

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
DECEMBER 16, 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 6:01 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Tim Probst, Dan Zuperku; and Town Planner Rebekah Leto. Kevin Riordan was excused. Len Smeltzer and Jeremy Watson were absent.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Mr. Stanelle to approve the agenda.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Mr. Stanelle to approve the September 23, 2025 regular Plan Commission Meeting minutes as presented.

Seconded by Mr. Probst.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Review and possible action on Phase II of the Sand Trap LLC Conditional Use Permit located at 17800 W. Bluemound Road. Jordan Jackson (applicant), TFW Group LLC (owner), Tax Key BKFT1120.995.001

Planner Leto gave an overview of the request in accordance with the staff report, specifically highlighting the request to modify the hours that were approved by the Town Board with Phase I. Chairman Henderson noted how the hours were discussed at length following concerns at the public hearing and believed the 6-month review would be a good time to discuss a modification to the hours. Mr. Stanelle agreed and noted that the recently approved liquor license might change how the site operates. Mr. Jackson, applicant, recalled that the issue around the potential for noise was related to the roll up door on the north side of the building and thought that was the reason for the hours (noon to dusk). Mr. Jackson noted that his request for longer hours [until midnight] was because his business was different from other golf simulator businesses because he is offering a wide array of amenities for people to stay longer or come for more than golf. Mr. Probst commented that golf simulator businesses that he has been to do not typically see late night traffic. Mr. Jackson agreed that most are closed by 10 pm or even during the summer hours, but again stressed his amenities make him different. He also clarified that he would not always be open until midnight after Planner Leto noted the Plan Commission could consider extended hours on certain days only, such as Thursday-Saturday. Mr. Jackson also noted that he would be looking to stay open late for private events and clarified with the Commission that the hours of operation hold the same

for events. Mr. Stanelle asked if minors could be in the facility with the liquor license after a certain time. Chairman Henderson noted that Clerk Howells could answer that question.

Motion by Mr. Probst to **recommend** approval of Phase II for the Sand Trap LLC, located at 17800 W. Bluemound Road, with a recommendation to review the request for modified hours.

Seconded by Mr. Zuperku.

Further Discussion: None.

Motion carried unanimously.

- b. Review and possible action on a request from Point Real Estate (applicant) to set a public hearing date to consider an amendment to a Conditional Use Permit and Plan of Operation at 655 N. Brookfield Road for a change in use from commercial to residential in an existing building. SIX65 Brookfield Holdings, LLC (owner), Tax Key BKFT1124.997.001.

Planner Leto gave an overview of the request in accordance with the staff report stating that the fundamental request was to modify the roadside building a commercial use to a residential use. Chairman Henderson noted that tonight the Plan Commission was just making a request to the Town Board to set the public hearing date.

Motion by Mr. Stanelle to **recommend** the Town Board set a date for a public hearing to consider an amendment to a Conditional Use Permit and Plan of Operation at 655 N. Brookfield for a change in use from commercial to residential in an existing building.

Seconded by Mr. Probst.

Further Discussion: None.

Motion carried unanimously.

- c. Review and possible action on a request from KCG Companies LLC (applicant) to set a public hearing date to consider an amendment to the Town Land Use Plan map and zoning map for property located at 1345 S. Barker Road for a future multi-family residential development. Michael and Sally Alexander (owners), Tax Key BKFT 1132.994.

Planner Leto gave an overview of the request in accordance with the staff report, showing the current Land Use Plan categories and zoning categories. Planner Leto discussed the process for said amendments, relaying it goes through the County Plan Commission and County Board, following a recommendation from the Town. Chairman Henderson noted that tonight the Plan Commission was just making a request to the Town Board to set the public hearing date.

Motion by Mr. Stanelle to **recommend** the Town Board set a date for a public hearing to consider an amendment to the Town Land Use Plan map and zoning map for property located at 1345 S. Barker Road for a future multi-family residential development.

Seconded by Mr. Zuperku.

Further Discussion: Mr. Probst clarified that there would be future opportunities to discuss a 60-unit apartment building. Planner Leto noted the public hearing would be for the rezone and land use plan amendments. If

approved, a Planned Unit Development Conditional use would be sought, which would get further into the details of the site plan.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS.

None.

9) ADJOURN.

Motion by Mr. Stanelle to adjourn at 6:36 pm.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner