or with disrespect. However, when the village attorneys investigated, they found no support for the employee's claims and the charges were dismissed. Ms. Unger knows of no other controversial situations he has been involved in. She has seen no evidence of inappropriate behavior in Mr. Michaels' conduct.

Mr. Michaels' time as Village Manager has benefited the Village of Greendale. He will make a good manager in another community.

**Words or phrases used to describe Todd Michaels:**

- Smart,
- Organized,
- Honest,
- Fair,
- Not the most approachable, and
- Could communicate better.

**Strengths:** Knowledgeable about municipal government, organized, high level of integrity.

**Weaknesses:** Not the most approachable, needs to communicate better with the Village Board.

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Reference Notes  
Todd Michaels

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**Donna Oullette – Village Trustee, Village of Greendale, WI 414-421-8150**

Ms. Oullette has known Mr. Michaels since she became a Village Trustee in 2000. They interacted through weekly meetings and phone calls about all aspects of Village business.

Mr. Michaels has proven himself a valuable asset to Greendale. He makes thoughtful decisions. He makes good hiring decisions. He keeps the Board informed of issues in the Village. He has excellent financial abilities. He accomplishes tasks on time and performs well under pressure.

Mr. Michaels has a long history of community involvement in Greendale. Before his time as Village Manager, he served as the President of the Chamber and the Village Treasurer. In every role he has regularly attended meetings to stay informed of issues in the community.

Mr. Michaels cooperates well with the Village Board. He takes their directives when they assign him a task or ask him to do something in a different way. He leads his team to implement the changes.

Mr. Michaels has skill in resolving disputes between residents and developers. When the Village Board voted to build some new apartments in Greendale, some of the neighboring residents were upset. He brought them together with the Board to address their concerns. He provided resources and information to the trustees to help them answer questions from the public about the project.

Mr. Michaels left his position as Village Manager because he was looking for something different. Ms. Oullette has no knowledge of anything in Mr. Michaels' background that would embarrass an employer. Nothing in his personal or professional conduct would concern a citizen. She misses him in Greendale but knows he will make a good manager wherever he goes.

**Words or phrases used to describe Todd Michaels:**

- Personable,
- Leader,
- Good person,
- Honest,
- Loyal, and
- Prompt.

**Strengths:** Good organizational skills, manages the budget well, a great leader and manager.

**Weaknesses:** He could be more reserved.

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Reference Notes  
Todd Michaels

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**Debra Barth – President of Chamber of Commerce, Village of Greendale, WI  
414-421-9600**

Ms. Barth has known Mr. Michaels since 2017. They served on a committee together. Mr. Michaels is a professional, responsive leader. He performs his responsibilities well. He has good financial skills, as evidenced by his time as the Treasurer of the Chamber. During meetings together, Mr. Michaels does a good job representing the interests of the Village of Greendale.

Ms. Barth recommends Mr. Michaels for a position in city or county government. His experience will serve him well as a municipal manager.

**Strengths:** Responsive, a good leader, a responsible manager.

**Weaknesses:** None identified.

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**Prepared by:** Claire Argyle  
Colin Baenziger & Associates

**Section 11**



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*CB&A Internet Research*

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**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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<https://www.jsonline.com/story/communities/southwest/news/greendale/2022/03/30/greendale-picks-union-grove-administrator-new-village-manager/7204399001/>

Milwaukee Journal Sentinel  
March 30, 2022

**After a nationwide search, Greendale has hired a new village manager**

Author: Bob Dohr

Mike Hawes, currently the village administrator in Union Grove, was selected by the Greendale Village Board to fill the post and will start April 25. Union Grove is a village of about 5,000 people in Racine County. The appointment represented the end of a nationwide search to find a replacement for **Todd Michaels**, who's retiring July 9 after more than 23 years with Greendale, including the last 15 as village manager.

**Michaels** will work in a consulting capacity for the village from April 25 to July 9. **Michaels** said he's turning 55 on July 4 and will be eligible for early retirement under the Wisconsin Retirement System.

"I am proud of the great many accomplishments we have made during my time with the village," **Michaels** said in an email. He said Greendale will be in good hands with Hawes. "I expect Mike to continue where I left off and keep the village evolving and becoming more efficient," he said.

**Michaels** said he's not sure what the future holds, but plans on seeking employment in the public or private sector.

**Internet – Newspaper Archives Searches  
Todd Michaels  
(Articles are in reverse chronological order)**

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<https://www.leagle.com/decision/infdco20210928815>

**ADAMCZAK v. VILLAGE OF GREENDALE**

Case No. 19-CV-1596.

JENNIFER ADAMCZAK and MICHAEL ADAMCZAK, Plaintiffs, v. VILLAGE OF GREENDALE, RYAN ROSENOW, and **TODD MICHAELS**, Defendants.

United States District Court, E.D. Wisconsin.

September 24, 2021.

**DECISION AND ORDER**

LYNN ADELMAN, District Judge.

Jennifer Adamczak works for the Village of Greendale Police Department (GPD) as a dispatcher. Her husband, Michael Adamczak, was a police sergeant with the GPD. They bring this action against the Village of Greendale for retaliation in violation of the Americans with Disabilities Act (ADA) and against Greendale Police Chief Ryan Rosenow and Greendale Village Manager **Todd Michaels** for retaliation in violation of the First Amendment under § 1983. Defendants move for summary judgment.

**III. CONCLUSION**

THEREFORE, IT IS ORDERED that defendants' motion for summary judgment (ECF No. 18) is GRANTED. The Clerk of Court shall enter final judgment.

[CB&A Note: The plaintiffs alleged the City, the Police Chief Ryan Rosenow and the City Manager **Todd Michaels** (the defendants) had retaliated against them and filed a lawsuit. The defendants thought the plaintiffs' case was very weak and filed for summary judgement asking that it be dismissed prior to trial. The Judge looked at the facts presented in the most positive light for the plaintiffs' case and, even from that perspective, agreed with the defendants that the plaintiffs did not have a legitimate case. She dismissed the suit with summary judgement for the defendants.]

[CB&A Note: To view the entire case, please follow the link below.]

<https://www.leagle.com/decision/infdco20210928815>

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
June 3, 2021

**The troubled Southridge Mall property could see more redevelopment now that restrictions could soon be removed**

Author/Byline: Tom Daykin

Ongoing efforts to redevelop Greendale's troubled Southridge Mall likely will include more non-retail uses — with village help. The Greendale Village Board, at its Tuesday night meeting, voted to acquire covenants which restrict uses at the 100-acre mall site. The village plans to remove those restrictions to allow more redevelopment at Southridge — which has two empty anchor stores and is going through foreclosure.

The covenants include height and use limits on buildings, as well as a prohibition on parking structures. Such restrictions were typically attached to property deeds when suburban malls were developed throughout the 1960s and '70s. They significantly hamper Southridge's ability "to adapt to changing market trends and best meet the current and anticipated future needs of village residents," according to a village board statement. It isn't known yet what the village will pay to acquire the covenants, said Village Manager **Todd Michaels**. He told the Journal Sentinel that appraisals would be conducted to help determine what value, if any, the covenants provide.

The Tuesday vote comes just two weeks after the board voted to buy Southridge's former Boston Store for \$3.3 million with plans to eventually make it available for new development. That purchase is to be completed within 60 days. With the covenants removed, the Boston Store building's future owner could demolish it to make way for new uses — such as apartments, a hotel or a medical office building. Similar uses also could come to the former Kohl's department store, which has been vacant since 2018, and to portions of Southridge's parking lots. Those types of projects have been done at other redeveloped malls, including Glendale's Bayshore and Wauwatosa's Mayfair.

Southridge has seen some redevelopment in recent years, including a Dick's Sporting Goods, Golf Galaxy, Round 1 bowling and amusement center and TJ Maxx opened in a former Sears store in 2018 and 2019. "We have a significant opportunity to redefine our community and create a new, state-of-the-art community hub on the current Southridge Mall property," said Village President Jason Cyborowski, in a statement. Southridge is Greendale's largest property taxpayer.

The village provided \$12 million to help Southridge operator Simon Property Group Inc.'s earlier efforts to redevelop the mall, which included opening a Macy's department store in 2012. Around \$5.4 million is still owed and is to be repaid by the improved mall's property taxes by 2024. Another \$2 million in village financing help is being repaid through the more recent redevelopment of the separately owned former Sears building. A Simon affiliate which owns the mall is going through foreclosure with its lender. Meanwhile, the former Boston Store was acquired through foreclosure by its lender, a Bank of America affiliate, which will sell that separately owned property to the village.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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<https://pezcyclingnews.com/newswire/professional-bike-racing-returns-to-greendale-and-manitowoc-as-part-of-12th-annual-tour-of-americas-dairyland-multi-day-road-bike-racing-series/>

Pez Cycling News  
February 25, 2020

**Professional Bike Racing Returns To Greendale And Manitowoc As Part Of 12th Annual Tour Of America’s Dairyland Multi-Day Road Bike Racing Series**

Author: Press release

U.S. Largest Competitive Road Race Series Draws Thousands Worldwide and Coast to Coast. With a growing worldwide reputation and named a “bucket list” event by Bicycling magazine, Tour of America’s Dairyland (ToAD) presented by Kwik Trip, rolls again through Wisconsin June 18-28, 2020. The 12th annual edition of ToAD, which is the U.S.’s largest multi-day competitive road bike racing series, will see the return of bike racing to Greendale and Manitowoc after more than a decade hiatus. ToAD features criterium-style bike races daily in different communities. Last year more than 100,000 spectators attended the series which featured more than 5,000 entries from nearly 1,000 racers including professionals, Olympians and amateurs.

About 70 percent came from outside of Wisconsin including 15 countries with Australia sending the largest international contingent of more than two dozen riders, followed by Canada and New Zealand. In the US, racers traveled from 37 states with California and Colorado fielding the most riders from outside the Midwest. “While exciting events including the USA Triathlon National Championships and Ryder Cup come and go, Tour of America’s Dairyland and the world class race experience we deliver has been a mainstay on the Wisconsin sports tourism calendar for more than a decade,” said Bill Koch, ToAD executive director. “Our host cities eagerly await and plan for the opportunity to show off their communities to the thousands of visiting racers and fans, as well as those who follow those visitors’ social media feeds.”

With the Village of Greendale addition to the ToAD 2020 schedule, cyclists will race through the only Wisconsin city designated as National Historic Landmark. ToAD participants and spectators will find a city rich in heritage with beautiful lush green spaces, boutiques and charming restaurants. “Greendale is the perfect venue to host bike racing,” said Village Manager **Todd K. Michaels**. “We’re an active community with parkways, paths and walkways, and our historical downtown area will provide a unique destination for participants and visitors. Past races have been well received and we look forward to welcoming the Greendale Gran Prix as a fun and new event for our local community.”

At the Manitowoc Maritime Classic, racers will start and finish in front of the Wisconsin Maritime Museum, one of the finest museums of its kind in the U.S., as ToAD returns to the lakefront city for the first time since the series launched in 2009. Manitowoc is ToAD’s only Northeastern Wisconsin stop. John Brunner, owner of The Fitness Store, founded the Maritime Classic in 1989 and spearheaded its 2020 return along with Mayor Justin Nickels. “I am excited

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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for ToAD to return to Manitowoc and Northeast Wisconsin! Our focus the past few years has been on revitalizing our beautifully historic downtown, located directly on the shores of Lake Michigan and Manitowoc River,” Mayor Nickels said. “Bringing back events like ToAD will be a great way to showcase all the great things happening in our community.”

“Manitowoc’s downtown has come alive with the opening of new restaurants, bars and attractions, as well as new events and festivals. These and other dynamic businesses are bringing people to our downtown area,” Brunner added. “Mayor Nickels and I believe the climate and excitement of Manitowoc’s downtown make it ripe for the spectacle of bicycling racing.”

Aside from a fast racecourse, cyclists can enjoy warm up and cool down rides along the six-mile Mariners Trail which runs directly along Lake Michigan and is the longest stretch of uninterrupted lake view in the state. For riders and fans alike, Manitowoc plans several special race day events including live music.

ToAD host cities typically hold community festivals with a variety of activities and entertainment surrounding the bike races. Besides Greendale and Manitowoc, ToAD cyclists will race in Janesville, Kenosha, East Troy, Grafton, Waukesha, Shorewood, Wauwatosa, and Milwaukee’s Downer Avenue and Bay View neighborhoods. ToAD estimates the series overall generates more than \$2 million in Wisconsin economic impact.

ToAD attracts racers ranging in age from pre-teens to sixties. As hoped, ToAD saw an increase in the number of riders age 40 and older in 2019 with the launch of abbreviated race age and category competitions designed to accommodate work and travel schedules. Based on that success, ToAD will increase the number of category-condensed competitions within its 11-day 2020 schedule.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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<https://news.yahoo.com/greendale-board-opposes-local-stay-163509585.html>  
May 18, 2020

**Greendale Board Opposes Local 'Stay At Home' Order**

Author: Scott Anderson

GREENDALE, WI — Officials on the Greendale Village Board say they would like to see the Village open up for business more quickly now that the State Supreme Court has overturned the statewide Safer At Home order.

On Monday, the Greendale Village Board adopted a resolution opposing a Greendale Health Officer's order that imposed a local Safer At Home on the Village until May 21.

Local officials on the Village Board said they did not know whether the Health Officer would extend the order, which regulates everything from businesses and social interactions amid the coronavirus public health emergency.

"The Greendale Village Board understands the seriousness of this disease, but is supportive of thoughtful reopening of the Village using appropriate precautions to protect residents, business owners, business workers and customers," the resolution sent Monday by Village Manager **Todd Michaels** said.

Greendale's local order was in place hours after the Wisconsin Supreme Court struck down Gov. Tony Evers' Safer At Home order, as several Milwaukee County communities responded by issuing local orders.

The order in Greendale covers everything from child care settings, governmental buildings, businesses, social distancing, health care operations, grocery stores and restaurants.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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<https://shepherdexpress.com/news/features/historic-greendale-looks-to-the-future/>  
NOV. 12, 2019 2:48 P.M.

**Historic Greendale Looks to the Future**

Author: Catherine Jozwik

The Hose Tower project was completed in 2015. The Greendale Historical Society led the community-wide fundraising efforts and raised nearly \$600,000. Established as a village in 1938 as part of President Franklin D. Roosevelt’s New Deal Works Progress Administration (WPA), Greendale, Wis., is one of three so-called “Greenbelt” communities in the country, the others being in Ohio and Maryland. These communities—in proximity to plenty of green space—were created to provide housing for families of moderate incomes. In the late 1930s, Greendale consisted of mostly farmland and was not yet a part of Milwaukee’s sprawling metropolis. The federal government purchased land in Greendale and built 366 housing structures which contained 572 living units altogether, including single-family dwellings and row houses. Each original structure is still standing. In the early 1950s, the land and homes were sold to a Milwaukee corporation. “Because of its unique design, planning and social aspects, Greendale is a National Historic Landmark and on the National Registry of Historic Places,” said Ted Mainella, treasurer of the Greendale Historical Society, formed in 1975 to help preserve the village’s history.

Seeking historical designations can be time consuming and cost prohibitive, but the Greendale Historical Society’s hard work and dedication brought these distinctions to fruition. The Greendale Historical Society recently purchased one of the village’s original structures, which is currently undergoing renovations. Located at 5597 Apple Court, the home is “a showplace of Greendale history,” according to Mainella. Robb Nowak, president of the Greendale Historical Society for the last three years, said the organization has been painstakingly trying to replicate the home’s original décor, from the trim to the paint colors. “We’re going old-school and taking it back to 1938,” he said, adding that the society hopes to finish renovations by summer. The Greendale Historical Society also organized efforts to renovate the Historic Hose Tower, a Department of Public Works building located at 5699 Parking St. The repurposed building, which is owned and operated by the Village of Greendale, opened in 2015 as a Community Center. It is a popular rental venue for gatherings such as wedding showers, anniversary celebrations and other community events. To maintain a 1930s look, Nowak points out the original Greendale park benches on the front patio.

In addition, Greendale is also home to Trimborn Farm (8881 W. Grange Ave.) and the Jeremiah Curtin House. Located on eight acres, the 19th-century farm includes a Cream City brick farmhouse, 75-foot kiln and threshing barn. Trimborn now functions as an outdoor museum operated by the Milwaukee County Historical Society. The home of esteemed folklorist and linguist Jeremiah Curtin (1835-1906), a stone dwelling built in 1846 located at 8685 W. Grange Ave. is one of the oldest intact structures in Milwaukee County. Lined with quaint shops, the village’s Broad Street area has been compared to a Norman Rockwell painting. “I love having a small shop in Greendale. There is so much pride in the village, and we are fortunate to get a lot



### **Internet – Newspaper Archives Searches** **Todd Michaels** *(Articles are in reverse chronological order)*

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of community support,” says Beth Parkansky, owner of Apples of Eden, a candy store located at 5612 Broad St. “Newcomers, as well as founding families, are committed to preserving Greendale’s rich history and small-town charm,” adds Village Manager **Todd Michaels**.

Turning the PAGE in Village History. Historically a predominantly white community, Greendale has faced some challenges when it comes to race relations, particularly within its school system, but the village is committed to facing these challenges head on. Recently, school superintendent Gary Kiltz resigned from his position and was replaced by interim school superintendent Kim Amidzich. The district has partnered with Parents Advocating for Greendale Equity (PAGE)—an organization dedicated to diversity and inclusivity in the school system and community as a whole—to create a welcoming community experience for all.

With the help of PAGE, the village recently launched a Greendale Welcomes Diversity Action Plan. The village has allocated \$10,000 per year towards PAGE equity and inclusion training workshops, community-wide educational opportunities and other programs which promote diversity, cultural awareness and understanding. The organization is also working with the school district to hire an equity officer. “PAGE will always push for what we believe is necessary for the community’s health, and especially for the wellbeing of young people of color in Greendale,” said the group’s communications chair, Nat Godley, in a press release.

Many Greendale families have lived in the community since the village’s inception. Mainella and his wife both grew up in original Greendale homes and later purchased one of their own. “That’s not unusual; that’s a testament to the attraction of the community,” Mainella noted, adding that the village maintains the same quiet charm it had 80 years ago. “Greendale is still a very desirable place to live.”

#### A Place with ‘a Real Sense of Community’

With a median home value of about \$240,000 (according to Zillow.com), Greendale offers a wide variety of housing options, from apartments, condominiums and small ranch homes to million-dollar homes. As the village is bordered by Whitnall and Scout Lake Parks, its residents don’t have to travel very far to experience scenic nature.

Nowak, a landscape architect and Greendale resident for five years, said he’s a “newbie,” as many folks are lifelong residents. However, the village has welcomed him with open arms. “Greendale is like no other place I’ve ever been to; it has a real sense of community,” he said.

The village attracts a number of residents, mainly retirees and others looking to downsize. Nowak, for example, moved to a smaller Greendale ranch after living in a home in Waukesha County that was surrounded by many acres of land. “It was time to scale back,” he said. Nowak was excited when he found a home with a path leading to a scenic wooded area. “In the fall, it’s just glorious,” he added. He believes that reasonably priced Greendale has comparable amenities to higher-end subdivisions such as Shorewood and Whitefish Bay. Nowak, a history buff, added

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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that he enthusiastically accepted the role as Greendale Historical Society president several years ago. “I’m honored to be able to do the things I’m doing now,” he says.

**Michaels** notes that newer dining establishments and attractions near Southridge Mall, such as Explorium Brewpub and the mall’s BistroPlex In-Theatre Dining Cinema, have helped attract more visitors, including young professionals, to the area. **Michaels** adds that, going forward, the village will continue to focus on redevelopment efforts around Southridge Mall. Mike Doble, who, with his wife, owns Explorium Brewpub, feels that the village has overwhelmingly supported his endeavors. “Owning a business and working in Greendale is like stepping back in time where everyone knows each other, looks out for each other and supports local businesses. It’s like no place I’ve worked in before,” he explains.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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[CB&A Note: Only the information pertaining to **Todd Michaels** is included.]  
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- **Todd Michaels**

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
October 31, 2018

**Taxes in Greendale are going up. Here's why.**

Author/Byline: Jane Ford-Stewart

Property taxes on Greendale homes won't go up 8 percent, even though the property tax assessments on most homes have. Taxes for just village services are expected to rise 1.82 percent, village officials said. That translates to \$29.93 more for the owner of an average home now assessed at \$228,796, they said. The 1.82 percent increase would bring the total tab for village services to \$1,786 for the average home, officials estimate. That won't be the total property tax bill. Separate property taxes will be levied by the schools, MATC, the Milwaukee Metropolitan Sewerage District and Milwaukee County.

The rate

The predicted tax rate for village services is \$7.32 per \$1,000 of assessed value. Based on that tax rate, those who saw their property tax assessments rise more than the 8.26 percent average for the village will pay more than the average 1.82 percent increase. Owners of properties that rose less than the 8.26 percent average will pay less than the average 1.82 percent increase.

A public hearing on the proposed 2019 Greendale village budget will be held at 7 p.m. Tuesday, Nov. 20. The village board is expected to approve the proposed budget that night, depending on the outcome of the hearing. Village President Jim Birmingham said the proposed 1.8 percent levy increase is still reasonable. He noted that levy increases for the village have averaged 1 percent annually for the last 10 years. One year the levy was up 2 percent, another it was down 0.27 percent, according to information in the budget message presented by Village Manager **Todd Michaels**.

The numbers:

The 2019 proposed budget is \$17,254,645. That's \$639,619 or 3.85 percent more than this year's \$16,615,026 spending plan. The \$12 million general fund, regarded as the operating budget, fell 0.19 percent from this year. The proposed levy is \$10 million, up \$178,063 or 1.8 percent from 2018. The proposal includes using nearly \$370,000 of reserves to balance the budget. That money may not have to be spent, as savings are realized during the year, said Assistant Village Manager Sarah Weishar. Even if all of it were used, reserves would still be near 40 percent of the operating budget. Communities never want to fall below 15 percent and many have much higher reserves, as Greendale does.

Why are taxes up?

It's primarily due to increased spending on street rehabilitation and equipment replacement, according to **Michaels'** budget message. The village proposes to spend \$370,000 more on rehabbing streets, including filling cracks and replacing sidewalks. The extra funding would help the village catch up on street maintenance, Weishar said. "We'll be able to do more roads," she said. The major part of the new equipment purchases will be a new refuse hauler that will replace

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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a unit that will be 25 years old by the time it is replaced, **Michaels** wrote. It will enable the village to reduce staff performing refuse and recycling curbside pickup to three instead of the current four people, **Michaels** wrote in his message.

Employee pay?

The proposed 2019 budget sets aside 2 percent more for raises. The police and firefighter unions have not settled, yet, but the rest of the village staff will now be completely on merit pay, Weishar said. Also, employees will continue to pay 12 percent of their health-insurance premiums.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
August 8, 2018

**Relief likely for long lines at Greendale refuse/recycling center**

Author/Byline: Jane Ford-Stewart

The extremely long lines on Saturdays at the Greendale Refuse and Recycling Center may be relieved with the likely opening of the center one evening a week. The line of cars goes right out the center's gates and onto the access road, said Trustee Ron Barbian, who brought the matter to the Greendale Village Board.

The board, meeting as a committee of the whole, on Tuesday, Aug. 7, unanimously backed the idea of the center opening a little later, at 11 a.m., so it can stay open until 7 p.m. during summer. There are no lights for the center to be open during the evening after dusk. Trustees were thinking Wednesday evenings might be good from May to September or later, but that has not been finalized.

Closes at 3 p.m.

Saturday lines could be shortened, if people who work until 5 p.m. can come in the evening instead of only on Saturdays, Barbian said. Currently, the center closes at 3 p.m. weekdays. The trustees gave it over to Village Manager **Todd Michaels** to figure out if evening openings can be done. He was optimistic and formal village board approval could come soon. The center, at 6351 Industrial Loop, will likely have evening hours starting next summer, Barbian said. It might even be open this year, but that could be a stretch, he said. He and other trustees have gotten many calls from people asking for evening hours, he said. "I think it's going to help on Saturdays," Barbian said.

More than 1?

Trustees debated opening more than one evening, but opted for one as a good starting place. Village officials worry that they could run into problems opening more than one evening. That's because staff is limited so if someone calls in sick it might be hard to cover for them, Barbian said. "I'm very pleased," he said. "This is the way government should work." In his experience, people mainly come to the center during the summer with yard waste, Barbian said. Greendale doesn't pick up yard waste, he said. But there are those who come to the center with too much trash for regular pickups after cleaning their basements and garages, he said. The center also accepts large items such as sofas, oil and antifreeze, he said.

Even though the center would not open until 11 a.m. one day a week, normal trash and recycling pickups would not be affected, Barbian said. Currently, the center is open weekdays all year from 7 a.m. to 3 p.m. Saturday hours vary with April through November hours being 8 a.m. to 4 p.m. and December through March hours 9 a.m. to 1 p.m.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
May 2, 2018

**Dramatic increase in recycling seen as likely if Greendale switches to recycling carts**

Author/Byline: Jane Ford-Stewart

Residents would not have to carry recycling bins out to the street if trustees vote to roll recycling carts into everyone's lives, and the village could search assets dramatically up its recycling volume, too. The cart being considered holds 95 gallons, which might be a bit too large for those living in the village's small "originals" homes to find space for, trustees said during their discussion of the carts Tuesday, May 2. Alternatives they came up with were offering a choice of a 65-gallon cart or letting residents keep their 18-gallon recycling bins. That will likely be decided at the trustees' Tuesday, May 15, meeting when a vote on switching from bins to carts is slated to be taken.

An eight-week pilot program run from November 2017 to January 2018 at average three-bedroom homes showed recycling doubling due to the large carts, said Village Manager **Todd Michaels**. That certainly won't happen if the carts go village-wide, he said. Smaller families would have less to recycle, he said.

\$20,000 savings

But there is no doubt recycling would dramatically increase, saving an estimated \$20,000 a year in landfill fees, he said. Getting recyclables out of the trash means less would go to landfills where the village pays for how much it dumps, he said. "That would allow us to offset some of the costs of recycling and be in a position to pay for the carts over a number of years," **Michaels** said. The carts are estimated to cost \$200,000. Carts would be free to residents.

If the program is approved, carts would probably be delivered in mid-summer, he said. In addition to lower landfill fees, the village would be in line for additional revenue from recyclables, **Michaels** said. Right now, prices are so depressed on most recyclables that revenue is zero, he said. However, the large carts could hold a lot of cardboard and prices for that are high, so the village might make a little money on cardboard, he said.

Village President Jim Birmingham is all for carts and increasing recycling, "I'm glad recycling is getting rolling." Trustee Rich Busalacchi said rolling carts to the street would be much easier for residents. "The issue we're looking at is if you live in an original, there is not enough space to keep a recycling and a garbage cart," he said.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
April 2, 2018

**New concept makes room for five buildings along southern edge of Southridge in Greendale**

Author/Byline: Jane Ford-Stewart

A bold concept that could add four buildings to the southern periphery of Southridge Mall along Grange Avenue and a fifth building around the corner on 76th Street and Grange Avenue has already attracted developer interest, said Village Manager **Todd Michaels**. One of the developers, whom officials declined to name because it's so early in the process, even helped the village and the Simon Property Group, Southridge owner, construct the new plan, **Michaels** said. They have been working on it since about last May, he said.

The new plan is a bit of a breakthrough. The key was moving the internal ring road away from Grange Avenue and closer to Macy's, **Michaels** said. That created enough room for buildings and parking, he said. **Michaels** said he doubted the developer that has been working with the village to create the concept would want to take on the whole five-building plan. However, the new vision is already attracting the interest from potential tenants and from additional developers, **Michaels** said. The village is working with them now, he said.

The concept leaves uses for the buildings open to many options, including stores and offices. However, one of the buildings is being referred to as residential and offering a courtyard and the building on 76th Street would perhaps be a fitness center with a swimming pool, said Village President Jim Birmingham. "This is something that's interesting," he said. But it's extremely preliminary, he said, "What's going to be there is up in the air. There's no money, no costs, no nothing." But this kind of outlot development is needed, he said. "It has been our plan for a while to look at outlots of Southridge. The mall is very healthy, but malls have problems," he said. Developing outlots could get new things going, Birmingham said.

**Trustee reaction**

Trustees also applauded the village-Simon-developer joint concept unveiled after the board met in special session Tuesday, March 27: "It's a great project and would add great benefit to Greendale," said Trustee Rich Busalacchi. It would add to the tax base which isn't easy because Greendale has no tracts of land for new development, he said. And Busalacchi said, "It would bring a whole lot of life to that part of Southridge."

The developer will likely ask for some kind of economic help from the village, probably in the form of expanding the tax-incremental-financing district that is already there, he said. Communities use TIFs to encourage development. Trustee Ron Barbian said, "It would be phenomenal for Greendale. We already have Southridge and the 76th Street corridor; this would allow us to have a Grange Avenue corridor." Right now, it's a sea of asphalt, he said. Trustee Sally Chadwick said, "It would complete Southridge and complete Greendale," in terms of the



**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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balance between commercial and residential property that every community needs. "I love the idea," she said.

And the 'hangups'

A lot of things still have to be worked out in this "idea," however, Birmingham noted. The Simon Property Group owns some of the property involved in the concept, he said. Also, the 76th-Street building would be on top of the BMO Harris Bank building, he said. The plan also incorporates land now occupied by a former Bally Total Fitness facility, he said. Bally's has been vacant for about 10 years, he said. The concept leaves the Speedway gas station at 76th and Grange untouched.

As Busalacchi is running for village president against Birmingham, he admitted to being a little skeptical the timing of the revelation of the development concept came only a week before the April 3 election. The board, with Busalacchi and Birmingham absent, decided in a special meeting March 27 to put the project up on the village website and onto Facebook. Barbian, one of two trustees who called for the special meeting, said it was held for two reasons. One was that Busalacchi had already announced on his Facebook page that big developments were coming to Southridge and Birmingham had already put details about the concept on his Facebook page. That happened only the week before the meeting, he said. So, questions were popping around the village, but when people went to Greendale's website for information, they found nothing, Barbian said. He has no problem with his colleagues posting information on Facebook, Barbian said, "But it should be on an official site, not everybody's on Facebook."

Low profile

So, the board directed that a carefully worded description of the concept be put onto the village website and Facebook pages. But to keep a low profile due to the upcoming election, no press-release was written, Barbian said. "I think we carefully balanced everything," he said. "None of us thought of this as a political thing," Barbian said. "There wasn't an intent to help either one." "Both of these guys did a nice job" at the closed meetings the board held over many months on the project, he said.

The second reason for making it public, although perhaps not addressing why it wasn't done the week after the election, was that governments always trumpet good news, Barbian said. For example, only recently, West Allis announced a \$50 million project, he said. This is the time of year when developers and investors are particularly looking for opportunities, Barbian said. "We need to get the word out to businesses so they know there is opportunity here, before other communities gobble them up," he said.

Also, getting the word out would help calm residents' fears for Southridge driven by news of malls dying elsewhere, he said. "We're not like Northridge; we have interest in Southridge," Barbian said.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
January 18, 2018

**Dick's Sporting Goods coming to closed Sears at Southridge**

Author/Byline: Jane Ford-Stewart

Dick's Sporting Goods and bowling and amusement firm Round 1 will move into the closed Sears store space at the Southridge Mall, village officials said Wednesday. Two other stores also will move in, Greendale Village President Jim Birmingham said. One will require an addition to the former Sears space, he said. "This is fantastic. We've been working a long time," Birmingham said, speaking of the efforts of Village Manager **Todd Michaels** and the support of the Village Board.

Landing Dick's is indeed good news for Southridge. Beyond the closing of Sears last September, the shopping center faces the prospect of having to fill the space Kohl's will vacate this year in favor of a new, smaller store in the 84 South development in Greenfield.

Round 1, meanwhile, is a Japanese entertainment firm that has opened facilities for activities such as bowling, billiards, karaoke, darts, ping pong and even bumper cars in malls where stores have moved out, Birmingham said. "These will be excellent additions to that mall area," he said.

Dick's will occupy 66,000 square feet on the lower level of the former Sears. Round 1 will take 45,000 square feet on the upper level. Pennsylvania-based Dick's, founded in 1948, has added more than 200 stores over the past five years. The chain's store count stood at 719 as of October, according to a securities filing. The company's annual sales, meanwhile, increased from \$5.8 billion in 2012 to \$7.9 billion in 2016. Through the first three quarters of 2017, sales were up 9%. There are 13 Dick's Sporting Goods stores in Wisconsin, including locations at the Mayfair Collection in Wauwatosa and in Brookfield, Grafton, Mount Pleasant and Kenosha.

The next goal at Southridge, Birmingham said, will be to fill the Kohl's spot. "Kohl's is leaving in mid-year. We're working with the mall to see what we can do," he said, adding that he is optimistic that a tenant will be found. "There are stores that are still interested in malls," he said. And the timing is good, he said, "We're diving in early." Making the job of filling the Kohl's space easier is the strength of Southridge, he said.

"Some malls are falling apart, but this mall is strong," Birmingham said. So is Boston Store at Southridge, he said, leading him to believe that it won't be affected by the financial difficulties afflicting Bon-Ton Stores Inc., its parent company. Bon-Ton has said it will close at least 40 stores in 2018, and the firm is facing pressure from creditors as it struggles with slumping sales and financial losses.

In a statement, the village said tax incremental financing may be used in the planned redevelopment of the part of the Sears store site that lies within Greendale. Part of the site is in Greenfield.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
January 4, 2018

**In West Allis, big box stores want to pay less in taxes and that means you could end up paying more**

Author/Byline: Jane Ford-Stewart

Local property taxpayers have a lot at stake as the state legislature decides about closing a loophole that chain stores are already climbing through to reduce their property taxes. A decision could be made as soon as February. Some local communities are already fielding the same property tax assessment-lowering arguments that chain stores such as Walmart, Walgreens and Menards are making all over the country. They argue that stores' property tax assessments should be based on land value and the cost of the buildings. The so-called dark store theory holds that a thriving store should have the same assessment as a store that is closed and dark. That is, it should be based on the real estate alone and not the health of the business inside it.

Local assessors say the dark-store theory contradicts current Wisconsin assessment practice. Currently, assessors factor in how well a store is doing as they estimate how much a store would sell for. "The market tells you what's selling and at what price point," said West Allis City Assessor Jason Williams.

**Tax shift**

When assessments are lowered by millions of dollars, the tax base shrinks. Municipalities have to decide to reduce services to cut taxes, or increase taxes to all of the others in the tax base to make up for the lost revenue. If the legislature doesn't close the loophole, allowing the dark-store argument to stand, other property taxpayers will see their taxes shoot up, officials said. "Costs will be picked up by residents and small businesses," said West Allis Mayor Dan Devine.

"People need to realize a tax shift is going on." said **Todd Michaels**, village administrator in Greendale, a community that could be hit hard if the loophole isn't closed. "We've got lots of them," **Michaels** said, referring to national chain stores. So far, none have challenged their assessments, he said. "We've been lucky."

**Refunds to big boxes?**

Not only would taxpayers pay more every year, but they might have to give refunds to the big corporations, attorney Amy Seibel said. She represents Wauwatosa in a fight with Mayfair Mall. If they lose, Mayfair could be in line for a more than \$11 million refund from the city, schools, Milwaukee County and MATC, she said.

The two bills that would close the door on the dark-store theory have already gone through committee in the state Senate. Despite support from Republicans and Democrats, advocates of the bills anticipate opposition to scheduling them for floor votes in the both the state Senate and Assembly. The bills are ready for a senate vote, but are still in the assembly ways and means

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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committee. If the bills don't come to the floor for a vote in the two houses, supporters will have to start all over in the next legislative session.

It's starting

Already, local communities are fending off businesses trying to use the dark-store argument to lower their property tax assessments. Last year, \$7.9 million of the West Allis tax base was challenged using the dark store argument, Williams said. Sam's Club, Menards, Colders. an office building and a store were the five, he said. "We were able to defend most of the \$7.9 million," Williams said. The \$7.9 million went down to \$6.5 million, he said. However, the dark-store argument was not the reason why, he said.

Much of the \$1.4 million erosion came from reducing the assessment for Sam's Club, he said. It had been assessed at \$11 million and they wanted it to be reduced to \$7.2 million, he said. However, Williams studied comparable sales and concluded that an assessment of \$10.2 million was fair. So, \$850,000 of the \$1.4 million reduction is from revising the Sam's Club assessment, he said. However, it wasn't the dark-store argument that prevailed, but normal comparable sales helping determine the assessment. "We were able to stand up to them," he said.

Restaurants, too

But there are a lot of "them" in West Allis, Devine pointed out. Besides Target and Menards, there is also Kohl's, Home Depot and large grocery stores, he said. Attorneys also are coming in to explore the possibility of national chain fast-food restaurants lowering their assessments using the dark-store argument, he said. Both Wendy's and Fazoli's filed challenges to their assessments in 2017 based on the dark-store argument. However, they withdrew them after Williams the assessor said they would have to go before the board of review.

In Greenfield, assessor Eric Miller said both Target and Walmart sued the city over their assessments, although the dark-store argument may not have been as important as their assertions that their stores had deteriorated, Miller said. The Walmart, 10600 W. Layton Ave., built in 2012, is assessed at nearly \$21 million. The Walmart attorneys said the assessment should be \$5.1 million, due to building depreciation, Miller said. The matter is in court.

The city settled with Target, 4777 S. 27th St., that was originally assessed at nearly \$8.4 million and now is assessed at \$7.1 million. Target had asked for a \$5 million assessment due to the 1978 building having deteriorated to the point of being worth virtually nothing. The city pointed out that the building had been remodeled twice. The settlement was reached in late 2016, Miller said. Unless the dark store loophole is closed, Williams in West Allis predicted: "It'll be a domino effect. There are a whole bunch of business owners who are watching and saying if Menards can do it, why can't I?"

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
November 29, 2017

**Food recycling newest thing in Greendale**

Author/Byline: Jane Ford-Stewart

Food recycling? Who ever heard of food recycling?

A handful of Greendale residents have. They've already been bringing food scraps, browned lettuce leaves and things you might call garbage to Greendale's recycling center where they empty their "food" into a bin to be recycled. It will go to Blue Ribbon Organics in Caledonia where it will be mixed with yard waste. In six months, it will be rich garden-nourishing compost, completing the food recycling circle. Those who haven't had any luck with composting on their own or who just want to ride the earth-loving composting bandwagon can now do it through food recycling.

Applauded

Village President Jim Birmingham could not be more pleased at the village's pilot food recycling program. He's had a 35-year career in recycling in one way or another, he said, and he believes in it. The more the village can recycle, the more can be kept out of landfills, he said. That's good not only because landfill space is valuable but because the village has to pay to dump waste into landfills, said Village Manager **Todd Michaels**. "The less that goes into landfills, the better," he said.

Testing interest

Greendale's is a pilot program. "We're trying it out to see if there is interest. If there is less than we thought, we'll end it, if there's more, we can expand it," **Michaels** said. Milwaukee and Shorewood are the only other local communities believed to be recycling food. Theirs too are pilot projects.

The biggest problem the fledgling Greendale program has is that well-meaning people are mistaking the food recycling bin for regular recycling, said Jeff Stencel, a department of public works foreman. Workers are finding other recyclables in there such as cardboard and soda cans, he said. Items that can be composted include baking ingredients, rice, cereals, herbs, breads, crackers, eggs, egg shells, fruits, vegetables, meat, fish, nuts and shells, tea and tea bags, dairy products, pasta and coffee grounds. The list is on the village website: [greendale.org](http://greendale.org)

How to

Stencel advised food recyclers to throw the garbage into the bin loose, rather than in bags. Only special biodegradable bags can be composted, he said. James Jutrzonka, Blue Ribbon Organics owner, suggested keeping food waste in stainless steel compost containers or compost caddies until it's taken to the recycling center. Food waste also could be kept outside where odor would not be a problem, but inside a container to keep animals away, he said. "Some people put it in the refrigerator, but that's not for everybody," Jutrzonka said. Blue Ribbon Organics sells the compost under its own name to homeowners, landscapers and others. "I feel it is important these

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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days to be conscience of what we are throwing away in the garbage," he said. "It is an incredible feeling to think we can divert a large amount of our waste stream (food waste) and instead reuse it as a valuable resource to creating nutrient rich compost."

Food recycling donations may be brought to the Greendale recycling center, 6351 Industrial Loop, from 7 a.m. to 3 p.m. weekdays and 9 a.m. to 1 p.m. Saturdays.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
November 28, 2017

**Recycling changes, 1.8 percent higher taxes both elements of 2018 Greendale budget**

Author/Byline: Jane Ford-Stewart

The average homeowner will pay an estimated \$36.90 more for village services in property taxes next year, under the 2018 budget the village board approved Nov. 21. The increase was mostly driven by inflation and increases in wages and health insurance, said Village Manager **Todd Michaels**.

Two main initiatives in the 2018 village spending plan reflect changes in residential recycling. One involves the village possibly going to 95-gallon recycling carts to replace the 18-gallon bins that residents use now. The goal is to increase recycling, which would cut village costs. The other initiative is having Greendale crews, not a private hauler, pick up recyclables at homes. Officials expect the net cost to be less and that there will be more flexibility to provide better service.

**Cart pilot**

Residents along Sussex Lane in the pilot recyclable cart pilot program already have their carts, which they will use through Jan. 23. Then the carts will be picked up. If residential recycling increases, the 95-gallon carts may be distributed villagewide, **Michaels** said. The more is recycled, the less the village will pay to put waste into landfills, he said. Currently, the village pays \$50 a ton for waste, so officials will see if recycling reduces that tonnage, he said.

**Michaels** acknowledged the larger carts could be hard to fit onto some properties, but noted, "Very few communities don't have the carts," and some, like Milwaukee, also have tightly packed neighborhoods as Greendale does. How well the carts fit Greendale, if indeed the village goes in that direction, is still to be determined, **Michaels** said.

With the cart issue being studied, so too is having village workers taking over residential recycling pickups. The village's contract with Advance Disposal to do residential recycling expires at the end of the year, so the village is in a good position to confirm the expectation that it would be less costly and add flexibility if village crews handle that, he said. However, if it doesn't work out that way, the village can always go back to a private hauler, he said.

**President pleased**

Overall said Village President James Birmingham of the modest increase in the village budget, "I think people will be very happy with this year's budget." "We worked very hard with the staff to keep costs under control," he said. "No services were lost," he said, although noting, "We had to fight for a few things."

The 1.8 percent increase in the village property tax levy is nearly double the 1 percent rises that have come down in the last two years and more than the 1.17 percent average increase since

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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2007, **Michaels** said. But the tight budgets have caught up and this year there was pressure to reduce the amount set aside for keeping up the roads, he said. Trustees resisted that pressure and went with the 1.8 percent increase to have a sustainable budget so costly road projects don't pile up, **Michaels** said. "We need to keep up road infrastructure, all infrastructure, because to do otherwise is to kick it down the road," **Michaels** said.

The typical Greendale home assessed at \$200,000 will pay an estimated \$1,558 for village services in 2018, which is \$36.90 more than this year.

**THE FACTS**

Estimated property tax rate for village services only in 2018: \$7.79 per \$1,000 of assessed value

Previous year's rate: \$7.61 per \$1,000

2018 property tax levy: \$9,717,455, 1.8 percent higher than the 2017 levy

2017 levy: \$9,545,634

Total 2018 village budget: \$16,615,026

Total 2017 budget: not comparable because the village built a fire station using 2017 funds, so the 2018 budget is about 35 percent lower than the 2017 spending plan that includes the firehouse

Raises in 2018 budget: 2 percent

Health insurance: up 8.1 percent; employees pay 12 percent of premiums

Pension: state set employee share at 6.7 percent



**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
October 12, 2017

**Historic building could be sold near Greendale center**

Author/Byline: Jane Ford-Stewart

Village officials are talking with a potential buyer for a nearly 80-year-old building that contributed to Greendale being listed on the National Register of Historic Places and declared a National Historic Landmark. It's the original police and fire building in the 6800 block of Schoolway. The structure was built in 1938 and which served the village until 1998.

Any buyer would have to retain the building's historic aspect, said **Todd Michaels**, village manager. The building has been on the market for many years and has attracted interest, but so far no sale, he said. The building is vacant except for storage, **Michaels** said.

Former Greendale Historical Society president Ted Mainella said the building was operational in May of 1938, serving as the headquarters for the fire department until 1967 and the police department until 1998, he said. The structure is listed as a "contributing factor" to the designation of the village being listed on the National Register of Historic Places and, more significantly, as a National Historic Landmark, he said.

The village was a New Deal project of the Roosevelt administration and the building has significant intrinsic and historic value, Mainella said. "The Greendale Historical Society believes this structure should be restored and maintained for the village of Greendale, its current residents, and future generations," Mainella said. The Greendale Historical Society has partnered with the village and private donors to find a new use for the companion building, the Historic Hose Tower, he said. The society led the fundraising for the project which cost about \$600,000. The latest improvement was the addition of a patio and landscape enhancements.

The Hose Tower was dedicated as a Community Gathering Place in 2015 for rent from the village of Greendale via its website for private events and functions. The terrace at the Hose Tower was to be dedicated at 3:45 p.m. Oct. 14 just before the Taste of Greendale to be held in the Hose Tower and terrace until 8 p.m. The event will feature Greendale businesses that offer "tastes" from their menus.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
August 30, 2017

**Luxury apartments opening in January near Southridge and Greendale village**

Author/Byline: Jane Ford-Stewart

Leases are already being signed for the first of three Greenbelt luxury apartment buildings on the northeast side of the Southridge Mall. The most northern Greenbelt building at 5204 S. 76th St., is slated to open in January. The second building also under construction should be open March 1, said Reggie Belanger, director of residential properties for Joseph Property Development. Together the two buildings will have 92 units.

No start time has been set for the third building. It will be built on the site of a former tire store a little south of the other two buildings. That building will have 68 apartments, bringing the total for the three Greenbelt buildings to 160 units. They are one-, two- and three-bedroom apartments with floor plans ranging from 840 square feet to 1,740 square feet.

The Greenbelt Apartments are not only near Southridge, but are within walking distance of the Greendale historic village. Having more people living near the village to patronize businesses there is seen as desirable, said Village Manager **Todd Michaels**. In fact only a short time ago, village officials considered establishing a special taxing unit to promote apartments or condominiums in the downtown. However, that particular plan has been dropped, **Michaels** said.

Although it's still very early in the leasing process, Belanger said Greenbelt Apartments tenants seem to be a broad mix of people from millennials to empty-nesters. "One thing that we have found is that Greendale residents are very loyal to Greendale and want to stay in Greendale," he said.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
January 21, 2016

**Theater financing approved | Village helps Marcus with \$1.5 million**  
Author/Byline: Tom Daykin

Marcus Theatres Corp. will receive \$1.5 million in public financing for its new cinema at Southridge Mall under a proposal approved Tuesday night. The Greendale Village Board voted 7-0 to approve a development agreement with Marcus, which will build an eight-screen cinema with sit-down dining in all of its auditoriums. It is to open in 2017 and will have a guaranteed assessed value of \$9 million, according to the agreement. Along with the grant to Milwaukee-based Marcus, the village also will spend around \$175,000 to move a water main to make way for the project, said **Todd Michaels**, village manager.

The \$1.7 million is being spent through a tax incremental financing district that was created to help mall owner Simon Property Group Inc. pay for building renovations tied to the 2012 opening of Macy's department store, **Michaels** said Wednesday. That district's debt, including the money being spent on the Marcus cinema, is to be paid off by 2023 by new property taxes from the improvements at the mall. Once that debt is repaid, the property taxes go to the village general fund, its school district and other local governments.

Marcus will build the cinema, which could eventually be expanded to 12 screens, on 1.7 acres in the northeast corner of the mall property, 5300 S. 76th St. That site is now an underused parking lot. Construction will begin this spring and will take about one year to complete, **Michaels** said.

The cinema will have a more extensive dining service than the Milwaukeebased chain's 53 other locations throughout the Midwest. It will include a fullscale commercial kitchen. "Unique to this new Southridge cinema, servers will take patrons' orders and deliver fresh-prepared food and beverages to seats in every auditorium, including the service of alcoholic beverages to patrons 21 and over," according to the Marcus proposal. "Patrons may also enjoy casual fare and libations in an upscale lounge located near the theater lobby, complete with seasonal outdoor seating," it said. **Michaels** said the cinema will not have a traditional concession stand. "Basically, it's a restaurant that shows movies," he said.

Marcus offers its Big Screen Bistro dining service within a limited number of auditoriums at just three cinema locations. A typical menu includes sandwiches, pizzas and wraps, as well as entrées such as pasta, fish and chips and risotto. The only Milwaukee-area location with that service is the Majestic Cinema of Brookfield, where it is provided in three of the 16 auditoriums.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
July 14, 2015

**Greendale considers TIF to help redevelop Southridge Penney property**

Author/Byline: Tom Daykin

Greendale is considering a new proposal that would allow the village to eventually spend public funds to help redevelop the J.C. Penney department store property at Southridge Mall. The village on Monday started the public review process for a proposed tax incremental financing district to encompass the J.C. Penney building and parking lot at Southridge, 5300 S. 76th St. An Aug. 12 Plan Commission hearing was set for the proposal, which would need Village Board approval.

Village officials aren't suggesting that the department store is closing, or needs renovations, said Village Manager **Todd Michaels**. Instead, the proposed tax district is aimed mainly at the store's underused parking lot, **Michaels** said. The entire property is nearly 19 acres, he said, and parts of it could be used for upscale apartments. There is no specific development plan yet for the property, **Michaels** said.

Under a tax financing district, public funds spent to help redevelop properties are paid back to the village or city through new property taxes generated by the commercial development. The tax financing district would "continue in our commitment to revitalizing the S. 76th Street commercial area," a village statement said.

J.C. Penney Co. in 2014 said it was closing 33 underperforming stores, including five Wisconsin locations in Fond du Lac, Janesville, Wausau, Rhinelander and Rice Lake. It later announced plans to close its store in Racine.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
January 17, 2014

**Beer garden fever spreads | Scout Lake Park proposal heads to County Board**

Author/Byline: Steve Schultze

Milwaukee County would authorize a beer garden this summer at Scout Lake Park in Greendale, under a proposal unveiled Thursday. The beer garden, if approved by the County Board, would be run by the operator of the Estabrook Park Beer Garden since 2012 - Hans Weissgerber III and his ABC Estabrook Inc. Scout Lake Park is at 5902 W. Loomis Road.

The beer garden would make use of the park pavilion, which would be upgraded, Weissgerber said. He's hoping to recapture the spirit of the Milwaukee beer gardens of a century ago, as well as more modern versions in Munich and other German cities, Weissgerber said. "The core principles have remained unchanged for 400 years," he said. "The reason the public beer garden has been successful is rooted in its simplicity and very public nature."

The Greendale beer garden would yield \$80,000 this year and \$100,000 next year in proceeds for the county, according to an estimate by the county Parks Department. The new beer garden would be open daily from 11 a.m. to 10 p.m. and serve beer, wine and some food. The county take from the Estabrook Park beer garden last year was nearly \$125,000, based on 20% of beer sales and 10% of food sales. Weissgerber said he was seeking a similar arrangement at Scout Lake Park and a contract for 10 years.

Weissgerber said he hopes to open at Scout Lake Park by late May or early June. "Our ultimate goal is to create an environment that seamlessly integrates with the surrounding parkland, providing an opportunity for people from all walks of life to come together in an inclusive social setting," Weissgerber said in a statement.

The proposed Greendale beer garden has been referred to the County Board parks committee and likely will be taken up Jan. 28. County Executive Chris Abele supports the plan. The Scout Lake Park beer garden also requires approval from the Village of Greendale. Village Manager **Todd Michaels** said he expected the plan to be viewed favorably.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
October 24, 2013

**Trail permit moves closer for The Rock | Greendale sets Nov. 5 hearing**

Author/Byline: Tom Daykin

Greendale officials will soon consider issuing a permit for The Rock sports complex - signaling an apparent end to a dispute that threatened to delay the start of its winter sports season. The village Plan Commission scheduled a meeting for Wednesday to consider recommending that the Village Board approve the complex's application for a permit allowing both biking and winter sports, according to a notice from **Todd Michaels**, village manager. The Village Board will hold a Nov. 5 public hearing and consider approving the application at that meeting.

Those meetings were scheduled after The Rock started planting large trees to create a buffer that will reduce the effects of the sports complex's evening lighting on nearby homes, **Michaels** said Wednesday. Village officials in August had requested a landscape buffer, which The Rock is financing. "This completes the last request from the Village of Greendale, and moves us forward toward final approval, so that The Rock's expanded snow park will be open this winter as planned," said Michael Zimmerman, The Rock owner and chief executive officer, in a statement.

Village officials recognize The Rock's "significant economic impact" and have worked to "minimize as many of our residents' concerns as possible," John Hermes, village president, said in a statement. **Michaels'** notice says the village doesn't have jurisdiction over the activities that occur in neighboring Franklin, where most of The Rock is located. It says Greendale residents with complaints about lights and noise should contact the Milwaukee County Parks Department, which is leasing the site to The Rock.

The Rock opened in stages over the past year at a 144-acre redeveloped former landfill west of S. 76th St. and north of W. Loomis Road, where the former Crystal Ridge ski hill operated. Along with an improved ski hill, The Rock has new operations that include six baseball fields and a patio with a bar area. It also converted part of the ski hill into a "gravity" biking trail, which uses the chairlift to return bikers to the summit for another run. But it failed to obtain a special-use permit for the portion of the trail that runs through Greendale.

In June, the business agreed to seek a permit after the village threatened to sue. Under that settlement, Milwaukee County agreed to work with the business and village officials to reduce the impact from the sports complex's lighting and noise on neighboring Greendale residents. But the village refused to issue the bike trail permit even though The Rock had worked to resolve complaints about the baseball field lights, Zimmerman said in September. The complex said it wouldn't be able to operate its ski hill this winter without the permit.

Village officials said in September that little progress had been made to reduce the impact from night baseball games. The Rock had previously installed shields on its baseball field lights to reduce the impact on nearby homes.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
October 1, 2013

**Trail permit causing issues | Greendale in tussle with Rock Sports Complex**  
Author/Byline: Tom Daykin

The Rock Sports Complex owner Michael Zimmerman and Greendale officials are again fighting, this time over the business' claim that the village has unfairly delayed issuing a permit for a biking trail. And now that fight is threatening this winter's skiing season at The Rock. The Rock opened in stages over the past year at a 144-acre redeveloped former landfill west of S. 76th St. and north of W. Loomis Road, where the former Crystal Ridge ski hill operated. Along with an improved ski hill, The Rock has new operations that include six baseball fields and a patio with a bar area. It also converted part of the ski hill into a "gravity" biking trail, which uses the chairlift to return bikers to the summit for another run. While most of the sports complex is within Franklin, part of the biking area is in Greendale. The Rock failed to obtain a special-use permit for the portion of the trail that runs through Greendale. In June, the business agreed to seek a permit after the village threatened to sue. Under that settlement, Milwaukee County, which is leasing the site to The Rock, agreed to work with the business and village officials to reduce the impact from the sports complex's lighting and noise on neighboring Greendale residents. Since then, the village has refused to issue the bike trail permit even though The Rock has worked to resolve complaints about the baseball field lights, Zimmerman said. That includes installing lighting shields and completing The Rock's landscaping plan to better screen the lights, Zimmerman said in an email sent Monday to Village Manager **Todd Michaels**. The Rock sent a copy of that email to the Journal Sentinel and other news media.

Zimmerman said The Rock has reduced night baseball games, and said continuing complaints are coming from "a very small handful" of residents. "In all honesty, at what point do Greendale officials start showing support especially for a business that the majority of your residents support and is positive for the collective community?" wrote Zimmerman, a Franklin resident who operates Zimmerman & Associates, a health care industry consulting firm, and other businesses.

Zimmerman was responding to an email **Michaels** sent Monday to county officials, which said "little substantive progress" has been made on reducing the impact of lights and noise. "The Village of Greendale is very concerned about the impact The Rock is having on our residents," **Michaels** wrote. "The Village's Plan Commission has tabled The Rock's Special Use Application for Gravity Biking and Skiing over these concerns," **Michaels** wrote. "Soon it will be too late to publish the necessary notices and hold the appropriate hearing necessary so the Greendale Village Board can consider approving the Special Use before the skiing season begins." **Michaels** said village officials want a meeting with County Executive Chris Abele and other county officials. Abele in June helped broker the settlement that now appears to be broken. Without a special-use permit, The Rock will not be able to operate the ski hill this winter, said Alison Graettinger, marketing director. However, The Rock's snow tubing runs could operate, she said.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
July 11, 2012

**Greendale asks city to up water pressure | \$750,000 offered for new flow rate**

Author/Byline: Don Behm

If an intergovernmental agreement could have a theme, this one would be: "Give me pressure." Greendale would make a one-time \$750,000 payment to the City of Milwaukee in exchange for a guaranteed higher rate of water flow into the village from the city's distribution system under terms of a proposed intergovernmental agreement. Greendale is asking Milwaukee to provide a peak hourly flow rate equivalent to 5.25 million gallons a day, Milwaukee Water Works Superintendent Carrie Lewis said. The water pressure needed to push through that peak rate is available at Greendale's connection points following upgrades to Milwaukee's system.

The Milwaukee Common Council's Public Works Committee will act on the proposal Wednesday. The higher rate of flow would enable Greendale to reduce the cost of its own planned water distribution system improvements while providing adequate water pressure to fight fires, according to a consultant's report.

Greendale was considering building a new water tower with 1.25 million gallons of capacity to replace an aging one. The boost in flows from Milwaukee will save the village about \$1.5 million because it will be able to build a smaller, 750, 000-gallon-capacity tower, Village Manager **Todd Michaels** said Tuesday. "Why should we build a bigger tower out here when Milwaukee has the capacity?" **Michaels** said. "We'll split the savings with Milwaukee." Two aging ground-level water reservoirs that are in poor condition could be abandoned and demolished if Milwaukee provides the higher flow rate, he said.

Greendale has been a wholesale water customer of Milwaukee since 1964. Municipal wholesale customers generally are provided a flow rate equivalent to 3.5 million gallons a day, Lewis said. "The enhanced service level requested is not an increase in the volume of water provided, but rather is an increase in the instantaneous flow rate of water that would be guaranteed to Greendale," Lewis says in a feasibility report. It costs Milwaukee no more to raise the flow rate.



**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
May 31, 2012

**Report touts merging five fire departments | Plan would save millions for Milwaukee County communities, study says**

Author/Byline: Mike Johnson

Five southern Milwaukee County communities could save millions of dollars over the next five years if they consolidated their fire departments, a report by the Public Policy Forum says. Franklin, Greendale, Greenfield, Hales Corners and Oak Creek could save \$1 million annually in operating costs and about \$4 million over the next five years in vehicle replacement costs if they formed one fire department, the report released Wednesday states. The communities could save money if they stopped short of consolidation and shared some services, but the saving would not be as great, said Rob Henken, forum president.

For example, if the communities retained all five fire departments but operated under an "automatic aid agreement" in which the closest unit responds to a fire or EMS call regardless of municipal boundary, the municipalities potentially could save \$3.35 million on vehicle replacement costs over five years. The report refers to this set up as an "operational consolidation." "Essentially, all calls would be treated as if it was a consolidated department, but still you would have five independent departments that would maintain their own personnel, their own personnel policies, their own equipment," Henken said.

A third option, the report says, is to share some services, such as fire inspections, vehicle maintenance and training. This would produce efficiencies but probably not a lot of saving, Henken said.

The five departments have a total of 10 fire stations. Under full consolidation, all 10 would remain open, with chiefs saying these stations were needed to effectively serve the region, the report says. "That's often one of the most dicey political issues when it comes to consolidation approaches, because deciding which firehouse to close is often a very touchy issue," Henken said. "In this case, we're not talking about closing any, so you don't have that political problem. At the same time, the dollar savings aren't as great as they would be if indeed you were looking at reducing the number of firehouses."

**Local control at issue**

Although that political issue likely won't come up, another possibly thorny one would. "On the financial side, weighing potential cost savings against the loss of local control is a difficult endeavor," the report notes. Henken said because 10 stations would remain, there would not be a dramatic reduction in staffing under the model the forum used for its report. "There would be a reduction in terms of command staff, the most obvious is instead of needing five chiefs, you'd only need one. The model that we created would actually add back a couple of assistant chiefs because you'd need that for a larger department. But the way we developed the model, we did not reduce the number firefighting staff in the region," Henken said. Overall, staffing would be

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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reduced from about 178 fulltime equivalent positions to 170.5, the report says. The annual saving of about \$1 million in operational costs would be achieved through the reduction of those positions and cuts in overtime, Henken said. As far as vehicles, the consolidated department would need 25 engines, ambulances and ladder trucks compared with the current 40 the departments have, Henken said.

Henken said the report was undertaken after the Public Policy Forum and the Greater Milwaukee Committee last year suggested to the Intergovernmental Cooperation Council that in light of increasingly challenging municipal budget pressures that a more formalized process be created to explore shared services and consolidation opportunities. The ICC is made up of the 19 municipalities in Milwaukee County.

Fire services emerged at the top of the list because significant portions of municipal budgets are devoted to public safety, Henken said. Additionally, Milwaukee County has a "solid example of a successful consolidated fire department," the North Shore department, which was created in 1995, Henken said.

If the municipalities decide to go forward with consolidation, they would have to decide on a funding formula for a joint department. The North Shore department has a formula based on population, activity level and equalized value, Henken said.

Although there is a savings overall, the report notes that Hales Corners might end up paying more under a consolidated department for fire and EMS services because it has a paid, on-call department now. In return, it would receive the benefits of a full-time fire department, the report says.

The report comes as municipalities across Wisconsin are looking for ways to save money in the face of significant cuts in state aid payments and levy limits imposed by state lawmakers. "We see this as an opening step that provides a good base of information from which if there is an interest in pursuing either enhanced sharing or consolidation, the five communities could move forward," Henken said.

Franklin Mayor Tom Taylor said he plans to have the report on the Common Council's agenda next week for a referral to the finance and personnel committees and fire and police commission. "I'm starting to put my budget together. I'm sure the other municipalities are doing the same. Every year it seems like we're working with less money. I think we're going to take a hard look at it," Taylor said of the report.

**Todd Michaels**, Greendale's village administrator, said Wednesday that officials were reviewing the report and were not ready to comment. "It's a large report with a lot of different ideas in it. It just doesn't point to one conclusion. It's something that we'll likely discuss with some of the other communities," he said.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
October 4, 2011

**No Headline Available**

Greendale on Tuesday lifted its advisory that village residents should use boiled or bottled water. The advisory, in place since Sunday, was prompted by routine drinking water testing, which detected the presence of coliform bacteria. Retesting of the village's drinking water came back negative for coliform Tuesday, so the advisory was lifted.

The village distributed more than 3,000 gallons of bottled water to residents during the boil water advisory, according to Greendale Village Manager **Todd Michaels**. "Everyone in the village cooperated very well, which made the process go that much smoother," **Michaels** said. "We understand that it was an inconvenience, but we appreciated everyone's cooperation so that we could ensure the health and safety of our residents, which was our first priority."

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
November 9, 2010

**Wal-Mart plans grocery | New format could be built at former Bowling Congress site**  
Author/Byline: Doris Hajewski

Wal-Mart is looking to build a store at the former headquarters of the United States Bowling Congress on S. 76th St. across from Southridge Mall in Greendale, a Wisconsin spokeswoman for the retail chain confirmed. Sources expect Wal-Mart to propose one of its new stand-alone grocery stores for the Greendale site. If that's the case, it would be the first of its kind in the Milwaukee area.

The company has introduced a smaller grocery format of 30,000 to 60,000 square feet in urban areas in the U.S. No details were available Monday, but an announcement on the 10-acre site is expected this week. The Greendale site has remained vacant since the Bowling Congress moved two years ago to Arlington, Texas.

Greendale village manager **Todd Michaels** said: "Our village leaders are working with a number of parties to explore options for new developments in the S. 76th Street commercial area. Out of respect for our partners, it is our policy not to comment or confirm any new developments without the consent of all parties." Wal-Mart has been aggressively expanding in the Milwaukee metro area. The company opened two large stores with grocery departments in the past month, in Muskego and Waukesha.

Another large format Wal-Mart is in the works in Greenfield, to replace the existing Wal-Mart on S. 108th St. at W. Layton Ave. That new store will be built on an adjoining site, and the old store will be offered to other retailers, according to the plan.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel: Web Edition Articles (WI)  
August 5, 2010

**Greendale opts for upgrade to paramedics**

Author/Byline: Tom Kertscher

Greendale, one of only four communities in Milwaukee County that doesn't have its own paramedics, has decided to make the upgrade. The Village Board on Tuesday approved making the village's emergency medical technicians, now considered EMT-basics, into EMT-paramedics, Village Manager **Todd Michaels** said. The transition will take a few years because training is needed, he said.

The additional training required and other costs would add a net cost of about \$5,000 per year to the village budget, **Michaels** said. Additional expenses after start-up are expected to be \$65,000 per year, with additional revenue of about \$60,000, he said. Revenue comes from government and private insurance providers and private payments for ambulance calls, **Michaels** said.

The other communities without their own paramedics are Cudahy, Hales Corners and St. Francis, **Michaels** said. They are served by paramedics from neighboring communities. West Milwaukee also doesn't have its own paramedics, as it does not have a fire department, but rather is served by Milwaukee.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
February 17, 2010

**Bid seeks major mall merger | Mayfair, Southridge could fall under common ownership**

Author/Byline: Rick Romell; The Associated Press contributed to this report.

Mayfair and Southridge Mall, two of the biggest shopping centers in the area, would fall under common ownership if a hostile takeover bid made public Tuesday succeeds. Indianapolis-based Simon Property Group Inc., the country's largest shopping mall owner with more than 380 properties, is offering \$10 billion to acquire the No. 2 firm, financially troubled General Growth Properties Inc., out of bankruptcy. It's a massive deal that one analyst said would give Simon 40% of the nation's regional malls. "This, of course, is the humdinger of acquisitions," said retail strategist Carol Gies of 4Insights Inc. in suburban Chicago. "These are the two behemoths." Simon already is 50% owner of Southridge, a stake it acquired in 2007 when it bought the Greendale mall's previous owner, Mills Corp.

Chicago-based General Growth owns Mayfair.

General Growth filed for bankruptcy last April after running up \$27 billion in debt during an ill-timed acquisition spree that fattened its portfolio to more than 200 malls. The company has shielded itself from creditors as it seeks to reorganize financially. General Growth has spurned Simon so far, and there's no guarantee the Indianapolis firm will win. The acquisition could raise regulatory flags, with national retailers such as Gap and Limited protesting that putting so many malls under a single owner would hand Simon too much lease-negotiating clout, Stifel Nicolaus analyst David M. Fick said in a research note. "National tenants tell us that (Simon) already squeezes them more than other landlords, and now they may be faced with doing over 40% of their business at (Simon) properties," Fick wrote.

Gies agreed that retailers would feel the pressure. Simon would be better able to force retailers into its less-desirable malls as a condition of leasing space in the best centers, she said. General Growth's bankruptcy has had little effect on Mayfair, Nancy Welch, Wauwatosa community development director, said Tuesday. "Everything has been business as usual, and all reports show that Mayfair is continuing to be prosperous and do quite well," she said. New ownership likely would bring some sort of tinkering, but there would be little reason for radical change, Welch suggested. "What do we have now, a 50-year history of success?" she said. Mayfair is about 98% leased, manager Steve Smith said. He referred questions on the Simon takeover bid to General Growth, which didn't respond to an inquiry.

Southridge lost one of its anchors when the Younkers department store closed in 2000, and the 210,000 square feet have never been fully leased since. A World Market store and a recently opened miniature golf course currently occupy less than half the space. But Greendale village manager **Todd Michaels** said about 90% of the mall's non-anchor space is occupied, and that Simon has been a good owner. "They've only been positive - better tenant mix, more investment in the mall from the standpoint of infrastructure and maintenance," he said. Simon's offer for General Growth, which would fully repay the firm's creditors, could kick off an extended

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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bidding war, Fick wrote. A likely competitor, he wrote, is Torontobased Brookfield Asset Management, which owns the 22-story Chase Tower in downtown Milwaukee.

Both Simon and General Growth own shopping centers in Wisconsin communities beyond Milwaukee. Simon has Johnson Creek Premium Outlets in Johnson Creek, Forest Mall in Fond du Lac and Bay Park Square in Ashwaubenon. General Growth owns the Fox River Mall in Appleton and Oakwood Mall in Eau Claire.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
December 13, 2009

**Greendale's awards dinner held in spite of recession Representative of taxpayers group objects to expenditure**

Author/Byline: Tom Kertscher

The village held its 44th annual Employee/Citizen Volunteer Service Awards Dinner on Friday. Employees, volunteers who serve on village committees and their guests got dinner and a free drink. And some of them received gifts honoring their years of service. In all, about 180 people were expected to gather at the Clarion Hotel & Conference Center near Mitchell International Airport. The tab to taxpayers is expected to be about what the village spent last year: \$8,400.

With the recession, some local governments have been cutting back on spending. And though the Greendale Village Board debates each year whether to continue the banquet, a majority has always decided to maintain the tradition, said Village President John Hermes. "It's our way of acknowledging our employees and volunteers for the quality work that they do to keep our quality of life high in Greendale," said Hermes, who has been on the Village Board more than 11 years. "We're a very special community, and there's many reasons that we are, but a true reason that we are is our employees and our volunteers. "I would be disappointed with any organization that I was involved in that didn't acknowledge employees for successful work that they do, and this is our way of doing it."

Village Manager **Todd Michaels** said the board has discussed whether employees and volunteers could be recognized in some other way and that the board would review the banquet again next year when it considers the 2011 budget. He noted that the village's 2009 property tax levy rose by 2%, the same as it did the previous four years. In '04, the increase was nearly 3%, and in '03 it was 0%.

John Marshall, co-founder of the Greendale Taxpayers Group, said he supports a dinner to recognize employees and volunteers. But private companies are canceling or scaling back such functions, and the Village Board should have done the same, he said. Raising private donations to fund the dinner or finding a way to reduce the cost would have shown that the board recognizes that it is a difficult economic time, Marshall said. "There might have been money in the coffers, I don't care. It's how it comes across," he said. "They made a decision that I think reflects poorly on their sensitivity to the taxpayers of this community."



**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
December 29, 2008

**Midwest states may work together to buy road salt Stung by price jumps, officials explore options**

Author/Byline: Scott Williams

With another season of heavy snow already stretching some road salt supplies, Ohio state officials are calling for increased cooperation with their Midwest neighbors in managing government's most precious winter commodity. Wisconsin officials said they would consider joining an interstate purchasing alliance that, according to a national salt industry representative, would be the first of its kind in the nation. The move toward regional coordination is seen as a possible solution to a conundrum facing local governments in Wisconsin as they confront a second consecutive winter with repeated snowfall tapping salt stockpiles.

Wisconsin state transportation officials say they flirted briefly with buying salt from Minnesota last winter at the height of a barrage of inclement weather that hit the Badger State harder than its neighbor to the west. "There's a lot of opportunities to work collaboratively," said David Vieth, operations director for the Wisconsin Department of Transportation. Vieth said a formal partnership among neighboring states would need to address such potential stumbling blocks as where to store the Midwest's gigantic inventory. "It's possible," he said, "but I think there's a whole lot of things that would need to get ironed out first."

**Conserving salt**

Local officials in southeastern Wisconsin welcome the idea. "Anything that would stabilize the market I'm sure would be better from our perspective," Greendale village manager **Todd Michaels** said. Despite procuring 1,300 tons of road salt this year — 200 tons more than last year — Greendale already has used about 30% of its supply and has announced plans to curtail salting on some residential streets. **Michaels** expressed doubts that the village could purchase more salt if snow continues bombarding area roadways the way it has the first few weeks of winter. "That's what concerns us — that it's so early," he said.

Last year's near-record accumulations in Wisconsin created widespread shortages of road salt and sharp price increases that had some cities, counties and other government agencies paying as much as \$134 a ton — more than three times the normal price. Officials in Ohio and Illinois have launched investigations to determine whether salt suppliers were taking unfair advantage of the situation. Robyn Ziegler, a spokeswoman for the Illinois attorney general, said her office's investigation was continuing, with no findings yet. Ohio investigators released their report Dec. 15, saying that road salt consumption in Wisconsin and other Midwestern states last year was 700,000 tons above average combined. Those same states boosted advance orders dramatically this year, again straining supplies and creating a demand spike, the report says.

Investigators also found price discrepancies in Indiana and Kentucky, where some local governments were paying up to 50% less than their counterparts just across the border in Ohio.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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To combat such problems in the future, Ohio Department of Transportation officials are recommending that states throughout the Midwest cooperate in soliciting vendors and managing their seasonal salt stockpiles.

Wisconsin is mentioned specifically in the 18-page report — along with Illinois, Minnesota and Iowa — as a state where officials have boosted their inventories this year, likely hampering Ohio's access to needed supplies. Wisconsin this year ordered 1.3 million tons of salt, which is about 500,000 tons more than last year. Vieth said prices, at least initially, were back down to normal, about \$40 a ton. "Coordination instead of competition among other states could reduce the likelihood of unbalanced shortages and supplies," the report concludes. Ohio Gov. Ted Strickland is still reviewing the findings, and officials said no decision has been made on whether to pursue the idea with other states.

Dick Hanneman, president of the Salt Institute, a Virginia-based industry group, said the interstate purchasing partnership would be the first of its kind in the nation, although many such alliances exist locally among neighboring cities or counties. Hanneman said Ohio's idea for what he termed a "Midwest compact" would certainly draw interest from vendors hoping to do business with the alliance. Referring to problems that can develop from the salt industry's limited production capabilities, he added: "Those are real problems. But Ohio is on its way to solving a lot of them."

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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[CB&A Note: Only the information relevant to **Todd Michaels** is listed below.]

Milwaukee Journal Sentinel (WI)  
November 17, 2008

**Shrinking tax bases challenge communities Property bills may rise for some**  
Author/Byline: Lisa Sink

After years of riding a wave of rising property values, some Milwaukee area communities are seeing their overall tax bases decline in the ailing housing market. That rare drop — which many have not seen since the early 1980s — is pushing up property tax rates in some municipalities, which means residents likely will see bigger tax bills next month. Of the 108 municipalities in the five-county Milwaukee region, 20 saw their equalized property value drop this year, an analysis of state Department of Revenue data found. School districts and county governments depend on equalized values to determine property tax levies.

Then final tax bills for all taxing jurisdictions, including the municipalities, are calculated with assessed property values set by local assessors. At least seven municipalities in the region had a decrease in their total assessed tax base this year. A reduced or stagnant tax base — caused not only by shrinking home values but also a lack of new construction added to the tax rolls — can lead to higher property tax bills because government has to spread a rising tax levy across a flatter base. The Village of North Prairie in Waukesha County saw the biggest percentage decline in tax base, 1.7%, for a loss of \$3.7 million. The other six were the villages of Bayside, Greendale, Chenequa and Elm Grove and the towns of Germantown and Hartford.

Some of the fastest-growing communities and those that did revaluations saw substantial increases in assessed values. The biggest percentage gain was a whopping 50% increase in the Ozaukee County Town of Belgium, where lake bluff properties helped boost the tax base by \$93 million. The biggest dollar gains were Milwaukee, adding nearly \$1.3 billion to its tax base, followed by Muskego in Waukesha County, which added nearly \$250 million. Some are flat But many communities had stagnant or slightly increasing values, which put pressure on local governments to cut their tax collections or increase tax rates.

Greendale: Village values dipped about \$900,000, and the tax rate is proposed to rise 14 cents, or 2%. Tax collections will increase the maximum allowable 2% to help fund a 4% rise in general fund spending. Greendale is tapping about \$300,000 from reserves to help pay for expenses not covered by taxes, Village Manager **Todd Michaels** said. Expenses are rising faster than the state levy limits, he said. Health insurance is projected to rise 6%. The costs of salaries, fuel and road salt are up, while interest income has been battered by Wall Street's woes.

**Michaels** expressed hope values would rebound next year, buoyed by the recent sale of the Harbour Village senior housing complex. It sold for \$28.6 million, double its \$14.3 million assessed value, he said.

**Internet – Newspaper Archives Searches  
Todd Michaels  
(Articles are in reverse chronological order)**

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[CB&A Note: Only the information relevant to **Todd Michaels** is listed below.]

Milwaukee Journal Sentinel (WI)  
June 12, 2008

**Area continues damage review - FEMA team arrives amid storm, flooding cleanup**  
Author/Byline: Alex Lundy

With the arrival today of a team from the Federal Emergency Management Agency, Milwaukee County municipalities are assessing the amount of damage caused by last weekend's storms. In the city of Milwaukee, nearly 1,000 homes reported water in their basements and several neighborhoods reported downed trees, city officials said, while two privately owned buildings on the near south side collapsed due to weight from rain on their roofs.

Here are the latest damage assessments released Wednesday from various Milwaukee County municipalities from last weekend's storms:

Greendale — Village Manager **Todd Michaels** said private sector damage totaled nearly \$2 million and public sector damage was more than \$200,000. Greendale has six crews picking up and disposing waterlogged basement material, Director of Public Works Carl Tisonik said. Streets, trees and curbs also were damaged. Tisonik said that while the village was traditionally well-drained, the saturation from this past weekend could cause problems during any heavy storms today.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
November 23, 2004

**Greendale trustees OK \$11 million budget**

Author/Byline: Rachel McCorkmick

Village trustees on Monday unanimously approved an \$11 million budget for 2005 without cutting village services or village employees. The 2005 operating budget of \$11,260,554 is slightly larger than this year's operating budget of \$11,095,756. Village officials said the increase came after the previous year's budget freeze, when services and employees were cut.

"This year's budget was not nearly as bad as last year's, when the village had to cut half a million dollars," said Village Manager Joseph Murray. Village Clerk and Treasurer **Todd Michaels** added that if the budget did not increase, residents would be losing a lot more than the year before.

In the budget, the village has also added a storm water utility, which creates a separate bill for storm water management instead of putting it on property tax bills. The service will cost homeowners \$4 a month. It is expected to bring in about \$46,000 in the year, Murray said.

The levy of \$8,153,486 will support the operating budget. That is up 2.9% from this year's figure of \$7,921,390. The new levy requires a property tax rate of \$7.39 per \$1,000 of assessed valuation, a 3.1% decrease compared with the previous rate of \$7.63 per \$1,000 of assessed valuation. The owner of a home in Greendale assessed at \$180,000 can expect to pay \$1,330.20, compared with this year's amount of \$1,373.40. However, according to **Michaels**, the average assessed value of a home in the village increased 6% in a village-wide reassessment. That means if a home's assessed value went up from \$180,000 to \$190,800, or 6%, the homeowner would pay \$1,410.01.

**Michaels** said the village's long-term financial goal is to provide existing services without taking away from residents. "We're trying to maintain the services the best we can and keep the tax rate down," **Michaels** said.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
December 8, 2003

**Collapse of county library system feared - Transfers could be curtailed unless budget problems are resolved**

Author/Byline: Marie Rohde

Virginia McCarthy of Glendale sat at a table in the Whitefish Bay Public Library, taking tidy notes from an analyst's report in Morningstar, the investor's bible. She makes no bones about how she feels about the prospect that she would be able to use only the North Shore Library that serves Glendale if the Milwaukee County Federated Library System can't come up with the money to fund the reciprocal borrowing program that allows her to use any of the 27 libraries in the county. "That would be just awful," said McCarthy, 79. "It would be a terrible waste of taxpayers' dollars."

But it is the cost, not the potential savings, that may kill the federated library system. It costs about \$1.4 million to transfer books and other materials among libraries or for non-resident borrowing. Currently, anyone with a library card can take out materials from any of the 14 city or 13 suburban libraries. It costs about \$2 for a library to lend a book or other item to a non-resident. That resident's community pays the library that owns the book \$1; another 50 cents is paid by the federated system; the lending library absorbs the other 50 cents.

Some communities have discouraged readers from going to neighboring libraries for materials. Greendale recently included an item in its quarterly newsletter urging residents to avoid getting materials from the new Franklin library. "People just aren't aware that it costs money to go to another community's library," said **Todd Michaels**, the Greendale village clerk-treasurer.

Visitors aplenty

Stop in any library in the county and it doesn't take long to find out-of-towners using the facilities. Steven Bloom, 26, was using the Internet at the Whitefish Bay Library this week. Although he's a Shorewood resident, he frequently uses the neighboring library for books and videos, as well as to use its computers. "It's on my way to the grocery store," Bloom explained. "It's convenient."

Libraries are supposed to be convenient, said Michael D'Amato, the Milwaukee alderman who is also president of the federated library board. "Using any library in the system should be seamless," said D'Amato, who would like to see charges for borrowing eliminated. He has proposed that Milwaukee forgo the \$1.3 million payment it receives for the central library downtown that is known as the system's resource library. In exchange, the suburban libraries would have to accept what they received in 2003 for materials borrowed by non-residents. Those who made payments like the more \$900,000 made by Milwaukee would be forgiven in the future.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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D'Amato is clearly concerned that some wealthier suburbs have built new libraries that have attracted city residents. "The East Library is old," D'Amato said. "Just one mile away, Shorewood built a new library. A mile from Shorewood, Whitefish Bay built another new library. The city can't afford to spend \$5 (million) to \$8 million to renovate, so people are going to drive the extra mile or two." That, he says, is costing city taxpayers money in reciprocal borrowing fees. City residents borrow books from the suburban libraries far more often than the other way around, but it's clear that readers don't recognize the community boundaries.

At the central library downtown, Uma Vaidyanathan, 20, scurried between the shelves looking for materials. A graduate student in psychology at Luther College in Decorah, Iowa, Vaidyanathan lives in Wauwatosa and has an internship in Waukesha County. "There's just a lot more reference stuff here," said Vaidyanathan, who said she also enjoyed checking out fiction for her spare-time reading. "I can take the bus or drive in pretty quickly. I'm usually here about twice a week."

Marty Vandervelde usually patronizes his hometown library in Wauwatosa. He was there with his daughter, Sydney, and her second-grade class from nearby McKinley Elementary School on Thursday. Although he doesn't often borrow materials from other libraries, he thinks it makes good fiscal sense to have a program that allows it. "Does it make sense for every library to have a copy of every book?" Vandervelde said. "It can't be done." Besides, education is a key to creating a better society, said Vandervelde, who has worked in a literacy program as a volunteer. "If you spend the money to educate people, you are giving people life skills," he said. "Libraries are a part of that."

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
June 5, 2001

**Residents will not see increase in water bill**

A 3.4% increase in the village water bill will not be passed on to residents, according to Village Manager Joe Murray. Greendale buys its water from the city of Milwaukee, then distributes it through the village's own storage, pumping and pipeline system.

The proposed increase amounted to about \$20,000 on the village's roughly \$600,000 annual bill or about \$3.50 for each village household if it had been passed on, according to Village Clerk-Treasurer **Todd Michaels**. Instead, the increase will be absorbed within the village budget, the two officials said.

That was not always the case, they said. Two years ago, for example, a roughly 19% increase in the bill from Milwaukee was passed on to village residents, **Michaels** said.



**Internet – Newspaper Archives Searches  
Todd Michaels  
(Articles are in reverse chronological order)**

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Milwaukee Journal Sentinel (WI)  
December 6, 2000

**Reassessment holds property tax rate down**

A 12% increase in village property value due to a revaluation during 2000 allowed a drop in the village property tax rate of 6% for 2001, according to figures supplied by Village Clerk Treasurer **Todd Michaels**.

The tax rate for 2001 will be \$7.28 per \$1,000 of assessed valuation, compared with \$7.72 this year. The new property tax levy of \$7,162,764 is 5.7% higher than for 2000.

The total budget for 2001, including expenditures funded by sources other than the property tax, is \$10,523,298, up 7.5%. The budget was adopted Tuesday night.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
April 4, 2000

**Assessment error leaves Greendale short \$8,152**

Author/Byline: Kenneth R. Lamke

A \$270,000 parcel of property being developed for the Overlook Lakes condominiums was erroneously double-counted on the assessment rolls by assessor Merlin Everson last year, according to village clerk-treasurer **Todd Michaels**. The error caused the Village Board to budget for \$8,152 more of spending in 2000 than it has coming in revenue, **Michaels** said. The mistake will have a financial impact on the village because about \$6,000 of the incorrectly anticipated \$8,152 is owed to other taxing jurisdictions, including the Greendale school system and the county, he said. The village will have to make those payments, **Michaels** said.

Everson is a private assessor hired by the village for the first time in 1999, **Michaels** said. The error might have arisen out of the fact that the 5-acre parcel was subdivided in 1999, **Michaels** said. Greendale has since replaced Everson with Perry Nell, a private assessor. Everson did not return two phone messages seeking comment. The Village Board's Finance Committee decided Thursday not to pursue legal action against Everson, **Michaels** said.

Everson was a controversial figure when he was the full-time city assessor for Greenfield several years ago. He was suspended for several months by the Greenfield mayor and Common Council in 1996 on suspicion of doing private assessment business on city time. But Everson eventually was cleared, winning three lawsuits and a favorable district attorney's opinion in the case. In 1997, Everson ran for mayor of Greenfield and lost badly. He resigned as Greenfield assessor later that year. Everson has since operated his own private assessment and assessment software firm.

**Internet – Newspaper Archives Searches  
Todd Michaels  
(Articles are in reverse chronological order)**

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Milwaukee Journal Sentinel (WI)  
December 17, 1998

**New clerk-treasurer starts job in Greendale**

**Todd K. Michaels**, 31, was recently confirmed as village clerk-treasurer. **Michaels** has been director of administration and finance in Machesney Park, Ill., a village of 20,000, since 1994. He holds a master's degree in public administration from the University of Wisconsin-Milwaukee.

**Michaels'** starting salary will be \$46,000. He replaces Dianne Robertson, who resigned in August to become village administrator in Thiensville.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel  
July 8, 1998

**Town of Brookfield supervisors vote to seek an administrator - Move comes 3 months after hiring was rejected by voters in a referendum**

By: David Scott

With thoughts of traffic problems that might have been prevented, the Town Board voted Tuesday night to begin advertising for a full-time town administrator. The board was quiet as members of the public recounted the last 10 years of town government without an administrator. Jay Walt, an 11-year town resident who said he had served as a volunteer in town government for nine of those years, told the board the uncontrolled development of Blue Mound Road was a perfect example of something an administrator could have prevented. "Stand at the intersection of Blue Mound Road and Barker and look east," Walt said. "Ask yourself if you are happy with the way that has turned out. The answer is a glaring no."

Members of the board have traditionally served very active roles in the town government, delving into town administration and operations as needed. Walt said that was too much to expect of a Town Board member, and four of the supervisors agreed. They voted, 4-1, to develop an advertisement for the position. Supervisor Jeffery Timm, who has said in the past there isn't enough work to support hiring an administrator, was silent at the meeting but voted against the measure.

The town re-examined the issue of hiring an administrator three months to the day after voters rejected the idea in a non-binding referendum. Keith Henderson, the town's chairman, said he placed the item on Tuesday's agenda based on his feeling that the town needs a full-time chief executive. Based on salaries the town already pays its department heads, Supervisor John Egan said the administrator could be paid as much as \$50,000 a year. The salary will be set at the next meeting, Henderson said.

After the position was created in 1989, the board decided there wasn't a need for an administrator and left the job vacant. It wasn't filled until April 1993, when a former intern with the town, **Todd Michaels**, was hired. **Michaels** served a short tenure. About a month after he was hired, recently elected supervisors Timm and Joseph Schwartz called a special board meeting and voted to remove Michaels from the position. Timm claimed at the time, as he does today, that the town does not have a need for an administrator.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
November 24, 1993

**Residents to board: Hire administrator**

Author/Byline: Deborah Locke

Town of Brookfield

A roomful of residents took part of the town's future into their hands Tuesday with advice to the Town Board to hire an administrator. The vote was 63-19 at the special meeting requested by members of the League of Concerned Citizens. Town officials scheduled the session after the group gathered petition signatures calling for the meeting. Nearly 110 residents attended. For some residents who were piqued by news accounts of happenings at Town Hall, Tuesday's meeting was the first they had ever attended. All town voters, however, will have some voice in the decision to hire an administrator when the matter becomes a referendum question on the April ballot. Tuesday's votes and the referendum vote are advisory, but Town Chairman Harry Behrens said the Town Board had better heed the majority advice. "If we don't, we'll be without jobs," he said after the meeting. "The referendum is pretty much a mandate." Even Joseph Schwartz, one of two town supervisors who voted to fire the last administrator, conceded that he would work with a new administrator if one was hired.

Residents at the meeting Tuesday also voted to set up a committee of residents to advertise the administrator's position, review applications and make a recommendation to the board.

Experience Level Questioned

Tuesday's discussion began with Schwartz's justification for voting to fire the previous administrator, **Todd Michaels**. He had worked for a month before newly elected supervisors Schwartz and Jeffrey Timm called a special board meeting in April to remove him. **Michaels** was an intern with the town from January through March. Behrens, who had voted shortly before the April election to hire **Michaels**, voted against the firing. Schwartz said **Michaels** had no experience or track record, and was "not right for the town."

Resident Alan Ellerbusch asked about the hiring process, charging that **Michaels'** hiring was rushed and a more qualified employe could have been hired. Behrens replied: "No matter who we would have hired, they would have had problems with everyone from the clerk on down. They don't want anyone looking over their shoulder." Behrens said that an experienced administrator would require a salary higher than the \$30,000 that **Michaels** had been paid. For example, the administrator/planner for the Town of Pewaukee makes \$70,000 per year, Behrens said.

Former town chairman Russell Frisby argued frequently that Town Hall got along fine without an administrator during the development boom years of the 1980s. If it didn't need an administrator then, it doesn't need one now, Frisby said. But both Fire Chief John Loeper and Police Chief Calvin Williams agreed that an administrator was needed for daily operations of the town.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
May 10, 1993

**Problems with software copyright create legal glitches at Town Hall**

Author/Byline: Deborah Locke

Town of Brookfield

Town Atty. Jim Hammes has advised the town to resolve copyright problems with computer software installed at Town Hall earlier this year. Town Supervisor Jeffrey Timm, who was elected to the board in April, installed WordPerfect software into four Town Hall computers in March. But he purchased a license for only one computer. WordPerfect Corp. requires that licenses be bought for each software package to prevent theft. Timm billed the Town \$784.90 for his services, but Town Chairman Harry Behrens is withholding payment until legal software is installed. Hammes said he told Behrens that software license certificates must be obtained for computers that are in violation of federal copyright law. Wisconsin laws also prohibit the copying of computer software.

On March 16, the Town Board approved Timm's proposal to install new software into three computers for \$679.90. The March 22 invoice from Timm for \$784.90 shows that he purchased a license certificate for one package of WordPerfect 5.1 software for \$225. Timm then copied the software and installed it into four Town Hall computers. The invoice says that Timm spent 11 hours installing the software and charged the town \$450 for labor. The remaining \$109.90 is charged as installation of an upgrade of the Microsoft DOS (disk operating system) software, along with installation of a printer interface switch and printer cables. Only one license for the DOS was purchased, although software upgrades also require individual licensing.

**Michaels Noticed Discrepancy**

**Todd Michaels**, former town administrator, said he first noticed the software price discrepancy on the invoice just before the April 6 election and asked Timm why the invoice wasn't higher, because individual software packages cost around \$250. **Michaels** then brought the invoice to the attention of the Town Board.

Timm and newly elected Town Supervisor Joseph Schwartz voted to fire **Michaels** at a special Town Board meeting April 28. Behrens opposed the firing. **Michaels** started his job April 1. Timm said he voted to fire **Michaels** because it was never clear to Timm that an administrator was needed to oversee daily operations. Timm has refused to comment on the software copyright matter, saying he did update the software but the work "has no bearing on the town." Behrens said Timm asked him sometime during the week of April 26 when he would be paid. Behrens told Timm that he needed to obtain licenses for all the computers before the town would pay the bill. Behrens said he doesn't know what steps Timm has taken to purchase legal software.

**Tracking Down Piracy**

Deanna Christensen, a lawyer with WordPerfect Corp. in Orem, Utah, said the company gives discretion about tracking down software pirating to the Business Software Alliance in

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Washington, D.C. Generally, the corporation will first prosecute larger companies that mass copy software, but Christensen said WordPerfect also pays attention to smaller infringements. Jonathan Maltby, of the Business Software Alliance, is investigating the case but would not comment. But in cases similar to the town's, if the Alliance determines that copyright law has been broken, both the municipality and seller would be liable, said Diane Smiroldo, public affairs director.

**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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Milwaukee Journal Sentinel (WI)  
April 30, 1993

**Town of Brookfield missing chance at better interest rates**

Author/Byline: Deborah Locke

Town of Brookfield The municipality is losing interest revenue every day, according to a report presented to officials by **Todd Michaels**, the town administrator who was fired Wednesday after less than a month on the job. Taxpayers missed out on nearly \$8,000 in interest income from mid-December until late February because tax money was sitting in a local bank instead of a municipal pool with higher interest rates, according to a report prepared by **Michaels**. In a March letter from town auditors Conley McDonald & Co., officials were advised that financial management practices needed improvement.

**Michaels**, who started working for the town April 1, was fired by a 2-1 Town Board vote Wednesday night, about a week after presenting his report to the board. The board has taken no action on **Michaels'** report. The two newly elected board members, Jeffrey Timm and Joseph Schwartz, said they had not read the report. Timm and Schwartz, who called the special meeting Wednesday night, cast the two votes for the firing.

**Michaels** reported that town money is deposited in two local banks, M&I Northern and Associated Bank, at an interest rate of 2.2%. Other municipalities, including Elm Grove, Sussex and Brookfield, invest money in the State Local Government Investment Pool, with its early 1993 interest rate of 3.85%. Those investments garnered more in Elm Grove's interest revenue last year than they would have if deposited elsewhere, Village Manager Ed Henschel said. The investment pool, which is administered by the state treasurer's office, was formed to generate the best possible interest rates for Wisconsin municipalities.

Local banks don't have the same commitment, **Michaels** said, and the difference is thousands of dollars in additional revenue that could have been earned over the years. **Michaels** also noted that town tax account funds grew to \$5.3 million in mid-January. Associated Bank, where tax funds are deposited, insures only amounts up to \$100,000. The investment pool insures for the full amount, **Michaels** said.

**Past Practices at Issue**

Force of habit appears to control banking transactions in the town, which have been done for the past 38 years by Treasurer John Egan, an elected official who is paid \$7,200 a year. Egan has been doing banking transactions for the town for the last 38 years. His busiest season is from December through February, when taxes are collected. Egan points out that if a different form of transaction were used, it would have to be attended to daily, while he is only a part-time treasurer. An elected official, he is paid \$7,200 a year.

Officials from other municipalities agree that vigilance is required to ensure that the communities receive the best return on their dollars, but say that is their job. "We are paid to



**Internet – Newspaper Archives Searches**  
**Todd Michaels**  
*(Articles are in reverse chronological order)*

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invest the funds at all times at the highest interest rate possible, rather than leaving the money lying in a bank account," said Arlin Wesner, treasurer for the city of Brookfield. Wesner is a full-time employe. The actual wire transfer takes about 2 minutes, Wesner said, but requires daily oversight.

Chris Swartz, administrator/treasurer for the village of Sussex, agreed, and said the phone call to transfer money for the highest rate of interest was an important part of village business. Nearly all of the village's cash is in the government pool, he said. Swarz, Henschel and Wesner are full-time administrators in their communities. But town Treasurer Egan argues that the work involved in daily transfers has to be juxtaposed against other benefits banks give, such as free checking for a minimum balance. Egan said the money stays locally in a hometown bank, rather than in an anonymous pool.

**Losing Town's Money**

Town chairman Harry Behrens said the town's money needs to be invested more judiciously. "It is the town's money we are losing," he said. "We're not in the business of making money for a local bank, we're in the business of making money for the townspeople." He added that no free checking benefit could compensate for the \$8,000 the town already missed out on this year. "What about when interest rates were even higher, at 10 and 12%?" he said.

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Milwaukee Journal Sentinel (WI)  
April 29, 1993

**Town fires manager after 1 month, election**

Author/Byline: Wendi Muehls

Town of Brookfield

A dispute over last month's hiring of a town administrator ended Wednesday when the Town Board voted, 2-1, to fire him. The hiring of **Todd Michaels** had been approved by the Town Board shortly before the April 6 election of Supervisors Joseph Schwartz and Jeffrey Timm, who said in their campaigns that the administrator's position was not needed.

**Michaels**, who said a lot of town employees "haven't been friendly" since his hiring, said he is sending out resumes in search of a new job. "You have to be friendly to be treated friendly," Town Clerk Barbara Hartung snapped. Town Chairman Harry Behrens, who opposed the firing, said the decision "blows my mind." "I don't know how the town can stand for this," he said.

At the town's annual meeting April 13, residents by a show of hands agreed **Michaels** should have six months to prove he could save the town the equivalent of his \$30,000-a-year salary. **Michaels** said he anticipated the firing. "When I started, I had this hanging over my head," he said.

Someone last week sliced a wire connected to **Michaels'** office computer. No one has been charged or ticketed in connection with the incident. Court Clerk Robin Strom-Howard has been suspended for two days without pay, but Hartung, her supervisor, would not say why. "That is privileged information that should have never hit the newspaper," Hartung said Wednesday. **Michaels** had asserted that "the clerk runs the town" and that she may have felt he was "stepping on her toes." Hartung denied both contentions. "I certainly don't run this town; the board does," she said.

Hartung denied the town hall had a hostile environment. Employees were confused about **Michaels'** hiring, she said. "He came out of nowhere, without anybody knowing what was going on," she said. "This was all done in the dark."

Clarence Kerchoff, one of eight residents who attended Wednesday's meeting, called **Michaels'** firing "underhanded." Employees of the town clerk's office were afraid of losing their jobs as **Michaels** sought ways to cut costs, he said. The office employs four people. "They were afraid of what he (**Michaels**) might find and suggest," he said.

**Michaels** graduated last year from the University of Wisconsin Milwaukee with a master's degree in public administration. He had held internships in the town, West Allis and the Village of Vernon Hills, Ill.

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Todd Michaels  
(Articles are in reverse chronological order)

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Milwaukee Journal Sentinel (WI)  
April 6, 1993

**Job poll: Administrator's new post may hinge on vote**

Author/Byline: Deborah Locke

Depending on who is elected, **Todd Michaels** may have one of the shortest administrative careers in town history. Town ordinance says the administrator holds office subject to removal "at any time by a two-thirds vote of the Town Board." Sentiment toward the position could hinge on Tuesday's election results.

**Michaels** started work April 1 as the town's full-time administrator. Board chairman Harry Behrens and supervisor Eugene Tenges approved the hiring at their meeting March 24. Supervisor Arthur Gaffney voted against the new position, unsure that it should be full-time. Meanwhile, two supervisor election challengers, Jeffrey Timm and Joseph Schwartz, question the need for the administrative position now that town development is almost complete. "I'm just wondering if it's needed," Schwartz said in an interview last week. There are two supervisor openings, and Tenges, Gaffney, Schwartz and Timm want them. Behrens is running unopposed for town chairman. Schwartz added that the administrator position should be "looked into."

The board looked long enough, according to Harry Behrens, and decided that a full-time overseer was needed for tasks like coordination of department operations, monitoring of budget matters, and development of uniform employe policies. The administrator's salary of \$30,000 a year was approved at the town's annual meeting in 1989. The position wasn't filled then because two former board members changed their minds about the need for an administrator.

**Michaels'** salary is secure through 1993, Behrens said, because the board transferred money from the general fund that had been reserved to replace a highway department truck for which \$75,000 had been budgeted. The old truck was repaired rather than replaced.

Replaces Experts, Analysts

To date, the town has relied on experts such as financial analysts and lawyers at a cost of \$40 to \$100 per hour, Behrens said. **Michaels** will take over some of those duties, and act as town representative when meeting with other municipalities. The board meeting after the election will be April 13th and **Michaels** knows his future as a town employe could be an agenda item, depending on who wins the supervisor election. The date is impressed on his memory: "You tend to keep track of that stuff," he said.

**Michaels** began work at the town as an intern in January. His degrees from University of Wisconsin-Milwaukee include a bachelor's in political science and a master's in public administration. He grew up on Milwaukee's South Side, and graduated from Milwaukee Trade and Technical High School. Before coming to the town, **Michaels** had internships in West Allis and the Village of Vernon Hills, Ill.

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One of his first projects is a massive budget overview in search of savings. He's working on a five- year plan that anticipates future revenue and expenses. Generally, the town operations are in good shape, **Michaels** said, but require full-time monitoring. "The town budget is equivalent to the budget of a \$33 million company," he said. "You'd never find a company that big without an administrator or only a part-time administrator."

**Michaels** said his reception by employees as an intern at Town Hall was good, but that has changed since his full-time hiring. "Things are becoming more political," he said. "It was OK when I was up here just looking around. That has changed." Town employees are standoffish now, maybe worried about their jobs, **Michaels** said. He thinks that will lessen with time. **Michaels** lives in Waterford with his wife, Susan, an office manager.

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