

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
JULY 28, 2026

The regular meeting of the Plan Commission was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER

Town Chairman Keith Henderson called the meeting to order at 7:00 p.m., with the following people present: Town Supervisor Ryan Stanelle, Plan Commissioners Len Smeltzer, Tim Probst, Jeremy Watson, Dan Zuperku, Malia Monet, and Town Planner Rebekah Leto.

2) MEETING NOTICES

Planner Leto confirmed the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Mr. Watson to approve the agenda subject to the removal of item 7.b, Certified Survey Map for The West End, from the agenda.

Seconded by Mr. Smeltzer.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES

- a. Motion by Mr. Watson to approve the June 23, 2026 Public Hearing minutes for a Conditional Use request for an Electronic Message Sign, with the adjustments to the members present.

Seconded by Mr. Smeltzer.

Motion carried unanimously.

- b. Motion by Mr. Watson to approve the regular Plan Commission meeting minutes for June 23, 2026, with the adjustments to the members present.

Seconded by Ms. Monet.

Motion carried unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

- a. Review and possible action on 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).

Planner Leto gave an overview of the updates from the Preliminary review, noting that the applicant installed the curb to the north property line and changed the landscaping in accordance with the discussion at the last meeting. Mr. Watson asked about the bollards near the dumpster enclosure. The applicant indicated that there are bollards inside the gate, which the Commission agreed complied, asking Planner Leto to verify once plans are received. Planner Leto noted the fire department approved the turning radius plan. The applicant noted the delivery hours would be outside of the banquet hall hours, so there should be no traffic issues. There was some discussion about the storage units and their entrance plan. The Commission asked the applicant for an update on the parking agreement. The owner noted that the lawyers were still working on it but they understand it is necessary. The Commission discussed how the easement should

not be used for deliveries. The applicant confirmed that the existing staircases will be removed and if a new one is needed, it will be much smaller and closer to the end of the building.

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

1. The Parking Agreement with Harvard Square shall be submitted and reviewed by Town Staff to ensure there is enough parking for the proposed uses.
2. A plan to protect the south elevation of the building from cars, such as a curb, bollards, or landscaping, shall be submitted for review and approval.
3. The dumpster enclosure plan shall be submitted to staff for approval.
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. All required Building and Occupancy Permits shall be obtained.

Seconded by Ms. Monet.

Further discussion: None.

Motion carried unanimously.

7) NEW BUSINESS:

- a. Department updates from the Town of Brookfield Police and Fire Departments.

Chief Schilling gave an update of 10-year statistical overview of both the police and fire departments. Discussion between Chief Schilling, Chief Perket and the Commission ensued.

- 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-.995; BKFT1123.976.001, .004, .005. IM Properties, Robert Gould (applicant), Newfield Holdings LLC and Brookfield Corners LLC (owners).

This was removed from the agenda per the applicant's request.

- 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).

The applicant gave an overview of his business, including the overall operation of an escape room. Planner Leto noted why a Plan of Operation is necessary. The applicant noted that he would have a small dumpster in the back. Mr. Probst asked about his hours of operation, inquiring if he anticipated people coming so late. The applicant responded it was possible and that the last appointment they will take is likely 10:00-10:30pm.

Motion by Mr. Watson to recommend **approval** of a Site Plan/Plan of Operation (Conceptual, Preliminary, Final approval) for a change in use for a new tenant, Escapology, located at 18900 W. Bluemound Road, Tax Key BKFT1124.999.003 as presented.

Seconded by Mr. Probst.

Further Discussion: None.

Motion carried unanimously.

d. Discussion and possible action on the potential park improvements for the Town of Brookfield.

Brookfield Parks Direction, Chad Brown, gave an overview of the conceptual plans for the Town's parks. The Commission gave input on many of the designs and asked many questions. Mr. Brown asked the Commission to continue providing feedback as they get all the big ideas collected. Planner Leto noted that the County would need to be involved in many of these improvements due to Shoreland zoning.

e. Discussion on draft amendments to Chapter 17 relative to automobile uses.

Planner Leto discussed the changes from the last meeting and asked the Plan Commission to review and provide feedback within the next week.

8) COMMUNICATION AND ANNOUNCEMENTS

- a. Next Plan Commission meeting: August 25, 2026 at 7:00 pm.

9) ADJOURN

Motion by Mr. Watson to adjourn at 8:54 pm.

Seconded by Mr. Probst.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner