



Office of the Town Clerk

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

Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING MINUTES

Wednesday, April 8, 2026 7 p.m.	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
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1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:00 p.m.

Present: Chairman Keith Henderson, Supervisors Steve Kohlmann, John Charlier, John Schatzman (VIA ZOOM) and Ryan Stanelle.

A quorum was met (5-0).

Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, Highway Superintendent Scott Hartung, Sanitary District No. 4 Superintendent Tony Skof, Town Planner Rebekah Leto, Town Attorney Jim Hammes, and Clerk Emily Howells.

2. Meeting Notices.

Howells confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

Motion by Charlier to approve the agenda; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

4. Approval of Minutes:

a. March 17, 2026 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the minutes of March 17, 2026; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

5. Citizen Comments: Three-minute limit. None.

6. Committee/Commission Reports/Recommendations:

a. Plan Commission

1. Discussion and possible action regarding a request for Conceptual, Preliminary and Final approval for site plan changes, including a revised parking lot, dumpster and lighting for Kwik Trip, located at 21980 Watertown Road. Excel Engineering (applicant); Kwik Trip Inc. (owner).

Motion by Charlier to approve a request for Conceptual, Preliminary and Final approval for site plan changes, including a revised parking lot, dumpster and lighting for Kwik Trip, located at 21980 Watertown Road. Excel Engineering (applicant); Kwik Trip Inc. (owner) with the conditions of a non-annexation agreement and concrete dumpster enclosure; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

2. Discussion and possible action regarding a Conditional Use request for The Way Church to operate out of an existing multi-tenant building, located at 20711 Watertown Road, Suite T. Joshua Waldoch (applicant) Scott Gnas (owner)

Motion by Kohlmann to approve a Conditional Use request for The Way Church to operate out of an existing multi-tenant building, located at 20711 Watertown Road, Suite T. Joshua Waldoch (applicant) Scott Gnas (owner) with the condition that a fully executed Conditional Use order with Plan Commission recommendations be recorded; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

3. Discussion and possible action regarding a request to rezone 21675 E. Moreland Blvd from the B-3 Office and Professional Business District to the B-2 Limited General Business District to allow for both retail and office uses. Chris Panagakis (applicant) Sisian LLC (owner).

Motion by Schatzman to approve a request to rezone 21675 E. Moreland Blvd from the B-3 Office and Professional Business District to the B-2 Limited General Business District to allow for both retail and office uses. Chris Panagakis (applicant) Sisian LLC (owner); seconded by Stanelle.

Motion prevailed by a voice vote (5-0).

4. Discussion and possible action regarding a request for Conceptual, Preliminary and Final approval for site plan changes, including a new LED screen and stage at Market Square located within The Corners of Brookfield, north of Von Maur department store. Tax Key No. BKFT1123.960 Brookfield Corners LLC (owner/applicant).

Motion by Kohlmann to approve a request for Conceptual, Preliminary and Final approval for site plan changes, including a new LED screen and stage at Market Square located within The Corners of Brookfield, north of Von Maur department store. Tax Key No. BKFT1123.960 Brookfield Corners LLC (owner/applicant); seconded by Charlier.

Motion prevailed by a voice vote (5-0).

5. Discussion and possible action regarding a Conditional Use Request for a Compact Form Planned Unit Development called The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners)

Motion by Kohlmann to approve a Conditional Use Request for a Compact Form Planned Unit Development called The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners) with the conditions that the property not exceed 24 Units/Acre and that a Conditional Use order be fully executed and recorded; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

6. Discussion and possible action regarding a request for Conceptual and Preliminary approval for a multi-use development known as The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners)

Motion by Charlier to approve a request for Conceptual and Preliminary approval for a multi-use development known as The West End, located west of The Corners of Brookfield, along N. Barker Rd. and W. Bluemound Rd. BKFT 1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners); seconded by Stanelle.

Motion prevailed by a voice vote (5-0).

7. Old Business: None.

8. New Business:

- a. Discover Brookfield quarterly update.

No action.

9. Departments Reports/Recommendations:

- a. Department of Public Works

1. Discussion and possible action regarding the purchase of a new truck chassis.

Motion by Kohlmann to approve the purchase of a new truck chassis not to exceed \$140,699; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

- b. Fire Department

1. Discussion and possible action regarding the Wisconsin Coverdell Stroke Program - 2025 Performance Improvement Awards Recognition.

No action.

- c. Municipal Court

1. Discussion and possible action regarding ACT 113 amending Wisconsin State Statute 814.65 to increase the maximum for court costs collectable in a municipal court action.

Motion by Charlier to approve the maximum for court costs collectable in a municipal court action to \$48 dollars; seconded by Stanelle.

Motion prevailed by a voice vote (5-0).

- d. Sanitary District No. 4

1. Discussion and possible action regarding the Emergency Repair of the Birdseye Ln Reservoir Pipe.

Motion by Charlier to approve the proposed bid by Staab Construction for the Emergency Repair of the Birdseye Ln Reservoir Pipe not to exceed \$46,000; seconded by Stanelle.

Motion prevailed by a voice vote (5-0).

10. Approval of Vouchers and Checks.

Motion by Charlier to approve vouchers and checks in the amount of \$509,720.62; seconded by Stanelle.

Motion prevailed by a voice vote (5-0).

11. Communication and Announcements.

- a. Chief Schilling communicated that an Acting Duty Chief will be in the Department April 18-25.
- b. Chief Schilling communicated that the Department responded to a brush fire earlier in the day off of Gumina Rd. as a direct result of a resident burning in violation of Town Ordinance.
- c. Howells announced the Election voter participation and Town Board Supervisor results as certified at the Municipal Board of Canvass.
- d. Chairman Henderson announced we have committee/commission openings available.
- e. Kohlmann announced a resident caught an 8 lb. muskie in Brook Park.
- f. Howells and Stanelle communicated that the recent storm caused electrical outages at Town Hall and in Summit Lawn Estates.
- g. Stanelle announced he completed Board of Review training and communicated information regarding general transportation aids.

12. Adjourn.

Motion by Charlier to adjourn at 8:48 p.m.; seconded by Kohlmann.

Motion prevailed by a voice vote (4-0).

ZOOM disconnected.

Respectfully submitted by,
Emily Howells, Town Clerk