

TOWN OF BROOKFIELD
TOWN BOARD MINUTES
APRIL 18, 2023

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

1) CALL TO ORDER.

The Town Board meeting was called to order by Chairman Henderson at 7:31 p.m. following the Annual Meeting with the following people present: Town Chairman Keith Henderson; Supervisors Steve Kohlmann, Ryan Stanelle, John Schatzman and John Charlier; Town Attorney Michael Van Kleunen; and Administrator/Interim Clerk Tom Hagie.

2) MEETING NOTICES.

The meeting was noticed on Friday, April 14, 2023 in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA.

Motion by Supervisor Schatzman to approve the agenda.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

Motion by Supervisor Stanelle to approve the minutes of April 5, 2023 Town Board meeting.

Seconded by Supervisor Kohlmann.

Motion Passed Unanimously.

5) CITIZEN COMMENTS.

None.

6) OLD BUSINESS.

None.

7) NEW BUSINESS.

None.

8) APPROVAL OF VOUCHERS AND CHECKS.

Motion by Supervisor Kohlmann to approve the vouchers and checks dated 4/6/2023-4/18/2023 in the amount of \$526343.28.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

9) COMMUNICATION AND ANNOUNCEMENTS

Chairman Henderson noted the Wisconsin Town Association will be holding a meeting at the Town Hall on Wednesday, April 26, 2023.

10) ADJOURN

Motion by Supervisor Kohlmann to adjourn at 7:34 p.m.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

Respectfully submitted,

Tom Hagie

Town Administrator/Interim Clerk

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045

Telephone: 262-796-3788
FAX: 262-796-0339



TO: Town Board
FROM: Chairman Keith Henderson
DATE: May 2, 2023
RE: Requests for Appointment

c – current member
r - recommendation

Architectural Control Committee

CDA (need 4, 4 year term)

c r	Steve Kohlmann	960 Timber Pass	797-9781
c r	William Neville	21005 Brook Park Dr	515-491-8812
r	Don Mueller	20875 Hawthorne Ridge Ct	501-7211

Board of Review (need 1, annual)

c r	Robert Wiseman	940 Timber Pass	893-5707
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Brookfield Chamber (need 1, annual)

c r	Stephanie Fong	21205 Mary Lynn Dr.	894-7538
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Joint Review Board (need 1, annual)

c r	Richard Diercksmeier	21770 Davidson Rd	798-1060
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Plan Commission (need 2, 3 year term)

c r	Ryan Stanelle	775 E Briar Ridge Dr.	
c	Kevin Riordan	21035 Oak Ridge Court	203-3022
	Dan Zuperku	750 E Briar Ridge Dr.	490-7586

Police & Fire Commission (need 1, 5 year term)

c r	Raul Terriquez	1135 Hawthorn Ridge	414-708-9934
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Zoning Board of Appeals (need 2, 3 year term)

2023 Annual Appointments

Sanitary District #4 Commissioners:	Town Board
Town Attorney:	Michael Van Kleunen, Kathryn Sawyer Gutenkunst
Auditor:	Baker, Tilly, Virchow, Krause & Co. LLP
Engineer:	Strand Associates
Financial Advisor:	Ehlers
Official Newspaper:	Waukesha Freeman
Financial Institutions:	State of WI Local Gov't. Investment Pool, BMO Harris Bank, Associated Bank, Hometown Bank

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.-/event

Application Date: 4/5/2023
 County of Waukesha

Town Village City of Brookfield

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.28(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 5/17, 6/21, 7/19 and ending same 8:00pm and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.
7/8/10; 9/20 4:30pm

1. Organization (check appropriate box) →
- Bona fide Club Church Lodge/Society
 - Veteran's Organization Fair Association or Agricultural Society
 - Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Greater Brookfield Chamber of Commerce

(b) Address 17100 W Bluemound Rd. #202 Brookfield, WI 53005
(Street) Town Village City

(c) Date organized 10/1957

(d) If corporation, give date of incorporation 10/1957

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Chad Schultz, 21700 Doral Rd, Waukesha WI

Vice President Sandy McGee, 445 S Marland Rd, #400, Brookfield WI

Secretary _____

Treasurer Dave Carter, 169 W 25195 Indiangrass Ln, Sussex, WI

(g) Name and address of manager or person in charge of affair: Carol White

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Market Square - The Corners of Brookfield

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event ~~Connect After 5~~ Town Food Truck Festival

(b) Dates of event _____

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Chad Schultz
(Signature / Date)

Greater Brookfield Chamber of Commerce
(Name of Organization)

Date Filed with Clerk 4-5-23

Date Reported to Council or Board 5-2-23

Date Granted by Council _____

License No. _____

Rec. #
203210107

CK# 2814
d. KFD

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ \$10.-

Application Date: 4/5/2023

Town Village City of Brookfield

County of Waukesha

The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 4/10 10am-5pm and ending Same and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.
4/11 10am-5pm

1. Organization (check appropriate box) → Bona fide Club Church Lodge/Society
 Veteran's Organization Fair Association or Agricultural Society
 Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Greater Brookfield Chamber of Commerce

(b) Address 17100 W Bluemound Rd, #202 Brookfield, WI 53005
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President Chad Schultz, 21700 Doral Rd, Waukesha WI
Vice President Sandy McGee, 445 S Morland Rd, #400, Brookfield WI
Secretary _____
Treasurer Dave Carter, N69 W25195 Indiangrass Ln, Sussex, WI

(g) Name and address of manager or person in charge of affair: Carol White

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Market Square - The Corners of Brookfield

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event ~~Connect After 5~~ Arts, Crafts + Drafts

(b) Dates of event _____

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Chad Schultz
(Signature / Date)

Greater Brookfield Chamber of Commerce
(Name of Organization)

Date Filed with Clerk 4-5-23

Date Reported to Council or Board 5-2-23

Date Granted by Council _____

License No. _____

Receipt # CK#2817
1200

Renewal Alcohol Beverage License Application

(Submit to municipal clerk. Read instructions on page 3.)

For the license period beginning: 5-3-2023 ending: 6-30-2023
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } Brookfield
 Village of }
 City of }

County of Waukesha Aldermanic Dist. No. _____
 (if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

\$215⁰⁰ Pd in 2022-2023

Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Escamilla Iran</u>	<u>Arlette</u>	<u>Emice</u>	<u>1170 Greenway Terrace Apt 4, Brookfield, WI 53005</u>

B. LLC or Corporation (and Agent):

Full Legal Name of Corporation / Nonprofit Organization / Limited Liability Company <u>El gaucho grill LLC</u>	Address of Corporation / Limited Liability Company (if different from licensed premises)
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All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent.

Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Escamilla Iran</u>	<u>Arlette</u>	<u>Emice</u>	<u>1170 Greenway Terrace Apt 4, Brookfield, WI 53005</u>

All Officer(s) Director(s) of Corporation and Members / Managers of Limited Liability Company:

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Perez-Rodriguez</u>	<u>Antonio</u>	<u>L</u>	<u>1170 Greenway Terrace Apt 4, Brookfield, WI 53005</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

C. Business Information

1. Trade Name El gaucho grill Business Phone Number 262-505-5040
 2. Address of Premises 17800 W. Bluemound Rd Ste 7 Post Office & Zip Code 53045

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Behind bank bar center,

back bar refrigerator, main dining room area, prep area, prep area refrigerators, back hallway. Extended premises: Area in front of the building 11 x 43'10ft
observed / surrounded by rail, same open space area where tables and chairs will be placed. (Images provided for reference)

2.032688 Extension of Premises
 ck# 086

Applicant's Wisconsin Seller's Permit Number <u>456-1030597674-02</u>	
FEIN Number <u>872208168</u>	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ <u>100 pd</u>
<input checked="" type="checkbox"/> Class C wine	\$ <u>100 pd</u>
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>15 pd</u>
TOTAL FEE	\$ <u>215 pd</u>

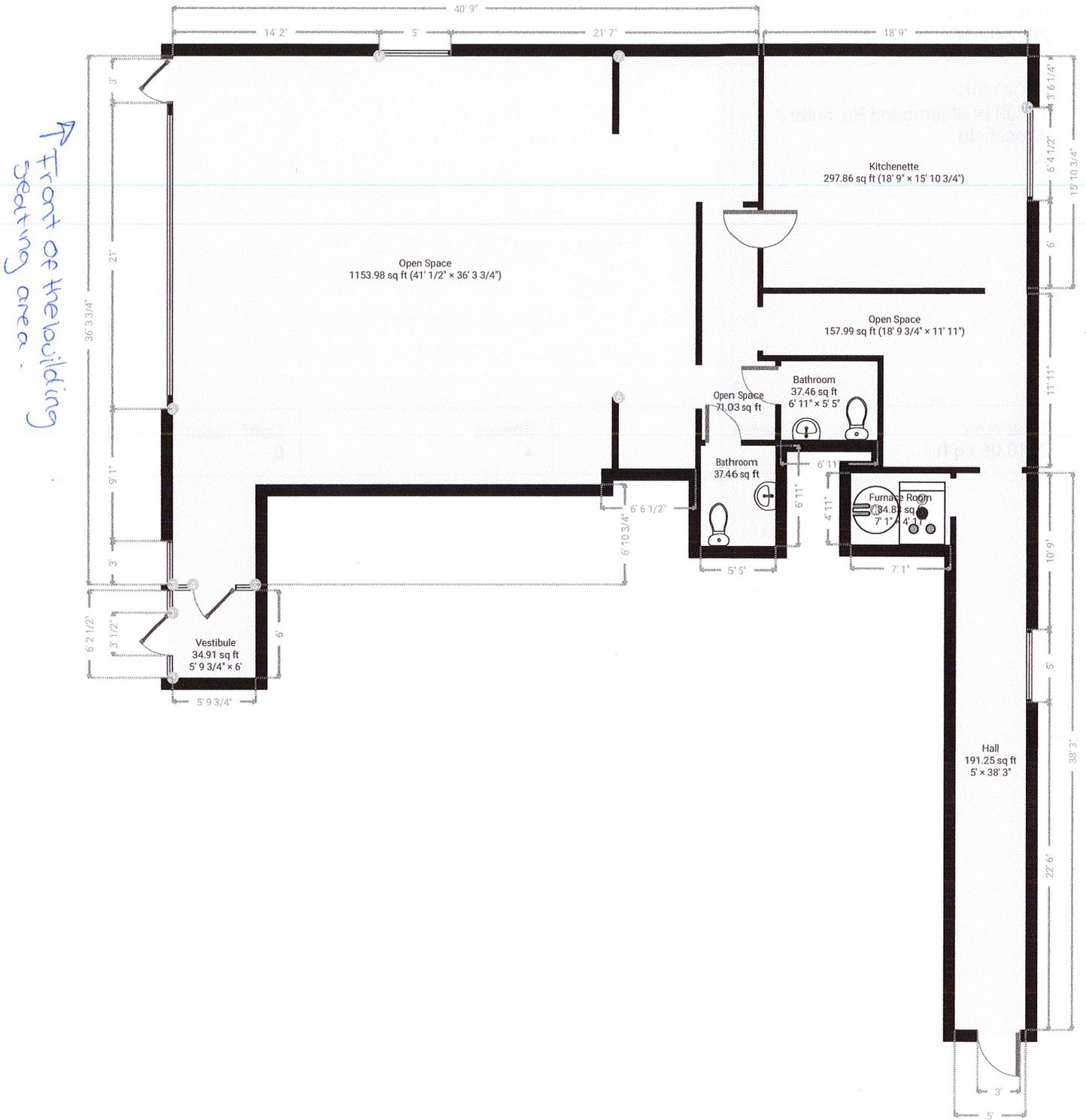
El Gaucho Grill

17800 W Bluemound Rd, Suite 7, Brookfield, WI
 TOTAL AREA: 2310.06 sq ft • LIVING AREA: 2310.06 sq ft • FLOORS: 1 • ROOMS: 4

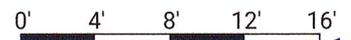


▼ Ground Floor

TOTAL AREA: 2310.06 sq ft • LIVING AREA: 2310.06 sq ft • ROOMS: 4



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



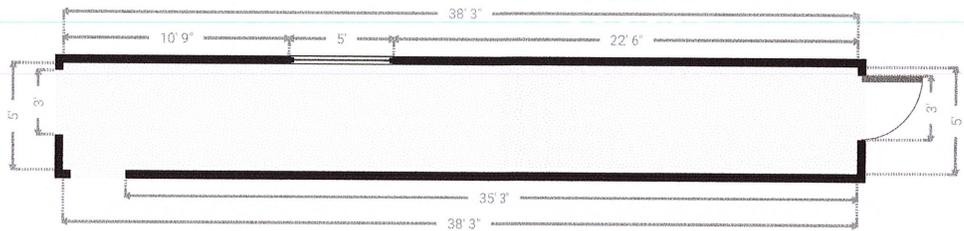
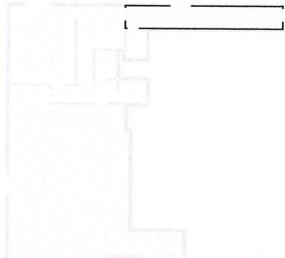
El Gaucho Grill

17800 W Bluemound Rd, Suite 7, Brookfield, WI
TOTAL AREA: 2310.06 sq ft • LIVING AREA: 2310.06 sq ft • FLOORS: 1 • ROOMS: 4



▼ Hall Ground Floor

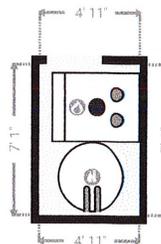
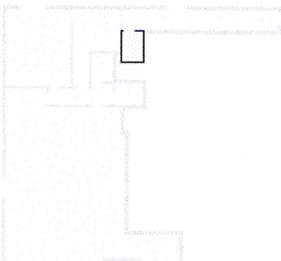
WIDTH: 38' 3" • LENGTH: 5'
AREA: 191.25 sq ft • PERIMETER: 86' 6"

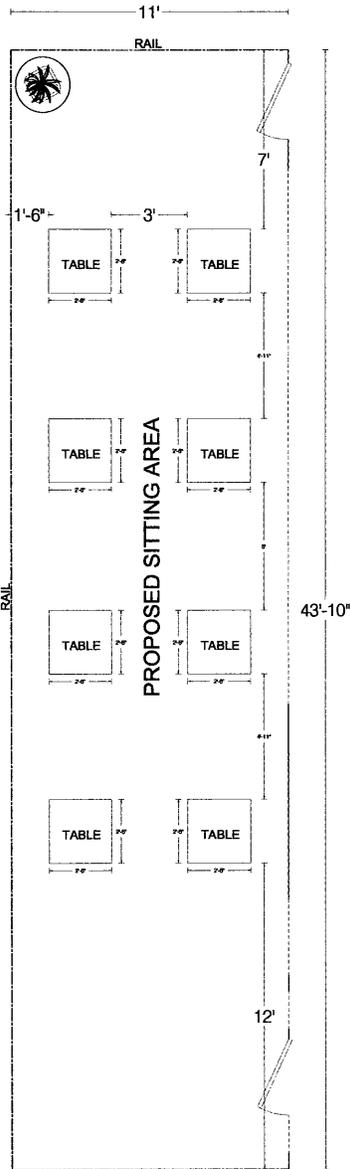


PROPOSED SEATING AREA
IN FRONT OF THE BUILDING (OUTSIDE)

▼ Furnace Room Ground Floor

WIDTH: 4' 11" • LENGTH: 7' 1"
AREA: 34.83 sq ft • PERIMETER: 24'





SITE PLAN

PROJECT DETAILS:

- TO SHOW THE OUTSIDE SITTING AREA

**TOWN OF BROOKFIELD
PLANNING COMMISSION RECOMMENDATIONS
APRIL 25, 2023**

Town Chairman Keith Henderson called the meeting to order at 7:01pm on Wednesday, April 25, 2023, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Commissioners Gordon Gaeth, Len Smeltzer, and William Neville; and Town Planner Bryce Hembrook. Commissioners Kevin Riordan and Jeremy Watson were absent.

RECOMMENDATION TO SCHEDULE A PUBLIC HEARING FOR A ZONING CODE TEXT AMENDMENT TO SECTION 17.02(14)(B)1, RELATED TO CONDITIONAL USE PERMIT PROCEDURES

Commissioner Smeltzer moved to **recommend setting the public hearing date** for the May 23, 2023 Plan Commission meeting to discuss a Zoning Code Amendment to Section 17.02(14)(B)1, related to Conditional Use Permit Procedures.

The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

Ord. No.: _____

**ORDINANCE CREATING SECTION 17.02(14)(B)1.K. OF THE MUNICIPAL CODE OF
THE TOWN OF BROOKFIELD**

NOW THEREFORE, the Town Board of the Town of Brookfield, Wisconsin does ordain
as follows:

SECTION 1: Section 17.02(14)(b)1.k. of the Town Code is hereby created to read as
follows:

Effect of denial. If an application for a conditional use permit is denied, a new
application for the same conditional use will not be considered by the Town Board
for a period of 12 months from the date of denial, except on grounds of new evidence,
as determined by the Zoning Administrator.

SECTION 2: All other provisions of the Town Code shall remain in full force and effect.

SECTION 3: All ordinances or parts of this ordinance conflicting or contravening the
provisions of this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect upon passage and posting or publication as
provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this _____, day of _____, 2023.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
MICHAEL SCHMITT, Supervisor

BY: _____
JOHN R. SCHATZMAN, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
Tom Hagie, Administrator and
Interim Clerk

Q U O T A T I O N

WALDSCHMIDT'S TOWN & COUNTRY
N94 W17937 APPLETON AVE.
MENOMONEE FALLS, WI 53051
Phone #: (262)251-1400
Fax #: (262)251-1491

PHONE #: (262)796-3795
CELL #:
ALT. #:
P.O.#:
TERMS: **Cash**
SALES TYPE: **Quote**

DATE: 12/22/2022
ORDER #: 1359942
CUSTOMER #: 26694
CP: 7
LOCATION: 1
STATUS: **Active**

BILL TO 26694

TOWN OF BROOKFIELD
645 N. JANACEK
BROOKFIELD, WI 53045 US

SHIP TO

TOWN OF BROOKFIELD
645 N. JANACEK
BROOKFIELD, WI 53045 US

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
SCA	870R	STC11-52V-24FT 24HP KAW 52" VELOCITY TIGERCAT11	1	\$12,229.00	\$10,395.00	\$10,395.00
****	SETUP/PREP C/R	FREIGHT/SETUP/PREP COMMERCIAL RIDERS	1	\$300.00	\$300.00	\$300.00

Prices reflected on this quotation are subject to change per market condition.

We appreciate the opportunity to offer you this quote.

SUBTOTAL:	\$10,695.00
TAX:	\$0.00
ORDER TOTAL:	\$10,695.00

Authorized By: _____



Q U O T A T I O N

BILL'S POWER CENTER, INC.
 13885 West Capitol Drive
 Brookfield, WI 53005-2408 USA
 Phone #: (262)781-6400

PHONE #: (262)796-3781
 CELL #:
 ALT. #: (262)796-3788
 P.O.#: Scott Hartung
 TERMS: Net 30
 SALES TYPE: Quote

DATE: 12/20/2022
 ORDER #: 1345881
 CUSTOMER #: 43145
 CP: Bill R
 LOCATION: 1
 STATUS: Active

BILL TO 43145

Town Of Brookfield
 645 North Janacek Road
 Brookfield, WI 53045-6052

SHIP TO

Town Of Brookfield
 645 North Janacek Road
 Brookfield, WI 53045-6052

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
TOR	74010	TORO COMMERCIAL Z MASTER 4000 52" 31HP KAWASAKI TURF TIRES	1	\$17,708.00	\$12,900.00	\$12,900.00
****	SETUP-TRACTOR	DEALER SETUP & PREP ZERO TURN MOWER dpw@townofbrookfield.com 262-796-3795	1	\$50.00	\$50.00	\$50.00

No Returns on Equipment, Special Orders, or Electrical Items.
 20% Restocking Fee, on all parts.
 Hours: Mon 8am -6pm, Tues, Wed, Thurs, Fri 8am-5pm, Sat 8am -1pm
 Thank You For Your Business

Prices reflected on this quote are valid for 30 days.

SUBTOTAL:	\$12,950.00
TAX:	\$0.00
ORDER TOTAL:	<u>\$12,950.00</u>

Authorized By: _____



Q U O T A T I O N

GIELOW'S LAWN & GARDEN EQT INC
 6643 North Teutonia Avenue
 Milwaukee, WI 53209-3196 U.S.A
 Phone #: (414)352-2360
 Fax #: (414)352-2361

PHONE #: (262)796-3795
 CELL #: (262)901-8238
 ALT. #:
 P.O.#:
 TERMS: **Net 30**
 SALES TYPE: **Quote**

DATE: 1/4/2023
 ORDER #: 1142427
 CUSTOMER #: 27270
 CP: MP
 LOCATION: 1
 STATUS: **Active**

BILL TO 27270

Town Of Brookfield
 645 N Janacek Rd
 Brookfield, WI 53045

SHIP TO

Town Of Brookfield
 645 N Janacek Rd
 Brookfield, WI 53045

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
		All prices quoted include Sourcewell Discounts				
		Town of Brookfield Member #152661				
TOR	74010	4000 Series 31hp Kaw 52"TFD HDX PRO	1	\$15,234.00	\$10,699.00	\$10,699.00
****	20	New Unit Setup & Prep (per machine)	1	\$125.00	\$125.00	\$125.00
****	24	New Equipment Delivery (optional) (per machine)	1	\$75.00	\$75.00	\$75.00

Quote valid through 05/15/23 or WSL

Prices reflected on this quote are valid until _____ or while supplies last.

SUBTOTAL:	\$10,899.00
TAX:	\$0.00
ORDER TOTAL:	<u>\$10,899.00</u>

Authorized By: _____