

TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
MAY 26, 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 7:12 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Len Smeltzer, Kevin Riordan, Jeremy Watson, and Town Planner Rebekah Leto. Tim Probst and Dan Zuperku 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. Watson to approve the agenda.

Seconded by Mr. Smeltzer.

*Motion Passed Unanimously.*

4) APPROVAL OF MINUTES

a. Motion by Mr. Watson to approve the April 28, 2026 Public Hearing minutes for Text Amendments – Use, Signage Parking, as presented.

Seconded by Mr. Stanelle.

*Motion carried unanimously.*

b. Motion by Mr. Watson to approve the regular Plan Commission meeting minutes for April 28, 2026 as presented.

Seconded by Mr. Stanelle.

*Motion carried unanimously.*

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

None.

7) NEW BUSINESS:

a. Review and possible action on a Conditional Use Permit to consider a second accessory building located at 21395 Greendale Drive. Willhard Niess (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Mr. Watson asked why an addition could not be added to the existing building. Planner Leto noted the existing building was nonconforming from the separation requirements from the principal structure and noted the architecture of the garage did not lend itself to an addition. Mr. Smeltzer agreed with comments made at the public hearing that the building should not be forced to be in the backyard. Mr. Watson asked the owner if power and water were planned for the building; the applicant responded that he thought he would have them drop a lead for a separate meter. Mr. Stanelle discussed how a previous application was reviewed by the Plan Commission for a 3-lot

development just south of this parcel and questioned what should the Plan Commission be concerned about – clustering of new lots with new homes or a single outbuilding in the back yard? Mr. Riordan asked the owner why he chose that spot, to which he responded that it was just north of an 80 ft. white pine that blocks his view of the building from his house. Chairman Henderson asked if the treeline was dense enough to block the view from the neighbors and the owner responded it would probably not screen the view entirely. The owner noted that the neighbor to the east agreed to let him put it on the east lot line. Chairman Henderson confirmed with Planner Leto it met the height requirements. The Commission discussed if this was the right location for the proposed building. The applicant pointed out that an addition or moving the structure behind his existing garage was not possible due to the well location; he also noted that moving to the building to the east would not accomplish much because it would not change the view from the neighbors to the west.

Motion by Mr. Watson to recommend **approval** of a Conditional Use Permit for a secondary accessory building located at 21395 Greendale Drive, as presented.

Seconded by Mr. Riordan.

Further Discussion:

Mr. Smeltzer asked for a friendly to the motion that the approval was subject to evergreen landscaping being planted around the building to break up the view from the west. The Friendly motion was accepted by Mr. Watson; however there was no second. The Friendly failed.

Mr. Stanelle clarified that no trees were proposed to be removed with the proposed location of the building. The owner said yes. The Committee discussed proper landscaping requirements.

*The motion was tied 2-2, with Mr. Smeltzer and Mr. Stanelle voting against the motion. Chairman Henderson abstained. The Motion failed.*

Motion by Mr. Smeltzer to table the item to allow more time for owner to consider the size and location of the proposed structure based on public comment. There was no second and the motion failed.

Motion by Mr. Watson to recommend approval of a Conditional Use Permit for a second accessory building located at 21395 Greendale Drive, as presented, subject to addition of evergreen landscaping spaced appropriately along the west property line to shield the building from the adjacent neighbors

Seconded by Mr. Riordan.

*Motion carried 3-1, with Mr. Smeltzer opposing the motion.*

## 8) COMMUNICATION AND ANNOUNCEMENTS

- a. Next Plan Commission meeting: June 23, 2026 at 7:00 pm.

Chairman Henderson reminded the Committee he would not be present at the next meeting and thanked Mr. Riordan for his service to the Plan Commission. Mr. Watson asked about The West End process and the police and fire employment vacancies. Mr. Smeltzer asked about any current upgrades to the playground equipment.

## 9) ADJOURN

Motion by Mr. Watson to adjourn at 8:00 pm.

Seconded by Mr. Smeltzer.

*Motion Passed Unanimously.*