

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