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, October 27, 2026

PUBLIC HEARING 7:00 pm

1) Confirmation of meeting notice.
2) Public Hearing to receive comment on possible changes to Section 17.04, Zoning Districts, of the Town of Brookfield Zoning Code.
3) Close public hearing.

PLAN COMMISSION Immediately Following

AGENDA

1) Call to Order.
2) Meeting Notices.
3) Approval of Agenda.
4) Approval of Minutes.
   a. September 15, 2026 Plan Commission Meeting
5) Citizen Comments: Three-minute limit.
6) Old Business: none.
7) New Business:
   a. Review and possible action on proposed text amendment to Chapter 17 for changes to the B-2 District uses. Applicant Amber Robertson.
   b. Review and possible action on a Site Plan/Plan of Operation (Conditional/Preliminary/Final) for an expansion to Arhaus at The Corners of Brookfield located at 20120 Union St.; Brookfield Corners LLC (applicant); IM Property Investments, LLC (owner)
8) Communication and Announcements.
   a. Discuss Holiday Plan Commission meeting schedule

9) Adjourn.

Posted this 22 day of October, 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
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

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: October 27, 2026

RE: Text Amendment to modify the permitted uses under the B-2 District.

APPLICANT: Amber Robertson

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.

The Town has received an application to consider a text amendment to Section 17.04(12), Zoning Districts, to amend the permitted uses of the B-2 General Business District. Specifically, the applicant is requesting that “Dance Studios” be added as a permitted use (Exhibit A).

The Zoning Code currently permits dance studios within the B-3 Office and Professional Business District under the category of “studios for photography, painting, music, sculpture, dance or other recognized fine art.” This classification groups dance studios with other fine art and instructional uses, which may reflect a traditional approach to locating such businesses within office and professional settings. However, commercial uses and tenant spaces have evolved, and dance studios can operate in a variety of building types and commercial settings, including multi-tenant retail centers and other spaces commonly found within general business districts.

The purpose and intent of the B-2 General Business District is to provide for the orderly and attractive grouping, at appropriate locations, of businesses offering a wider range of retail products and services than those provided in neighborhood business districts. Many of these businesses are related to and dependent upon highway traffic or are specifically designed to serve the needs of such traffic. Dance studios provide a service to the public and can complement other commercial uses by attracting customers to business areas and generating recurring visits. As such, dance studios may be consistent with the broad range of commercial services contemplated within the B-2 District.

Allowing dance studios in the B-2 District would also provide greater flexibility in the use of existing commercial buildings and tenant spaces. As commercial market conditions change, opportunities to accommodate a variety of businesses can help support occupancy, reduce the potential for long-term vacancies, and facilitate the adaptive reuse of existing commercial spaces. Restricting dance studios to the B-3 District may unnecessarily limit these opportunities, particularly where suitable spaces are available within established B-2 commercial areas.

Additionally, the proposed amendment presents an opportunity to evaluate whether the current classification of dance studios remains appropriate given the range of settings in which these businesses may operate. While the existing Code groups dance studios with fine art studios in the B-3 District, dance studios can function as independent, customer-oriented service businesses that may be appropriate in either office and professional settings or general business areas. Allowing the use in B-2 would provide greater flexibility in identifying appropriate locations based on the characteristics of the individual property and its surrounding commercial context, rather than limiting the use to a single business district classification. Each application will still be evaluated to determine if the proposed use meets all other zoning requirements, such as parking and any other applicable provision depending on the proposal.

Overall, adding dance studios as a permitted use in the B-2 General Business District could support the productive use of existing commercial spaces, provide greater flexibility for business occupancy and location, and recognize the evolving nature of commercial service uses. The amendment would expand the range of businesses permitted within the district while remaining consistent with its general purpose of accommodating a broad range of retail and service-oriented businesses. The Plan Commission may wish to consider the additional fine art uses currently listed in B-3; however, this may also be considered on a larger scale during Chapter 17 text amendment.

Recommendation

Therefore, I recommend **approval** of the request to amend Section 17.04(12)(a) to include “Dance Studios” as a permitted use under the B-2 General Business District.

Kinetic Arts Dance Studio is requesting the text amendment of allowing Dance Studios to be a permitted use in a B2 zone. B2 zones already allow physical fitness centers, and dance studios should be considered of similar use.

Based on our conversation with Rebekah, the town planner, I understand that there is not big concern over parking at Harvard Square, nor is there concern about noise, so we would like you to consider how a dance studio fits the same formula as a physical fitness center. Our studio is small with class sizes similar to the layout of the current space as it was used by Fitness Together, so we are planning to utilize the space as is!

At our studio, we have conditioning classes, floor barre (think a pilates type class), we utilize yoga blocks, barres, resistance bands, yoga balls, etc to help dancers work on understanding their body and how muscles work. We work on strength training and cardio. We have teachers that assist with injury prevention and discuss exercises that dancers can utilize at home for additional training.

When I research dance as physical fitness online, I can see the following results:

Fitness Benefits of Dance

- **Cardiovascular Health:** Raises your heart rate, improves lung function, and meets standard aerobic activity guidelines.
- **Strength and Toning:** Builds muscular strength using your own body weight, core stability, and deep muscle control.
- **Coordination:** Sharpens motor skills and mental reflexes through rhythm and complex movement patterns
- **Muscular Strength and Endurance:** Holding postures, jumping, and lifting require significant muscular strength. Repeating these movements builds endurance, particularly in the core, legs, and glutes.
- **Flexibility:** Dance routines frequently require stretching, bending, and a wide range of joint motion, which increases overall flexibility and lengthening of muscles.
- **Body Composition:** Regular dancing burns calories, which helps manage body fat percentage and increase lean muscle mass.
- **Agility and Balance:** Beyond the five health-related components, dance heavily improves skill-related fitness, such as coordination, spatial awareness, and dynamic balance.
- **Full-Body Workout:** Unlike some exercises that target specific muscle groups, dance typically engages the entire body simultaneously.
- **Mental and Emotional Health:** Learning choreography improves cognitive memory, while moving to music elevates mood and lowers stress.

- **Social and Accessible:** Dance can be tailored to any fitness level and can be done in group classes, social settings, or at home.
- **Ballet** specifically is an elite, full-body conditioning discipline that builds high-level physical fitness. While audience members experience it as a fluid, effortless art form, the physical demands placed on a dancer's body are comparable to those of professional athletes.

I appreciate you taking the time to read through this and also for continuing this conversation.

Best,
Amber Robertson
Owner
Kinetic Arts Dance Studio

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

DRAFT

Ord. No.: _____

ORDINANCE AMENDING SECTION 17.04(12)(a) OF THE MUNICIPAL CODE OF THE TOWN OF BROOKFIELD

NOW THEREFORE, the Town Board of the Town of Brookfield, Wisconsin does ordain as follows:

SECTION 1: Section 17.04(12)(a) of the Town Code shall be amended to include the following permitted use:

- Dance Studio

SECTION 2: All other provisions of the Town Code shall remain in full force and effect. All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect upon passage and posting or publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this _____, day of _____, 2026.

BY: _____
KEITH HENDERSON, Chairman

BY: _____
STEVE KOHLMANN, Supervisor

BY: _____
JOHN CHARLIER, Supervisor

BY: _____
MATTHEW PARIS, Supervisor

BY: _____
RYAN STANELLE, Supervisor

ATTEST: _____
Emily Howells, Clerk

TOWN OF BROOKFIELD STAFF REPORT

TO:	Town of Brookfield Plan Commission
FROM:	Rebekah Leto, AICP, Town Planner
MEETING DATE:	October 14, 2026 (ARC); October 27, 2026 (Plan Commission)
REPORT DATE:	October 7, 2026, updated October 22, 2026
RE:	Site Plan and Plan of Operation (Conceptual, Preliminary and Final Approval) for an addition to **Arhaus,** located at The Corners for Brookfield, 20120 Union Street, Tax key No(s) BKFT1123.960
APPLICANT:	Brookfield Corners, LLC / Rinka
PROPERTY OWNER:	IM Properties (Wisconsin 1) LLC, Robert Gould

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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.

The applicants are seeking a Site Plan/Plan of Operation to construct an addition to Arhaus, an existing tenant in the northeast corner of The Corners of Brookfield. Arhaus is visible from W. Bluemound Road, Market St., Union St. and the frontage road along the east side of the development. An open concrete courtyard is located west of Arhaus, a portion of which is fenced off for the store's use. The adjacent building contains a 4,900+/- sq. ft. vacant tenant space. This portion of The Corners is located within the jurisdictional boundary of the Waukesha County Shoreland Protection Ordinance and requires County approval.

The proposal would expand Arhaus into the existing vacant tenant space along Union Street. The exterior of the unit would be modified to match Arhaus' existing black metal façade with a metal canopy over the entrance. The two spaces would be connected by a new 2,494 sq. ft. glass atrium constructed in the existing courtyard. Architectural plans are enclosed. The atrium may be used to showcase the store's outdoor furniture line and would connect to the expanded space in the existing vacant unit, creating one continuous retail space around the corner. Chandeliers for sale would be displayed inside the atrium and suspended from the ceiling. No additional exterior building lighting is proposed. The existing red-speckled brick would be stained black to modernize the buildings and complement the metal-panel atrium.

At its meeting on October 14, 2026, the Architectural Review Committee (ARC) granted Preliminary and Final approval of the development. The approval included a second 96 sq. ft. (24' x 4') wall sign for Arhaus facing W. Bluemound Road and located on the new tenant space. The ARC also discussed whether the atrium lighting should be dimmed, given the atrium's all glass design and the apartments under construction across W. Bluemound Road.

The chandeliers are merchandise and may change over time; their color temperatures are either 2,200K or 2,700K, both of which produce very warm light. After considering these factors, the ARC determined that dimming was not necessary.

Recommendation

Staff recommends **Preliminary and Final Approval** of proposed addition to Arhaus, including signage, located at 20120 Union Street, as presented, subject to the following:

1. Sign permits shall be submitted to Town staff for review and approval before installation.

2. A Site Plan/Plan of Operation shall be obtained from the Waukesha County Planning and Zoning Division, prior to issuance of a Building Permit.

Enclosure: Architectural set dated 10/5/2026 prepared by Rinka+

ARHAUS EXPANSION

[redacted] 20120 UNION ST, BROOKFIELD, WI 53045

MUNICIPAL SUBMISSION

ISSUE DATE - 10/05/2026

SHEET INDEX

GENERAL

T1-01 TITLE SHEET & PROJECT INFORMATION

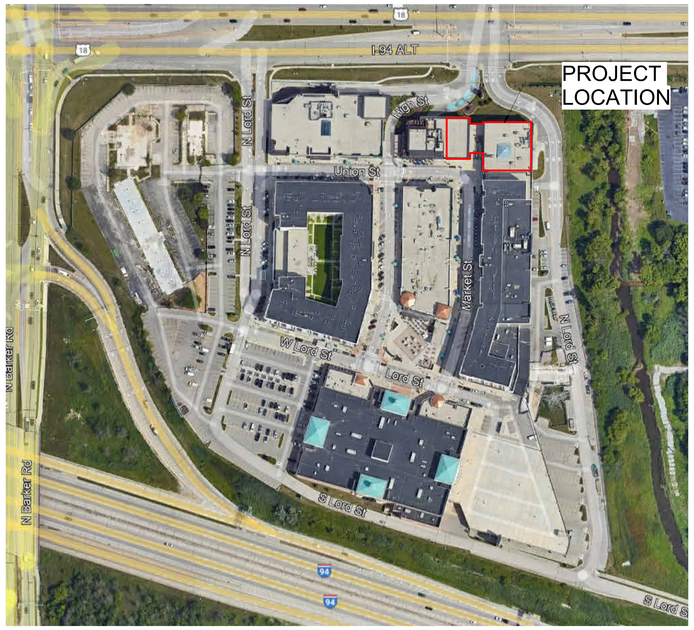
ARCHITECTURAL

A1-001 SITE PLAN
A1-002 FLOOR PLAN
A1-003 ROOF PLAN
A2-001 EXTERIOR ELEVATIONS
A2-002 EXTERIOR ELEVATIONS
A2-003 BUILDING PERSPECTIVES

ARCHITECT
RINKA INC.
756 N. MILWAUKEE STREET
SUITE 250
MILWAUKEE, WI 53202
(414) 431-8101



CONCEPTUAL RENDERING



PROJECT LOCATION MAP

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THE CORNERS
TOWN of BROOKFIELD

The Corners of Brookfield
20111 W Bluemound Road
Brookfield, WI 53045

ARHAUS

△ Revisions

MUNICIPAL SUBMISSION

ARHAUS EXPANSION

20120 UNION ST, BROOKFIELD, WI 53045

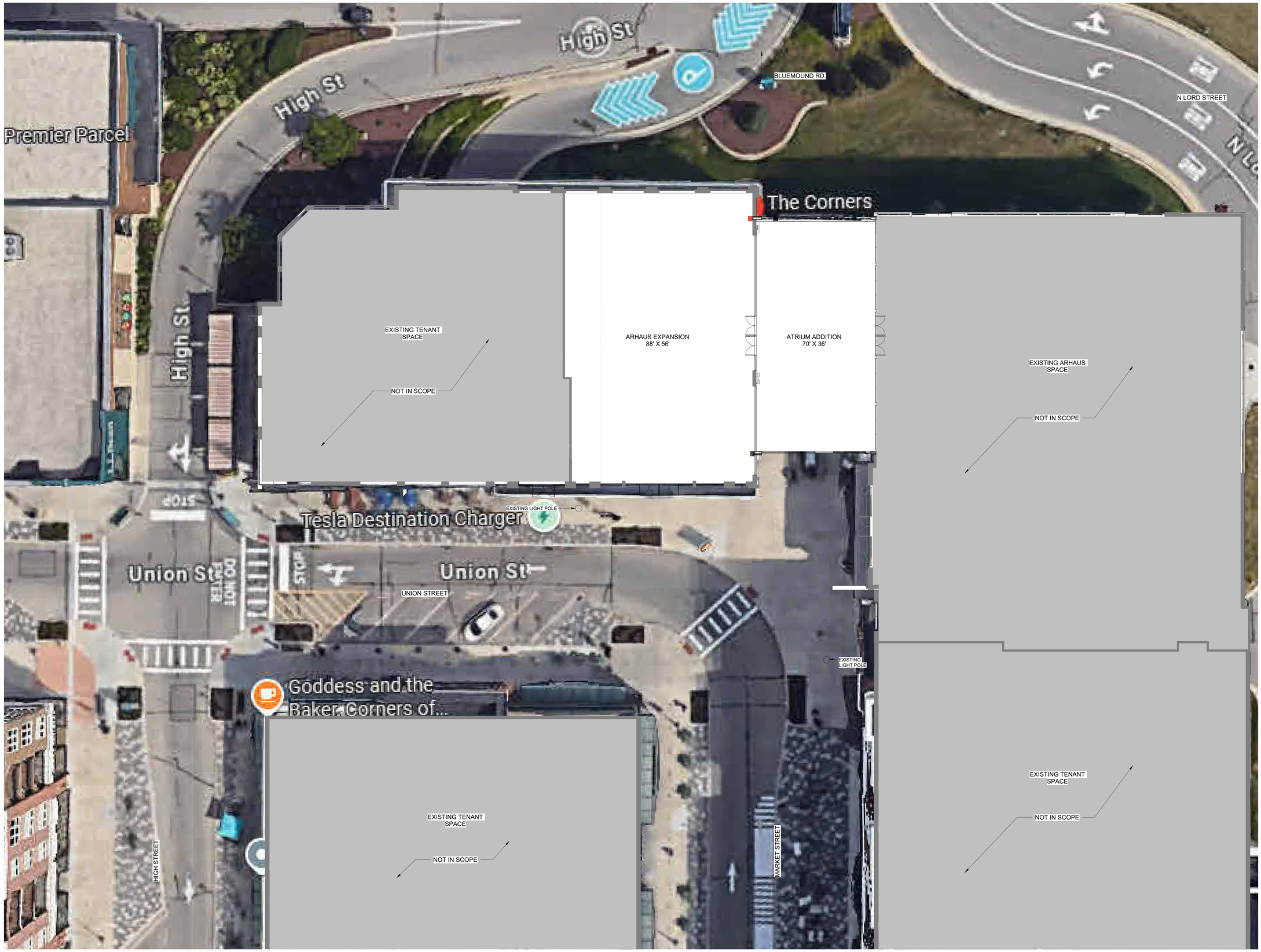
Date Issued: 10/05/2026

RINKA project #: 24175.01

Sheet Title

TITLE SHEET & PROJECT INFORMATION

Sheet # T1-01



1 SITE PLAN
3/32" = 1'-0"

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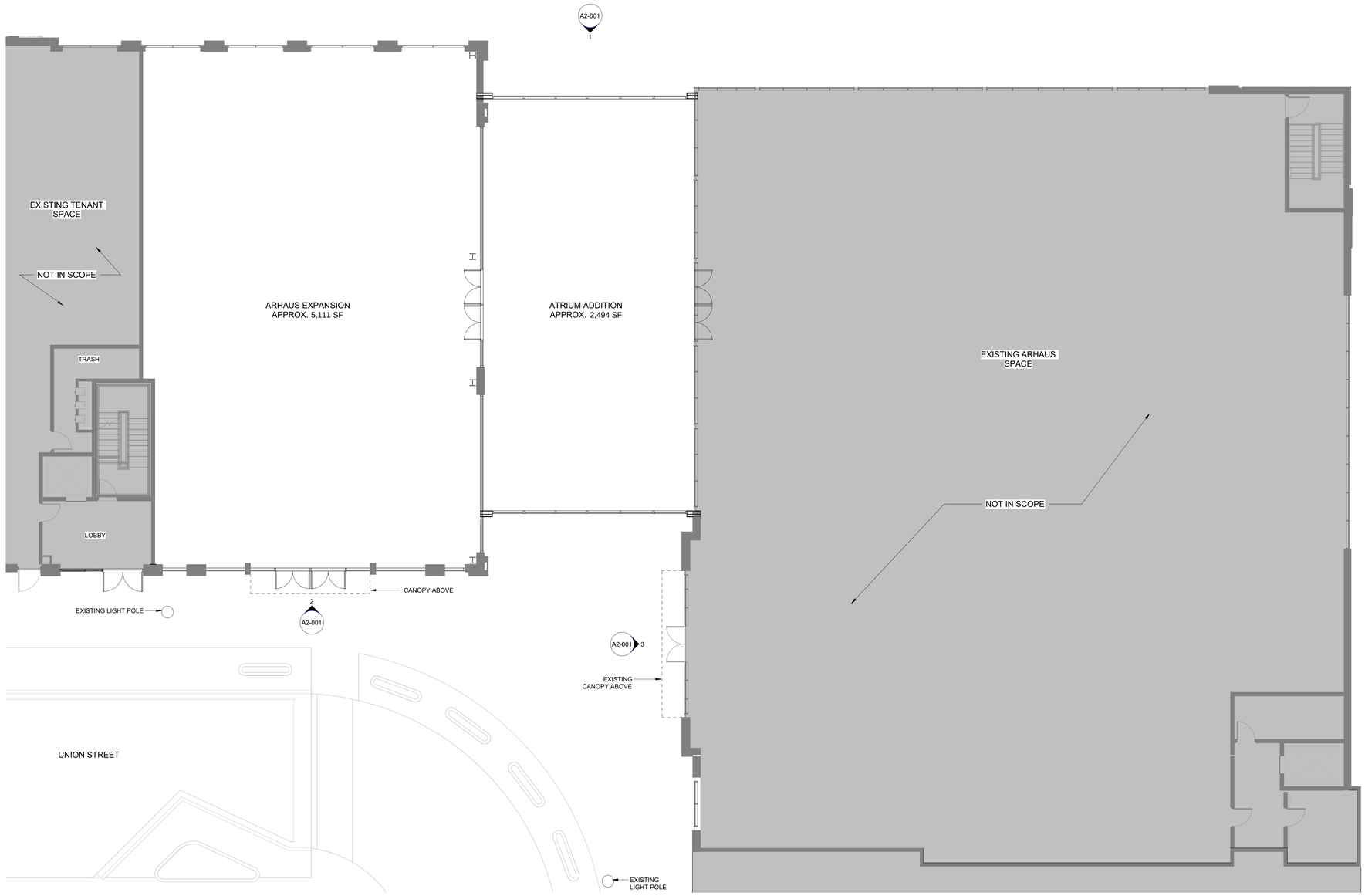
RINKA project #: 24175.01

Sheet Title

SITE PLAN

Sheet #

A1-001



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

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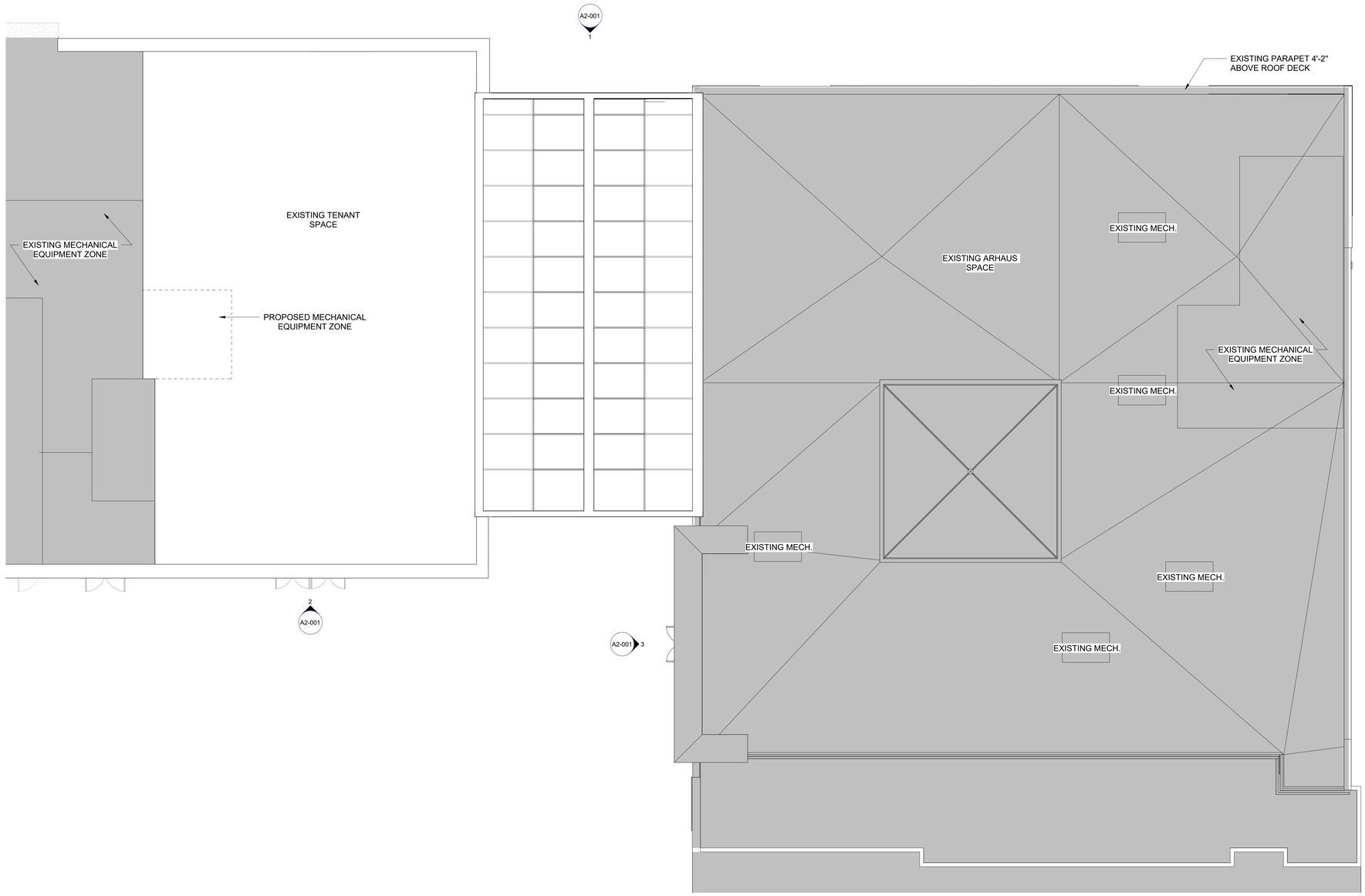
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Sheet Title

FLOOR PLAN

Sheet #
A1-002



1 ROOF PLAN
1/8" = 1'-0"

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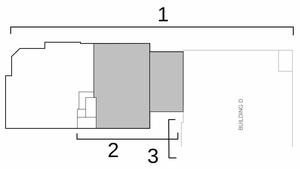
Date Issued: 10/05/2026

RINKA project #: 24175.01

Sheet Title

ROOF PLAN

Sheet #
A1-003



BUILDING B - KEY PLAN

NTS



ARHAUS SIGNAGE - 96 SF MAX
NTS

EXTERIOR STONE: CORDOVA STONE (MIDNIGHT GROUNDFACE)

EXTERIOR CAST STONE (HIGH DENSITY CONCRETE PANEL)

STAINED BRICK (HIGH PERFORMANCE STAIN)

PRE-FINISHED METAL PANEL (DARK GRAY)

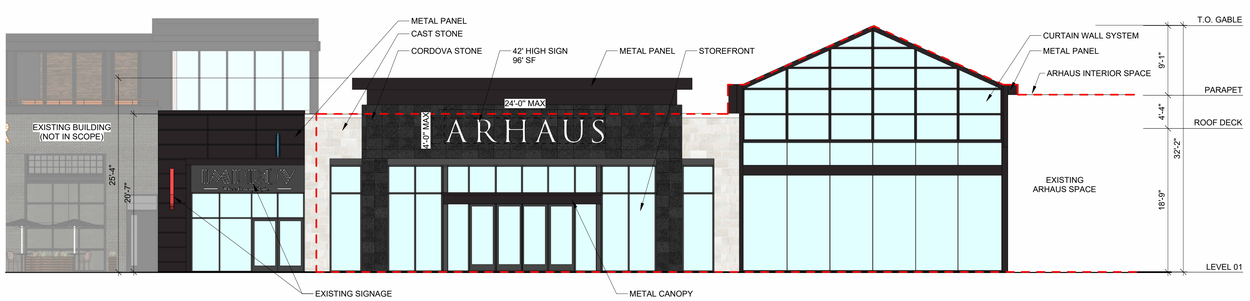
PAINTED FIBER CEMENT + METAL PANEL (HIGH PERFORMANCE PAINT)

STOREFRONT FRAME + STEEL CHANNEL (ANODIZED ALUMINUM)

MATERIAL KEY PLAN
NTS



3 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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ARHAUS EXPANSION

20120 UNION ST, BROOKFIELD, WI 53045

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RINKA project #: 24175.01

Sheet Title

EXTERIOR ELEVATIONS

Sheet #
A2-001



4 EXISTING SOUTH ELEVATION
NTS



3 EXISTING WEST ELEVATION
NTS



2 EXISTING NORTH ELEVATION
NTS



1 NORTH DEVELOPMENT ELEVATION
1/4" = 1'-0"

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ARHAUS EXPANSION

20120 UNION ST, BROOKFIELD, WI 53045

Date Issued: 10/05/2026

RINKA project #: 24175.01

Sheet Title

EXTERIOR ELEVATIONS

Sheet #
A2-002



4 NORTH PERSPECTIVE - WITH MONUMENT SIGN
1/4" = 1'-0"



3 NORTH PERSPECTIVE
1/4" = 1'-0"



2 SOUTH PERSPECTIVE
1/4" = 1'-0"



1 SOUTH / EAST PERSPECTIVE
1/4" = 1'-0"

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Sheet Title

BUILDING PERSPECTIVES

Sheet #
A2-003