



Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

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MEETING MINUTES

Tuesday, August 18, 2026	Town Board	Eric Gnant Room
Immediately Following the Public Hearing	Utility District No. 1	TOB Municipal Building
	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:11 p.m.

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

A quorum was met (5-0).

Staff Present: Administrator Tom Hagie, Sanitary District No. 4 Superintendent Tony Skof, Town Attorney Jim Hammes, Fire Chief John Schilling, Town Planner Rebekah Leto and Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

Motion by Stanelle to approve the agenda with the exception that item 8(a) immediately follows item 5, and that item 9 precede item 8; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

4. Approval of Minutes:

a. August 4, 2026 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the minutes of August 4, 2026; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

5. Citizen Comments: Three-minute limit. None.

6. Committee/Commission Reports/Recommendations:

a. Plan Commission

1. Discussion 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).

Motion by Paris to approve 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).; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

2. Discussion and possible action 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).

Motion by Charlier to approve 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) with the following conditions:

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.

;seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

3. Discussion and possible action regarding the three-month review for The Sandtrap LLC Conditional Use at 17780 W. Bluemound Road, Tax Key BKFT 1120.995.002. Jordan Jackson (applicant).

Motion by Kohlmann to approve the proposed hours of operation 6 a.m. – 2 a.m., with another review set for the March 16, 2027 Town Board meeting; seconded by Charlier.

Motion prevailed by a voice vote (4-1). Chairman Henderson voted Nay.

4. Discussion and possible action regarding Resolution 2025-05 Vacate Portion of Lord Street.

Motion by Kohlmann to approve Resolution 2025-05 Vacate Portion of Lord Street; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

5. Discussion and possible action regarding draft amendments to Chapter 17 pertaining to automobile uses.

No action. Public Hearing August 25, 2026 at 7 p.m.

7. Old Business: None.

8. New Business:

- a. Discussion and possible action regarding a hearing, requested by applicant Stephen Ransom, to appeal the denial of a Beverage Operator's License.

Motion by Chairman Henderson to deny the Beverage Operator's License application of Stephen Ransom, who failed to appear at his scheduled hearing before the Town Board, based upon the Board's review of the applicant's felony convictions and pending criminal charges of intimidate victim (Wis. Stat. § 940.45(1)) and strangulation and suffocation (Wis. Stat. § 940.235(1)), and its determination that the circumstances of those offenses substantially relate to the licensed activity by demonstrating a pattern of conduct reflecting an inability or unwillingness to comply with the law and to responsibly perform the duties and responsibilities required of a licensed beverage operator, including conduct demonstrating an escalation toward violence; seconded by Paris.

Motion prevailed by a voice vote (5-0).

- b. 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: Fire Chief Compensation.

Motion by Kohlmann at 8:46 p.m. to 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: Fire Chief Compensation.; seconded by Charlier.
Motion prevailed by a voice vote (5-0).

- c. Reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.

Motion by Kohlmann at 9:20 p.m. to reconvene into **OPEN SESSION**, according to Wis. Stat. § 19.85(1)(c), for any necessary action resulting from the Closed Session.; seconded by Charlier.

Motion prevailed by a voice vote (5-0).

No action resulting from Closed Session.

9. Departments Reports/Recommendations:

a. Development Services

1. Property Maintenance Code Violations Report.

No action.

b. Police Department

1. Discussion and possible action regarding proposals for the review of the Town of Brookfield Police Department.

Motion by Stanelle to table proposals for the review of the Town of Brookfield Police Department; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

c. Sanitary District No. 4

1. Discussion and possible action regarding bid proposals received for the Well No. 5 and Well No. 6 Rehabilitation.

Motion by Charlier to approve the bid proposal by CTW Corporation not to exceed \$153,744.20; seconded by Paris.

Motion prevailed by a voice vote (5-0).

10. Approval of Vouchers and Checks.

Motion by Paris to approve vouchers and checks in the amount of \$304,898.32 with the following boards members abstaining from checks pertaining to that member: Paris abstains from check number 128988, Kohlmann abstains from check number 128978, Henderson abstains from check number 128969, and Charlier abstains from check number 128939; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

11. Communication and Announcements.

a. Chief Schilling announced the Town of Brookfield Fire Department was awarded a \$2000 EV Grant from the WE Energies Foundation to be presented on August 26th.

b. Charlier communicated that the Election over at Elmbrook Church went great.

12. Adjourn.

Motion by Charlier to adjourn at 9:28 p.m.; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0).

Respectfully submitted by,

Emily Howells, Town Clerk