

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
Tuesday June 24, 2025

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 Supervisor Ryan Stanelle called the meeting to order at 7:13p.m., with the following people present: Plan Commissioners Kevin Riordan, Len Smeltzer, Dan Zuperku, and Town Planner Bryce Hembrook. Chairman Henderson, Plan Commissioners Tim Probst and Jeremy Watson were absent and excused.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Riordan to approve the agenda.

Seconded by Zuperku.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Smeltzer to approve the May 27, 2025 Public Hearing Minutes for Oscars as presented.

Seconded by Zuperku.

Motion Passed Unanimously.

b. Motion by Riordan to approve the May 27, 2025 Public Hearing Minutes for Wisconsin Adult Center as presented.

Seconded by Smeltzer.

Motion Passed Unanimously.

c. Motion by Riordan to approve the May 27, 2025 regular Plan Commission Meeting minutes as presented.

Seconded by Zuperku.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Jordan Jackson (The Sandtrap LLC) is requesting approval for a conditional use permit to allow a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.

Hembrook reported that in addition to what was covered in tonight's public hearing, signage would be an additional approval process for the applicant. Hembrook also pointed out that the applicant had added in justifying the request for a conditional use permit (CUP) as follows:

- Providing year-round recreational access in a climate-controlled, safe environment;
- Encouraging physical activity and social interaction among all age groups;
- Creating a new destination for families, friends, and professionals seeking entertainment that is both fun and skill-building;
- Partnering with local schools and programs to host youth golf instruction and mentorship;
- Adding visual interest to the building and neighborhood through a proposed golf-themed mural on the rear exterior wall (which would have to go through Architectural Review, or may not be allowed per code);
- Contributing to the local economy by increasing traffic and business activity in the area.

Motion by Smeltzer to **recommend** approval for a conditional use permit to allow a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.

Seconded by Riordan.

Further Discussion:
None.

Motion carried unanimously.

- b. Eric Nesselth (Stephen Perry Smith Architects) is requesting conceptual approval of a building addition to the MLG Capital building, located at 19000 West Bluemound Road Suite A.

Hembrook described the proposal as relocating the carport to the east side of the building, and putting an addition on the west side of the building. The existing building is approximately 21,221 square feet (including the greenhouse area) and they are proposing a 4,560 square foot building for a total of 25,782 square feet. Parking does not meet requirements, but there is a shared parking agreement with Galleria West. Verification of setbacks will be required, as there were some discrepancies between the site plan presented and the County's GIS map. Hembrook reported the Fire Department would like to see the turning radius of the west side of the building. The Town Engineer noted there are not enough parking stalls (82 total) to meet the town ordinance parking requirement (103 stalls). Hembrook noted the engineer is not aware of the shared parking agreement. Smeltzer asked that if the building were full, would they take up all 83 spots for parking and much of the shared parking as well. Mike Jagodinski from MLG was present and responded that they do not get many visitors to the office, and two-thirds to three-fourths of employees are in the office. Businesses in the area are supportive of each other for parking, so parking has not been an issue. There are approximately 60-70 employees. 80 parking stalls are enough.

Motion by Smeltzer to **recommend** conceptual approval of a building addition to the MLG Capital building, located at 19000 West Bluemound Road Suite A as presented.

Seconded by Zuperku.

Further Discussion:
None.

Motion carried unanimously.

- c. Erik Madisen (Madisen Maher Architects), representing KHS Group, is requesting conceptual approval for proposed building expansions, located at 880 Bahcall Court.

Hembrook reported that there are two phases of building expansion. Phase I would be an addition on the east side of Bahcall Court, approximately 24,000 square feet, and a decorative metal fence along the northern property line. Phase Two includes removing the three existing one-story metal buildings on the south side of the property, and build an approximately 65,000 square foot building and connecting to the existing buildings on the east and west sides of Bahcall Court. Phase II will add approximately 45 workstations. The south part of the site (closer to I-94) will be reworked to include parking and truck maneuvering areas. Parking and setback requirements are being met, and detailed information is included in the staff report. The Fire Department made the following comments:

- Requesting an overlay of the proposed plans and water mains;
- Would like to see where the Fire Department Connect is located on the buildings;
- Will need to determine where the hydrants need to be located. (This should be discussed/ determined between conceptual and preliminary review phases).

Sanitary District No. 4 commented that they will need to review the utility plan since some of the existing water and sewer mains will need to be relocated. The Fire Department will need to review fire hydrant placement, the hydrant located at the end of Bahcall Court is located where they are proposing the building in Phase II. The Town engineer commented it appears they may be adding more than 0.5 acres of impervious area based on the existing site plan through Phase II construction. If so, the site would need to meet the Town's stormwater requirements.

Motion by Riordan to **recommend** conceptual approval for proposed building expansions, located at 880 Bahcall Court as presented.

Seconded by Zuperku.

Further Discussion:
None.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS.

Rebekah Leto will be the new Town Planner starting July 1st. Rebekah introduced herself to the Plan Commission members.

Hembrook reported that the zoning code update is being reviewed by the Town Attorney.

Stanelle mentioned the 4th of July parade at 9am, followed by a picnic at Marx Park.

9) ADJOURN.

Motion by Riordan to adjourn at 8:00pm.

Seconded by Zuperku.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner

RL/lr