

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339



MEETING NOTICE

Meeting will be held at the
Town of Brookfield Municipal Building, Eric Grant Room
645 N. Janacek Road, Brookfield, WI

Tuesday, June 24, 2025

PUBLIC HEARING

7:00 p.m.

- 1) Confirmation of meeting notice.
- 2) Public Hearing to receive comment on a request by Jordan Jackson (The Sandtrap LLC) for a conditional use permit request for a golf simulator business located at 17800 West Bluemound Road.
- 3) Adjourn.

PLAN COMMISSION

Immediately Following

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. May 27th Public Hearing (Oscars)
 - b. May 27th Public Hearing (Wisconsin Adult Center)
 - c. May 27th Plan Commission Regular Meeting.
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. None.
- 7) New Business:
 - a. Jordan Jackson (The Sandtrap LLC) is requesting approval for a conditional use permit to allow a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.
 - b. Eric Nesseth (Stephen Perry Smith Architects) is requesting conceptual approval of a building addition to the MLG Captial building, located at 19000 West Bluemound Road Suite A.
 - c. Erik Madisen (Madisen Maher Architects), representing KHS Group, is requesting conceptual approval for proposed building expansions, located at 880 Bahcall Court.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 19th day of June, 2025

*Bryce Hembrook
Town Planner*

TOWN OF BROOKFIELD
JOINT PUBLIC HEARING

May 27, 2025

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY JIM TAYLOR – OSCAR'S FROZEN CUSTARD FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A NEW DRIVE-THRU RESTAURANT LOCATED AT 21165 HIGHWAY 18 AND PROPERTY TO THE EAST

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, May 27, 2025.

CALL TO ORDER

Town Board Chairman Keith Henderson called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, and Ryan Stanelle; Plan Commissioners Dan Zuperku, Len Smeltzer, and Jeremy Watson; and Town Planner Bryce Hembrook.

CONFIRMATION OF MEETING NOTICE

Town Planner Bryce Hembrook reported that the meeting notice was published, mailed out, posted to the website in accordance with the law.

NOTICE OF HEARING

Chairman Henderson read the attached Notice of Hearing into the record.

Planner Hembrook gave an overview of the proposed drive thru and parking to the east.

PUBLIC COMMENTS

Chairman Henderson opened the Hearing for any public comments. No public comments were made.

ADJOURN

There being no further comment, Chairman Henderson closed the Public Hearing at 7:09 pm.

Submitted by:

Bryce Hembrook, AICP Town Planner

BH/lr

TOWN OF BROOKFIELD
JOINT PUBLIC HEARING

May 27, 2025

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY LINDSEY CHIAVEROTTI – WISCONSIN ADULT CENTER dba BROOKFIELD ADULT CENTER FOR A CONDITIONAL USE PERMIT AMENDMENT APPROVAL TO ALLOW THE EXPANSION OF AN ADULT DAY CARE CENTER IN THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT, LOCATED AT 20711 WATERTOWN ROAD SUITE V.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, May 27, 2025.

CALL TO ORDER

Town Board Chairman Keith Henderson called the meeting to order at 7:10pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, and Ryan Stanelle; Plan Commissioners Dan Zuperku, Len Smeltzer, and Jeremy Watson; and Town Planner Bryce Hembrook.

CONFIRMATION OF MEETING NOTICE

Town Planner Bryce Hembrook reported that the meeting notice was published, mailed out, posted to the website in accordance with the law.

NOTICE OF HEARING

Chairman Henderson read the attached Notice of Hearing into the record.

Planner Hembrook gave an overview of the proposed expansion.

PUBLIC COMMENTS

Chairman Henderson opened the Hearing for any public comments. No public comments were made.

ADJOURN

There being no further comments, Chairman Henderson closed the Public Hearing at 7:12 pm.

Submitted by:

Bryce Hembrook, AICP Town Planner

BH/lr

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
Tuesday May 27, 2025

The regular meeting of the Plan Commission was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

Town Chairman Keith Henderson called the meeting to order at 7:13p.m., with the following people present: Town Supervisor Ryan Stanelle, Plan Commissioners Dan Zuperku, Len Smeltzer, and Jeremy Watson and Town Planner Bryce Hembrook. Commissioners Tim Probst and Kevin Riordan were absent.

2) MEETING NOTICES.

Hembrook confirmed the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Supervisor Stanelle to approve the agenda.

Seconded by Commissioner Smeltzer.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Commissioner Watson to approve the April 28, 2025 regular Plan Commission Minutes as presented.

Seconded by Supervisor Stanelle.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Jim Taylor (Oscar's) is requesting approval for a conditional use permit for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.

Town Planner Hembrook presented the item and mentioned that a certified survey map may be proposed soon to clean up the lot lines. Hembrook suggested the Town could place a time limit on when this could be accomplished without slowing the approval process. Commissioner Watson asked why there is a need to require at all. Planner Hembrook said this is a good time to make the lot line adjustment.

Hembrook also mentioned that the Architectural Review Committee (ARC) reviewed this proposal and recommended approval. The ARC also stated that they are in favor of the signage concepts and wanted to note that the cones on the building should be considered an architectural feature if the logo is not on the cone. Plan Commission agreed.

Motion by Watson to recommend approval to the Town Board for a conditional use permit request for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east subject to Town Engineer's approval, a certified survey map is recorded within 365 days of Town Board final approval, and the applicant shall submit a draft shared access and parking document to Town Board.

Seconded by Stanelle.

Further Discussion: The Commission discussed whether or not to keep the certified survey map condition for this item or the preliminary and final approval. Hembrook suggested it should be in the conditional use permit approval but that the Plan Commission can decide. The Committee decided to keep as proposed.

Motion carried unanimously.

- b. Jim Taylor (Oscar's) is requesting preliminary and final approval for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east.

Chairman Henderson commented on items that need to be updated such as the floor plan showing wrong north arrow and the elevation drawings showing incorrect directions.

The applicant, Jim Taylor, brought sample stones to show to the Commission. The Commission members were in agreement that the proposed building looks great.

Motion by Watson moved to grant preliminary and recommend final approval to the Town Board for a conditional use permit amendment for a new drive-thru restaurant on the property located at 21165 Highway 18 and parking on property to the east as presented.

Seconded by Smeltzer.

Further Discussion: None.

Motion carried unanimously.

- c. Lindsey Chiaverotti (Wisconsin Adult Center DBA Brookfield Adult Center) is requesting approval for a conditional use permit amendment to allow the expansion of an adult day care center in the B-3 Office and Professional Business District, located at 20711 Watertown Road Suite V.

Hembrook presented the item. No further discussion occurred.

Motion by Watson to recommend the Town Board approve a conditional use permit amendment to allow the expansion of an adult daycare center in the B-3 Office and Professional Business District for Wisconsin Adult Center DBA Brookfield Adult Center, located at 20711 Watertown Road Suite V as presented.

Seconded by Stanelle.

Further Discussion: None.

Motion carried unanimously.

- d. Jordan Jackson (The Sandtrap LLC) is requesting to set a public hearing date to discuss a conditional use permit request for a golf simulator business located at 17800 West Bluemound Road.

Hembrook presented the item and mentioned that this may occur in two phases. The Commission asked about food and beverage options. Applicant stated he reached out to the Town Clerk regarding liquor licensing and the Planner recommended the applicant reach out to the building inspector regarding food plans.

The applicant also mentioned he would like to add a mural on the north side of the building. Currently, the ordinance does not address murals.

Motion by Watson to recommend the Town Board set a date for a public hearing to discuss a conditional use permit request for a golf simulator business located at 17800 West Bluemound Road.

Seconded by Zuperku.

Further Discussion: None.

Motion carried unanimously.

- e. Ryan Janssen (Avery & Birch) is requesting final approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle.

Hembrook presented the item. The Commission asked about trash enclosure location. Hembrook mentioned that the Town Engineer needs to still review and approve proposed plans.

Motion by Watson to **recommend** final approval of a new building consisting of a one-story salon suite facility, located at 21055 Crossroads Circle subject to Town Engineer approval.

Seconded by Smeltzer.

Further discussion: None.

Motion carried unanimously.

- f. Luke Sebald (Keller, Inc), representing Bancroft Engineering, is requesting preliminary and final approval for an addition to an existing manufacturing building, located at 21550 Doral Road.

Hembrook presented the item. The Commission discussed the loading dock and trucks backing up. The applicant stated that this addition will actually make it easier for trucks to get to the loading dock. Commission also discussed utility lines and stormwater management requirements. The planner said stormwater pond is not required according to the Town Engineer.

Motion by Watson to grant preliminary and recommend final approval for an addition to an existing manufacturing building, located at 21550 Doral Road as presented.

Seconded by Zuperku.

Further Discussion: None.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS.

Hembrook mentioned that the Town will have a new Town Planner starting in July and he thanked the Commission for their work the past few years.

Watson mentioned that he say the proposed plans for the Corners West End and is not supportive of the plans.

9) ADJOURN.

Motion by Watson to adjourn at 8:05pm.

Seconded by Stanelle.

Motion Passed Unanimously.

Respectfully submitted,
Bryce Hembrook – Town Planner

BH/lr



Building a Better World
for All of Us®

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: May 22, 2025
PC MEETING DATE: May 27, 2025

RE: **The Sandtrap LLC – Conditional Use Permit
17800 West Bluemound Road BKFT1120995002**

Applicant: Jordan Jackson (The Sandtrap LLC)

Application Type: Conditional Use Permit

Request

Conditional Use Permit request to allow a commercial recreation facility land use (golf simulator business) in the B-2 Limited General Business District, located at 17780 West Bluemound Road.

Summary of Request

The applicant is proposing to open *The Sand Trap: Golf Bays & Entertainment* in a commercial building located at 17800 West Bluemound Avenue. According to the applicant's narrative, the business will be a high-end indoor golf and social entertainment venue, offering a modern, family-friendly space that blends sports, technology, and community. The goal is to create a welcoming destination where people of all ages can enjoy golf, events, and year-round recreation in a state-of-the-art environment. The applicant anticipates that this business would expand during several phases, if approved. Phase I would consist of the initial buildout which is approximately 4,500 square feet of the commercial space. The initial space will include the following:

- Three golf simulator bays
- Custom lighting and bay finishes
- Bar area (pending liquor license)
- 1-2 pool tables
- Dart boards
- Retail golf shop
- Bathrooms
- Golf instructions with a certified trainer
- Host events
 - League play
 - Private and group lessons
 - Youth programs
 - Community-based events

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

Phase 2 would be a future expansion up to 9,000 square feet. The applicant intends to eventually expand into the remaining 4,500 square feet of the building space. If this occurs, the 2nd phase would include:

- Additional golf bays
- Turf indoor recreation space for cornhole lanes, picnic style seating, and small putting green
- Dedicated space for larger tournaments and league events
- Host cornhole competitions

According to the narrative, *The Sand Trap* will offer significant value to Brookfield by:

- Providing year-round recreational access in a climate-controlled, safe environment
- Encouraging physical activity and social interaction among all age groups
- Creating a new destination for families, friends, and professionals seeking entertainment that's both fun and skill building.
- Partnering with local schools and programs to host youth golf instruction and mentorship
- Adding visual interest to the building and neighborhood through a proposed golf-themed mural on the rear exterior wall
- Contributing to the local economy

The tenant space is located on the north side of the building which is located by the parking lot to the north of the buildings. Customers will use a dedicated private entrance in the back of the building. The applicant believes that the use will require about 50 parking spaces to provide adequate parking for the use. The code does not specifically address parking requirements for golf simulator uses but below is the requirements for similar uses:

Commercial/recreational uses.

- a. General standard: one space per four patrons based on the maximum capacity of the facility, plus one space per employee for the work shift with the largest number of employees.
- b. Bowling alleys: five spaces for each lane, plus one space per employee for the work shift with the largest number of employees.
- c. Golf courses: 90 spaces per nine holes, plus one space per employee for the work shift with the largest number of employees.
- d. Golf driving ranges: one space per tee, plus one space per employee for the work shift with the largest number of employees.
- e. Miniature golf course: 1 1/2 spaces per hole, plus one space per employee for the work shift with the largest number of employees.

* Plan Commission should determine which parking calculation to use.

The applicant is targeting a fall/winter 2025 opening and daily operations will be handled by 1-2 staff members. Additional staff or trainers may be present during peak house, leagues, or event nights. Anticipated hours of operations include:

- Monday-Thursday: Noon-10pm
- Friday & Saturday: Noon-Midnight
- Sunday: 10am-8pm

For more detailed information, please review applicant's narrative provided in the packet.

Recommendation

Set a public hearing date to discuss the proposed conditional use permit.

Plan of Operation Narrative

Address is 17780 Bluemound

Business Name: *The Sand Trap*

Business Address: 17800 W Bluemound Rd, Brookfield, WI

Applicant: Jordan Jackson

Square Footage Occupied: 4,500 sq ft (Phase 1), with potential expansion to full 9,000 sq ft (Phase 2)

We are seeking approval to occupy and operate within approximately 4,500 sq ft of a commercial building at 17800 W Bluemound Rd, Brookfield, WI. *The Sand Trap: Golf Bays & Entertainment* will be a high-end indoor golf and social entertainment venue, offering a modern, family-friendly space that blends sport, technology, and community. Our goal is to create a welcoming destination where people of all ages can enjoy golf, events, and year-round recreation in a state-of-the-art environment.

Phase 1 – Initial Buildout and Operations (4,500 sq ft):

The initial space will include:

- **Three (3) TrackMan golf simulator bays**, professionally built out with the assistance of a **TrackMan Wisconsin representative** to ensure top-tier performance and custom design
- **Custom lighting** and bay finishes to create a premium, immersive experience
- A **bar area** offering alcoholic and non-alcoholic beverages (pending liquor licensing)
- **1–2 pool tables**
- **Dart boards**
- A **retail golf shop** featuring clubs, gloves, apparel, and accessories
- A private **rear entrance** connected to ample off-street parking
- Installation of a **second bathroom** to meet occupancy and health code requirements

We will also offer **golf instruction**, with plans to bring in a **PGA-certified trainer** to provide lessons and coaching for players of all levels — from beginners to experienced golfers.

The business will host:

- League play
 - Private and group lessons
 - Youth programs
 - Community-based events to promote the game of golf in a fun and inclusive atmosphere
-

Phase 2 – Future Expansion Plan (up to 9,000 sq ft):

Over the course of our 5-year lease, we plan to expand into the remaining 4,500 sq ft of the building. This second phase will include:

- Additional TrackMan golf simulator bays
- **A turfed indoor recreation space** designed to mimic an outdoor setting with:
 - **Cornhole lanes**
 - **Picnic-style seating**
 - **A small putting green**
- Dedicated space for **larger tournaments and league events**
- Hosting of **cornhole competitions**, themed nights, and family-friendly activities

This expansion will support a growing customer base while enhancing the recreational offerings in the Town of Brookfield.

Community Impact and Value:

The Sand Trap will offer significant value to Brookfield by:

- **Providing year-round recreational access** in a climate-controlled, safe environment
- **Encouraging physical activity and social interaction** among all age groups
- **Creating a new destination** for families, friends, and professionals seeking entertainment that's both fun and skill-building

- **Partnering with local schools and programs** to host youth golf instruction and mentorship
 - **Adding visual interest** to the building and neighborhood through a proposed **golf-themed mural** on the rear exterior wall
 - **Contributing to the local economy** by increasing traffic and business activity in the area
-

Parking and Access:

The rear parking lot provides **ample off-street parking** to support operations, with an estimated need of 50 spaces — all available onsite. Customers will use a dedicated private entrance in the back of the building, ensuring easy access and minimal traffic congestion.

Projected Opening Timeline:

We are targeting a **Fall/Winter 2025** opening, aligning with increased demand for indoor entertainment during colder months.

Staffing:

Daily operations will be efficiently handled by **1–2 staff members**, responsible for guest check-ins, bar service, and general oversight. Additional staff or trainers may be present during peak hours, leagues, or event nights.

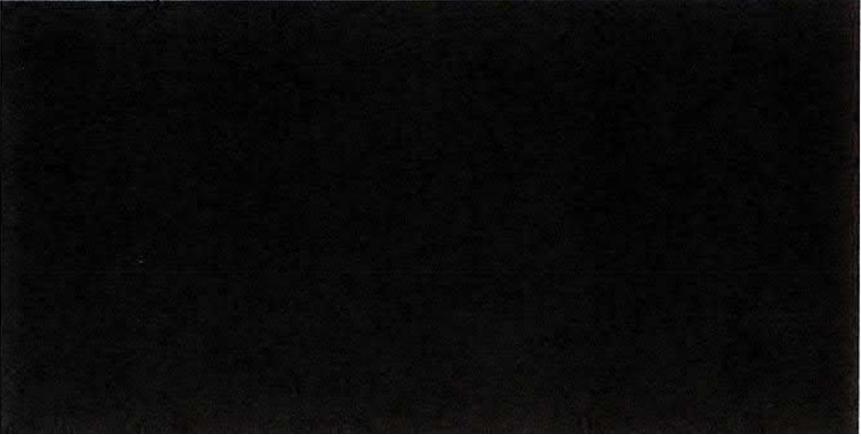
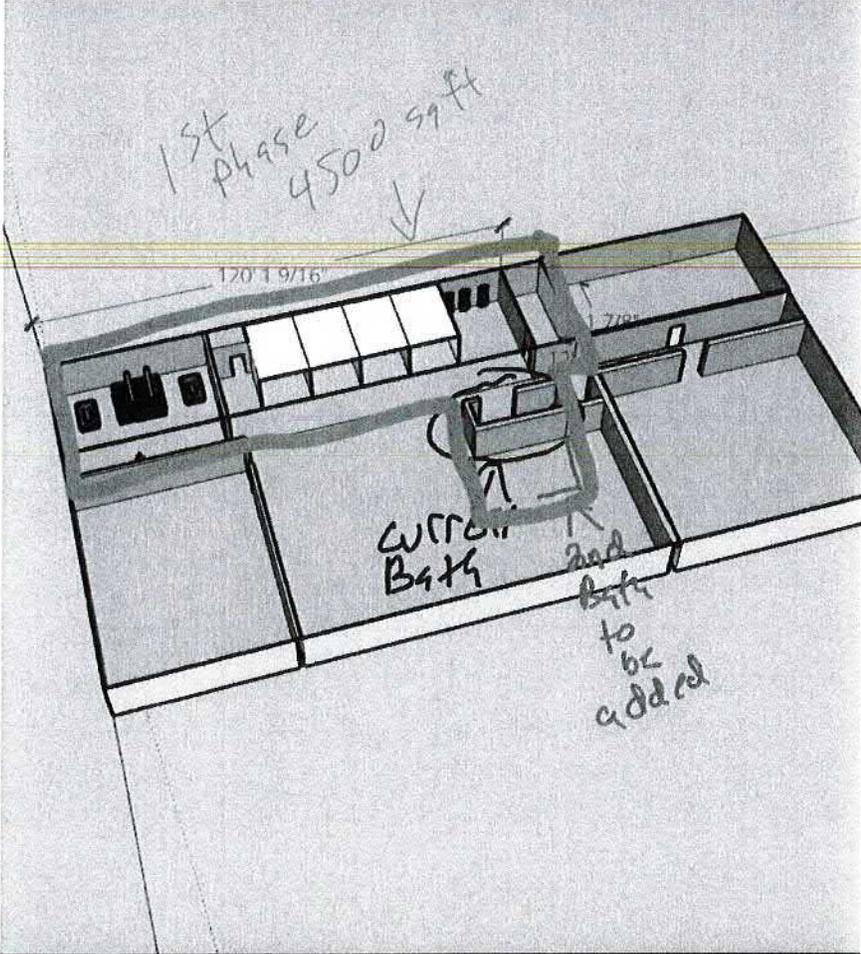
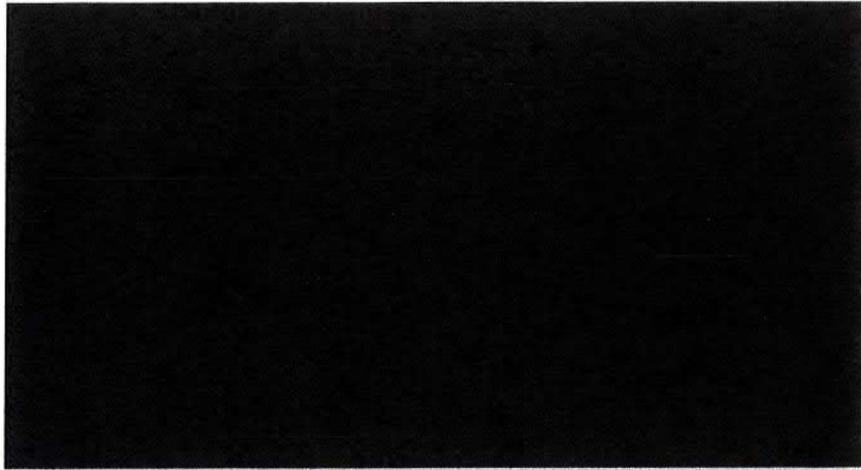
Tentative Hours of Operation:

- **Monday – Thursday:** 12:00 PM – 10:00 PM
- **Friday – Saturday:** 12:00 PM – 12:00 AM
- **Sunday:** 10:00 AM – 8:00 PM
(Subject to adjustment based on community interest and business demand)

1st phase
4500 sq ft

120' 1 9/16"

Current
Bath
2nd
Bath
to
be
added

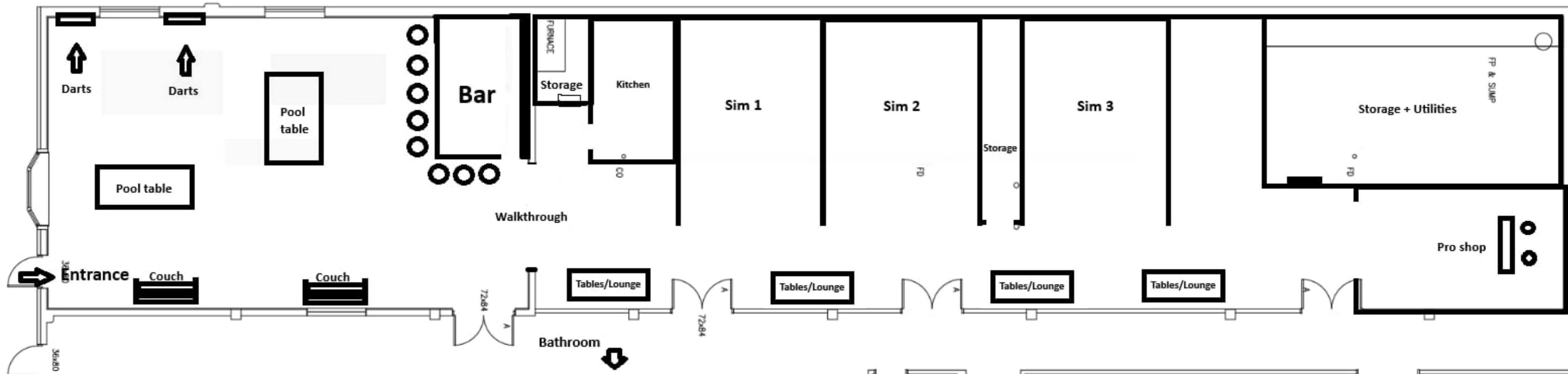


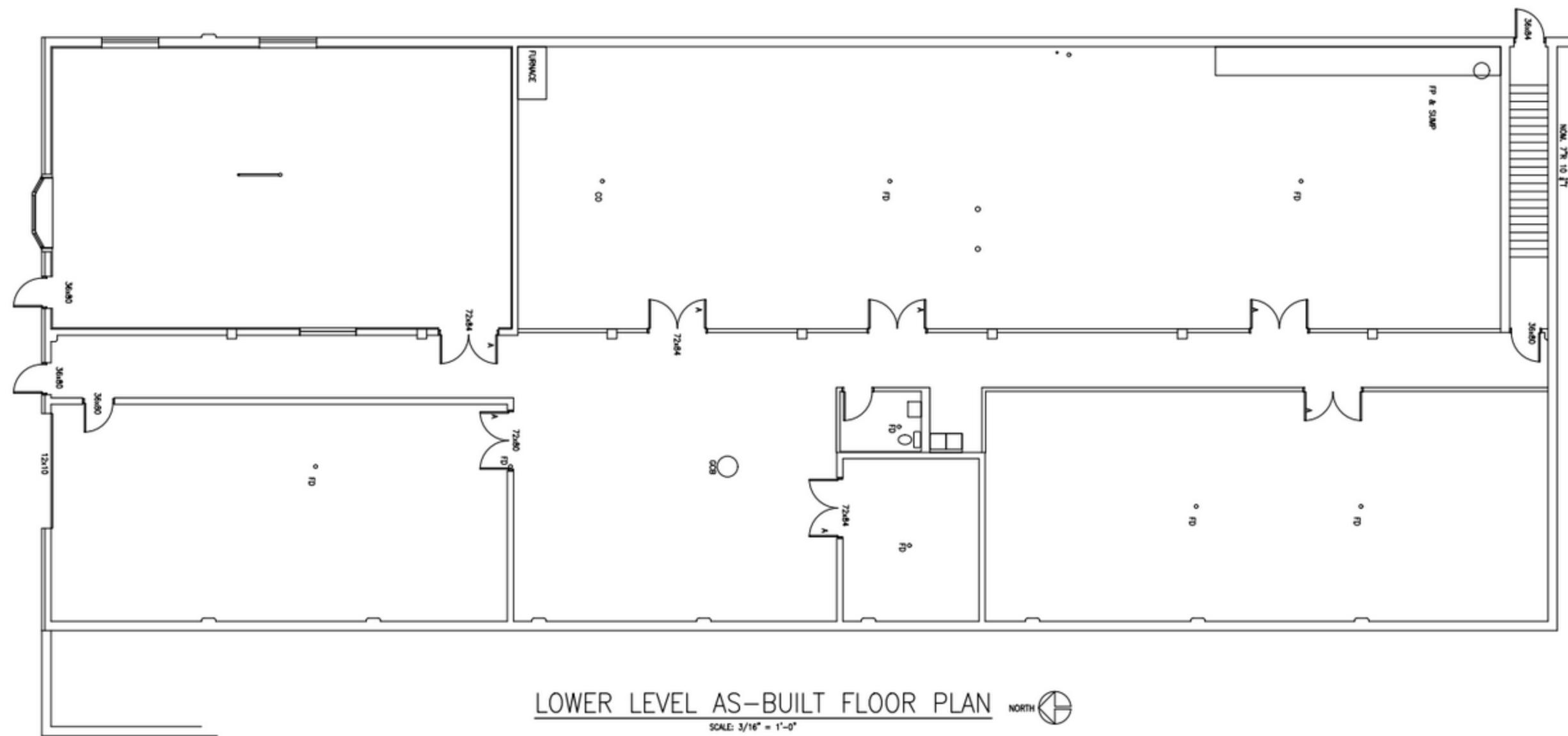


85 Parking spots of shared lot

32 Parking spaces

32





LOWER LEVEL AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"



















Building a Better World
for All of Us®

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: June 19, 2025
PC MEETING DATE: June 24, 2025

RE: **MLG Capital – Conceptual Approval**
19000 W Bluemound Rd Suite A, BKFT1124999003

SEH No. 171421, TASK 111

Applicant: Eric Nesseth (Stephen Perry Smith Architects), representing MLG Capital
Application Type: Conceptual Approval

Request

Conceptual approval of a building addition to the MLG Capital building, located at 19000 W Bluemound Rd Suite A.

Summary of Request

- MLG Capital is proposing to construct a building addition on the west side of the existing building and relocate the carport to the east of the building. According to the submitted plans, the existing building is approximately 21,221 square feet (including the greenhouse area) and they are proposing a 4,560 square foot building for a total of 25,782 square feet.
- Zoning District = B-2 Limited General Business District
- Acres = 1.73
- Use = Real Estate Business Office
- Approximately 82 parking stalls currently proposed, including 2 handicap stalls.
 - The required parking requires one space per 250 square feet of gross floor area.
 - 103 parking spaces are required for the square footage.
 - Some of the parking spaces will also be covered by the relocated car port.
 - The applicant did mention shared parking with adjacent property and there is a shared parking agreement with the Galleria West property.
- Proposed setbacks:
 - Building setbacks were not provided on the plans. Also, the property lines as shown on the County's GIS appear to be different than the site plan that was presented. On GIS, it shows that MLG's property runs further to the south.
 - Setbacks were estimated using a software but will need to be shown on preliminary/final plans. We will need to verify setbacks moving forward.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

- Front = 48'3"
 - GIS shows approximately 56'.
 - The proposed building addition would have the same setback as existing building.
- Side = 15' west and 134' east
- Rear = 11' (existing)
- Setbacks will need to be confirmed to meet code requirements prior to final approval.
- Sum total of floor area
 - Proposed = 34.1% of lot area.
 - Required = No less than 6,000sf or 15% of the lot area, whichever is less. Shall not exceed 50% of lot area.
 - Requirement is met.
- No building height dimensions were provided but the building will likely meet the 45' height requirement.

The development review team has provided some initial feedback regarding the plans, but most of the comments or concerns can be addressed later in the review process.

Fire Department

- I would like to see the turning radius of the west side of the building.

Town Engineer

- My only comment at this time is that it appears they don't have enough parking stalls (82 total) to meet the Town Ordinance parking requirement (103 stalls).

Conceptual Approval

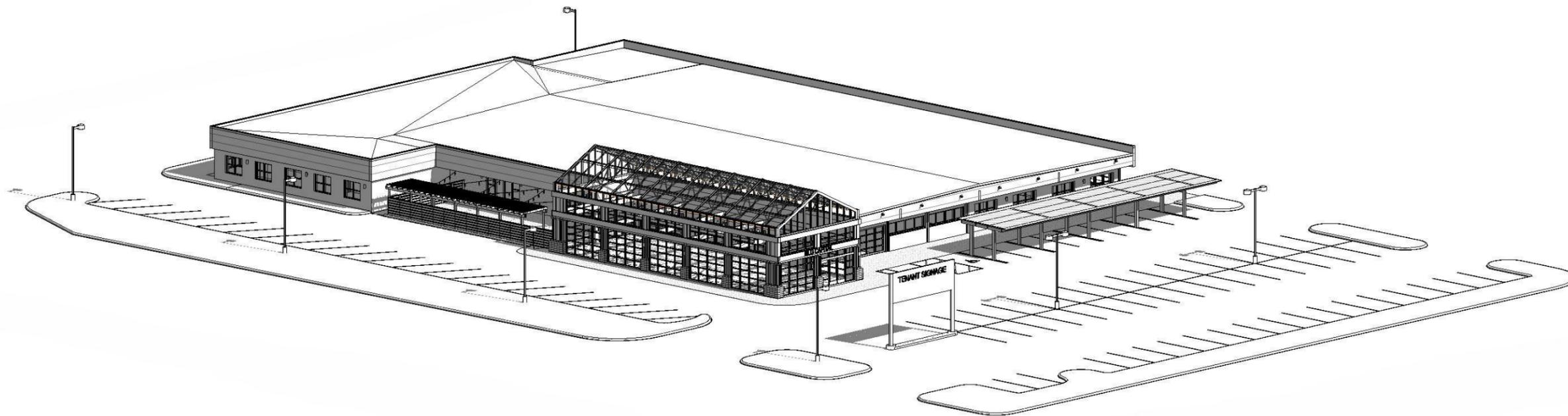
The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

Staff Recommendation

Per the discretion of the Plan Commission.

PROJECT: MLG HQ BUILDING ADDITION

19000 W. BLUEMOUND ROAD
BROOKFIELD, WI 53045



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

TITLE PAGE

ISSUED FOR: **OWNER REVIEW**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN

X080

BUILDING AREAS & PARKING			
SPACE NAME	AREA (SF)	PARKING	COUNT
EXISTING BUILDING:	21,221	REQUIRED (1 PER 250 SF):	103
EXPANSION:	4,561	ACTUAL:	82 (INCLUDES 2 ADA)
TOTAL:	25,782		

KEYNOTES

- 02-14 EXISTING LANDSCAPE TO REMAIN (SEE LANDSCAPE PLAN)
- 26-06 EXISTING EXTERIOR POLE LIGHTING
- 32-02 ALIGN NEW BUILDING EXPANSION WITH EXISTING GREENHOUSE
- 32-05 NEW CONCRETE SIDEWALK
- 32-09 REMOVE ASPHALT, INSTALL NEW CONCRETE CURB & INFILL WITH LANDSCAPING (SEE LANDSCAPE PLAN)
- 32-10 REMOVE AND REPLACE EXISTING LANDSCAPING (SEE LANDSCAPE PLAN)
- 32-12 EXISTING SIGNAGE
- 32-14 EXISTING CEDAR TRASH ENCLOSURE



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

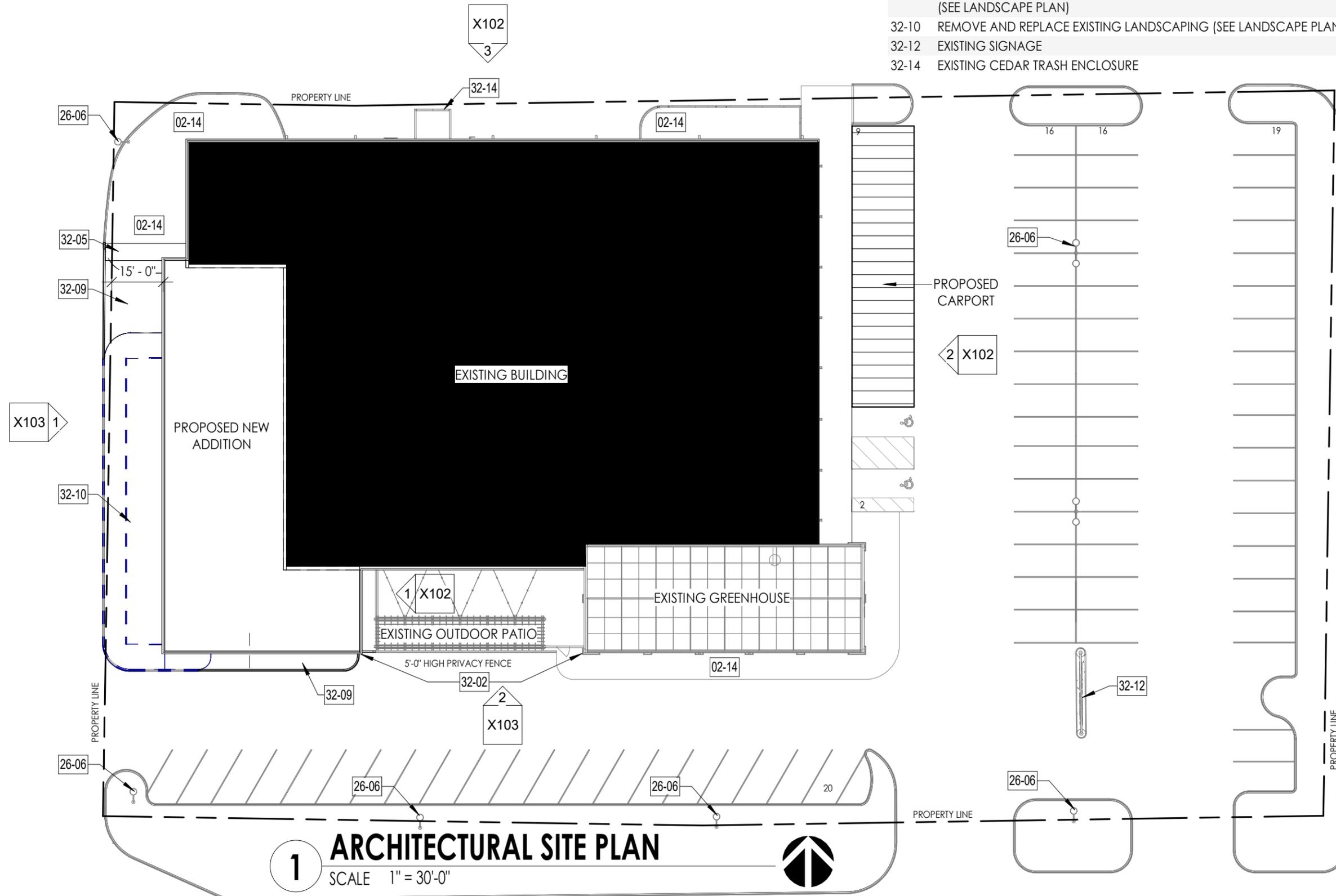
REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT SITE PLAN



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"

X090

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

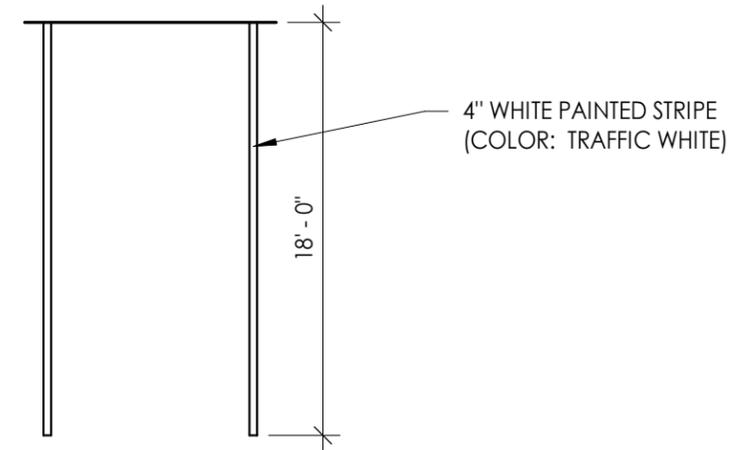
REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

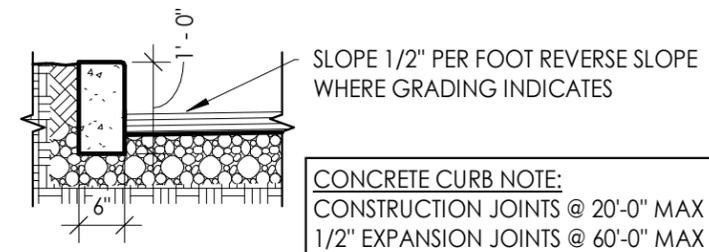
PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT SITE DETAILS



3 MIN. PARKING STRIPING (TYP)

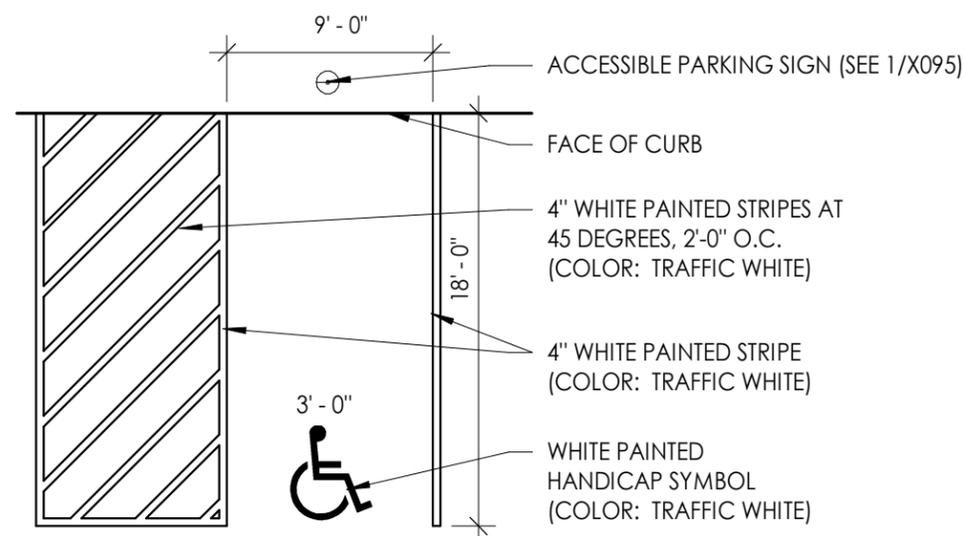
SCALE 1/8" = 1'-0"



NOTE:
NEW CONCRETE CURB & GUTTER TO MATCH EXISTING CURB AND GUTTER PROFILE. PROVIDE PROPER POSITIVE DRAINAGE AND FLOW LINE TO EXISTING CURB AND GUTTER. ASPHALT TO BE PATCHED AS REQUIRED.

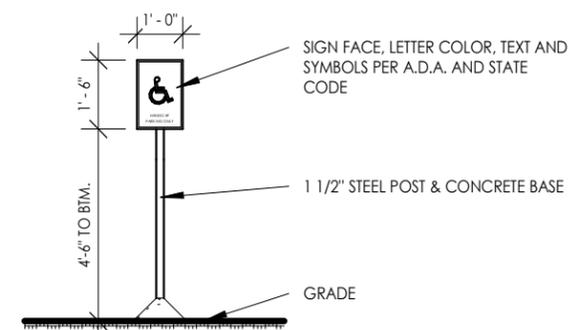
2 CURB AND GUTTER

SCALE 1/2" = 1'-0"



4 ACCESSIBLE PARKING STALL

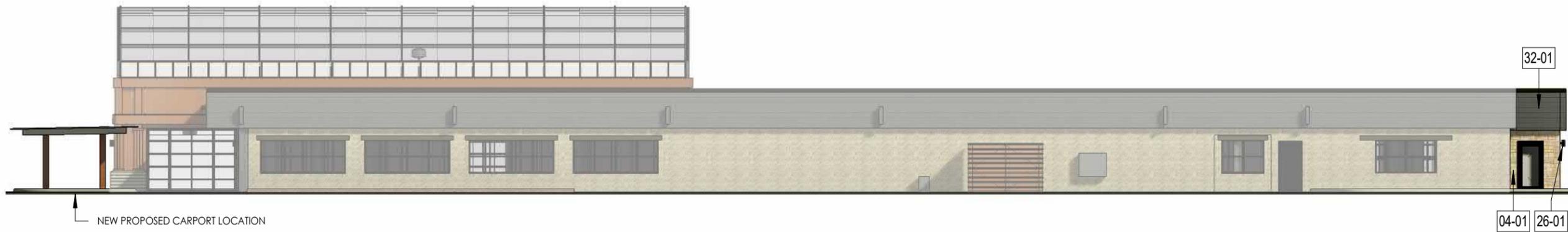
SCALE 1/8" = 1'-0"



1 ACCESSIBLE PARKING SIGN

SCALE 1/4" = 1'-0"

X095



3 NORTH ELEVATION

SCALE 1/16" = 1'-0"

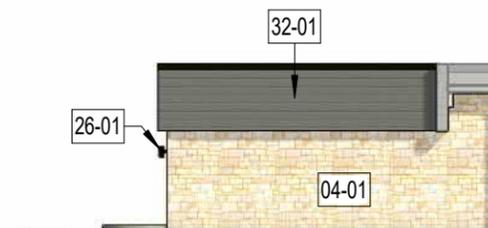


2 EAST ELEVATION

SCALE 1/16" = 1'-0"

KEYNOTES

04-01	FULL DEPTH STONE (HALQUIST STONE - KENSINGTON BUFF)
26-01	KICHLER-LED 4000K OUTDOOR UP & DOWN LANTERN - BKT
32-01	BENJAMIN MOORE WROUGHT IRON 2124-10



1 EAST ELEVATION - EXPANSION

SCALE 1/16" = 1'-0"

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

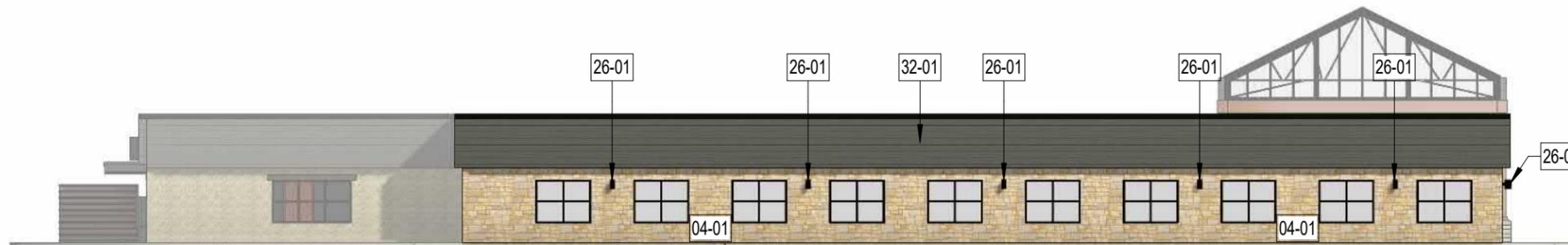
PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT ELEVATIONS

X102



2 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



1 WEST ELEVATION
SCALE 1/16" = 1'-0"

KEYNOTES

04-01	FULL DEPTH STONE (HALQUIST STONE - KENSINGTON BUFF)
26-01	KICHLER-LED 4000K OUTDOOR UP & DOWN LANTERN - BKT
32-01	BENJAMIN MOORE WROUGHT IRON 2124-10

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT ELEVATIONS

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT PERSPECTIVE



VIEW AT EXPANSION - SOUTH WEST

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT SPS

PROJECT MANAGER EJN

PROJECT NUMBER 250219

ISSUED FOR REVIEW

DATE 06/06/25

EXHIBIT PERSPECTIVE



VIEW AT EXPANSION - NORTH WEST



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT SPS

PROJECT MANAGER EJN

PROJECT NUMBER 250219

ISSUED FOR REVIEW

DATE 06/06/25

EXHIBIT PERSPECTIVE



VIEW AT EXPANSION - SOUTH EAST

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT SPS

PROJECT MANAGER EJN

PROJECT NUMBER 250219

ISSUED FOR REVIEW

DATE 06/06/25

EXHIBIT PERSPECTIVE



VIEW AT CARPORT - SOUTH EAST

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT SPS

PROJECT MANAGER EJM

PROJECT NUMBER 250219

ISSUED FOR REVIEW

DATE 06/06/25

EXHIBIT PERSPECTIVE

VIEW AT CARPORT - NORTH EAST

PROJECT

MLG HQ EXPANSION

OWNER

MLG Capital
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT SPS

PROJECT MANAGER EJN

PROJECT NUMBER 250219

ISSUED FOR REVIEW

DATE 06/06/25

EXHIBIT PERSPECTIVE



VIEW AT CARPORT - NORTH WEST



Building a Better World
for All of Us®

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: June 19, 2025
PC MEETING DATE: June 24, 2025

RE: **KHS Group – Conceptual Approval**
880 Bahcall Court, BKFT1126006006

SEH No. 171421, TASK 112

Applicant: Erik Madisen (Madisen Maher Architects), representing KHS Group
Application Type: Conceptual Approval

Request

Conceptual approval of building expansions to the KHS Group campus, located at 880 Bahcall Court.

Summary of Request

- Currently, the KHS Group campus consists of five separate building located on the 11.8 acre property.
- The building are primarily used for manufacturing and material storage with an office component.
- Zoning District = M-1 Manufacturing District
- Acres = 12.92
- Proposed Phase I Work (Shown on C1.02)
 - Two existing office areas will be demolished to provide room for new office areas.
 - New office areas will be constructed totaling approximately 24,000 square feet along the east side of Bahcall Court.
 - Construction of a decorative metal fence along the northern property line.
 - Gates will be located at the entrance of Bahcall Court and at the west drive to limit site access.
 - The existing KHS monument sign will be relocated to an area north of the 875 Bahcall Court building.
- Proposed Phase II Work (Shown on C1.03)
 - Three existing 1-story metal buildings will be demolished (29,600sf of total building space)
 - A one-story metal manufacturing building of approximately 65,000 square feet will be constructed and will connect the existing buildings on the east and west sides of Bahcall Court.
 - Phase II work will add approximately 45 work stations.
 - The south part of the site (closest to 1-94) will be reworked to include parking and truck maneuvering areas.
 - A new pylon sign will be constructed at the south part of the site close to I-94

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

- Parking:
 - For manufacturing use, the code requires 1 parking space per employee at maximum shift.
 - Current = 177 parking spaces. Maximum shift includes 125 employees.
 - Phase I = 231 parking spaces for a planned workforce of 141 employees.
 - Phase II = 243 parking spaces for planned workforce of 184 employees.
- Proposed setbacks:
 - This section provides the proposed setbacks for phase II to account for all proposed development.
 - Street (Doral) = 50' at closest point.
 - The proposed building addition would have the same setback as existing building.
 - Street (I-94) = 86'
 - Side = 114' west and 45' east
 - Rear = 11' (existing)
 - All building setbacks will meet code requirements.
 - The pavement setbacks appear to meet requirements.
- Sum total of floor area
 - Post Phase I = 35% of lot area. Total building SF = 197,067.
 - Post Phase II = 41% of lot area. Total building SF = 232,520.
 - Required = No less than 8,000sf or 20% of the lot area, whichever is less. Shall not exceed 50% of lot area.
 - Requirement is met.
- No building height dimensions were provided but the zoning district has a 45' height requirement.
- Proposed project schedule
 - Phase I work is scheduled to take place in 2025
 - Phase II work is scheduled to take place in 2026-2027
- Architectural Elements in Manufacturing Districts.
 - The code states that “the facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. Fifty percent of a facade facing a street shall be finished with brick, decorative masonry, glass panel, or other appropriate finished facade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 20 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.”
- Outdoor Storage
 - According to the zoning code, “no articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may recommend the outdoor display of product or merchandise when it makes a finding that such display is essential to a business or industrial use.”
- Lighting
 - Plans not required at this time.
- Landscaping
 - Plans not required at this time.

The development review team has provided some initial feedback regarding the plans, but most of the comments or concerns can be addressed later in the review process.

Fire Department

- Requesting an overlay of the proposed plans and water mains.
- Would like to see where the Fire Department Connect (FDC) is located on the buildings.
- Will need to determine where the hydrants need to be located. This should be discussed/determined between conceptual and preliminary review phases.

Sanitary District No. 4

- Will need to review the utility plan since some of the existing water and sewer mains will need to be relocated. The fire department will need to review fire hydrant placement, the hydrant located at the end of Bahcall Ct is located where they are proposing the building in phase 2.

Town Engineer

- It appears they may be adding more than 0.5 acres of impervious area based on the existing site plan through Phase II construction. If this is the case, the site would need to meet the Town's stormwater requirements.

Conceptual Approval

The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

Staff Recommendation

Per the discretion of the Plan Commission.

June 16, 2025

Bryce Hembrook
Planning & Zoning
Town of Brookfield
645 N. Janacek Rd.
Brookfield, WI 53045

Re: Project Description/narrative for:
KHS Group
880 Bahcall Ct.
Waukesha, WI 53186

Bryce:

Below is the project description/narrative for the proposed phased KHS Group Addition(s) located at 880 Bahcall Ct:

Current conditions (Shown on drawing C1.01):

- There are five separate buildings currently located on the 11.8-acre property.
- The property borders Doral Rd. on the north and I-94 on the south.
- The buildings are primarily manufacturing and material storage with an office component.

Proposed Phase I work (Shown on drawing C1.02):

- Two existing office areas totaling approximately 7200 square feet will be demolished to make way for new office areas.
- New office areas will be constructed totaling approximately 24,000 square feet along the east side of Bahcall Ct.
- Construction of a decorative metal fence along the north property line.
- Gates will be located at the entrance to Bahcall Ct. and at the west drive to limit site access.
- The existing KHS monument sign will be relocated to an area north of the 875 Bahcall Ct. building.

Proposed Phase II work (Shown on drawing C1.03):

- Three existing 1-story metal buildings totaling approximately 29,600 s.f. will be demolished
- A one-story metal manufacturing building of approximately 65,000 s.f. will be constructed, connecting the existing buildings on the east and west sides of Bahcall Ct.
- Phase II work will add approximately 45 work stations.
- The south part of the site (closest to I-94) will be re-worked to include parking and truck maneuvering areas.
- A new pylon sign will be constructed at the south part of the site close to I-94.

Parking:

- Town of Brookfield zoning ordinance calls for 1 parking space per employee at maximum shift.
- Currently, the site has 177 parking spaces, maximum shift includes 125 employees.
- Phase I includes 231 parking spaces for a planned workforce of 141 employees.



- Phase II expansion plans call for a maximum of 184 employees.
- Phase II includes approximately 243 parking spaces.

Proposed project schedule:

- The Phase I work is scheduled to take place during 2025.
- Phase II work is scheduled to take place in 2026 – 2027.

In summary, **KHS has made a commitment** to increase its product portfolio produced at the Town of Brookfield site. Please let me know if you have any questions or need additional information.

Respectfully Submitted,

Erik L. Madisen, Principal
Madisen | Maher Architects

PHASE I SITE USE SUMMARY

PROPERTY ADDRESS: 880 BAHCALL CT, WAUKESHA, WI
 ZONING DESIGNATION: M1, MANUFACTURING DISTRICT

EXISTING SITE AREAS:
 PARCEL A: 190,110 SQR. FEET 4.3643 ACRES
 PARCEL B: 324,278 SQR. FEET 7.4444 ACRES
 TOTAL: 514,388 SQR. FEET 11.808 ACRES

ALLOWABLE SITE COVERAGE: BUILDINGS: 50%

PROPOSED SITE COVERAGE, BUILDINGS: 197,067 SQR. FEET 38.3%

PROPOSED SITE COVERAGE PARKING: 191,355 SQR. FEET 37.2%

TOTAL SITE COVERAGE: 388,422 SQR. FEET 75.5%

REQD. PARKING SPACES: 1 SPACE PER EMPLOYEE, MAX. SHIFT

PARKING REQUIRED: 141 SPACES

PARKING PROVIDED: 231 SPACES



ARCHITECTS
 133 W. PITTSBURGH AVE, SUITE 102
 MILWAUKEE, WI 53204
 414.277.8000
 MADISENMAHER.COM

A PROPOSED OFFICE
 ADDITION FOR:

KHS GROUP

880 BAHCALL CT.
 WAUKESHA, WI 53186

CLIENT:
 KHS GROUP
 880 BAHCALL CT.
 WAUKESHA, WI 53186

Drawings and Specifications as instruments of service are the property of Madsen Maher Architects, whether the work for which they are made be executed or not and are not to be used or copied on other work except by written agreement with Madsen Maher Architects.

DATE	ISSUED SET
00-00-00	PROJECT START

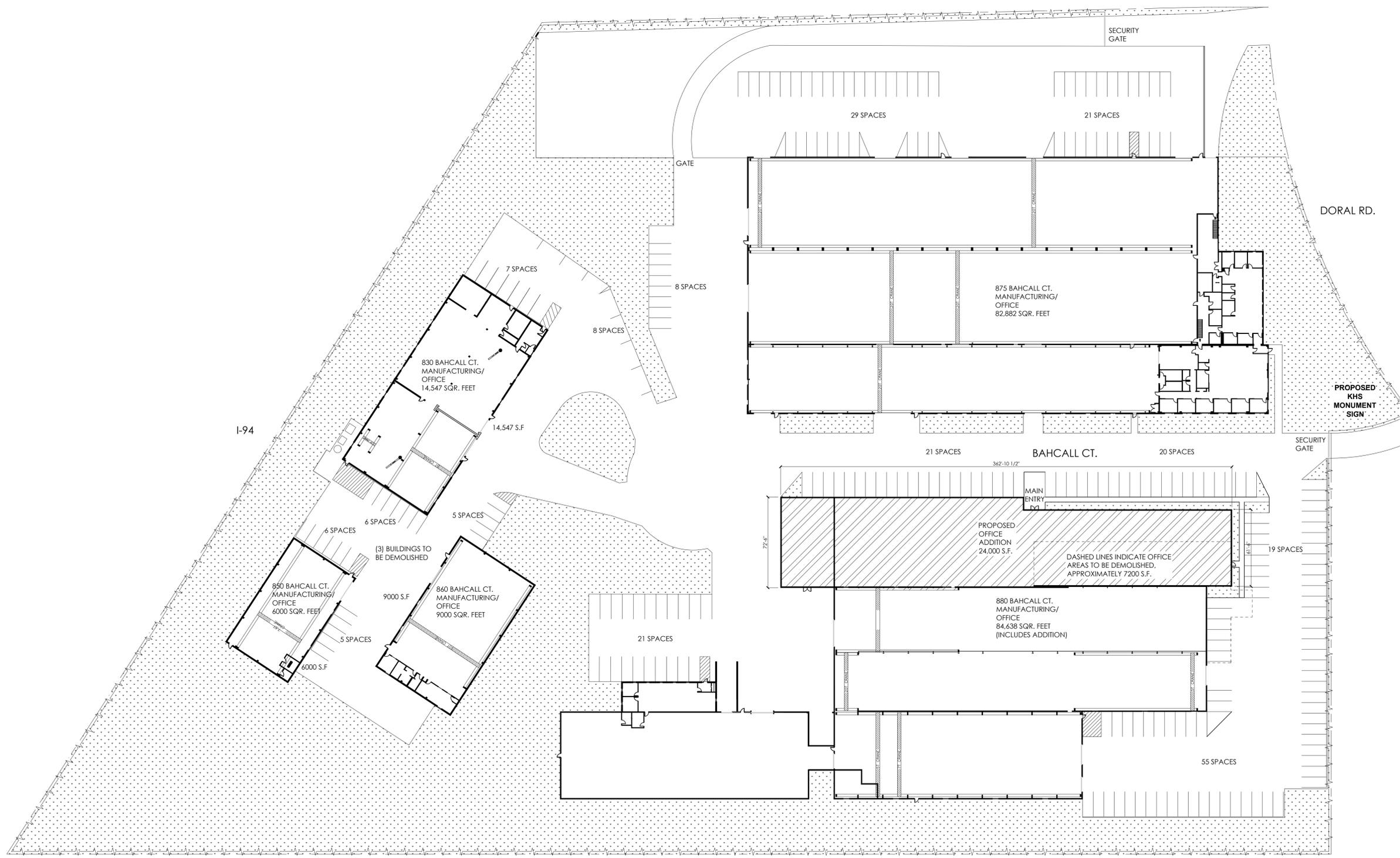
PROJECT NUMBER	25-012
START DATE	06-10-2025
DRAWN BY	ELM
CHECKED BY	ELM

PHASE I
 SITE PLAN

C1.02

PRELIMINARY REVIEW DRAWINGS

JUNE 16, 2025



1 PHASE I SITE PLAN
 1" = 40'-0"

