

**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 Gnant Room  
645 N. Janacek Road, Brookfield, WI

**Tuesday, April 28, 2026**

### JOINT PUBLIC HEARING

**7:00 pm**

- 1) Confirmation of meeting notice.
- 2) Public Hearing to receive comment on multiple proposed Town of Brookfield Zoning Code text amendments to Section 17.06 (Traffic, loading, parking and access), Section 17.08 (Signage) and Section 17.02 (Use Provisions).
- 3) Close public hearing.

### PLAN COMMISSION

### AGENDA

### Immediately Following

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
  - a. March 24, 2026 Public Hearing (The Way Church Conditional Use)
  - b. March 24, 2026 Public Hearing (Sisian LLC rezone)
  - c. March 24, 2026 Public Hearing (The West End Conditional Use)
  - d. March 24, 2026 Plan Commission Meeting
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business: None
- 7) New Business:
  - a. Review and possible action on a 3-lot preliminary Certified Survey Map located at 21360 Davidson Road. Marilyn Haroldson (applicant). Carl Haroldson and Eric Haslow (owners).
  - b. Review and possible action on a request for Conceptual approval for Pabla Plaza redevelopment, including the Taste of India restaurant and banquet hall, located at 18110 W. Bluemound Road. Roger Schregardus (applicant), Manjit Singh (owner).
  - c. Review and possible action on proposed text amendments to the Town of Brookfield Zoning Code to Section 17.06 (Traffic, loading, parking and access), Section 17.08 (Signage) and Section 17.02 (Use Provisions).
  - d. Call for committee volunteers to explore code provisions regarding permanent outdoor lighting in residential areas
- 8) Communication and Announcements.
  - a. Next Plan Commission meeting: May 26, 2026 at 7:00 pm
- 9) Adjourn.

*Posted this 23<sup>rd</sup> day of April, 2026 by Rebekah Leto, Town Planner*

TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
MARCH 24, 2026

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 7:15 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Kevin Riordan, Dan Zuperku; and Town Planner Rebekah Leto. Commissioners Probst, Smeltzer, Watson were absent.

2) MEETING NOTICES.

Planner 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. Riordan.

*Motion Passed Unanimously.*

4) APPROVAL OF MINUTES.

a. Motion by Mr. Zuperku to approve the February 24, 2026 Public Hearing minutes for SIX65 Brookfield Holdings as presented.

Seconded by Chairman Henderson.

*Motion carried unanimously.*

b. Motion by Mr. Zuperku to approve the February 24, 2026 Regular Plan Commission Meeting minutes as presented.

Seconded by Chairman Henderson

*Motion carried unanimously.*

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) NEW BUSINESS:

a. Review and possible action on 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).

Planner Leto gave an overview of the proposal, noting that the Architectural Review Committee had approved as presented, following a discussion on requiring additional lighting. Chairman Henderson noted that historically the town has required concrete block dumpster enclosures. Mr. Stanelle concurred. The applicant noted that the existing enclosure is a fence with overgrown shrubs. Planner Leto clarified that the Ordinance did not specify what material was required. Multiple members commented that the additional parking was welcome.

Motion by Mr. Riordan to recommend 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, subject to the dumpster enclosure being constructed of concrete block.

Seconded by Mr. Stanelle.

Further Discussion: None.

*Motion carried unanimously*

- b. Review and possible action on 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).

Planner Leto gave an overview of the proposal. It was noted that churches have previously been located within this building and Assistant Chief D'Amico noted that those tenant spaces had met code. Mr. Stanelle asked the applicant if they were already operating, to which the applicant responded yes. Planner Leto clarified that they just recently went into the building and have not received Occupancy yet and noted that prior tenants appeared to have received Occupancy but did not retain Conditional Use Permits, as required by Code. Chairman Henderson wanted to ensure that all fire codes for assembly uses were being met, as noted by the Fire Chief during the public hearing. Mr. Stanelle clarified that he was unaware of any complaints received by the town about the prior church uses. Planner Leto confirmed no complaints had been received.

Motion by Mr. Stanelle to recommend approval for a Conditional Use for The Way Church, located at 20711 Watertown Road, Suite T, subject to the following:

1. A Conditional Use Order shall be prepared by town staff, signed by the tenant, landlord and town and recorded in the Register of Deeds, prior to an Occupancy Permit being issued.
2. The unit shall meet fire code standards for an Assembly Use to the satisfaction of the Fire Department, prior to an Occupancy Permit being issued.

Seconded by Mr. Riordan.

Further Discussion: None.

*Motion carried unanimously.*

- c. Review and possible action on 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).

Planner Leto gave an overview of the request to rezone the property. Chairman Henderson asked about the landscaping behind the building that provided screening to the residential neighborhood. The applicant noted that there were 6-8 ft. tall arborvitae planted there a few years ago. Mr. Stanelle stated that the request made sense given how this road has transitioned over time. Other Commissioners agreed.

Motion by Mr. Stanelle to recommend approval 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.

Seconded by Mr. Zuperku.

Further Discussion: Chairman Henderson noted to the applicant that the landscaping needs to remain strong to avoid complaints from residents.

*Motion carried unanimously.*

- d. Review and possible action on 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. 1123.960. Brookfield Corners LLC (owner/applicant).

Planner Leto discussed the proposal in accordance with the staff report. Chairman Henderson asked if Market Square was getting smaller and the applicant reported no. The applicant noted this screen would be able to handle wind loads of up to 40 mph and they will be using concrete foundation to resist wind loading. The applicant clarified that the roof will be of tensile structure, so light will pass through but its main intent is to provide shade. The tensile roof structure is also designed to not hold snow based on the material and the curvature. Mr. Zuperku asked about water damage from the planter and if that was a larger issue. The applicant responded that they will be replacing the membrane protecting the parking structure under the stage and they have already done this in other areas.

Motion by Mr. Riordan to recommend 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, as presented.

Seconded by Mr. Zuperku.

Further Discussion: none.

*Motion carried unanimously.*

- e. Review and possible action on 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. BKFT1123.960; 1123.961; 1123.962; 1123.963; 1123.964; 1123.965; 1123.976.001; 1123.976.005. IM Properties (applicant); Newfield Holdings LLC and Brookfield Corners LLC (owners).

Planner Leto gave an overview of the proposal in accordance with the staff report. The applicants gave a presentation that showcased the development, including discussion on the proposed traffic patterns for customers and trucks and how they are working to improve the site. Discussion on the retaining wall on the west side of the existing development ensued, with the applicants noting they are doing everything they can to enhance the system without altering the structural integrity. Mr. Riordan asked how complying with the fire department comments may impact the proposal, to which the applicant responded that they'll meet with the Fire Department to fully understand their concerns, but believes they'll be able to make some changes to comply without impacting the site too much. Discussion regarding the parking counts ensued, with the applicant confirming they were using a 4:1,000 ratio for the retail spaces and a 1.2 ratio for the residential. Mr. Riordan asked if there was truly enough parking for the retail. The applicant noted that a shared parking analysis is being completed as part of the Traffic Impact Analysis (TIA) but they felt strongly that there is enough parking. Chairman Henderson asked how long it would take to construct, to which the applicant responded approximately two years. Chairman Henderson discussed how a Commissioner who was unable to attend had relayed concerns of the Town's understaffed fire and police departments. He noted that he received reports from the Police Chief and the Fire Chief about this concern, both departments noting that the impacts to their departments would be minimal. Chairman Henderson also noted that it would be two years until these had occupancy, which allowed time for the Town to staff the departments. The applicant noted to the Commission how they have their own private extensive security team and system and most calls are handled by them. Mr. Stanelle inquired about pedestrian access to the site and the applicants noted pedestrians would need to make their way to W. Bluemound and no other pedestrian entrance would be created (such as on Barker Rd.). Planner Leto noted that there are some considerations that the Commission should discuss, to provide some guidance to the applicant moving forward. They included accessible parking dimensions, signage and the parking ratio. The Commission agreed that the applicants should use the accessible parking dimensions required by the International

Building Code and that the parking ratios would be confirmed by the TIA. They agreed that the rooftop signage facing I-94 was not something they were interested in entertaining to which the applicant agreed to remove it.

Motion by Mr. Zuperku to recommend approval of a Conditional Use 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., as presented.

Seconded by Mr. Stanelle.

Further Discussion: None.

*Motion carried unanimously.*

- f. Review and possible action on 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).

No additional discussion was held regarding the development. Planner Leto pointed to the recommended conditions in the Staff Report, which are more to keep everyone on the same page of what still needs to be considered or completed.

Motion by Mr. Stanelle to recommend 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., as presented, subject to the following conditions:

1. All rooftop mechanicals shall be screened from view.
2. All comments of the Town Engineer, Sanitary District and Fire Department shall be complied with and shown on the final plans.
3. The Landscaping plan shall be updated to incorporate plant species and a maintenance schedule.
4. A Certified Survey Map shall be submitted, reviewed and approved by the Town of Brookfield and any extra-territorial review entity, prior to permits being issued.
5. A Traffic Impact Analysis shall be submitted for review, prior to final plan approval.
6. Renderings of the development signage shall be submitted for consideration of the ARC, Plan Commission and Town Board.

Seconded by Mr. Riordan.

Further Discussion: none.

*Motion carried unanimously.*

- g. Discussion to amend the sign code to allow electronic changeable copy signs in Institutional zoning districts.

Planner Leto discussed the sign code changes from 2018 and how the electronic changeable copy signs were removed from the three-committee review process in any district and placed in a Conditional Use category, only permitted within the B-2 and B-3 Districts. An applicant has made a request for an electronic changeable copy sign in an Institutional District, which is the reason for the conversation. Planner Leto was looking for guidance on whether there was a reason for excluding Institutional District from the allowed zoning districts at the time the code was amended or if the Committee was open to these signs being in an Institutional District, subject to certain conditions to protect residential neighborhoods. The Commission discussed which properties were zoned Institutional and what the risk might be to residential neighborhoods, deciding that they would be open to seeing a text amendment at a future meeting.

7) OLD BUSINESS:

- a. Resume discussion on permanent outdoor lighting in residential areas.

The Commission determined that this topic could be brought up at a future meeting if and when it becomes a more wide-spread problem in the Town.

8) COMMUNICATION AND ANNOUNCEMENTS.

Planner Leto noted that the next meeting date would be on future agendas so that the Commissioners could check their schedules and let her know of any immediate issues.

Chairman Henderson noted that the Town Easter Egg Hunt for kids 8 and under would be held on the Saturday before Easter at 10:00 am.

9) ADJOURN.

Motion by Mr. Riordan to adjourn at 9:12 pm.

Seconded by Mr. Stanelle.

*Motion Passed Unanimously.*

Respectfully submitted,  
Rebekah Leto – Town Planner

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

MARCH 24, 2026

PUBLIC HEARING TO RECEIVE COMMENT ON A CONDITIONAL USE REQUEST BY JOSHUA WALDOCH (APPLICANT), WAUKESHA CROSSINGS LLC(OWNER), TO OPERATE A CHURCH FROM AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY KNOWN AS 20711 WATERTOWN ROAD, SUITE T, WAUKESHA WI 53186.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, March 24, 2026.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:09 pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, John Schatzman, and Ryan Stanelle; Plan Commissioners Kevin Riordan, Dan Zuperku; and Town Planner Rebekah Leto.

**CONFIRMATION OF MEETING NOTICE**

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

**NOTICE OF HEARING AND PUBLIC COMMENTS**

Chairman Henderson read the attached Notice of Hearing into the record and opened the Hearing for any public comments.

Planner Leto gave an overview of the proposed request. Chief Schilling stated this request qualifies as an assembly use and therefore the unit needs to adhere to the Assembly Fire Code requirements.

No additional comments were received.

The public hearing was closed at 7:05 pm.

Submitted by:

Rebekah Leto, Town Planner

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

MARCH 24, 2026

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY CHRIS PANAGAKIS (APPLICANT) ON BEHALF OF SISIAN LLC (OWNER) TO AMEND THE TOWN OF BROOKFIELD ZONING MAP 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. THE SUBJECT PROPERTY IS LOCATED AT 21675 E. MORELAND BLVD., WAUKEHSA WI 53186. ALSO KNOWN AS TAX KEY NO. 1130.018.001.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, March 24, 2026.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:09 pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, John Schatzman, and Ryan Stanelle; Plan Commissioners Kevin Riordan, Dan Zuperku; and Town Planner Rebekah Leto.

**CONFIRMATION OF MEETING NOTICE**

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

**NOTICE OF HEARING AND PUBLIC COMMENTS**

Chairman Henderson read the attached Notice of Hearing into the record and opened the Hearing for any public comments.

Planner Leto gave an overview of the proposed request.

No additional comments were received.

The public hearing was closed at 7:08 pm.

Submitted by:

Rebekah Leto, Town Planner

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

MARCH 24, 2026

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY IM PROPERTIES (WISCONSIN 1) LLC ON BEHALF OF NEWFIELD HOLDINGS LLC AND BROOKFIELD CORNERS LLC, TO CONSIDER A COMPACT FORM PLANNED UNIT DEVELOPMENT CONDITIONAL USE TO CONSTRUCT A MULTI-USE DEVELOPMENT THAT INCLUDES MULTI-FAMILY AND AMENITIES, RETAIL, SURFACE PARKING AND STRUCTURES. THE SUBJECT PROPERTIES ARE KNOWN AS BKFT1123.960; 1123.961; 1123.962; 1123.963; 1123.965; 1123.976.001; 1123.976.004; 1123.976.005. ALSO KNOWN AS "THE CORNERS OF BROOKFIELD" LOCATED AT THE SOUTHEAST CORNER OF N. BARKER ROAD AND W. BLUEMOUND ROAD..

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, March 24, 2026.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:09 pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, John Schatzman, and Ryan Stanelle; Plan Commissioners Kevin Riordan, Dan Zuperku; and Town Planner Rebekah Leto.

**CONFIRMATION OF MEETING NOTICE**

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

**NOTICE OF HEARING AND PUBLIC COMMENTS**

Chairman Henderson read the attached Notice of Hearing into the record and opened the Hearing for any public comments.

Planner Leto gave an overview of the proposed request. Assistant Chief D'Amico stated that there were concerns about life-safety requirements being met, including the inability to meet the collapse zone distance. He noted they would like to work with the developer to go over some of the issues.

No additional comments were received.

The public hearing was closed at 7:15 pm.

Submitted by:

Rebekah Leto, Town Planner



## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission  
FROM: Rebekah Leto, AICP, Town Planner  
PC MEETING DATE: April 28, 2026  
RE: **Haroldson/Haslow Certified Survey Map (CSM) Review**, 21360  
Davidson Road, BKFT 1130.984

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The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

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**Property owner(s):** Carl Haroldson and Eric Haslow  
**Applicant:** Marilyn Haroldson  
**Application Type:** Certified Survey Map  
**Land Use Plan:** Medium Density Residential (6,000 sq. ft. – 19,000 sq. ft. per dwelling unit).  
**Zoning:** RS-4 Single Family Residential District  
**Existing Lot Size:** 2.498 acres (maximum 7 lots)

### **Project Description**

The applicant is proposing to divide an approximately 2.5-acre parcel into three single-family residential lots via a Certified Survey Map on a property located north of Davidson Road, just west of the Kossow Rd. intersection. The surrounding properties are a mix of shapes and sizes, with properties one half acre or less along Kossow Road and larger 1-acre properties along Davidson Road.

The existing property contains a single-family resident that will be demolished. All three properties are proposed to have access to Davidson Road, with individual driveways. The CSM will dedicate the proper road right-of-way of Davidson Road (30 ft. from the centerline). All three lots comply with the lot width, area and frontage requirements of the Ordinance as shown in the table below. However, Lots 2 and 3 require waivers from the width to depth ratio provision.

The land division ordinances states that “Lots shall be designed with a suitable proportion between width and depth. Neither long narrow nor wide shallow lots are normally desirable. Normal depth should not exceed 2.5 times the width, nor be less than 150 feet.” Lots 2 and 3 exceed the desired width to depth ratio maximum and could be described as flag lots. However, there are additional things to consider:

- The main portion of the lot meets the width and lot size requirements without the flag portion of the lot connecting to a public street.
- The flag portion is wide enough to still construct a building that is 20 ft. wide. However, consideration should be given to whether the Town may wish to restrict any such buildings constructed on the flag portion of the lot to protect the clustering of buildings and overall privacy, specifically for the future owner of Lot 1. Note that zoning would prohibit an accessory building to be constructed in front of the principal structure and the construction of a principal residence in this area is highly unlikely.
- The flag portion meets the road frontage requirements and is wide enough to provide access to each lot without being a nuisance to the neighboring lots.
- Typically, the flag portion of the lot is not included in lot size, width and depth to width ratio considerations. The main portion of Lots 2 and 3 still yield approximately 0.77 acres of land.
- To the west are lots that also exceed the 2.5:1 depth to width ratio (395 ft. deep x 100 ft. wide).

In short, the Town will need to determine if this configuration is acceptable.

	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Required Standard</b>
<b>Lot Size</b>	17,452 sq. ft. (0.401 ac)	42,671 sq. ft. (0.980 ac)	43,687 sq. ft. (0.980 ac)	15,000 sq. ft.
<b>Lot Width</b>	99.73 ft.	100 ft. +/-	99 ft. +/-	90 ft.
<b>Road Frontage</b>	99.73 ft.	50 ft.	50 ft.	50 ft. minimum
<b>Depth to Width</b>	175 ft. deep x 99.73 ft. wide	339 ft. deep x 100 ft. wide – main lot  514 ft. x avg. of 75 ft. –entire parcel <i>(waiver required)</i>	339 ft. deep x 100 ft. wide – main lot  514 ft. x avg. of 75 ft. –entire parcel <i>(waiver required)</i>	Ratio of 2.5:1 (250 ft. deep to 100 ft. wide); minimum 150 ft. depth
<b>Density</b>	0.83 dwelling units per acre (yielding a max. of 7 lots)			Maximum 2.9 dwelling units per acre

The Department of Public Works has no issues with the proposed number of driveways with this land division. The sanitary district has no concerns. The Engineer and Planner have also provided technical comments for the surveyor and applicant to address including verifying if the City of Waukesha or City of Brookfield is the correct extra-territorial review entity and updating signature blocks for the Town to Clerk Howells.

**Recommendation**

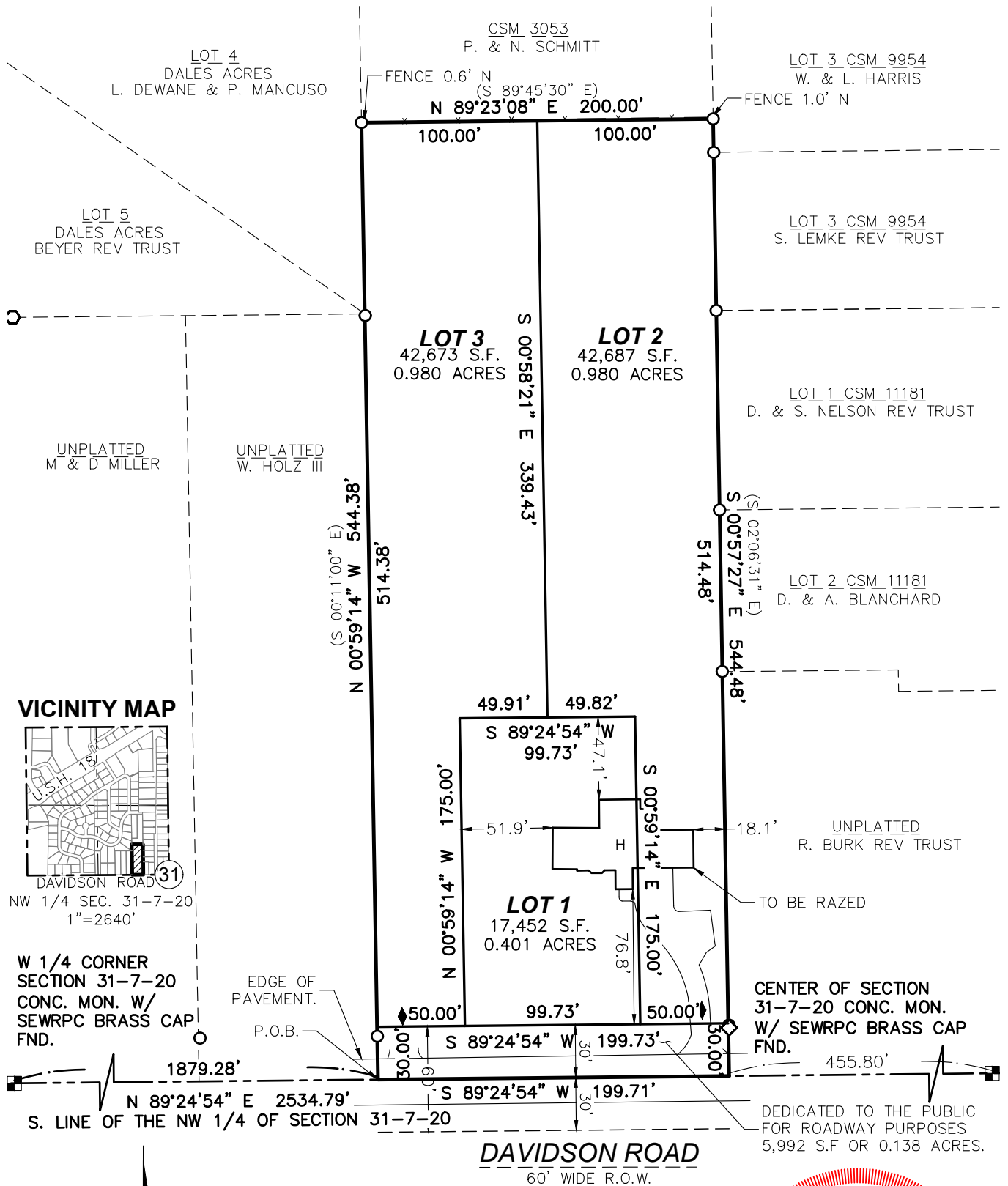
I recommend the Plan Commission **approve** the proposed Certified Survey Map and required depth to width lot waiver, subject to all Engineer and Planner technical comments being addressed on the final CSM.

The ability to add new single family lots in the Town is minimal. The Town ordinances do not prohibit the creation of flag lots and the road frontage requirements are being met. The buildable lot area is of the same size and configuration as the parcels in the neighborhood and meet the lot size and width zoning requirements. DPW has no concerns over the placement of driveways along this stretch of Davidson Road. The owners have been made aware of the plans for Davidson Road and have been advised to plan accordingly.

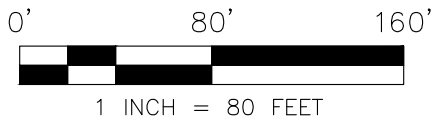
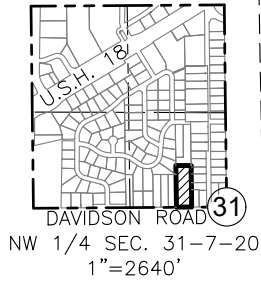
**PRELIMINARY**

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

UNPLATTED LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY WISCONSIN



**VICINITY MAP**



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SEC. 31-7-20 MEASURED AS N89°24'54\"E.



• SEE SHEET 2 FOR NOTES AND LEGEND.

PREPARED FOR:  
MARILYN HAROLDSON  
W292N6299 DORN ROAD  
HARTLAND, WI 53029

LAND SURVEYING • LAND PLANNING  
955 LEXINGTON DRIVE  
OCONOMOWOC, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599

DATED 03/03/2026  
JOB# 22157  
SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 20 EAST, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 31, TOWN 7 NORTH, RANGE 20 EAST; THENCE N 89°24'54" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 1879.28 FEET TO THE POINT OF BEGINNING; THENCE N 00°59'14" W ALONG UNPLATTED LANDS, 544.38 FEET TO THE SOUTHWEST CORNER OF LOT 1 CSM 3053; THENCE N 89°23'08" E ALONG THE SOUTH LINE OF LOT 1 CSM 3053, 200.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 CSM 3053; THENCE S 00°57'27" E, 544.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE S 89°24'54" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 199.71 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 108,804 S.F. OR 2.498 ACRES

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF MARILYN HAROLDSON OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE TOWN OF BROOKFIELD IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MATTHEW T. O'ROURKE, S-2771

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY LAND TITLE SERVICES INC DATED MAY 5, 2022, POLICY No. 22401363W SHOWING NO PLOTTABLE EASEMENTS AFFECTING THE SUBJECT PARCEL.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 3/4 REBAR" OR NOTED
◇	FOUND NAIL
●	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
H	EXISTING HOUSE
— x —	WIRE FENCE
◆	DRIVEWAY LOCATION
(R)	RECORD DIMENSION



WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY WISCONSIN

**OWNER'S CERTIFICATE:**

AS OWNER I MARILYN HAROLDSON HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF BROOKFIELD. WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MARILYN HAROLDSON

STATE OF WISCONSIN )SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE ABOVE NAMED MARILYN HAROLDSON, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**TOWN OF BROOKFIELD PLAN COMMISSION APPROVAL**

APPROVED BY THE TOWN OF BROOKFIELD PLAN COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
KEITH HENDERSON – CHAIRPERSON

\_\_\_\_\_  
DEANNA ALEXANDER – CLERK

**TOWN BOARD OF BROOKFIELD APPROVAL**

APPROVED BY THE TOWN BOARD OF THE TOWN OF BROOKFIELD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
KEITH HENDERSON – CHAIRPERSON

\_\_\_\_\_  
DEANNA ALEXANDER – CLERK

**CITY OF BROOKFIELD (EXTRATERRITORIAL)**

APPROVED BY THE CITY OF BROOKFIELD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
STEVEN PONTO, MAYOR

\_\_\_\_\_  
MICHELLE LUEDTKE – CITY CLERK





## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: April 28, 2026

RE: Conceptual approval for the renovation of an existing multi-tenant building at **18110 W. Bluemound Road**, including a restaurant and banquet hall for the Taste of India.

---

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

---

**Property owner:** Manjit Singh (under contract), MIJOJO (current owner)

**Applicant:** Roger Schregardus, Architect

**Application Type:** Conceptual Approval. The Ordinance states that conceptual approval is to consider the proposed land use and its compatibility with adjacent land uses, in addition to consideration of ingress and egress, off-street parking, and internal traffic patterns.

**Zoning:** B-2 Limited General Business District

### Project Description and Use

The property is approximately 2.25 acres and is located on the north side of W. Bluemound Road. The property currently contains Mike Crivello's Camera and Imaging Center and self-storage units in the lower level. The remaining tenant spaces are vacant. The petitioner is proposing to make substantial modifications to the existing building and parking lot to accommodate new uses within the building. The development would be renamed Pabla Plaza. Surrounding uses include Oliver Garden to the west, condominiums to the north and a multi-tenant commercial complex to the east (Harvard Square).

The Taste of India restaurant is looking to relocate from the City of Brookfield and will be the anchor tenant on the upper (street) level. The restaurant is also looking to operate a banquet hall from the lower level that has access to the building from the rear (north). The banquet hall would use over one-third of the lower level. The lower level will also be used for restaurant and banquet storage and will retain the existing self-storage units. Crivello's camera store will occupy both the lower and upper levels. A newly remodeled 4,000 sq. ft. retail space will be available on the upper level

Proposed building modifications include the removal of approximately 49 ft. of the building façade, which would allow for better flow inside the building, improve the architecture along Bluemound Road and allow for additional upper-level parking.

Parking: The site contains two parking areas: one on the south side of the parcel along Bluemound Rd and a large lot on the north end of the property that serves the lower level. The top layer of the asphalt will be ground, replaced and restriped. The 9’ x 18’ spaces will be turned to increase the amount of parking on site. The existing parking lot does not meet the required 10 ft. pavement offset. The applicant is adding a 10 ft. buffer along the north lot line and a smaller 3-4 ft. buffer adjacent to the commercial properties, which is an improvement from the existing condition. Parking lot landscaping is minimal, with landscaping proposed around the building and the edges of the parking lot. However, the plans note that the amount of landscaping meets the amount required for a new parking lot. It should also be noted that no parking lot landscaping or islands exist in the current parking lot.

The petitioners are discussing the potential for a shared parking agreement with the owners of Harvard Square to the east that would provide an additional 66 parking stalls for overflow banquet hall parking. The concept plans show two possible locations for vehicular access between the sites.

Existing and proposed parking counts are as follows:

	Existing	Proposed
Upper Parking	25	50
Lower Parking	90	123
Shared Parking with Harvard Square	0	66
Total	115	239 (173 on-site)

The proposed uses would require the following approximate number of parking spaces.

Use	Standard	Number of stalls required
Restaurant	1 space per 100 SF of gross dining area, plus one space per employee for the work shift with the largest # of employees	19 stalls (plus employees)
Banquet Hall	1 space per 3 patrons based on the max. capacity of the facility	167
Retail	1 space per 150 SF of gross floor area of customer sales and service + 1/employee	24 (plus employees)
Self-Storage	1 space per 10 storage units + 1/employee on the largest shift	Unknown
Total		210+

Ingress and Egress: The two existing access points onto W. Bluemound Road are a right-turn in/right-turn out and are not proposed to change. If a connection with the parcel to the east is made, there would be an additional egress onto Woelfel Road, which has a controlled intersection at W. Bluemound Road.

**Internal traffic patterns:** The distance to the lot line on each side of the existing building is relatively minor (15 ft. +/- to the east and 24 ft. to the west). Signage will be necessary to direct customers to travel down the east side of the building and either exit east through Harvard Square or come south along the west side of the building to make a right turn onto W. Bluemound. Loading for the restaurant and banquet hall will occur on the north side of the building.

**Zoning**

	Existing	Proposed	Required	Requirement met?
Road Setback (S) W. Bluemound Rd.	78.9 ft.	129 ft. 11 in.	50 ft. min.	Yes
Offset (N) (residential)	230 ft.	No change.	20 ft. min.	Yes
Offset (W)	24 ft.	No change.	15 ft. min.	Yes
Offset (E)	14.8 ft.	16 ft. +/-	15 ft. min.	Yes
Height	Unknown (single story)	Unknown (single story)	45 ft. max.	Likely.
Floor Area	50,023 sq. ft. +/- (51%)	41,252 sq. ft. +/- (42%)	14,690.5 sq. ft. (min.) 48,967.5 sq. ft. (50% max)	Yes
Buffer Yard (W)	0 ft.	10 ft.	10 ft.	Yes
Paving Offset	0 ft.	3 ft. in the rear lot	10 ft.	No, but improvement.
Landscaping areas	None.	3,558 sq. ft.	3,220 sq. ft. (5% of parking area)	Yes.

**Staff Recommendation**

Staff recommends that the Plan Commission grant conceptual approval of the proposed development at 18110 W. Bluemound Road.

The proposed uses are permitted uses with the zoning district, and the developer is proposing substantial improvements to the architecture of the building. The parking arrangement with Harvard Square may also create better traffic flow for those trying to make a left turn onto W. Bluemound. It was noted by Town Staff that the State had previously recommended these parking lots be connected when USH 18 was redone.

# BUILDING ALTERATION & CHANGE OF USE FOR: PABLA PLAZA TOWN OF BROOKFIELD, WISCONSIN

MORPH DESIGNS, LLC  
Commercial & Residential  
Building & Structural  
Design Services  
Phone: 920-948-7975  
email:  
morphdesigns@sbcglobal.net

## PROJECT TEAM

### OWNER MANJIT SINGH

17115 W. BLUEMOUND RD D1  
BROOKFIELD, WI 53005  
PHONE: (262) 894-0913  
PROJECT CONTACT: MANJIT SINGH  
EMAIL ADDRESS: manjit@tasteofindia.com

### GENERAL CONTRACTOR

TBD

### ARCHITECTURAL MORPH DESIGNS, LLC

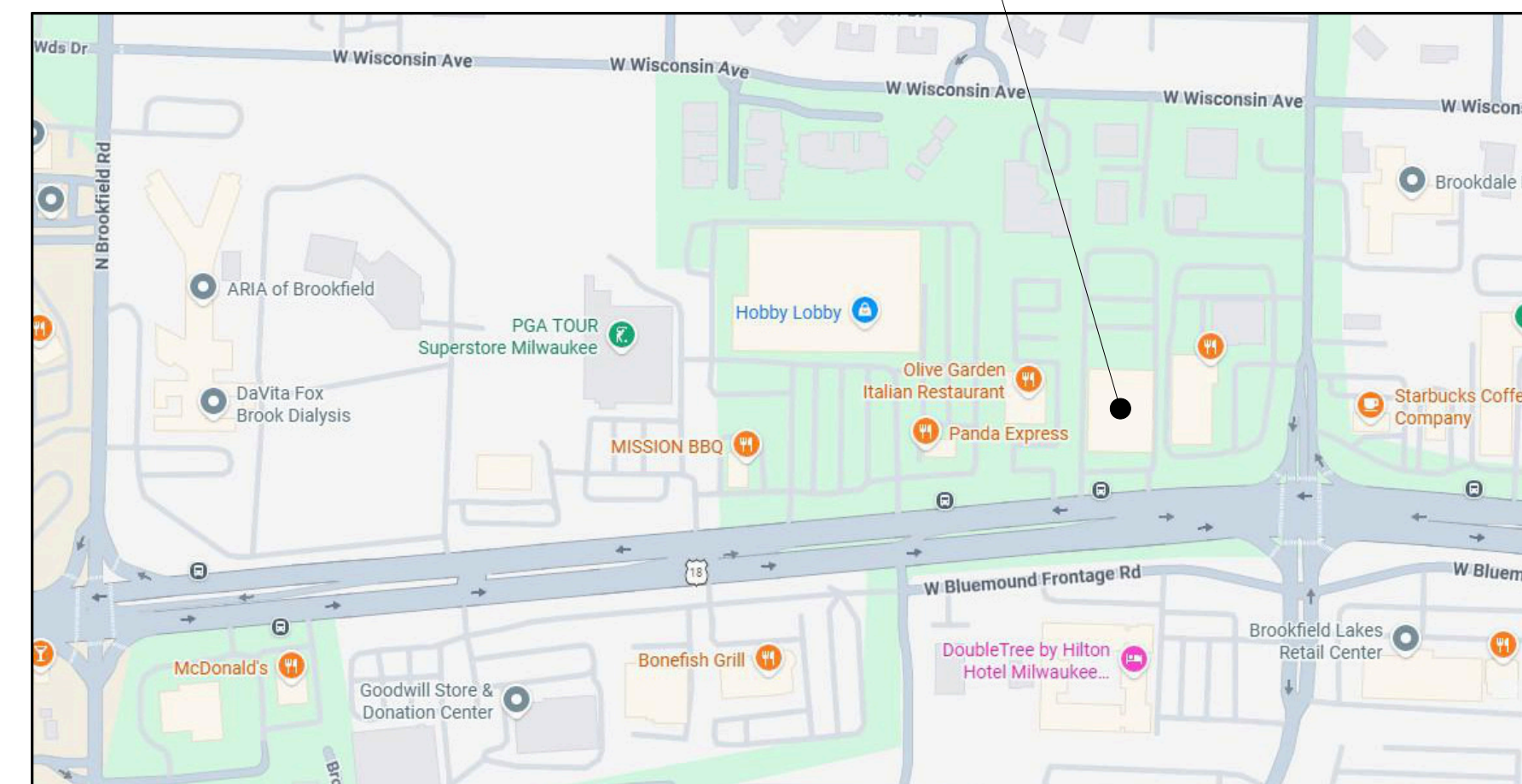
W10953 DEAD END ROAD  
WAUPUN, WI 53983  
PHONE: (920) 948-7975  
PROJECT CONTACT: ROGER SCHREGARDUS  
EMAIL ADDRESS: cadmanroger@sbcglobal.net

### STRUCTURAL / SUPERVISING PROFESSIONAL INTEGRATED STRUCTURAL ENGINEERING, LLC

7700 HILL N DALE COURT  
CEDARBURG, WI 53012  
PHONE: (920) 470-3119  
PROJECT CONTACT: PETER BARTNIK, PE  
EMAIL ADDRESS: pete@ise-llc.net

## LOCATION MAP

PROJECT LOCATION



SHEET INDEX		
SHEET	DESCRIPTION	T BROOKFIELD CONCEPT REVIEW
G-100	TITLE SHEET, PROJECT DATA	04/07/2026
ARCHITECTURAL		
D-100	OVERALL LOWER LEVEL FLOOR PLAN - DEMOLITION WORK	04/07/2026
D-101	OVERALL UPPER LEVEL FLOOR PLAN - DEMOLITION WORK	04/07/2026
CIVIL ENGINEERING		
C-101	SCHEMATIC SITE PLAN	04/07/2026
ARCHITECTURAL		
A-100	OVERALL LOWER LEVEL FLOOR PLAN - NEW WORK	04/07/2026
A-100A	OVERALL LOWER LEVEL FLOOR PLAN - COLORED	04/07/2026
A-101	OVERALL UPPER LEVEL FLOOR PLAN - NEW WORK	04/07/2026
A-101A	OVERALL UPPER LEVEL FLOOR PLAN - COLORED	04/07/2026
A-200	EXTERIOR BUILDING ELEVATIONS	04/07/2026
A-900	EXTERIOR PERSPECTIVES	04/07/2026

## PROJECT DATA:

### BUILDING CODE:

2021 INTERNATIONAL BUILDING CODE (IBC), USING WISCONSIN SPS 362 AMENDMENTS  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), USING WISCONSIN SPS 366 AMENDMENTS  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL FIRE CODE (IFC)  
AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2017)  
WISCONSIN COMMERCIAL PLUMBING CODE  
NATIONAL FIRE PROTECTION ASSOCIATION, 2012 NFPA  
WISCONSIN UNIFORM ELECTRICAL CODE  
90.1 (2019) ASHRAE STANDARD (ALTERNATE CODE OF THE IECC)

### BUILDING SIZE:

EXISTING FLOOR AREA, LOWER LEVEL: 33,538 sqft  
EXISTING FLOOR AREA, UPPER LEVEL: 16,485 sqft  
EXISTING FLOOR AREA, REVISED UPPER LEVEL: 14,287 sqft

PER IBC 506.3 ALLOWABLE AREA: 28,500

### BUILDING DATA:

COUNTY LOCATION: WAUKESHA  
PROJECT TYPE: LEVEL 3 ALTERATION & CHANGE OF USE  
REQUIRED SEPARATION: EXISTING 4-HR WALL

### CONSTRUCTION CLASSIFICATION:

PER IBC 602 -  
EXISTING BUILDING: TYPE IIIB - NON-COMBUSTIBLE EXTERIOR & INTERIOR FRAMING  
2 STORY. FULLY PROTECTED BY NFPA 13 SPRINKLER SYSTEM

### OCCUPANCY CLASSIFICATION:

PER IBC 301 -  
EXISTING OCCUPANCIES - B BUSINESS  
M MERCANTILE  
S-1 MODERATE HAZARD STORAGE (SELF STORAGE)  
  
PROPOSED OCCUPANCIES - A-2 ASSEMBLY (RESTAURANT & BANQUET)  
B BUSINESS (ACCESSORY USE)  
M MERCANTILE  
S-1 MODERATE HAZARD STORAGE (SELF STORAGE)

### EXIT DISTANCE:

PER IBC TABLE 1017.2 - 250 FT. DISTANCE  
IBC 1006.2.1 COMMON PATH OF TRAVEL - 100'-0"  
IBC 1020.5 DEAD ENDS - 50'-0"

### ENVELOPE COMPLIANCE ENERGY CODE USED:

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS AMENDMENTS  
PRESCRIPTIVE REQUIREMENTS BASED ON TABLE C402.1.3 OR C402.1.4  
WAUKESHA COUNTY IN CLIMATE ZONE 5A

### TOILETS:

### SPECIAL INSPECTIONS REQUIRED:

SEE STRUCTURAL PLANS

## PRELIMINARY

04/07/2026

## INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA  
18110 W. BLUEMOUND ROAD  
BROOKFIELD, WI

## SHEET TITLE

TITLE SHEET, PROJECT DATA

## PROJECT DATA

DATE:

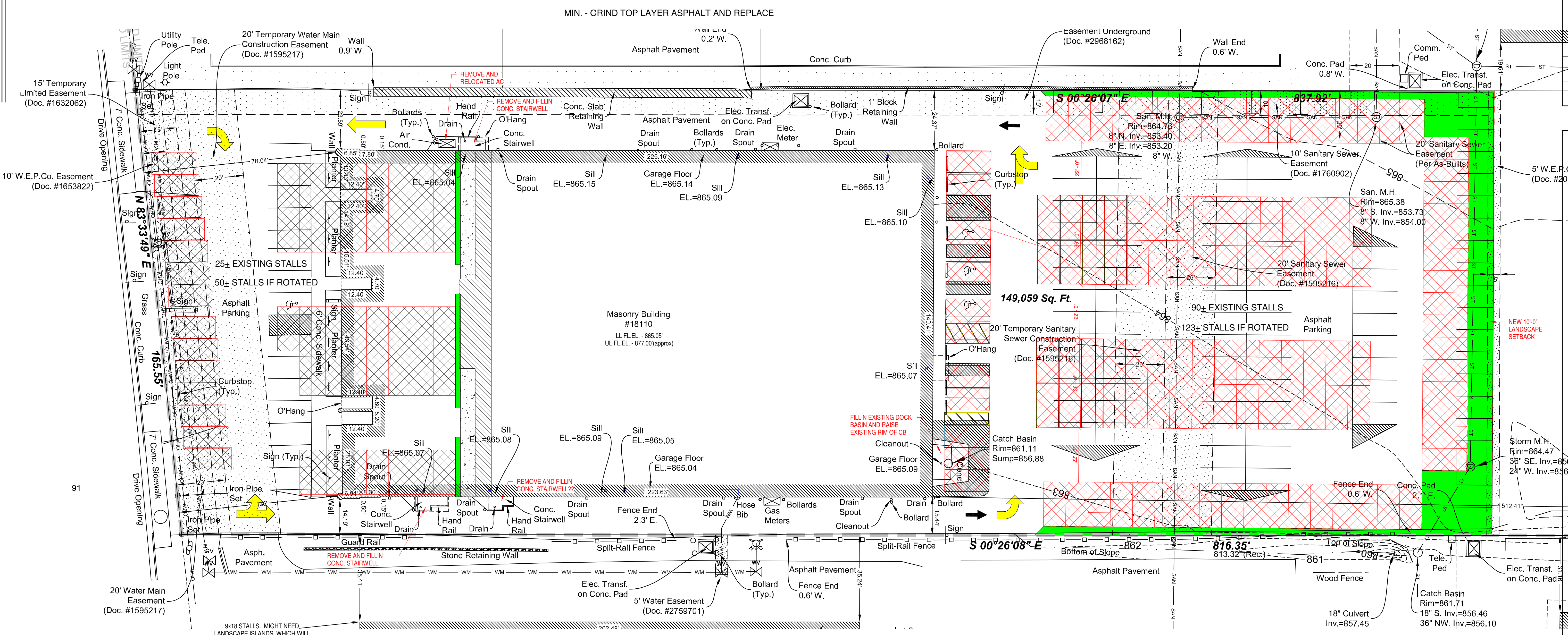
JOB NUMBER:

SHEET NUMBER:

# G-100

<b>PRELIMINARY</b>
04/07/2026

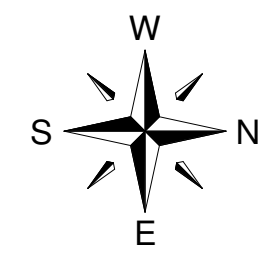
**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI



RESTAURANTS: 1 STALL PER 100 sf DINING AREA  
 + 1 STALL PER EMPLOYEE  
 RETAIL: 1 STALL PER 150 sf RETAIL SPACE  
 + 1 STALL PER EMPLOYEE

9x18 STALLS. MIGHT NEED LANDSCAPE ISLANDS, WHICH WILL CUT DOWN ON STALLS. EXISTING LAYOUT HAS ELIMINATED STALLS SO SEMI CAN TURN AROUND. DO WE NEED TO DO THAT?

PUBLIC ASSEMBLY PLACES: 1 STALL PER 3 OCCUPANT COUNT  
 123 STALLS x 3 = 369 OCCUPANTS



**SCHEMATIC SITE PLAN**  
 SCALE: 1" = 20'-0"

PARCEL / TAX KEY #BKFT1119996001  
 ZONING: B-2 (LIMITED GENERAL BUSINESS DISTRICT)  
 SITE AREA: 97,935 sqft / 2.2483 acres  
 BUILDING AREA: 33,538 sqft  
 PARKING / IMPERVIOUS AREA: 64,397 sqft  
 5% OF SURFACE AREA TO BE LANDSCAPE AREA (0.05x64397=3,220)  
 PROVIDED LANDSCAPE AREA: 3,558 sqft

<b>SHEET TITLE</b>
SCHEMATIC SITE PLAN

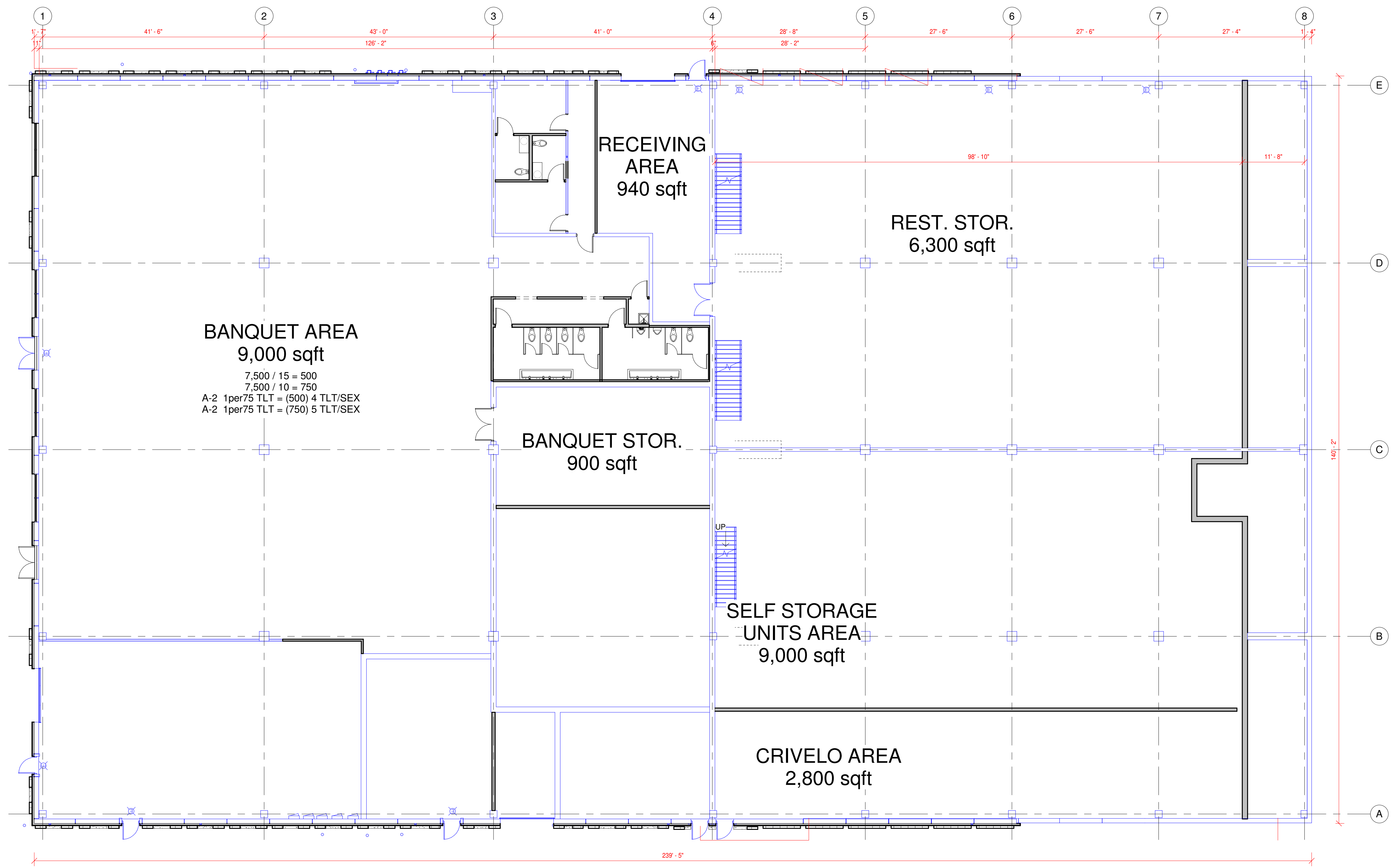
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DATE:
JOB NUMBER:
SHEET NUMBER:

**C-101**

**NOT FOR CONSTRUCTION**

<b>PRELIMINARY</b>
04/07/2026

**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI



<b>SHEET TITLE</b>
OVERALL LOWER LEVEL FLOOR PLAN - NEW WORK

<b>PROJECT DATA</b>
DATE:
JOB NUMBER:
SHEET NUMBER:

**FLOOR PLAN - LOWER LEVEL - NEW WORK**  
 SCALE: 3/32" = 1'-0"

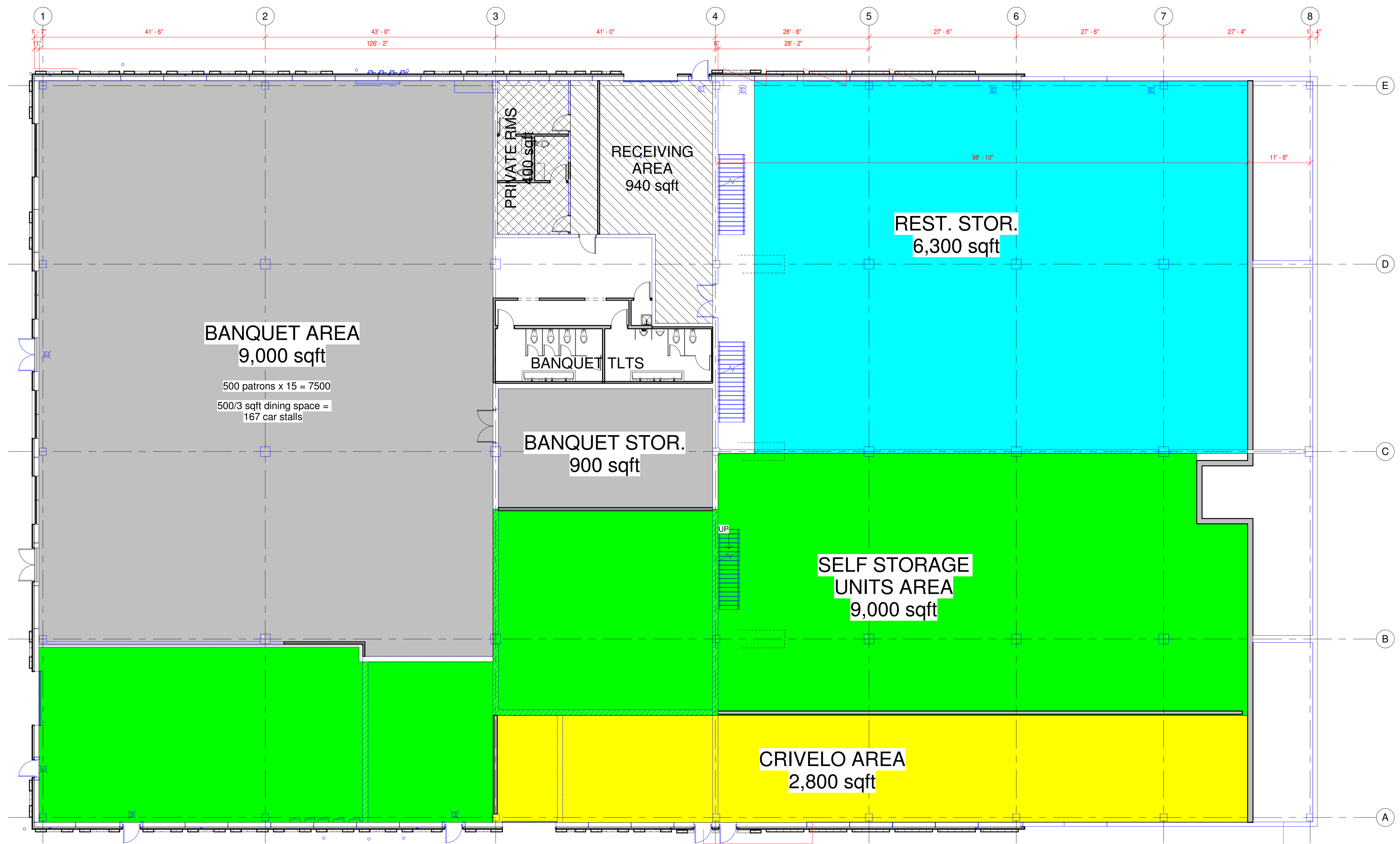
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**A-100**

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4/12/2025 11:50:01 PM

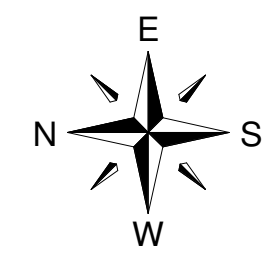
<b>PRELIMINARY</b>
04/07/2026



**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI

<b>SHEET TITLE</b>
OVERALL LOWER LEVEL FLOOR PLAN - COLORED

<b>PROJECT DATA</b>
DATE:
JOB NUMBER:
SHEET NUMBER:



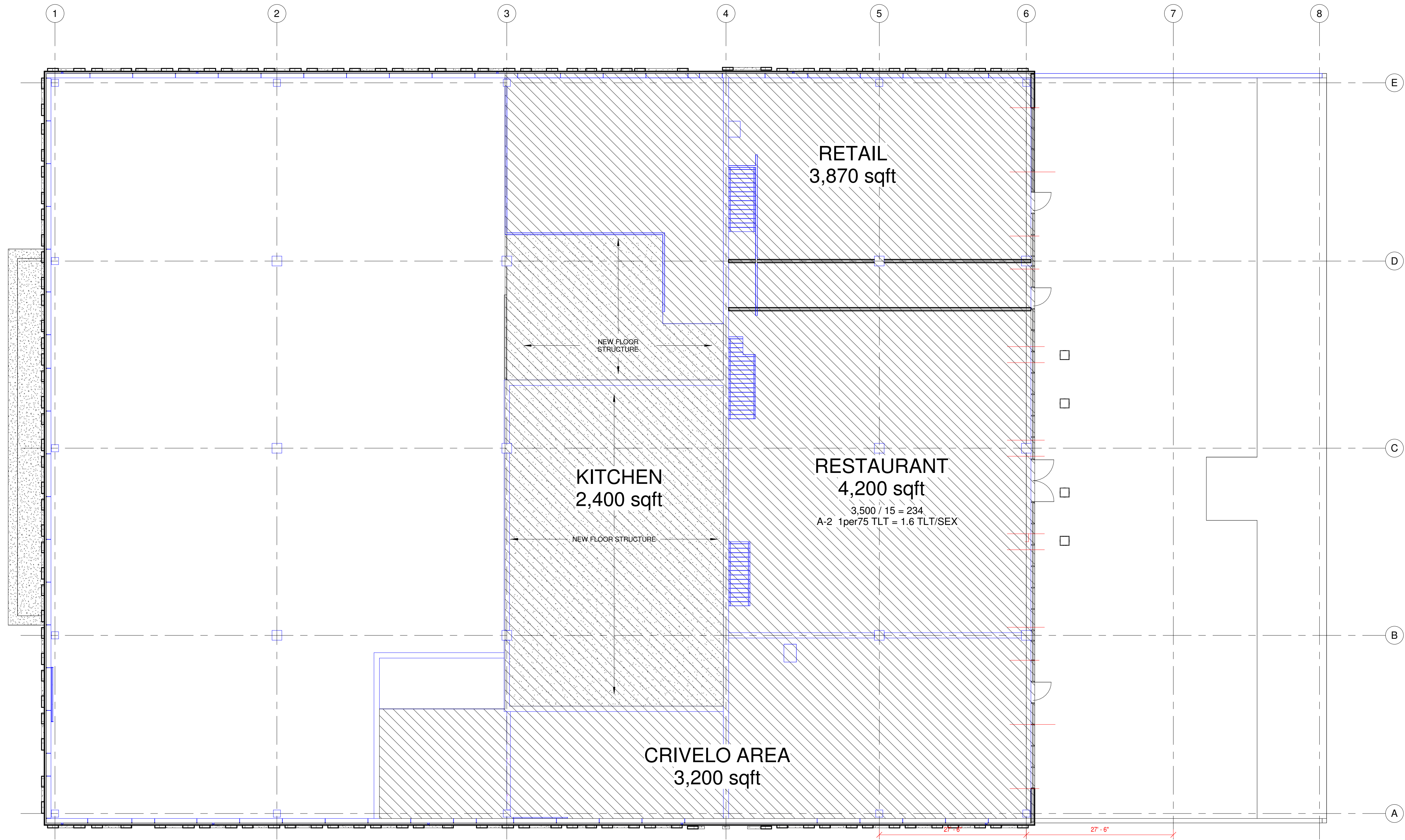
**FLOOR PLAN - LOWER LEVEL COLORED**  
 SCALE: 3/32" = 1'-0"

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**NOT FOR CONSTRUCTION A-100A**

4/12/2025 11:50:02 PM

<b>PRELIMINARY</b>
04/07/2026



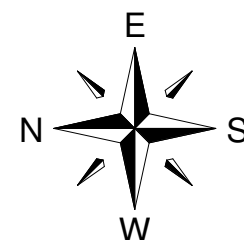
**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI

<b>SHEET TITLE</b>
OVERALL UPPER LEVEL FLOOR PLAN - NEW WORK

<b>PROJECT DATA</b>
DATE:
JOB NUMBER:
SHEET NUMBER:

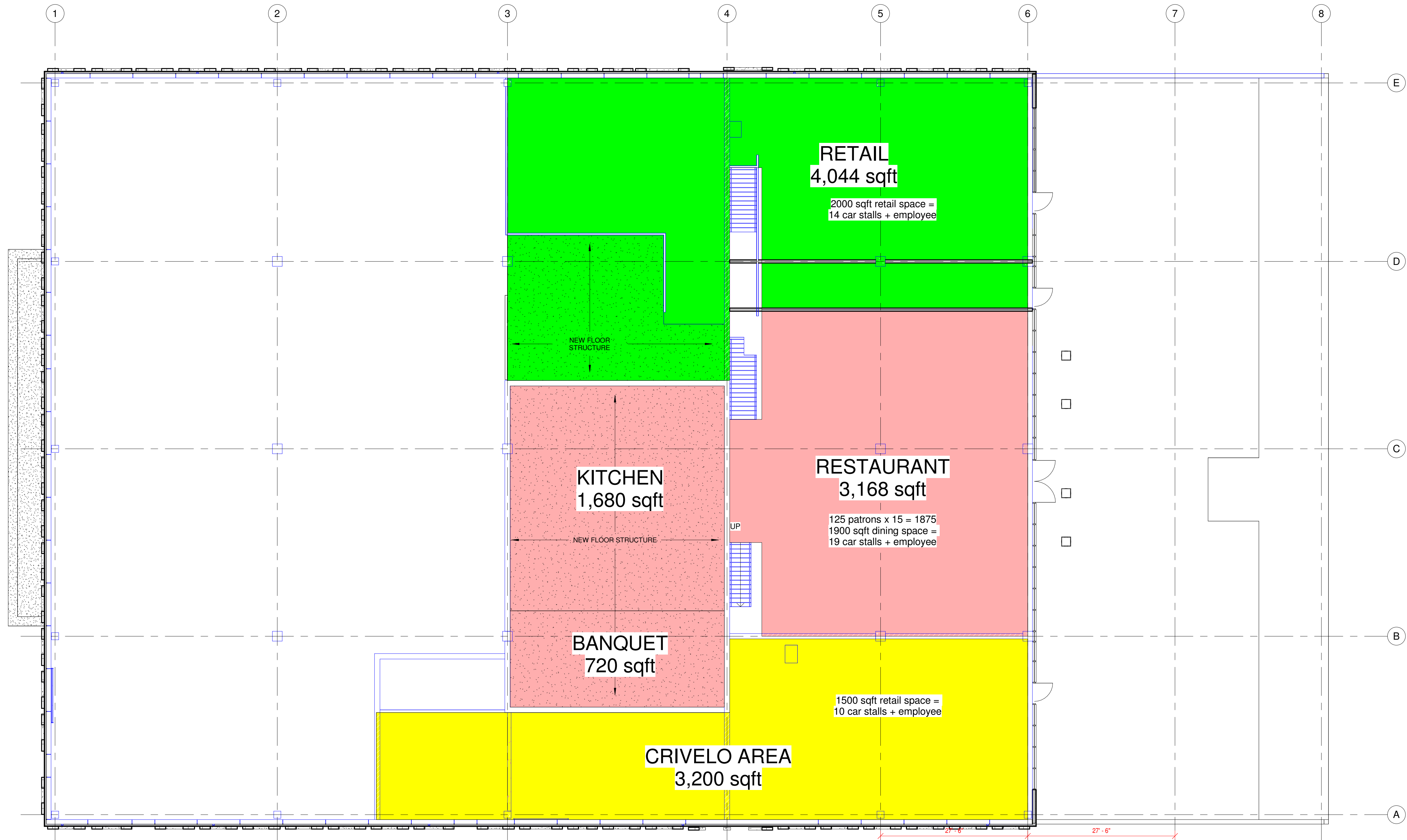
**A-101**

**FLOOR PLAN - UPPER LEVEL - NEW WORK**  
 SCALE: 3/32" = 1'-0"



**NOT FOR CONSTRUCTION**

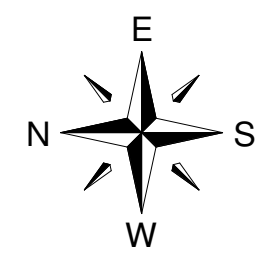
<b>PRELIMINARY</b>
04/07/2026



**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI

<b>SHEET TITLE</b>
OVERALL LOWER LEVEL FLOOR PLAN - COLORED

<b>PROJECT DATA</b>
DATE:
JOB NUMBER:
SHEET NUMBER:



**FLOOR PLAN - UPPER LEVEL COLORED**  
 SCALE: 3/32" = 1'-0"

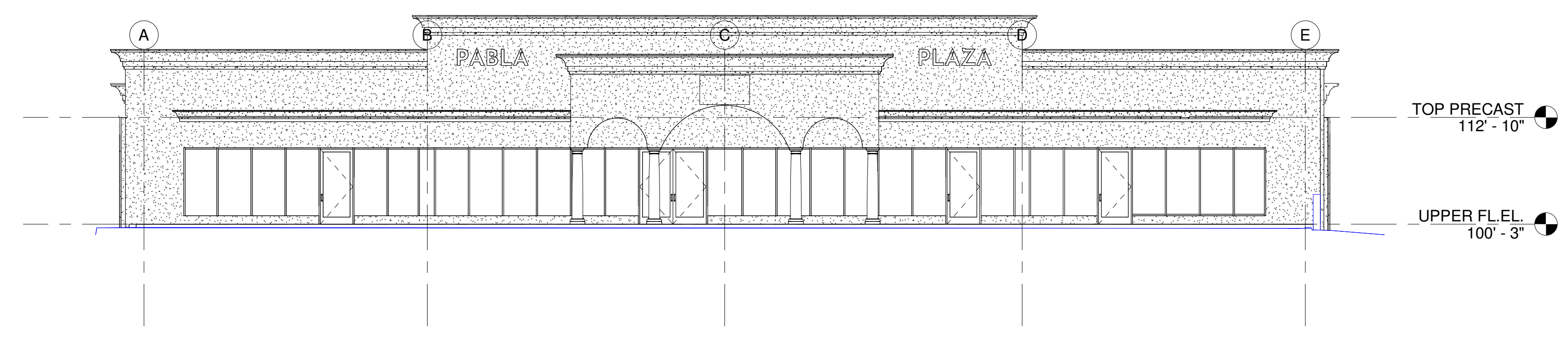
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**NOT FOR CONSTRUCTION A-101A**

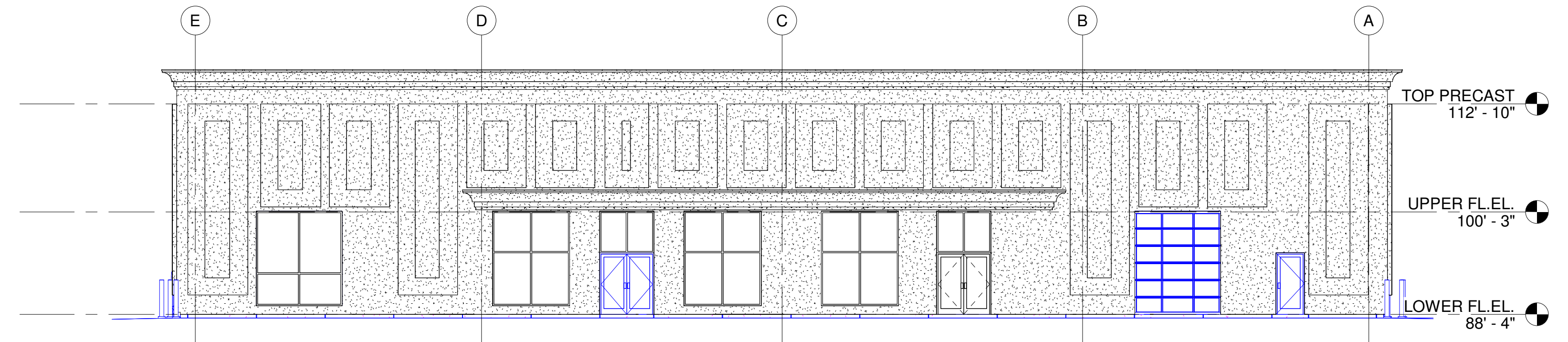
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<b>PRELIMINARY</b>
04/07/2026

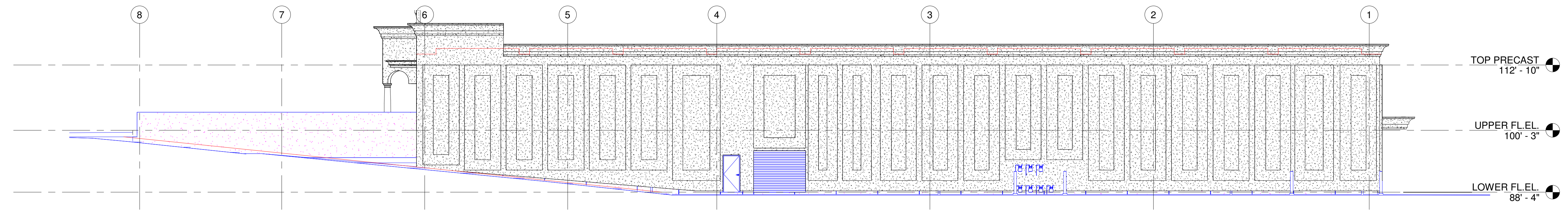
**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI



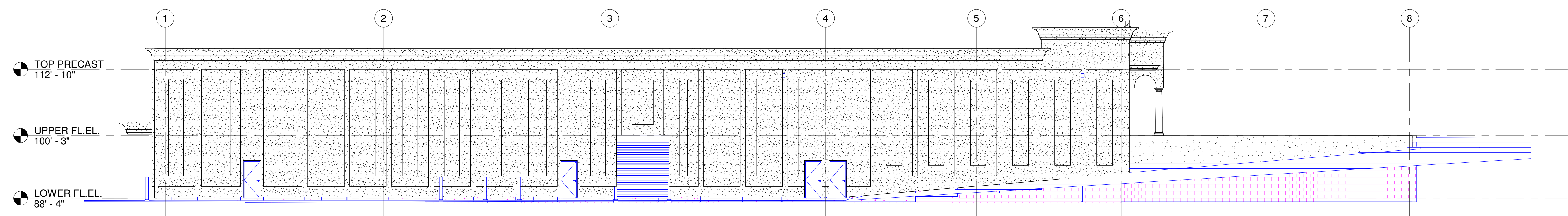
**SOUTH BUILDING ELEVATION**  
 SCALE: 3/32" = 1'-0"



**NORTH BUILDING ELEVATION**  
 SCALE: 3/32" = 1'-0"



**EAST BUILDING ELEVATION**  
 SCALE: 3/32" = 1'-0"



**WEST BUILDING ELEVATION**  
 SCALE: 3/32" = 1'-0"

**NOT FOR CONSTRUCTION**

<b>SHEET TITLE</b>
EXTERIOR BUILDING ELEVATIONS

<b>PROJECT DATA</b>
DATE:
JOB NUMBER:
SHEET NUMBER:

**A-200**

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**MORPH DESIGNS, LLC**  
 Commercial & Residential  
 Building & Structural  
 Design Services  
 Phone: 920-948-7975  
 email:  
 morphdesigns@sbcglobal.net

<b>PRELIMINARY</b>
04/07/2026

**INTERIOR & EXTERIOR RENOVATION**  
**PABLA PLAZA**  
 18110 W. BLUEMOUND ROAD  
 BROOKFIELD, WI

<b>SHEET TITLE</b>
EXTERIOR PERSPECTIVES

<b>PROJECT DATA</b>
DATE:
JOB NUMBER:
SHEET NUMBER:

**A-900**

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4/1/2026 11:58:17 PM

**Ord. No.:** \_\_\_\_\_

**ORDINANCE AMENDING CERTAIN SECTIONS IN CHAPTER 17 OF  
THE TOWN OF BROOKFIELD MUNICIPAL CODE**

---

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

SECTION 1: Section 17.02(14)(b)9. of the Town Code is hereby repealed and recreated  
to read as follows:

9. PUD planned unit development. The PUD planned unit development conditional use is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types and mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; attractive recreation and open spaces as integral parts of the developments; enable economic design in the location of public and private utilities and community facilities; and ensure adequate standards of construction and planning. The PUD conditional use under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements set forth in the underlying basic zoning district. The flexibility to a design standard shall not be permitted if such flexibility would violate the provisions and restrictions set forth in this Section.

SECTION 2: Section 17.02(14)(b)9.d.ii.[ii] of the Town Code is hereby repealed and  
recreated to read as follows:

[ii] The total residential density within the planned unit development conditional use will be compatible with the Town Master Plan or component thereof. In no event shall the total residential density of a planned unit development conditional use exceed 24 dwelling units per acre.

SECTION 3: Section 17.02(14)(b)9.d.v.[iv] of the Town Code is hereby created to read  
as follows:

[iv] The total residential density shall not exceed 24 dwelling units per acre.

SECTION 4: Section 17.02(14)(b)9.h.ii. of the Town Code is hereby repealed and

recreated to read as follows:

ii. The compact development form PUD shall require a heightened level of site design, and individual buildings shall be arranged in a unified fashion so as to be complementary to each other and to be compatible with the surrounding neighborhood. Higher-density residential development is encouraged in location-appropriate areas and can be authorized within this conditional use category but in no event shall the total residential density exceed 24 dwelling units per acre.

SECTION 5: Section 17.02(14)(b)9.h.iii.[xii] of the Town Code is hereby repealed and

recreated to read as follows:

[xii] A compact development form for residential development is permissible at densities dependent upon, and related to, the form and massing of buildings, and the provisions of this Section. Specified maximum building height, setbacks, build-to lines, offsets, and on-site parking requirements are to be established by the Planning Commission and Town Board, which will determine available housing densities. In no event shall the total residential density exceed 24 dwelling units per acre. A lack of variation in the form, massing, and design of buildings and overall site development is specifically discouraged.

SECTION 6: Section 17.08(10)(b) of the Town Code is hereby repealed and recreated to read as follows:

Changeable and movable copy signs which are designed to allow the display of messages to be changed, whether manually or electronically, may be allowed as a conditional use in any B- 2, or B-3 or I-1 Zoning District, subject to the following conditions and limitations:

SECTION 7: Section 17.08(10)(b).12 of the Town Code is hereby repealed and recreated to read as follows:

[12] No conditional use permit may be issued for a changeable and movable copy sign unless the parcel on which the sign is located contains at least 20,000 square feet, and unless the location of the sign meets all offset and setback requirements of the applicable zoning district, unless other approved by the Plan Commission for just cause.

SECTION 8: Section 17.08(10)(b).13 shall be created to read to as follows:

[13] Changeable copy signs in the I-1 Institutional District shall not be located across from or along a lot line adjacent to a residentially-zoned district.

SECTION 9: All other provisions of the Town Code shall remain in full force and effect. All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed. 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 \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
MATTHEW PARIS, Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Town Clerk

## Redline changes to the Zoning Code

17.02(14)(b)9.: PUD planned unit development. The PUD planned unit development conditional use is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types and mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; attractive recreation and open spaces as integral parts of the developments; enable economic design in the location of public and private utilities and community facilities; and ensure adequate standards of construction and planning. The PUD conditional use under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements set forth in the underlying basic zoning district. The flexibility to a design standard shall not be permitted if such flexibility would violate the provisions and restrictions set forth in this Section.

17.02(14)(b)9.d.ii[ii]: The total ~~net~~-residential density within the planned unit development conditional use will be compatible with the Town Master Plan or component thereof. In no event shall the total residential density of a planned unit development conditional use exceed 24 dwelling units per acre.

17.02(14)(b)9.d.v[iv]: The total residential density shall not exceed 24 dwelling units per acre.

17.02(14)(b)9.h.ii.: The compact development form PUD shall require a heightened level of site design, and individual buildings shall be arranged in a unified fashion so as to be complementary to each other and to be compatible with the surrounding neighborhood. Higher-density residential development is encouraged (~~less than 6,000 square feet of land area per dwelling unit~~) in location-appropriate areas and can be authorized within this conditional use category but in no event shall the total residential density exceed 24 dwelling units per acre.

17.02(14)(b)9.h.iii[xii]: A compact development form for residential development is permissible at densities dependent upon, and related to, the form and massing of buildings, and the provisions of this Section. Specified maximum building height, setbacks, build-to lines, offsets, and on-site parking requirements are to be established by the Planning Commission and Town Board, which will determine available housing densities. In no event shall the total residential density exceed 24 dwelling units per acre. A lack of variation in the form, massing, and design of buildings and overall site development "More of the same" is specifically discouraged.

Signage– 17.08

17.08(10)(b). Changeable and movable copy signs which are designed to allow the display of messages to be changed, whether manually or electronically, may be allowed as a conditional use in any B- 2, ~~or~~ B-3 or I-1 Zoning District, subject to the following conditions and limitations:  
[Added 9-4-2018]

17.08(10)(b).12 No conditional use permit may be issued for a changeable and movable copy sign unless the parcel on which the sign is located contains at least 20,000 square feet, and unless the location of the sign meets all offset and setback requirements of the applicable zoning district, unless other approved by the Plan Commission for just cause.

17.08(10)(b).13 1. Changeable copy signs in the I-1 Institutional District shall not be located across from or along a lot line adjacent to a residentially-zoned district.

Ord. No.: \_\_\_\_\_

**ORDINANCE CREATING SECTIONS 17.06(6) AND 17.06(7), AND AMENDING SECTION 17.01(9)(B) OF THE TOWN OF BROOKFIELD MUNICIPAL CODE**

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

SECTION 1: Sections 17.06(6) and 17.06(7) of the Town Code are hereby created to read as follows:

- (6) Electric vehicle charging stations in parking garages. Charging of electric vehicles in enclosed, partially enclosed, or underground parking garages of non-residential buildings shall comply with all of the following:
  - (a) Charging stations shall be located adjacent to primary drive aisles to ensure that emergency services have access to the charging station or an electric vehicle being charged by a charging station without first requiring the relocation of other nearby vehicles.
  - (b) In garages having multiple levels, charging stations shall not be located on the lowest level of the garage.
  - (c) Charging stations shall be located within the immediate vicinity of a vehicular entrance to a garage at a distance no greater than the maximum distance that the Town Fire Department can reasonably access the charging station while connected to a hose access point. Any person seeking to install charging stations shall avoid locations that are immediately below residential dwelling units.
  - (d) Charging stations shall be located at least 10 feet from any exit stairwell, exit stair enclosure, exit doorway, areas of refuge, or any other area of a parking garage providing immediate pedestrian egress to the exterior of the parking garage or to another level of the parking garage.
  - (e) The successive number of parking stalls equipped with a charging station shall not exceed six. Adjacent parking stalls equipped with charging stations shall be separated by a horizontal distance of four feet. A parking stall that is not equipped with a charging station shall be located a distance of at least nine feet from a parking stall equipped with a charging station.

- (f) On any parking level of a garage, the total number of parking stalls equipped with a charging station shall not exceed 25% of the total number of parking stalls located on such parking level.
  - (g) In parking garages having 100 or more parking stalls, the garage shall be improved with charging station monitoring systems to detect overheating batteries, observe vehicles during charging, and provide location information to emergency services. Such monitoring systems, include but not limited to, thermal imaging cameras and intelligent smoke detection.
  - (h) Charging stations shall be protected by concrete bollards, curbs, wheel stops, or a structural wall of the parking garage. The immediate vicinity of a charging station shall be protected by automatic sprinkler systems and fire detection systems. Fire sprinklers shall not be obstructed by a charging station or cable management system. All protective measures shall comply with the standards and requirements of the National Fire Protection Association (NFPA).
  - (i) Parking stalls equipped with charging stations shall be clearly marked with signage stating "EV CHARGING STATION." In parking garages having 100 or more parking stalls, directional signage shall be provided throughout the parking garage to identify the location of any parking stall equipped with a charging station.
  - (j) Any person seeking to install one or more charging stations in a parking garage shall first provide the Town Fire Department with: (1) a site plan map depicting the locations of the charging stations and electrical equipment within the garage; (2) an overall garage floor plan; and (3) fire protection system design plans. The Town Fire Chief or its designee may require revisions to the submitted plans to ensure or improve access and safety of Fire Department personnel.
  - (k) The Fire Chief or its designee may permit minimal deviation of certain requirements in this Section if the Fire Chief determines that such deviation will not: (1) adversely affect the health, welfare, and safety of patrons and vehicles present in a parking garage; (2) obstruct or interfere with the Fire Department's access to the charging stations and general access throughout the entire parking garage; (3) prevent a hose from reaching a charging station when connected to a hose access point; and (4) prevent or limit the Fire Department's ability to properly respond to an emergency event involving a charging station.
- (7) Electric vehicle charging stations on surface parking lots. Charging of electric vehicles on surface parking lots shall comply with all of the following:
- (a) Charging stations shall be located within the outer perimeter of a surface lot and in areas that are properly illuminated by the surface lot lighting. A charging station shall be installed in a manner that ensures that the Town Fire Department can reasonably access the charging station without obstruction or interference from other buildings or structures.

- (b) Charging stations shall be located at least 10 feet from an outdoor dining area, large window or garage-style opening to a building, a building entrance, and a building emergency exit.
- (c) The successive number of parking stalls equipped with a charging station shall not exceed eight. Adjacent parking stalls equipped with charging stations shall be separated by a horizontal distance of four feet. A parking stall that is not equipped with a charging station shall be located a distance of at least nine feet from a parking stall equipped with a charging station.
- (d) Charging stations shall not obstruct or interfere with fire department access lanes, fire hydrants, fire department water connection access points, and standpipe or sprinkler system equipment.
- (e) Charging stations shall be protected by concrete bollards, curbs, wheel stops, or a raised protective island. All protective measures shall comply with the standards and requirements of the NFPA.
- (f) Any person seeking to install one or more charging stations on a surface lot shall first provide the Town Fire Department with: (1) a site plan map depicting the surface lot and the locations of the charging stations and electrical equipment on the surface lot; and (2) fire protection system design plans. The Town Fire Chief or its designee may require revisions to the submitted plans to ensure or improve access and safety of Fire Department personnel.
- (g) The Fire Chief or its designee may permit minimal deviation of certain requirements in this Section if the Fire Chief determines that such deviation will not: (1) adversely affect the health, welfare, and safety of patrons and vehicles present on a surface lot; (2) obstruct or interfere with the Fire Department's access to the charging stations and general access throughout the entire surface lot; (3) prevent a hose from reaching a charging station when connected to a hose access point; and (4) prevent or limit the Fire Department's ability to properly respond to an emergency event involving a charging station.

SECTION 2: Section 17.01(9)(b) of the Town Code is hereby amended to define the following terms, in addition to all other terms defined in Section 17.01(9)(b) of the Town Code:

**ELECTRIC VEHICLE**

A vehicle that is licensed and registered for operation on public and private highways, roads, and streets; and is propelled partially or exclusively by electricity from an externally charged on-board battery.

**CHARGING STATION**

The equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle parked in a parking stall.

SECTION 3: All other provisions of the Town Code shall remain in full force and effect.

All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed. 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 \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
MATTHEW PARIS, Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Town Clerk