

TOWN OF BROOKFIELD  
ARCHITECTURAL REVIEW COMMITTEE MINUTES  
SEPTEMBER 10, 2025

**The regular meeting of the Architectural Review Committee was held in the East Conference Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.**

1) CALL TO ORDER

Chairman Dean Pearson called the meeting to order at 6:00 p.m. with the following people present: Town Supervisors John Charlier and Steve Kohlmann; and Committee members, Richard Diercksmeier, Alan Lee, and Matt Paris; and Town Planner Rebekah Leto.

2) MEETING NOTICES

Planner Leto reported that the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA

Motion by Mr. Charlier to approve the agenda as presented.

Seconded by Mr. Kohlmann.

*Motion carried unanimously.*

4) APPROVAL OF MINUTES

Chairman Pearson called out to change the motion on item 6)b. to state the motion passed 3-2, rather than 3-2-1.

Motion by Mr. Kohlmann to approve the minutes of the August 13, 2025 minutes with the identified change.

Seconded by Mr. Charlier.

*Motion carried unanimously.*

5) NEW BUSINESS

- a. Review and possible action on a replacement monument sign, window sign at 20900 Swenson Dr., Suite 900, Barry-Wehmiller (tenant) Lori Dominiak, Fast Signs (applicant), Decade Company Income Properties (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. The applicant stated it was a double-sided sign.

Motion by Mr. Charlier to approve a replacement monument sign at 20900 Swenson Dr., Suite 900 for Barry-Wehmiller, as presented.

Seconded by Mr. Paris.

Further Discussion:

None.

*Motion carried unanimously.*

Motion by Mr. Charlier to approve the window signage at 20900 Swenson Dr., Suite 900 for Barry-Wehmiller, as presented.

Seconded by Mr. Kohlmann.

Further Discussion: None.  
None.

*Motion carried unanimously.*

- b. Review and possible action on two wall signs at 17780 W. Bluemound Road, Potbelly (tenant), Elevate Sign Group Ltd (applicant), TFW Group LLC (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Mr. Charlier stated the proposed sign would fill the space better since it is larger on the south side.

Motion by Mr. Kohlmann to recommend approval of two wall signs for Potbelly, located at 17780 W. Bluemound Road as presented.

Seconded by Mr. Paris.

Further Discussion:  
None.

*Motion passed unanimously.*

- c. Review and possible action on a replacement pylon sign at 20700 Swenson Drive, Sign Effectz (applicant), JTM MKE LLC (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. The Committee commented that they liked having the tenant names on the sign, the color scheme and thought it was an overall improvement from the existing sign. Mr. Paris questioned the height of the sign. Planner Leto explained the height requirements identified in the Ordinance and how it was configured using a geometric shape between the road elevation and the building elevation. The building is so tall; it was not likely to exceed any height requirement. Mr. Kohlmann noted that it was not out of place with the scale of the building.

Motion by Mr. Charlier to approve a replacement pylon sign at 20700 Swenson Drive as presented.

Seconded by Mr. Kohlmann.

Further Discussion:  
None.

*Motion carried unanimously.*

6) Old Business:

- a. Review and possible action on a final site plan review for KHS Group at 880 Bahcall Court. Erik Madisen, Madisen Maher Architects, (applicant), KHS USA Inc. (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Chairman Pearson asked if there was a photometric plan. Leto confirmed and showed it on the screen. Mr. Charlier asked if the proposed fence was going to replace the chain link fence around the property. The owner stated he they submitted pictures showing how nature has overtaken the chain link fence and would prefer to leave it that way as to not disrupt the screening. The Committee agreed that made sense.

Motion by Mr. Paris to recommend approval of a final site plan for KHS Group, located at 880 Bahcall Court as presented.

Seconded by Mr. Lee.

Motion carried unanimously.

- b. Review and possible action on final site plan review for MLG Capital at 19000 W. Bluemound Road. Eric Nesseth, Stephen Perry Smith Architects (applicant), 19000 HQ LLC (owner).

Planner Leto gave an overview of the proposal in accordance with the staff report. Leto confirmed the town Engineer saw no issues with the lighting plan.

Motion by Mr. Kohlmann to recommend approval of a final site plan for MLG Capital at 19000 W. Bluemound Road as presented.

Seconded by Mr. Charlier.

Further discussion:  
None.

*Motion carried unanimously.*

## 7) COMMUNICATION AND ANNOUNCEMENTS

None.

## 8) ADJOURN

Motion by Mr. Charlier to adjourn at 6:29 pm.

Seconded by Mr. Kohlmann.

*Motion carried unanimously.*

Respectfully submitted,  
Rebekah Leto, Town Planner