Office of the Town Clerk
Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045
Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING AGENDA

	Town Board	Erich Gnant Room
Wednesday, November 4, 2026	Utility District No. 1	TOB Municipal Building
Immediately following joint CDA meeting	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
   a. October 20, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Committee/Commission Reports/Recommendations:
   a. Plan Commission
      1. Discussion and possible action on proposed text amendment to Chapter 17 for changes to the B-2 District uses. Applicant Amber Robertson.
      2. Discussion 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).
7. Old Business: None.
8. New Business:
   a. Discussion and possible action regarding an ordinance repealing and recreating Town Code Section 17.02(14)(b).4.a. and creating Section 17.02(14)(b).4.j.
   b. Discussion and possible action regarding the Waukesha County Tax Collection Agreement.
   c. Discussion and possible action regarding an amendment to the E-Plan Exam Professional Services Contract.
   d. Discussion and possible action regarding Resolution 2026-06 NAN Reimbursement.
   e. Discussion and possible action regarding Resolution 2026-07 Moratorium on “Class B” Regular and Reserve Liquor License applications.
9. Departments Reports/Recommendations:
   a. Fire Department
      1. World Series Recap
      2. Fire Chief Report
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted October 30, 2026

Emily Howells, Town Clerk

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.

Office of the Town Clerk
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MEETING MINUTES

	Town Board	Erich Gnant Room
Tuesday, October 20, 2026	Utility District No. 1	TOB Municipal Building
7 p.m.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

   Chairman Henderson called the meeting to order at 7:00 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, Town Attorney Michael Van Kleunen 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; seconded by Paris.

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

4. Approval of Minutes:

   a. October 6, 2026 meeting of the TB, UD1, SD4.

      Motion by Stanelle to approve the TB, UD1, SD4 minutes of October 6, 2026; seconded by Kohlmann.

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

5. Citizen Comments: Three-minute limit.

   a. Elmbrook New Berlin Senior Taxi expressed appreciation for its continued partnership with the Town and shared current projections and successes, highlighting its ability to assist residents while keeping fares affordable.

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business:

   a. Discover Brookfield Quarterly Update

      Angela Gunja from Discover Brookfield presented the Quarterly Update.

   b. Discussion and possible action regarding the 2027 Budget.

      Motion by Charlier to publish the 2027 Budget as presented; seconded by Paris.

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

   c. Discussion and possible action regarding WE Energies Davidson Road Electric Relocation Plan.

      Motion by Charlier to approve the WE Energies Davidson Road Electric Relocation Plan; seconded by Kohlmann.

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

9. Departments Reports/Recommendations: None.

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10. Approval of Vouchers and Checks.

    Motion by Kohlmann to approve vouchers and checks in the amount of $223,218.70; seconded by Charlier.

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

11. Communication and Announcements.

    a. Kohlmann communicated there is a Public Hearing October 27th that he will not be available to attend. Paris will not be available that date either.

    b. Hagie announced the Johnson Financial Group groundbreaking ceremony is Friday, October 30, 2026.

    c. Henderson announced that the Waukesha County Community Foundation will have a ribbon cutting on Wednesday, November 4, 2026.

    d. Henderson announced that there is a Wisconsin Towns Association meeting Wednesday, October 28, 2026 at 6:30 in the Town Hall.

    e. Howells announced the first day of In-Person Absentee Voting started Tuesday, October 20, 2026 and is ongoing through Friday, October 30, 2026.

    f. Charlier inquired about Waukesha's section of the Davidson Road project.

    g. Howells announced there will not be a Special Primary on November 17, 2026.

    h. Kohlmann announced the Residential Lighting Committee has generated recommendations that have been forward to the Town Attorney for review. Attorney Van Kleunen confirmed receipt of the recommendations for review.

    i. Charlier announced there are positions available on the Architectural Review Committee as another member is stepping down.

    j. Hagie announced Firehouse Subs gifted the Fire Department 10 tickets to Game 2 of the World Series.

12. Adjourn.

    Motion by Kohlmann to adjourn at 7:33 p.m.; seconded by Charlier.

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

Respectfully submitted by,

Emily Howells, Town Clerk

DRAFT

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Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339

TOWN PLAN COMMISSION RECOMMENDATIONS
PC Meeting date: October 27, 2026

1. Review and possible action on proposed text amendment to Chapter 17 for changes to the B-2 District uses. Applicant Amber Robertson.

Motion made by Mr. _____ to **approve** the request for a text amendment to Section 17.04(12), as presented.

Seconded by Mr.

Motion carried unanimously.

2. 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)

   Motion by Mr. Stanelle to recommend **approval** of the Site Plan/Plan of Operation (Conceptual/Preliminary/Final approval) to construct an addition to Arhaus at The Corners of Brookfield, 20120 Union Street, as presented, subject to the following conditions:

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.

Seconded by Mr.

Motion carried unanimously.

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

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, which shall be inserted into Section 17.04(12)(a) in alphabetical order:

- Dance Studio

SECTION 2: Except as expressly provided in this Ordinance, 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 **Conceptual, 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

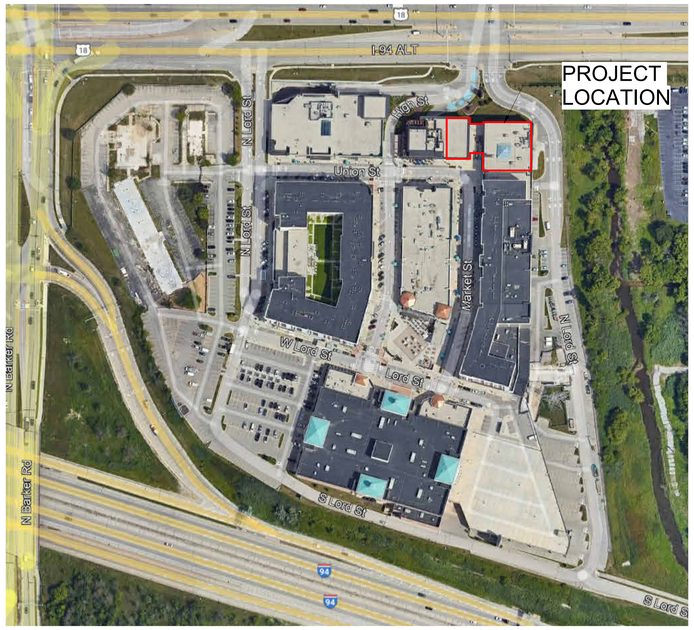
ARCHITECTURAL

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

N

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Milwaukee, Wisconsin 53202
p 414.431.8101

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

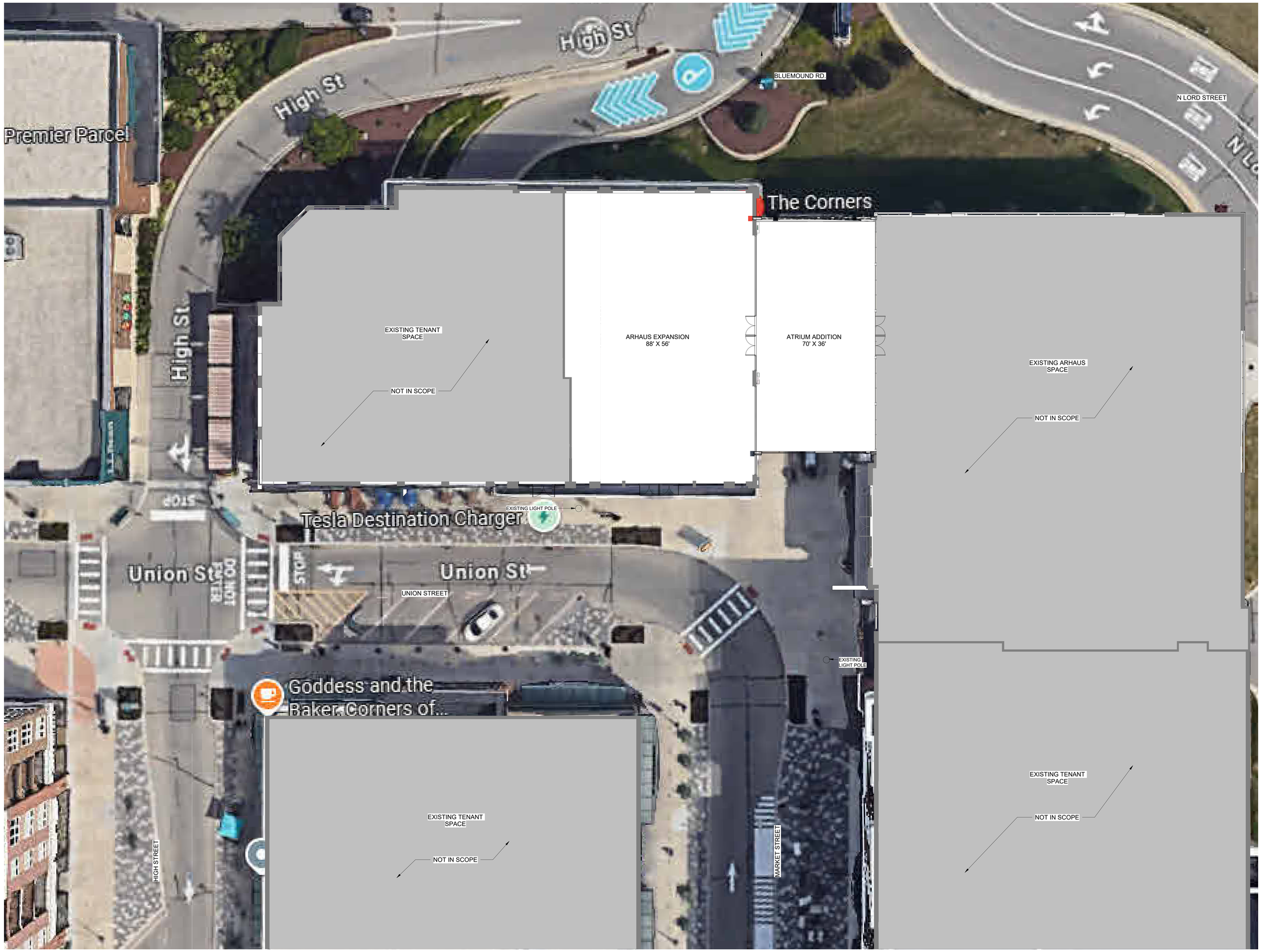
Date Issued: 10/05/2026

RINKA project #: 24175.01

Sheet Title

TITLE SHEET & PROJECT INFORMATION

Sheet # T1-01



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

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im PROPERTIES

THE CORNERS
TOWN of BROOKFIELD

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ARHAUS

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ARHAUS EXPANSION

20120 UNION ST, BROOKFIELD, WI 53045

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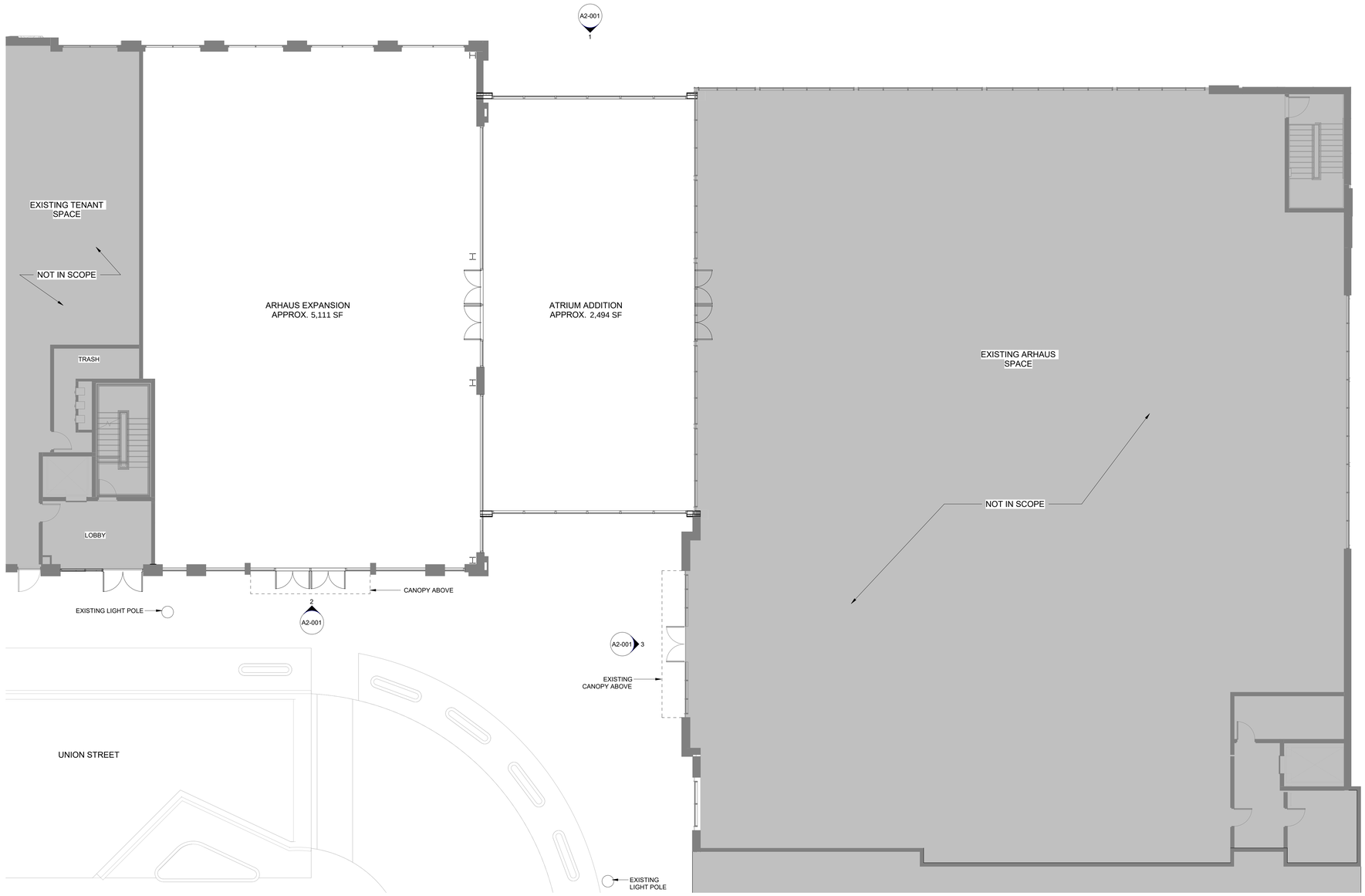
RINKA project #: 24175.01

Sheet Title

SITE PLAN

Sheet #

A1-001



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

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ARHAUS EXPANSION

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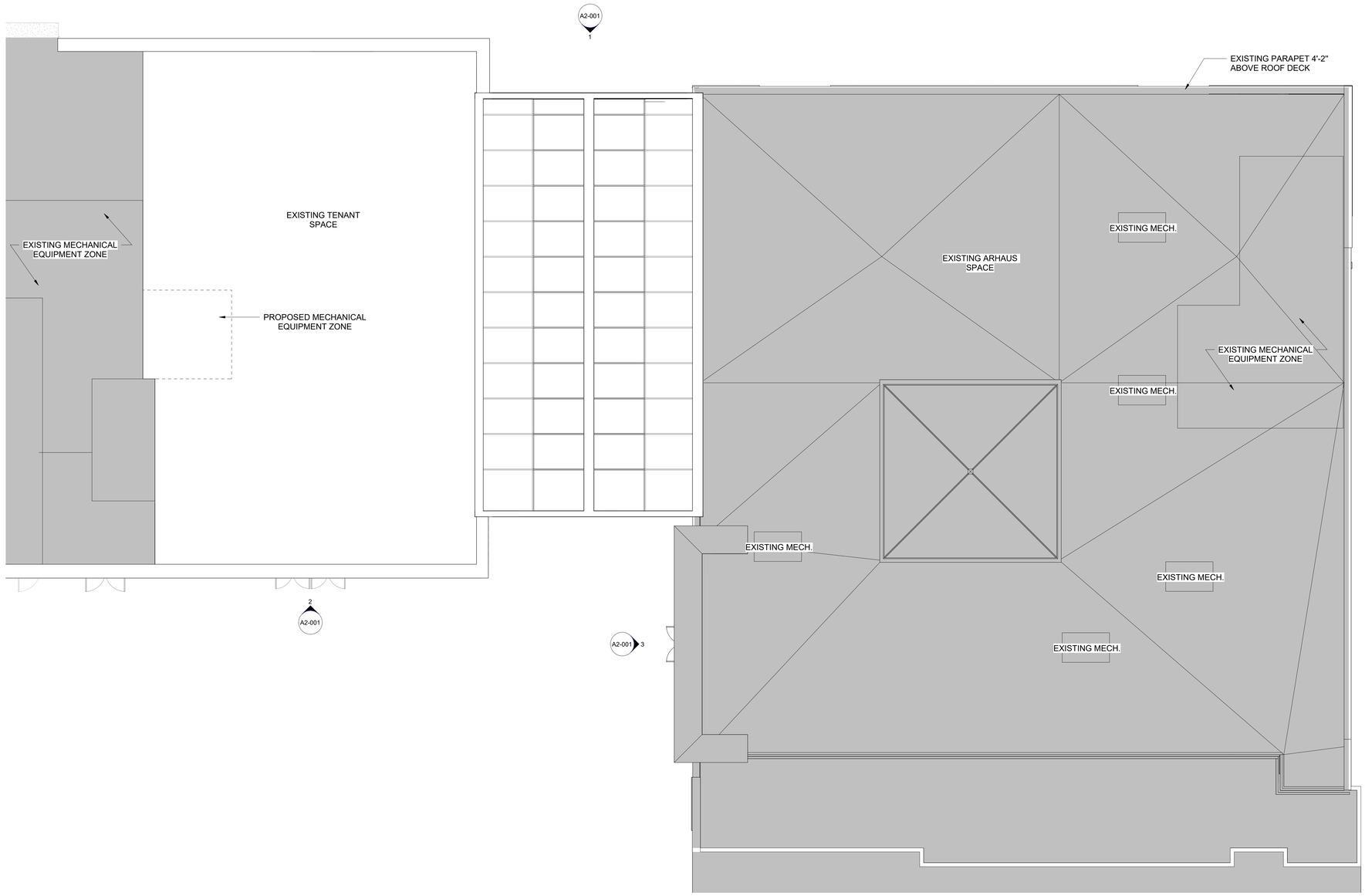
Date Issued: 10/05/2026

RINKA project #: 24175.01

Sheet Title

FLOOR PLAN

Sheet #
A1-002



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

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ARHAUS

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ARHAUS EXPANSION

20120 UNION ST, BROOKFIELD, WI 53045

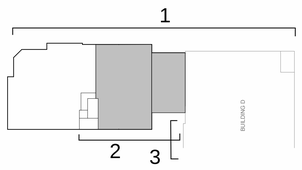
Date Issued: 10/05/2026

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)

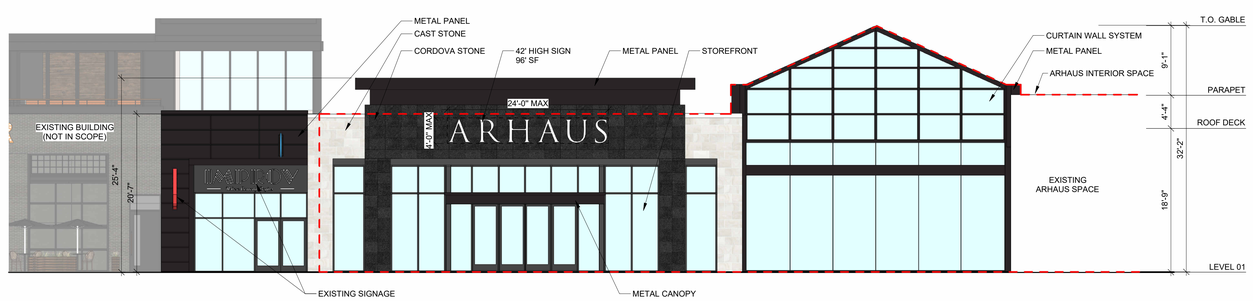
PAINTED FIBER CEMENT + METAL PANEL (HIGH PERFORMANCE PAINT)

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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IM PROPERTIES

THE CORNERS
TOWN of BROOKFIELD

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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

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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THE CORNERS
TOWN of BROOKFIELD

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ARHAUS

△ Revisions

MUNICIPAL SUBMISSION

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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im PROPERTIES

THE CORNERS
TOWN of BROOKFIELD

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ARHAUS

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MUNICIPAL SUBMISSION

ARHAUS EXPANSION

20120 UNION ST, BROOKFIELD, WI 53045

Date Issued: 10/05/2026

RINKA project #: 24175.01

Sheet Title

BUILDING PERSPECTIVES

Sheet #
A2-003

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

Ord. No.: _____

ORDINANCE REPEALING AND RECREATING SECTION 17.02(14)(b).4.a. AND CREATING SECTION 17.02(14)(b).4.j. 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 17.02(14)(b)4.a of the Town Code is hereby repealed and recreated as follows:

a. Marine and aircraft sales, and related service, repair, or storage facilities in the B-2 Limited General Business District, provided that there shall be not more than two marine facilities or two aircraft facilities in a one-mile radius.

SECTION 2: Section 17.02(14)(b)4.j of the Town Code is hereby created as follows:

j. Vehicle sales facility in B-2 Limited General Business District, which may include the display, sale, lease, rental, exchange, or brokerage of new and used motor vehicles by a franchise of a motor vehicle manufacturer, including automobiles, motorcycles, mopeds, snowmobiles, all-terrain vehicles, utility terrain vehicles, recreational vehicles, trailers, and similar vehicles. The use may also include outdoor vehicle display areas and accessory vehicle servicing, repair, detailing, inspection, and preparation activities conducted in conjunction with and subordinate to the principal vehicle sales facility operation. A vehicle sales facility shall be subject to the following regulations:
   i. Location and Area Requirements:
      a. The lot shall be located within ¼ mile of a United States highway interchange.
      b. The lot shall not be located on a property adjacent to a residentially zoned district.
      c. Minimum lot size shall be five acres.
      d. The lot shall have frontage and access from a principal arterial, minor arterial or major collector roadway. The minimum street frontage requirement is 100 feet.
      e. No more than three vehicle sales facilities shall be permitted within a one-mile radius of the subject parcel, even if Section 17.02(14)(b)4.j.i.a. through d. are met.
   ii. Outdoor storage is prohibited, except for a designated area for vehicles awaiting service or repair as shown on an approved site plan. Vehicles displayed for sale are not considered outdoor storage.

iii. Mechanical equipment, refuse collection areas, and utility equipment visible from a public street shall be screened through a combination of landscaping, walls, fencing, or architectural treatments compatible with the principal building.

iv. Service and repair standards. Vehicle service and repair operations shall be located in an enclosed building located to the side or rear of the principal building.

v. Lighting. The operator shall comply with all requirements of Section 17.02(6)(9a)(15), in addition to the following:

a. A photometric plan is required that includes fixture locations, fixture type, pole heights, initial foot-candles (fc) and property line readings.

b. Exterior lighting fixtures shall not exceed 4000 Kelvin correlated color temperature (CCT).

c. Pole height shall not exceed 25 feet, except that if a pole is located within 300 feet of a residential district, such pole shall not exceed a height of 18 feet.

d. Between 11:00 p.m. and 6:00 a.m. the following day, lighting not required for security, surveillance, pedestrian safety, vehicular circulation, or building entrances shall be reduced to no more than 50% of the lighting's capable brightness.

vi. Landscaping design requirements.

a. Landscape buffer. A landscaping buffer of at least 20 feet in width shall be located between the right-of-way and display vehicles. The landscaping buffer shall include all of the following:

1. One deciduous canopy tree for each 40 linear feet of street frontage or fraction thereof.
2. Shrub groupings, ornamental grasses, perennial plantings, berms, or a combination thereof sufficient to soften views of vehicle display areas.
3. Existing mature vegetation may be credited toward compliance where preserved.
4. The Plan Commission may consider, but is not obligated, to reduce one landscape buffer if the lot contains double frontage on a street.

b. Foundation landscaping. Foundation landscaping shall be installed along the street-facing facades of the principal building. Foundation planting areas shall be a minimum of five feet in width and shall contain a combination of shrubs, ornamental grasses, perennials, or other approved plant materials. Foundation landscaping shall be designed to soften the appearance of building walls and screen utility equipment.

c. Vehicle display area landscaping. Landscape islands shall be distributed throughout vehicle display and parking areas to interrupt large expanses of pavement and vehicle display.

1. A minimum of five percent of all vehicle display, parking, and drive aisles shall be landscaped.
2. Landscape islands shall be provided at the ends of parking rows and display rows.
3. No uninterrupted row of vehicle display spaces shall exceed twenty spaces without a landscape island.
4. One canopy tree shall be provided on the property for every 10 vehicle display spaces.

d. Preservation of Existing Vegetation. Existing mature trees and natural vegetation shall be retained where feasible and may be credited toward required landscaping quantities, subject to approval by the Plan Commission.

vii. Parking and vehicle display area requirements.

a. Vehicles shall only be displayed in designated areas approved by the Plan Commission. Except for the required landscape buffer area and vision corner triangles, vehicles may be displayed within the front setback area.

b. Maximum display frontage. Vehicle display areas shall occupy no more than 70% of the lot's frontage along a roadway. The Plan Commission may consider, but is not obligated, to reduce or waive this requirement for one lot line that abuts a roadway if the lot contains double frontage.

c. Parking spaces shall be provided as follows:

1. Customer and employee parking: one space per 600 square feet of showroom/office space.
2. Service staging: three spaces per service bay.
3. The Plan Commission may reduce or increase the required parking upon receipt of a parking demand study submitted by the operator.

d. Parking of any vehicle, whether displayed or for customer or employee parking, shall be a minimum of 10 feet from all property lines.

e. Vehicle display height. No part of a vehicle displayed for sale, lease, or promotional purposes shall be elevated more than six feet above the adjacent finished grade. The use of towers, pedestals, platforms, ramps, stacked display structures, or similar devices for the purpose of elevating vehicles above the maximum display height is prohibited.

viii. Pedestrian design. A designated pedestrian walkway from the customer parking area to the showroom is required. The pedestrian walkway shall be physically distinguished from adjacent vehicle circulation areas through striping, decorative pavement, raised walkways, or similar treatment.

ix. The operator shall obtain a motor vehicle dealer license from the Wisconsin Department of Transportation and maintain such license for the life of the use. A copy of said license shall be submitted to the Town for its records, prior to issuance of an occupancy permit.

x. Any conditional use permit or other approval issued before October 1, 2026 to operate a vehicle sales facility shall remain in full force and effect. Any amendment or change to a conditional use permit or other approval issued before October 1, 2026 to operate a vehicle sales facility shall comply with the provisions of this section.

SECTION 3: 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 4: 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

2026 TAX COLLECTION AGREEMENT

This agreement between **Waukesha County**, (hereinafter referred to as "COUNTY"), and **Town of Brookfield** (hereinafter referred to as "MUNICIPALITY") for property tax collection is entered into on _____. Section 74.10 of Wisconsin Statutes permits the COUNTY and the MUNICIPALITY to enter into an agreement under Section 66.0301 of Wisconsin Statutes for the COUNTY to receive all payments for property taxes for which the MUNICIPALITY has billed under Section 74.09(5) of Wisconsin Statutes.

A. SCOPE OF SERVICES

By executing this agreement, the MUNICIPALITY agrees to:

1. Designate the COUNTY as its agent for collection of all real estate property taxes, special assessments, special charges and special taxes levied by the MUNICIPALITY and its underlying taxing jurisdictions.

2. Certify received data on payment envelope and forward payments received by the MUNICIPALITY to the COUNTY without issuing any form of receipt.

3. Pay the COUNTY the specified per parcel costs in accordance with this agreement.

By executing this agreement, the COUNTY agrees to provide service for the first installment collection of property taxes to the MUNICIPALITY. Printing and mailing of tax bills shall be the responsibility of the MUNICIPALITY.

B. TAX INFORMATION

1. The COUNTY will only collect payments related to real estate property taxes, special assessments, special charges and special taxes levied by the MUNICIPALITY as shown on its tax roll. Collections of any other taxes, assessments, fees or charges assessed by the MUNICIPALITY shall be the responsibility of the MUNICIPALITY.

2. The MUNICIPALITY shall furnish a document for inclusion with their tax bill mailing which instructs the taxpayers to not make payments directly to the MUNICIPALITY. Tax payments may be made by mail, drop box or in person to Waukesha County Treasurer's Office or through the COUNTY website at http://tax.waukeshacounty.gov.

3. The MUNICIPALITY is responsible for all costs of printing and mailing tax bills and enclosures.

4. The MUNICIPALITY shall have a return envelope included with the tax bill that is return addressed to the Waukesha County Treasurer's Office at 515 W Moreland Blvd, Room AC148, Waukesha, WI 53188.

5. If the MUNICIPALITY chooses to incorporate a lockbox bank (hereinafter referred to as "BANK"), all return envelopes included with their tax bills shall be addressed to the BANK.

C. COLLECTIONS

1. The COUNTY will process all payments of property taxes billed by the MUNICIPALITY that are mailed, forwarded to the COUNTY, electronically transferred or entered through the COUNTY website. All payments collected by the COUNTY will be deposited into the COUNTY's general checking account.

2. If the MUNICIPALITY chooses to use a BANK for payment collections, collections by the BANK will be deposited directly into the MUNICIPALITY'S account. The MUNICIPALITY shall be responsible for the BANK providing to the COUNTY, at least weekly, detail of all payments collected through the BANK in excel format that is compatible with the COUNTY'S tax collection system. The MUNICIPALITY shall be responsible for any fees or charges from the BANK for lockbox services.

3. All payments collected by the COUNTY will be processed and deposited regardless of amount. The MUNICIPALITY shall be responsible for refunding overpayments of property taxes. The COUNTY shall be responsible for providing a list of any overpayments to the MUNICIPALITY on a daily basis.

4. Any payments received directly by the MUNICIPALITY shall be forwarded to the COUNTY in a timely manner, along with either the postmarked envelope or other certification as to date received. The COUNTY will honor either the postmark or receipt date certified by the MUNICIPALITY when processing the payment.

5. Receipts will be issued by the COUNTY to taxpayers for all payments collected by the COUNTY and BANK. The COUNTY will be responsible for the cost of mailing receipts to the taxpayers.

D. TRANSFER OF FUNDS

The COUNTY will transfer funds to the MUNICIPALITY's general checking account by ACH credit every Tuesday and Friday during the collection period. If the banks are closed for business on the day that a transfer is to occur, the transfer will occur on the next business day. Amounts transferred on Tuesdays will represent collections deposited on Wednesday and Thursday of the prior week, while amounts transferred on Friday will represent collections deposited on the previous Friday, Monday and Tuesday. The minimum amount that will be transferred by the COUNTY is $50,000 during the December 15th through February 5th period. Funds will be transferred at least once every two weeks even if the minimum transfer amount is not met. Any interest earned on funds deposited in the COUNTY'S account until such time as funds are transferred to the MUNICIPALITY, will accrue to the COUNTY.

E. SETTLEMENT

1. The MUNICIPALITY will, on or before January 15th and February 20th of each year, settle for all collections of taxes, special assessments, charges and taxes, in accordance with Chapter 74 of Wisconsin Statutes.

2. The MUNICIPALITY shall pay all taxing districts in accordance with information provided by the COUNTY on or before the statutorily provided dates.

F. CHARGE FOR SERVICES

The COUNTY will provide to the MUNICIPALITY the services outlined in this agreement at the rates outlined in Appendix A of this agreement.

G. TERMINATION OF CONTRACT

This contract will remain in force until terminated by either party. The MUNICIPALITY may terminate the agreement by providing notice in writing to the COUNTY by October 1st of the tax year. The COUNTY reserves the right to terminate the agreement, or change the per parcel collection fee in Appendix A, by giving notice to the MUNICIPALITY by May 1st of the tax year.

Dated: _____

Town of Brookfield

By: _____
(Mayor/President/Chairman)

_____
(Clerk)

Dated: _____

Waukesha County

By: _____
(Treasurer)

_____
(Clerk)

APPENDIX A

TAX COLLECTION RATES – 2026/2027 TAX COLLECTION CYCLE

MUNICIPALITY: Town of Brookfield

Please check applicable rate:

_____ Municipality does not use a bank lockbox for tax collection - $2.30 per parcel billed

_____ Municipality uses its own bank lockbox for tax collection - $1.60 per parcel billed

MUNICIPALITY shall pay the per parcel charge for tax collection, as billed by the COUNTY, on or before March 1, 2027.

The rates shown in this appendix shall apply through February 28, 2027.

Dated: _____

Town of Brookfield

By: _____
(Mayor/President/Chairman)

_____
(Clerk)

Dated: _____

Waukesha County

By: _____
(Treasurer)

_____
(Clerk)

Amendment to Professional Services Contract

This Amendment (this "Amendment") is by and between the Town of Brookfield, 645 North Janacek Road, Brookfield, WI 53045 (referred to as the "Town"); and EPLEX, LLC (DBA E-Plan Exam), 12605 W North Ave., PMB 189, Brookfield, WI 53005 (referred to as "Consultant").

Recitals

On January 25, 2024, the parties entered into a Professional Services Agreement, effective February 1, 2024 (referred to herein as the "Contract"), for Consultant to provide commercial plan review services to the Town. The parties now wish to modify certain provisions of the Contract in accordance with the terms of this Amendment.

Now, therefore, in consideration of the mutual promises of the parties herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Town and Consultant agree to amend the Contract as follows:

- Amendment to Exhibit A, Section 2 (Plan Review Fee). Section 2 of Exhibit A shall be deleted and replaced with the following:

2. PLAN REVIEW FEE:
   - Building, HVAC, Plumbing, Fire Alarm and Fire Sprinkler Plan Review Fees shall be based upon the fee schedule set forth on Exhibit B. All Plan Review Fees will be split with the Town.
   - Base Fees will be split with the Town as follows:
     - For Commercial Plan Base Fees (as defined in Exhibit B), 75% of plan review fees are retained by Consultant and 25% are remitted to the Town.
     - For Interior Plumbing Base Fees, Stormwater Base Fees, and Exterior Plumbing Base Fees (as each is defined in Exhibit B), 90% of plan review fees are retained by Consultant and 10% are remitted to the Town.
   - Out of Consultant's retained Base Fees, Consultant shall be responsible for fees due to the Department as required by and set forth in the applicable provisions of Section SPS 302.31(g) and Section SPS 302.31(h) of the Wisconsin Administrative Code.

- Amendment to Exhibit B. Exhibit B shall be deleted and replaced with the following:

Exhibit B – Fee Schedule

COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION				
1. New construction, additions, relocated buildings, repairs & alteration plan review fees are computed per this table. Fees for projects are calculated based on the total gross floor area of the structure.				
2. A separate plan review fee is charged for each type of plan review.				
Base Fee Schedule ("Commercial Plan Base Fees")				
Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
2,500 sf or less	$450	$275	$175	$175
2,501 - 5,000	$550	$375	$175	$175
5,001 - 10,000	$800	$550	$175	$175
10,001 - 20,000	$1,250	$675	$225	$225
20,001 - 30,000	$1,750	$875	$325	$325
30,001 - 40,000	$2,350	$1,250	$575	$575
40,001 - 50,000	$3,050	$1,700	$775	$775
50,001 - 75,000	$4,200	$2,250	$1,150	$1,150
75,001 - 100,000	$5,225	$3,050	$1,550	$1,550
100,001 - 150,000	$8,650	$4,000	$1,925	$1,925
150,001 - 200,000	$11,875	$6,725	$3,475	$3,475
200,001 - 300,000	$15,125	$9,400	$4,675	$4,675
300,001 - 400,000	$22,325	$13,700	$6,950	$6,950
400,001 - 500,000	$27,000	$16,800	$8,750	$8,750
Over 500,000	$28,000	$18,900	$10,075	$10,075

BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION FEE SCHEDULE NOTES	
Note:	1. A Plan Entry Fee of $100.00 shall be paid to Consultant with each submittal of plans in addition to the plan review and inspection fees.
	2. At the sole discretion of the Town of Brookfield and Plans Examiner, Commercial Plan Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.
Determination of Floor Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Floor area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is $250.00 per plan with an additional $100.00 plan entry fee per each plan set.
Accessory Buildings	The plan review fee for accessory buildings less than 500 square feet shall be $125.00 with the plan entry fee waived.
Permission to Start	In addition to the other Fees due hereunder, the plan review fee for permission to start construction shall be $75.00 for all structures less than 2,500 square feet. All other structures shall be $150.00. The square footage shall be computed based on the area of the first floor of the building or structure.
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed $3,000.00.
Resubmittals & revisions to approved plans	When deemed by Consultant's Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee relating to the minor revision shall be $75.00. Any significant changes or alterations beyond minor amendments as determined by Consultant's Plan Examiner and Town's Building Inspection Department may result in additional charges as appropriate

Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of $250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.

Plumbing Plan Review Fee Schedule	
Plumbing Site work - Stormwater Review Base Fees ("Stormwater Base Fees")	
Acres (area drained to a plumbing system)	Fee
up to 5	$400.00
greater than 5 up to 10	$600.00
greater than 10 up to 15	$750.00
Each acre beyond 15 (rounded up)	$750.00 base plus $50.00 per acre
Plumbing Sanitary Drain and Water Supply Laterals Base Fees ("Exterior Plumbing Base Fees")	
$40.00 per combined inch of pipe size (diameter pipe rounded up to nearest inch)	
Interior Plumbing Plan Review Fee Base Fees ("Interior Plumbing Base Fees")	
For all interior plumbing as well as miscellaneous fixtures that necessitate review per SPS 382	
Base Plumbing Plan Review fee	$250.00 + $3.50 per fixture
Plumbing Plan Review Fee Schedule Notes	
All individually submitted plumbing plan sets plan entry fee. (applies to site work and laterals if submitted separately as well)	$100.00
Resubmittals & revisions to approved plans	When deemed by Consultant's Plan Examiner to be a minor revision from previously reviewed and/or approved plans, the review fee shall be $75.00. Any significant changes or alterations beyond minor amendments as mutually determined by Consultant's Plan Examiner and Town's Building Inspection Department may result in additional charges as appropriate.
Early Start	The plan review fee for permission to start construction shall be $150.00 for all structures.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of $250.00 will be assessed per each review type that occurred after construction. This is in addition to

	any other plan entry fees, structural components and Base Fees applied to a Project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.
Upon mutual agreement of Town's Supervisor of Building Inspection and Consultant's Plans Examiner, Stormwater Base Fees, Exterior Plumbing Base Fees and/or Interior Plumbing Base Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.	

- Miscellaneous. Except as expressly provided in this Amendment, all other terms and conditions of the Contract shall remain unchanged and in full force and effect. If there is a conflict between a provision in this Amendment and a provision in the Contract, the provision in this Amendment shall control. The Recitals of this Amendment, including all defined terms contained in the Recitals, are incorporated into, and made part of, this Amendment. Except as expressly provided in this Amendment, all defined terms in the Contract shall have the same meaning when used in this Amendment. This Amendment may be executed in counterparts, each of which when executed and delivered, shall be deemed an original, but such counterparts together shall constitute but one and the same document. Consultant represents and warrants that the individual signing this Amendment is fully authorized to enter into this Amendment and this Amendment is binding on Consultant.

This Amendment shall be effective on the latest date on which the Amendment is fully executed by both parties.

Town of Brookfield
By Keith Henderson, Chairman

Date: _____

EPLEX, LLC (d/b/a E-Plan Exam)
By David Adam Mattox, President

Date: _____

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY:

RESOLUTION #2026-06

RESOLUTION OF THE TOWN BOARD DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING

WHEREAS, Town of Brookfield, Waukesha County, Wisconsin, plans to undertake the reconstruction of Davidson Road and the purchase of a new fire engine, a new plow truck, and a new wide area mower (collectively, the "Project");

WHEREAS, the Issuer expects to finance the Project on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations (collectively, the "Bonds");

WHEREAS, because the Bonds will not be issued prior to commencement of the Project, the Issuer must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, the Town of Brookfield Board (the "Governing Body") of the Issuer deems it to be necessary, desirable, and in the best interests of the Issuer to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Issuer that:

Section 1. Expenditure of Funds. The Issuer shall make expenditures as needed from its funds on hand to pay the cost of the Project until proceeds of the Bonds become available.

Section 2. Declaration of Official Intent. The Issuer hereby officially declares its intent under Treas. Reg. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed $5,000,000.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Issuer pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. The Resolution shall be made available for public inspection at the office of the Issuer's Clerk within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19 and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

[Signature Page to Follow]

Adopted by the Town Board of the Town of Brookfield this _____ day of _____, 2026.

BY:_____
Keith Henderson, Chairman

BY:_____
John Charlier, Supervisor

BY:_____
Steve Kohlmann, Supervisor

BY:_____
Matthew Paris, Supervisor

BY:_____
Ryan Stanelle, Supervisor

ATTEST:_____
Emily Howells, Clerk

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY:

RESOLUTION #2026-07

RESOLUTION ESTABLISHING MORATORIUM ON ISSUANCE OF "CLASS B" REGULAR AND RESERVE LIQUOR LICENSE APPLICATIONS AND DENIAL OF APPLICATION FOR ISSUANCE OF "CLASS B" REGULAR AND RESERVE LIQUOR LICENSE

WHEREAS, the Town Board of the Town of Brookfield has previously determined that the development and/or redevelopment of a portion of land within the Town more particularly described on the attached **Exhibit A** (the "Development Area") is essential to the future growth and development of the tax base in the Town of Brookfield;

WHEREAS, the Town Board has recently approved various plans and specifications for the construction of a retail and residential development in the Development Area; and

WHEREAS, in order to facilitate the proposed development and for the benefit of the public, the Town has determined that any "Class B" regular and reserve liquor licenses which become available for issuance shall be reserved for businesses to be located within the Development Area.

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Brookfield, by adoption of this Resolution, hereby imposes a moratorium on the issuance of any available "Class B" regular and reserve liquor licenses for businesses that are not located, or will not be relocated, within the Development Area. This moratorium shall remain in effect until June 30, 2028, unless earlier rescinded by Town Board resolution.

BE IT FURTHER RESOLVED, that this Resolution shall not prevent the Town Board's consideration and issuance of a "Class B" premier economic development district liquor license.

BE IT FURTHER RESOLVED, that the Town Clerk and Administrator shall have the authority to carry out, and effectuate the purpose of, this Resolution.

[Signature Page to Follow]

Adopted by the Town Board of the Town of Brookfield this _____ day of _____, 2026.

BY:_____
Keith Henderson, Chairman

BY:_____
John Charlier, Supervisor

BY:_____
Steve Kohlmann, Supervisor

BY:_____
Matthew Paris, Supervisor

BY:_____
Ryan Stanelle, Supervisor

ATTEST:_____
Emily Howells, Clerk

EXHIBIT A

Development Area

Lots 1 and 2 of Certified Survey Map No. 10185, recorded in the Waukesha County Register of Deeds April 5, 2006, in Volume 96 of Certified Survey Maps on Pages 60 to 65 as Document No. 3375500, a division of Lot 1 of Certified Survey Map No. 9956, being part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, State of Wisconsin.

For informational purposes only:

Tax Key Nos.: BKFT1123976005 and BKFT1123976004

Lot 2 of Certified Survey Map No. 9956, recorded in the Waukesha County Register of Deeds on January 21, 2005, as Document No. 3243877, being a division of Certified Survey Map No. 4818, being part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 29, Town 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, State of Wisconsin.

For informational purposes only:

Tax Key No.: BKFT1123976001

Units 1, 2, 3, 4 and 5, together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit all in The Corners of Brookfield Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin pursuant to The Declaration of Condominium of The Corners of Brookfield Condominium recorded with the Waukesha County Register of Deeds on September 17, 2015, as Document No. 4166768, as amended by the First Amendment to and Declaration of Removal of a Portion of the Corners of Brookfield Condominium from the Condominium Ownership Act recorded with the Waukesha County Register of Deeds on September 7, 2016 as Document No. 4229550, as further amended by the Second Amendment to Declaration of Condominium of the Corners of Brookfield Condominium recorded with the Waukesha County Register of Deeds on May 3, 2018 as Document No. 4337295, said condominium being located in the Town of Brookfield, County of Waukesha, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

For informational purposes only:

Tax Key Nos.:	BKFT1123962
	BKFT1123961
	BKFT1123965
	BKFT1123960
	BKFT1123963
	BKFT1123964


World Series
2026


FIRE
RESCUE
FIRE
RESCUE


FIRE
TBFD
RESCUE
FIREHOUSE SUBS
FOUNDED BY FIREMEN
FIREHOUSE SUBS
PUBLIC SAFETY
FOUNDATION
MILWAUKEE BREWERS


Town of Brookfield
FIREHOUSE SUBS
MED 20
J. WAGNER
TBFD


RESCUE SQUAD


FIRE-RESCUE
CREW
MLB


MLB
NETWORK


MLB
NETWORK




AMERICAN FAMILY
World Series
Capital One
2026

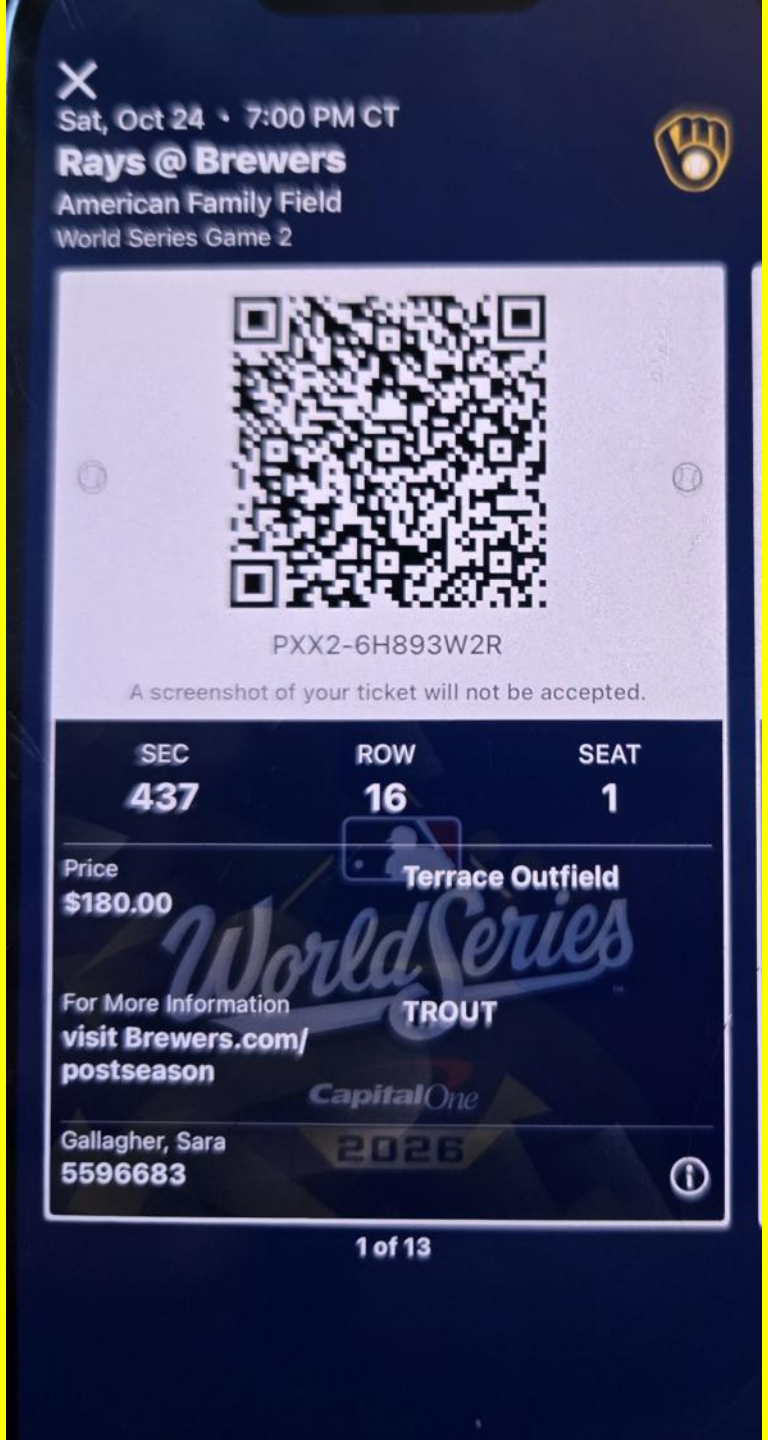

ENGINE CO.
No 10






2026
ME PLATE GATE
WEST ENTRA




Sat, Oct 24 • 7:00 PM CT
Rays @ Brewers
American Family Field
World Series Game 2
PXX2-6H893W2R
A screenshot of your ticket will not be accepted.
SEC
437
ROW
16
SEAT
1
Price
$180.00
Terrace Outfield
For More Information
visit Brewers.com/
postseason
TROUT
Gallagher, Sara
5596683
1 of 13


BRIDGER
AVALANCHE DOGS








THE APP THAT DOES IT ALL
THE APP THAT DOES IT ALL