

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
SEPTEMBER 23, 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 7:00 p.m., with the following people present: Town Supervisor Ryan Stanelle; Plan Commissioners Tim Probst, Dan Zuperku; and Town Planner Rebekah Leto. Kevin Riordan was excused. Len Smeltzer and Jeremy Watson were absent.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Mr. Stanelle to approve the agenda.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Mr. Stanelle to approve the August 26, 2025 Public Hearing Minutes for a Conditional Use Permit for Ryan Amidon, as presented.

Seconded by Mr. Probst.

Motion Passed Unanimously.

b. Motion by Mr. Stanelle to approve the August 26, 2025 regular Plan Commission Meeting minutes with the following correction: On Page 2, change "sign" to "side" under 7.c.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD 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.

Planner Leto relayed the proposal for a six-foot tall vinyl fence and site details. The solid fence is proposed to be at a zero foot offset around the rear of the property. Chairman Henderson asked the petitioner why the northern corner was not being fenced. The petitioner responded there was an electric box there. Discussion on how they would maintain it occurred. The petitioner confirmed the previous fence was theirs and that it was approximately 2 ft. tall and half on their property and half on the neighbors because of how it zig-zagged. Discussion on why the solid fence was being requested occurred between the Plan Commission and petitioner. The petitioner noted that they recently adopted a Husky who can jump over a four foot fence. In addition, they've had a neighbor's dog come up into their yard before. They are looking to start a family soon and thought the solid fence would be better for kids and their dog. The petitioner also indicated they have lots of deer and would like to protect their garden and fruit trees, and reduce the possibility of deer ticks. Mr. Probst stated that there should be no need for a maintenance plan since it is a vinyl fence and it should be relatively maintenance free. Chairman Henderson noted the reason that the Plat of Survey is required, given the proposed fence is on the property line and the

Town wants to ensure that the fence is built on the petitioners' property so there are no issues in the future. He also reminded the petitioner that the "good side" needs to face the neighbors.

Motion by Mr. Probst to **recommend** approval for a Conditional Use Permit to construct a 6-foot tall fence within 3 feet of the side and rear property lines at 20815 Brook Park Court as presented.

Seconded by Mr. Stanelle.

Motion passed unanimously.

7) NEW BUSINESS:

a. None.

8) COMMUNICATION AND ANNOUNCEMENTS.

Holiday Schedule for Plan Commission.

Given three Plan Commissioners were absent, this will be on the agenda in October. The following dates were tentatively scheduled:

November 25, 2025, which is a regularly scheduled meeting.

December 16, 2025 at 6:00 pm, prior to Town Board.

9) ADJOURN.

Motion by Mr. Probst to adjourn at 7:23 pm.

Seconded by Mr. Zuperku.

Motion Passed Unanimously.

Respectfully submitted,
Rebekah Leto – Town Planner