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, July 28, 2026

PLAN COMMISSION **AGENDA** **7:00 PM**

1) Call to Order.
2) Meeting Notices.
3) Approval of Agenda.
4) Approval of Minutes.
   a. June 23, 2026 Public Hearing (CU request, Electronic Message Sign)
   b. June 23, 2026 Plan Commission Meeting
5) Citizen Comments: Three-minute limit.
6) Old Business
   a. Review and possible action a request for 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).
7) New Business:
   a. Department updates from the Town of Brookfield Police and Fire Departments
   b. Review and possible action on a Preliminary Certified Survey Map for The West End, located west of The Corners of Brookfield, Tax Key Nos. BKFT1123.960-.965; BKFT1123.976.001, .004, .005. IM Properties, Robert Gould (applicant), Newfield Holdings LLC and Brookfield Corners LLC (owners).
   c. Review and possible action on a Site Plan/Plan of Operation (Conceptual, Preliminary, Final approval) for a change in use for a new tenant, Escapology, at 18900 W. Bluemound Road, Tax key BKFT 1124.999.003 Jerry Benson (tenant/applicant). LMR II Galleria West LLC (owner).
   d. Discussion and possible action on the potential park improvements for the Town of Brookfield.
   e. Discussion on draft amendments to Chapter 17 relative to automobile uses
8) Communication and Announcements.
   a. Next Plan Commission meeting: August 25, 2026 at 7:00 pm
9) Adjourn.

Posted this 24th day of July, 2026 by Rebekah Leto, Town Planner

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

June 23, 2026

PUBLIC HEARING TO RECEIVE COMMENT ON A CONDITIONAL USE PERMIT FOR A PROPOSED ELECTRONIC CHANGEABLE COPY SIGN FOR ST. JOHN'S LUTHERAN CURCH LOCATED AT 20275 DAVIDSON ROAD.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, April 28, 2026.

CALL TO ORDER

Town Board Supervisor Rryan Stanelle called the meeting to order at 7:00 pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, Matt Paris and Plan Commissioners Tim Probst, Len Smeltzer, Jeremy Watson, 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

Supervisor Stanelle 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 electronic changeable copy sign.

Alyssa Conrardy, 20360 Davidson Road, did not want the proposed sign to be shining into their home or wondered if it would need to be turned off at night. After her review of the plan, it looks further south than she expected.

Mark Latus, St. John's Lutheran Church, stressed that the church wants to be good neighbors at night and do not want it to be obtrusive.

The public hearing was closed at 7:06 pm.

Submitted by:

Rebekah Leto, Town Planner

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. 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

TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 23, 2026 (Prelim); July 28 2026
REPORT DATE:	June 16, 2026; updated July 23, 2026
RE:	Final approval for parking/site improvements and 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
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. New uses include the Taste of India restaurant and banquet hall and two additional spaces, with the camera store and storage units remaining. The development would be renamed Pabla Plaza. As of the date of this report, a final floor plan has not been submitted. The floor plan will help finalize parking requirements.

Building and Architecture:

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. The street façade has three sections with varying heights and will be flanked with Lannon stone pillars, with a metal parapet and darker grey metal panels above the glass storefronts. The rear (north) entrance will also be significantly enhanced, with floor-length windows, a second entrance and a glass garage door. The existing loading dock in the rear will be removed. The sides and rear of the building will be white. Three-dimensional arches will enhance the sides of the building that will project one foot from the building.

Landscaping and Open Space:
There is no green space on the existing property. The applicants are proposing to repave and restripe the parking areas and as such, at the direction of the Planner, have attempted to add green space and landscaping buffers, consistent with code requirements. A landscaping plan was provided that includes a 10 ft. deep landscaping buffer inclusive of three varieties of evergreens (15 in total) to shield the property from the condominiums. Four-foot grass strips are proposed to border the parking lot to increase the paving offset relative to what exists today. The grass strip on the east side of the lot reduces the drive aisle to 21'-8". While there is no code requirement for a 24' drive aisle, it helps with traffic flow and can reduce congestion. This also makes it more challenging to achieve the fire department's turning radius from the east.

After review, it was noted that there are existing storm and sanitary sewer easements located throughout the parking lot. These easements run along the north and west lot lines and down the center of the parking lot for a width of 20 ft. This makes incorporating landscaping into a parking lot design challenging. The Town Engineer has recommended that the proposed evergreens, which are within the storm sewer easement, be removed or that the sanitary sewer easement be relocated as part of this project. There is already mature vegetation on the condominium property that appears to shield areas of this property from view.

The front of the building will have faux landscaping, likely turf, because there is a basement below the parking area. The ARC did not specifically comment on the removal of the rear (north) buffer or parking lot strips; however no one spoke is opposition of removing these landscaped areas. It was, however, noted that green space is missing from the property. As such, the ARC approved the request, subject to landscaping planters being added around the building to add more greenery.

Update: A modified landscaping proposal was submitted. A four foot grass buffer strip remains on the rear west property line and the north property line buffer strip was reduced to four feet with 3" of mulch. One 6 ft. blue spruce is proposed in the NW corner and two 6 ft. eastern white pines are proposed in the northeast corner. Turf grass continues to line the front of the building. The plan notes that 8-12 planter barrels will be installed between the sidewalk and parking area on the front of the building. No planters are proposed on the rear façade. No specific plantings were proposed.

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 90-degrees to increase the amount of parking on site. The required landscaping within the parking lot is discussed below. It is unclear at this time how much parking lot landscaping will be incorporated after Town Engineer feedback.

The petitioners have indicated that a shared parking agreement with Harvard Square is forthcoming, which would provide an additional 66 parking spaces for the banquet use. The current proposal is to utilize the existing cross-access easement. However, the fire department would like the location of the easement to be explored further. More on this is below.

Update: The parking agreement is being drafted by Harvard Square's attorneys. The applicants hope to have a draft at the Plan Commission meeting.

There are five (5) ADA stalls located in the north parking lot and two (2) ADA stalls in the south (Bluemound) parking lot. The number of ADA stalls complies with the IBC, which is more restrictive than the Town Code (4 required). It should be noted that the proposed ADA stalls are designed to

comply with the IBC, which is less restrictive than the Town Code. At a prior meeting, the Town Plan Commission indicated to staff that this should be addressed in a future code amendment.

Existing and proposed parking counts are as follows:

	Existing	Proposed
Upper Parking	25	52
Lower Parking	90	115
Shared Parking with Harvard Square	0	66
Total	115	233 (167 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	18 + employees
Banquet Hall	1 space per 3 patrons based on the max. capacity of the facility	167 – The Fire Department commented that the actual occupancy would be determined once the floor plan is complete, which would likely be smaller than 500 occupants, thereby reducing the parking requirements.
Retail (2 suites)	1 space per 150 SF of gross floor area of customer sales and service + 1/employee	24 + employees
Business (Salon)	1 space per 200 SF, plus 1 per employee	4 + employees
Self-Storage	1 space per 10 storage units + 1/employee on the largest shift	8 spaces
Total		221+

Hours of Operation
Crivello's: 10:00 am – 6:00 pm, closed on Sundays. May vary.
Taste of India (Restaurant): 11:30 am – 3:00 pm; 4:30 pm – 9:30 pm. Closed on Mondays
Salon/Beauty: 9:00 am – 5:00 pm. Closed Sundays.
Retail: 9:00 am – 9:00 pm
Tentative Banquet Hours: 8:00 am – 12:00 am. Reservations only.

Loading and unloading: There are existing overhead doors on the east, west and north sides of the building. One of the overhead doors on the north side of the building, where the banquet hall entrance is located will be removed and replaced with windows. No overhead doors face a public street, which is not permitted by code. The loading for the storage units is on the west side of the building where the entrance is. The applicant relayed that there are carts available currently for the storage unit users, who park in the back and enter on the side. We discussed whether it may be appropriate to allow for a temporary unloading zone (10-15 maximum parking) when someone has larger items to load or unload. Loading for the restaurant and banquet hall will be on the east side of the building. The Fire Department does not foresee an issue with the loading and unloading plan.

Lighting:
There is a significant amount of lighting proposed on the exterior of the building, and two light poles in the north corners of the parking lot. The lighting on the east and west portions of the building is uplighting to highlight the arches. The Town Engineer reviewed the lighting plan, noting that the town's lighting standards were not being met. Given there are condominiums to the north, it is important to be mindful of too much lighting in the rear, while balancing lighting for safety in the parking lot. The applicant is reviewing changes to the lighting plan. Additional updates may be given at the Plan Commission meeting.

The lighting plan has been updated to reflect four single-head internal light poles with reversible glare shields to keep light from spilling out behind the light pole. The building lights also have dimming capabilities based on the provided data sheets. The maximum .2 foot-candles around the property lines meets the code in most places. However, the Code also requires a minimum .4 foot-candle illumination in areas where there is parking or drive aisles. In this case, the entire site around the building is parking or drive aisles. The plan provides a balance of not spilling light over the property lines to a degree that produces glare. The west property line has the highest foot-candle illumination (0.43) at the curve around the building that is adjacent to the Olive Garden parking lot.

Topography and Drainage: Discussion at the May 26, 2026 Plan Commission meeting, including if the parking lot improvements would impact the drainage or the Dousman Ditch. After the Town Engineer's review, it was determined that the proposed improvements would not have an impact on the existing drainage patterns.

Outdoor Storage: None proposed.

Rooftop equipment: There are existing and proposed utilities on the roof. Given the architecture and the height of the building, they are not visible.

Signage: Signage will be proposed to the ARC at a later date.

Dumpster: A 21' x 12' concrete dumpster enclosure is proposed. However, the enclosure is within the storm sewer easement, to which the Town Engineer recommended be removed or relocated. The existing and proposed dumpsters are located in the northeast corner of the property. The existing dumpster is not enclosed. The Town Code is not clear on whether an enclosure is required. It notes, "Enclosures intended to screen dumpsters..." but does not specifically require them. The Town Plan Commission will need to consider intent and precedent on whether an enclosure is required and if so, where an appropriate place may be for the dumpster, as it would have to be moved from its current location.

Update: The dumpster has been relocated out of the easement and is within a masonry enclosure. It will also be shielded from the north by the two eastern white pines.

Town Comments & Action

Town Engineer: The Town Engineer sent comments, most of which are incorporated herein, on June 4th. Comments not stated elsewhere include minor modifications to the site plan, including retaining wall heights, an erosion control plan, a turning template for the largest vehicle that will access the site and proposed traffic and providing site signage on the construction drawings.

Update: The Town Engineer has no further comments at this time. Final details will be presented with the construction drawings.

ARC: On June 10, 2026, the ARC granted Preliminary and Final approval subject to an updated photometric plan to meet Town Code and subject to landscaping planters being placed around the building to add greenery.

Fire Department: The Fire Department has requested the applicant evaluate some modifications to the access easement from the east. The first alternative would be to move the access location to the north to align with the rear aisle, which would require the relocation of the concrete dumpster enclosure at Harvard Square. Another alternative would be to move the access location slightly north to align with the middle drive aisle at Harvard Square. This would likely require a new easement between Harvard Square and the subject property. However, it would allow a fire apparatus better access to the site. As a last resort, the applicant will need to show the turning radius entering from the proposed access location to ensure the trucks can turn if cars are parked there. The Fire Department has also requested that the second set of outdoor stairs on the west side of the building be removed, as the building is already close to the lot line (15 ft.) and they want to ensure they can get through without an issue. The architect noted that the floor plans need to be completed in order for him to know whether the outdoor staircase can be removed. The other exterior staircase will be filled with the demolition of the front portion of the building.
Update: The Fire Department comments have been addressed.

Sanitary District: Updated water demand calculations for the entire building must be provided to verify and support the proposed meter sizing.

Update: This will be done at the time of the construction drawings. No further comments from the sanitary district at this time.

Staff Recommendation

Staff recommends **Final approval** for the proposed site and building modifications to 18110 W. Bluemound Road, subject to the conditions below.

Conditions of Approval

1. Updated water demand calculations for the entire building must be provided to the Sanitary District to verify and support the proposed meter sizing.

2. All required Building and Occupancy Permits shall be obtained.

BUILDING ALTERATION & CHANGE OF USE FOR:

PABLA PLAZA

TOWN OF BROOKFIELD, WISCONSIN

PROJECT TEAM

OWNER
MANJIT SINGH

17115 W. BLUEMOUND RD D1
BROOKFIELD, WI 53005
PHONE: (262) 894-0913

PROJECT CONTACT: MANJIT SINGH
EMAIL ADDRESS: manjit@tasteofindiawi.com

GENERAL CONTRACTOR
-

TBD

ARCHITECTURAL
MORPH DESIGNS, LLC

W10953 DEAD END ROAD
WAUPUN, WI 53963
PHONE: (920) 948-7975

PROJECT CONTACT: ROGER SCHREGARDUS
EMAIL ADDRESS: cadmanroger@sbcglobal.net

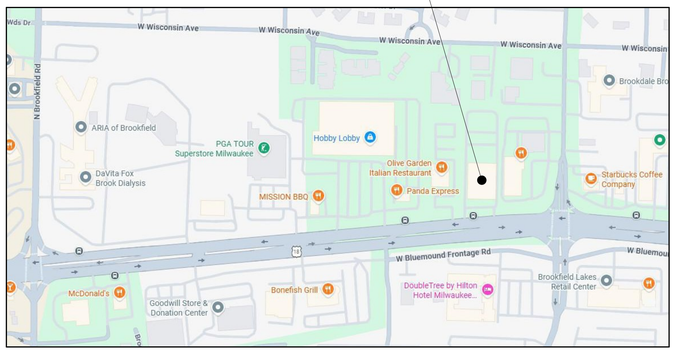
STRUCTURAL / SUPERVISING PROFESSIONAL
INTEGRATED STRUCTURAL ENGINEERING, LLC

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



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 506.2 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"

SHEET INDEX

SHEET	*DESCRIPTION*	*T BROOKFIELD CONCEPT REVIEW*	*T BROOKFIELD ARCH CONTROL REVIEW*	*PLAN COMMISSION PRELIM REVIEW*	*PLAN COMMISSION FINAL REVIEW*
G-100	TITLE SHEET, PROJECT DATA	04/07/2026	05/29/2026		07/17/2026
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	05/29/2026	06/20/2026	07/17/2026
C-102	AERIAL VIEW W/ NEIGHBORING PROPERTY POINT-OF-ACCESS	04/07/2026	05/29/2026	06/20/2026	07/17/2026
C-ES	EXISTING SITE CONDITIONS (BY OTHERS)		05/29/2026		
CD-101	SITE DEMOLITION WORK	04/07/2026	05/29/2026		
L-101	LANDSCAPE PLAN		05/29/2026		07/17/2026
SL-101	SITE LIGHTING		05/29/2026	06/20/2026	07/13/2026
ARCHITECTURAL					
A-100A	OVERALL LOWER LEVEL FLOOR PLAN - COLORED	04/07/2026	05/29/2026		07/17/2026
A-101A	OVERALL LOWER LEVEL FLOOR PLAN - COLORED	04/07/2026	05/29/2026		07/17/2026
A-200	EXTERIOR BUILDING ELEVATIONS	04/07/2026	05/29/2026		
A-900	EXTERIOR PERSPECTIVES	04/07/2026	05/29/2026		
A-901	EXTERIOR BIRDS-EYE VIEW		05/29/2026		

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NOT FOR CONSTRUCTION

MORPH DESIGNS, LLC
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026
07/17/2026

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

7/17/2026 9:12:19 AM

MORPH DESIGNS, LLC
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morphdesigns@sbcglobal.net

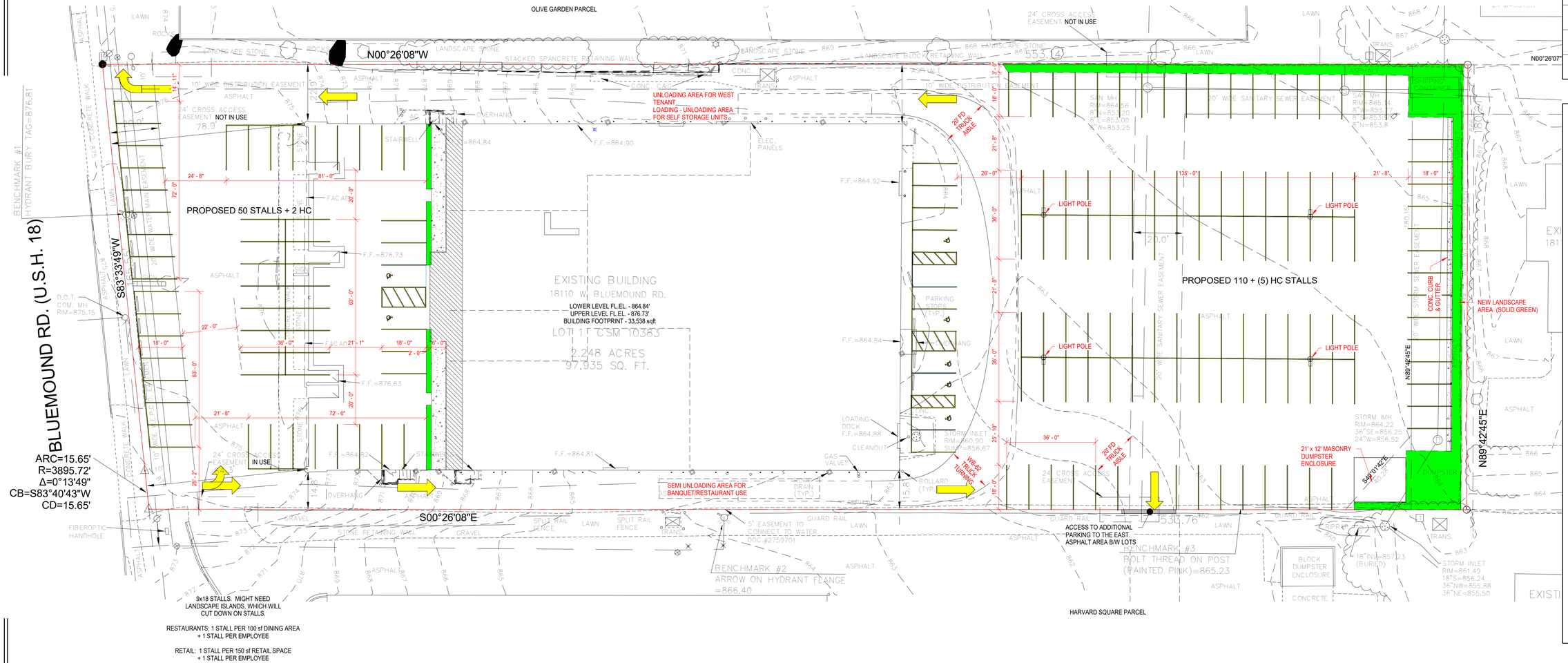
PRELIMINARY

04/07/2026
05/29/2026
06/20/2026
07/17/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA

18110 W. BLUEMOUND ROAD
BROOKFIELD, WI



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

NOT FOR CONSTRUCTION

SHEET TITLE

SCHEMATIC SITE PLAN

PROJECT DATA

DATE:

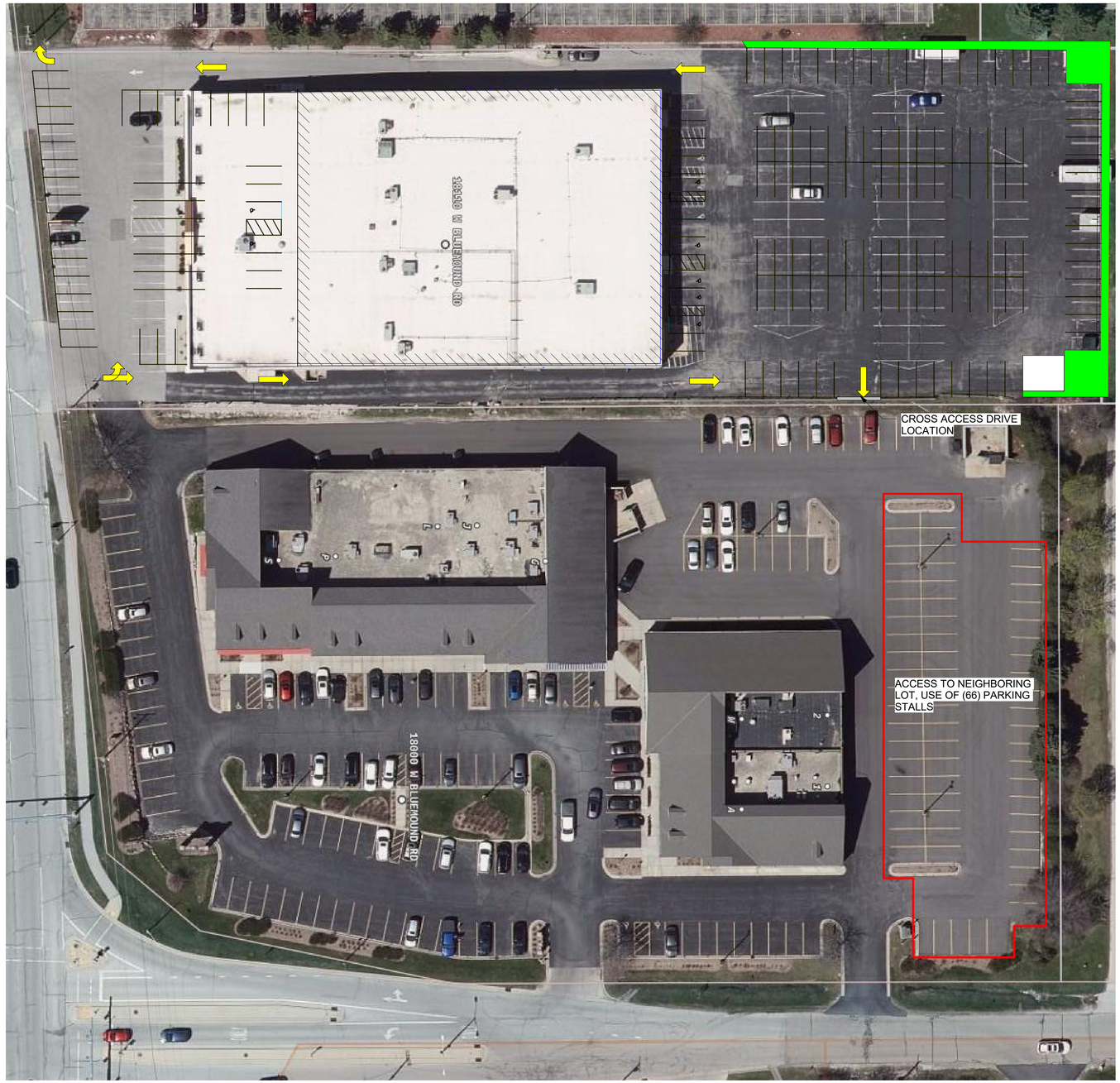
JOB NUMBER:

SHEET NUMBER:

C-101

7/17/2026 9:12:20 AM

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NEIGHBORING PROPERTY POINT-OF-ACCESS, USE OF PARKING

SCALE: 1" = 30'-0"

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email:
morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026
06/20/2026
07/17/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA
18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

AERIAL VIEW W/ NEIGHBORING PROPERTY POINT-OF-ACCESS

PROJECT DATA

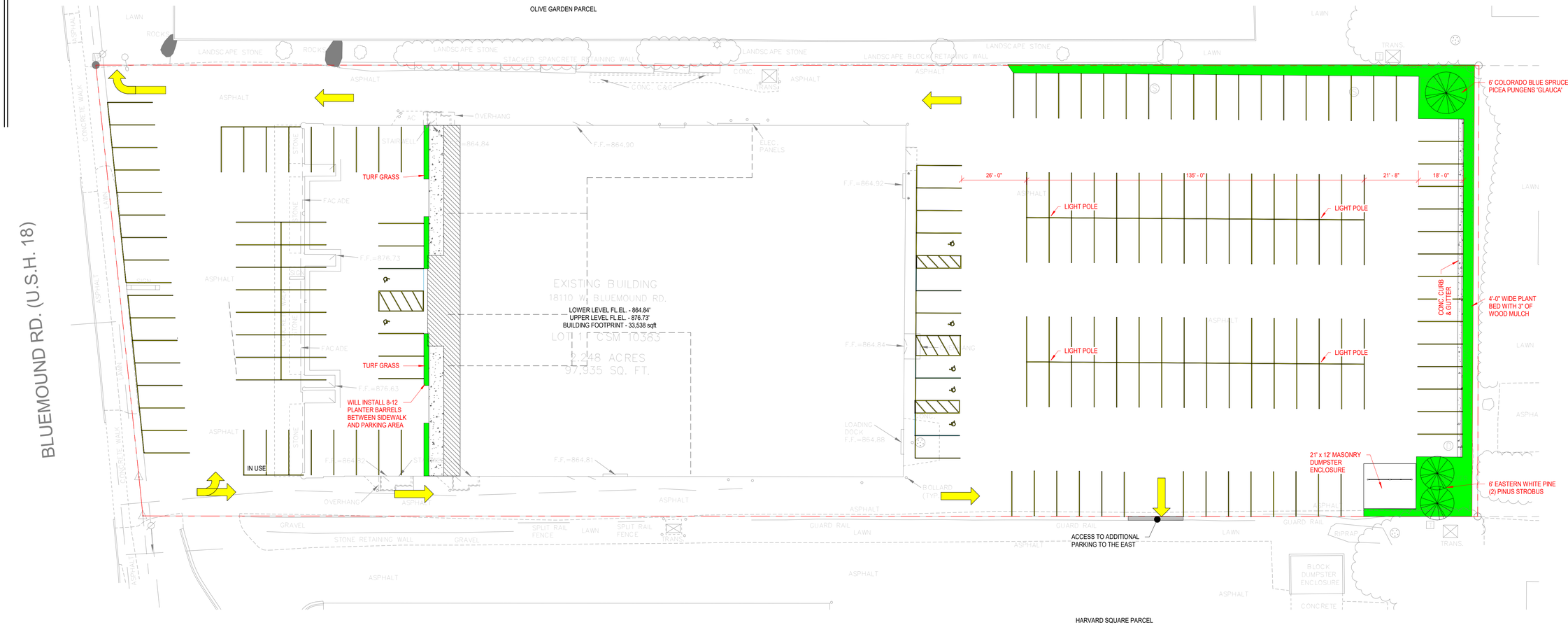
DATE:

JOB NUMBER:

SHEET NUMBER:

C-102

7/17/2026 9:12:21 AM



W
S N
E

SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 20'-0"

MORPH DESIGNS, LLC
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

PRELIMINARY

05/29/2026

07/17/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA

18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

LANDSCAPE PLAN

PROJECT DATA

DATE:

JOB NUMBER:

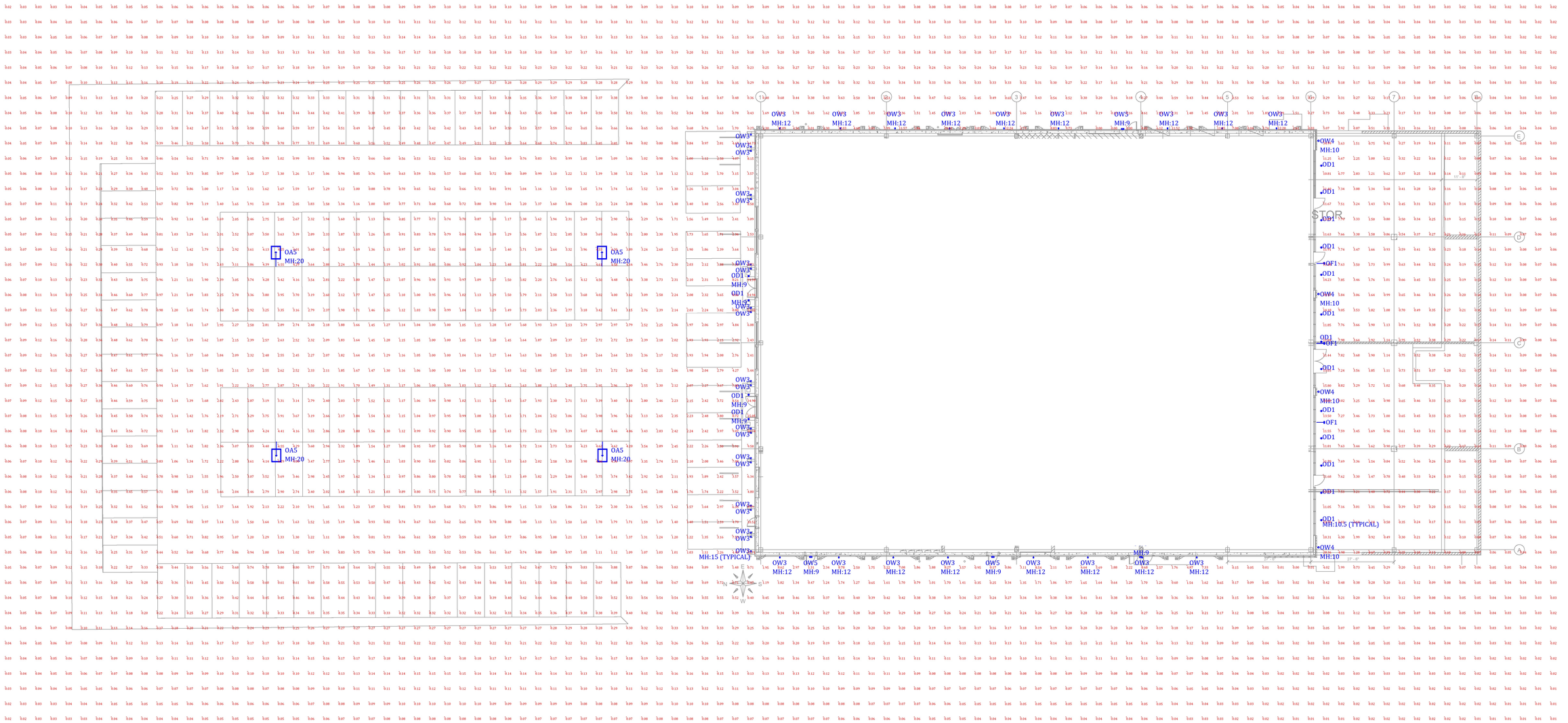
SHEET NUMBER:

L-101

7/17/2026 9:12:21 AM

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NOT FOR CONSTRUCTION



Luminaire Schedule				
QTY	TYPE	MFR	PART NUMBER	LLF
4	OA5	Keystone	KT-ALED140PS-M2-OSA-NM-8CSB-VDIM-B/G2 @ T5, 100W + 17' POLE + 3' BASE	0.950
17	OD1	Keystone	KT-RDLED24PS-6A-9CSF-CDIM @ 13W	0.950
3	OF1	Keystone	KT-FLED35PS-R4A-UNV-8CSB-VDIM-x @ 25W	0.950
37	OW3	Keystone	KT-CYLED20PS-4A-WDI-OSG-8CSB-VDIM-W @ 16W, 40°	0.950
4	OW4	Keystone	KT-CYLED36PS-6A-WDI-OSG-8CSB-VDIM-W @ 36W, 25°	0.950
4	OW5	Mule	MERU-LED-ACEM-xx-IH (NOT CALCULATED)	0.950

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Area	1.57	9.1	0.2	7.85	45.50

SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

All County Electric Supply

Pabla Plaza

BROOKFIELD, WI

EXTERIOR LIGHTING CALCULATIONS - TWIN POLES

project info

sheet name

scale

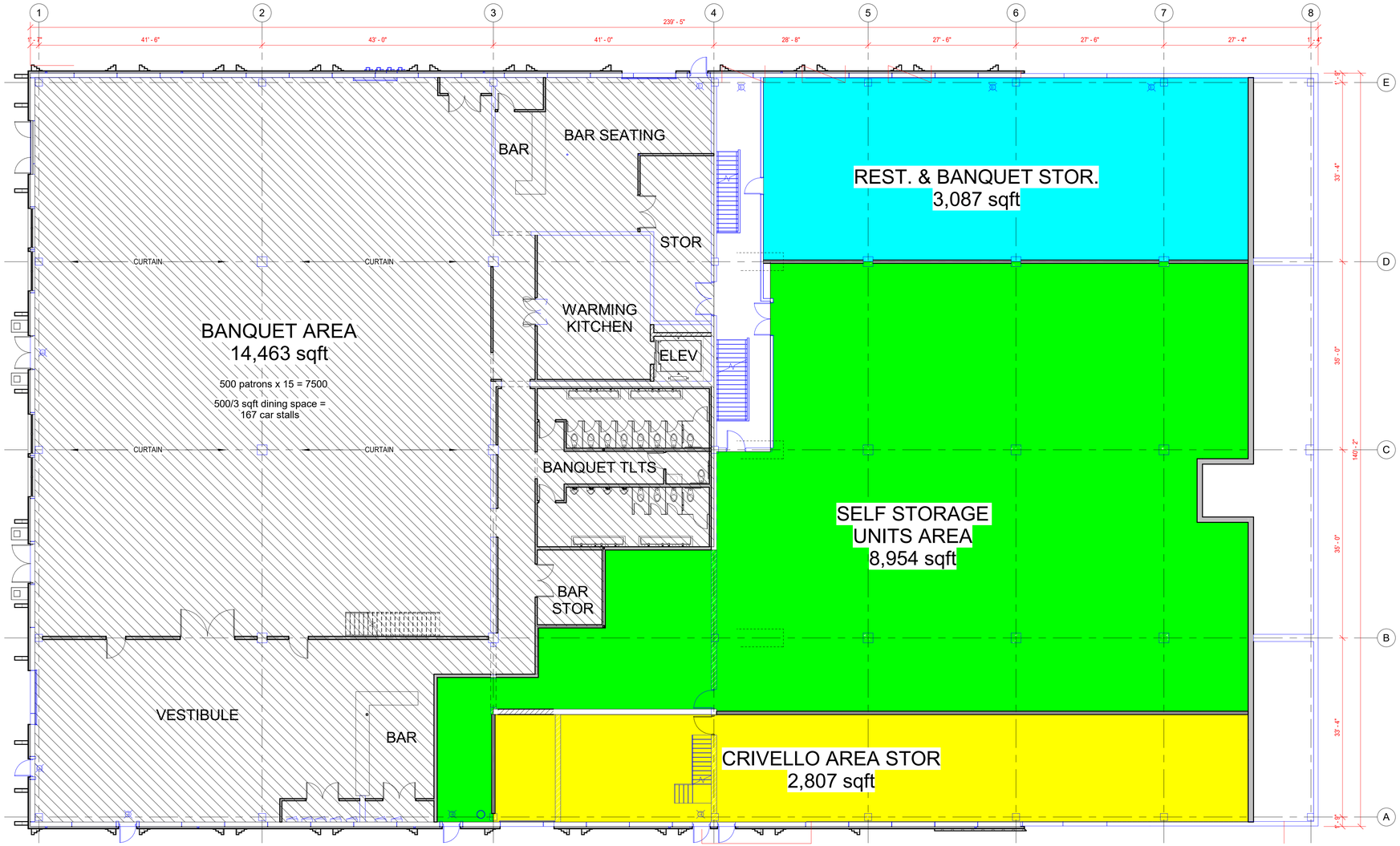
1" = 16'-0"

date

7 / 13 / 2026

designer

SL-101



E
N S
W

FLOOR PLAN - LOWER LEVEL COLORED

SCALE: 3/32" = 1'-0"

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PRELIMINARY

04/07/2026
05/29/2026
07/17/2026

INTERIOR & EXTERIOR RENOVATION

PABLA PLAZA

18110 W. BLUEMOUND ROAD
BROOKFIELD, WI

SHEET TITLE

OVERALL LOWER LEVEL FLOOR PLAN - COLORED

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER:

A-100A

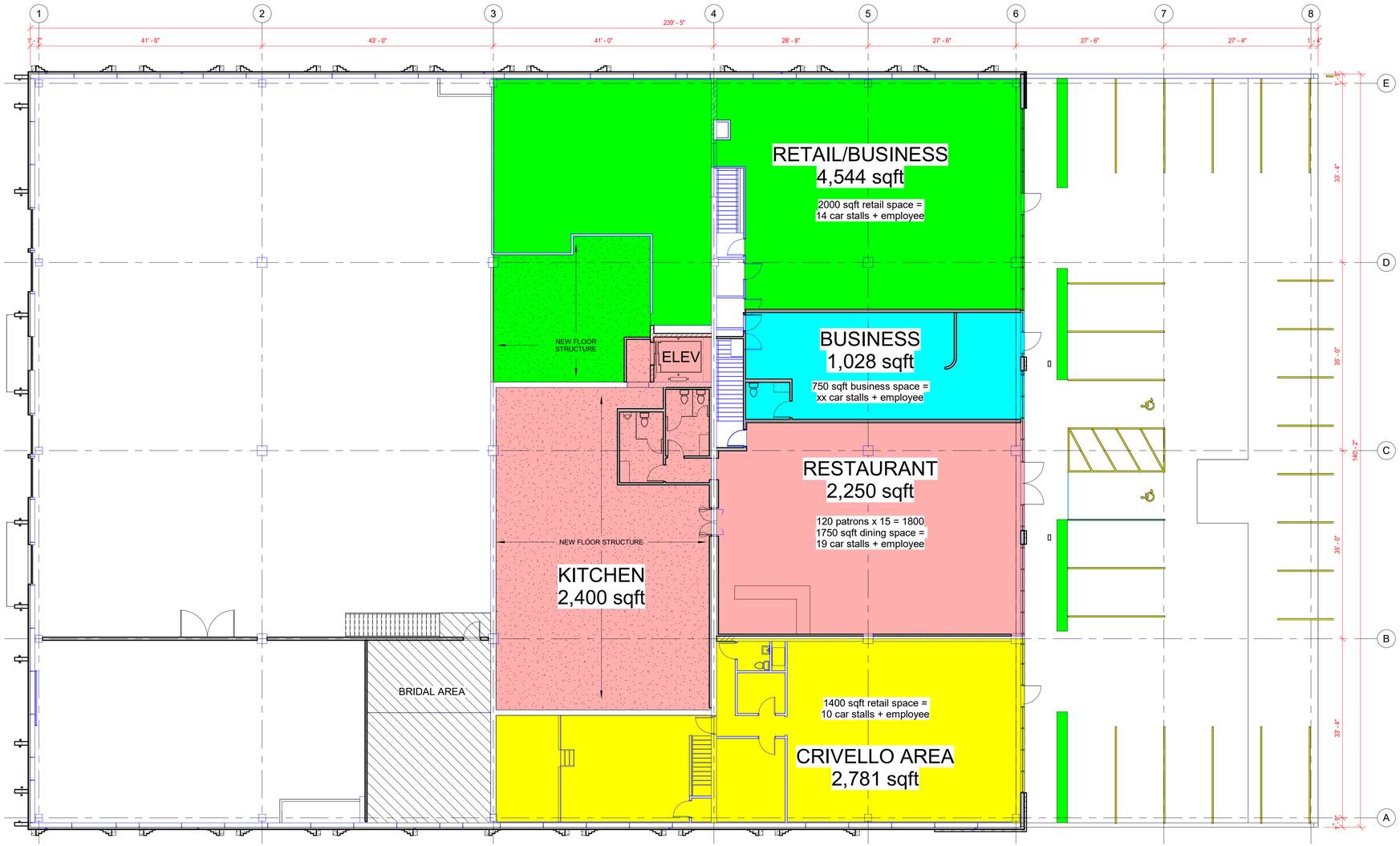
7/17/2026 9:12:27 AM

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Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

PRELIMINARY

04/07/2026
05/29/2026
07/17/2026



FLOOR PLAN - UPPER LEVEL COLORED

SCALE: 3/32" = 1'-0"

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

SHEET TITLE

OVERALL LOWER LEVEL FLOOR PLAN - COLORED

PROJECT DATA

DATE:

JOB NUMBER:

SHEET NUMBER: A-101A

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7/17/2026 9:12:28 AM

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
PC MEETING DATE:	July 28, 2026
RE:	**Certified Survey Map (CSM) for The West End of The Corners of Brookfield, 20391 W. Bluemound Road, Tax Key No.(s) BKFT1123.001, .004, .005**

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(s):	Newfield Holdings LLC and Brookfield Corners LLC
Applicant:	IM Properties (Wisconsin 1) LLC, Robert Gould
Application Type:	Certified Survey Map
Land Use Plan:	Mixed Use
Zoning:	MU-1 Mixed Use District
CSM date:	April 14, 2026

Project Description

The applicant is proposing a Certified Survey Map to combine three parcels and a portion of a parcel within The Corners condominium plat. The proposed lot combination creates an approximately 5.5 acres and will contain The West End development. The minimum lot size for a property in the MU-1 District is 20,000 sq. ft. with 120 ft. in width.

The DOT has reviewed the CSM and had no comments. The Town Planner, Engineer and Attorney have provided technical comments that must be addressed on a revised CSM prior to Town Board approval. Comments include providing appropriate blank spaces for recorded document numbers, fixing the lot size, providing signature certificates and other technical comments per Chapter 236 of the State Statutes.

Recommendation

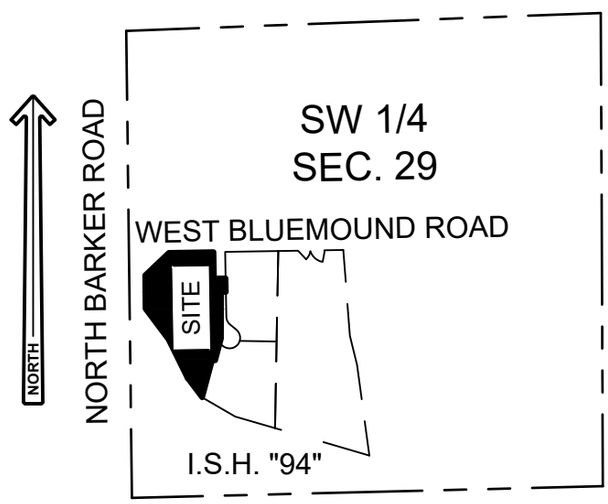
I recommend the Plan Commission **approve** the proposed Certified Survey Map, subject to meeting all Town Staff comments on the final CSM, prior to obtaining signatures.

CERTIFIED SURVEY MAP NO. ____

Being Lot 1 and Lot 2 of Certified Survey Map No. 10185, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956, vacated North Lord Street, and part of vacated Marcus Drive, in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin.

DRAFTED BY: JWD

VICINITY SKETCH
SCALE 1"=1000'



WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

APRIL 14, 2026

Prepared for:
IM Property Investments (USA) LLC
77 West Wacker Drive | Suite 4500

Subject Property
Zoning: MU-1 (PUD)
Tax Key Number:
BKFT1123976001
BKFT1123976005
BKFT1123976004
BKFT1123963
BKFT1123961 (PART OF)

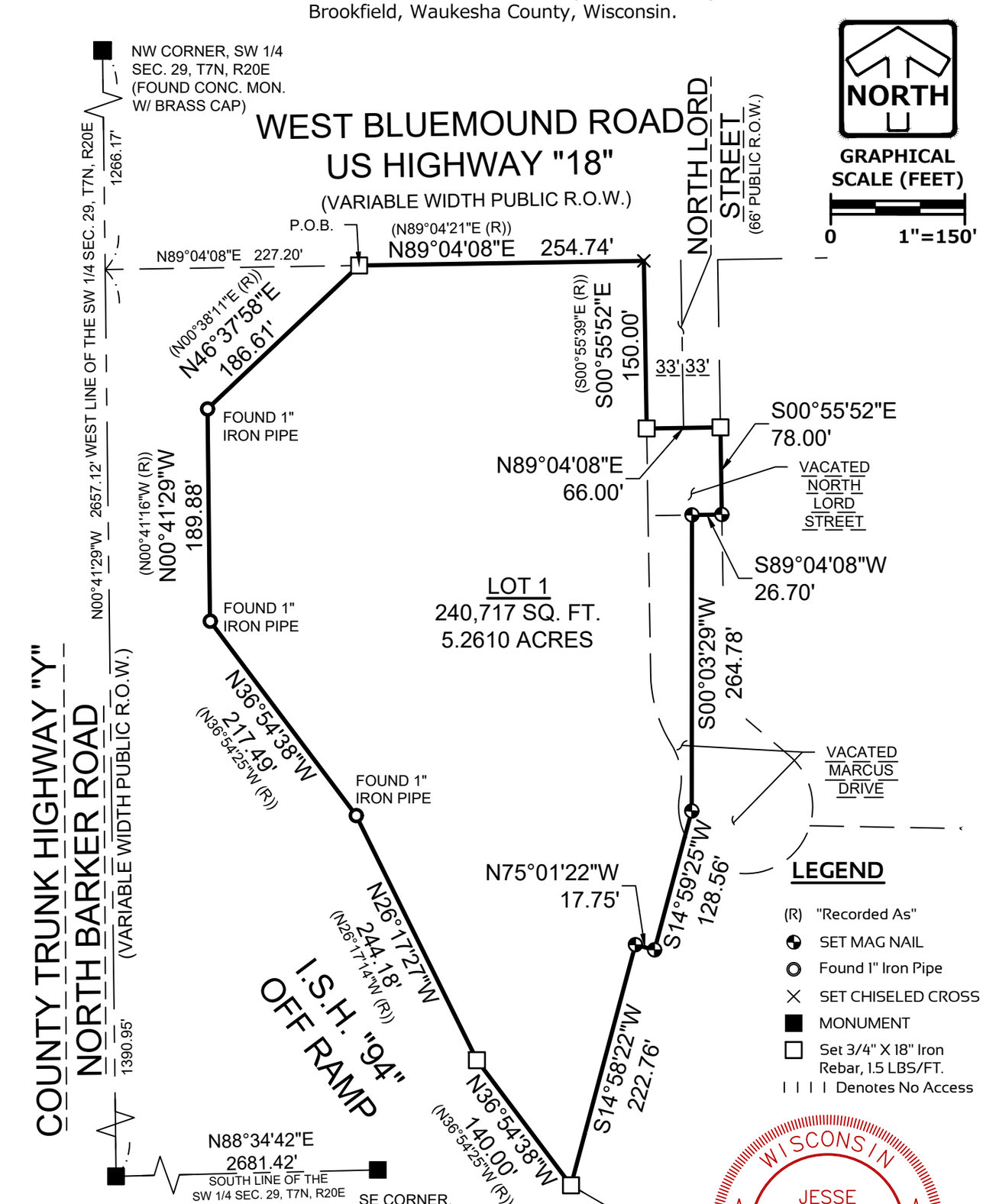
NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the South line of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East which has a bearing of North 88°34'42" East.

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

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SW CORNER, SW 1/4 SEC. 29, T7N, R20E
(FOUND CONC. MON. W/ BRASS CAP)
N:381,552.74
E:2,458,597.91
(WISCONSIN STATE PLANE COORDINATE SYSTEM)

SE CORNER,
SW 1/4 SEC. 29, T7N, R20E
(FOUND CONC. MON. W/ BRASS CAP)
N:381,589.27
E:2,461,278,50
(WISCONSIN STATE PLANE COORDINATE SYSTEM)

WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

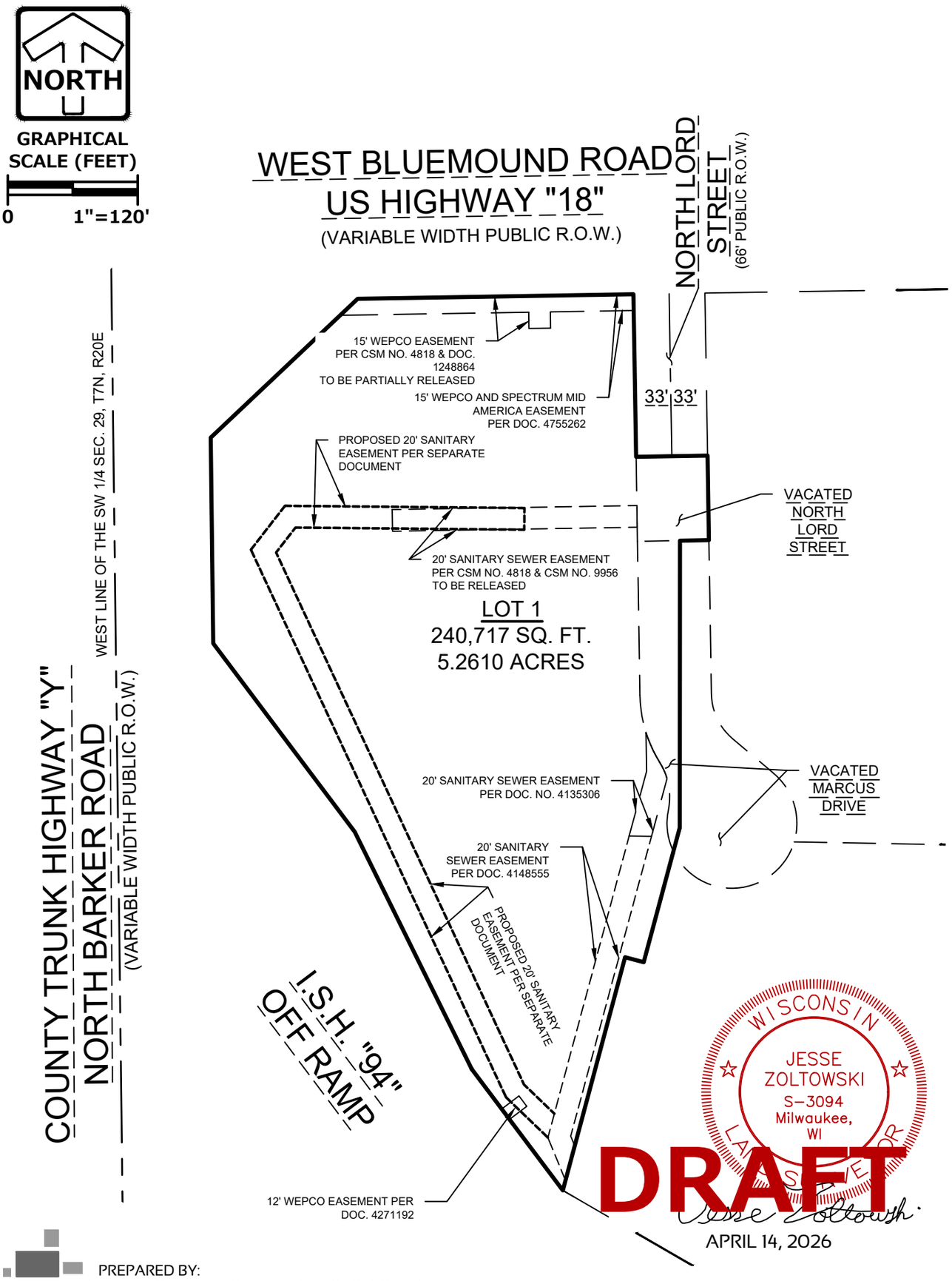
APRIL 14, 2026

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WISCONSIN
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S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

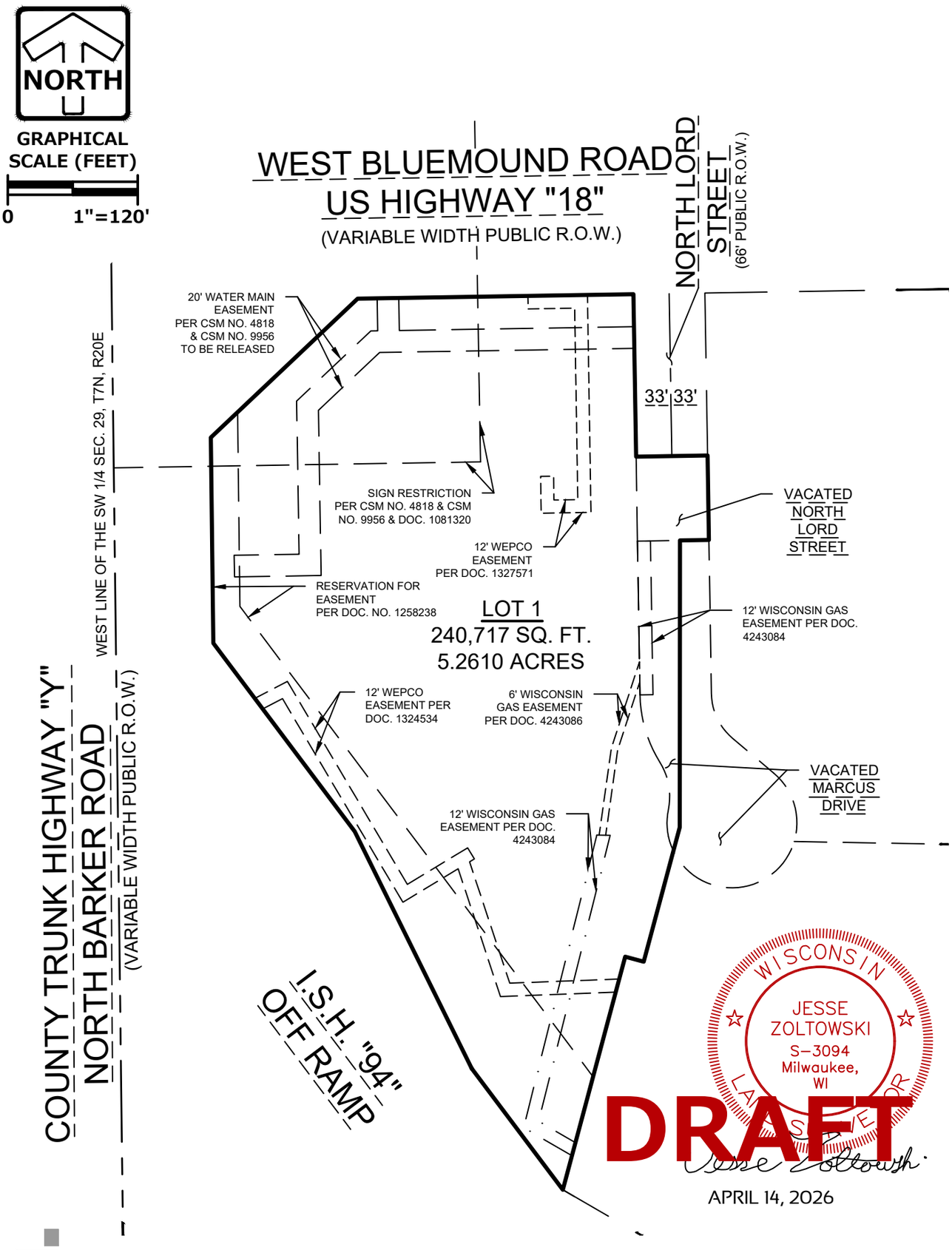
APRIL 14, 2026

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WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

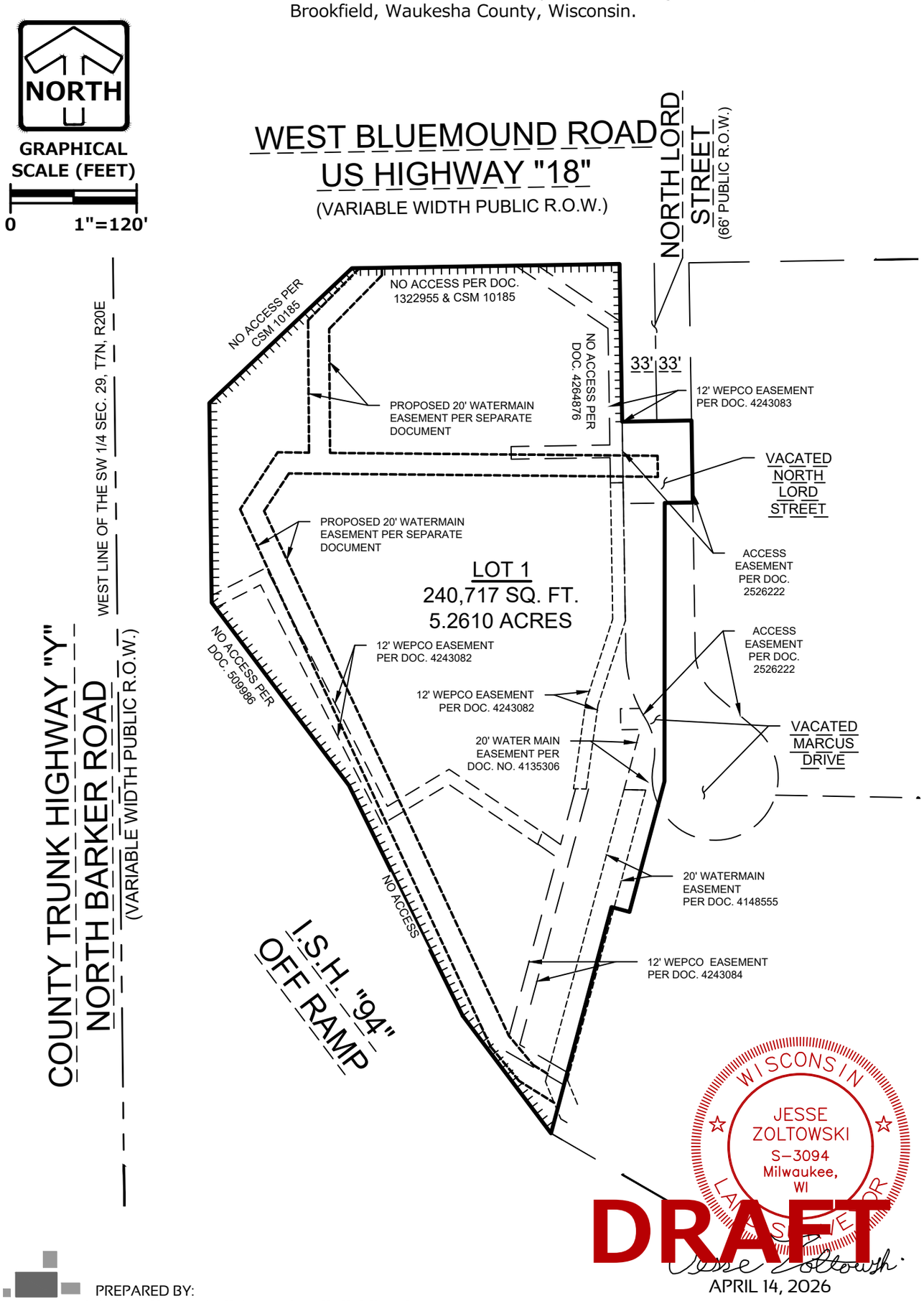
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WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski
APRIL 14, 2026

PREPARED BY:
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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 and Lot 2 of Certified Survey Map No. 10185 as recorded in the Register of Deeds office for Waukesha County as Document No. 3375500, Lot 2, and part of Lot 3, of Certified Survey Map No. 9956 as recorded in the Register of Deeds office for Waukesha County as Document No. 3243877, part of vacated Marcus Drive as recorded in the Register of Deeds office for Waukesha County as Document No. 4082953, and vacated North Lord Street as recorded in the Register of Deeds office for Waukesha County as Document No. _____ in the Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 29, thence North 00°41'29" West along the west line of said Southwest 1/4, 1390.95 feet; thence North 89°04'08" East, 227.20 feet to the south right of way line of West Bluemound Road - US Highway "18" and the Point of Beginning:

Thence continuing North 89°04'08" East along said south right of way line, 254.74 feet to the west right of way line of North Lord Street; thence South 00°55'52" East along said west right of way line, 150.00 feet to the south right of way line of said North Lord Street; thence North 89°04'08" East along said south right of way line, 66.00 feet west right of way line of North Lord Street; thence South 00°55'52" East along the east line of vacated North Lord Street, 78.00 feet to the north line of vacated Marcus Street; thence South 89°04'08" West along said south line, 26.70 feet; thence South 00°03'29" West, 264.78 feet; thence South 14°59'25" West, 128.56 feet; thence North 75°01'22" West, 17.75 feet; thence South 14°58'22" West, 222.76 feet to the north right of way line of Interstate Highway "94"; thence North 36°54'38" West along said north right of way line, 140.00 feet; thence North 26°17'27" West along said north right of way line, 244.18 feet; thence North 36°54'38" West along said north right of way line, 217.49 feet to the east right of way line of North Barker Road (County Highway "Y"); thence North 00°41'29" West along said east right of way line, 189.88 feet; thence North 46°37'58" East, 188.61 feet along said east right of way to the Point of Beginning.

Containing 240,717 square feet (5.5261 acres) of land more or less.

That I have made such survey, land division and map by the direction of NEWFIELD HOLDINGS LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Town of Brookfield Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: April 14, 2026

_____
Jesse Zoltowski
Professional Land Surveyor S-3094



DRAFT

Jesse Zoltowski
APRIL 14, 2026

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

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OWNER'S CERTIFICATE

NEWFIELD HOLDINGS LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map.

_____, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

APRIL 14, 2026

PREPARED BY:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 |
BROOKFIELD, WI 53186
OFFICE: (262)754-8888

This instrument was drafted by Jesse Zoltowski, PLS-License No. S-3094

TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	July 28, 2026
RE:	Site Plan/Plan of Operation Change for Escapology, located at 18900 W. Bluemound Road, Galleria West, Suite 136

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: LMR II Galleria West LLC

Applicant/Operator: 4 The Escape, LLC, c/o Jerry Benson and Lexie Duval Benson

Business Name: Escapology

Zoning: MU-1 Mixed Use District

Project Description and Use

The applicant is proposing a change in use in the Galleria West from a retail space to an escape room business that will occur entirely indoors. The operators own a location in Wisconsin Dells and are opening another location in the Third Ward in Milwaukee this fall. The tenant space is 3,582 sq. ft. and will consist of eight (8) themed escape rooms that are 10 ft. x 24 ft. There will also be a reception and lobby area, one private party room, an office and storage area, employee support area and two restrooms. Guests typically arrive 10-15 minutes prior to their reservation and experiences typically last 60 minutes. The anticipated maximum occupancy is 75 patrons, including employees. Limited retail sales may include packaged snacks and beverages. The operators may consider applying for a liquor license in the future and may sell prepacked snacks and beverages.

Hours of Operation:
Sunday – Thursday: 10:00 am to 10:00 pm
Friday – Saturday: 10:00 am to 11:00 pm

Employees: 8-10 employees with 2-4 employees per shift.

Parking:
There is a large customer parking area in front of the shopping complex and employee parking in the rear and west side of the building. The Galleria West also has a reciprocal parking agreement with the MLG site. It is unknown how many spaces are required for the existing tenants.

Existing parking counts are as follows:

	Existing Customer	Rear - Employee	Total
Galleria West (per 1987 site plan)	180	62	242
Shared Parking with MLG	89		
Total	331		

Entertainment facilities require one space per 4 occupants, plus one space per number of employees with the largest shift. This would equate to 22 spaces required for the proposed use.

Lighting: No changes to the site lighting are proposed.

Topography and Drainage: No changes in grade are proposed.

Outdoor Storage: None proposed.

Signage: Signage will be proposed to the ARC at a later date.

Staff Recommendation

Staff recommends **approval** of the Site Plan/Plan of Operation for Escapology at 18900 W. Bluemound Road, Suite 136, subject to the following conditions:

1. If applicable, a Permit from the Waukesha County Environmental Health Division shall be provided to the Town Planner prior to Occupancy being granted.

2. All required town permits shall be obtained, including a Building Permit and Occupancy Permits for Building and Fire Inspection.

PLAN OF OPERATION

Escapology - Brookfield, Wisconsin

18900 W Bluemound Road, Suite 136
Brookfield, Wisconsin 53045

Prepared for Municipal Review and Land Use Approval

Submitted By

4 The Escape, LLC dba Escapology

Owners:
Jerry Benson
Lexie Duval Benson

June 2026

I. Business Overview

Escapology is a premium indoor entertainment business offering immersive escape room experiences for families, friends, corporate groups, and private events.

The proposed business will operate within Suite 136 at The Galleria West shopping center. Ownership currently operates an existing Escapology location in Wisconsin Dells and intends to apply established operational standards and management experience to the Brookfield location.

II. Description of Proposed Use

The proposed use consists of an indoor commercial recreation and entertainment venue including eight themed escape rooms approximately 10 by 24 feet in size, reception and lobby areas, one private party room, office and storage areas, customer waiting areas, and employee support areas.

Guests generally arrive 10 to 15 minutes prior to reservations. Experiences typically last approximately 60 minutes.

Limited retail sales may include packaged snacks, soft drinks, bottled beverages, and similar convenience items.

Alcohol sales are not proposed at this time but may be evaluated in the future subject to applicable approvals and licensing requirements.

III. Hours of Operation

Sunday through Thursday: 10:00 AM to 10:00 PM
Friday through Saturday: 10:00 AM to 11:00 PM

IV. Staffing and Management

The business is expected to employ approximately 8 to 10 employees with typical staffing levels of 2 to 4 employees per shift depending on operational demand.

V. Customer Operations and Traffic Management

Operations are reservation-based to manage customer flow and distribute arrivals throughout operating hours.

Peak customer volumes and occupancy shall comply with all applicable building, fire, and life safety requirements as determined through final approved architectural design and code review.

The anticipated maximum total occupancy is approximately 75 guests and staff combined; final occupancy shall be established by approved plans and occupancy codes.

VI. Parking and Site Operations

Operations will occur entirely within the existing tenant space. Existing site parking is anticipated to accommodate customer demand. Deliveries will consist of normal business deliveries and inventory replenishment.

VII. Building Operations and Compatibility

Escapology is a low-impact indoor entertainment use. Operations are not expected to generate impacts beyond normal commercial activity.

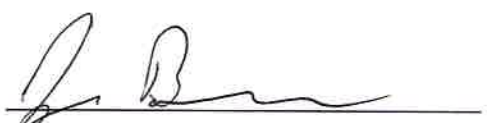
VIII. Safety and Security

Operational procedures include staff supervision, emergency response planning, occupancy management, security monitoring, employee training, and compliance with building and fire code requirements.

IX. Community Benefit Statement

Escapology is intended to provide a family-friendly entertainment destination that complements surrounding commercial uses and supports economic activity within The Galleria West development.

Respectfully Submitted,



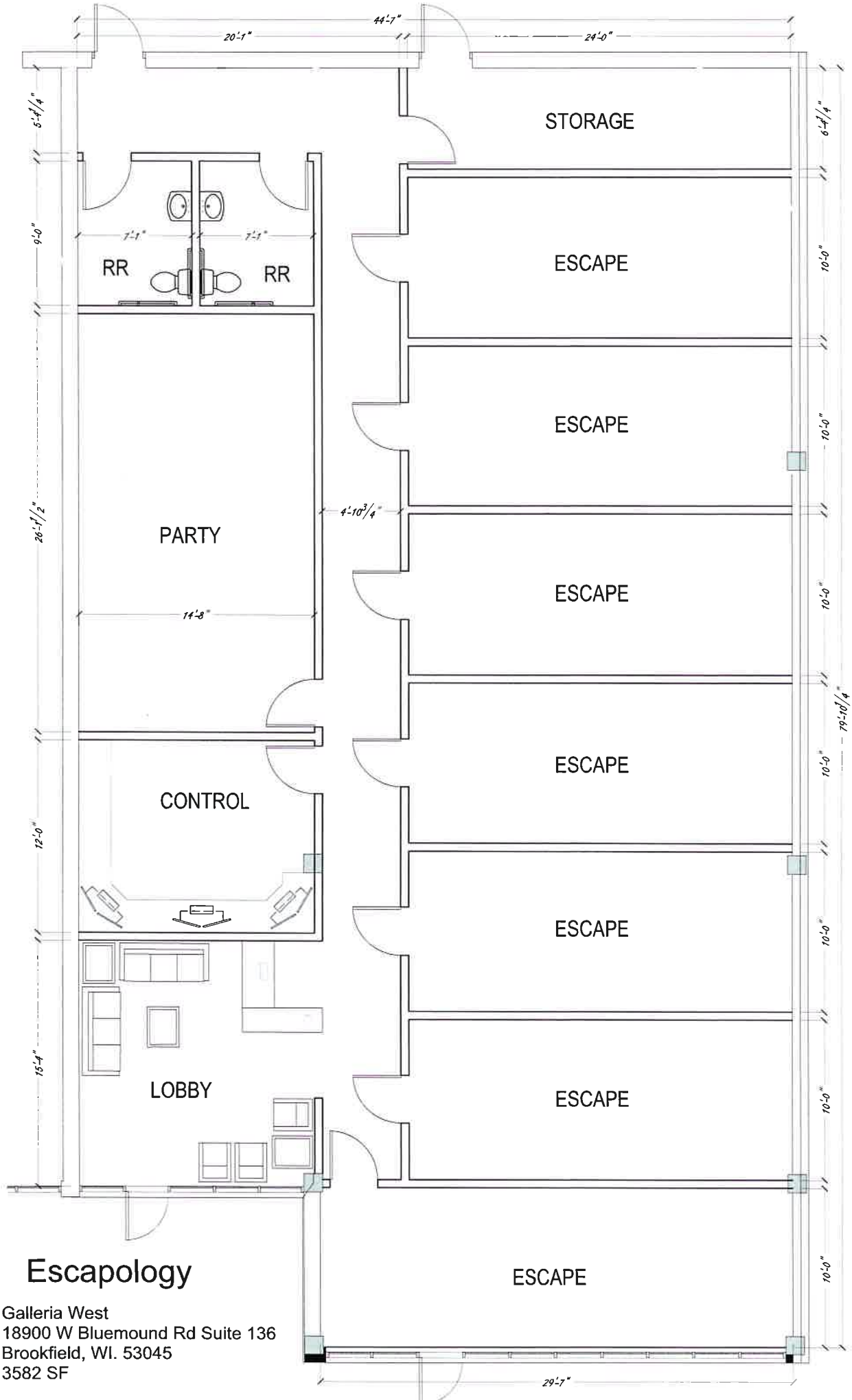
Jerry Benson

Owner

Lexie D. Benson

Lexie Duval Benson

Owner



Escapology

Galleria West
18900 W Bluemound Rd Suite 136
Brookfield, WI. 53045
3582 SF

Office of the Town Clerk
Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045
Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING AGENDA

	Town Board	Eric Gnant Room
Tuesday, June 16, 2026	Utility District No. 1	TOB Municipal Building
7 P.M.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
   a. June 2, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations:
   a. Plan Commission
      1. Discussion and possible action on a Conditional Use Permit to consider a second accessory building located at 21395 Greendale Drive. Willhard Niess (owner).
      2. Discussion and possible action on an update of the extended Conceptual approval Johnson Financial Group, represented by The Redmond Company (applicant) on property owned by Bluemound Enterprises Limited Partnership located at 17740 W. Bluemound Road.
      3. Discussion and possible action regarding Chapter 17 Zoning Code Amendments related to the Regulation of Automobile Sale Uses.
7. Old Business: None.
8. New Business:
   a. Discussion and possible action regarding the 2026-2027 Alcohol Beverage License Applications.
   b. Discussion and possible action regarding the introduction of Resolution 2026-05 to Vacate and Discontinue a Portion of North Lord Street.
   c. Discussion and possible action regarding Weyer Road Drainage Improvement Project Payment Application No. 3.
   d. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility: Town Administrator Compensation
   e. Reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.
9. Departments Reports/Recommendations:
   a. Development Services
      1. Property Maintenance Code Violations Report.

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

b. Fire Department
    1. Discussion and possible action regarding the 2025 Town of Brookfield Fire Department Annual Report.
c. Parks & Rec
    1. Discussion and possible action regarding Parkitecture Landscape Plan for Town parks and Town Hall campus.
d. Sanitary District No. 4
    1. Discussion and possible action regarding Municipal Well & Pump Project Proposal for Well 1 Pump Replacement.

10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted June 10, 2026

Emily Howells, Town Clerk

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Office of the Town Clerk
Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045
Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING MINUTES

	Town Board	Eric Gnant Room
Tuesday, June 6, 2026	Utility District No. 1	TOB Municipal Building
7 P.M.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

   Interim-Chairman Stanelle called the meeting to order at 7:00 p.m.

   Present: Supervisors Steve Kohlmann, John Charlier, Matthew Paris and Ryan Stanelle. Chairman Henderson was absent and excused.

   A quorum was met (4-0).

   Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, and Clerk Emily Howells.

2. Meeting Notices.

   Howells confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

   Motion by Charlier to approve the agenda; seconded by Kohlmann.

   Motion prevailed by a voice vote (4-0).

4. Approval of Minutes:
   a. May 19, 2026 meeting of the TB, UD1, SD4.

      Motion by Kohlmann to approve the minutes of May 19, 2026; seconded by Charlier.

      Motion prevailed by a voice vote (4-0).

5. Citizen Comments: Three-minute limit.
   a. Bill Genteman voiced his dissatisfaction with the Weyer Road Drainage Project relating to his property.

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business:
   a. Discussion and possible action regarding the 2026-2027 Alcohol Beverage License Applications.

      Motion by Charlier to approve the 2026-2027 Alcohol Beverage License Applications with stipulations: no indoor smoking and no gambling devices; seconded by Kohlmann.

      Motion prevailed by a voice vote (4-0).

   b. Discussion and possible action regarding setting a Special Meeting date to approve Anthony Vince Nail Spa's Alcohol Beverage License Application.

      Motion by Charlier to set a virtual Special Meeting date on Monday, June 29 at 7 P.M. to approve Anthony Vince Nail Spa's Alcohol Beverage License Application.; seconded by Kohlmann.

      Motion prevailed by a voice vote (4-0).

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

c. Discussion and possible action regarding the 2026-2027 Secondhand Article Dealer License Applications.

Motion by Kohlmann to approve the 2026-2027 Secondhand Article Dealer License Applications; seconded by Charlier.

Motion prevailed by a voice vote (4-0).

d. Discussion and possible action regarding the 2026-2027 Wisconsin Towns Association Dues Invoice.

Motion by Kohlmann to approve the 2026-2027 Wisconsin Towns Association Dues Invoice in the amount of $3,160.50; seconded by Paris.

Motion prevailed by a voice vote (4-0).

e. Discussion and possible action regarding an appointment to the Joint Review Board.

Motion by Stanelle to appoint Kevin Riordan to the Joint Review Board; seconded by Charlier.

Motion prevailed by a voice vote (4-0).

f. Discussion and possible action regarding Amendment No. 1 to Task Order No. 25-01 Davidson Road Reconstruction.

Motion by Paris to approve Amendment No. 1 to Task Order No. 25-01 Davidson Road Reconstruction not to exceed $270,000; seconded by Charlier.

Motion prevailed by a voice vote (4-0).

9. Departments Reports/Recommendations: None.
10. Approval of Vouchers and Checks.

Motion by Charlier to approve vouchers and checks in the amount of $342,998.34; seconded by Kohlmann.

Motion prevailed by a voice vote (4-0).

11. Communication and Announcements.
    a. Kohlmann inquired regarding property maintenance code violations. Hagie responded an update can be provided at the June 16th meeting.
    b. Kohlmann announced that the Sandtrap has their grand opening Saturday, June 13th.
    c. Howells announced Kate, our previous intern, started Full-Time as our Accounting Clerk, and our new intern, Emily, started her internship.
12. Adjourn.

Motion by Charlier to adjourn at 7:58 p.m.; seconded by Kohlmann.

Motion prevailed by a voice vote (4-0).

Respectfully submitted by,

Emily Howells, Town Clerk

DRAFT

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339

TOWN PLAN COMMISSION RECOMMENDATIONS
PC Meeting date: May 26, 2026

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

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

   Seconded by Mr. Riodian. *Motion carried, 3-1.*

Staff Recommendation for a <u>modified</u> condition of approval:

2) A final landscape plan shall be submitted for review and approval by the Town prior to issuance of a building permit. The landscape plan shall provide year-round screening along the western shared property line for approximately 150 feet to shield the proposed building from view. Existing landscaping should be considered within the plan.

3) The proposed landscaping shall consist primarily of evergreen plantings suitable for southeastern Wisconsin and shall incorporate a mix of narrow or medium-width evergreen trees and evergreen shrubs capable of providing effective long-term screening within the limited 15-foot-wide side yard area. Recommended species include, but are not limited to, Techny Arborvitae, North Pole Arborvitae, Taylor Juniper, Mugo Pine, and other comparable deer-resistant evergreen species. Plant materials shall generally be installed in a staggered or layered arrangement to provide visual buffering at both upper and lower levels. Evergreen trees shall be installed at a minimum planting height of six (6) feet at the time of installation, and shrubs shall be of sufficient size and quantity to establish an effective continuous screen over time. The final landscape plan shall include plant species, sizes, spacing, and setback distances from the property line and proposed building and shall be designed to ensure long-term viability, maintenance access, and avoidance of overcrowding at maturity. The landscaping shall be maintained and replanting shall occur in the event the landscaping does not survive.

4) A Conditional Use Permit shall be signed and notarized by the property owner and returned to the Town for recordation, prior to the issuance of any permits. The Conditional use shall include standard town language and conditions related to the Landscaping Plan as identified above.

TOWN OF BROOKFIELD PLAN COMMISSION REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: May 26, 2026

RE: Conditional Use Request

Property Owner: Willhard and Irmgard Niess
Address: 21395 Greendale Dr.
Zoning: Rs-4 Single Family Residential District
Request: Conditional Use Request per Section 17.02(14)(g).1.b of the Zoning Code to construct a second accessory building on the property.

Lot Configuration:

	Lot Width	Lot Depth	Lot Size
Existing	100 ft.	435.6 ft.	43,812 sq. ft. (1.0058 acres)
Required	90 ft.	n/a	15,000 sq. ft.

Related action:
In November 2025, the Board of Appeals granted the a variance from Section 17.02(14)(g).1 of the Zoning Code to exceed the maximum accessory building floor area permitted on a property. Public comment included how the request was reasonable and how the proposed building was attractive. One neighbor spoke in favor of the structure but voiced concerns about the building being in her backyard. She requested it be moved further north.

Proposal and Staff Analysis
The subject property is one acre and is located south of USH 18, in the southwest portion of the town. The property is long and narrow. Improvements, which include a single family residence and a 20 ft. x 22 ft. (440 sq. ft.) detached garage, are located on the north side of the property. The 1929 residence is unique in that it was moved from Barker Road in the 1950s to its current location. In a 1963 aerial photograph, the properties around the subject property have been developed with attached garages. Still today, the subject property appears to be the only property with a detached garage and without an attached garage in the surrounding single family residential neighborhood.

The petitioner is proposing to construct a 599 sq. ft. (20'-7" x 29'-1") accessory building in the rear (south) portion of the property. The purpose is for the storage of equipment incidental to the principal use of the property (residential), such as, but not limited to, garden equipment, lawn furniture, power

equipment, and a trailer. The driveway is not proposed to extend to the proposed garage, nor would the site allow for it. A conceptual site plan and building plans are enclosed.

The existing, proposed and required zoning provisions are as follows:

	Existing structures	Proposed (detached garage)	Required	Variance required?
Road Setback	n/a	400 ft. +/-	35 ft. min.	N
Offset (West)	n/a	15 ft.	15 ft. min.	N
Offset (East)	n/a	64 ft.	15 ft. min.	N
Offset (South)	n/a	93 ft. +/-	15 ft. min.	N
Accessory Floor Area	440 sq. ft. (1.4% of the rear lot area)	599 sq. ft. (2% of rear lot area) Total accessory building floor area (1,049 sq. ft.)	20% of rear yard (6,011 sq. ft.) or a maximum of 625 sq. ft., whichever is greater.	Y, obtained 11/2025
Height	n/a	14'-8" ft.	15 ft. max.	N

Conditional Use standards:
There are no specific Conditional Use standards for this type of request. The general provisions of the Conditional Use section note that the Plan Commission shall review, among other things, the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, and driveway locations.

Staff Recommendation:
Staff recommends **conditional approval** of the request for a Conditional Use Permit to construct a second accessory structure at 21395 Greendale Drive, subject to the following conditions:

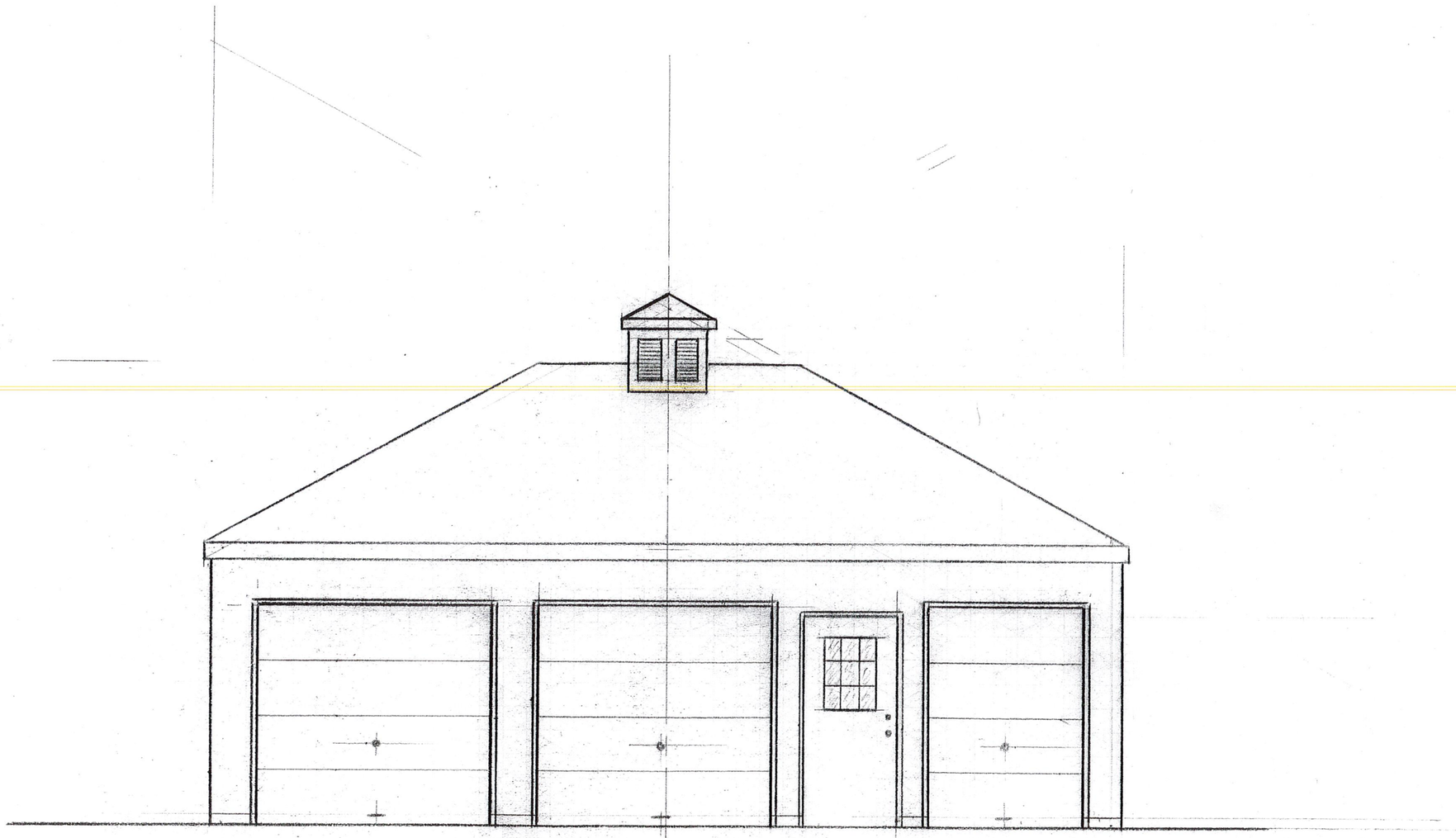
Conditions
1. A Zoning Permit and Building Permit be obtained from the Town Development Services Division, prior to construction. *Condition of the Board of Appeals.*
2. Adequate tree coverage shall remain on the property to shield a majority of the building from view of the neighbors. *Condition of the Board of Appeals.*
3. The size of the building is limited to 609 sq. ft., as proposed [at the Board of Appeals]. *Condition of the Board of Appeals.*
4. A Conditional Use Permit shall be signed and notarized by the property owner and returned to the Town for recordation, prior to the issuance of any permits.

Analysis
The existing residence was relocated to this location in the 1950s, rather than being built on site. The architecture of the house, constructed in 1929, does not lend itself to having an attached garage, nor is a breezeway feasible due to code restrictions. The surrounding subdivision was developed in the late 1950s and it does not appear that any other home has a detached garage in lieu of an attached garage.

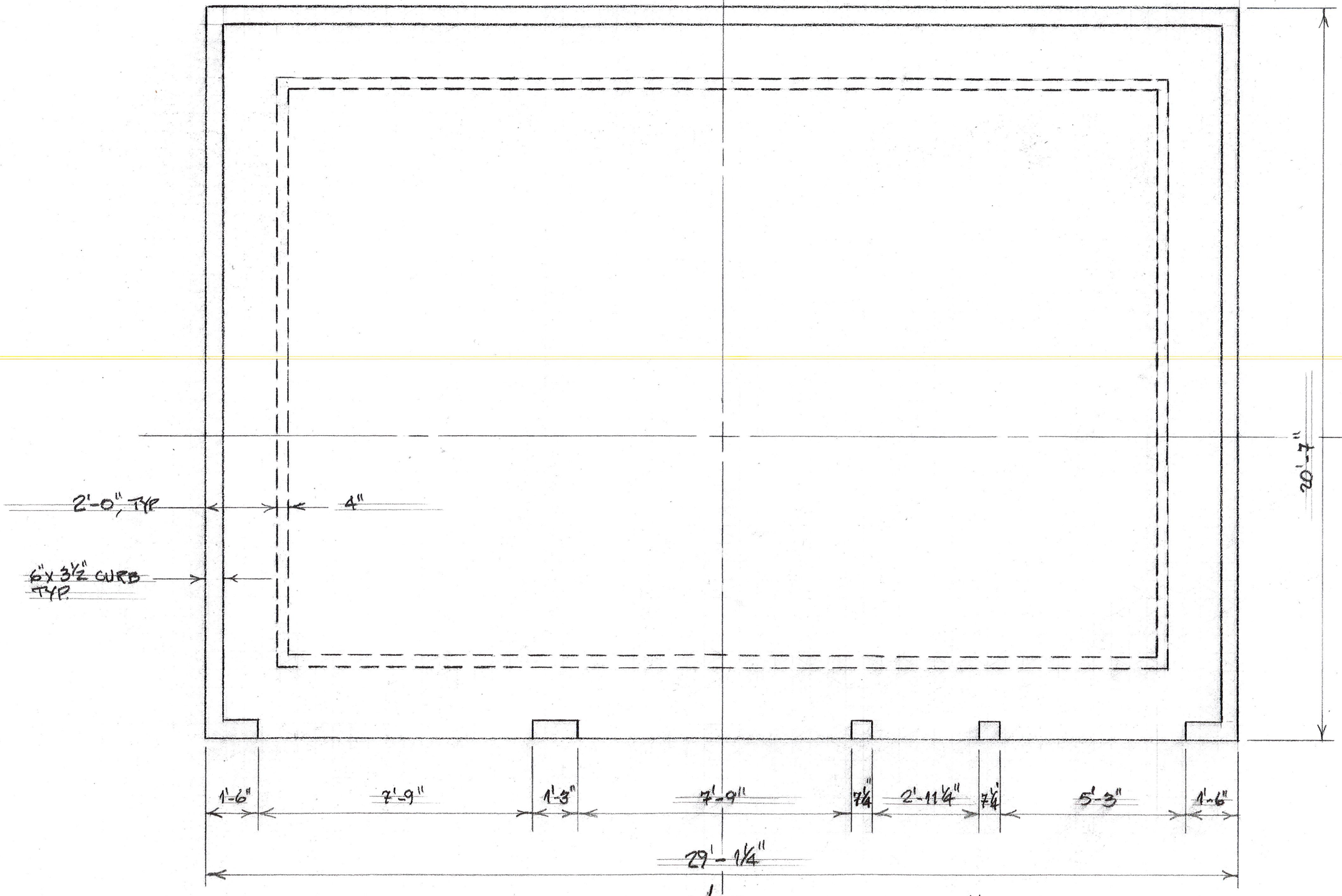
The existing garage serves as a primary, private garage for the property. It is plausible that the Code envisioned accessory buildings separate from private garages, as it requires them to be located in the rear yard and limits the size based on the rear yard only. The proposed accessory building complies with the size limitations for accessory structures located in the rear yard of a property and meets all setback requirements.

To respond to an adjacent neighbor's public comment at the Board of Appeals, the petitioner has moved the location of the proposed structure to the north by 50 ft. The property is flat and tree screening to the east, south and west. The proposed garage location is not visible from the road. Given that the Code envisioned one accessory building that must be located in the rear yard per property, the proposal to construct one rear-yard accessory building should not be harmful to the public interest and is within the purpose and intent of the ordinance.

Enclosures: GIS Site Plan, Building Plans



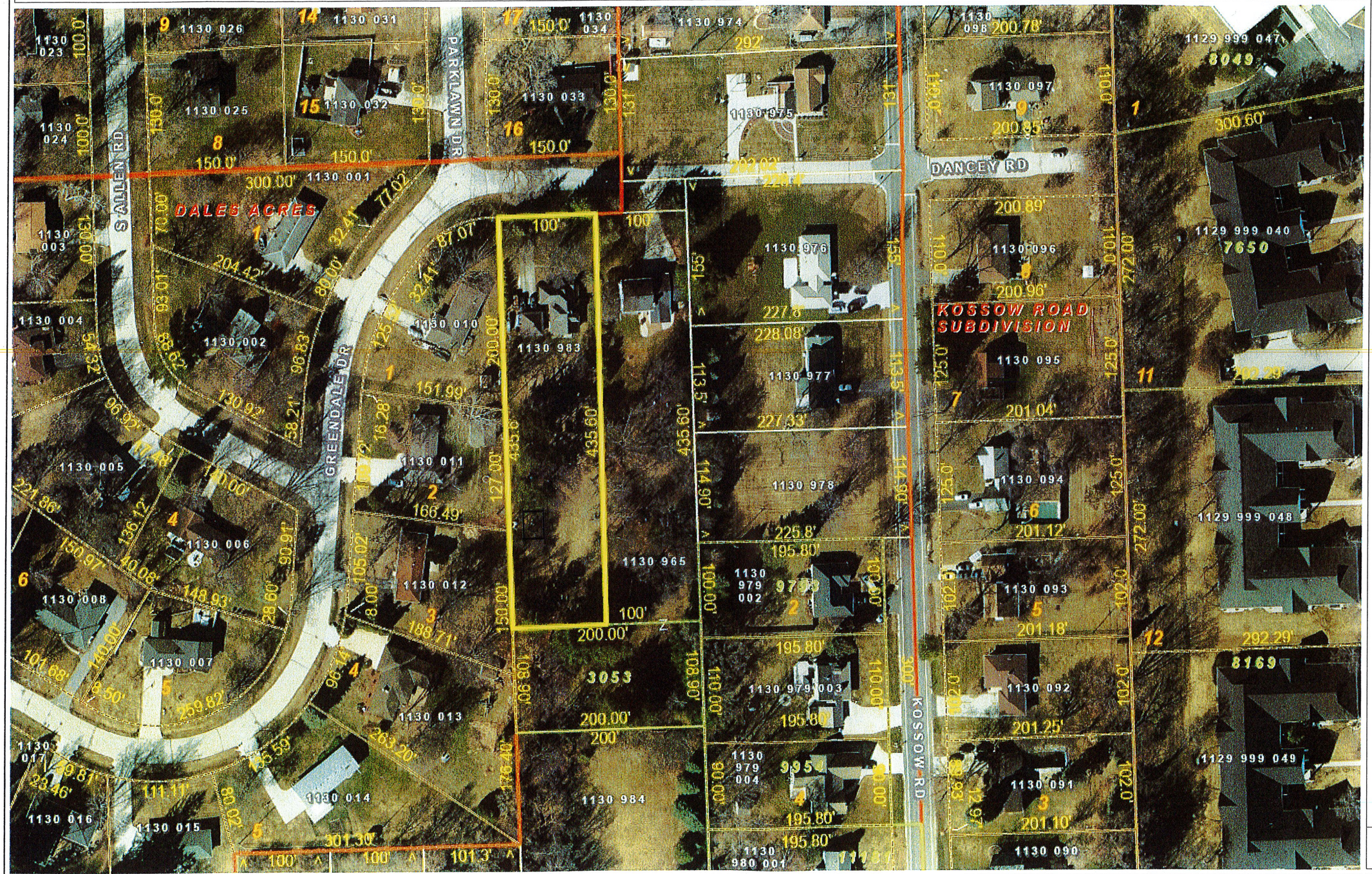
EAST ELEVATION 1/4"=1'-0"



FOUNDATION/FLOOR PLAN 3/8"=1'-0"

MAP WAUKESHA county

Waukesha County GIS Map



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance_2K
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline_2K
  - EA-Easement_Line
  - PL-DA
  - PL-Extended_Tie_line
  - PL-Meander_Line
  - PL-Note
  - PL-Tie
  - PL-Tie_Line
  - <all other values>
- Railroad_2K

0 100.00 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes

TOWN OF BROOKFIELD STAFF MEMO

TO: Town of Brookfield Town Board

FROM: Rebekah Leto, AICP, Town Planner

MEETING DATE: June 16, 2026

RE: Update to the extension granted to Johnson Financial Group for Conceptual approval for the construction of a financial institution with a service drive-thru lane at **17740 W. Bluemound Rd, Tax Key BKFT1120.996**

PROPERTY OWNER: Johnson Financial Group (upon closing)

APPLICANT: Eric Ohlfs, The Redmond Company

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.

Johnson Financial Group received conceptual approval in September 2025 for new financial institution with a drive-thru lane at the former Don and Roy's Motorsports property. The approval included an extension of the 6-month time frame in which to apply for preliminary approval until July 15, 2026. If preliminary approval had not been sought, the Board must consider whether a further extension is appropriate. The reason for the extension was to allow Johnson Financial Group the opportunity to complete their due diligence period prior to closing and to accommodate their lease agreement on their existing parcel. The applicant has submitted a memo (enclosed) with an updated timeline for development of the parcel. Preliminary plans are proposed to be submitted in July to begin the Preliminary/Final approval process in August. Per the memo, Johnson Financial Group is set to close on the property in August.

Recommendation

I recommend the Town Board extend the Conditional Approval until September 30, 2026. While I do not anticipate this to occur, the two additional months would allow for some flexibility during the staff review process in the event the plans submitted are not complete enough to move forward.

THE REDMOND COMPANY

YOUR PREMIER DESIGN/BUILD PARTNER

6/1/2026

Town of Brookfield
Attn: Town Board
645 North Janacek Road
Brookfield, Wisconsin 53045

RE: Johnson Financial Group Conceptual Approval for 17740 W. Bluemound Drive

Dear Town Board,

We received Conceptual Approval for our conceptual site plan on September 16, 2025. At the time, we asked for an additional 16-month extension beyond the typical six-month Conceptual Approval period. As a condition of the extension, the Town Board asked that we present an update to the Town Board prior to July 15, 2026. The extension was required to allow Johnson Financial Group to work through their Due Diligence as they work through the purchase of the property. Below is a preliminary key date schedule (subject to change).

- 7/22/2026 – submit drawings to the Town of Brookfield for Preliminary & Final Plan Commission Approvals
- Aug 2026 – JFG to close on the property
- 8/12/2026 – Architectural Review Committee meeting
- 8/25/2026 – Public Hearing & Preliminary Approval Meeting
- ~~9/17/2026~~ 9/15/2026 – Final Approval at Town Board Meeting
- Fall 2026 – Demo existing building
- Oct 2026 – Final Construction Documents completed and begin bidding
- Dec 2026 – Start construction
- Oct 2027 – Construction complete
- Jan 2028 – Move in
- Feb 2028 – Open for business

Johnson Financial Group is excited to build this project in the Town of Brookfield.

Sincerely,

Eric Ohlfs
Senior Project Architect
The Redmond Company

PLAN | DESIGN | BUILD

W228 N745 Westmound Drive
Waukesha, WI 53186

P 262.549.9600
F 262.549.1314

TheRedmondCo.com

TOWN OF BROOKFIELD
WAUKESHA COUNTY

APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES
2026-27

NOTICE IS HEREBY GIVEN that the following applications have been received by the Clerk of the Town of Brookfield, Waukesha County, for alcohol retail licenses for the July 1, 2026 to June 30, 2027 license year:

CLASS B FERMENTED MALT BEVERAGE AND CLASS B LIQUOR

Emily Bruskotter for Comedy Club of Milwaukee, LLC d/b/a Milwaukee Improv, 20110 Lower Union Street, Brookfield, WI 53045

Kristyn Eitel for Belair Cantina Brookfield, Inc, d/b/a Belair Cantina Brookfield, 250 High Street, Brookfield, WI 53045 and for Margaux, 20107 N. Lord St., Brookfield, WI 53045.

Julie Waterman for Indulgence Chocolatiers, LLC d/b/a Indulgence Chocolatiers, 340 High Street, Brookfield, WI 53045

CLASS B FERMENTED MALT BEVERAGE AND CLASS C WINE

Jason Brooks for Shake Shack WI, LLC d/b/a Shake Shack, 585 N. Barker Rd., Brookfield, WI 53045

CLASS A FERMENTED MALT BEVERAGE AND CLASS A LIQUOR

Christina Kessler for 7-Eleven, Inc., d/b/a 7-Eleven #35846J, 21350 W Capitol Dr, Pewaukee, WI 53072

Nathan Eggert for Kwik Trip, Inc, d/b/a Kwik Trip #969, 21980 Watertown Rd, Waukesha, WI 53186

Jason Marinello for Walgreen Co. d/b/a Walgreens #03615, 21325 E. Moreland Blvd, Waukesha, WI 53186

Robert Olks for Health Hut, Inc. d/b/a Health Hut, 19035 W. Bluemound Rd, Brookfield, WI 53045

The Town Board of the Town of Brookfield will consider July 1, 2026 issuance of the above referenced licenses at its regularly scheduled meeting on Tuesday, June 16, 2026, at 7:00 p.m. at the Brookfield Town Hall, 645 N. Janacek Road, Brookfield, WI 53045.

Emily Howells
Town Clerk

Published: 6/3, 6/4, 6/5

TOWN OF BROOKFIELD STAFF MEMO

TO:	Town of Brookfield Town Board
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	June 16, 2026
RE:	Introduction of the request to discontinue a portion of North Lord Street

---

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.

North Lord Street is located on the west end of The Corners and serves as the divider between The West End and The Corners developments. The street network within The Corners is a private street network that is maintained by the developer. North Lord Street is mostly a part of this private network, except for the first 228 ft. that extends from W. Bluemound Road. This public street connect to the state highway is a requirement of WisDOT for 150 ft. The remaining public street was previously necessary to provide continued access to the parcels that now make up The West End. This additional public road network is no longer necessary and makes more sent to be a part of the private road network. Therefore, the 78 ft. long x 66 ft. wide public road is proposed to be discontinued per State Statute 66.1003(4). The subject area is shown on the proposed exhibits. This process requires the introduction of the public road discontinuation to the Town Board, followed by Plan Commission review and recommendation and then a public hearing before the Town Board. The process will occur concurrently with the Certified Survey Map combining the lands for The West End.

Action

This matter should be referred to the Plan Commission for discussion and a public hearing date must be confirmed for August 18, 2026 at 7:00 pm.

Exhibits: CSM Sheet 2 and Discontinuation exhibit

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY:

RESOLUTION #2026-05

RESOLUTION OF THE TOWN BOARD TO VACATE AND DISCONTINUE A PORTION OF NORTH LORD STREET

THE TOWN BOARD OF THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Town Board has statutory authority to vacate and discontinue Town right-of-way within its jurisdiction;

WHEREAS, the public interest requires vacation of an public right-of-way as depicted and described on Exhibit 1, as this is a segment of public way that has no utility and the land can be used by the abutting owners;

WHEREAS, this Resolution was introduced in this form before the Town Board of the Town of Brookfield on June 16, 2026;

WHEREAS, following introduction of this Resolution, the Town Board set a date for a public hearing not less than forty (40) days after the date on which this Resolution was introduced;

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties as described in Exhibit 2) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing;

WHEREAS, no written objections to the proposed discontinuance have been filed with the Town Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots or lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Town limits; or if such objection has been filed, two-thirds of the members of the Town Board voting on the proposed discontinuance have voted in favor of the discontinuance;

WHEREAS, following introduction of this Resolution, a copy of this Resolution was delivered to the Secretary of Transportation as the public way to be discontinued is located within one-quarter mile of a state trunk highway or connecting highway;

WHEREAS, no landlocked parcel will be created by the proposed discontinuance;

DRAFT

WHEREAS, the owners of all of the lands abutting the right-of-way have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way;

WHEREAS, the Town Board has conducted such public hearing on August 18, 2026, pursuant to such notice; and

WHEREAS, following due consideration of all information received from the owners, the Town Engineer, and in the course of the public hearing of this matter and being duly advised, the Town Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of the public way as specifically described and identified on Exhibit 1, and the Town Board further finds that the vacation and discontinuance of the public way will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin, that the public way depicted on the attached Exhibit 1 is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to approval and delivery to the Town Clerk for recording, and recording with the Waukesha County Register Deeds, Wisconsin of a certified survey map which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way;

BE IT FURTHER RESOLVED, that upon receipt by the Town of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Town Clerk shall record a certified copy of this Resolution together with said certified survey map with the Waukesha County Register of Deeds.

[Signature Page to Follow]

DRAFT

Adopted by the Town Board of the Town of Brookfield this _____ day of _____, 2026.

BY:_____
Keith Henderson, Chairman

BY:_____
John Charlier, Supervisor

BY:_____
Steve Kohlmann, Supervisor

BY:_____
Matthew Paris, Supervisor

BY:_____
Ryan Stanelle, Supervisor

ATTEST:_____
Emily Howells, Clerk

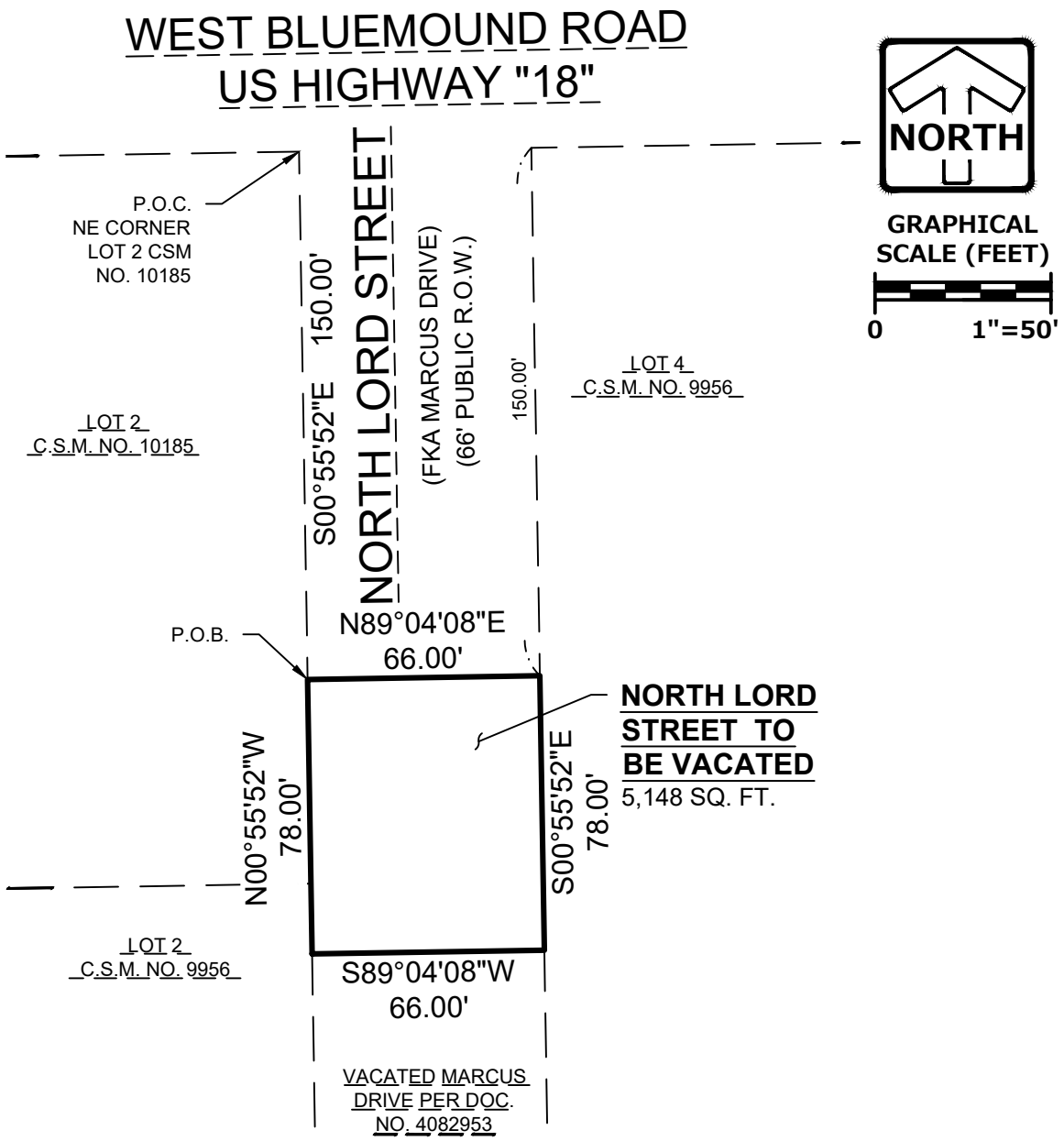
This document drafted by:
Attorney Michael P. Van Kleunen
AXLEY LLP
N20W22961 Watertown Road
Waukesha, WI 53186
(262)-409-2708

DRAFT

EXHIBIT 1

Map and Legal Description

[See Attached]



LEGAL DESCRIPTION:

That part of North Lord Street in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 2 of Certified Survey Map No. 10185; thence South 00°55'52" East along the West right of way of North Lord Street, 150.00 feet to the Point of Beginning:

Thence North 89°04'08" East, 66.00 feet to the East right of way line of said North Lord Street; thence South 00°55'52" East along said East right of way line, 78.00 feet to the South right of way line of said North Lord Street as vacated by Document No. 4082953; thence South 89°04'08" West along said South right of way line, 66.00 feet to the aforesaid West right of way line; thence North 00°55'52" West along said West right of way line, 78.00 feet to the Point of Beginning.

DRAFTED BY:JWD

Z:\PROJECTS\2020\1987.00E-WI\SURVEY\CAD\1987.00E EXHIBIT LORD VACATION.DWG

EXHIBIT

02/18/2026

PINNACLE ENGINEERING GROUP PLAN | DESIGN | DELIVER
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 WWW.PINNACLE-ENGR.COM PEG JOB#1987.00E

EXHIBIT 2

Abutting Property Owners

1. Newfield Holdings LLC, Unassigned Address, BKFT1123976001 and BKFT1123976005

2. Brookfield Residential LLC, 260 N Lord Street, BKFT1123962

3. Redevelopment Authority of the Town of Brookfield, 20111 W Bluemound Road, BKFT1123961

4. Unit Owners of the Corners of Brookfield, Unassigned Address, BKFT1123965

5. Brookfield Corners LLC, 260 N Lord Street and Unassigned Address, BKFT1123960 and BKFT1123963

6. Von Maur Inc., 20111 Lord Street, BKFT1123964

DRAFT

SUMMARY SHEET
(Use with AP2 or AP3)

APPLICATION FOR PAYMENT

OWNER Town of Brookfield

PROJECT Weyer Road Drainage Improvements

CONTRACTOR All-Ways Contractors

CONTRACT 1-2025

FOR PERIOD ENDING 5-20-2026

PAYMENT APPLICATION DATE 6-2-2026

PAYMENT APPLICATION NO. 3

TOTAL AMOUNT REQUESTED TO DATE	$200,948.00
LESS RETAINAGE	$5,023.70
NET AMOUNT DUE	$195, 924.30
AMOUNT OF PREVIOUS PAYMENTS	$148, 200.04
AMOUNT DUE THIS APPLICATION	$47,724.26

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies, to the best of its knowledge, the following: (1) All previous progress payments received from OWNER on account of Work done under the Contract have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to OWNER at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to OWNER indemnifying OWNER against any such Liens, security interest, or encumbrances); and (3) All Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

☐ Required lien waivers attached.

Dated June 2, 2026

All-Ways Contractors
CONTRACTOR

By _____
(Authorized Signature)

By Scott A. Bartlett
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated June 3, 2026

STRAND ASSOCIATES, INC.®

By Justin Gutoski
(Authorized Signature)

By Justin Gutoski
(Print Name)

Initials\Y:\SYNOLOGY\ESTIMATES\PETE\BID'S & JOBS\2025\2025 BROOKFIELD - WEYER ROAD DRAINAGE IMPROVEMENTS\PAYMENT APPS\REVISED FORM AP3.DOCX\060226

Contractor's Application for Payment No. 3

	Application Date: 5/20/2026	**Application Period:**	
To (Owner): Town of Brookfield	**From (Contractor):** All-Ways Contractors, Inc.	**Via (Engineer):**	Strand Associates, Inc
Contact: Tom Hagie	**Contact:** Scott Batchelor	**Contact:**	Justin Gutoski
Project: Weyer Road Drainage Improvement	**Address:** P.O. Box 798 Elm Grove, WI 53122	**Address:**	910 West Wingra Drive Madison, WI 53715
Owner's Contract No.: Contract 1-2025	**Contractor's Project No.:**	**Engineer's Project No.:**	Contract 1-2025

Change Order Summary

Approved Change Orders

Number	Additions	Deductions (Enter as Positive Number)
1	$32,197.00	
2	$39,861.00	
TOTALS	$72,058.00	$0.00
NET CHANGE BY CHANGE ORDERS	**$72,058.00**	

1.	**ORIGINAL CONTRACT PRICE**	$ $128,890.00
2.	**Net change by Change Orders**	$ 72,058.00
3.	**CURRENT CONTRACT PRICE (Line 1 + Line 2)**	$ 200,948.00
4.	**TOTAL COMPLETED TO DATE** (Column L Total on Progress Estimates)	$ $200,948.00
5.	**RETAINAGE:** a. 2.5% X $200,948.00 **Work Completed**	$ 5,023.70
6.	**RETAINAGE REDUCTION TO DATE (Enter as Positive Number)**	$ -
7.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 6)**	$ 195,924.30
8.	**LESS PREVIOUS PAYMENTS (Line 7 from Prior Application)**	$ 148,200.04
9.	**AMOUNT DUE THIS APPLICATION**	$ 47,724.26

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge:

(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

(2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and

(3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: _____ **Date:** 6-3-26

Payment of: $ $47,724.26
(Line 9 or other - attach explanation of the other amount)

Recommended by: Justin Gutoski (Engineer) 6/3/25 (Date)

Payment of: $ 47,724.26
(Line 9 or other - attach explanation of the other amount)

Approved by: _____ (Owner) _____ (Date)

Town of Brookfield Fire Department

Office of the Fire Chief

John-Paul Schilling EFO,CFO

jpschilling@tbfd.org

645 Janacek Rd Brookfield, WI 53045

PH: 262.796.3793 FAX: 262.796.0410

MEMORANDUM

To: Town of Brookfield Board of Supervisors

From: John- Paul Schilling, Fire Chief

Date: June 16, 2026

Ref: 2025 Town of Brookfield Fire Department Annual Report

Town Chairman and Members of the Board,

I am pleased to present the Town of Brookfield Fire Department 2025 Annual Report for your review.

The purpose of this report is to provide a concise overview of the Department's operational activity, service delivery performance, community risk reduction efforts, training accomplishments, and organizational priorities during the 2025 calendar year. The report also serves as an accountability document demonstrating the value and impact of the services provided to the residents, businesses, and visitors of the Town of Brookfield.

The year 2025 marked a significant milestone for the Department as emergency response activity reached the highest level in department history. Firefighters and paramedics responded to 1,608 incidents, representing a 17.6 percent increase over the previous year. This increase reflects continued growth in service demand and reinforces the importance of maintaining a highly trained, responsive, and adaptable public safety workforce.

Emergency medical services continued to represent the majority of our operational workload, while fire suppression, rescue operations, fire prevention activities, public education efforts, and community risk reduction initiatives remained essential components of the Department's mission. Throughout the year, Department personnel completed more than 6,100 hours of fire and EMS training and conducted over 1,400 fire inspections, further strengthening our commitment to operational readiness and public safety.

Of particular note, despite the increase in incident volume, the Department maintained an average response time of less than five minutes and experienced zero large-loss structure fires during the year. These outcomes reflect the dedication of our personnel, the support of the Town Board, and the continued investment in equipment, training, and emergency response capabilities.

As we look toward 2026, the Department remains focused on several strategic priorities, including strengthening fire code compliance efforts, enhancing workforce recruitment and retention, supporting advanced EMS education and paramedic development, and continuing to evaluate long-term workforce sustainability to ensure the Department can meet the growing service demands of our community.

I would like to express my sincere appreciation to the Town Board for its continued support of the Fire Department and to the members of the Department whose professionalism, dedication, and commitment make these accomplishments possible. I am proud of what our organization achieved in 2025 and look forward to continuing to serve the residents and businesses of the Town of Brookfield with the highest level of service possible.



Respectfully submitted,
John P. Schilling
Fire Chief

TOWN OF BROOKFIELD FIRE DEPARTMENT 2025 IN REVIEW

Emergency Responses at an All-Time High

Emergency Responses increased nearly 18% over the previous year, marking the highest incident volume in department history

"More Responses, More Lives Touched."

1608 (17.6%↑)

984 EMS/Rescue Incidents (6%↑)



181 Simultaneous Incidents

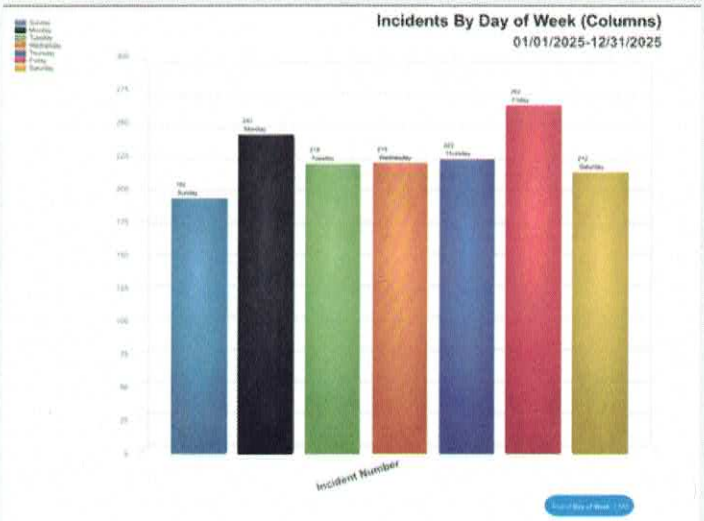
624 Fire Related Incidents

Follow us on Facebook at Town of Brookfield Fire Department

Time of Alarm Received to on scene 4:59 (average)



Incidents by Day of the Week





6138 Combined Hours of EMS and Fire Training.



58.9%

of Incidents Occur 6 a.m. and 6 p.m.

Large Loss Fires



ZERO (0) In 2025



2026 Incident Count Forecast

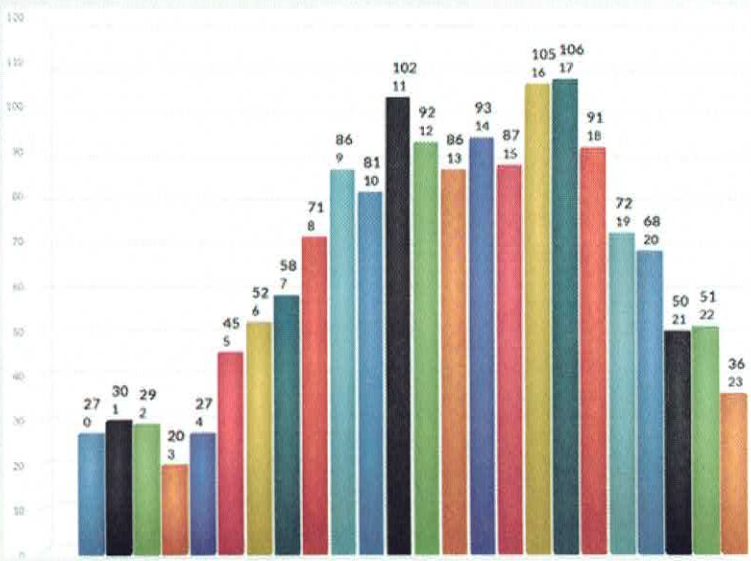
9.5 %

#1 Cause of Residential Structure Fires



Cooking Fires

Incidents by Time of the Day



Top 4 Property Types Where Incidents Occur

Multi-Family Property

27.8%

Nursing Home Property

18.7%

1-2 Family Property

31.1%

Street and Highways

13.5%



77.6%

of EMS Incidents are Advanced Level Care

Budget

FY 2024

$1,711,063

FY 2025

$1,753,040



800

Patients Transported to Medical Facilities

Elmbrook - 365

Waukesha Memorial - 370

Froedtert- 39

VA Medical Center - 16

Childrens - 7

Other - 3



Day Shift

838 (52.1%) Incidents



Night Shift

770 (47.8%) Incidents

2026 Goals

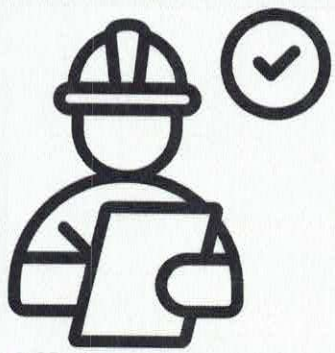
- Increase Fire Code Compliance by 4%
- Hire 10 New Part-time FF's
- Send two EMT-Basics to Paramedic School

Top 3 Fire Inspection Violations

1st Fire Extinguisher Inspection Required

2nd Emergency Lighting not Operational

3rd Exit Sign (s) Not Operational



1409 Inspections Completed

File: V:\26.022 Brookfield Parks\CAD\BS.dwg Layout: MARX User: Blake Plotted: Jun 05, 2026 - 8:52am



Sheet Number
EX 1.0

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Revisions:

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS - MARX PARK

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison.WI.53717
608.203.8203



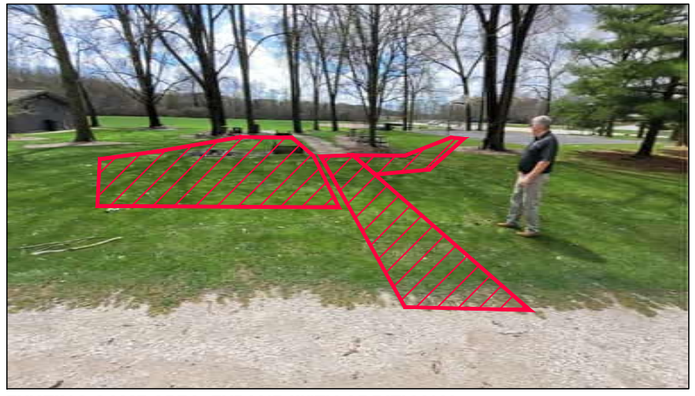
EXISTING PARKING AND ACCESS PATH. ELEVATE AND REPAVE. ADD CONCRETE PADS FOR DUGOUTS



VIEW OF DIAMOND 2 AND GENERAL OPEN SPACE



VIEW OF EXISTING SHELTER AND PARK ENTRANCE



EXISTING GAME AREA. EXPAND WITH ADDITIONAL AMENITIES AND EXTEND PATHWAY TO PARKING



PLAYGROUND EXPANSION AREA AND PATHWAY



REMOVE EX. SAND AREA. FILL AND RECLAIM AS GREENSPACE



EXISTING TENNIS COURTS. REPLACE WITH TENNIS/PICKLEBALL COURTS



EXISTING SHELTER/RESTROOMS



EXISTING PLAYGROUND AREA. REPLACE EQUIPMENT, BORDERS, AND ACCESS

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison,WI.53717
608.203.8203
Parkitecture

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

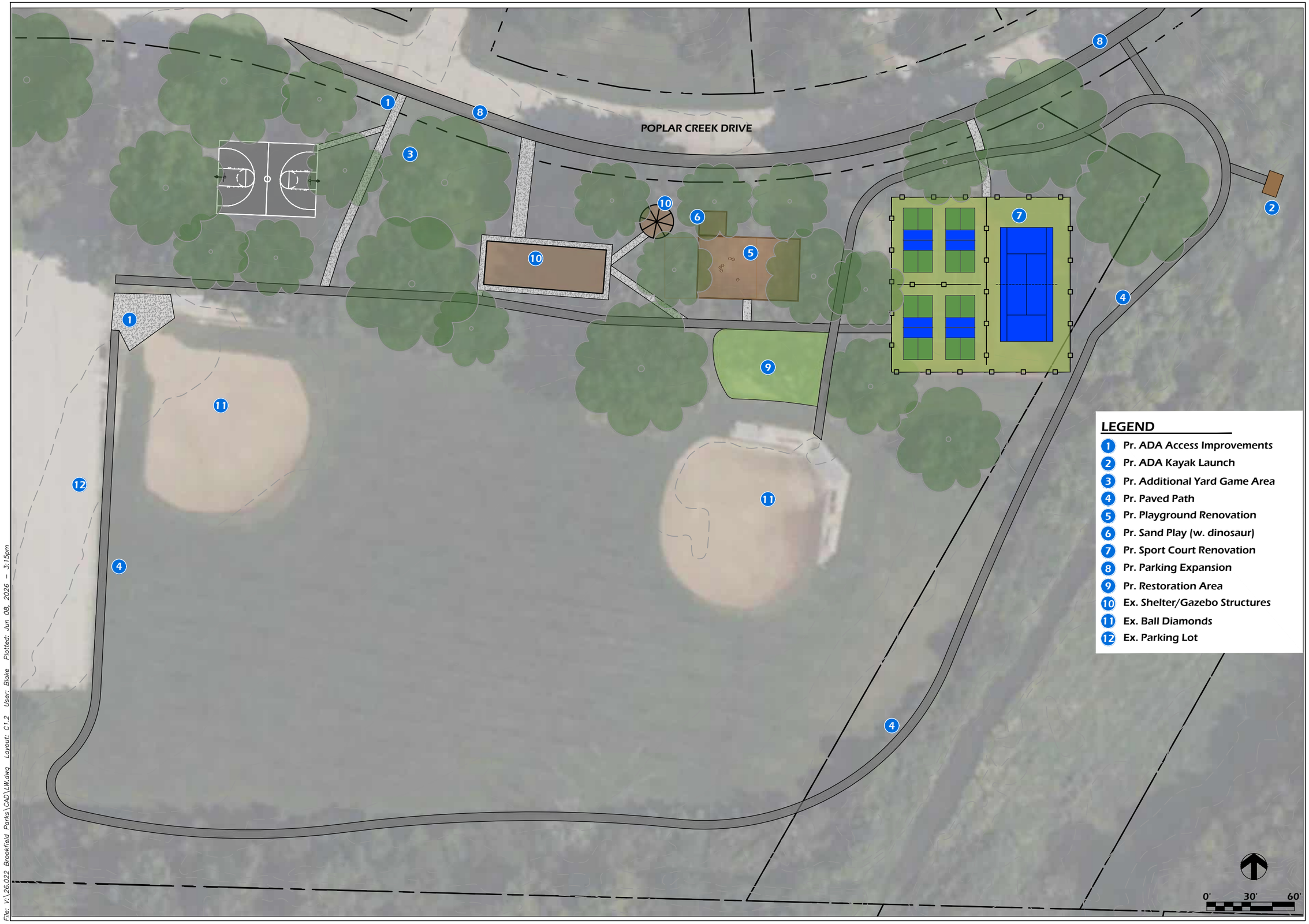
Sheet Title:
EXISTING CONDITIONS IMAGES - MARX PARK

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
EX 1.1

File: V:\26.022 Brookfield Parks\CAD\Images.dwg Layout: EX1.1 User: Blake Plotted: Jun 04, 2026 - 9:37am



LEGEND

1. Pr. ADA Access Improvements
2. Pr. ADA Kayak Launch
3. Pr. Additional Yard Game Area
4. Pr. Paved Path
5. Pr. Playground Renovation
6. Pr. Sand Play (w. dinosaur)
7. Pr. Sport Court Renovation
8. Pr. Parking Expansion
9. Pr. Restoration Area
10. Ex. Shelter/Gazebo Structures
11. Ex. Ball Diamonds
12. Ex. Parking Lot

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901 Deming Way, Suite 201
Madison,WI.53717
608.203.8203
Parkitecture

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

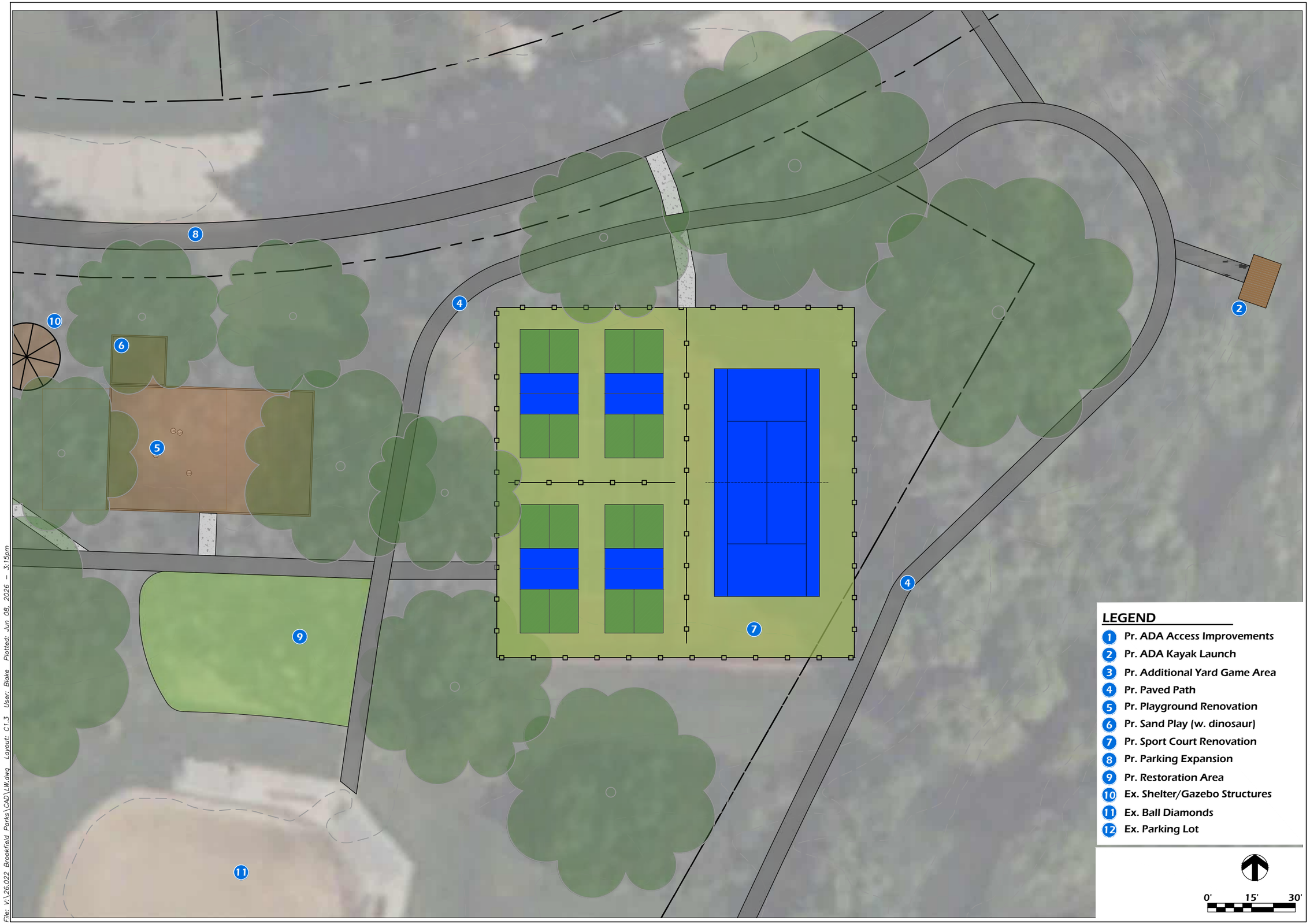
Sheet Title:
CONCEPT PLAN - MARX PARK

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
C1.2

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C1.2 User: Blake Plotted: Jun 08, 2026 - 3:15pm



LEGEND

1. Pr. ADA Access Improvements
2. Pr. ADA Kayak Launch
3. Pr. Additional Yard Game Area
4. Pr. Paved Path
5. Pr. Playground Renovation
6. Pr. Sand Play (w. dinosaur)
7. Pr. Sport Court Renovation
8. Pr. Parking Expansion
9. Pr. Restoration Area
10. Ex. Shelter/Gazebo Structures
11. Ex. Ball Diamonds
12. Ex. Parking Lot

0' 15' 30'

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison,WI.53717
608.203.8203
Parkitecture

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
CONCEPT PLAN ENLARGEMENT - MARX PA

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
C1.3

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LEE RECREATION
www.LeeRecreation.com • 800-775-8937

MARX PARK - TOWN OF BROOKFIELD



PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison,WI.53717
608.203.8203
Parkitecture

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
CONCEPT PLAN PLAYGROUND - MARX PARK

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
C1.4

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C1.4 User: Blake Plotted: Jun 08, 2026 - 3:10pm



0' 75' 150'

Sheet Number
EX 2.0

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Revisions:

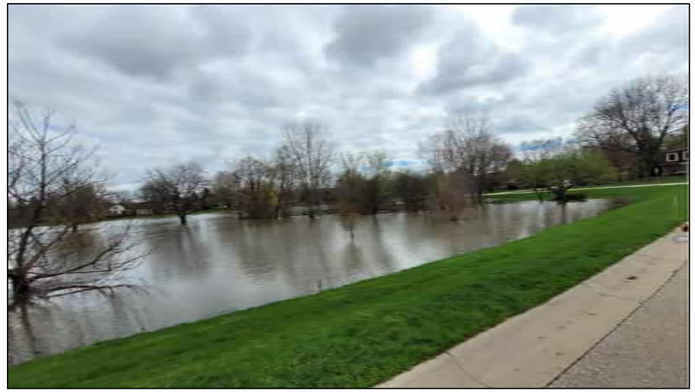
Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS - BROOK PARK

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
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608.203.8203



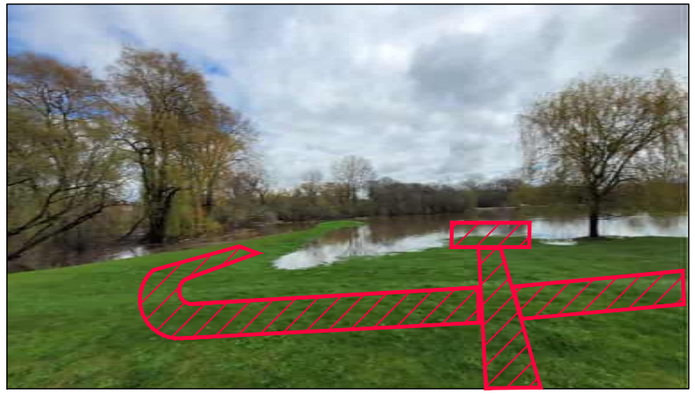
VIEW OF PARK AREA (FLOODED)



VIEW OF PARK AREA (FLOODED)



VIEW OF PARK AREA (FLOODED)



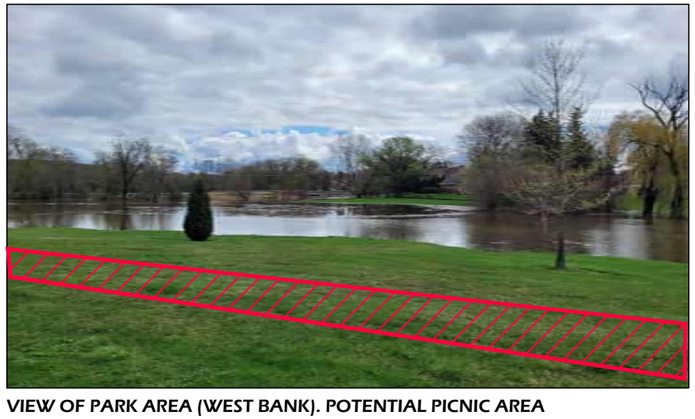
VIEW OF PARK AREA (WEST BANK), POTENTIAL ADA FISHING PLATFORM



VIEW OF PARK AREA (WEST BANK), POTENTIAL ADA FISHING PLATFORM



VIEW OF PARK AREA (WEST BANK)



VIEW OF PARK AREA (WEST BANK). POTENTIAL PICNIC AREA



POTENTIAL PICNIC AREA WITH ADA ACCESS



VIEW OF NORTH END OF PARK (PRIVATE DRIVE)

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison,WI.53717
608.203.8203
Parkitecture

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS IMAGES - BROOK PARK

Revisions:

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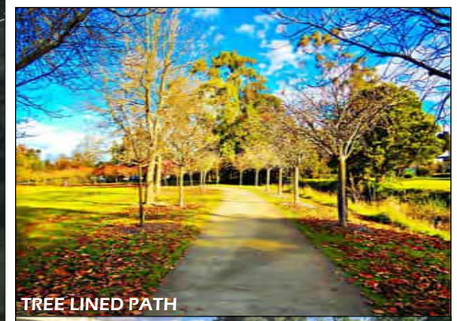
Sheet Number
EX 2.1

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LEGEND

1. Pr. Path/Trail Improvements
2. Pr. ADA Fishing Platform
3. Pr. Shelter/Gazebo
4. Pr. Mowed Path
5. Pr. Wet Prairie Restoration Area
6. Pr. Bench Location
7. Pr. Pond Dredging/Expansion


TREE LINED PATH


ADA FISHING PLATFORM


SHELTER/GAZEBO


MOWED PRAIRIE PATH

0' 75' 150'

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Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
CONCEPT PLAN - BROOK PARK

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
C2.2

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C2.2 User: Blake Plotted: Jun 08, 2026 - 1:49pm



Sheet Number
EX 3.0

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Revisions:

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS - WRAY PARK

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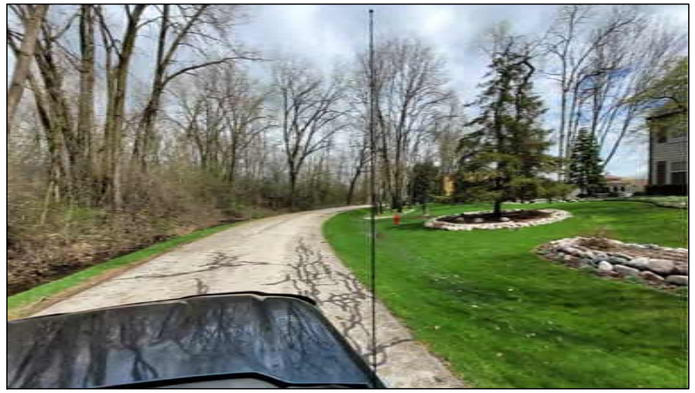
VIEW OF PARK AREA (FLOODED), POTENTIAL PATH TO BENCH AREA FOR ADA



VIEW OF PARK AREA (FLOODED)



POTENTIAL FOR LOOP TRAIL SYSTEM



ENTRY ROAD, HYDRANT IS END OF WATER SERVICE



POTENTIAL SHELTER LOCATION TO REPLACE PLAYGROUND.



POTENTIAL TRAIL LOOP AND RESTROOM LOCATION



POTENTIAL PLAYGROUND RELOCATION. REPLACE ELECTRICAL SYSTEM



POTENTIAL TRAIL HEAD AND PEDESTRIAN BRIDGE



POTENTIAL WOODLAND TRAIL LOOP

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Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS IMAGES - WRAY PARK

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
EX 3.1

File: V:\26.022 Brookfield Parks\CAD\Images.dwg Layout: EX3.1 User: Blake Plotted: Jun 04, 2026 – 9:38am

LEGEND

1. Pr. Parking Area Expansion
2. Pr. Payground Relocation & Exp.
3. Pr. Boardwalk Area
4. Pr. Path/Trail Improvement (ADA)
5. Pr. Shelter
6. Pr. Modular Restroom
7. Ex. Sport Courts
8. Ex. Basketball Court (Reconstruct)
9. Ex. Ball Diamond (Potential Turf Infield)

MARY LYNN DRIVE


PLAYGROUND


RESTROOMS


LIMESTONE TRAIL


BOARDWALK

0' 75' 150'

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Project Name:
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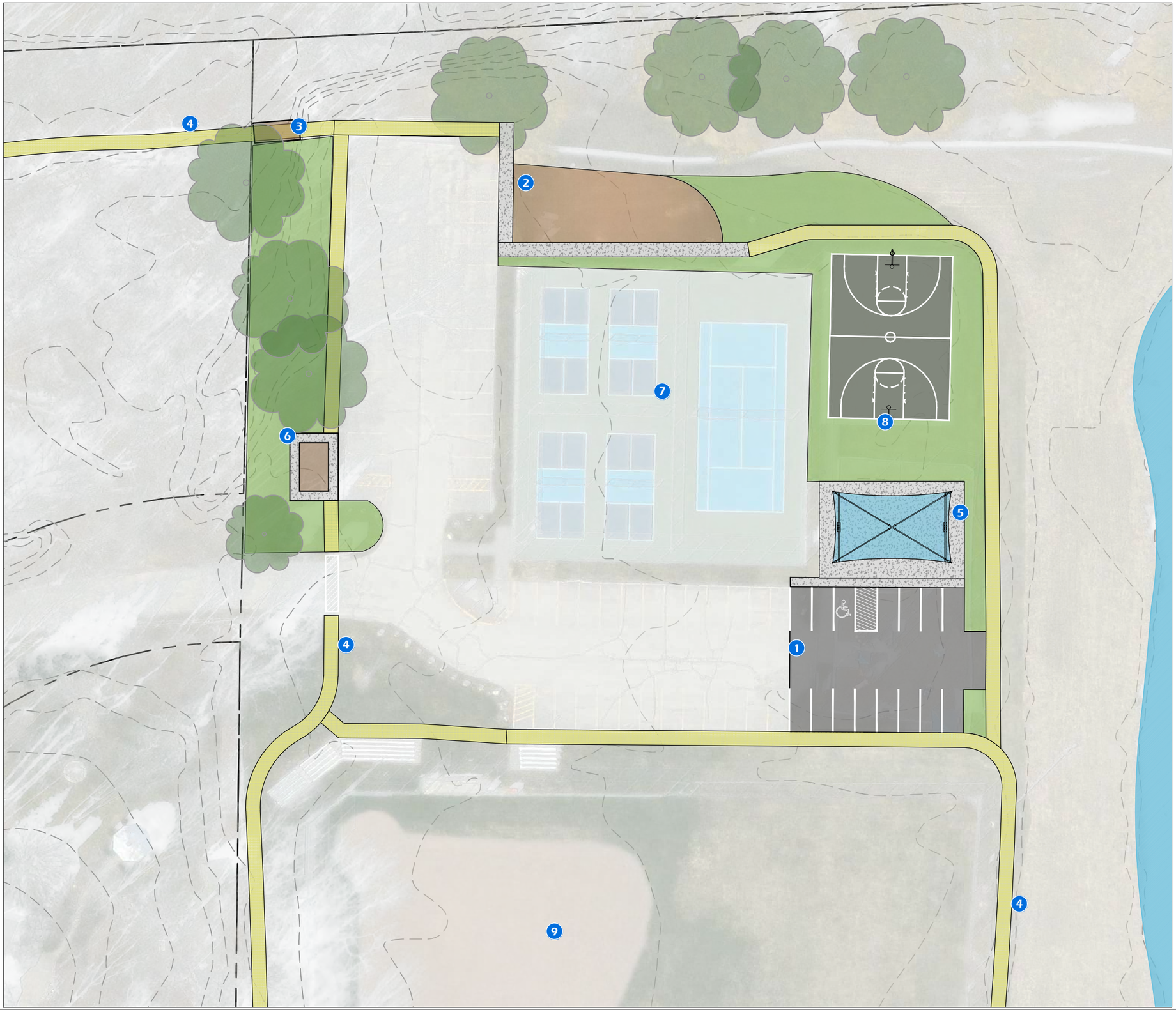
Sheet Title:
CONCEPT PLAN - WRAY PARK

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
C3.2

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C3.2 User: Blake Plotted: Jun 05, 2026 - 11:56am



LEGEND

1. Pr. Parking Area Expansion
2. Pr. Payground Relocation
3. Pr. Boardwalk Area
4. Pr. Path/Trail Improvement (ADA)
5. Pr. Shelter
6. Pr. Modular Restroom
7. Ex. Sport Courts
8. Ex. Basketball Court (Reconstruct)
9. Ex. Ball Diamond (Potential Turf Infield)

0' 20' 40'

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Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

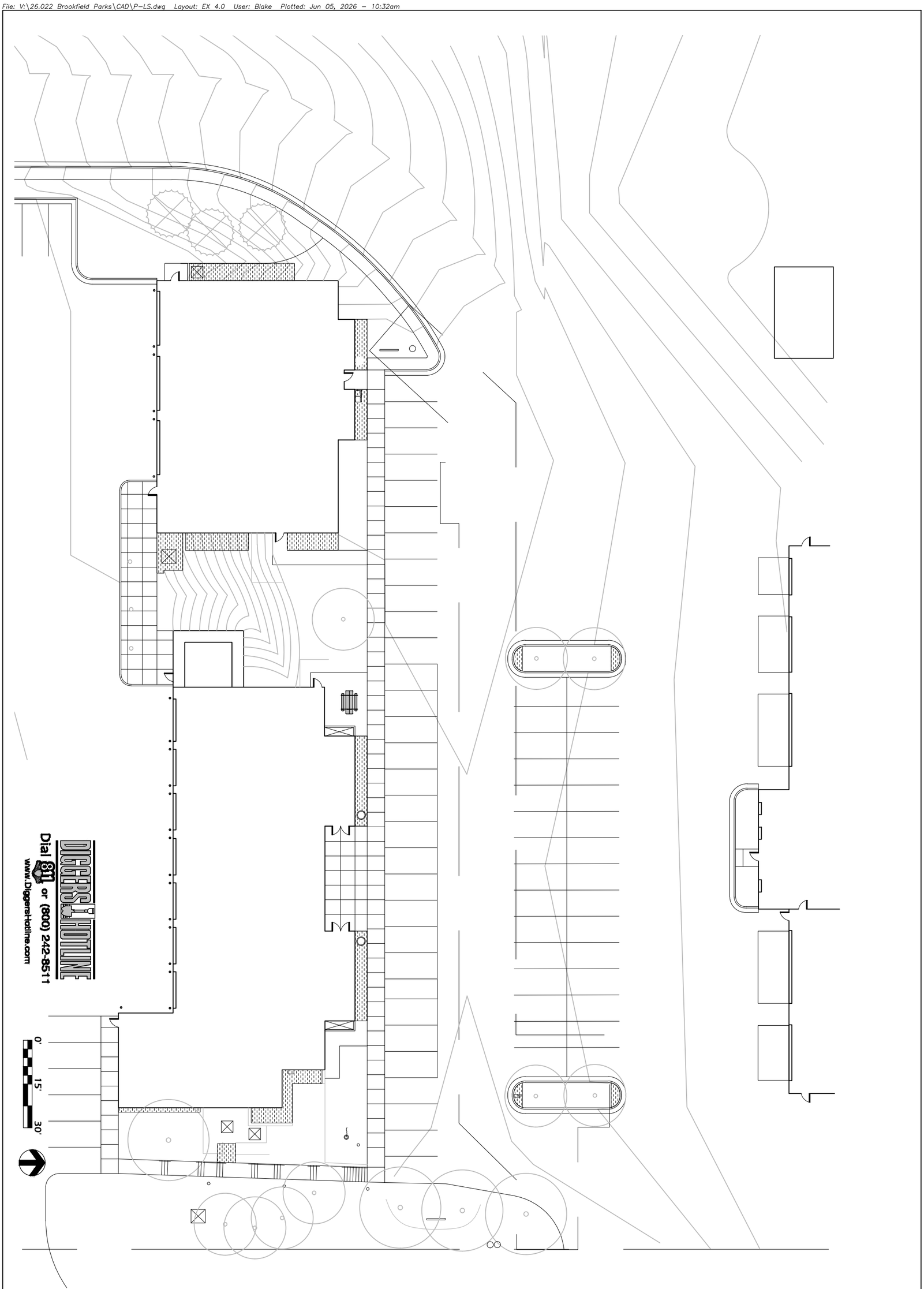
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CONCEPT PLAN ENLARGEMENT- WRAY PARK

Revisions:

Project #: 26.022
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Sheet Number
C3.3

File: V:\26.022 Brookfield Parks\CAD\LW.dwg Layout: C3.3 User: Blake Plotted: Jun 05, 2026 – 11:28am



Sheet Number
EX 4.0

Project #: 26.022
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Revisions:

Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS - TOWN HALL

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VIEW OF POLICE DEPARTMENT ENTRY



VIEW OF TOWN HALL ENTRY



VIEW OF TYPICAL FOUNDATION TREATMENT



VIEW OF PUBLIC WORKS ENTRY



VIEW OF TYPICAL PARKING LOT ISLAND



VIEW OF MECHANICALS AREA



VIEW OF EAST SIDE



VIEW OF EAST SIDE STAIRS



VIEW OF EAST SIDE TERRACING

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Project Name:
TOWN OF BROOKFIELD PARK PLANNING
VARIOUS SITES
BROOKFIELD, WI 53045

Sheet Title:
EXISTING CONDITIONS IMAGES - TOWN HALL

Revisions:

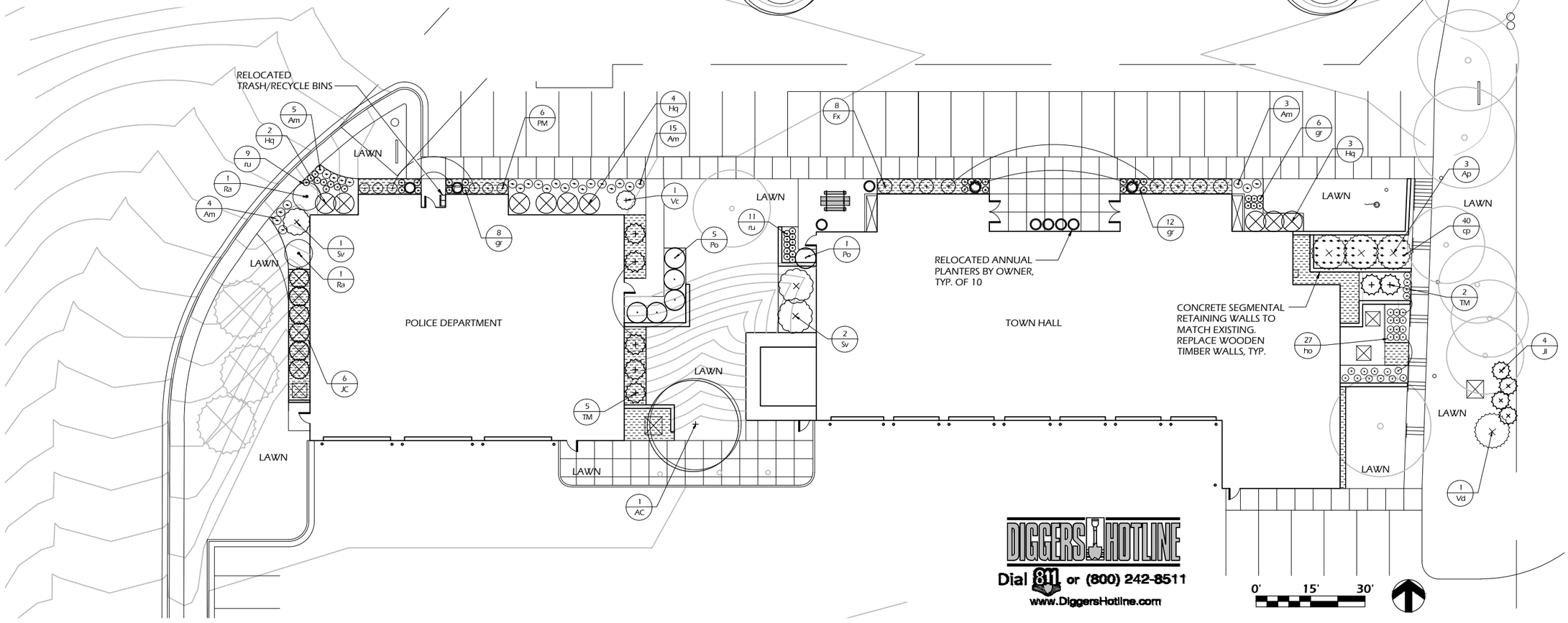
Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
EX 4.1

File: V:\26.022 Brookfield Parks\CAD\Images.dwg Layout: EX4.1 User: Blake Plotted: Jun 04, 2026 - 9:39am

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Spec	Space	Growth Size	Quantity	Comments
	Deciduous Trees							
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2" Cal.	B&B	Per Plan	30'W x 50'H	4	
	Evergreen Trees and Shrubs							
AC	Abies concolor	White Fir	6' Ht.	B&B	Per Plan	15'W x 30'H	1	
JI	Juniperus chinensis 'Iowa'	Iowa Juniper	6' Ht.	B&B	Per Plan	5'W x 12'H	4	
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	Cont.	Per Plan	6'W x 4'H	6	
PM	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gal.	Cont.	Per Plan	3'W x 3'H	14	
RP	Rhododendron x 'P.J.M'	P.J.M. Rhododendron	5 Gal.	Cont.	Per Plan	5'W x 5'H	2	Broadleaf evergreen
TM	Taxus x media 'Densiformis'	Densi Yew	3 Gal.	Cont.	Per Plan	6'W x 5'H	5	
	Deciduous Shrubs							
Am	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Chokeberry	3 Gal.	Cont.	Per Plan	3'W x 3'H	35	
Ap	Aesculus parviflora	Bottlebrush Buckeye	5 Gal.	Cont.	Per Plan	10'W x 8'H	3	
DI	Diervilla lonicera	Dwarf Bush-honeysuckle	1 Gal.	Cont.	Per Plan	4'W x 3'H	20	
Fx	Fothergilla gardenii 'Windy City'	Windy City Foterhgilla	3 Gal.	Cont.	Per Plan	4'W x 4'H	8	
Hq	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3 Gal.	Cont.	Per Plan	6'W x 6'H	9	
Po	Physocarpa opulifoliaus 'Nanus'	Dwarf Ninebark	3 Gal.	Cont.	Per Plan	6'W x 6'H	6	
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 Gal.	Cont.	Per Plan	6'W x 2'H	2	
Sv	Syringa vulgaris	Common Lilac	3 Gal.	Cont.	Per Plan	10'W x 14'H	3	
Vc	Viburnum carlesii 'J.N. Select'	Spice Island Koreanspice Viburnum	3 Gal.	Cont.	Per Plan	5'W x 5'H	2	
Vd	Viburnum dentatum	Arrowwood Viburnum	3 Gal.	Cont.	Per Plan	10'W x 10'H	1	
	Perennials							
cp	Carex pensylvanica	Pennsylvania Sedge	3" Pot	Cont.	24" OC	12"W x 8"H	40	season - spring
ho	Hosta 'Great Expectations'	Great Expectations Hosta	1 Gal.	Cont.	Per Plan	30"W x 2'H	27	season - spring/summer/fall
gr	Geranium maculatum	Wild Geranium	1 Gal.	Cont.	Per Plan	24"W x 12"H	26	season - spring/summer
ru	Rudbeckia x 'American Gold Rush'	American Gold Rush Rudbeckia	1 Gal.	Cont.	Per Plan	24"W x 18"H	48	season - summer/fall



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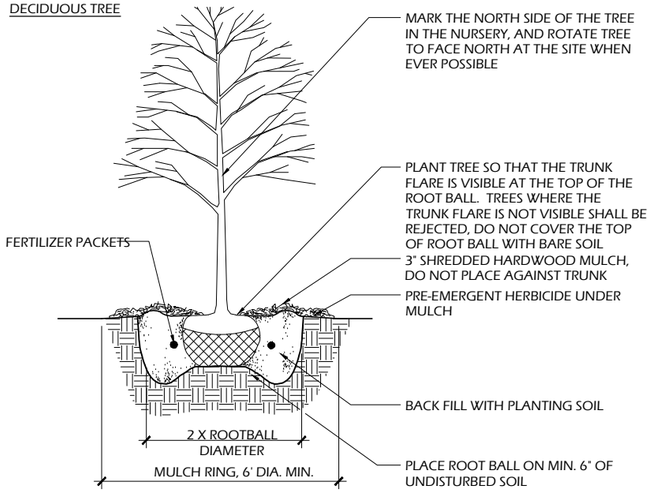
Sheet Title:
LANDSCAPE PLAN - TOWN HALL

Revisions:

Project #: 26.022
Issued For: Review
Date: 6/5/2026

Sheet Number
C800

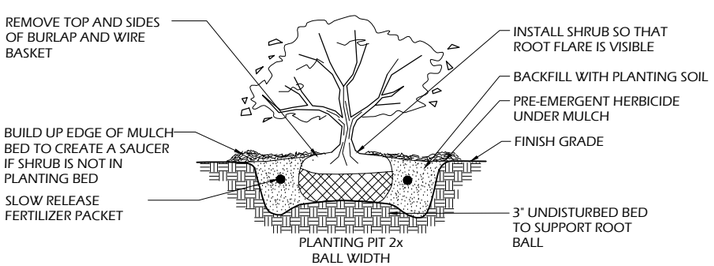
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NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
4. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP AND SIDES OF ROOT BALL.

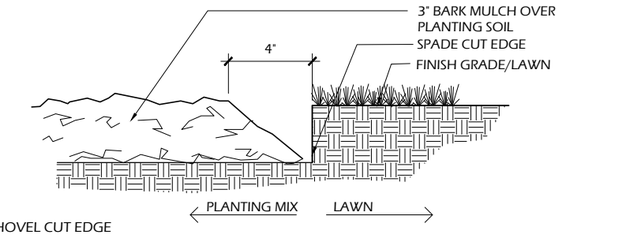
5 / C801 B&B TREE PLANTING DETAILS

NTS



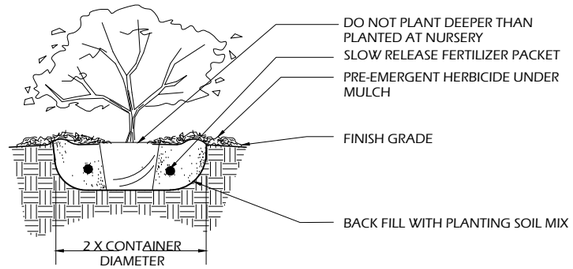
6 / C801 B&B SHRUB PLANTING DETAILS

NTS



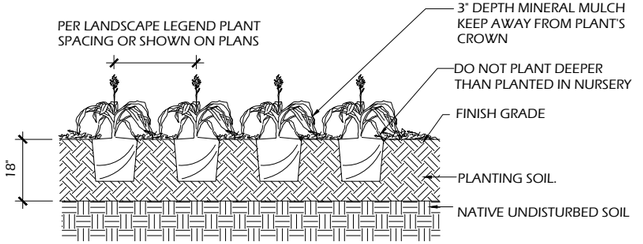
1 / C801 SHOVEL CUT EDGE

NTS



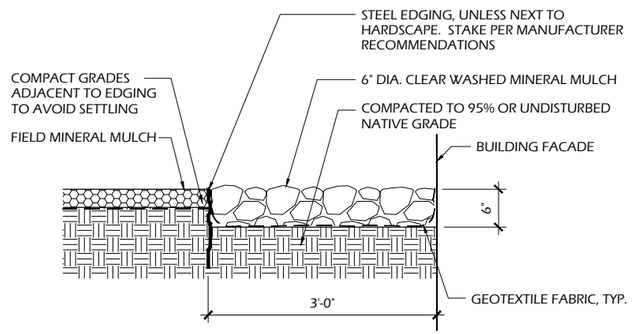
2 / C801 CONTAINER SHRUB PLANTING DETAIL

NTS



3 / C801 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL

NTS



4 / C801 MAINTENANCE EDGE

NTS

GENERAL NOTES:
1. CONTRACTOR SHALL PROVIDE SAMPLES FOR OWNER APPROVAL ON ALL COLORS, FINISHES & MATERIALS (INCLUDING, BUT NOT LIMITED TO IMPORTED TOPSOIL, GRAVELS, MULCHES, HARDSCAPE MATERIALS, ETC.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS OF ALL HARDSCAPE AND LANDSCAPE CONSTRUCTION ELEMENTS SHOWN IN PLAN SET FOR LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
3. **CAUTION**UNDERGROUND UTILITIES AND OR REMNANT MATERIALS MAY BE PRESENT ON SITE. IF UNANTICIPATED ABOVE OR BELOW GRADE CONDITIONS ARE ENCOUNTERED, NOTIFY THE CLIENT AND ARCHITECT PRIOR TO PROCEEDING.
4. ALL PROPOSED UTILITY ROUTING SHALL RESPECT EXISTING TREES TO REMAIN AND SHALL NOT BE NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITIES.
5. CONTRACTOR TO VERIFY LAYOUT PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT AND ARCHITECT IF DISCREPANCIES ARE FOUND.
6. ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB, EDGE OF SIDEWALK, WALL BASE, OR EXISTING BUILDING FOUNDATIONS.
7. STONE RETAINING WALLS HAVE NOT BEEN DETAILED OR REVIEWED BY A STRUCTURAL ENGINEER. GEOGRID AND/OR FOOTING DEPTH ARE NOT INDICATED AND SHALL BE DETERMINED BY THE INSTALLING CONTRACTOR(S).

SITE PLAN NOTES:
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, WALLS, AND EXISTING PAVING OR STRUCTURES.
3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION.

TREE PROTECTION NOTES:
1. CONSTRUCTION FENCING AT LEAST 4' HIGH AND SUPPORTED BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP FENCE UPRIGHT AND IN PLACE SHALL BE USED.
2. NO ENTRY, NO STORAGE, AND NO TRENCHING IN TREE PROTECTION ZONE DURING ENTIRE SITE CONSTRUCTION TIMEFRAME.
3. INSTALL FENCING @ 10' RADIUS FROM TRUNKS OR DRIPLINES, WHICHEVER IS GREATER AND CONSIDERING SITE CONSTRAINTS.
4. ALL FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

LANDSCAPE NOTES:
1. ROUGH GRADING, UTILITY INSTALLATION, AND TOPSOIL PLACEMENT SHALL BE COMPLETED BY OTHERS. EXISTING SUB-SURFACE MATERIALS SHALL BE EXCAVATED AND REMOVED TO A DEPTH OF 18" BELOW FINISH GRADE, AND REPLACED WITH NEW TOPSOIL IN ALL AREAS PROPOSED FOR PLANTING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GC AND/OR EARTHWORK CONTRACTOR TO ENSURE CORRECT TOPSOIL DEPTHS AND FINE GRADING.
2. THE CONTRACTOR SHALL COORDINATE WITH THE GC AND/OR EARTHWORK CONTRACTOR TO PROPERLY REMOVE ANY EXCESSIVE CLAY, GRAVEL, DEBRIS, WOOD CHIPS, STONES AND/OR OTHER DELETERIOUS MATERIALS GREATER THAN 3" IN DIAMETER FROM ALL PLANTING AREAS.
3. ALL AREAS TO RECEIVE PLANTINGS SHALL CONTAIN SCREENED, BLENDED BLACK/BROWN TOPSOIL. PLACE SOIL AT A DEPTH OF 18" MINIMUM DEPTH IN ALL PLANTING AREAS.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES SHOWN ON PLANS PRIOR TO CONSTRUCTION. ALL MATERIAL SHALL BE PURCHASED FROM REPUTABLE SOURCES.
5. ALL PLANT MATERIAL SHALL BE HEALTHY AND NON-STRESSED. SIZES FOR PLANTS ARE INDICATED AS INSTALLATION SIZES.
6. ALL NURSERY TAGS/LABELS SHALL BE LEFT ON PLANT MATERIAL UNTIL MATERIALS ARE INSTALLED AND THE LANDSCAPE INSTALLATION INSPECTED BY THE CLIENT AND/OR LANDSCAPE ARCHITECT.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TREE PITS AND PLANTING AREAS TO DRAIN PROPERLY. NOTIFY LA IF DRAINAGE AND MOISTURE PROBLEMS ARE ENCOUNTERED WHILE PLANTING.
8. UNLESS OTHERWISE INDICATED ALL PERENNIALS AND SHRUBS TO BE PLANTED IN TRIANGULAR ARRANGEMENTS.

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Sheet Title:
LANDSCAPE DETAILS

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Sheet Number
C801

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MUNICIPAL
WELL & PUMP

Project Proposal

Re: **Town Of Brookfiled Well 1**

Item #	Item Description	Quantity	Units	Unit Price	Extended Price
1	Labor to Mob, Pull Exisiting Pump Set, Chlorinate,	1.00	LS	$ 3,430.00	$ 3,430.00
2	Labor to Mob, Install new Pump and wire up, Demob	1.00	LS	3,510.00	3,510.00
3	Labor to Run Pump Test and grab 2 samples 24hrs Apart	1.00	LS	1,230.00	1,230.00
4	New Bowl Assembley 460GPM @ 160' TDH Epoxy Coated	1.00	BA	8,210.00	8,210.00
5				-	-
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48				-	-
	Total Project Proposal				$ 16,380.00

Dated: June 3, 2026

By: Chase Hoinacki

Chase Hoinacki
Project Manager
Municipal Well & Pump

P.O. Box 311, Waupun, WI 53963 – Office: 920-324-3400 – Toll-Free: 800-383-7412 – Fax: 920-324-3431
www.municipalwellandpump.com