TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
SEPTEMBER 15, 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 6:30 p.m., with the following people present: Town Supervisor Ryan Stanelle, Plan Commissioners Len Smeltzer, Tim Probst and Jeremy Watson and Town Planner Rebekah Leto. Commissioners Dan Zuperku and Malia Monet were excused.

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 as presented.

Seconded by Mr. Probst.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES

a. Motion by Mr. Watson to approve the regular Plan Commission meeting minutes for August 25, 2026, with corrections.

Seconded by Mr. Stanelle.

Motion carried unanimously.

b. Motion by Mr. Watson to approve the August 25, 2026 Public Hearing minutes for Johnson Financial Group as presented.

Seconded by Mr. Stanelle.

Motion carried unanimously.

c. Motion by Mr. Watson to approve the August 25, 2026 Public Hearing minutes for Text Amendments for car sales as presented.

Seconded by Mr. Stanelle.

Motion carried unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:
None.

7) NEW BUSINESS:

a. Review and possible action on a Site Plan/Plan of Operation (Conditional/Preliminary/Final) for a change in use for a new tenant, Famous Meats, at 19035 W. Bluemound Road, Unit 5. Lalitha Keerthipati (applicant); Brooktown Plaza LLC, R. Gary Storts (owner).

Planner Leto gave an overview in accordance with the staff report. The applicant noted they would also have lamb, but no beef or pork. Mr. Probst asked about the late hours of operation and the applicant explained that they are complementing the grocery store next door that they have owned for 18 years and they know their customer base and shopping habits.

Motion by Mr. Watson to recommend approval for a Site Plan/Plan of Operation (Conceptual/Preliminary/Final) for a change in use for a new tenant, Famous Meats, at 19035 W. Bluemound Road, Unit 5 as presented, subject to the following conditions:

1. 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.

Seconded by Mr. Probst.

Further discussion:
None.

Motion carried unanimously.

b. Review and possible action on proposed text amendments to Chapter 17 regarding vehicle sales uses.

Planner Leto gave an overview in accordance with the staff report, explaining the red-lined version prepared by the Town Attorney and the changes noted within. Chairman Henderson noted that there are places throughout the ordinance where sometimes the number is used and sometimes it is written out and he'd like it to be consistent.

Motion by Mr. Watson to recommend **approval** of the proposed text amendments to Chapter 17 regarding vehicle sales uses, subject to the numbers within the ordinance having a consistent format throughout.

Seconded by Mr. Probst.

Further Discussion: None.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS

a. Next Plan Commission meeting: October 27, 2026 at 7:00 pm.

9) ADJOURN

Motion by Mr. Watson to adjourn at 6:45 pm.

Seconded by Mr. Probst.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner