

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
APRIL 28, 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 7:09 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Kevin Riordan, Len Smeltzer, Dan Zuperku; and Town Planner Rebekah Leto.

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. Smeltzer.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Mr. Stanelle to approve the March 24, 2026 Public Hearing minutes for The Way Church Conditional Use as presented.

Seconded by Mr. Zuperku.

Motion carried 3-0-1, with Mr. Smeltzer present due to absence from the March 24, 2026 meeting.

b. Motion by Mr. Stanelle to approve the March 24, 2026 Public Hearing minutes for Sisian LLC rezone as presented.

Seconded by Mr. Riordan.

Motion carried 3-0-1, with Mr. Smeltzer present due to absence from the March 24, 2026 meeting.

c. Motion by Mr. Stanelle to approve the Public Hearing minutes for The West End Conditional Use as presented.

Seconded by Mr. Riordan.

Motion carried 3-0-1, with Mr. Smeltzer present due to absence from the March 24, 2026 meeting.

d. Motion by Mr. Stanelle to approve the regular Plan Commission meeting minutes as presented.

Seconded by Riordan.

Motion carried 3-0-1, with Mr. Smeltzer present due to absence from the March 24, 2026 meeting.

5) CITIZEN COMMENTS: Three-minute limit.

None.

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).

Planner Leto gave an overview of the proposed land division, describing the flag lots, access requirements, and lot size and width requirements. Chairman Henderson asked why they were proposing three lots, rather than two longer, larger lots. The applicant indicated they were trying to match the two different styles of the area. She noted they will be cleaning up the brush along the roadway and will demolish the house. Mr. Stanelle questioned the back lots and was worried about neighbors not being notified that new homes would be developed in their backyards. The applicant relayed it was very private back there. The Commission ensued in a discussion on the types of homes in the area and what might be built on the back lots. The Commission generally agreed they wanted continuity and liked the idea of 100 ft. wide lots. The applicant noted that with the price of the lot, no one will be building a small ranch. The applicant inquired if shared access would be preferable for two of the lots, rather than three separate lots, after a Commissioner mentioned driveway clustering at the road. Mr. Stanelle was concerned about the impact to the neighbors to the east and inconsistencies with the lots on Davidson Rd, as well as setting precedent for flag lots.

Motion by Mr. Riordan to recommend denial of the proposed 3-lot Certified Survey Map located at 21360 Davidson Road, but allow a revised proposal with two lots.

Seconded by Mr. Smeltzer.

Further Discussion:

Motion amended by unanimous consent to remove the reference to a two-lot proposal so as not to preclude future proposals.

Motion carried unanimously

- 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 Shregardus (applicant), Manjit Singh (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. The Commission asked about the barrier to Harvard Square and the applicant noted it has been removed and traffic can flow between the two sites. Discussion with the Commission and the applicant ensued about the possibility of a shared parking agreement with Harvard Square. Mr. Smeltzer indicated he liked the idea of a banquet hall, noting there used to be one in the Town. Chairman Henderson raised a question about the rear parking lot being an overflow lot for the Dousman Ditch. Planner Leto indicated that she would consult with the Town Engineer on this and let the applicant know if it would affect their plans. The Commission reviewed the renderings and liked the modernization of the building. Planner Leto discussed how the site was fully paved and did not meet Ordinance requirements for paving setbacks or landscaping. However, the applicants are working to incorporate some buffer areas to the rear, which will still likely not meet the Code but will be an improvement.

Motion by Mr. Smeltzer to **recommend** Conceptual approval for Pabla Plaza redevelopment, including the Taste of India Restaurant and banquet hall, located at 18110 W. Bluemound Road as presented.

Seconded by Mr. Stanelle.

Further Discussion: None.

Motion carried unanimously.

- 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).

Chief Schilling answered any questions about the Code amendments relative to 17.06. He indicated that they are not going to retroactively enforce this ordinance. The existing EV spots at The Corners are close to being in compliance; the spots at Poplar Creek are not. Chief called out two minor changes to the Ordinance that the Commission had no issues with.

Motion by Mr. Stanelle to **recommend** approval of text amendments to the Town of Brookfield Zoning Code to Section 17.06 (Traffic, loading, parking and access).

Seconded by Mr. Smeltzer.

Further Discussion: none.

Motion carried unanimously.

Planner Leto gave an overview of the proposed amendments relative to the Use Provision changes (17.02) that relate to a maximum density of 24 units per acre under a Planned Unit Development. The Commission noted they have been operating with this maximum density cap for a long time.

Motion by Mr. Stanelle to **recommend** approval of text amendments to the Town of Brookfield Zoning Code to Section 17.02 (Use Provisions).

Seconded by Mr. Riordan.

Further Discussion: none.

Motion carried unanimously.

Planner Leto gave an overview of the proposed amendments to 17.08 Signage. Planner Leto clarified that this amended verbiage would only allow institutionally zoned properties to apply for a Conditional Use to install an electronic changeable copy sign, so the Plan Commission would see actual sign proposals at that time. Leto described the added provisions regarding the placement of the sign away from residentially zoned lands and noted how different language was in the packet that was modified by the Town Attorney. Leto described the two options and their intent. The Committee agreed on the language to meet the intent of the discussion from previous meetings.

Motion by Mr. Henderson to recommend **approval** of text amendments to the Town of Brookfield Zoning Code to Section 17.08 (Signage), as presented, except for the following edit to proposed 17.08(10)(b)(13):

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.

Seconded by Mr. Smeltzer.

Further Discussion: None.

Motion carried unanimously.

Chairman of the Architectural Review Committee, Mr. Dean Pearson, commented how he was disappointed the Architectural Review Committee did not receive an opportunity to review these proposed amendments relative to signage. Chairman Henderson asked if anyone would like to make a motion to reconsider the motion that had already passed.

Motion by Mr. Smeltzer to **reconsider the last motion to include input on the proposed sign code changes from the Architectural Review Committee prior to going before Plan Commission.**

Seconded by Mr. Stanelle.

Further Discussion: none.

Motion carried 3-1, with Mr. Zuperku voting against the motion.

Motion by Mr. Smeltzer to recommend **approval** of text amendments to the Town of Brookfield Zoning Code to Section 17.08 (Signage), as presented, except for the following edit to proposed 17.08(10)(b)(13) and with input from the Architectural Review Committee.

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.

Seconded by Mr. Stanelle.

Further Discussion: none.

Motion carried unanimously.

- d. Call for committee volunteers to explore code provisions regarding permanent outdoor lighting in residential areas.

Chairman Henderson explained the reasoning behind the committee. After discussion, Mr. Smeltzer agreed to be the third committee member, following ARC Chairman Dean Pearson and Supervisor Steve Kohlmann.

8) COMMUNICATION AND ANNOUNCEMENTS.

- a. Next Plan Commission meeting: May 26, 2026 at 7:00 pm.
- b. Chairman Henderson made a call for new committee members, noting that there are a large number of vacancies.

9) ADJOURN.

Motion by Mr. Riordan to adjourn at 9:04 pm.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner