

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
AUGUST 25, 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 7:05 p.m., with the following people present: Town Supervisor Ryan Stanelle, Plan Commissioners Len Smeltzer, Tim Probst, Dan Zuperku, Malia Monet, and Town Planner Rebekah Leto. Jeremy Watson was excused.

2) MEETING NOTICES

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

3) APPROVAL OF AGENDA

Motion by Mr. Stanelle to approve the agenda as presented.

Seconded by Mr. Probst.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES

- a. Motion by Mr. Stanelle to approve the regular Plan Commission meeting minutes for July 28, 2026, with the spelling error corrected.

Seconded by Ms. Monet.

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 a Site Plan/Plan of Operation to construct a dog park at Brookfield Highlands Apartments, located at 20880 George Hunt Circle. Brookfield Highlands Apartments Limited Partnership I (owner) Alex Siehoff (applicant).

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

Motion by Mr. Stanelle to recommend **approval** for a Site Plan/Plan of Operation to construct a dog park at Brookfield Highlands Apartments, located at 20880 George Hunt Circle, as presented.

Seconded by Mr. Zuperku.

Further discussion: None.

Motion carried unanimously.

- b. Review and possible action on a 2-lot preliminary Certified Survey Map located at 21360 Davidson Road. Marilyn Haroldson (applicant). Carl Haroldson and Eric Haslow (owners).

Planner Leto gave an overview in accordance with the staff report. Chairman Henderson asked if they were going to demolish the house, noting that a straight line would be the preference if they were. The applicant responded they are not quite sure yet, but they may move there. Mr. Zuperku inquired if they should discuss limiting where a house could be built. Planner Leto noted that she believed it was outside of their authority to do so. Mr. Stanelle commented that this was what they had in mind after the previous meeting where the applicant proposed 3-lots. Planner Leto noted that she had received an updated CSM that met all town staff comments.

Motion by Mr. Stanelle to recommend **approval** of a 2-lot preliminary Certified Survey Map located at 21360 Davidson Road as presented.

Seconded by Mr. Probst.

Further Discussion:

Chairman Henderson stated that if they decided to remove the house, the CSM should be modified to a straight line, rather than the proposed jog.

Motion carried unanimously.

- c. Review and possible action on a request for a Conditional Use for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road. Bluemound Enterprises Limited Partnership (owner), Eric Ohlfs (applicant).

The planner gave an overview in accordance with the staff report. Chairman Henderson asked if the building was going to be moved four feet to the west, whether there would still be enough room for cars to get through the by-pass lane. Planner Leto responded that yes, there was. In addition, the Assistant Chief D'Amico had reviewed the clearance heights of the canopy and the drive aisle widths and did not foresee any issues with maneuvering their vehicles.

Motion by Mr. Stanelle to recommend **approval** for a Conditional Use for Johnson Financial Group to construct a financial institution with a drive-thru located at 17740 W. Bluemound Road as presented.

Seconded by Mr. Probst.

Further Discussion: None.

Motion carried unanimously.

- d. Review and possible action on Preliminary and Final Approval for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road. Bluemound Enterprises Limited Partnership (owner), Eric Ohlfs (applicant).

Planner Leto gave an overview in accordance with the staff report. She discussed the lighting recommendations of the ARC, pointing out that a condition had to be added to address this. Landscaping recommendations by Strand and approval of the sign package by the ARC were also discussed.

Motion by Mr. Probst to recommend **Preliminary and Final Approval** for Johnson Financial Group to construct a financial institution at 17740 W. Bluemound Road as presented, subject to the following conditions:

1. A revised sign rendering for the approved monument sign shall be submitted that increased the address numeral letter height to 8 inches.
2. The revised landscaping plan shall be prepared and submitted to incorporate the additional recommendations prepared by the Town Engineer.
3. Site landscaping around the building and parking areas shall be implemented as proposed on the final plans. 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.
4. All proposed DSX1 fixtures shall have an external glare shield component added to reduce horizontal glare.
5. 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.
6. 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.
7. A Conditional Use Order shall be prepared by town staff, signed by the owner and town and recorded in the Register of Deeds, prior to an Occupancy Permit being issued.
8. A condominium plat shall be submitted for internal review by the Town staff to ensure it does not interfere with site plans, utility plans or existing or proposed easements.
9. Minor deviations from the submitted final plans are subject to the Town Planner for review and approval so long as they are consistent with the overall design intent discussed and/or to address engineering, utility, planning, building inspection or fire department comments. If the plan modifications are not considered minor per the Town Planner, a revised application shall be submitted and a review process shall ensue per Section 17.02(7).

Seconded by Mr. Stanelle.

Further Discussion: None.

Motion carried unanimously.

- e. Preliminary and Final Approval for Restoration Hardware located in The West End, 20351 W. Bluemound Road. Newfield Holdings, LLC, Robert Gould (applicant); IM Property Investments (USA) LLC (owner).

Planner Leto gave an overview in accordance with the staff report. The Plan Commission noted that they liked the architecture and were surprised that such minimal signage was being proposed. A representative from Restoration Hardware spoke, noting this is their first building of a new prototype, which will display their latest furniture designs. Mr. Probst asked the hours of operation. Mr. Stanelle asked if you could just go to the restaurant if you were not buying furniture. The applicant said yes, and explained the restaurant was part of the experience. They will be introducing pizza at this location, similar to their store in Milan. He noted that most RH's have restaurants, but not all of them.

Motion by Ms. Monet to recommend **Conceptual, Preliminary and Final Approval** for Restoration Hardware in The West End, located at 20351 W. Bluemound Road as presented, subject to the following conditions:

Seconded by Mr. Zuperku.

Further discussion: None.

Motion carried unanimously.

- f. 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).

Planner Leto gave an overview in accordance with the staff report. The Commission, applicant and Planner discussed the complications surrounding the CSM, condo plats and road discontinuance. The applicant explained the initial set up of the condominium plats and the agreements and the reasons why they needed to be modified.

Motion by Mr. Stanelle to recommend **approval** on a Certified Survey Map for The West End, located west of The Corners of Brookfield, Tax key Nos. BKFT1123.960-964; BKFT1123.976.001, .004, .005 as presented, subject to all staff comments being met.

Seconded by Ms. Monet.

Further discussion: None.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS

- a. Next Plan Commission meeting: September 22, 2026 at 7:00 pm.

Planner Leto noted a possible meeting on September 15, prior to the Town Board meeting. The Commission discussed their general availability for September.

9) ADJOURN

Motion by Mr. Stanelle to adjourn at 8:07 pm.

Seconded by Mr. Probst.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner