

TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
AUGUST 26, 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 Chairman Keith Henderson called the meeting to order at 7:11 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Len Smeltzer, Jeremy Watson, Dan Zuperku; and Town Planner Rebekah Leto. Plan Commissioner Tim Probst was absent and excused. Plan Commissioner Kevin Riordan was absent.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Mr. Watson to approve the agenda.

Seconded by Mr. Stanelle.

*Motion Passed Unanimously.*

4) APPROVAL OF MINUTES.

a. Motion by Mr. Watson to approve the June 24, 2025 Public Hearing Minutes for The Sand Trap as presented.

Seconded by Mr. Smeltzer.

*Motion Passed Unanimously.*

b. Motion by Mr. Watson to approve the June 24, 2025 regular Plan Commission Meeting minutes as presented.

Seconded by Mr. Zuperku.

*Motion Passed Unanimously.*

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Review and possible action on a Conditional Use Permit to construct a 6 foot tall fence within 3 feet of the side and rear property lines, Ryan Amidon (owner), 20815 Brook Park Court., Tax Key No. BKFT1125077.

Leto confirmed no additional details were available than what was presented during the public hearing. The owner/applicant was not present. A neighbor identified that the owner took a previous fence down that was on the lot line. After brief discussion by the Plan Commission, it was decided to table the item as the petitioner was not there to answer questions.

Motion by Mr. Watson to **table** the request for a Conditional Use Permit to construct a 6-foot tall fence within 3 feet of the side and rear property lines for Ryan Amidon, 20815 Brook Park Court, to allow the petitioner to be present.

Seconded by Mr. Zuperku.

Further Discussion: None.

*Motion carried 3-1, with Mr. Smeltzer opposing.*

- b. Review and possible action of a 2-lot Certified Survey Map, James and Susan Taylor (owner), Chris White, RA Smith (applicant), located at 21165 Hwy 18, Tax Keys BKFT1130999001 and BKFT1128959001.

Planner Leto explained a condition of the approval for Oscar's to redevelop was to prepare a Certified Survey Map (CSM) to facilitate a lot line adjustment and establish easements. Lot 1 is getting slightly bigger and losing road frontage and Lot 2 is getting slightly smaller and gaining road frontage. The area of conveyance between the parcels will incorporate a shared water main easement. The Sanitary District has signed off on the utility plans, easement location and associated language via separate documents. The recorded easement document numbers will be placed on the CSM prior to recordation.

The CSM is also proposing a cross parking easement on Lot 2 for the benefit of Lot 1 (Oscars) and a cross access easement on Lot 1 (Oscars) for the benefit of Lot 2 in the future. The applicant understands that these agreements do not guarantee future development/ use approval for the vacant lot (Lot 2).

Leto noted the City of Waukesha must also review the CSM as an extra-territorial review entity.

Motion by Mr. Watson to **recommend approval** of a 2-lot Certified Survey Map for James and Susan Taylor, 21165 Hwy 18 for parcels BKFT1130999001 and BKFT1128959001, as presented.

Seconded by Mr. Smeltzer.

Further Discussion: None.

*Motion carried unanimously.*

- c. Review and possible action on Conceptual approval for Johnson Financial Group, represented by The Redmond Company (applicant) on property owned by Bluemound Enterprises Limited Partnership located at 17740 W. Bluemound Road. Tax Key BKFT1120996.

Planner Leto gave an overview of the development proposal as outlined in the staff report. Leto pointed out that there was some conflicting code language between the 10 ft. pavement offset and the 4 ft. curb requirement for parking and identified that during the code amendments that this will be reviewed further. She also clarified that the existing site consists of parking up to the lot line. Chairman Henderson asked about the possible connection to the Metro Market side. Leto clarified that this is just a proposal at this time.

Planner Leto noted that the petitioner is also asking for an extension of the timeframe that conceptual approval is valid to help accommodate their current lease agreements. She also noted that there have been general complaints of exterior maintenance of the property, specifically the landscaping. Leto recommends the extension be granted conditioned upon Johnson Financial Group maintaining the property grounds and that the conceptual approval was tied to this specific application. Mr. Smeltzer asked if the building would be demolished, as well. Leto clarified that the applicant was not planning to demo the building until closer to the build date. Scott Koldzinski of Johnson Financial Group, noted that from a capacity resource perspective, demo would occur in 2027. Mr. Smeltzer asked Mr. Koldzinski to clarify the possibility of a connection to Metro Market. Mr. Koldzinski clarified they are having conversations with Metro Market on the connection and are hopeful it will work for safety and convenience of customers.

Supervisor Stanelle indicated the proposed use of the building was fine as it is not high intensity and felt the removal of some of the pavement on the site would be good. He was also hopeful the connection to Metro Market could be made. Mr. Watson questioned if additional banks were necessary in the town. Mr. Smeltzer noted that he did not think this use would generate much traffic or cause issues.

Motion by Mr. Smeltzer to **recommend** Conceptual approval for Johnson Financial Group, represented by The Redmond Group, located at 17740 W. Bluemound Road as presented, with a deadline of June 20, 2027 to submit plans for preliminary approval.

Seconded by Mr. Stanelle.

Further Discussion:

Chairman Henderson asked if the Plan Commission was okay with the build timeline of 2028. Mr. Smeltzer noted that he would like to see the building demolished as soon as possible. Mr. Watson noted that there were conditions of that approval. It was clarified that they are looking for an extension of the timeframe that Conceptual Approval is granted. Eric Olf, The Redmond Company, clarified that the intention is to break ground in Q2 of 2027 so they will be back in the fall of 2026 for permits. Mr. Stanelle asked if they should put a date on it. A friendly was made and the motion adjusted accordingly.

*Motion carried 3-1, with Mr. Watson opposing.*

- d. Review and possible action on Preliminary and Final approval of a building addition to the MLG Capital building, Eric Nesseth (Stephen Perry Smith Architects) (applicant), 19000 HQ LLC (MLG Capital) (owner), located at 19000 West Bluemound Road Suite A. Tax Key No. BKFT1124999003.

Planner Leto gave an overview of the development proposal as outlined in the staff report. Leto noted that the previously proposed carport was no longer part the project scope. Mr. White also clarified that four parallel parking spaces were added to the west side of the building, bringing the property closer to compliance with the Ordinance requirements for 94 total spaces. Planner Leto discussed how the existing and proposed lighting is not in conformance with the lighting ordinance. However, the proposed lighting is a reduction from what was approved in 2018 and any light crossing the west property boundary falls into an easement. Leto stated how the Town Engineer agreed that it was reasonable to allow the lighting change. There are trees on the west side of the building that have to be removed because of the proposed footings. The applicant noted new trees and landscaping will be added. The architect clarified that the existing dumpsters were located on the north end of the building. Chairman Henderson questioned how stormwater was being addressed. Mr. White indicated that the building addition is going over existing pavement and there is no change in the stormwater being managed on site. However, he noted that a storm sewer would be relocated. Supervisor Stanelle asked if the compact parking spaces were necessary given the parking agreement, and asked why the carport was removed and how they will prevent cars from hitting the sign. Chris White, project architect, stated that proposed addition required additional ADA parking spaces to meet code, and once those spaces were added, there was not enough room for the carport. Mr. White stated there are one-foot boulders that were somewhat embedded into the ground with asphalt around them, which will stop compact cars.

Motion by Mr. Watson to **recommend Preliminary and Final approval** of a building addition to the MLG Capital building, located at 19000 West Bluemound Road, Suite A, as presented.

Seconded by Supervisor Stanelle.

Further Discussion: None.

*Motion carried unanimously.*

- e. Review and possible action on Preliminary and Final approval for a building addition to KHS, Erik Madisen (Madisen Maher Architects) (applicant), KHS Group (owners), located at 880 Bahcall Court. Tax Key No. 1126006006.

Planner Leto gave an overview of the development proposal as outlined in the staff report. Chairman Henderson wanted to ensure that the sign relocation was located out of the vision corner easement and Leto noted she would review this issue. Leto handed out a revised lighting and photometric plan that accounted for a change to the wall-pak lights. Leto also handed out a revised copy of the landscaping plan that had been revised to meet Town Engineer comments. Chairman Henderson noted that the dumpster enclosure will need to be modified with Phase II and wanted to make sure fire department had proper access. He also cautioned that the utilities under Bahcall Court should not be where the building is proposed for Phase II.

Motion by Mr. Watson to **recommend Preliminary and Final** approval for a building addition to KHS Group, located at 880 Bahcall Court as presented.

Seconded by Mr. Smeltzer.

Further Discussion: None.

*Motion carried unanimously.*

#### 8) COMMUNICATION AND ANNOUNCEMENTS.

Planner Leto noted that a holiday schedule will be placed on the next agenda and to please come prepared with what dates may work to hold a rescheduled meeting.

Chairman Henderson welcomed Planner Leto to the Town of Brookfield.

#### 9) ADJOURN.

Motion by Mr. Watson to adjourn at 8:14 pm.

Seconded by Mr. Smeltzer.

*Motion Passed Unanimously.*

Respectfully submitted,  
Rebekah Leto – Town Planner