

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
JUNE 23, 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 Supervisor Ryan Stanelle called the meeting to order at 7:08 p.m., with the following people present: Plan Commissioners Len Smeltzer, Jeremy Watson, Dan Zuperku, Malia Monet and Town Planner Rebekah Leto. Town Chairman Keith Henderson was excused and Commissioner Tim Probst was 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. Zuperku.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES

- a. Motion by Mr. Watson to approve the May 26, 2026 Public Hearing minutes for Conditional Use request, 2nd accessory building as presented.

Seconded by Mr. Smeltzer.

Motion carried unanimously.

- b. Motion by Mr. Watson to approve the regular Plan Commission meeting minutes for May 26, 2026 as presented.

Seconded by Mr. Smeltzer.

Motion carried unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

None.

7) NEW BUSINESS:

- a. Review and possible action on a request for Preliminary and Final approval for building and site alterations proposed for Pabla Plaza/Taste of India restaurant and banquet hall, located at 18110 W. Bluemound Road. Roger Schregardus (applicant) Manjit Singh (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Mr. Smeltzer questioned the lighting and the spillover effect, after the applicant explained they had move the light poles and now the spill light is over parking lots of adjacent businesses. Mr. Smeltzer asked about their snow plan, indicating that light pollution in the winter is worse due to the reflection from the snow. The Commission and applicant discussed snow removal plans, and determined other businesses deal with it

without a problem. The applicant noted there are no existing light poles in the rear parking lot but believed there were three wall-paks, which may or may not be working. Planner Leto discussed the challenges with the landscaping due to the sanitary sewer easements. The Commission discussed the existing landscaping screening that the adjacent condominiums own and maintain. They agreed with the ARC that the planters would help with the lack of green space. Planner Leto noted how they were not necessarily redesigning the parking lot and therefore the landscaping requirements may not be required; however whenever a new use comes to a property, it is important to try and bring it into compliance as much as possible. Mr. Watson inquired whether there was anything stopping cars from entering the condo property, like a curb. The applicant responded no. Planner Leto noted there was a four-foot curb offset requirements and the Commission discussed reducing the 10 ft. landscaping buffer to four feet and installing a curb on the north side. The Planner, Commission and applicant discussed the existing and proposed dumpster location and requirements. The Commission noted to the applicant that bollards are generally required around the dumpster enclosure. The applicant clarified that a verbal agreement with Harvard Square was in place and the lawyers were working it out. Mr. Stanelle clarified with Planner Leto that if they were not able to receive the parking agreement with Harvard Square, the occupancy of the banquet hall would be reduced. Planner Leto noted yes, and also explained the all but one of the businesses would be closed during the evening hours when larger banquet events would occur, which would also free up parking.

Motion by Mr. Watson to recommend **Preliminary** for the building and site alterations proposed for Pabla Plaza/Taste of India restaurant and banquet hall, located at 18110 W. Bluemound Road, subject to the following conditions:

1. A complete floor plan shall be submitted to review the maximum occupancy and determine parking requirements. Parking requirements shall meet the Code unless otherwise approved by the Plan Commission and Town Board.
2. All Town Engineer comments shall be addressed to the satisfaction of the Town Engineer, including but not limited to the submittal of a grading and erosion control plan, if applicable, including retaining wall plans, a turning template exhibit, updated construction drawings with traffic and site signage, and a revised lighting plan that complies with the Town Ordinance.
3. All Town Fire Department comments shall be addressed to the satisfaction of the Fire Department.
4. Updated water demand calculations for the entire building must be provided to the Sanitary District to verify and support the proposed meter sizing.
5. A final site plan shall be prepared that shows the final parking configuration, the installation of a curb located 4 ft. from the north lot line, cross-access easements, green space/landscaping, including the location of planters around the building, the final dumpster location with any required fence or enclosure, parking lot light fixtures and any other factors that affect the site.
6. All required Building and Occupancy Permits shall be obtained.
7. The proposed lighting plan shall be approved to the satisfaction of the Town Engineer.

Seconded by Mr. Zuperku.

Further Discussion: None.

The motion carried unanimously.

- b. Review and possible action on a request for Final approval for a mixed-use development known as The West End, located west of The Corners of Brookfield, Tax Key Nos. BKFT1123.960-.995; BKFT1123976.001, .004, .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 and pointed out new parking information received after the report went out. The parking study was completed to the satisfaction of the Planner and passed around to the Commission. Mr. Watson questioned why the Commission still has not received police and fire reports that confirms if the appropriate departments are staffed enough to handle any additional service calls. Mr. Stanelle asked Planner Leto to invite Fire Chief Schilling to the next available Plan Commission meeting to discuss this. Mr. Stanelle asked the applicants about construction staging. The applicant discussed their plan. The Commission also asked if all fire department comments had been addressed, including the EV Ordinance. The applicant noted that they have been working with the Fire Department and have a letter from them saying that all conditions have been met. Planner Leto noted that she received a letter that day with the parking study but did not have a chance to review it prior to the meeting.

Mr. Watson motioned to **table** the requested for Final approval until all conditions of approval can be met. There was no second and the motion failed.

Motion by Mr. Smeltzer to recommend **Final approval** for a mixed-use development known as The West End, located west of The Corners of Brookfield, as presented, subject to the following conditions:

1. Prior to the issuance of a Building Permit, documentation shall be provided to the Town of Brookfield that the Wisconsin Department of Transportation has reviewed and approved a Traffic Impact Analysis. Financial assurance in a form acceptable to the Town Attorney shall be submitted to ensure that any required improvements are constructed as required by the DOT or Waukesha County.
2. Prior to the issuance of a Building Permit, all comments of the Town Planner, Town Engineer, Sanitary District, Fire Department and Town Attorney, if applicant, shall be complied with and shown on the final plans.
3. A non-annexation agreement prepared by the Town Attorney shall be signed in front of a notary by the owner of the property and returned to the Town of Brookfield for recordation in the Waukesha County Register of Deeds.
4. The Town Attorney shall review and approve the stormwater maintenance plan and agreement for all proposed stormwater infrastructure, prior to recordation in the Register of Deeds.
5. 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. *A CSM has been submitted and will be on the July Plan Commission agenda.*
6. The final landscaping plan prepared by Rinka and Pinnacle Engineering, dated May 12, 2026 shall be implemented within six month of receiving Occupancy or by October 15, 2028, whichever occurs first. Minor modifications of the proposed plantings may be considered at the time of planting with native or native cultivars being a strong preference for the site. Site landscaping around the building and parking areas shall not be reduced. Financial assurance may be collected in a form acceptable to the Town Attorney to ensure all required landscaping is implemented and maintained for a period of time approved by the Town Board.
7. Documentation shall be provided by the applicant that the Town Fire Department has reviewed and approved the plans for the proposed Electronic Vehicle stalls relative to the requirements of Ordinance 2026-01.
8. Renderings of the development signage shall be submitted for consideration of the ARC, Plan Commission and Town Board.

Seconded by Ms. Monet.

Further Discussion: None.

Motion carried 4-1, with Mr. Watson voting against the motion.

c. Review and possible action on a request to discontinue a portion of N. Lord Street.

Planner Leto gave an overview of the proposal in accordance with the staff report.

Motion by Mr. Watson to recommend **approval** of the discontinuation of a portion of N. Lord Street, as presented.

Seconded by Mr. Smeltzer.

Further Discussion: None.

Motion carried unanimously.

- d. Review and possible action on a Conditional Use Request for an electronic changeable copy sign for St. John's Lutheran Church located at 20275 Davidson Road. Brian Zach on behalf of St. John's (owner), Lemberg Electric (applicant).

Planner Leto gave an overview of the proposal in accordance with the staff report. Mr. Smeltzer asked about color temperature. The applicant noted that the reason for the sign is to display information in a reasonable way, and noted that temperature, time and amber alerts will also be shown. The Commission discussed whether these type of alerts counted as a change of information. Planner Leto noted that in her opinion, information like temperate, date, time and amber alerts were likely not included as part of the regulation against the changing of sign information. Mr. Stanelle asked if the Commission should evaluate this earlier than the 3-year interval. The Committee felt the 3-year review currently in the Code is sufficient. Discussion on the County Board approval process for text amendments was explained.

Motion by Mr. Watson to recommend **approval** for a Conditional Use Permit for an electronic changeable copy sign for St. John's Lutheran Church located at 20275 Davidson Road as presented, subject to the following conditions:

1. A Conditional Use Order shall be prepared by town staff, signed by the property owner, and recorded by the Town in the Waukesha County Register of Deeds, prior to a sign permit being issued. The Conditional Use Order shall outline the conditions of an Electronic Changeable Copy Sign and the illumination standards as noted in the Code, in addition to the standard conditional use conditions used by the town regarding noncompliance, revocability and nuisance complaints.
2. The Waukesha County Board shall approve the text amendment approved by the Town of Brookfield, prior to a sign permit being issued.
3. The proposed sign shall be a minimum of 5 ft. from the established road right of way of S. Barker Road, which is 30 ft. from the edge of the curb. A revised site plan shall be submitted to Staff showing the final location of the sign, prior to permits being issued.

Seconded by Mr. Zuperku.

Further Discussion: None.

Motion carried unanimously.

- e. Review and possible action on a Site Plan/Plan of Operation (Conceptual, Preliminary, Final approval) for a change in use for a new tenant, Land and Sea, and parking lot modifications located at 21675 E. Moreland Blvd. Nicholas Weeks (tenant/applicant). Sisian LLC (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Mr. Smeltzer asked the applicants if they planned on smoking meats, to which they responded no, not at this time. Planner Leto discussed the site plan changes and noted the one in the packet appeared to be different than the one reviewed. She pointed out that the landscaping may need to be reduced to make sure there is enough of a drive aisle for the Fire Department (20 ft.). The Commission asked about bollards in front of the dumpster enclosure and the applicants were unsure if they existed.

Motion by Mr. Watson for approval of a Site Plan/Plan of Operation (Conceptual/Preliminary/Final) for a change in use for a new tenant, Land and Sea, and parking lot modifications located at 21675 E. Moreland Blvd as presented, subject to the following conditions:

1. The parking agreement with the adjacent property to the southwest shall be provided to the Town for their records, prior to Occupancy being granted, in order to comply with the number of parking spaces required on site for the uses within the building.
2. Parking lot islands shall be landscape with the minimum size plantings required by the Ordinance.
3. A revised site plan shall be submitted showing a minimum 20 ft. wide drive aisle to accommodate emergency vehicles.
4. A Permit from the Waukesha County Environmental Health Division shall be provided to the Town Planner prior to Occupancy being granted.
5. All required town permits shall be obtained, including a Building Permit and Occupancy Permits for Building and Fire Inspection.
6. Subject to bollards being installed in front of the dumpster.

Seconded by Mr. Smeltzer.

Further Discussion: None.

Motion carried unanimously.

f. Discussion and possible action on draft amendments to Chapter 17 relative to automobile uses.

Planner Leto gave an overview of the proposal in accordance with the staff memo and discussed the reasons for the change. She asked for feedback within two weeks to keep things moving. No action taken.

8) COMMUNICATION AND ANNOUNCEMENTS

- a. Next Plan Commission meeting: July 28, 2026 at 7:00 pm.
- b. Mr. Stanelle discussed the park plans that were discussed recently at a Town Board meeting. Mr. Stanelle asked Planner Leto to share the plans with the Plan Commission so they can also review it and provide input to the Town Board.

9) ADJOURN

Motion by Mr. Watson to adjourn at 9:25 pm.

Seconded by Mr. Smeltzer.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner