

Office of the Town Clerk

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

MEETING AGENDA

Tuesday, December 16, 2025

Town Board

Eric Gnant Room

Immediately Following Joint CDA &

Utility District No. 1

TOB Municipal Building

Town Board Meeting

Sanitary District No. 4

645 N. Janacek Rd., Brookfield, WI

- 1. Call to Order & Roll Call.
- Meeting Notices.
- Approval of Agenda.
- Approval of Minutes:
 - a. December 2, 2025 meeting of the TB, UD1, SD4.
- 5. Citizen Comments: Three-minute limit.
- 6. Committee/Commission Reports/Recommendations: None.
- 7. Old Business: None.
- 8. New Business:
 - a. Recognition of Firefighter Matthew Conrad for completion of his probationary period.
 - b. Discussion and possible action regarding Resolution 2025-10 Approving an Amendment to the Project Plan for Tax Incremental District No. 1A.
 - Discussion and possible action regarding the Joint Powers Agreement with Waukesha County for the 9-1-1 Emergency System.
 - d. Discussion and possible action regarding the Agreement for Use of Waukesha Fire Department Training Facility.
 - e. Discussion and possible action regarding the Utility Acceptability of Construction for Penzey's Spices, located at 19300 Janacek Ct, Brookfield, WI 53045.
- 9. Departments Reports/Recommendations:
 - a. Police Department
 - 1. Discussion and possible action regarding the Three-Year Repayment Agreement.
 - b. Plan Commission
 - Discussion and possible action regarding the request by Jordan Jackson, representing The Sandtrap LLC, for approval of PHASE II for the Conditional Use Permit, located at 17800 W. Bluemound Rd.
 - 2. Discussion and possible action regarding the request by Point Real Estate to set a public hearing date to consider an amendment to the Conditional Use Permit and the Plan of Operation that would result in a change in use from commercial to residential in an existing building, located at 655 N. Brookfield Rd.
 - 3. Discussion and possible action regarding the request by KCG Companies LLC to set a public hearing date to consider an amendment to the Town Land Use Plan Map and zoning map to allow for a potential future multi-family residential development, located at 1345 S. Barker Rd.

- c. Sanitary District No. 4
 - 1. Discussion and possible action regarding the proposed 2026 Sanitary District No. 4 Budget.
 - 2. Discussion and possible action regarding Ordinance 2025- Sanitary District No. 4 Establishing Sewer Rates.
- d. Utility District No. 1
 - 1. Discussion and possible action regarding the proposed 2026 Utility District (Stormwater Utility) Budget.
- 10. Approval of Vouchers and Checks.
- 11. Communication and Announcements.
- 12. Adjourn.

Posted December 12, 2025

Emily Howells, Deputy Clerk



Office of the Town Clerk

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	MEETING MINUTES	
	Town Board	Eric Gnant Room
Tuesday, December 2, 2025	Utility District No. 1	TOB Municipal Building
7 p.m.	Sanitary District No. 4	645 N. Janacek Rd., Brookfield, WI

Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:05 p.m.

Present: Chairman Keith Henderson; Supervisors Steve Kohlmann, John Charlier, John Schatzman and Ryan Stanelle.

A quorum was met (5-0).

Staff Present: Administrator/Interim-Clerk Tom Hagie, Town Attorney Michael Van Kleunen, Highway Superintendent Scott Hartung, Sanitary District No. 4 Superintendent Tony Skof, Police Chief Chris Perket, Fire Chief John Schilling, Town Engineer Justin Gutoski and Deputy Clerk Emily Howells.

Meeting Notices.

Howells confirmed the meeting notices were posted as required by law.

3. Approval of Agenda.

Motion by Schatzman to approve the agenda; seconded by Stanelle.

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

- 4. Approval of Minutes:
 - a. November 18, 2025 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the minutes of November 18, 2025 as presented; seconded by Charlier.

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

- 5. Citizen Comments: Three-minute limit.
 - a. Resident Bill Genteman commented on the Weyer Road Drainage Improvement Project.
- 6. Committee/Commission Reports/Recommendations: None.
- 7. Old Business: None.
- 8. New Business:
 - a. Discussion and possible action regarding the Class "B" Beer and "Class B" Liquor application for The Sandtrap.

Motion by Charlier to approve the regular Class "B" Beer and "Class B" Liquor application for The Sandtrap; seconded by Kohlmann.

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

b. Discussion and possible action regarding the appointment of Elections Officials for the 2026-2027 term.

Motion by Stanelle to approve the appointment of Elections Officials for the 2026-2027 term as presented; seconded by Schatzman.

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

- c. Discussion and possible action regarding the Weyer Road Drainage Improvement Project update.

 <u>Direction by the Town Board provided to staff to begin pursuit of project plan option 3. Direction by Town Attorney to obtain a change order from All-Ways reflecting a completed project plan and associated costs.</u>
- d. Discussion and possible action regarding the change order for the Clickshare wireless conferencing unit.

Motion by Kohlmann to approve the change order for the Clickshare wireless conferencing unit not to exceed \$5,000; seconded by Charlier.

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

e. Discussion and possible action regarding the Municipal Advisor Client Disclosure for the TID 1A – West End Pro Forma Analysis 2025.

Motion by Kohlmann to approve the Municipal Advisor Client Disclosure for the TID 1A – West End Pro Forma Analysis 2025; seconded by Charlier.

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

f. Discussion and possible action regarding notice of claim and circumstances by Laura Harvancik.

Motion by Schatzman to deny the notice of claim and circumstances by Laura Harvancik; seconded by Stanelle. Motion prevailed by a voice vote (5-0).

- 9. Departments Reports/Recommendations:
 - a. Sanitary District No. 4
 - Discussion and possible action regarding a Strand Associates, Inc. Task Order 25-01.
 Motion by Charlier to approve the Strand Associates, Inc. Task Order 25-01; seconded by Schatzman.
 Motion prevailed by a voice vote (5-0).
 - b. Development Services
 - Discussion and possible action regarding an Order to Raze Building, located at 20792 Watertown Rd.
 Motion by Kohlmann to authorize Building Inspector Jason Chromy to execute the Order to Raze Building, located at 20792 Watertown Rd on December 11, 2025; seconded by Charlier.
 Motion prevailed by a voice vote (5-0).
 - c. Department of Public Works
 - Discussion and possible action regarding Resolution No. 2025-05 Intention to Join the Statewide Safety Interoperable Communications System by the Department of Public Works.
 Motion by Kohlmann to approve Resolution No. 2025-05 Intention to Join the Statewide Safety Interoperable Communications System by the Department of Public Works; seconded by Charlier.
 Motion prevailed by a voice vote (5-0).
 - d. Police Department
 - Discussion and possible action regarding Resolution No. 2025-06 Intention to Join the Statewide Safety Interoperable Communications System by the Police Department.
 Motion by Charlier to approve Resolution No. 2025-06 Intention to Join the Statewide Safety Interoperable Communications System by the Police Department; seconded by Kohlmann.
 Motion prevailed by a voice vote (5-0).
 - e. Fire Department
 - Discussion and possible action regarding Resolution No. 2025-07 Intention to Join the Statewide Safety Interoperable Communications System by the Fire Department.
 Motion by Charlier to approve Resolution No. 2025-07 Intention to Join the Statewide Safety Interoperable Communications System by the Fire Department; seconded by Kohlmann.
 Motion prevailed by a voice vote (5-0).
- 10. Approval of Vouchers and Checks.

Motion by Charlier to approve vouchers and checks in the amount of \$1,152,708.88; seconded by Kohlmann. Motion prevailed by a voice vote (5-0).

- 11. Communication and Announcements.
 - a. Hartung provided a summary of the snow event and complimented the crew's plow response.
 - b. Chairman Henderson presented the correspondence received from ATC.
 - c. Chairman Henderson noted the tree lighting at the Corners of Brookfield went great.
 - d. Howells made the reminder to stop into Town Hall and fill out a card for our senior living facilities.
 - e. Howells made the reminder that the Town is once again hosting a Holiday Donation Drive for the Ronald McDonald House.
 - f. Hagie noted the Waukesha Freeman wrote an article on Emily Howells for her appointment as Town Clerk.
- 12. Adjourn.

Motion by Kohlmann to adjourn at 8:41 p.m.; seconded by Charlier. Motion prevailed by a voice vote (5-0).

Respectfully submitted by, Emily Howells, Deputy Clerk

RESOLUTION #2025-10

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF TAX INCREMENTAL DISTRICT NO. 1A, TOWN OF BROOKFIELD, WISCONSIN

WHEREAS, the Town of Brookfield (the "Town") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Town; and

WHEREAS, Tax Incremental District No. 1A (the "District") was created by the Town on February 18, 2014 as a district in need of rehabilitation or conservation work; and

WHEREAS, the Town now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Town ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Town:
- k. An opinion of the Town Attorney or of an attorney retained by the Town advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Waukesha County, the School District of Waukesha, and the Waukesha County Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on December 16, 2025 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the CDA adopted the Project Plan, and recommended to the Town Board that it amend the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookfield that:

- 1. The boundaries of the District named "Tax Incremental District No. 1, Town of Brookfield" remain unchanged.
- 2. That this Amendment is effective as of the date of adoption of this resolution.
- 3. The Town Board finds and declares that:
 - (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b) The Town estimates that 70% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (c)The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
- 4. The Project Plan for "Tax Incremental District No. 1, Town of Brookfield" (see Exhibit A), as amended, is approved, and the Town further finds the Project Plan is feasible and in conformity with the master plan of the Town.

Adopted this	day of	, 2025
Town Board Chair		
Town Clerk		

EXHIBIT A -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

PROJECT PLAN AMENDMENT #2

Town of Brookfield, Wisconsin

Tax Incremental District No. 1A



Prepared by:

Ehlers N19W24400 Riverwood Drive, Suite 100 Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:

Public Hearing Held:

Consideration by CDA:

Consideration by Town Board:

December 16, 2025

December 16, 2025

December 16, 2025

Consideration ion by the Joint Review Board: TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 1A ("District") is an In Need of Rehabilitation or Conservation District created on February 18, 2014. In 2013, the Wisconsin legislature passed and the Governor signed Wisconsin Act 51 which allows the Town of Brookfield in Waukesha County to create TID's in the same manner and for the same purposes as cities and villages under Section 66.1105 of Wisconsin Statutes.

The District was created for the purpose of rehabilitation and redevelopment of property that is deteriorated and/or inadequately served by public infrastructure.

The District was previously amended on May 17, 2022 to add \$16.48 million of costs related to the Poplar Creek development. There is no limit on the number of project plan amendments permitted by statute, but only four territory/boundary amendments are permitted so long as the Town is in compliance with the 12% test. Presently the incremental value of the District is 16.61% of the Town's total equalized value meaning the Town cannot add territory to the District unless enough property is subtracted that the incremental value of the District is less than 12% of the Town's total equalized value.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").

The original project plan for the District identified projects with a total principal amount of \$47.39 million which combined with the amendment #1 costs of \$16.48 million totals to \$63.87 million of project costs. Should total principal expenses exceed \$63.87 million the Town should seek a plan amendment. The Town and Community Development Authority ("CDA") have completed the projects identified in the original project plan and amendment #1.

Estimated Total Project Cost Expenditures

The Town anticipates making total expenditures of approximately \$12.64 million ("Project Costs") to undertake the projects listed in this Amendment. Project Costs will be incurred within the District boundaries and the surrounding ½ mile. The additional project costs consist of (i) \$12.29 million of Town funded capital improvement projects, (ii) \$219k in debt interest and issuance costs, and (iii) \$132k for the recovery of a tax chargeback in 2025, as further detailed in Section 7 of this Plan.

Incremental Valuation

The Town does not project any new land or improvement value being created in the District by this Amendment and the District's value is expected to grow to approximately \$326.21 million by January 1, 2026 with the full value for the completed Poplar Creek development coming online. Creation of this value was made possible by the Project Costs already incurred within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs by 2040.

Summary of Findings

As required by Wis. Stat. § 60.23, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

- 1. That "but for" the amendment of this Project Plan, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Town. In reaching this determination, the Town has considered:
 - The substantial investment needed to provide the public infrastructure necessary to allow for continued development and long term success of the existing development within the District. Absent the use of tax incremental financing, the Town is unable to fully fund this program of infrastructure improvements.
- 2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Town has considered the following information:

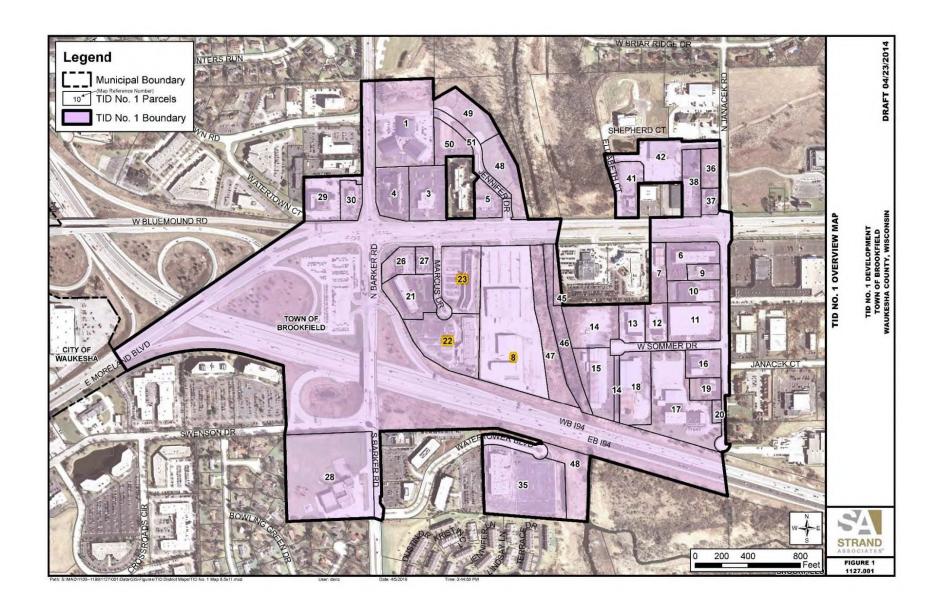
That the Project Costs will setup the District for long term success and retain existing businesses which will result in induced effects of continued spending locally for goods and services from retailers, restaurants and service companies.

- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
- 4. The boundaries of the District are not being amended.
- 5. The Project Costs relate directly to the rehabilitation and conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- 6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
- 7. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.
- 8. The Town estimates that 70% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Current District Boundary

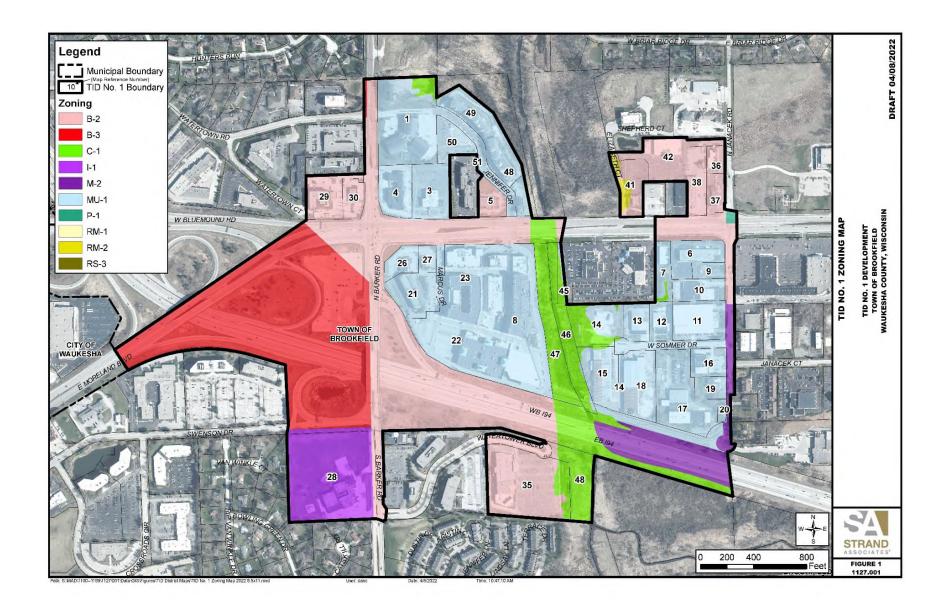
A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.



SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" at the time of District creation is found on the following page.



SECTION 4:

Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan approved on February 18, 2014 and its subsequent amendment approved on May 17, 2022 is amended to include the following Project Costs that the Town has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Town from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Town to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Town may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Town may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire rights-of-way are eligible Project Costs.

<u>Acquisition of Easements</u>

The Town may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Town to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Town related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Town may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Town may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Town for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand sanitary sewer infrastructure located outside

of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Town may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Town will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Town construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Town to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Town to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Town may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Town to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Town may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Town may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Town are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Town executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Town may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Town may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Town's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The Town intends to make the following project cost expenditures outside the District:

1/2 Mile Projects	Est. Cost
Bluemound Road Pedestrian Underpass	\$225,000
Davidson Road Reconstruction (Manhattan Drive to Stonehedge Court) ¹	\$842,000
Debt Interest and Issuance Costs	\$219,169
Watertown Road Multi-Use Path (Barker to Fox River Trail) ²	\$500,000
Janacek Road Extension (Janacek Road to Brookfield Road)	\$1,000,000
Brookfield Road Multi-Use Path (Bluemound Road to south town limits)	\$675,000

¹The total cost of the project is \$2,200,000 of which \$1,358,000 will be considered a non-project cost as further described in Section 14.

²The total cost of the project is \$1,000,000 of which \$500,000 will be considered a non-project cost as further described in Section 14.

<u>Professional Service and Organizational Costs</u>

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Town may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Town employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

Recovery of 2025 Tax Chargeback

Parcel BKFT1123-977-021 had a revised assessed value of \$8,847,500 set at the 2024 Board of Review which was subsequently submitted to DOR for certification of the January 1, 2024 incremental value of the District. However, the tax bill that was issued for parcel BKFT1123-977-021 was based on the unadjusted assessed value of \$22,000,600 which resulted in a total chargeback of \$131,915.20.

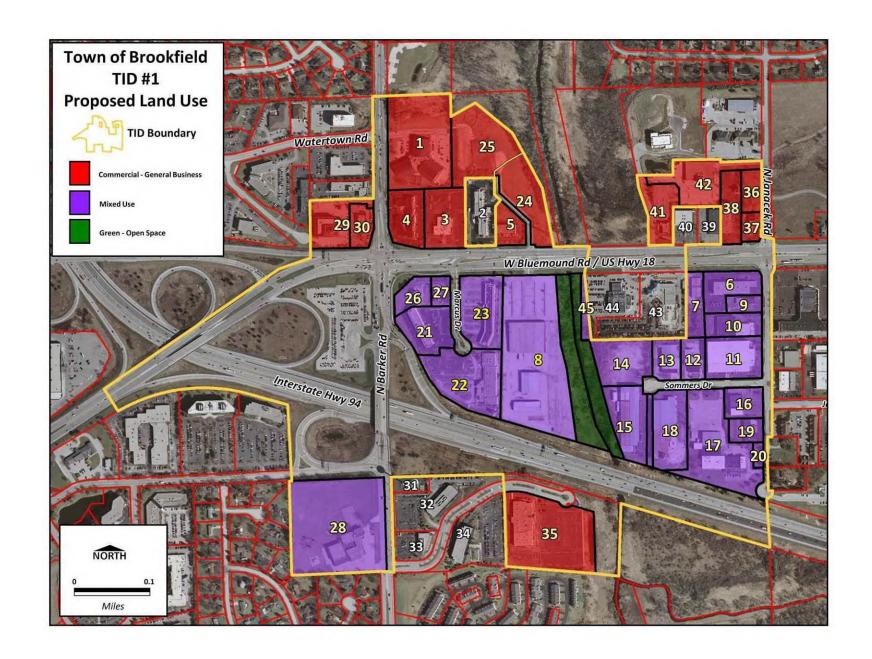
Per state law, under Wis. Stat. § 74.41(1m): Amount collected from property in a tax incremental district. A tax may not be included on a form submitted under sub. (1) if the tax was levied on property within a tax incremental district, as defined in s. 60.85 (1) (n) or 66.1105 (2) (k), unless the current value of the tax incremental district is lower than the tax incremental base, as defined in s. 60.85 (1) (m) or 66.1105 (2) (j), in the assessment year for which the tax was refunded, rescinded, collected, or corrected under sub. (1) (a) to (c).

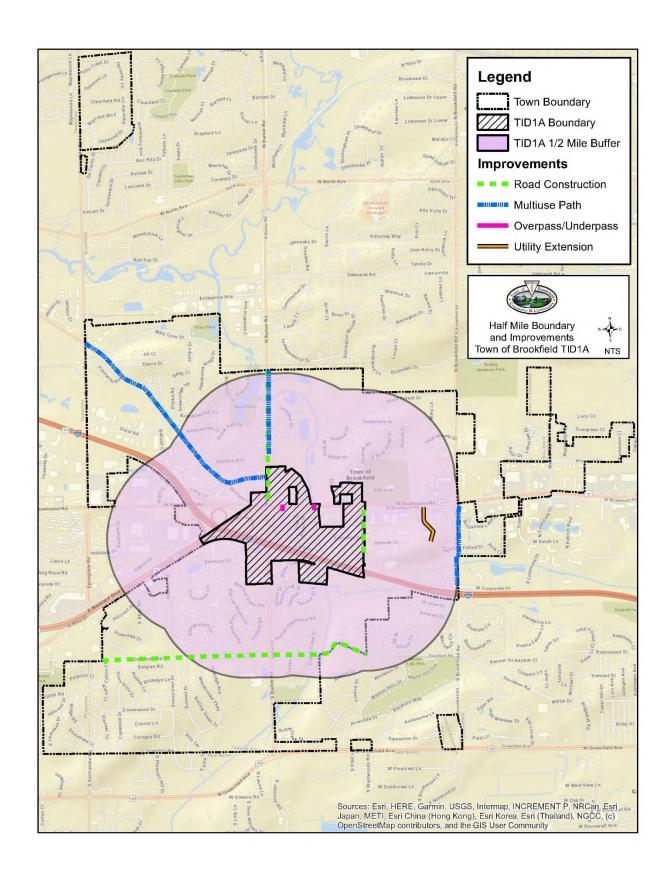
As the District had a positive incremental value on January 1, 2024, the Town is unable to recover the chargeback from the overlapping entities nor is the Town eligible for a levy limit adjustment despite the value not actually being recorded within the District. As such, the Town Board desires to consider the recovery of the chargeback from District revenues as an eligible project cost as permitted under Wis. Stat. § 66.1105(2)(f)1.i.

SECTION 6:

Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. Maps of the proposed improvements and uses under this Amendment are found on the following pages.





SECTION 7:

Detailed List of Estimated Project Costs

The original project plan identified \$47.39 million of project costs within the District as described below:

	Corners TID	Developer	Janacek &	
	Budgeted	MRO	Contingency	
	Actual	Actual	Estimate	TOTAL
Projects				
Corners TID Costs including bridge costs	29,005,000			29,005,000
Town costs of TID, Legal and Consulting	433,216			433,216
Developer MRO Reimbursement		9,495,000		9,495,000
Janacek Road or other road improvements			2,000,000	2,000,000
Contingency			1,000,000	1,000,000
Total Project Funds	29,438,216	9,495,000	3,000,000	41,933,216
Estimated Finance Related Expenses				
Debt Issuance and Capitalized Issuance	2,669,279	0	0	2,669,279
Debt Service Reserve	2,615,760	0	0	2,615,760
Total Final Costs	34,723,255	9,495,000	3,000,000	47,218,255
Total Costs included in project plan	34,307,903	10,080,000	3,000,000	47,387,903

Amendment #1 added an additional \$16.48 million of project costs within the District as described below:

Amendment #1 Project Costs	
	Cost Estimate
Projects	
Developer Incentive for Poplar Creek	14,500,000
Poplar Creek public infrastructure improvements (surveying, earthwork, utilities, paving, traffic signals)	780,000
Town costs of annual TID, legal, engineering, planning, and inspections (2022-2041)	1,200,000
Total Project Costs	16,480,000

The list on the following page identifies the Project Costs that the Town expects to make, or may need to make in conjunction with the implementation of this Plan Amendment.

All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

The Town anticipates a further plan amendment will be brought forward to address other redevelopment opportunities within the District.

	Amendment #2 Project Costs											
		Cost Estimate	Less: Non-Project Costs	Totals	1/2 Mile	Town Priority (1-5)	Est. Timing					
Proje	cts											
1	Bluemound Road Pedestrian Bridge	7,000,000		7,000,000		5	NLT 2036					
2	Bluemound Road Pedestrian Underpass	225,000		225,000	225,000	4	NLT 2036					
3	Davidson Road Reconstruction (Manhattan Drive to Stonehedge Court)	2,200,000	(1,358,000)	842,000	842,000	1	2026					
4	Debt Interest and Issuance Costs	219,169		219,169	219,169	1	2027-2037					
5	Watertown Road Multi-Use Path (Barker to Fox River Trail)	1,000,000	(500,000)	500,000	500,000	3	NLT 2036					
6	Barker Road Multi-Use Path (Watertown Road to north town limits)	300,000		300,000		2	NLT 2036					
7	Barker Road Reconstruction (support to County for widening)	500,000		500,000		3	NLT 2036					
8	Janacek Road Extension (Janacek Road to Brookfield Road)	1,000,000		1,000,000	1,000,000	5	NLT 2036					
9	Brookfield Road Multi-Use Path (Bluemound Road to south town limits)	675,000		675,000	675,000	2	NLT 2036					
10	Regency Court Water Main Extension	250,000		250,000		5	NLT 2036					
11	Other Various Utility Extensions	500,000		500,000		TBD	NLT 2036					
12	Other Various Road Improvement Projects	500,000		500,000		TBD	NLT 2036					
13	2025 Chargeback	131,915		131,915		1	2025					
7	Total Project Costs	14,501,085	(1,858,000)	12,643,085	3,461,169							

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

Project Costs the Town previously made are expected to create \$326.21 million of incremental value by January 1, 2026 with the full value for the completed Poplar Creek development coming online as further described in **Table 1**. Assuming the Town's current equalized TID Interim tax rate of \$10.45 per thousand of equalized value decreases to \$10.14 by 2028, and 0.33% annial economic appreciation of values, the Project would generate \$81.02 million in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Constr	uction Year	Actual	Poplar Creek	Annual Total	Construction	n Year
1	2014	(1,779,100)		(1,779,100)	2014	1
2	2015	32,435,700		32,435,700	2015	2
3	2016	101,040,700		101,040,700	2016	3
4	2017	125,478,900		125,478,900	2017	4
5	2018	(33,394,100)		(33,394,100)	2018	5
6	2019	23,766,800		23,766,800	2019	6
7	2020	5,450,700		5,450,700	2020	7
8	2021	1,862,000		1,862,000	2021	8
9	2022	19,536,300		19,536,300	2022	9
10	2023	26,813,700		26,813,700	2023	10
11	2024	(874,300)		(874,300)	2024	11
12	2025		25,867,999	25,867,999	2025	12
13	2026			0	2026	13
14	2027			0	2027	14
15	2028			0	2028	15
16	2029			0	2029	16
17	2030			0	2030	17
18	2031			0	2031	18
19	2032			0	2032	19
20	2033			0	2033	20
21	2034			0	2034	21
22	2035			0	2035	22
23	2036			0	2036	23
24	2037			0	2037	24
25	2038			0	2038	25
26	2039			0	2039	26
	Totals	300,337,300	25,867,999	326,205,299		

Table 2 - Tax Increment Projection Worksheet

Tax Increment District No. 1A Tax Increment Projection Worksheet - Overall

Type of District
Actual Creation Date
Valuation Date
Maximum Life (In Years)
Expenditure Period (In Years)
Revenue Periods/Final Rev Year
End of Expenditure Period
Latest Termination Date
Eligible for Extension/No. of Years
Eligible Recipient District



Actual Base Value Pre-Amendment Base Value (Actual) Property Appreciation Factor Tax Rate Adjustment (3 years) 62,972,100 NA 0.33% -1.00%

		Total Actual	Value						
	Construction	Value	Added	Valuation	Inflation	Valuation	Revenue	Tax	Tax
	Year	Added (Lost)	Projected	Year	Increment	Increment	Year	Rate	Increment
2	2015	30,656,600		2016		30,656,600	2017	15.18	465,256
3	2016	101,040,700		2017		131,697,300	2018	14.37	1,892,147
4	2017	125,478,900		2018		257,176,200	2019	14.13	3,633,999
5	2018	(33,394,100)		2019		223,782,100	2020	14.21	3,179,505
6	2019	23,766,800		2020		247,548,900	2021	14.11	3,491,816
7	2020	5,450,700		2021		252,999,600	2022	13.43	3,397,631
8	2021	1,862,000		2022		254,861,600	2023	11.34	2,891,157
9	2022	19,536,300		2023		274,397,900	2024	10.80	2,964,778
10	2023	26,813,700		2024		301,211,600	2025	10.45	3,148,659
11	2024	(874,300)		2025		300,337,300	2026	10.35	3,108,125
12	2025	0	25,867,999	2026	2,011,958	328,217,257	2027	10.25	3,362,682
13	2026	0	0	2027	2,552,148	330,769,405	2028	10.14	3,354,941
14	2027	0	0	2028	2,585,724	333,355,129	2029	10.14	3,381,167
15	2028	0	0	2029	2,619,914	335,975,043	2030	10.14	3,407,741
16	2029	0	0	2030	2,654,730	338,629,773	2031	10.14	3,434,667
17	2030	0	0	2031	2,690,184	341,319,957	2032	10.14	3,461,953
18	2031	0	0	2032	2,726,290	344,046,247	2033	10.14	3,489,606
19	2032	0	0	2033	2,763,059	346,809,306	2034	10.14	3,517,631
20	2033	0	0	2034	2,800,504	349,609,810	2035	10.14	3,546,036
21	2034	0	0	2035	2,838,640	352,448,450	2036	10.14	3,574,828
22	2035	0	0	2036	2,877,480	355,325,930	2037	10.14	3,604,014
23	2036	0	0	2037	2,917,037	358,242,966	2038	10.14	3,633,601
24	2037	0	0	2038	2,957,326	361,200,292	2039	10.14	3,663,596
25	2038	0	0	2039	2,998,361	364,198,653	2040	10.14	3,694,008
26	2039	0	0	2040	3,040,157	367,238,810	2041	10.14	3,724,844

41,033,511

Note: Value added is projected value from Poplar Creek development.

Future Value of Increment

81,024,389

Financing and Implementation

The Town will incur costs to construct public infrastructure within the District and the surrounding ½ mile. The Town intends to issue general obligation debt to finance the 2026 Davidson Road Reconstruction, while future projects are currently modeled to be cash-funded as revenues are available. Additional general obligation borrowing(s) may be pursued if required by project timing and the availability of cash. Finally, the Town plans to recover the \$131,915 tax chargeback using the existing fund balance of the District.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2040 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Cash Flow

Tax Increment District No. 1A Cash Flow Projection Page 1 of 3

			Donal D) va aa ada					Other Reven	NI OS	Other Revenues							
			Bona F	Proceeds		Other Revenues												
Year	Tax Increments	Debt Proceeds Iess issuance costs	Debt Service Reserve for future Principal Payment	Capitalized Interest	Borrowing Proceeds for Town Admin- istration Costs	Room Tax	Developer Reimbursements	Special Assessments - 2017	Special Assessments - 2020 Note	Misc. Income	Interest on Non-Reserve Funds	Interest on Reserve Funds	Personal Property Aid Payment	Revenues				
2015	0	28,991,745	2,615,760	1,987,494	433,216		670,694				48	0		34,698,957				
2016	0	450,000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , ,			,			249,416	18,312	0		717,728				
2017	465,256	1,170,000				37,283		630,732		127,497	3,650	0		2,434,418				
2018	1,892,147							210,828		3,887	66,081	4,465		2,177,408				
2019	3,633,999	2,256,613					1,117,626	210,828			50,599	48,546		7,318,211				
2020	3,179,505	3,757,046					137,735	210,828			38,931	16,885		7,340,930				
2021	3,491,816							210,828	115,000		31,451	1,346		3,850,441				
2022	3,397,631							210,828	115,000		24,746	33,983		3,782,188				
2023	2,891,157								115,000		15,637	116,745		3,138,539				
2024	2,964,778								115,000		12,847	158,258		3,250,883				
2025	3,148,659								125,070			78,473	157,663	3,509,865				
2026	3,108,125								134,950			78,473	157,663	3,479,210				
2027	3,362,682	842,000							134,505			78,473	157,663	4,575,322				
2028	3,354,941								134,000			78,473	157,663	3,725,077				
2029	3,381,167								138,105			78,473	157,663	3,755,408				
2030	3,407,741								136,755			78,473	157,663	3,780,632				
2031	3,434,667											78,473	157,663	3,670,803				
2032	3,461,953											78,473	157,663	3,698,089				
2033	3,489,606											78,473	157,663	3,725,741				
2034	3,517,631											78,473	157,663	3,753,767				
2035	3,546,036											78,473	157,663	3,782,172				
2036	3,574,828												157,663	3,732,491				
2037	3,604,014												157,663	3,761,677				
2038	3,633,601												157,663	3,791,264				
2039	3,663,596												157,663	3,821,259				
2040	3,694,008												157,663	3,851,671				
2041	3,724,844												157,663	3,882,507				
Total	81,024,389	37,467,404	2,615,760	1,987,494	433,216	37,283	1,926,055	1,684,872	1,263,385	380,800	262,302	1,243,429	2,680,269	133,006,658				

Tax Increment District No. 1A Cash Flow Projection Page 2 of 3

											Expenditures	5		
Year	Lease Payment to CDA	MRO Payment to Von Maur	MRO Payment to Corners	General O Promisso \$450 10/19	ry Notes ,000	General O Promisson \$1,170 10/16/	ry Notes 0,000	Note Anti- Note \$3,000 2/1/2	es 0,000	General Obligation Notes \$2,945,000 \$12/30/2020 \$1/1/2027		\$885,000		MRO Payment to Wimmer
				Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	
2015														
2016	990,979	0	0											
2017	996,515	0	0	45,000	20,419		7,790							
2018	2,130,571	0	0	405,000	43,903	234,000	45,807							
2019	2,354,090	52,516	1,164,272			234,000	36,329		5,735					
2020	2,328,775	94,955	479,918			234,000	26,928	3,000,000	97,335		42.050			
2021	2,305,056	87,818	741,525			234,000	17,372			270,000	42,858			
2022	2,317,480	81,155	620,842			234,000	10,295			275,000	41,400			
2023	2,330,664	67,223	279,915							285,000	35,800			
2024	2,459,136	60,044	239,158							285,000	30,100			0.40.470
2025	2,472,390	50,769	188,062							290,000	24,350			242,173
2026	2,491,556	60,345	(105,252)							295,000	18,500			254,284
2027	2,506,318	60,544	(57,857)							310,000	12,450	55.000	F2 022	436,494
2028	2,521,873	60,743	(87,859)							310,000	7,800	55,000	52,033	441,598
2029	2,537,881	60,944	(93,285)							310,000	4,700	80,000	24,668	452,117
2030	2,554,021	61,145	(98,797)							315,000	1,575	85,000	22,151	462,846
2031	2,570,443	61,347	(104,548)									85,000	19,559	473,789
2032	2,581,896	61,549	(105,287)									90,000	16,913	484,951
2033	2,598,610	61,752	(111,244)									90,000	14,213	496,337
2034	2,615,760	61,956	(117,595)									95,000	11,390	507,950
2035	4,896,580	62,161	228,186									100,000	8,343	519,796
2036		0										100,000	5,143	821,610
2037		0										105,000	1,759	838,043
2038 2039		0												854,803 871,900
2039		0												889,338
2040		0												907,124
2041														307,124
Total	48,560,593	1,106,966	3,060,153	450,000	64,322	1,170,000	144,521	3,000,000	103,070	2,945,000	219,533	885,000	176,169	9,955,153

¹⁾ Interest rates based on November 19, 2025 "Aa3" rated G.O. sale plus 0.30%.

Tax Increment District No. 1A Cash Flow Projection Page 3 of 3

CDA		TIF 1										
Capital	Conservation and Development	2025 Chargeback	Admin	Total Expenditures	Annual	Total Cumulative	Restricted Cumulative	Restricted NAN proceeds (for capital)	Unrestricted Cumulative	Project Cost Principal Outstanding	CDA Debt Outstanding Only	Year
2 662 226	4 052 444		0	2 745 247	20 002 640	20,002,010	2.645.760		20 267 050	44 305 000	24.740.000	2045
2,662,236	1,053,111		0	3,715,347	30,983,610	30,983,610	2,615,760		28,367,850	44,205,000	34,710,000	2015
22,282,064 3,560,699	1,080,820 780,130		0	24,353,863 5,410,553	(23,636,135) (2,976,135)	7,347,475 4,371,340	2,615,760 2,615,760		4,731,715 1,755,580	44,889,000 45,780,000	34,710,000 34,710,000	2016 2017
3,360,699	197,870		162,930	3,220,081	(2,976,133)	3,328,667	2,615,760		712,907	44,525,582	33,570,000	2017
515,347	3,482,348		76,630	7,921,267	(603,055)	2,725,611	2,615,760		109,851	42,442,387	32,190,000	2018
313,347	79,840		65,706	6,407,457	933,473	3,659,084	2,615,760	743,388	299,936	43,919,244	30,815,000	2020
	125,182		64,816	3,888,628	(38,186)	3,620,898	2,615,760	743,388	261,750	41,928,650	29,440,000	2021
	74,899		67,244	3,722,315	59,873	3,680,771	2,615,760	743,388	321,623	40,006,485	28,025,000	2022
	15,177		77,472	3,091,251	47,289	3,728,060	2,615,760	743,388	368,912	48,559,520	26,565,000	2023
	14,068		79,183	3,166,690	84,193	3,812,253	2,615,760	743,388	453,105	47,055,445	24,940,000	2024
		131,915	64,454	3,464,113	45,752	3,858,004	2,615,760		1,242,244	57,618,679	23,260,000	2025
842,000	780,000	,	66,388	4,702,821	(1,223,610)	2,634,394	2,615,760		18,634	55,290,539	21,515,000	2026
1,238,994			68,380	4,575,322	0	2,634,394	2,615,760		18,634	53,193,328	19,705,000	2027
293,458			70,431	3,725,077	0	2,634,394	2,615,760		18,634	51,109,413	17,825,000	2028
305,840			72,544	3,755,408	0	2,634,394	2,615,760		18,634	48,966,274	15,870,000	2029
302,970			74,720	3,780,632	0	2,634,394	2,615,760		18,634	46,793,175	13,835,000	2030
488,251			76,962	3,670,803	0	2,634,394	2,615,760		18,634	44,726,404	11,715,000	2031
488,796			79,271	3,698,089	0	2,634,394	2,615,760		18,634	42,630,183	9,510,000	2032
494,425			81,649	3,725,741	0	2,634,394	2,615,760		18,634	40,504,118	7,210,000	2033
495,207			84,098	3,753,767	0	2,634,394	2,615,760		18,634	38,348,564	4,810,000	2034
0			86,621	5,901,686	(2,119,514)	514,880			514,880	12,729,876	0	2035
2,719,030			86,708	3,732,491	0	514,880			514,880	9,089,236	0	2036
2,730,081			86,794	3,761,677	0	514,880			514,880	5,416,112	0	2037
1,892,947			2,834,632	956,632	1,471,512			1,471,512	2,668,361	0	2038	
0			86,968	958,868	2,862,392	4,333,904			4,333,904	1,796,462	0	2039
			87,055	976,393	2,875,279	7,209,183			7,209,183	907,124	0	2040
			87,142	994,266	2,888,241	10,097,424			10,097,424	0	0	2041
41,312,346	46 7,683,445 131,915 1,941,047 122,909,235											

12,292,000 Amendment Capital Projects

Projected TID Closure with no other projects

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Town estimates that 70% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Town Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Town's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Town's Comprehensive Plan identifying the area as appropriate for mixed use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Town's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Town

This Plan Amendment promotes the orderly development of the Town by investing in infrastructure that will position the District for long term success. The original plan accomplished the goal of rehabilitating properties that were vacant or underutilized for several years preceding District creation. Through use of tax increment financing, the Town can continue to attract new investment that results in an increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the projects will be compatible with adjacent land uses.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a nonproject cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

- 1. Davidson Road Reconstruction (Manhattan Drive to Stonehedge Court): The project has a total cost of \$2,200,000 and will only partially benefit the District. The Town has determined the District's benefit to be \$842,000 of the total project and the remaining \$1,358,000 will be considered a non-project cost to be funded by a source other than District revenues.
- 2. Watertown Road Multi-Use Path (Barker to Fox River Trail): The project has a total cost of \$1,000,000 and will only partially be funded by the District. The Town has determined the District's benefit to be \$500,000 of the total project based on the territory located within ½ mile of the District boundaries. The remaining \$500,000 will be considered a non-project cost to be funded by a source other than District revenues.

SECTION 15:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)



Michael P. Van Kleunen mvk@axley.com 262.409.2708

December 9, 2025

Via Email Only (administrator@townofbrookfield.com)
Tom Hagie, Town Administrator
Town of Brookfield
645 North Janacek Road
Brookfield, Wisconsin 53045

RE: Project Plan Amendment #2

Town of Brookfield Tax Incremental District No. 1A

Dear Mr. Hagie:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Town Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Town Attorney for the Town of Brookfield, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Town of Brookfield Tax Incremental District No. 1A is complete and complies with the provisions of Wisconsin Statute 66.1105.

Let me know if you have any questions.

Sincerely,

AXLEY LLP

Michael P. Van Kleunen

MPV/caf

WAUKESHA OFFICE AXLEY LLP N17W24222 RIVERWOOD DR, STE 250 • WAUKESHA WI • 53188 262.524.8500 • FAX 262.524.9200 • LAW@AXLEY.COM

SECTION 16:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2024/2025 levy year.

Revenue Year	Town	County	School District	Tech College	Total
	31.80%	14.82%	50.91%	2.46%	
2025	1,001,415	466,716	1,603,075	77,454	3,148,659
2026	988,523	460,707	1,582,437	76,457	3,108,125
2027	1,069,484	498,440	1,712,040	82,719	3,362,682
2028	1,067,022	497,292	1,708,099	82,528	3,354,941
2029	1,075,363	501,180	1,721,451	83,173	3,381,167
2030	1,083,814	505,119	1,734,981	83,827	3,407,741
2031	1,092,378	509,110	1,748,690	84,490	3,434,667
2032	1,101,056	513,154	1,762,582	85,161	3,461,953
2033	1,109,851	517,253	1,776,660	85,841	3,489,606
2034	1,118,764	521,407	1,790,929	86,530	3,517,631
2035	1,127,799	525,618	1,805,391	87,229	3,546,036
2036	1,136,956	529,885	1,820,050	87,937	3,574,828
2037	1,146,238	534,212	1,834,909	88,655	3,604,014
2038	1,155,648	538,597	1,849,973	89,383	3,633,601
2039	1,165,188	543,043	1,865,244	90,121	3,663,596
2040	1,174,860	547,551	1,880,728	90,869	3,694,008
2041	1,184,668	552,122	1,896,427	91,628	3,724,844
	18,799,027	8,761,406	30,093,664	1,454,002	59,108,100

Director of Emergency Preparedness

Waukesha County

Department of Emergency Preparedness Waukesha County Communications

JOINT POWERS AGREEMENT COUNTY 9-1-1 EMERGENCY SYSTEM

WHEREAS, Waukesha County and the municipalities located within the boundaries of Waukesha County have implemented an Emergency 9-1-1 System for the purposes of providing emergency services to residents and visitors of these municipalities, including the fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Section 256.35(9), Wis. Stats, "Joint Powers Agreement," requires that in implementing a 911 system as has been done in Waukesha County, municipalities shall annually enter into a Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the Waukesha County 911 System, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

THEREFORE, in consideration of the mutual promises, agreements and conditions contained herein, it is hereby jointly agreed between Waukesha County and the Town of Brookfield, as follows:

- 1. That effective January 1, 2026 this Agreement shall, thereafter, be applicable on a daily basis from said date through December 31, 2026.
- 2. That if an emergency services vehicle operated by the municipality, or operated by an agency with which the municipality contracts for that particular emergency service, is dispatched in response to a request through the Waukesha County Emergency 911 System, such vehicle (whether owned and operated by the municipality or by the agency) shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional (or as defined by contract) boundaries.
- 3. That a copy of this Agreement shall be filed with the State Department of Justice, as required by Section 256.35(9)(c), Wis. Stats.

Waukesha County								
Department of Emergency Pre	paredness	Town of Brookfield						
Sail R Hooderules	12/05/2025	BY:						
Gail Goodchild	12/05/2025		.te					
		DV.						
			<u></u>					
		Tom nagic, merim Town Clerk Da	ιc					



Town of Brookfield Fire Department

Office of the Fire Chief

Memorandum

To: Town Board, Town Administrator

From: Chief John-Paul Schilling

Date: November 5, 2025

Ref: Summary of City of Waukesha Fire Department Training Center Agreement

Purpose

The Agreement establishes terms for the Town of Brookfield Fire Department (Agency) to utilize the City of Waukesha Fire Department Training Facility located at 900 Sentry Drive, Waukesha, Wisconsin. The agreement promotes shared use of training resources for cost-effective firefighter and rescue training consistent with Wis. Stat. §§66.0301(2) and 66.03125.

Key Provisions

1. Access and Coordination

Facility use is permitted on mutually agreed dates and times.

Waukesha Fire Department (WFD) provides a Site Coordinator and, for Class A live-fire events, an Ignition Officer.

2. Agency Requirements

Submit scheduling information including instructor list, training objectives, and participant roster.

Designate qualified NFPA 1403 personnel: Compliance Officer/Instructor-in-Charge, Safety Officer, Accountability Officer, and Engine Company.

Ensure all participants meet NFPA 1001 Firefighter I minimum training standards prior to participation.

Use only WFD-approved burn materials and adhere to all WFD policies, including Policy 615 (Live-Fire Training).

3. Insurance and Liability

Agency personnel are not City employees; Agency must maintain workers' compensation and liability insurance.

Agency must indemnify and hold harmless the City from claims arising from Agency operations.

4. Billing and Payment

Fees assessed per Exhibit A:

Non-Live Fire Training – \$200 per day + material cost

Live Fire Package (4 hrs, 3–4 burns) – \$500 (includes Ignition Officer & materials)

Optional WFD Instructor – \$250 per instructor

Payment due within 30 days of invoice; late payments suspend facility privileges.

WFD Chief may waive fees for invited joint-training events.

5. Oversight and Enforcement

WFD officers and NFPA 1403 Compliance Officer may halt unsafe training.

WFD may deny or terminate use for any reason or for breach.

6. Term and Termination

Agreement remains in effect until terminated.

Either party may terminate with 60 days' written notice; City may terminate immediately for cause.

7. Legal Provisions

Each party remains an independent contractor.

Governed by Wisconsin law; venue in Waukesha County Circuit Court.

Summary

This agreement ensures safe and compliant access to a regional Class A burn and training facility. It formalizes operational expectations, liability protections, and cost recovery while maintaining flexibility for joint-training opportunities that support regional readiness.



Fire Department

130 W. St. Paul Avenue Waukesha, Wisconsin 53188-5172 Robert N. Goplin, Fire Chief

fire@waukesha-wi.gov (262) 524-3651

October 30, 2025

Fire Chief John-Paul Schilling Town of Brookfield Fire Department 645 N. Janacek Road Brookfield, WI 53045

Dear Chief Schilling,

The City of Waukesha Fire Department is excited to offer the opportunity to form a partnership to improve regional fire training. We have developed an Agreement for Use for outside agencies to utilize the City of Waukesha Fire Department Training Facility. We look forward to working with our mutual aid partners to offer both live fire and non-live fire training opportunities. Please review the agreement for the agency's responsibilities, general obligations, liability clauses, indemnification clauses, and a per-use fee structure.

In addition to your department, we will be extending the same offer to the New Berlin, City of Brookfield, Pewaukee, and Village of Waukesha Fire Departments. Collectively, your fire departments provide the first level of mutual aid response to the City of Waukesha. We see great value in continuing to improve regional training opportunities with our mutual aid partners.

We look forward to continuing to work collaboratively with your department and your training needs. Please reach out to Chief Goplin or me with any questions.

Sincerely,

Pat Rettler

Division Chief of Fire Training

Agreement for Use of Waukesha Fire Department Training Facility

	Recitals
of	(the "Agency").
training center is made and entered into	by the City of Waukesha (the "City") and the
This Agreement allowing use of the City of	of Waukesha Fire Department's burn tower and

WHEREAS,

The parties to this Agreement recognize that sharing resources, including training facilities and related services, promotes the cost effective and efficient use of public resources; and

Section 66.0301(2), Wis. Stats., authorizes municipalities to contract with each other for the receipt and furnishing of fire, protection and emergency medical services; and

Section 66.03125, Wis. Stats., authorizes fire departments to engage in mutual assistance; and

The parties now desire to enter into an Agreement to establish procedures for sharing the training grounds that include the Burn Building and Training Center located at **900 Sentry Drive** in the City of Waukesha, Waukesha Country, Wisconsin (the "Training Facility");

THEREFORE, in consideration of the mutual convents herein, the parties agree as follows:

Responsibilities of the City

- The City shall provide the Agency and said Agency's officers, employees, agents, and trainees (the Agency's "Personnel"), full access to the Training Facility, on dates and at times that are mutually agreed upon by the fire chiefs of the respective parties, for purposes of live fire and/or other training, including general fire and rescue training.
- 2. The City shall provide a Site Coordinator and, for Class A Live-Fire Training events, an Ignition Officer, as assigned by the Waukesha Fire Department ("WFD") Fire Chief or a designee, before each training exercise.

Responsibilities of the Agency

- 1. The Agency shall provide the WFD the following information when scheduling the use of the Training Facility under the terms of this Agreement:
 - a. For training purposes other than Class A Live Fire Training:
 - i. Date and time frame for training.
 - ii. Name of qualified instructor(s).
 - iii. List of all users.
 - iv. Training topics and list of written training objectives.
 - b. For Class A Live Fire Training:
 - i. Date and time frame for training.
 - ii. List of training participants/students
 - iii. Training topic and list or written training objectives
 - iv. Designate the following qualified training support personnel and instructors:
 - 1. NFPA 1403 Compliance Officer/Instructor-In-Charge required under section 4 of this Agreement.
 - 2. Safety Officer
 - 3. Accountability Officer
 - 4. Primary Engine Company with Engineer
 - 5. Instructors:
 - a. Attack Line
 - b. Back-up Line
 - c. Rapid Intervention Team
 - d. Search & Rescue (if applicable)
 - e. Additional task/functions, if applicable
 - v. Designate a Rapid Intervention Team with a minimum of 3 personnel
 - vi. Provide NFPA 1403 Compliant (BLS) Medical Equipment
- 2. The Agency shall provide an NFPA 1403 Compliance Officer/Instructor-In-Charge for all Class A Live Fire Training at the Training Facility. No Class A Live Fire Training may take place unless the NFPA 1403 Compliance Officer/Instructor-In-Charge is present on-site.
- The Agency and its Personnel using the Training Facility shall comply with all City of Waukesha Fire Department policies and procedures related to the use of the Training Facility, including, but not limited to Policy 615 Live-Fire Training, and all

- applicable NFPA standards, including, but not limited to, NFPA 1001, NFPA 1041, NFPA 1403, NFPA 1500.
- 4. When engaging in a Class A Live Fire Training event at the Training Facility, the Agency and its Personnel shall only use combustible materials approved by the WFD (the "burn package"). Approved burn packages may only be placed in or on the "burn cribs" located on each floor of the burn building. If the WFD discovers the Agency or its Personnel added a source of combustion that was not in a "burn crib" and/or used combustible materials that were not part of an approved burn package during a training event, the WFD by its officers on site may stop the training event and the WFD may terminate this Agreement as provided in section 20, "Breach."
- 5. All Agency Personnel using the Training Facility must have received training to meet the minimum job performance requirements for Firefighter 1 of the NFPA 1001 in the following subjects before being permitted to participate in live fire and rescue training events at the Training Facility:
 - a. Safety
 - b. Fire behavior/dynamics/flashover
 - c. Portable extinguishers
 - d. Personal protective equipment
 - e. Ladders
 - f. Fire hose, appliances, and streams/nozzle techniques
 - g. Overhaul
 - h. Water supply
 - i. Ventilation
 - j. Door control / Forcible entry
 - k. Building Construction
- 6. The Agency shall verify that all Agency Personnel using the Training Facility have successfully completed the minimum training requirements set forth in section 6 of this Agreement before participating in a live fire training or other event covered by this Agreement at the Training Facility and inform any Personnel members that have not completed the minimum training requirements that they may not attend the event.
- 7. <u>Status of Agency Personnel</u>. The Agency's Personnel shall not be deemed employees of the City of Waukesha at any time while using the Training Facility. Insurance coverage, including Workers Compensation Coverage, shall be supplied by the Agency for its Personnel.
- 8. Liability.
 - a. The Agency agrees to hold harmless, indemnify and defend the City, its officers, employees, and agents from and against any and all claims,

- demands, liability losses, lawsuits, judgments, and/or expenses including attorney's fees and costs arising from any act or failure to act by the Agency, its officers, employees, or agents that may occur during or that may arise out of this Agreement, except for intentional or reckless acts. The Agency further assumes all liability and responsibility for the negligence and acts and omissions of the Agency, it's officers, employees, or agents.
- b. Nothing contained in this Agreement is intended to waive or estop the City or its insurer from relying on the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wis. Stat. §§ 893.80 and 345.05. To the extent that indemnification is available and enforceable, the City or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law.
- c. This section 9 shall continue beyond the expiration, non-renewal or termination of this Agreement.
- 9. Billing. The Agency will pay a fee for use of the Training Facility as set forth in the fee schedule attached and incorporated herein as Exhibit A. If the WFD invites an Agency to a training event to ensure its Personnel are sufficiently prepared to assist the WFD in an emergency, the WFD Chief or a designee in the sole exercise of their discretion may waive the fee for the training event. Waiver of a fee under this section shall not be deemed a waiver of any future fees required by this Agreement for subsequent training events that involve the recipient of the waiver. Any property damage above and beyond normal use at the Training Facility may be billed by the City to the Agency, Agency Personnel, or the responsible party utilizing the Training Facility.
- 10. <u>Schedule of Payment</u>. The Agency will be invoiced by the City for use of the Training Facility as set forth in the attached Exhibit A. The Agency shall pay the invoice amounts within 30 days of receipt. Late payments may result in additional fees and interest. If the Agency fails to make timely payment under the terms of this Agreement, the Agency and its Personnel will not be allowed to use the Training Facility until all invoices, fees, and interest have been paid in full. The City may require a deposit prior to use of the Training Facility.

General Obligations

11. <u>Term</u>. This Agreement shall take effect on the date it is executed by both parties and shall remain in full force and effect until terminated by either party.

- 12. <u>Insurance</u>. Each party shall procure and maintain at its sole and exclusive expense the following insurance: (i) commercial general liability and professional liability insurance with a combined single limit of not less than \$1,000,000 per occurrence for bodily injury and property damage, and \$3,000,000 aggregate; and (ii) worker's compensation coverage in compliance with Worker's Compensation Law of the State of Wisconsin. Upon request, a party may provide evidence of compliance with the provisions of this section to the other party.
- 13. <u>Authority to Order Training Stopped</u>. WFD Officers on site and the 1403 Compliance Officer/Instructor-In-Charge provided under section 4 of this Agreement shall have the authority to stop any and all training, activity, or other operation of the site when it is deemed unsafe or not in accordance with the established policies or procedures.
- 14. <u>Authority to Deny Use</u>. After reviewing the information the Agency must provide when scheduling use of the Training Facility pursuant to section 4 of this Agreement, the WFD in the exercise of its discretion may deny permission to use the Training Facility for that training exercise for any reason or no reason.
- 15. <u>Relationship of the Parties</u>. The City and the Agency, including their respective officers, employees, and agents, shall be, at all times, independent contractors of the other. Nothing in this Agreement shall be construed to constitute the parties as partners, joint ventures or agents for one another, or as authorizing either party to obligate the other in any manner.
- 16. <u>Notices</u>. All notices or other communications made pursuant to this Agreement shall be given in writing and shall be deemed to have been properly given upon mailing:

If to the City: CITY OF WAUKESHA FIRE DEPARTMENT

Attn: Robert Goplin, Fire Chief

130 W. St. Paul Ave. Waukesha, WI 53188

If to the Agency: TOWN OF BROOKFIELD FIRE DEPARTMENT

Attn: Fire Chief

645 North Janacek Road, Brookfield, WI 53045

17. <u>Termination</u>. The parties may terminate this contract upon giving 60 days' written notice to the other party. In the event of termination, the City shall be paid for all services rendered to the date of receipt of notice of termination.

- 18. <u>Breach</u>. If the Agency breaches any of the terms or provisions of this Agreement, the City shall have, in addition to any other recourse, the right to terminate this Agreement immediately upon written notice and without any legal liability on its part.
- 19. <u>Waiver</u>. Failure by the parties to insist upon strict performance of a term or provision of this Agreement shall not constitute a waiver or relinquishment of the parties' right to thereafter enforce such term or provision, and that said term or provision shall continue in full force and effect.
- 20. Force Majeure. No failure or delay in the performance of the obligations under this Agreement shall be deemed a breach of this Agreement or create any liability therefore if the failure or delay in performance is due to any cause or causes beyond the control of the parties, including, without limitation, strikes, work stoppages, accidents, shut down or delay of suppliers, governmental orders, fires, explosions or other acts of God, theft, embargoes, loss or delay in transit, inability to secure transportation facilities or contingencies arising out of or due to national defense activities, war or emergency conditions. In the event of any such failure or delay or other nonperformance on the part of the parties, they shall have the right to cancel or defer performance under this Agreement in their complete discretion without liability, and such cancellation and/or deferral shall not affect the right of the party to recover amounts due hereunder for services provided.
- 21. Severability. In case one or more of the provisions contained in this Agreement shall be for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in the Agreement.
- 22. <u>Non-Exclusivity</u>. The parties agree the City shall be free to enter into similar agreements with other agencies, and the Agency shall be free to enter into similar agreements with other municipalities.
- 23. <u>Entire Agreement</u>. This Agreement constitutes the entire agreement between the parties with respect to the subject hereof. Any amendment to this Agreement shall made in writing and signed by all parties to the Agreement.
- 24. <u>Governing Law and Jurisdiction</u>. This Agreement shall be construed and enforced according to the laws of Wisconsin. The parties agree that if a lawsuit is necessary with respect to this Agreement, it will be filed in the Circuit Court for Waukesha County, Wisconsin.
- 25. <u>Assignment</u>. Neither party shall assign, in whole or in part, any of the rights, obligations, or benefits of this Agreement without the prior written consent of the other party.

Agency:	
Print name:	 Print name:
Title:	Title:
Date:	Date:
City of Waukesha:	
Robert N. Goplin, Fire Chief Date:	Attest: Katie Panella, City Clerk Date:

Exhibit A:

Fire Training Facility Per Use Fee

Non-Live Fire Training									
Non-Live Fire Usage Fee	\$200/Day								
Materials (OSB, Drywall, etc.)	Market Cost								

Live Fire Training									
4-Hour Class A Live Fire Package:	3-4 Burns: \$500								
(WFD Ignition Officer, Materials, Manikins)									
WFD Instructor(s) (Optional)	\$250/Instructor								





910 West Wingra Drive Madison, WI 53715 (P) 608.251.4843 www.strand.com

December 4, 2025

Mr. Tony Skof Town of Brookfield Sanitary District No. 4 645 Janacek Road Brookfield, WI 53045

Re: Penzey's Spices-Water Service

Town of Brookfield, Wisconsin (Town)

Dear Tony,

The water main utility has been successfully installed for the Penzey's Spices development at 19300 Janacek Court.

The water utilities were installed according to the current Town Sanitary District No. 4 Specifications. These utilities passed all performance tests required by the Standard Specifications for Sewer and Water Construction in Wisconsin.

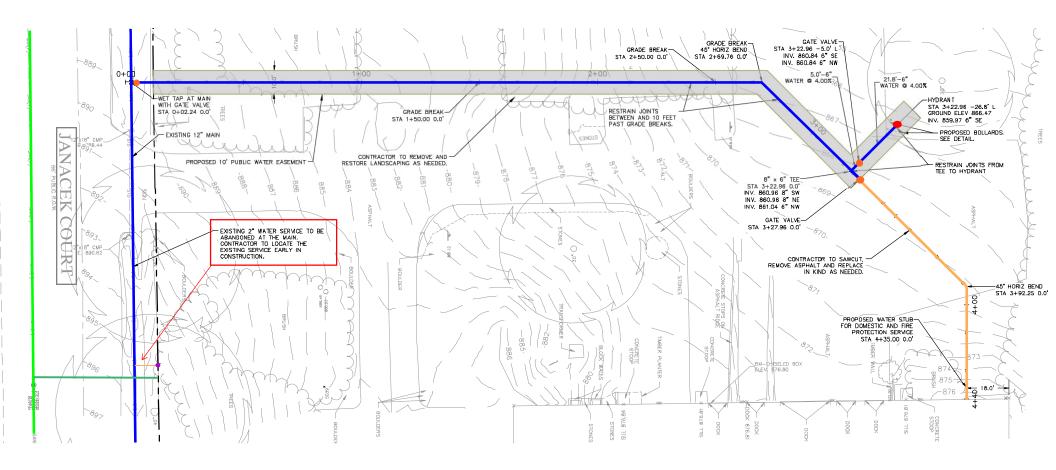
Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®

Justin J. Gutoski, P.E.

c: Tom Hagie, P.E., Town of Brookfield



"Protecting and Serving Our Community"

655 N. Janacek Road Brookfield, WI 53045 Phone 262.796.3798 Fax 262.796.0706

Chief of Police Christopher S. Perket

TOWN OF BROOKFIELD THREE-YEAR REPAYMENT AGREEMENT

This AGREEMENT is entered into on this	day of, 202_ ("Agreement Date") between
the Town of Brookfield, Wisconsin (the "Town") and	d ("Applicant").

WHEREAS, Applicant has filed an application for employment with the Town and has been approved by the Town for further consideration during the hiring process; and

WHEREAS, Applicant wishes to have the Town advance payment for Applicant to attend the Law Enforcement Academy (the "Academy"), for other training and uniforms and specialty gear, and other costs subject to the terms of this Agreement; and

WHEREAS, the Town wishes to continue consideration of Applicant for employment, and therefore Applicant and the Town agree to the following terms and conditions:

- 1. Academy, Training, Uniform and Specialty Equipment Advance. The Town will advance the costs of Applicant's training at the Academy, training programs, certifications, and other trainings during the course of Applicant's employment. The terms of any Academy attendance and training following Applicant's employment will be set at the Employer's discretion. In addition, the Town will pay for certain of Applicant's uniforms and specialty equipment determined by the Town if Applicant is employed by the Town. In the event Applicant is offered and accepts employment by the Town, then Applicant must repay the Town for the total costs advanced for the Academy, training, certifications, uniforms and specialty equipment advanced up to a maximum of six Thousand Dollars (\$6,000.00) ("Advance Amount") under the terms set forth in this Agreement. The Advance Amount does not and shall not include amounts paid to Applicant as wages.
- 2. <u>Taxation</u>. The parties agree that any total annual advance paid by the Town as set forth above that exceeds the amount the employee may receive tax-free under the Internal Revenue Code (the "IRC") or any taxation laws of the state of Wisconsin, is income taxable to Applicant and may be subject to FICA, Medicare and State of Wisconsin withholdings. Applicant agrees to be responsible for payment of any taxation incurred by Applicant, including penalties and interest, if applicable, for the Advance Amount received from the Town for the Academy, training, uniforms and specialty equipment which exceeds the tax-free amount, and agrees to indemnify and hold the Town harmless from any liability or claims resulting from Employee's failure to treat said amount as taxable income.
- 3. <u>Repayment Amounts</u>. Applicant agrees that if his or her employment with the Town ends for any reason, including, but not limited to, Applicant's voluntary or involuntary termination, that the total Advance Amount paid by the Town under this Agreement shall be repaid to the Town by Applicant as follows:

- A. Employment ends within the first year of employment from the date of hire, which is the Applicant's first full day of employment. Amount Applicant must repay the Town: full Advance Amount
- B. Employment ends more than one (1) year and before two (2) years after the date of hire. Amount Applicant must repay the Town: seventy-five percent (75%) of the full Advance Amount
- C. Employment ends more than two (2) years and before three (3) years after the date of hire. Amount Applicant must repay the Town: fifty percent (50%) of the full Advance Amount
- D. Employment ends more than Three (3) years after the date of hire. Amount Applicant must repay the Town: Nothing.
- 4. Repayment Schedule and Method of Repayment. The amount to be repaid to the Town under this Agreement shall be deducted from Applicant's final compensation in Applicant's last regularly scheduled paycheck and Applicant hereby authorizes such deduction in accordance herewith. Said deduction will not reduce Applicant's final compensation below the level of federal minimum wage nor result in Applicant losing overtime compensation as required under applicable Federal or Wisconsin law. If, after the payroll deduction just specified, Applicant has still not repaid the Town the portion of the total Advance Amount to be repaid under Section 3, Applicant shall then repay the remaining balance due to the Town within sixty (60) days of the Applicant's last date of employment with the Town.
- 5. Exceptions to Repayment. Notwithstanding anything to the contrary contained herein, an approved unpaid leave of absence caused by medical, military, or other authorized reasons shall not be deemed a termination of employment for the purposes of this Agreement. However, if any such leave of absence is granted by the Town, then this Agreement shall be deemed to automatically extend accordingly beyond the Three-year timeframe of the Agreement Date set forth herein to include the timeframe corresponding with the period of leave, and the repayment timeframes in Section 3 shall also extend to include the timeframe corresponding with the period of leave.
- 6. <u>Additional Written Authorization</u>. Applicant further agrees that, at the time such a deduction by the Town is necessary, Applicant will voluntarily execute a written authorization form permitting the Town to make all wage deductions authorized under this Agreement.
- 7. <u>Discontinuance of Program</u>. Should Applicant discontinue the Academy, Applicant will be liable for full and immediate repayment to the Town of all funds advanced pursuant to this Agreement. Applicant shall make such payments to the Town in accordance with the repayment schedule and method of repayment as specified in Sections 3 and 4 herein.
- 8. <u>Breach</u>. Applicant agrees that in the event Applicant breaches his or her obligations to reimburse the Town under this Agreement, the Town shall be entitled to institute legal proceedings in any court of competent jurisdiction for the collection of the Advance Amount due, and Applicant agrees that the Town shall be owed such Advance Amount due plus interest at the rate of eight-percent ("8%") per annum, and Applicant shall pay the Town's reasonable attorneys' fees and costs incurred in enforcing or defending this Agreement.
- 9. <u>Waiver</u>. The Parties acknowledge that the obligations under the Agreement may be waived at the sole discretion of the Town upon written request by the Applicant to the Town Board and that said decision by the Town Board shall be final and binding on the parties.
- 10. <u>Condition Precedent.</u> Applicant acknowledges that Applicant's failure to agree to the terms accepted by the parties as set forth in this Agreement shall result in the Town no longer considering the Applicant for employment by the Town.

- 11. <u>Entire Agreement</u>. This Agreement represents the entire agreement regarding Advance Amount between the Town and Applicant and supersedes any previous oral or written agreements between the parties relating to the subjects addressed herein.
- 12. <u>Amendments</u>. This Agreement may be amended at any time by mutual written agreement of the parties, provided that for any amendment to be operative or valid, it must be reduced to writing and signed by Applicant and the Town.
- 13. <u>Governing Law</u>. This Agreement shall be construed in accordance with the laws of the State of Wisconsin without giving effect to the choice of law principles thereof. The parties submit to the jurisdiction of the courts of the State of Wisconsin.
- 14. <u>Severability</u>. If for any reason a court of competent jurisdiction finds any provision of this Agreement to be illegal or unenforceable, the offending provision will be deemed amended or deleted to the extent necessary to conform to the applicable law and for the benefit of the Town.

IN WITNESS WHEREOF, the parties have duly executed this Agreement.

APPLICANT	
	Date
Applicant: [Print Full Name]	
TOWN OF BROOKFIELD	
By:	
Title:	Date
Date of Hire (first day of employment):	



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: December 16, 2025

RE: Conditional Use and Plan of Operation amendment, The Sand Trap LLC, **17780**

W. Bluemound Road, Tax Key No. BKFT 1120.995.002

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.

Property owner: TFW Group LLC

Applicant: The Sand Trap, LLC, c/o Jordan Jackson

Zoning: B-2 Limited Business District

Request: Phase II of the Conditional Use and Plan of Operation for a golf simulator

business (commercial recreation facility).

Project Description

On July 1, the Town Board approved a Conditional Use request for a golf simulator business subject to the following conditions:

- 1. Phase 1 only
- 2. Hours of Operation Monday-Saturday from 10:00 am 10:00 pm, Sundays, 10 am-8 pm.
- 3. Roll door permitted 12:00 p.m. Dusk
- 4. Noise levels must not exceed residential level decibels at the property line.
- 5. Review 6 months from issuance of the occupancy permit.

The applicant is now requesting approval of Phase II after beginning modifications to the space. Phase I was to build out 4,500 sq. ft. of the unit. Phase II expands into the remaining 4,500 sq. ft. The business will ultimately include:

- Five golf bays for up to six players for open play, leagues, lessons and private events.
- Entertainment area including TVs, pool tables, dart boards, arcade games, floor games, corn hole and putting practice.
- Full bar with liquor, beer, seltzers and NA drinks served by licenses staff (Class B license obtained by the Town on December 2, 2025).
- Simple hand foods and small plates prepared in a hoodless kitchen.

- Pro Shop for golf-related and company retail sales.
- Restrooms (Men, Women, Family).

This is consistent with the proposed uses previously presented.

The applicant is requesting a modification to the approved hours of operation. After further consideration of his business plan, the following hours are proposed.

Standard Hours: Monday – Sunday 8:00 am – 12:00 am Summer: reduced or modified hours, depending on demand.

It should be noted that the applicant intends to keep the hours approved by the Town Board for the initial start up, but is requesting the modification to allow for flexibility in operating hours once the business begins operating.

Additional details can be found in the Plan of Operation document enclosed in the packet. The application notes how The Sand Trap aims to be a positive, family-focused addition to the Brookfield community by engaging in special family nights, youth and adult leagues, giveaways and charity drives, partnerships with local businesses and more. The Sand Trap is hoping to open in February of 2026.

Staff Recommendation

Staff recommends that the Plan Commission make a recommendation to the Town Board to approve Phase II of the Conditional Use amendment and Plan of Operation, subject to the following:

1. The Conditional Use Permit shall be recorded in the Waukesha County Register of Deeds, prior to Occupancy being granted.

PLAN OF OPERATION – THE SAND TRAP GOLF BAYS & ENTERTAINMENT CENTER

1. Business Overview

The Sand Trap Golf Bays & Entertainment Center will operate as an indoor golf bay family entertainment center located at 17800 W Bluemound Rd, Brookfield, WI. The business will occupy approximately 8,500 sq ft, with roughly 4,500 sq ft of usable public floor space for guests. The facility blends indoor golf simulation, casual dining, family entertainment, and community-focused events. The goal is to create a clean, safe, and modern recreational destination for families, golfers, youth groups, leagues, and local residents.

2. Primary Services and Amenities

Indoor Golf Simulators

- Approximately 5 TrackMan-style golf bays
- Bays support up to 6 players
- For open play, leagues, lessons, and private events

Additional Entertainment

- Pool tables
- Dart boards
- Arcade games
- Floor games
- Cornhole lanes
- Putting practice area

Food & Beverage - Hoodless Kitchen

- Simple hand foods and small plates prepared without a commercial hood
- Full bar with liquor, beer, seltzers, and NA options
- · Age-restricted service with ID verification; all alcohol handled by licensed staff

Pro Shop

• Golf accessories, branded merchandise, small equipment

Televisions & Sports Viewing

Multiple TVs throughout the center for sports games and events

Bathrooms

• Three total restrooms: Men's room, Women's room, Family restroom

3. Hours of Operation

Standard hours: Monday–Sunday: 8:00 AM – 12:00 AM **Winter (peak season):** anticipated 10:00 AM – 10:00 PM **Summer:** reduced or modified hours depending on demand

Hours may adjust for leagues, events, and holidays while remaining compliant with licensing regulations.

4. Staffing

Estimated 2–3 employees on the busiest shift.

Roles may include:

- Check-in/Front desk
- Simulator bay attendant
- Bartender/service
- Manager/owner oversight

Employee parking will be directed toward non-prime parking stalls to maximize customer parking availability.

5. Parking

Based on operational needs and typical entertainment-center usage patterns, parking demand will not exceed 60 stalls at peak activity. Employee parking accounts for 2–3 additional stalls within the shared lot.

6. Interior Layout

The interior will include:

- Five golf bays
- Bar area

- Lounge/family seating
- Pool tables, darts, arcade and floor games
- Putting area
- Pro shop
- Three restrooms
- Security-monitored entry area
- Storage room and small food prep space (hoodless kitchen)

The design emphasizes open sightlines, safe walkways, and ADA accessibility.

7. Food & Beverage Policy

- Hoodless kitchen preparation using countertop, non-grease-producing equipment
- No deep frying or hood-required cooking
- Menu focused on simple hand foods
- Full liquor service per local licensing
- Alcohol served only by licensed staff
- Strict ID verification
- Staff trained in responsible service practices

8. Safety & Security

- Security cameras inside covering bays, bar, and public areas
- Exterior cameras facing the parking lot
- Owners or manager present during operating hours
- Controlled entrance and visible staff presence
- Compliance with fire code, occupancy, and emergency egress requirements
- First-aid kit and AED on site
- Zero-tolerance policy for disorderly conduct or overservice

9. Community Impact & Engagement

The Sand Trap aims to be a positive, family-focused addition to the Brookfield community by offering:

- Giveaways, charity drives, and golf-club donation events
- Youth and adult leagues
- Special family nights

- Partnerships with local businesses
- In-bay advertising opportunities for local companies
- Collaboration with neighboring Revival Fitness
- Private event hosting including birthdays, corporate groups, and celebrations

All entertainment is indoors, noise is controlled, and no disturbance to outdoor surroundings is anticipated.

10. Waste Management

Daily trash and recycling removal.

Minimal food waste due to hoodless kitchen.

Standard commercial dumpster service managed by building ownership.

No grease interceptors or specialized systems required.

11. Expected Opening Date

February 2026 — aligned with construction, permitting, buildout, and equipment installation timelines.

12. Ownership & Management

Owned and operated by Jordan Jackson & Brandon Cychosz.

Both owners will be regularly on site and maintain direct oversight of operations, safety, staffing, and customer relations.

DRINKING WATER - WATER SERVED MEN - 1 WC, 1 URINAL, 1 LAV. WOMEN - 2 WC, 1 LAV.

RATED ENCLOSURES: SOUTH ENCLOSED STAIR

FIRE EXTINGUISHERS: 75' MAX. DISTANCE

SITE & BUILDING DATA: 2015 IBC & 2015 IEBC "CHANGE OF USE"

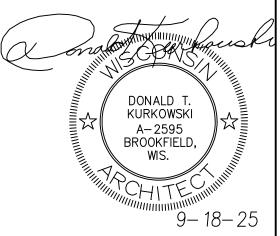
IEBC TABLE 1012.6 - EXTERIOR WALL EXPOSURE GRP B TO GRP E = NO CHANGE IN HAZARD IEBC TABLE 1012.8.2 ACCESSIBILITY: REQUIRED ACCESSIBLE ENTRANCE & ROUTE TO PRIMARY FUNCTION

IBC TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES:

ALLOWABLE DESIGN STRESSES & PRESSURES

PTW SOUTHERN PINE NO. 2 E = 1,600,000 PSI





JEH

9-18-25

25016

GENERAL NOTES:

THE FOLLOWING GENERAL AND SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS ENGAGED IN THE EXECUTION OF THE WORK SHOWN ON THESE

ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH DRAWINGS AND NOTES, STATE OF WISCONSIN BUILDING AND SAFETY CODES, AND GOVERNING LOCAL AND MUNICIPAL CODES. ALL CONTRACTORS SHALL INSURE FAMILIARITY WITH THE ABOVE ITEMS.

PLUMBING, HVAC, SPRINKLER, AND ELECTRICAL DESIGNS ARE NOT INCLUDED IN THIS SET. THIS DRAWING SET IS CONSIDERED TO BE DESIGN-BUILD, AND ANY REFERENCES TO MECHANICAL SYSTEMS OR LIGHTING LAYOUTS IS CONSIDERED TO BE A GUIDE ONLY. SUBMIT DESIGN LAYOUTS TO ARCHITECT AND OWNER FOR REVIEW.

PLUMBING, HVAC, AND ELECTRICAL CONTRACTORS SHALL SUBMIT DOCUMENTATION, CALCULATIONS, AND DATA TO THE STATE AND LOCAL AUTHORITIES FOR APPROVAL, PAY ALL FEES AND SECURE ALL PERMITS AND LICENSES APPLICABLE. SUBMIT PLUMBING, HVAC, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT FOR REVIEW. PLUMBING, HVAC, AND ELECTRICAL DESIGN MUST PROVIDE A COMPLETE WORKING SYSTEM INCLUDING ALL FIXTURES AND EQUIPMENT AS

ELECTRICAL CONTRACTOR SHALL HAVE LIGHTING DESIGNER SUBMIT A LIGHTING PLAN FOR

FIRE PROTECTION CONTRACTOR SHALL PREPARE SPRINKLER DRAWINGS INCLUDING THE DESIGN AND LAYOUT OF THE ENTIRE SYSTEM, TO AVOID CONFLICTS WITH LIGHTING FIXTURES, HVAC AND ARCHITECTURAL FEATURES OF THE BUILDING CONSTRUCTION. MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES, THE "STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS", AND THE "NATIONAL FIRE PROTECTION ASSOCIATION 13". FIRE PROTECTION CONTRACTORS SHALL BE LICENSED BY THE STATE. OBTAIN ALL APPROVALS AND PAY FOR ALL PERMITS RELATED TO THE WORK AND ARRANGE INSPECTIONS WELL IN ADVANCE OF JOB PROGRESS SO AS NOT TO IMPEDE OTHER PHASES OF CONSTRUCTION. SUBMIT APPROVED FIRE PROTECTION PLANS PRIOR TO START OF RELATED WORK.

ALL CONTRACTORS SHALL INSPECT THE JOB SITE AND VERIFY ALL DATA PERTAINING TO THE BUILDING AND THEIR RELATION TO THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY DOCUMENTATION AND CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. CONTRACTORS SHALL CROSS CHECK DIMENSIONS AND ELEVATIONS BETWEEN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. IF

EACH CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND MAN-MADE STRUCTURES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES OR MAN-MADE

TEMPORARY PROTECTION:

PORTIONS OF THE EXISTING STRUCTURES WHERE EXISTING WORK IS TO BE REMOVED AND WHERE NEW WORK IS TO BE DONE SHALL BE TEMPORARILY PROTECTED. TEMPORARY PROTECTION SHALL BE SUCH THAT THE INTERIOR OF EXISTING STRUCTURES WILL AT ALL TIMES BE PROTECTED FROM DUST AND WEATHER INCLEMANCY. IEMPORARY OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTEL

CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURES OR THEIR CONTENTS BY REASON OF THE INSUFFICIENCY OF SUCH PROTECTION.

PATCHING:

THE CONTRACTOR RESPONSIBLE FOR SUCH MATERIALS SHALL PATCH ALL SURFACES WITH PERSONS SKILLED IN SUCH WORK. PATCHING SHALL CONSIST OF REBUILDING THE AREA WITH THE SAME

CONTRACTOR BUILDING A SURFACE PATCHES FOR ALL TRADES PENETRATING THAT SURFACE. ALL NEW AND DISTURBED SURFACES SHALL BE PAINTED, UNLESS PREFINISHED. FOR PATCHED SURFACES, EXTEND NEW PAINTED AREA TO NEAREST ADJACENT WALL.

CLEANING:

ALL ADJACENT PROPERTY AND AREAS SHALL BE PROTECTED AND IF DAMAGED SHALL BE RETURNED

ALL CONTRACTORS SHALL DAILY CLEAN ALL DEBRIS AND LEAVE THE CONSTRUCTION AREA AND SURROUNDING AREA IN SUCH A CONDITION AS TO ELIMINATE INTERFERENCE AND HAZARD. CLEAN ANY DRIPS, SPILLS, OR OVER SPRAY.

DEMOLITION:

INCLUDE THE DEMOLITION AND REMOVAL OF EXISTING STRUCTURES AS INDICATED ON THE DRAWINGS AND AS REQUIRED. PROMPTLY REPAIR ALL DAMAGES TO THE EXISTING UTILITIES CAUSED BY THE

WORK SHALL BE COMPLETELY REMOVED FROM THE SITE. SUCH REMOVAL SHALL BE DONE FROM TIME TO TIME AS DEEMED NECESSARY OR AS DIRECTED TO KEEP THE PREMISES IN A NEAT. ORDERLY AND SAFE CONDITION SO AS NOT TO INTERFERE WITH THE PROGRESS OF THE WORK OR THE SAFETY OF WORKERS OR OTHERS.

WOOD AND PLASTICS :

CARPENTER CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ATTACHMENT OF CABINETS, COUNTERS, CASEWORK, H.V.A.C., BASE AND SIMILAR ITEMS — VERIFY ALL REQUIREMENTS WITH MILLSHOP, MECHANICAL & ELECTRICAL CONTRACTORS, INTERIOR DESIGN FIRM AND OTHERS. WOOD DOORS SHALL HAVE PLAIN SLICED RED OAK VENEERS.

THERMAL, MOISTURE & ACOUSTIC PROTECTION

EXTERIOR WALL INSULATION - SEE WALL TYPES - FURRING PROVIDE 3 1/2" "NOISE BARRIER' SOUND BATT INSULATION WHERE INDICATED, AND AT

HOLLOW METALS:

BE WELDED AND SHALL HAVE SMOOTH JOINTS WHEN INSTALLED. KNOCK DOWNS NOT ACCEPTABLE.

PROVISIONS FOR HARDWARE - MORTISE, REINFORCE, DRILL & TAP FRAMES AT FACTORY FOR HARDWARE REQUIRED FOR HANGING DOOR, LATCHES, CLOSERS, ETC PER SCHEDULE.

HARDWARE:

COORDINATE THE KEY AND LOCK SCHEDULE WITH THE OWNER. ALL HARDWARE SHALL BE ADA ACCESSIBLE. (LEVER HANDLES) COORDINATE HARDWARE COLORS AND FINISHES WITH THE OWNER.

FINISHES :

ALL DRYWALL SHALL RECEIVE CORNER BEADS, EDGE CAPS, TRIM PIECES. ETC.. SURFACES SHALL BE TAPED, FILLED AND SANDED AND SHALL RECEIVE SPRAYED SAND COAT PRIMER. MINIMUM OF (2) COATS PAINT FINISH WHERE PAINT FINISH IS INDICATED.

PROVIDE U.S.G. BRAND "DUROCK" INTERIOR CEMENT BOARD AS CERAMIC TILE WALL SUBSTRATE. PROVIDE TYPE 'X' DRYWALL AT FIRE RATED PARTITIONS.

SPECIALTIES:

PROVIDE FIRE EXTINGUISHERS THROUGHOUT AS PER SECTION 906 OF THE INTERNATIONAL FIRE CODE. TOILET PARTITIONS SHALL BE FLOOR MOUNTED OVERHEAD BRACED 20 GAGE BONDERIZED GALVANIZED STEEL PANELS WITH 22 GAGE DOORS, COMPLETED WITH HINGES, STOPS, KEEPERS, COAT HOOKS AND PAPER HOLDERS. FINISH TO BE BAKED ENAMEL.

PROVIDE ADA APPROVED TOILET ACCESSORIES.

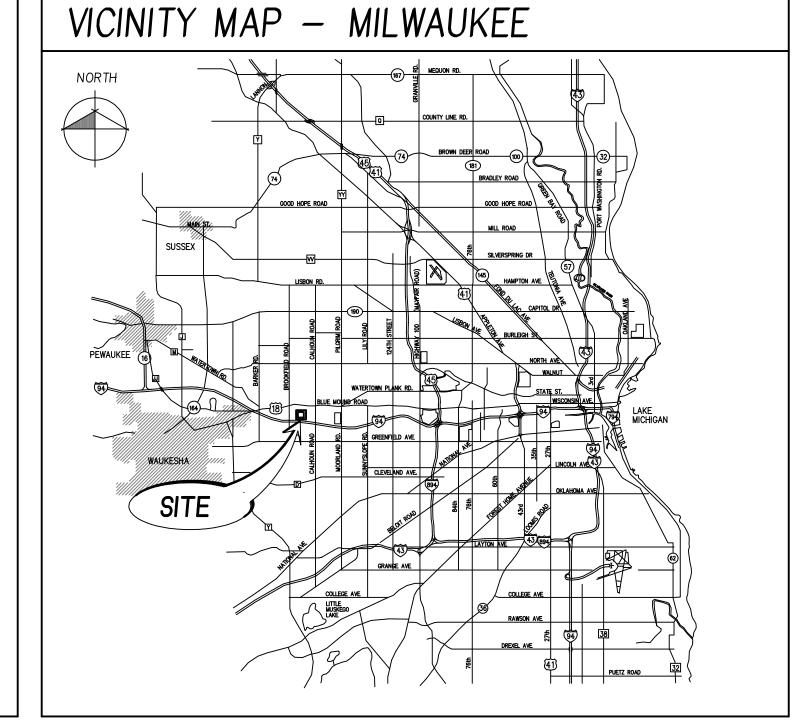
EQUIPMENT:

VERIFY EXACT LOCATION & COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.

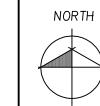
FOOD PREPARATION AREAS:

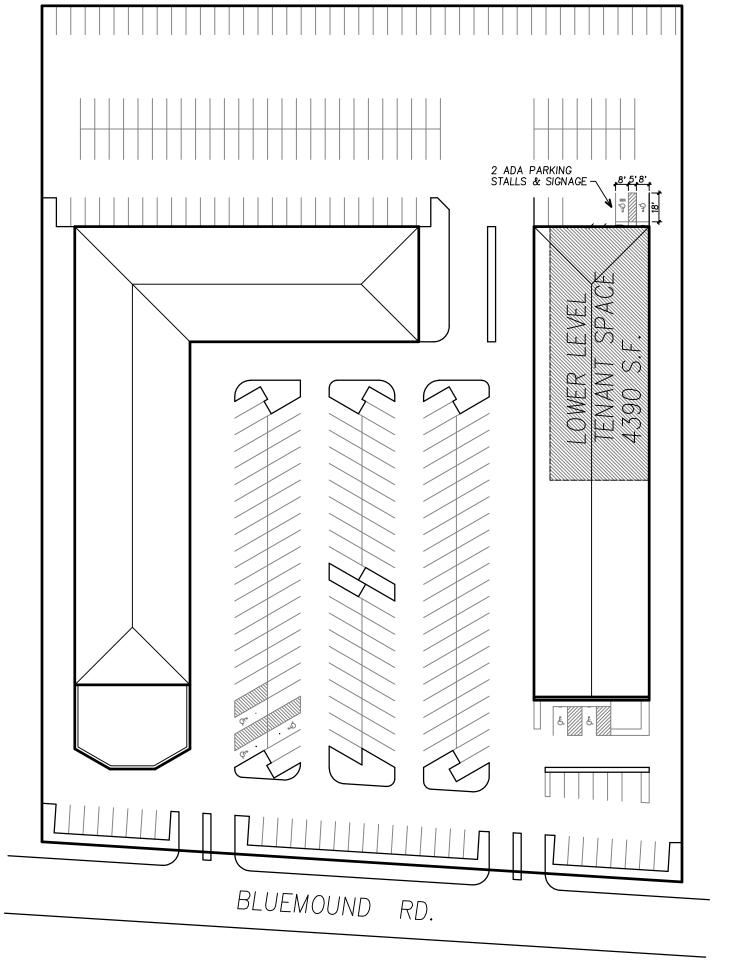
THE TENANT IS RESPONSIBLE FOR HEALTH DEPARTMENT SUBMITTALS AND APPROVALS. FOOD PREPARATION AREA PLANS SHALL BE REVIEWED BY THE LOCAL OR STATE HEALTH DEPARTMENTS FOR LOCATION OF SINKS, AND SANITARY FLOOR AND WALL SURFACES. SUBMITTALS MAY INCLUDE FLOOR PLAN, EQUIPMENT CUT SHEETS, AND EXAMPLE MENU. NO WORK SHOULD BE STARTED PRIOR TO HEALTH DEPARTMENT APPROVAL.

- SERVICE COUNTER: 36" MAX. HEIGHT X 36" MIN. LENGTH.
- ALL WALLS AT PREP AREAS AND SINKS SHALL BE FRP OR EQUIVALENT.
- ALL HAND SINKS SHALL BE OTHER THAN HAND OPERATED USE WRIST BLADES OR ELECTRONIC EYES. ALL STORAGE SHELVES SHALL BE NSF APPROVED WIRE RACK SHELVING.
- NO WORK SHOULD BE STARTED PRIOR TO HEALTH DEPT. APPROVAL.



SITE PLAN SCALE: 1: 60





SHEET INDEX:

COVER SHEET, INDEX, SPECIFICATIONS, DATA, VICINITY MAP, SITE PLAN

- 2 FLOOR PLAN, SCHEDULES, ADA STANDARDS
- 3 FURNITURE PLAN

SITE & BUILDING DATA: 2015 IBC

PROJECT DESCRIPTION: CONVERT PORTION OF EXISTING LOWER LEVEL FROM OFFICE/WAREHOUSE TO GROUP A-2 BAR/RESTAURANT, TO INCLUDE DARTS, POOL, AND SIMULATED GOLF ACTIVITIES. SITE AREA: 213,992 S.F. (4.91 ACRES)

BUILDING AREA: 1ST FLOOR: 21312 + LOWER LEVEL 9827 = 31,139 S.F.

REMODELED AREA (TENANT SPACE): 4,390 S.F.

ALTERATION LEVEL:

LEVEL 2 - RECONFIGURATION OF SPACE, ADDITIONAL EQUIPMENT, OR WINDOW & DOOR CHANGES.

NFPA 13 SPRINKLER SYSTEM: YES (ADDED TO LOWER LEVEL) TYPE OF CONSTRUCTION: IIIB EXTERIOR NONCOMBUSTIBLE WALLS

OCCUPANCY CLASSIFICATION: GROUP A-2 ASSEMBLY OCCUPANT LOAD WORKSHEET DATA:

ASSEMBLY: 3176/15 = 211.7KITCHEN: 168 S.f./200 = .84OFFICE: 73/100 = .73

STORAGE: 171/300 = .57TOTAL OCCUPANTS: 214 PERSONS (ACTUAL = 81 BASED ON SEATING LAYOUT) ASSEMBLY AREA POSTED MAXIMUM OCCUPANT LOAD PER 1004.3: 99 PERSONS

REQUIRED EGRESS WIDTH: 99 X .2 = 19.8 INCHES (ACTUAL = 72 INCHES)

ALLOWABLE AREA: NO CHANGE

EGRESS DISTANCE: 250' PER TABLE 1017.2

MIXED OCCUPANCIES:

STRIP MALL - SEPARATED USES

INDIVIDUAL TENANT SPACES - NON-SEPARATED USES SANITARY WORKSHEET DATA: GOOD FOR 160 TOTAL PERSONS SERVICE SINK — IN JANITOR ROOM (COMMON AREA)

ASSEMBLY/OFFICE/RETAIL - (1) 2A PER 3000 S.F., GARAGE (1) 2A PER 2000 S.F. ASSEMBLY SEATED DINING: PROVIDE DINING SURFACE AT 28" TO 34" HGT. & 30" X 40" CLEAR FLOOR SPACE WITH 27" HIGH KNEE & 9" TOE CLEARANCES FOR FORWARD APPROACH.

"CHANGE OF USE" FROM GROUP B & S2 TO GROUP A-2 ASSEMBLY

IEBC 1004 - FIRE PROTECTION: SPRINKLER SYSTEM ADDED

IEBC TABLE 1012.4 - MEANS OF EGRESS: GRP B & S2 TO GRP A-2 = HIGHER HAZARD LEVEL - REQUIRED EGRESS WIDTH: IBC 1005.3.2 - 99 PERSONS \times .2 = 19.8 INCHES (EXISTING 72") - REQUIRED EGRESS DISTANCE: IBC TABLE 1017.2 TRAVEL DISTANCE GROUP A-2 - 250'

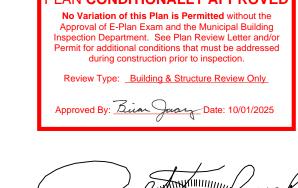
IEBC TABLE 1012.5 - HEIGHTS & AREAS: GRP B & S2 TO GRP A-2 = HIGHER HAZARD LEVEL - EXISTING GROUP A-2 OCCUPANCY: 2 LEVELS - NO CHANGE

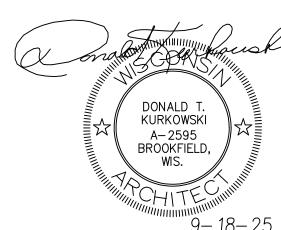
ADA ROUTE IS ACCESSIBLE

- LOWER LEVEL IS SEPARATED FROM GROUND FLOOR BY PRECAST PLANK FLOOR/CEILING ASSEMBLY

FRAMING LUMBER

2 x 6 Fb = 1,440 PSI





DRAWINGS. THESE NOTES SUPPLEMENT, AND ARE MADE PART OF, THE CONTRACT DOCUMENTS.

SHOWN ON ARCHITECTURAL PLANS.

EMERGENCY EGRESS AND ENERGY CONSERVATION COMPLIANCE.

DISCREPENCIES EXIST IN DOCUMENTATION, THE BIDDER SHALL ASSUME THE GREATER QUANTITY, BETTER QUALITY, LARGER CAPACITIES, ETC., AND SHALL INCLUDE SAME IN THE BID PROPOSAL.

BY TEMPORARY WEATHERPROOF CLOSURES.

MATERIALS AS THE SURROUNDING SURFACES AND SHALL INCLUDE CLOSING OF EXISTING HOLES, OPENINGS, ETC., CAUSED BY THE REMOVAL OR RELOCATION OF EXISTING PIPING, DUCTS, CONDUIT,

TO THEIR ORIGINAL CONDITION OR BETTER.

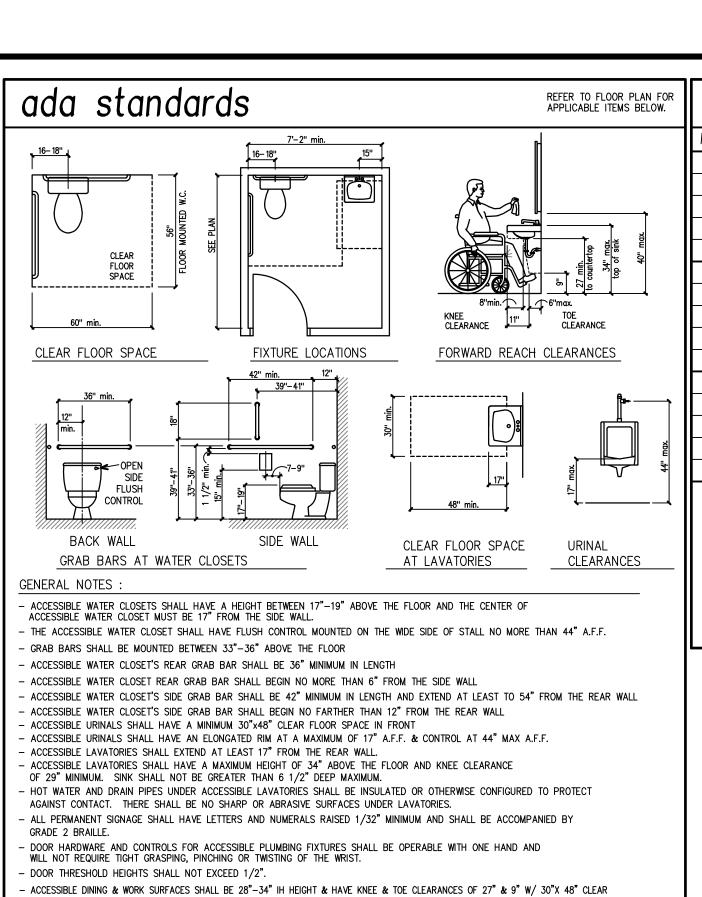
WORK OR AS DIRECTED BY THE ARCHITECT AND AT NO COST TO THE OWNER ALL EQUIPMENT AND MATERIALS AND ALL DEBRIS RESULTING FROM THE DEMOLITION AND REMOVAL

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

TOILET ROOM PARTITIONS.

ALL HOLLOW METAL FRAMES SHALL BE 16 GAUGE, PREPARED FOR 1 3/4" THICK DOORS. FRAMES SHALL BE BONDERIZED AND RECEIVE ONE COAT OF BAKED PRIME PAINT. FRAMES SHALL

HOLLOW METAL DOORS SHALL BE 18 GAUGE, 1 3/4" THICK. INTERIOR DOORS SHALL HAVE HONEYCOMB CORE.



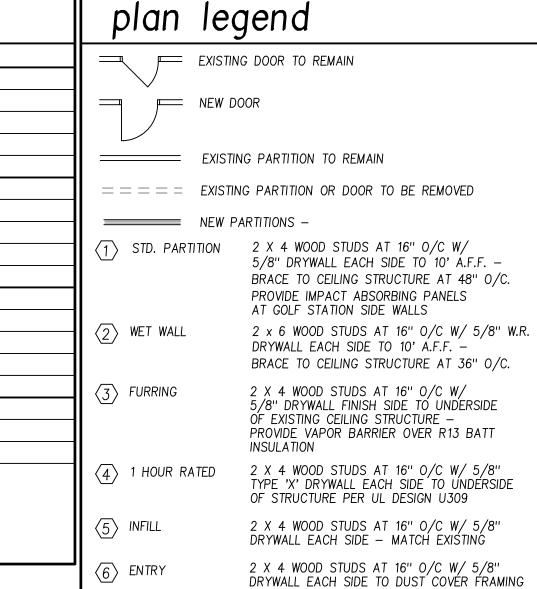
- THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS & RECEPTACLES SHALL BE 48" MAX. A.F.F.

60" A.F.F.. STANDARD LETTERING SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.

- TOILET ROOMS SHALL HAVE ADA APPROVED SIGNAGE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR WITH CENTERLINE AT

FLOOR SPACE

OR /.	door schedule ALL NEW HARDWARE SHALL BE ADA COMPLIANT							room finish schedule							
	MK. SI	IZE	MATERIAL	FINISH	FRAME	REMARKS	MK.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HGT.	REMARKS	
	01 3'-	-0" x 7'-0"	ALUM.	ANOD.	ALUM.	EXISTING	100	ENTRY	CONCRETE	4" VINYL	D.W.	NOTE (1)	8'	_	
	02 3'-	-0" x 7'-0"	ALUM.	ANOD.	ALUM.	PUSH/PULL, CLOSER	101	ACTIVITY AREA	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	=
	03 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	102	BAR	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
	04 3'-	-0" x 7'-0" x 1 3/4"	PLASTIC	PREF.	H.M.	DOUBLE SWING IMPACT W/ VISION PANEL	103	STORAGE	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
	05 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	104	MECHANICAL	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	=
	06 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	PASSAGE SET	105	PANTRY	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	=
	07 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	106	KITCHEN	CONCRETE	4'' C.T.	D.W.	EXP. STRUCT.	12'	-	
	08 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET	107	OFFICE	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
	09 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	CLOSER, PUSH/PULL, ADA SIGNAGE	108	STORAGE	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
	10 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	CLOSER, PUSH/PULL, ADA SIGNAGE	109	PRO SHOP	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
	11 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET, CLOSER	110	CORRIDOR	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	_	
→ [[12 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	LOCKSET, CLOSER	111	GOLF STATION	CARPET	4" VINYL	D.W.	NOTE (1)	10'	IMPACT ABSORBING WALL PANELS	
[[13 3'-	-0" x 7'-0" x 1 3/4"	S.C. WOOD	ST. & V.	H.M.	CLOSER, 'C' LABEL DOOR & FRAME	112	GOLF STATION 2	CARPET	4" VINYL	D.W.	NOTE (1)	10'	IMPACT ABSORBING WALL PANELS	
ä ä							113	GOLF STATION 3	CARPET	4" VINYL	D.W.	NOTE (1)	10'	IMPACT ABSORBING WALL PANELS	
‡							114	MEN	CERAMIC T.	4'' C.T.	W.R.D.W.	VINYL ROCK	8'	SUSPENDED CLG.	
] [[115	WOMEN	CERAMIC T.	4'' C.T.	W.R.D.W.	VINYL ROCK	8'	SUSPENDED CLG.	
`							116	SPRINKLER	CONCRETE	4" VINYL	D.W.	EXP. STRUCT.	12'	-	
ll.							117	STAIR	CONCRETE	_	D.W.	EXP. STRUCT.	_	-	
$- \ $		(1) DUST COVER CEILING: 2 X 6 WOOD JOISTS @ 24" O/C W/ 5/8" DRYWALL (ADD IMPACT AB								BSORBING PANELS AT GOLF STATIONS)					
		WALLS WITHIN 2' OF URINALS AND WATER CLOSETS TO A HEIGHT OF 4' SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE (WATER RESISTANT DRYWALL W/ SATIN ENAMEL FINISH)										(5			
															(6

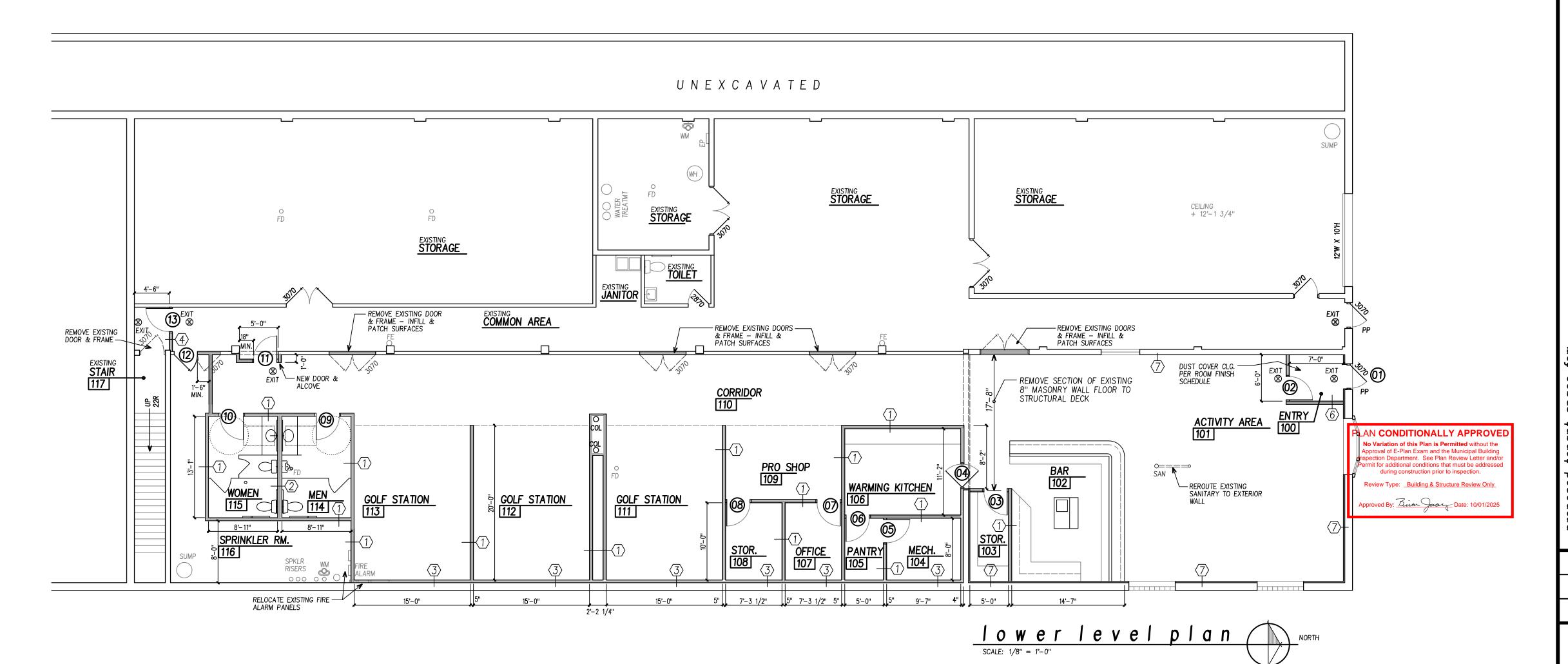


 $\langle 7 \rangle$ FURRING

-PROVIDE WATER RESISTANT DRYWALL AT WET TOILET AREAS
-PROVIDE SOUND BATT INSULATION AT TOILET ROOM WALLS
-FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
-PROVIDE TOILET ROOM ACCESSORIES, TO INCLUDE GRAB BARS, PAPER HOLDERS, 48" X 36 MIRROR, TOWEL DISPENSER, AND SOAP DISPENSER.
PROVIDE GRAB BARS W/ CONCEALED FASTENERS

PROVIDE 5/8" DRYWALL OVER EXISTING

FURRING & RIGID INSULATION



HITECTS/PLANNER
W. LAPHAM ST.
Allis, Wisconsin 53214

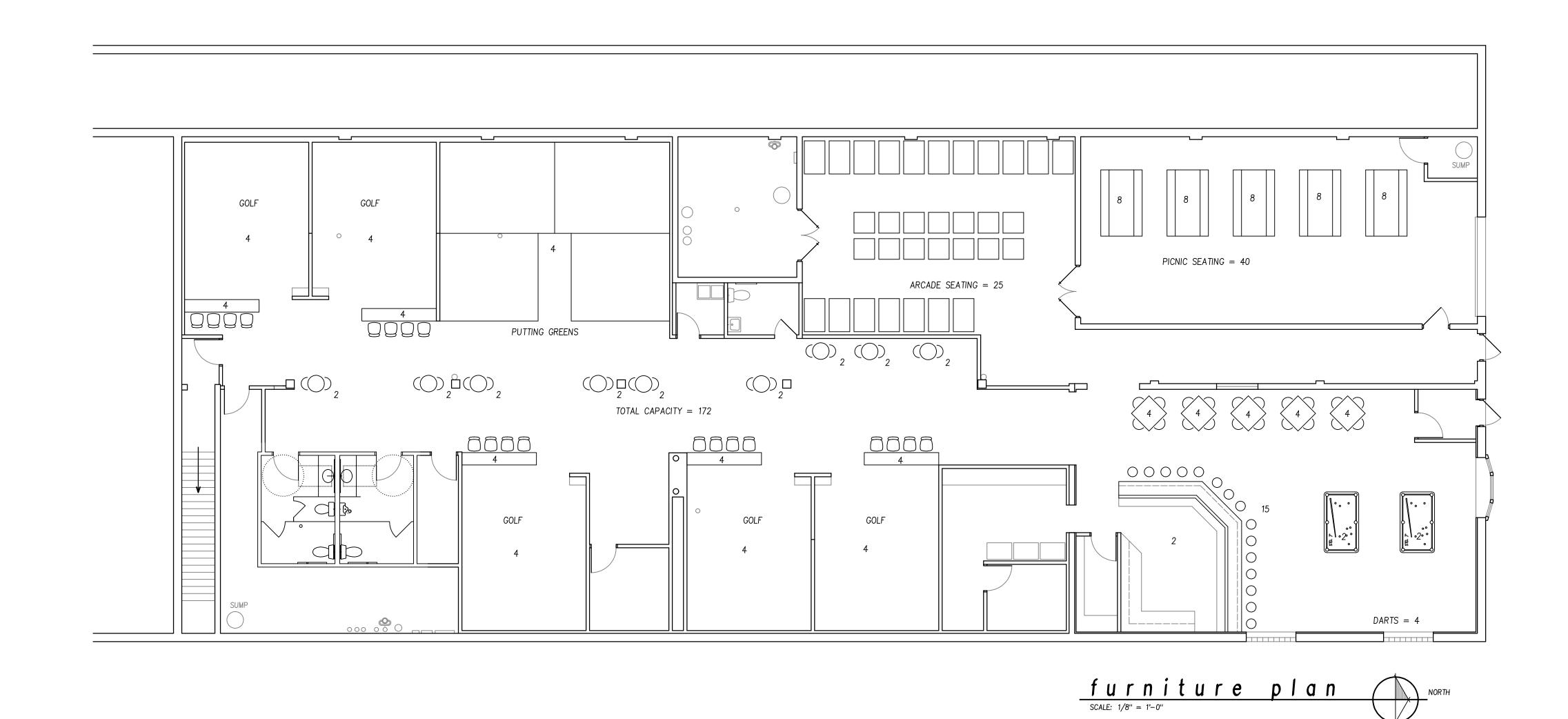
REVISIONS

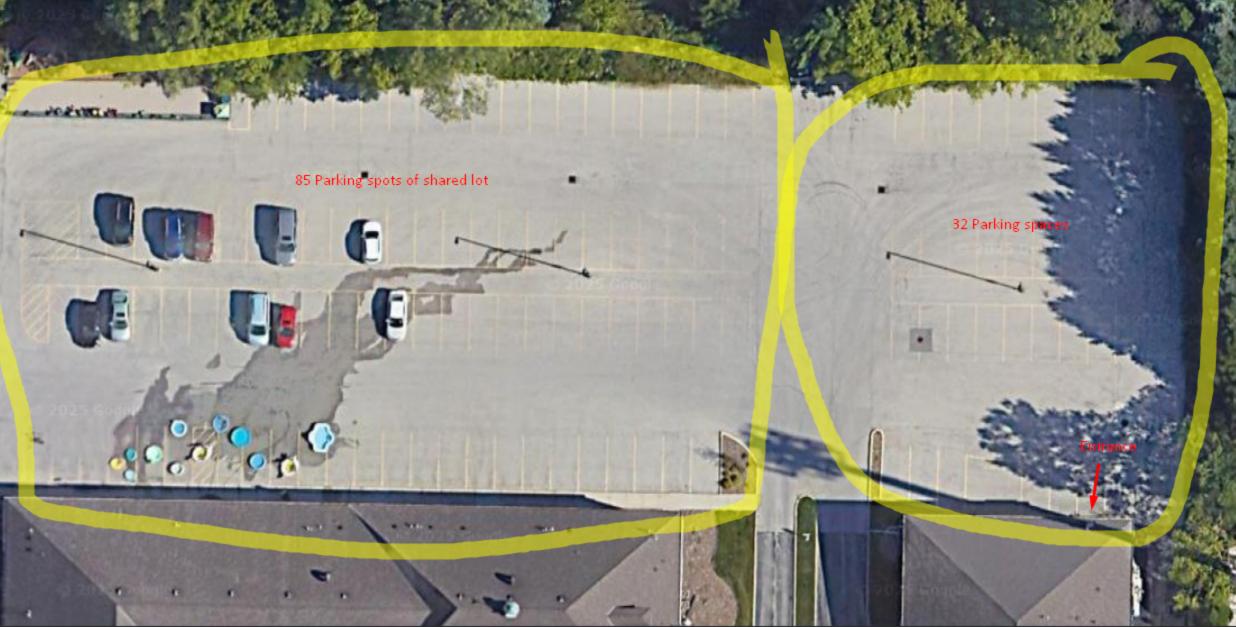
ANDTRAP GOLF
800 W. BLUEMOUD RD.

DRAWN
JEH
DATE
9-18-25
JOB NO.
25016
SHEET

2

3







TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: December 16, 2025

RE: Conditional Use and Plan of Operation amendment, SIX65 Brookfield Holdings

LLC, 655 N. Brookfield Road, Tax Key No. BKFT 1124.997.001

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.

Property owner: SIX65 Brookfield Holdings, LLC

Applicant: Point Real Estate Management, c/o Dana Aschenbrenner

Zoning: MU-1 Mixed Use

Land Use Plan: Mixed Use

Request: Amend Conditional Use and Plan of Operation to modify the mixed-use building

on the east portion of the property

Project Description

The subject property is located on the west side of N. Brookfield Road and is .91 acres. In 2022, a Planned Unit Development Conditional Use was granted for the site to be partially redeveloped with a 24-unit apartment building on the west (rear) portion of the lot. There is a commercial building on the east (roadside) of the property that has three (3) commercial suites and one apartment on the top floor. The applicant is requesting an amendment to the Conditional Use and Plan of Operation to convert two of the commercial units into residential apartments, resulting in three apartments and one remnant storage space. The former State Farm space, which fronts Brookfield Road, will be redeveloped into a two-bedroom apartment; the former bakery suite will be redeveloped as a one-bedroom apartment. The remaining storage space will be utilized by the property owner or rented to a resident. No traditional commercial tenant space will exist on site. The existing attached garage is already being utilized by the tenant on the upper floor.

No site plan changes are being requested. The applicant indicates that this shift will reduce parking requirements and traffic generation on the property. No changes to the parking or drive aisles are being requested and no changes to the landscaping, lighting or exterior building are proposed. Minor modifications to the building took place during the development of the apartment building, such as

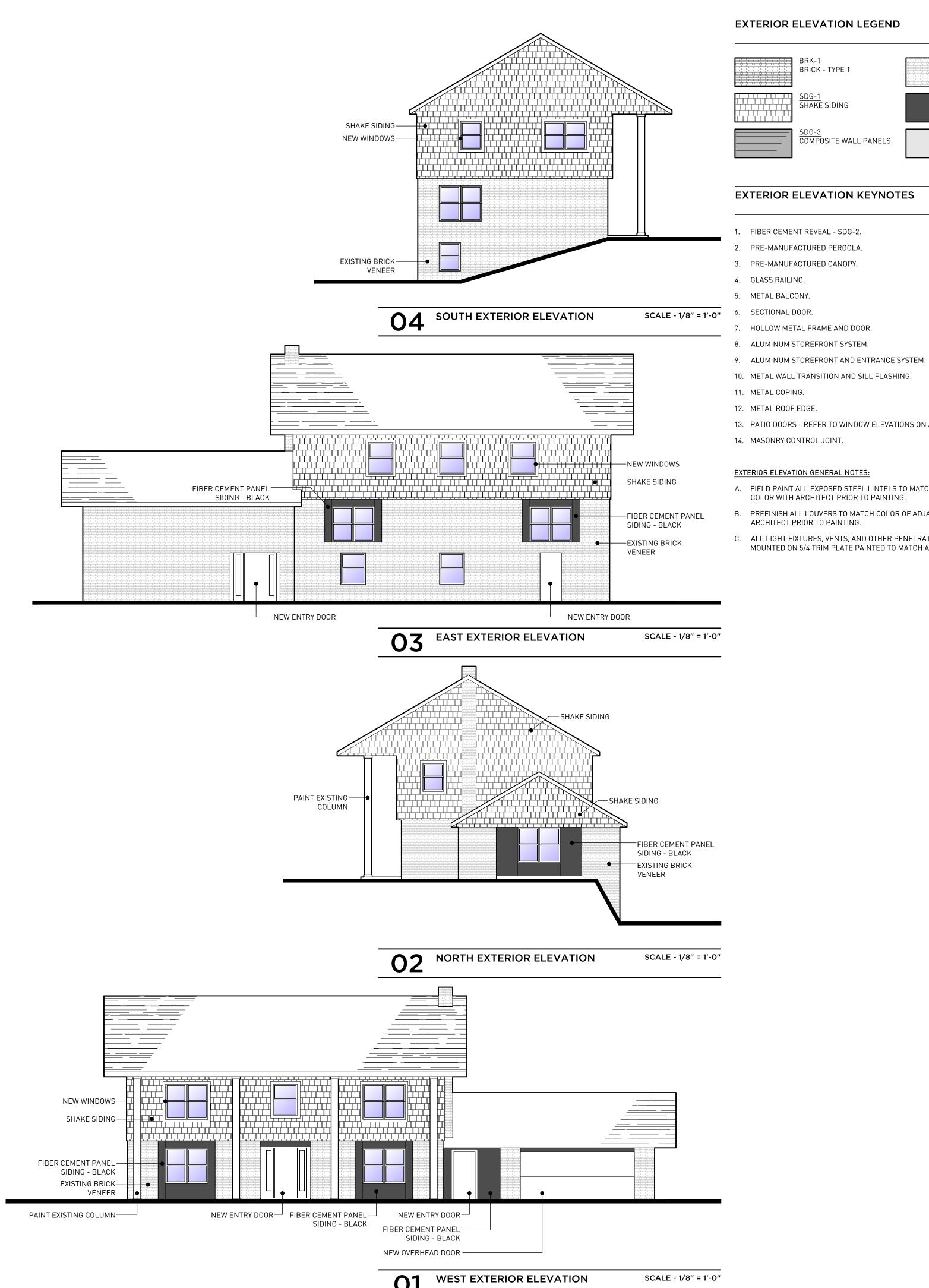
relocating the existing garage door to face Brookfield Road and constructing a retaining wall on the north side of the property to assist with grade changes.

The Town of Brookfield Land Use Plan designates this property as Mixed Use. This category promotes a mix of uses, usually of higher density, and oftentimes contains a combination of residential, institutional, office, retail, service, research and development, and other commercial uses. Mixed use does not indicate a development has to contain a mix of uses on the same parcel, but rather provides flexibility within a designated area. The MU-1 Mixed-Use District intent indicates that higher-density is allowed and encourages efficient land use.

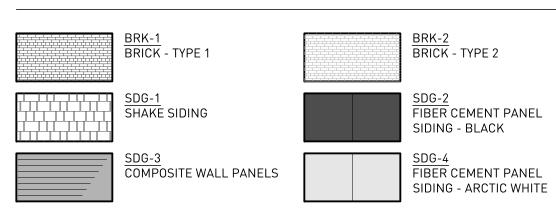
The requested change in use requires an amendment to the Conditional Use Permit and Plan of Operation for the property.

Staff Recommendation

Staff recommends the Plan Commission make a recommendation to the Town Board to set a public hearing date to consider the request to amend the Conditional Use and Plan of Operation amendment.



EXTERIOR ELEVATION LEGEND



EXTERIOR ELEVATION KEYNOTES

- 1. FIBER CEMENT REVEAL SDG-2.
- 2. PRE-MANUFACTURED PERGOLA.
- 3. PRE-MANUFACTURED CANOPY.
- 4. GLASS RAILING.
- 5. METAL BALCONY.
- 6. SECTIONAL DOOR.
- 7. HOLLOW METAL FRAME AND DOOR.
- 8. ALUMINUM STOREFRONT SYSTEM.
- 10. METAL WALL TRANSITION AND SILL FLASHING.
- 11. METAL COPING.
- 12. METAL ROOF EDGE.
- 13. PATIO DOORS REFER TO WINDOW ELEVATIONS ON A810.
- 14. MASONRY CONTROL JOINT.

EXTERIOR ELEVATION GENERAL NOTES:

- A. FIELD PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MATERIAL COLOR VERIFY COLOR WITH ARCHITECT PRIOR TO PAINTING.
- B. PREFINISH ALL LOUVERS TO MATCH COLOR OF ADJACENT MATERIAL VERIFY COLOR WITH ARCHITECT PRIOR TO PAINTING.
- C. ALL LIGHT FIXTURES, VENTS, AND OTHER PENETRATIONS IN EXTERIOR SIDING SHALL BE MOUNTED ON 5/4 TRIM PLATE PAINTED TO MATCH ADJACENT SIDING.

ARC-INT ARCHITECTURE

131 WEST SEEBOTH ST SUITE 230 MILWAUKEE WISCONSIN 53204

arcint-architecture.com

PROJECT NAME 655 BROOKFIELD ROAD **APARTMENTS**

655 BROOKFIELD ROAD TOWN OF BROOKFIELD WISCONSIN

DRAWING ISSUE HISTORY

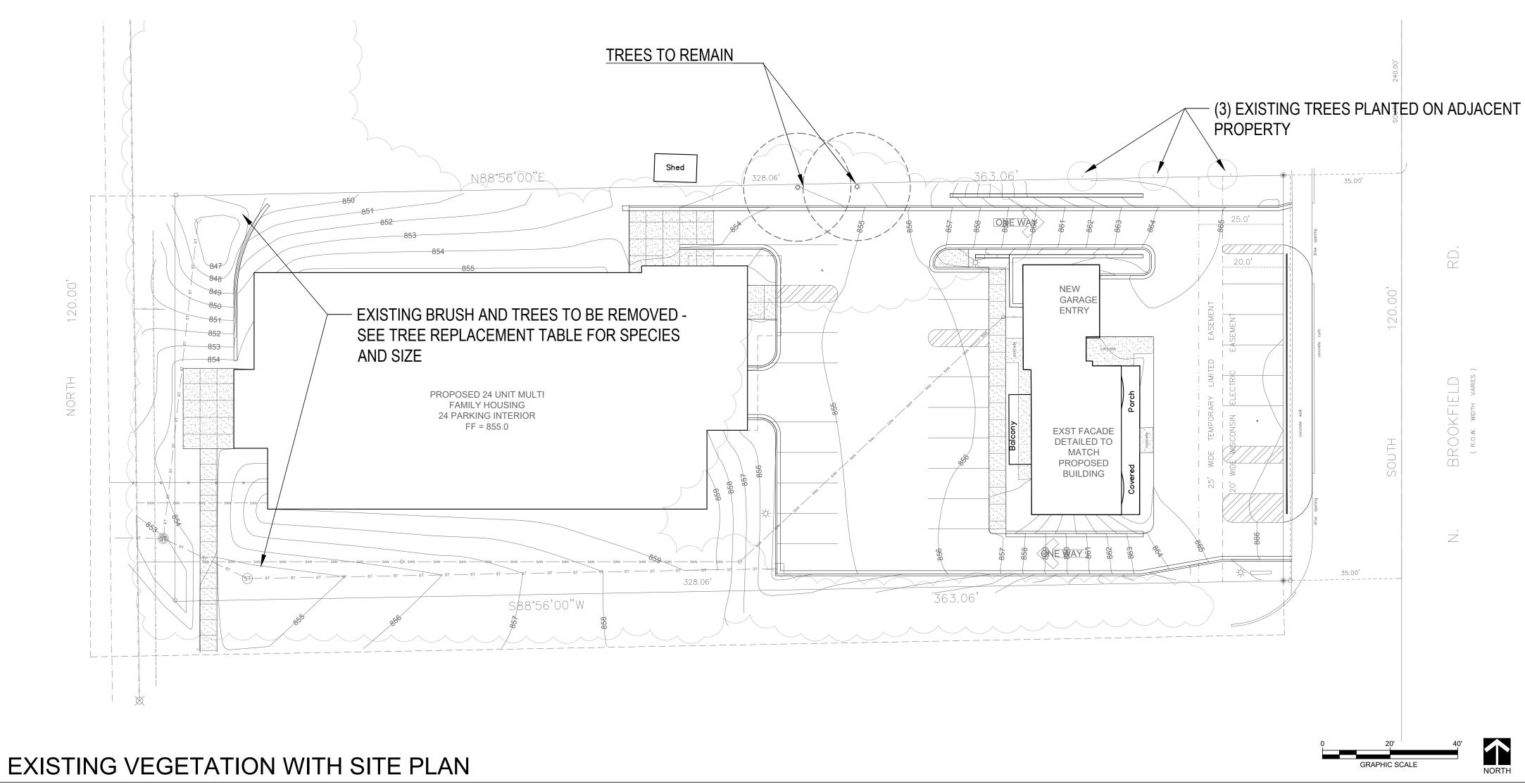
SET TYPE CONSTRUCTION DOCUMENTS

A A PROJECT NUMBER 20009

DATE 11-16-2020

SHEET TITLE EXTERIOR ELEVATIONS EXISTING STRUCTURE

SHEET NUMBER



L100

SCALE: 1" = 20'-0"

TREE REPLACEMENT SCHEDULE:

TREE REPLACEME	NT Qty	Town Replacement Formula	Pontacoment Ontions	Proposed Replacemen
LAISTING TIEE	Qty	Town Replacement Formula	Replacement Options	_Froposed Replacemen
		(6) - 5"-7" cal. Tree or	(2) ex. Tree x (6) = 12 new 5"+ trees or	
Basswood - 12"	2	(12) 2 .5" - 4" cal. Tree	(2) ex. Tree x (12) = 24 new 2.5"trees	(12) new 5" cal. Tree
		6) - 5"-7" cal. Tree or	(1) ex. Tree x (6) = 6 new 5"+ trees or	
Basswood - 18"	1	(12) 2.5" - 4" cal. Tree	(1) ex. Tree x (12) = 12 new 2.5"tree	(12) new. 2.5" cal. Tree
		6) - 5"-7" cal. Tree or		
Shagbark Hickory 12"	1	(12) 2.5" - 4" cal. Tree	Save tree on lot line if possible	Save tree
		6) - 5"-7" cal. Tree or		
Shagbark Hickory 18"	1		Save tree on lot line if possible	Save tree
			(5) ex. Trees x (1) = (5) 10' Ht tree or (4) ex. Tree x (1) 10' Ht. tree and (1) ex	(1) 10'Ht trop and
Spruce /Pine - 40'	5	(1) - 10' or (3) 6'-10' tree	tree x (3) = (3) 6' Ht. trees	(4) 10'Ht. tree and (3) 6' ht. trees

Existing High Quality Trees Include:

1. Three (3) Basswood (2) 12" caliper at D.B.H.

(1) 18" caliper at D.B.H. 2. Two (2) Shagbark Hickory

(1) 12" caliper at D.B.H. (1) 18" caliper at D.B.H.

3. Five (5) Spruce/Pine (5) 40' ht.

The remainder of the site vegetation includes a mix of Green Ash, Buckthorn, Box Elder, and various non-native invasive shrubs. Of the ten high quality trees found on site only two can be preserved in place if possible, because of site grading requirements. See Tree Placement Table for replacement or preservation options.



THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



www.newedenlandscape.com

655 N. BROOKFIELD RD APARTMENT DEVELOPMENT BRAYTON MANAGEMENT

PROJECT NAME

EXISTING SITE VEGETATION

SHEET TITLE

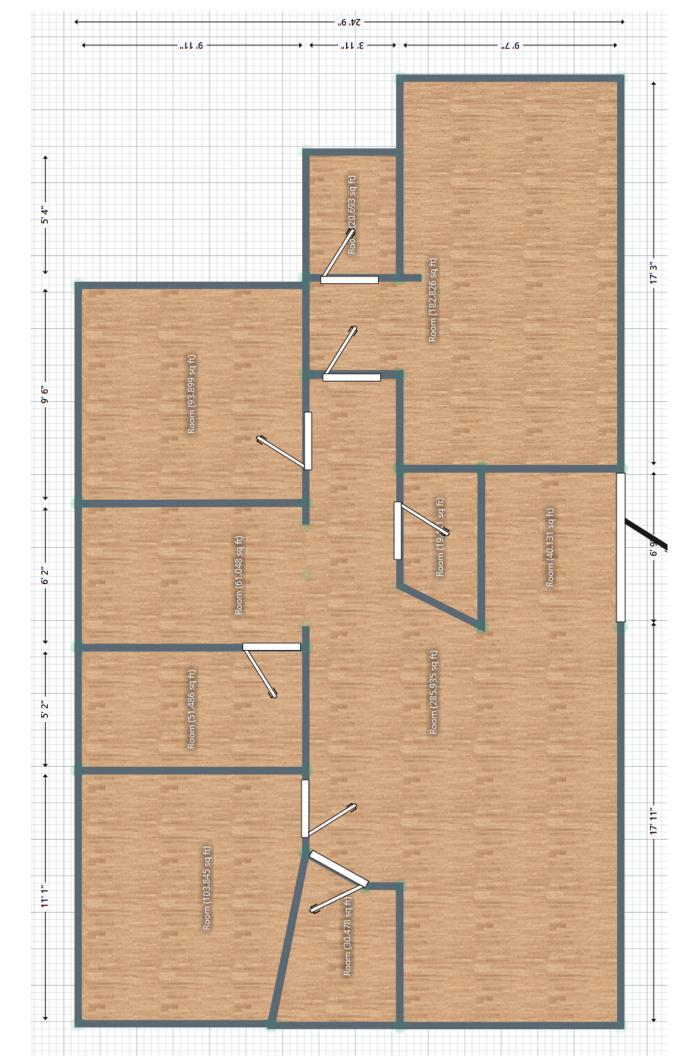
REVISION DATE PLAN COMMISSION REVISION

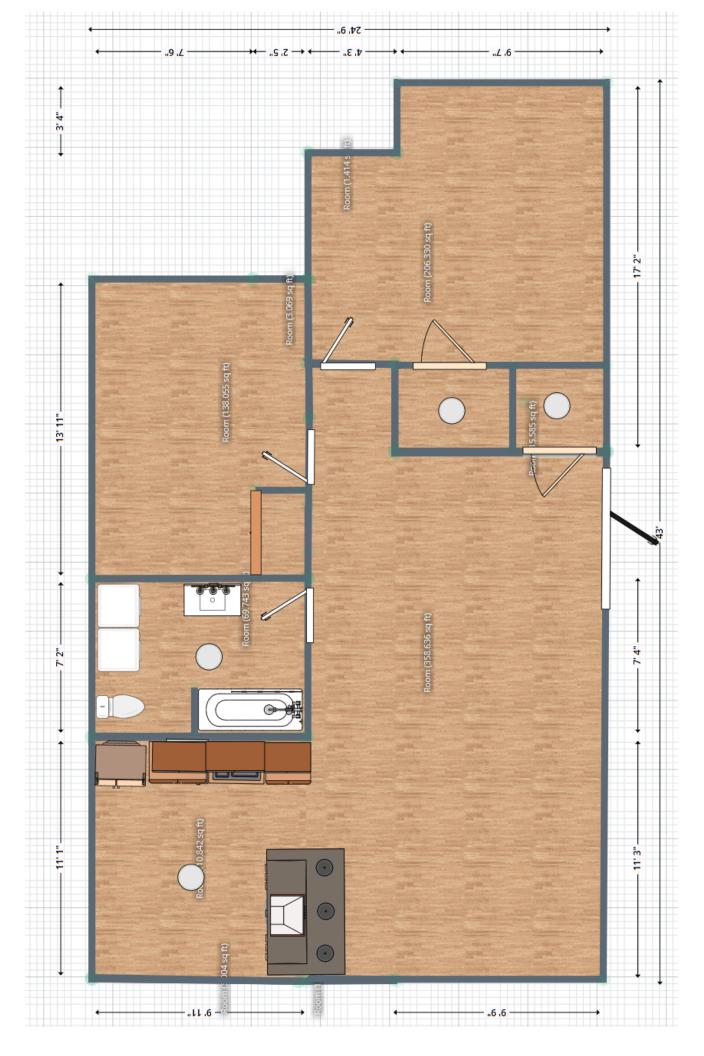
2016-06-30

AA PROJECT NO 15022 DRAWING SCALE AS NOTED DATE

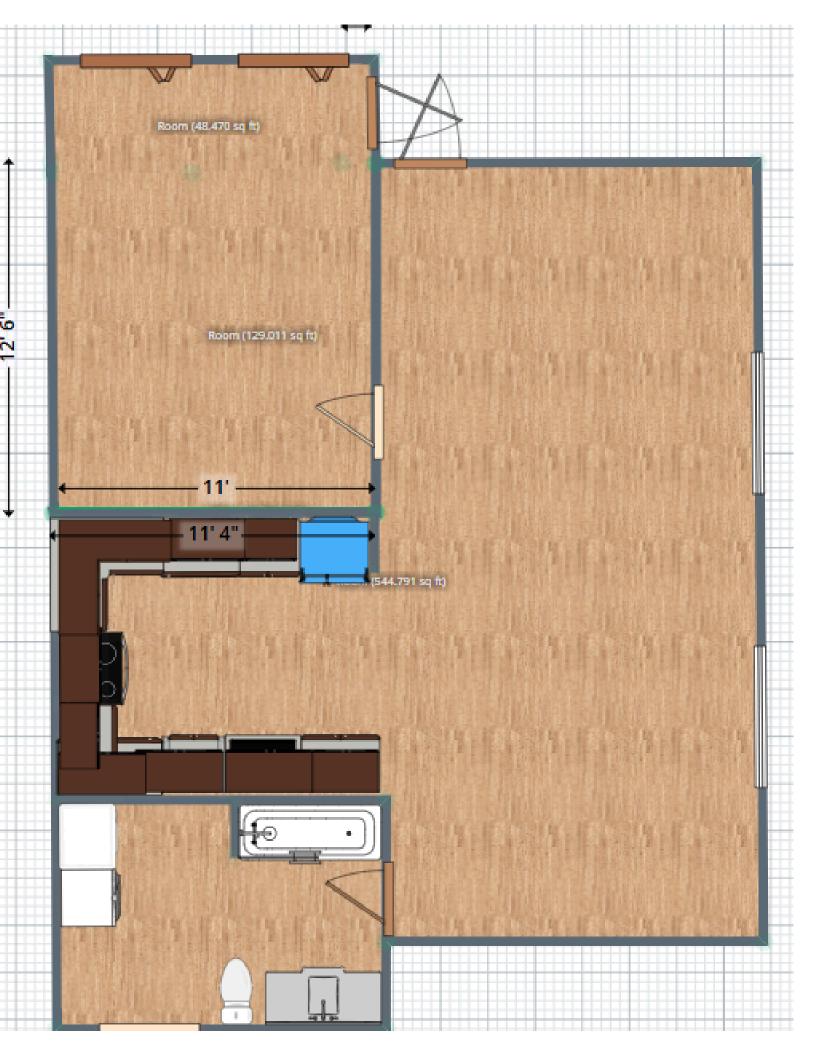
2016-06-30 PLAN COMMISSION SUBMITTAL

SET TYPE











TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission and Town Board

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: December 16, 2025

RE: Consideration of a Land Use Plan amendment and Rezone, KCG Companies,

1345 S. Barker Road, Tax Key No. BKFT 1132.994

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.

Property owner: Michael and Sally Alexander

Applicant: Megan Schuetz, KCG Companies

Application Type: Land Use Plan amendment (map) and Zoning Map amendment (rezone)

Land Use Plan (current): Commercial and Office Park and Primary Environmental Corridor (Town

and County)

Land Use Plan (proposed): Mixed Use and Primary Environmental Corridor (Town and County).

Zoning (current): RS-3 Single Family Residential District (Town) / R-3 Residential, C-1

Conservancy Overlay (Wetland), Primary Environmental Corridor Overlay, FW

Floodway District and HG High Groundwater District (County)

Zoning (proposed): MU-1 Mixed-Use District

Project Description

The subject property is 7.7 acres and is located on the northwest corner of the S.T.H. 59 (W. Greenfield Ave.) and C.T.H. Y (Barker Road) intersection. The property has split jurisdiction between the Town and Waukesha County. Poplar Creek runs along the northern lot line, with significant environmental features adjacent to the creek, including floodplain, wetland and environmental corridor. The upland (developable) area is limited to the southeast portion of the site, closest to the intersection. Historically, a single family residence has resided on the property, which is reflected on the Town and County zoning maps. The upland acreage for development is approximately three (3) acres. A wetland delineation is required to determine the exact upland acreage.

To the north and west of the conservancy lands are single-family neighborhoods, both in the Town and in New Berlin. Conservancy lands also abut the property to the south, which are lands owned by public entities (either the State or County) and are in New Berlin. East of the subject parcel is the Sutter Creek development, located in the City of Brookfield, which is a three-building, 170-unit apartments complex on Town sewer and City water. There is also a medical clinic (cosmetic surgery) on the east corner of the intersection in the Town. The municipal boundaries create a mix of uses in the area.

The applicant is proposing a four-story, 60-unit apartment building with one to three bedroom units in the southeast corner of the property. Parking would be located north of the structure abutting a large retaining wall. A project narrative and conceptual site plan are enclosed. In order to accommodate residential uses on this parcel, the Town and County Land Use Plans must be amended. If the Town of Brookfield determines that a use other than Commercial and Office Park is appropriate on the subject parcel, the County Land Use Map would also need to be amended.

There are a variety of Land Use Plan designations in this area, including low, medium and high density residential, industrial uses south of Greenfield Ave. and commercial uses on the lands abutting Greenfield Ave. The applicant is proposing to amend the designation from Commercial and Office Park to the Mixed Use category to reflect the multiple uses that are both existing and envisioned for this area. Although the current proposal is purely residential, the plan amendment should not be tied specifically to this request and the Plan Commission should consider if a variety of uses is appropriate on this parcel. Mixed Use categories do not require that a development encompass more than a single use on a parcel.

The applicant is also proposing a subsequent Town rezone from the RS-3 District to the MU-1 District to accompany the request for a Land Use Plan amendment. The MU-1 District better aligns with the proposed Land Use Plan category and is intended to encourage mixed-use development that promote a range of compatible land uses through appropriate site design, including higher residential density. The requested density is approximately 15 units per acre when conservancy acreage is considered. The overall density being requested is 7.7 dwelling units per acre. If approved, a Planned Unit Development Conditional Use would be sought with the Town and County to proceed with the development, where the details of the development would be presented.

Staff Recommendation

Staff recommends the Plan Commission make a recommendation to the Town Board to set a public hearing date to consider the request for a Land Use Plan amendment and subsequent rezone.

POPLAR POINT APARTMENTS – PROJECT NARRATIVE

Poplar Point Apartments is a proposed 60-unit community located at 1345 South Barker Road in the Town of Brookfield. The development is designed to serve families and will feature a mix of 1-, 2-, and 3-bedroom apartments in a single, four-story, elevator-served building.

Poplar Point Apartments will provide high-quality housing, modern design, and community-focused amenities within a high-opportunity suburban community characterized by strong schools, job access, and a very limited supply of affordable rental housing.

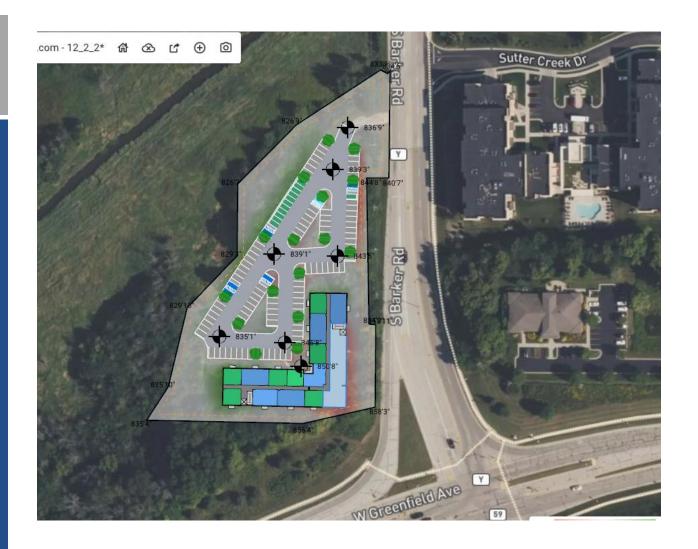
The Poplar Point Apartments site includes approximately three buildable acres located along S. Barker Road, immediately south of the I-94 interchange. The parcel includes natural conservancy areas and protected wetlands that will be preserved and incorporated into the site plan through landscaping, stormwater features, and green buffers. The development itself will include an onsite leasing office, community room, and fitness center as well as private, off-street parking.

The site is located across the street from an existing large multi-family development with over 150 apartments and other commercial uses. To the west of the site there lies a natural buffer of wetlands creating a site that can only develop the three acres of buildable area. The proposed project is consistent with adjacent land uses. While this is a busy intersection the building would be set off of the corner a bit and accommodate its own parking needs by providing approximately 115 parking stalls for the 60 units.

KCG Companies is a vertically integrated real estate development firm with over ten years of experience specializing in multi-family housing. Our team has completed more than 31 transactions and built or rehabilitated 26 communities across nine states, representing over \$1.5 billion invested and 5,000 homes delivered. KCG's disciplined and relationship-driven approach to development ensures high-quality outcomes from concept through completion. Our in-house subsidiaries—KCG Development, KCG Construction, and KCG Design Services—work collaboratively to streamline project delivery, control costs, and uphold the highest standards of design and construction.

Below is a preliminary rendering of the site as proposed. The orange dashed line indicates the existing edges of the wetland delineation and elevations are noted as well.







Town of Brookfield

Sanitary District #4 DRAFT 2026 Water Utility Budget

TOWN OF BROOKFIELD Budget Worksheet - % 100 (2019) & Budgeted Funds w WS Page: 25

	TILLD Budget Worksheet	Period: 13		- undo ii ivo	Nov	14, 2025 09:2	28AM
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
WATER FUND							
OPERATING EXP							
610-400300-000	Amortization Expense- Lease	6,686	6,686	.00	6,820	6,820	.00
Amortization	Expense- Lease Expenditure Total:	6,686	6,686	.00	6,820	6,820	.00
Total Amorti	zation Expense- Lease:	6,686	6,686	.00	6,820	6,820	.00
610-403000-000	DEPRECIATION EXPENSE	182,621	179,511	.00	208,533	199,114	-4.5 %
DEPRECIA	ΓΙΟΝ EXPENSE Expenditure Total:	182,621	179,511	.00	208,533	199,114	-4.5 %
Total DEPR	ECIATION EXPENSE:	182,621	179,511	.00	208,533	199,114	-4.5 %
610-403001-000	DEPRECIATION EXPENSE - CIA	196,542	199,765	.00	238,858	203,760	-14.7 %
DEPRECIA	ΓΙΟΝ EXPENSE - CIAC Expenditure ∃	 Гotal:		-			
		196,542	199,765	.00	238,858	203,760	-14.7 %
Total DEPR	ECIATION EXPENSE - CIAC:	196,542	199,765	.00	238,858	203,760	-14.7 %
610-408000-000	TAXES - SS & Medicare	20,235	15,200	15,316	14,500	16,000	10.3 %
TAXES - SS	& Medicare Expenditure Total:	20,235	15,200	15,316	14,500	16,000	10.3 %
Total TAXES	S - SS & Medicare:	20,235	15,200	15,316	14,500	16,000	10.3 %
OPERATING	G EXPENSES Revenue Total:	.00	.00	.00	.00	.00	.00
OPERATING	G EXPENSES Expenditure Total:	406,084	401,162	15,316	468,711	425,694	-9.2 %
Total OPER	ATING EXPENSES:	406,084	401,162	15,316	468,711	425,694	-9.2 %
INTEREST & DIVI	DEND INCOME						
610-419000	INTEREST ON INVESTMENTS	18,664	24,452	.00	6,500	6,500	.00
610-419001	INTEREST ON INVESTMENTS	.00	.00	.00	1,836	1,836	.00
610-419002	INTEREST ON SPECIAL ASSES	19,509	1,392	.00	.00	339	.00
Total INTER	REST & DIVIDEND INCOME:	38,173	25,844	.00	8,336	8,675	.00
SALES OF WATE	R						
610-461001	METERED SALES - RESIDENTI	337,409	362,675	279,927	385,000	395,000	2.6 %
610-461002	METERED SALES - COMMERCI	160,856	192,195	154,207	196,000	206,000	5.1 %
610-461004	METERED SALES - CONDOMINI	7,823	6,999	5,978	8,500	8,700	2.4 %
610-461005	METERED SALES MULTIFAMILY	58,362	67,612	58,694	74,000	77,000	4.1 %
610-462000	PRIVATE FIRE PROTECTIONSE	46,769	48,660	37,499	48,000	50,000	4.2 %
610-463000	PUBLIC FIRE PROTECTION SE	264,944	264,944	.00	270,387	270,387	.00
610-464000	OTHER SALE TO PUBLIC AUTH	5,299	6,165	4,575	5,900	6,100	3.4 %
Total SALES	S OF WATER:	881,462	949,249	540,879	987,787	1,013,187	2.6 %

TOWN OF BROOKFIELD Budget Worksheet - % 100 (2019) & Budgeted Funds w WS Page: 26

Period: 13/25 Nov 14, 2025 09:28AM

		Period: 13	3/25		Nov	14, 2025 09:2	28AM
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
OTHER OPERATION 610-470000 610-474000 610-474001	NG REVENUES PENALTIES/CUST FORFEITED MISCELLANEOUS SERVICE RE OTHER WATER REVENUES STANDBY WATER CHARGES	3,804 60,164 10,872 2,746	4,854 13,161 10,335 2,509	2,867 392 3,711 1,491	4,800 2,200 8,500 2,750	4,900 2,200 8,500 2,200	2.1 % .00 .00 -20.0 %
Total OTHE	R OPERATING REVENUES:	77,585	30,859	8,462	18,250	17,800	-2.5 %
OTHER REVENUE 610-490100 610-490200	SPECIAL ASSESSMENT REVEN DEVELOPER CAPITAL ADDITIO	.00 160,500	.00 320,177	.00	15,764	1,785	-88.7 % .00
Total OTHE	R REVENUE:	160,500	320,177	.00	15,764	1,785	-88.7 %
SOURCE OF SUP 610-600000-000	PLY SOURCE OF SUPPLY - OPER L	121	834	131	800	800	.00
SOURCE O	F SUPPLY Expenditure Total:	121	834	131	800	800	.00
Total SOUR	CE OF SUPPLY:	121	834	131	800	800	.00
610-602000-000	SS-OPERATION SUPPLIES&EX	181	183	161	300	300	.00
SS-OPERAT	TION SUPPLIES&EXPENSES Expend	liture Total:	183	161	300	300	.00
Total SS-OF	PERATION SUPPLIES&EXPENSES:	181	183	161	300	300	.00
SOURCE O	F SUPPLY Revenue Total:	.00	.00	.00	.00	.00	.00
SOURCE O	F SUPPLY Expenditure Total:	302	1,017	291	1,100	1,100	.00
Total SOUR	CE OF SUPPLY:	302	1,017	291	1,100	1,100	.00
PUMPING EXPEN 610-620000-000	SES -OPERATION PUMPING - OPERATION LABOR	26,981	28,447	23,688	28,500	29,000	1.8 %
PUMPING E	EXPENSES -OPERATION Expenditure	e Total: 26,981	28,447	23,688	28,500	29,000	1.8 %
Total PUMP	ING EXPENSES -OPERATION:	26,981	28,447	23,688	28,500	29,000	1.8 %
610-622000-000	PUMPING-FUEL OR POWER PU	70,025	77,513	67,409	78,000	81,000	3.8 %
PUMPING-F	UEL OR POWER PURCHASE Exper	oditure Total: 70,025	77,513	67,409	78,000	81,000	3.8 %
Total PUMP	ING-FUEL OR POWER PURCHASE:	70,025	77,513	67,409	78,000	81,000	3.8 %
610-623000-000	PUMPING-OPER SUPPLIES & E	3,307	4,148	2,937	5,000	5,000	.00
PUMPING-C	OPER SUPPLIES & EXPS Expenditure	e Total:					

TOWN OF BROOKFIELD Budget Worksheet - % 100 (2019) & Budgeted Funds w WS Page: 27

Period: 13/25 Nov 14, 2025 09:28AM

		Period: 13	3/25		Nov	14, 2025 09:2	28AM
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
		3,307	4,148	2,937	5,000	5,000	.00
Total PUMF	PING-OPER SUPPLIES & EXPS:	3,307	4,148	2,937	5,000	5,000	.00
610-625000-000	PUMPING-MAINT OF PUMPING	17,730	19,167	14,900	15,000	15,500	3.3 %
PUMPING-I	MAINT OF PUMPING PLANT Expendi	ture Total: 17,730	19,167	14,900	15,000	15,500	3.3 %
Total PUMF	PING-MAINT OF PUMPING PLANT:	17,730	19,167	14,900	15,000	15,500	3.3 %
PUMPING E	EXPENSES -OPERATION Revenue To	otal: .00	.00	.00	.00	.00	.00
PUMPING E	EXPENSES -OPERATION Expenditure	e Total: 118,043	129,275	108,933	126,500	130,500	3.2 %
Total PUMF	PING EXPENSES -OPERATION:	118,043	129,275	108,933	126,500	130,500	3.2 %
PUMPING EXPEN 610-630000-000	NSES - MAINTENANCE WATER TREATMENT - OPER LA	4,771	5,036	10,437	4,800	5,500	14.6 %
PUMPING E	EXPENSES - MAINTENANCE Expend	iture Total: 4,771	5,036	10,437	4,800	5,500	14.6 %
Total PUMF	PING EXPENSES - MAINTENANCE:	4,771	5,036	10,437	4,800	5,500	14.6 %
610-631000-000	WATER TREATMENT - CHEMICA	11,910	17,035	12,300	15,000	17,000	13.3 %
WATER TR	EATMENT - CHEMICALS Expenditure	e Total: 11,910	17,035	12,300	15,000	17,000	13.3 %
Total WATE	ER TREATMENT - CHEMICALS:	11,910	17,035	12,300	15,000	17,000	13.3 %
610-632000-000	WT-OPERATION SUPPLIES&EX	19,722	8,246	4,522	9,000	9,000	.00
WT-OPERA	ATION SUPPLIES&EXPENSE Expend	iture Total: 19,722	8,246	4,522	9,000	9,000	.00
Total WT-O	PERATION SUPPLIES&EXPENSE:	19,722	8,246	4,522	9,000	9,000	.00
610-635000-000	WT-MAINT WATER TREATMENT	17,594	14,287	19,358	15,000	17,000	13.3 %
WT-MAINT	WATER TREATMENT PLANT Expend	diture Total: 17,594	14,287	19,358	15,000	17,000	13.3 %
Total WT-M	IAINT WATER TREATMENT PLANT:	17,594	14,287	19,358	15,000	17,000	13.3 %
PUMPING E	EXPENSES - MAINTENANCE Revenu	e Total:	.00	.00	.00	.00	.00
PUMPING E	EXPENSES - MAINTENANCE Expend	iture Total: 53,997	44,604	46,617	43,800	48,500	10.7 %

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Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total PUMF	PING EXPENSES - MAINTENANCE:	53,997	44,604	46,617	43,800	48,500	10.7 %
WATER TREATM 610-640000-000	ENT - OPERATION T&D - OPERATION LABOR	35,720	42,284	47,593	37,000	38,000	2.7 %
WATER TR	EATMENT - OPERATION Expenditure	e Total: 35,720	42,284	47,593	37,000	38,000	2.7 %
Total WATE	ER TREATMENT - OPERATION:	35,720	42,284	47,593	37,000	38,000	2.7 %
610-641000-000	T&D-OPERATION SUPPLIES&E	4,708	3,409	3,124	4,100	4,100	.00
T&D-OPER	ATION SUPPLIES&EXPENE Expendi	ture Total: 4,708	3,409	3,124	4,100	4,100	.00
Total T&D-0	OPERATION SUPPLIES&EXPENE:	4,708	3,409	3,124	4,100	4,100	.00
WATER TR	EATMENT - OPERATION Revenue T	otal: 	.00	.00	.00	.00	.00
WATER TR	EATMENT - OPERATION Expenditure	e Total: 40,427	45,693	50,717	41,100	42,100	2.4 %
Total WATE	ER TREATMENT - OPERATION:	40,427	45,693	50,717	41,100	42,100	2.4 %
WATER TREATM 610-650000-000	ENT - MAINTENANCE T&D-MAINT RESERVOIR & STN	787	9,544	335	8,000	10,000	25.0 %
WATER TR	EATMENT - MAINTENANCE Expendi	ture Total:	9,544	335	8,000	10,000	25.0 %
Total WATE	ER TREATMENT - MAINTENANCE:	787	9,544	335	8,000	10,000	25.0 %
610-651000-000	TD-MAINTENANCE OF MAINS	2,163	1,194	2,987	20,000	20,000	.00
TD-MAINTE	ENANCE OF MAINS Expenditure Tota	l: 2,163	1,194	2,987	20,000	20,000	.00
Total TD-M	AINTENANCE OF MAINS:	2,163	1,194	2,987	20,000	20,000	.00
610-652000-000	T&D-MAINTENANCE OF SERVIC	2,413	23,133	21,984	20,000	22,000	10.0 %
T&D-MAIN1	TENANCE OF SERVICES Expenditure	e Total: 2,413	23,133	21,984	20,000	22,000	10.0 %
Total T&D-N	MAINTENANCE OF SERVICES:	2,413	23,133	21,984	20,000	22,000	10.0 %
610-652001-000	T&D CROSS CONNECTION CO	9,192	9,875	5,994	9,250	9,250	.00
T&D CROS	S CONNECTION CONTROL Expendi	ture Total: 9,192	9,875	5,994	9,250	9,250	.00

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		Period: 13/25			Nov 14, 2025 09:28AM		
Account Number Account Titl	le	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total T&D CROSS CONNECTION C	ONTROL:	9,192	9,875	5,994	9,250	9,250	.00
610-653000-000 T&D-MAINTENANCE	OF METER	2,731	2,160	6,670	3,300	4,000	21.2 %
T&D-MAINTENANCE OF METERS E	Expenditure T	otal: 2,731	2,160	6,670	3,300	4,000	21.2 %
Total T&D-MAINTENANCE OF METI	ERS:	2,731	2,160	6,670	3,300	4,000	21.2 %
610-654000-000 T&D-MAINTENANCE	OF HYDRA	7,129	3,143	6,056	10,000	10,000	.00
T&D-MAINTENANCE OF HYDRANT	S Expenditur	e Total: 7,129	3,143	6,056	10,000	10,000	.00
Total T&D-MAINTENANCE OF HYDI	RANTS:	7,129	3,143	6,056	10,000	10,000	.00
610-655000-000 T&D-MAINTENANCE (OF OTHER	238	599	696	1,500	1,500	.00
T&D-MAINTENANCE OF OTHER PL	_ANT Expend	iture Total: 238	599	696	1,500	1,500	.00
Total T&D-MAINTENANCE OF OTH	ER PLANT:	238	599	696	1,500	1,500	.00
WATER TREATMENT - MAINTENAI	NCE Revenue	e Total: 00	.00	.00	.00	.00	.00
WATER TREATMENT - MAINTENAI	NCE Expendi	ture Total: 24,653	49,648	44,722	72,050	76,750	6.5 %
Total WATER TREATMENT - MAINT	ΓENANCE:	24,653	49,648	44,722	72,050	76,750	6.5 %
CUSTOMER ACCOUNTS - OPERATION 610-901000-000 METER READING LAB	BOR	1,390	1,525	1,437	1,500	1,900	26.7 %
METER READING LABOR Expenditor	ure Total:	1,390	1,525	1,437	1,500	1,900	26.7 %
Total METER READING LABOR:		1,390	1,525	1,437	1,500	1,900	26.7 %
610-902000-000 ACCOUNTING & COL	LLECTING L	15,626	8,673	13,534	11,000	15,000	36.4 %
ACCOUNTING & COLLECTING LAB	3OR Expendit	ure Total: 15,626	8,673	13,534	11,000	15,000	36.4 %
Total ACCOUNTING & COLLECTING	G LABOR:	15,626	8,673	13,534	11,000	15,000	36.4 %
610-903000-000 SUPPLIES AND EXPE	NSES	4,384	4,334	5,378	4,000	5,000	25.0 %
SUPPLIES AND EXPENSES Expend	diture Total:	4,384	4,334	5,378	4,000	5,000	25.0 %
Total SUPPLIES AND EXPENSES:		4,384	4,334	5,378	4,000	5,000	25.0 %
CUSTOMER ACCOUNTS - OPERAT	TION Revenue	e Total:					

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		Period: 13/25			Nov 14, 2025 09:28AM		
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
		.00	.00	.00	.00	.00	.00
CUSTOME	R ACCOUNTS - OPERATION Expend	iture Total: 21,400	14,532	20,349	16,500	21,900	32.7 %
Total CUST	OMER ACCOUNTS - OPERATION:	21,400	14,532	20,349	16,500	21,900	32.7 %
ADMIN & GENER 610-920000-000	AL -OPERATIONS ADMIN AND GENERAL SALARIE	41,740	51,342	54,174	45,000	50,000	11.1 %
ADMIN & G	ENERAL -OPERATIONS Expenditure	Total: 41,740	51,342	54,174	45,000	50,000	11.1 %
Total ADMII	N & GENERAL -OPERATIONS:	41,740	51,342	54,174	45,000	50,000	11.1 %
610-921000-000	OFFICE SUPPLIES AND EXPEN	9,431	10,467	9,235	9,500	9,500	.00
OFFICE SU	IPPLIES AND EXPENSES Expenditur	e Total: 9,431	10,467	9,235	9,500	9,500	.00
Total OFFIC	CE SUPPLIES AND EXPENSES:	9,431	10,467	9,235	9,500	9,500	.00
610-923000-000	OUTSIDE SERVICES EMPLOYE	19,560	8,405	10,526	20,000	20,000	.00
OUTSIDE S	SERVICES EMPLOYED Expenditure T	otal: 19,560	8,405	10,526	20,000	20,000	.00
Total OUTS	SIDE SERVICES EMPLOYED:	19,560	8,405	10,526	20,000	20,000	.00
610-925000-000	INJURIES AND DAMAGES	26,465	29,010	12,629	19,000	19,500	2.6 %
INJURIES A	AND DAMAGES Expenditure Total:	26,465	29,010	12,629	19,000	19,500	2.6 %
Total INJUF	RIES AND DAMAGES:	26,465	29,010	12,629	19,000	19,500	2.6 %
610-926001-000	HEALTH INSURANCE	37,458	62,202	50,434	65,000	69,000	6.2 %
HEALTH IN	SURANCE Expenditure Total:	37,458	62,202	50,434	65,000	69,000	6.2 %
Total HEAL	TH INSURANCE:	37,458	62,202	50,434	65,000	69,000	6.2 %
610-926002-000 610-926002-002	RETIREMENT OPEB Expense	11,426 17,939	12,411 5,919	13,356	12,500	14,000	12.0 %
RETIREME	NT Expenditure Total:	29,365	18,330	13,356	12,500	14,000	12.0 %
Total RETIF	REMENT:	29,365	18,330	13,356	12,500	14,000	12.0 %
610-926003-000	OTHER BENEFITS	2,537	2,191	2,231	3,600	3,900	8.3 %
OTHER BE	NEFITS Expenditure Total:	2,537	2,191	2,231	3,600	3,900	8.3 %

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	Period: 13	,, <u> </u>		1101	14, 2025 09:2	
Account Number Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total OTHER BENEFITS:	2,537	2,191	2,231	3,600	3,900	8.3 %
610-926004-000 VACATION/SICK/HOLID	AY PAY17,771	20,808	5,417	24,000	24,600	2.5 %
VACATION/SICK/HOLIDAY PAY Expe	enditure Total: 17,771	20,808	5,417	24,000	24,600	2.5 %
Total VACATION/SICK/HOLIDAY PAY	′: <u>17,771</u>	20,808	5,417	24,000	24,600	2.5 %
ADMIN & GENERAL -OPERATIONS F	Revenue Total:	.00	.00	.00	.00	.00
ADMIN & GENERAL -OPERATIONS E	Expenditure Total:184,328	202,755	158,002	198,600	210,500	6.0 %
Total ADMIN & GENERAL -OPERATION	ONS: 184,328	202,755	158,002	198,600	210,500	6.0 %
ADMIN & GENERAL - MAINTENANCE 610-930000-000 MISCELLANEOUS GEI	NERAL EX24,201	16,545	12,760	13,500	14,000	3.7 %
ADMIN & GENERAL - MAINTENANCE	E Expenditure Total: 24,201	16,545	12,760	13,500	14,000	3.7 %
Total ADMIN & GENERAL - MAINTEN	ANCE: 24,201	16,545	12,760	13,500	14,000	3.7 %
610-933000-000 TRANSPORTATION EX	PENSE 3,576	3,055	2,810	4,800	5,000	4.2 %
TRANSPORTATION EXPENSE Exper	nditure Total:3,576	3,055	2,810	4,800	5,000	4.2 %
Total TRANSPORTATION EXPENSE:	3,576	3,055	2,810	4,800	5,000	4.2 %
610-933001-000 Interest Expenses- Leas	es <u>134</u>	134	.00	.00	.00	.00
Interest Expenses- Leases Expenditur	e Total: 134	134	.00	.00	.00	.00
Total Interest Expenses- Leases:	134	134	.00	.00	.00	.00
ADMIN & GENERAL - MAINTENANCE	Revenue Total:	.00	.00	.00	.00	.00
ADMIN & GENERAL - MAINTENANCE	E Expenditure Total: 27,911	19,735	15,570	18,300	19,000	3.8 %
Total ADMIN & GENERAL - MAINTEN	ANCE: 27,911	19,735	15,570	18,300	19,000	3.8 %
ADMIN & GENERAL - OTHER 610-940002-000 TOWER PAINTING & RI	EPAIR 18,715	.00	.00	.00	.00	.00
TOWER PAINTING & REPAIR Expend	diture Total: 18,715	.00	.00	.00	.00	.00

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Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total TOWER	PAINTING & REPAIR:	18,715	.00	.00	.00	.00	.00
ADMIN & GEN	ERAL - OTHER Revenue Total:	.00	.00	.00	.00	.00	.00
ADMIN & GEN	IERAL - OTHER Expenditure Total:	18,715	.00	.00	.00	.00	.00
Total ADMIN &	GENERAL - OTHER:	18,715	.00	.00	.00	.00	.00
WATER FUND	Revenue Total:	1,157,719	1,326,129	549,341	1,030,137	1,041,447	1.1 %
WATER FUND	Expenditure Total:	895,861	908,420	460,518	986,661	976,044	-1.1 %
Net Total WAT	ER FUND:	261,858	417,709	88,822	43,476	65,403	50.4 %

Town of Brookfield

Sanitary District #4 DRAFT 2026 Sanitary Sewer Budget

TOWN OF BROO	KFIELD Budget Worksheet	- % 100 (2019 Period: 13	,	Funds w WS	Nov	Page: 14, 2025 09:2	
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
SEWER FUND							
OPERATING EXP 620-403000-000	PENSES DEPRECIATION EXPENSE	229,177	246,640	.00	303,065	293,033	-3.3 %
DEPRECIA	TION EXPENSE Expenditure Total:	229,177	246,640	.00	303,065	293,033	-3.3 %
Total DEPR	RECIATION EXPENSE:	229,177	246,640	.00	303,065	293,033	-3.3 %
620-408000-000	TAXES - SS & Medicare	4,453	6,073	5,560	5,400	6,300	16.7 %
TAXES - SS	S & Medicare Expenditure Total:	4,453	6,073	5,560	5,400	6,300	16.7 %
Total TAXE	S - SS & Medicare:	4,453	6,073	5,560	5,400	6,300	16.7 %
OPERATIN	G EXPENSES Revenue Total:	.00	.00	.00	.00	.00	.00
OPERATIN	G EXPENSES Expenditure Total:	233,631	252,713	5,560	308,465	299,333	-3.0 %
Total OPER	RATING EXPENSES:	233,631	252,713	5,560	308,465	299,333	-3.0 %
INTEREST & DIV 620-419001	IDEND INCOME INTEREST ON INVESTMENTS	65,028	57,383	30,164	38,422	44,500	15.8 %
Total INTER	REST & DIVIDEND INCOME:	65,028	57,383	30,164	38,422	44,500	15.8 %
INTEREST CHAR 620-431000-000	GES INTEREST ON GENERAL OBLIG	2,764	85,092	400	41,000	79,125	93.0 %
INTEREST	ON GENERAL OBLIGATION Expendi	ture Total: 2,764	85,092	400	41,000	79,125	93.0 %
Total INTER	REST ON GENERAL OBLIGATION:	2,764	85,092	400	41,000	79,125	93.0 %
INTEREST	CHARGES Revenue Total:	.00	.00	.00	.00	.00	.00
INTEREST	CHARGES Expenditure Total:	2,764	85,092	400	41,000	79,125	93.0 %
Total INTER	REST CHARGES:	2,764	85,092	400	41,000	79,125	93.0 %
OTHER REVENU 620-490100 620-490200	E SPECIAL ASSESSMENT REVEN DEVELOPER CAPITAL ADDITIO	.00 158,200	19,239 266,679	.00 .00	.00 .00	.00 .00	.00.
Total OTHE	R REVENUE:	158,200	285,918	.00	.00	.00	.00
SEWAGE REVEN 620-622000 620-626000	IUES SEWER SERVICE REVENUES SURCHARGE ON EXCESS LOA	1,023,990 26,944	1,255,240 7,446	1,051,707 2,259	1,355,425 11,500	1,448,371 10,000	6.9 % -13.0 %
Total SEW	AGE REVENUES:	1,050,934	1,262,686	1,053,966	1,366,925	1,458,371	6.7 %

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Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
OTHER OPERATION	NG REVENUES						
620-631000 620-635000	PENALTIES/CUST FORFEITED OTHER SEWER REVENUES	6,525 83,001	8,707 7,229	5,836 86	6,400 5,000	6,900 5,000	7.8 %
Total OTHE	R OPERATING REVENUES:	89,525	15,937	5,921	11,400	11,900	4.4 %
OPERATION EXP 620-820000-000	ENSES SUPERVISION AND LABOR	29,877	35,303	30,815	29,000	33,000	13.8 %
OPERATION	N EXPENSES Expenditure Total:	29,877	35,303	30,815	29,000	33,000	13.8 %
Total OPER	ATION EXPENSES:	29,877	35,303	30,815	29,000	33,000	13.8 %
620-821000-000	POWER AND FUEL FOR PUMPI	7,151	6,615	7,045	8,800	9,100	3.4 %
POWER AN	D FUEL FOR PUMPING Expenditure	Total: 7,151	6,615	7,045	8,800	9,100	3.4 %
Total POWE	R AND FUEL FOR PUMPING:	7,151	6,615	7,045	8,800	9,100	3.4 %
620-822000-000	SEWAGE TREATING	550,693	446,621	402,451	530,370	524,500	-1.1 %
SEWAGE T	REATING Expenditure Total:	550,693	446,621	402,451	530,370	524,500	-1.1 %
Total SEWA	GE TREATING:	550,693	446,621	402,451	530,370	524,500	-1.1 %
620-825000-000	SLUDGE CONDITIONING CHEM	25	.00	.00	.00	.00	.00
SLUDGE CO	ONDITIONING CHEMICALS Expendit	ure Total:	.00	.00	.00	.00	.00
Total SI UD0	GE CONDITIONING CHEMICALS:	25	.00	.00	.00	.00	.00
620-826000-000	OTHER CHEMS - SEWAGE TRE	2,348	4,695	4,772	5,600	5,900	5.4 %
		·					
OTHER CHI	EMS - SEWAGE TREATMENT Expen	2,348	4,695	4,772	5,600	5,900	5.4 %
Total OTHE	R CHEMS - SEWAGE TREATMENT:	2,348	4,695	4,772	5,600	5,900	5.4 %
620-827000-000	OTHER OPERATING SUPPLIES	4,335	2,914	2,126	3,200	3,200	.00
OTHER OP	ERATING SUPPLIES & EXP Expendit	ture Total: 4,335	2,914	2,126	3,200	3,200	.00
Total OTHE	R OPERATING SUPPLIES & EXP:	4,335	2,914	2,126	3,200	3,200	.00
620-828000-000	TRANSPORTATION EXPENSE	3,535	2,794	2,644	4,800	5,000	4.2 %
TRANSPOR	TATION EXPENSE Expenditure Tota	I: 3,535	2,794	2,644	4,800	5,000	4.2 %

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		Period: 13	3/25		Nov	14, 2025 09:2	28AM
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total TRAN	SPORTATION EXPENSE:	3,535	2,794	2,644	4,800	5,000	4.2 %
OPERATIO	N EXPENSES Revenue Total:	.00	.00	.00	.00	.00	.00
OPERATIO	N EXPENSES Expenditure Total:	597,964	498,943	449,853	581,770	580,700	-0.2 %
Total OPER	ATION EXPENSES:	597,964	498,943	449,853	581,770	580,700	-0.2 %
GENERAL EXPEN 620-831000-000	NSES MAINT OF SEWAGE COLLECTI	542,863	722,231	425,466	390,000	396,400	1.6 %
MAINT OF S	SEWAGE COLLECTION SYS Expend	iture Total: 542,863	722,231	425,466	390,000	396,400	1.6 %
Total MAIN	Γ OF SEWAGE COLLECTION SYS:	542,863	722,231	425,466	390,000	396,400	1.6 %
620-832000-000	MAINT OF COLLECTION SYS P	.00	324	470	10,000	10,000	.00
MAINT OF (COLLECTION SYS PUMP Expenditure	e Total:	324	470	10,000	10,000	.00
Total MAINT	Γ OF COLLECTION SYS PUMP:	.00	324	470	10,000	10,000	.00
GENERAL E	EXPENSES Revenue Total:	.00	.00	.00	.00	.00	.00
GENERAL E	EXPENSES Expenditure Total:	542,863	722,555	425,936	400,000	406,400	1.6 %
Total GENE	RAL EXPENSES:	542,863	722,555	425,936	400,000	406,400	1.6 %
CUSTOMER ACC 620-840000-000	OUNTS & COLLECTION BILLING, COLLECTING & ACCO	6,149	8,122	11,631	6,600	12,000	81.8 %
CUSTOMER	R ACCOUNTS & COLLECTION Exper	nditure Total: 6,149	8,122	11,631	6,600	12,000	81.8 %
Total CUST	OMER ACCOUNTS & COLLECTION:	6,149	8,122	11,631	6,600	12,000	81.8 %
CUSTOMER	R ACCOUNTS & COLLECTION Rever	nue Total: .00	.00	.00	.00	.00	.00
CUSTOMER	R ACCOUNTS & COLLECTION Exper	nditure Total: 6,149	8,122	11,631	6,600	12,000	81.8 %
Total CUST	OMER ACCOUNTS & COLLECTION:	6,149	8,122	11,631	6,600	12,000	81.8 %
ADMIN & GENER 620-850000-000	AL EXPENSES ADMINISTRATIVE & GEN SALAR	21,521	30,748	30,877	25,500	30,000	17.6 %
ADMIN & G	ENERAL EXPENSES Expenditure Tot	tal: 21,521	30,748	30,877	25,500	30,000	17.6 %

TOWN OF BROOKFIELD Budget Worksheet - % 100 (2019) & Budgeted Funds w WS Page: 36

Period: 13/25 Nov 14, 2025 09:28AM

		Period: 13	3/25		Nov	14, 2025 09:2	28AM
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total ADMII	N & GENERAL EXPENSES:	21,521	30,748	30,877	25,500	30,000	17.6 %
620-851000-000	OFFICE SUPPLIES AND EXPEN	8,697	10,512	10,740	8,000	9,000	12.5 %
OFFICE SU	JPPLIES AND EXPENSES Expenditure	e Total: 8,697	10,512	10,740	8,000	9,000	12.5 %
Total OFFIC	CE SUPPLIES AND EXPENSES:	8,697	10,512	10,740	8,000	9,000	12.5 %
620-852000-000	OUTSIDE SERVICES EMPLOYE	32,497	14,676	12,109	19,000	19,000	.00
OUTSIDE S	SERVICES EMPLOYED Expenditure To	otal: 32,497	14,676	12,109	19,000	19,000	.00
Total OUTS	SIDE SERVICES EMPLOYED:	32,497	14,676	12,109	19,000	19,000	.00
620-853000-000	INSURANCE EXPENSE	17,643	19,340	11,754	15,250	15,250	.00
INSURANC	E EXPENSE Expenditure Total:	17,643	19,340	11,754	15,250	15,250	.00
Total INSUF	RANCE EXPENSE:	17,643	19,340	11,754	15,250	15,250	.00
620-854001-000	HEALTH INSURANCE	19,218	32,048	26,223	28,200	29,800	5.7 %
HEALTH IN	SURANCE Expenditure Total:	19,218	32,048	26,223	28,200	29,800	5.7 %
Total HEAL	TH INSURANCE:	19,218	32,048	26,223	28,200	29,800	5.7 %
620-854002-000 620-854002-002	RETIREMENT OPEB Expense	4,116 8,026	5,679 2,585	5,256	5,000	5,800	16.0 % .00
RETIREME	NT Expenditure Total:	12,142	8,264	5,256	5,000	5,800	16.0 %
Total RETIF	REMENT:	12,142	8,264	5,256	5,000	5,800	16.0 %
620-854003-000	OTHER BENEFITS	1,057	1,353	1,234	2,300	2,400	4.3 %
OTHER BE	NEFITS Expenditure Total:	1,057	1,353	1,234	2,300	2,400	4.3 %
Total OTHE	R BENEFITS:	1,057	1,353	1,234	2,300	2,400	4.3 %
620-854004-000	VACATION/SICK/HOLIDAY PAY	7,513	8,688	2,321	11,000	11,000	.00
VACATION	/SICK/HOLIDAY PAY Expenditure Tota	al: 7,513	8,688	2,321	11,000	11,000	.00
Total VACA	TION/SICK/HOLIDAY PAY:	7,513	8,688	2,321	11,000	11,000	.00
620-856000-000	MISCELLANEOUS GENERAL EX	14,463	14,575	3,746	8,000	8,000	.00
MISCELLAN	NEOUS GENERAL EXPENSES Exper	nditure Total: 14,463	14,575	3,746	8,000	8,000	.00

TOWN OF BROO	KFIELD Budget Worksheet -	% 100 (2019 Period: 13		Funds w WS	Nov	Page: 14, 2025 09:2	
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
Total MISCI	ELLANEOUS GENERAL EXPENSES:	14,463	14,575	3,746	8,000	8,000	.00
620-857000-000	AMORTIZATION OF FRWPCC	.00	12,829-	.00	.00	.00	.00
AMORTIZA	TION OF FRWPCC Expenditure Total:	.00	12,829-	.00	.00	.00	.00
Total AMOF	RTIZATION OF FRWPCC:	.00	12,829-	.00	.00	.00	.00
ADMIN & G	ENERAL EXPENSES Revenue Total:	.00	.00	.00	.00	.00	.00
ADMIN & G	ENERAL EXPENSES Expenditure Total	al: 134,751	127,374	104,261	122,250	130,250	6.5 %
Total ADMII	N & GENERAL EXPENSES:	134,751	127,374	104,261	122,250	130,250	6.5 %
SEWER FU	IND Revenue Total:	1,363,687	1,621,924	1,090,051	1,416,747	1,514,771	6.9 %
SEWER FU	IND Expenditure Total:	1,518,121	1,694,799	997,640	1,460,085	1,507,808	3.3 %
Net Total SI	EWER FUND:	154,434-	72,875-	92,411	43,338-	6,963	-116.1

Report Criteria:

Accounts to include: With balances

Print FUND Titles Page and Total by FUND Print SOURCE Titles Total by SOURCE

Print COST CATEGORY Titles Total by COST CATEGORY

Total by DEPARTMENT

All Segments Tested for Total Breaks

Account.Account Number = "100000000"-"100592400424","300000000"-"300599990999","412000000"-"416590000424","421000000"-"421595000000","61 00000000"-"610959999000","620000000"-"620860000000"

Sanitary District No. 4, Town of Brookfield Budget Summary - 2026

		Water		Sewer
REVENUES				
Charges to customers	\$	692,800	\$	1,458,371
Private fire protection	\$	50,000	\$	-
Public fire protection	\$	270,387	\$	_
Other	\$	17,800	\$	11,900
Interest income	\$	8,675	\$	44,500
Special assessments	\$	1,785	\$, -
Developer additions	\$ \$ \$	<u> </u>	\$ \$ \$	
Total Revenues	\$	1,041,447	\$	1,514,771
EXPENSES				
Operation and maintenance	\$	300,850	\$	987,100
Administrative	\$	256,320	\$	142,250
Depreciation	\$ \$ \$	402,874	\$	293,033
Amortization	\$	=	\$, =
Taxes	\$	16,000	\$	6,300
Interest	\$	<u> </u>	\$	79,125
Total Expenses	\$	976,044	\$	1,507,808
Net Income	\$	65,403	\$	6,963
CASHFLOW ADJUSTMENTS				
Depreciation	\$	402,874	\$	293,033
Amortization		-	\$	200,000
Capital asset purchases	\$ \$ \$	_	\$	_
Principal & Interest on debt	\$	_	\$	175,000
Principal on advance from sewer to water	\$	-	\$	-
Special assessment principal collections	\$		<u>\$</u>	
Capital Expenditures	\$	276,500	\$	468,250
Cash Funded Capital	\$	256,500	\$	278,000
NET CHANGE IN CASH	\$	211,777	\$	(153,004)
NET CHANGE IN CASH	<u>\$</u>	211,777	<u>\$</u>	(153,004
Fund Balance		<u>Water</u>		<u>Sewer</u>
Projected Fund Balance January 1, 2026	\$ 1	1,088,264.00	\$ 2	2,481,974.00
Projected Fund Balance December 31, 2026	\$ -	1,300,041.00	\$ 2	2,328,970.00

Sanitary District No. 4 – Town of Brookfield

CAPITAL EXPENDITURES – 2026

			<u>Water</u>	<u>Sewer</u>
Well 5&6 Rehab				
Estimated Total Cost	\$	135,000.00	\$ 135,000.00	
Motor VFD & Starter Replace	ments			
Estimated Total Cost	\$	53,500.00	\$ 53,500.00	
Reservoir 3&4 Pipe Repair & C	Coating			
Estimated Total Cost	\$	40,000.00	\$ 40,000.00	
Lift Station Update				
Estimated Total Cost	\$	250,000.00		\$ 250,000.00
Vehicle Replacement				
Estimated Total Cost	\$	56,000.00	\$ 28,000.00	\$ 28,000.00
			Water	Sewer
Water & Sewer Totals			\$ 256,500.00	\$ 278,000.00



Town of Brookfield - Sanitary District #4

Capital Improvement Expenses	20)26	20)27	20)28	20)29	20	30	20	31	20	32	20)33
	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer	Water	Sewer
Station 1 Service Pump 2 VFD replacement.	\$ 15,000															
Filter Station 1&2 - Service Pump 1 and																
Backwash Supply pump Soft Start	\$ 18,000															
replacement.																
Station 3 - Service pump 2 soft start replacem	\$ 8,500															
Station 3 - Service pump 3 VFD replacement	\$ 12,000														\$ 10,000	
Vehicle Replacement - Pick up			\$ 27,000	\$ 27,000												
Vehicle Replacement - Van	\$ 28,000	\$ 28,000		. ,												
Iron Filter 1&2 Rehab.			\$ 275,000													
Well 5&6 Roof replacement					\$ 35,000											
Barker Rd parking Lot Repair/Replacement	\$ 20,000	\$ 10,000														
Residential Water Meter Replacements					ć 50.000		¢ 54 500		¢ 52.045		¢ 54.636		¢ 50.375		¢ 57.064	
- 10 years to complete					\$ 50,000		\$ 51,500		\$ 53,045		\$ 54,636		\$ 56,275		\$ 57,964	
Reservoir Barker Rd. Pipe Repair/Recoat	\$ 40,000															
Well 5&6 CL2 Booster pump replacement	, ,				\$ 15,000											
Watertower 2 Repaint											\$ 340,000					
Interceptor Repair/Relining - Phase 3				\$ 175,000												
Interceptor Repair/Relining - Phase 4				. ,		\$ 190,000										
Interceptor Repair/Relining - Phase 5						,,										
Sewer Lift Station Update		\$ 250,000														
Interceptor Televising inspections						\$ 15,000										
Sewermain & Manhole Repairs* (3% increase per	Year)	\$ 180,250		\$ 185,658		\$ 191,227		\$ 196,964		\$ 202,873		\$ 208,959		\$ 215,228		\$ 221,685
* \$80,250 Included in 620-831000																
											4					
Well 1 Rehab											\$ 95,000					
Well 2 Rehab			ć 7F 000										¢ 05 000			
Well 3 Rehab			\$ 75,000										\$ 85,000			
Well 4 Rehab	ć 7F 000		\$ 90,000													
Well 5 Rehab Well 6 Rehab	\$ 75,000															
vveii o kenab	\$ 60,000															
Total Water	\$ 276,500		\$ 467,000		\$ 100,000		\$ 51,500		\$ 53,045		\$ 489,636		\$ 141,275		\$ 67,964	
Total Water	7 270,300	\$ 468,250	7 407,000	\$ 387,658	7 100,000	\$ 396,227	7 31,300	\$ 196,964	7 55,045	\$ 202,873	7 403,030	\$ 208,959	7 171,273	\$ 215,228	7 07,304	\$ 221,685
10001 301101		Ç 100,230		Ç 307,030		φ 030,221		Ç 130,304		y 202,073		7 200,555		+ 110,120		y 221,003
Annual total	\$744	4,750	\$854	4,658	\$496	5,227	\$248	3,464	\$255	5,918	\$698	3,596	\$356	5,503	\$289	9,648

Sewer Utility Cash Flow Analysis - Projected 2026-2035

Town of Brookfield, WI

	Budget	Budget			Projected						
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues											
Total Revenues from User Rates1	\$ 1,388,925	\$ 1,458,371	\$ 1,531,290	\$ 1,577,229	\$ 1,624,545	\$ 1,673,282	\$ 1,723,480	\$ 1,775,185	\$ 1,828,440	\$ 1,883,293	\$ 1,939,79
Percent Increase to User Rates	7.00%	5.00%	5.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00
Dollar Amount Increase to Revenues	\$ 144,673	\$ 69,446	\$ 72,919	\$ 45,939	\$ 47,317	\$ 48,736	\$ 50,198	\$ 51,704	\$ 53,256	\$ 54,853	\$ 56,49
Other Revenues											
Interest Income	\$38,422	\$44,500	\$44,611	\$44,723	\$44,835	\$44,947	\$45,059	\$45,172	\$45,285	\$45,398	\$45,51
Other Income	\$22,900	\$11,900	\$12,019	\$12,139	\$12,261	\$12,383	\$12,507	\$12,632	\$12,758	\$12,886	\$13,01
Total Other Revenues	\$61,322	\$56,400	\$56,630	\$56,862	\$57,095	\$57,330	\$57,566	\$57,804	\$58,043	\$58,284	\$58,52
Total Revenues	\$1,450,247	\$1,514,771	\$1,587,920	\$1,634,090	\$1,681,641	\$1,730,612	\$1,781,046	\$1,832,988	\$1,886,483	\$1,941,577	\$1,998,31
Less: Expenses											
Operating and Maintenance	\$1,029,180	\$1,135,650	\$1,158,363	\$1,181,530	\$1,205,161	\$1,229,264	\$1,253,849	\$1,278,926	\$1,304,505	\$1,330,595	\$1,357,20
Net Before Debt Service and Capital Expenditures	\$421,067	\$379,121	\$429,557	\$452,560	\$476,480	\$501,347	\$527,197	\$554,062	\$581,978	\$610,982	\$641,11
Debt Service											
Existing Debt P&I	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
New (2024-2033) Debt Service P&I	\$252,625	\$254,125	\$255,125	\$250,750	\$251,000	\$255,625	\$254,625	\$253,125	\$251,125	\$0	\$
Total Debt Service	\$252,625	\$254,125	\$255,125	\$250,750	\$251,000	\$255,625	\$254,625	\$253,125	\$251,125	\$0	\$
Less: Capital Improvements	\$215,000	\$278,000	\$195,000	\$200,850	\$206,876	\$213,082	\$219,474	\$226,058	\$232,840	\$239,825	\$247,02
Debt Issued/Grants/Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Net Annual Cash Flow	(\$46,558)	(\$153,004)	(\$20,568)	\$960	\$18,604	\$32,641	\$53,098	\$74,879	\$98,013	\$371,157	\$394,09
Restricted and Unrestricted Cash Balance:											
Balance at first of year	\$2,445,643	\$2,481,974	\$2,328,970	\$2,308,402	\$2,309,363	\$2,327,967	\$2,360,607	\$2,413,705	\$2,488,584	\$2,586,597	\$2,957,75
Net Annual Cash Flow Addition/(subtraction)	(\$46,558)	(\$153,004)	(\$20,568)	\$960	\$18,604	\$32,641	\$53,098	\$74,879	\$98,013	\$371,157	\$394,09
Balance at end of year	\$2,399,085	\$2,328,970	\$2,308,402	\$2,309,363	\$2,327,967	\$2,360,607	\$2,413,705	\$2,488,584	\$2,586,597	\$2,957,753	\$3,351,84

^{*} Assumes 2% increase in operating expenses annually beyond budget year

Sewer Utility Cash Flow Analysis - Projected 2026-2035

Town of Brookfield, WI

	Budget	Budget			Projected						
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues											
Total Revenues from User Rates1	\$ 1,388,925	\$ 1,458,371	\$ 1,531,290	\$ 1,577,229	\$ 1,624,545	\$ 1,673,282	\$ 1,723,480	\$ 1,775,185	\$ 1,828,440	\$ 1,883,293	\$ 1,939,79
Percent Increase to User Rates	7.00%	5.00%	5.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00
Dollar Amount Increase to Revenues	\$ 144,673	\$ 69,446	\$ 72,919	\$ 45,939	\$ 47,317	\$ 48,736	\$ 50,198	\$ 51,704	\$ 53,256	\$ 54,853	\$ 56,49
Other Revenues											
Interest Income	\$38,422	\$44,500	\$44,611	\$44,723	\$44,835	\$44,947	\$45,059	\$45,172	\$45,285	\$45,398	\$45,51
Other Income	\$22,900	\$11,900	\$12,019	\$12,139	\$12,261	\$12,383	\$12,507	\$12,632	\$12,758	\$12,886	\$13,01
Total Other Revenues	\$61,322	\$56,400	\$56,630	\$56,862	\$57,095	\$57,330	\$57,566	\$57,804	\$58,043	\$58,284	\$58,52
Total Revenues	\$1,450,247	\$1,514,771	\$1,587,920	\$1,634,090	\$1,681,641	\$1,730,612	\$1,781,046	\$1,832,988	\$1,886,483	\$1,941,577	\$1,998,31
Less: Expenses											
Operating and Maintenance	\$1,029,180	\$1,135,650	\$1,158,363	\$1,181,530	\$1,205,161	\$1,229,264	\$1,253,849	\$1,278,926	\$1,304,505	\$1,330,595	\$1,357,20
Net Before Debt Service and Capital Expenditures	\$421,067	\$379,121	\$429,557	\$452,560	\$476,480	\$501,347	\$527,197	\$554,062	\$581,978	\$610,982	\$641,11
Debt Service											
Existing Debt P&I	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
New (2024-2033) Debt Service P&I	\$252,625	\$254,125	\$255,125	\$250,750	\$251,000	\$255,625	\$254,625	\$253,125	\$251,125	\$0	\$
Total Debt Service	\$252,625	\$254,125	\$255,125	\$250,750	\$251,000	\$255,625	\$254,625	\$253,125	\$251,125	\$0	\$
Less: Capital Improvements	\$215,000	\$278,000	\$195,000	\$200,850	\$206,876	\$213,082	\$219,474	\$226,058	\$232,840	\$239,825	\$247,02
Debt Issued/Grants/Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Net Annual Cash Flow	(\$46,558)	(\$153,004)	(\$20,568)	\$960	\$18,604	\$32,641	\$53,098	\$74,879	\$98,013	\$371,157	\$394,09
Restricted and Unrestricted Cash Balance:											
Balance at first of year	\$2,445,643	\$2,481,974	\$2,328,970	\$2,308,402	\$2,309,363	\$2,327,967	\$2,360,607	\$2,413,705	\$2,488,584	\$2,586,597	\$2,957,75
Net Annual Cash Flow Addition/(subtraction)	(\$46,558)	(\$153,004)	(\$20,568)	\$960	\$18,604	\$32,641	\$53,098	\$74,879	\$98,013	\$371,157	\$394,09
Balance at end of year	\$2,399,085	\$2,328,970	\$2,308,402	\$2,309,363	\$2,327,967	\$2,360,607	\$2,413,705	\$2,488,584	\$2,586,597	\$2,957,753	\$3,351,84

^{*} Assumes 2% increase in operating expenses annually beyond budget year

Sewer Utility Long Range Cash Flow Analysis - ORIGINAL

Town of Brookfield, WI

\$ 1,355,425 7.00% \$ 111,173 \$38,422 \$22,900 \$61,322 \$1,416,572	\$38,518 \$22,953 \$61,471 \$1,484,667	\$ 1,494,356	3.00%	3.00%	3.00%	\$ 1,681,911 3.00% \$ 48,988 \$39,002 \$24,124 \$63,125 \$1,745,036	3.00%	\$ 1,784,339 3.00% \$ 51,971 \$39,197 \$24,608 \$63,806	\$39,29 \$24,85 \$64,15
7.00% \$ 111,173 \$38,422 \$22,900 \$61,322 \$1,416,572	\$ 67,771 \$38,518 \$22,953 \$61,471 \$1,484,667	\$38,614 \$23,182 \$61,797	3.00% \$ 44,831 \$38,711 \$23,414 \$62,125	3.00% \$ 46,176 \$38,808 \$23,648 \$62,456	3.00% \$ 47,561 \$38,905 \$23,885 \$62,789	3.00% \$ 48,988 \$39,002 \$24,124 \$63,125	3.00% \$ 50,457 \$39,099 \$24,365 \$63,464	3.00% \$ 51,971 \$39,197 \$24,608 \$63,806	\$39,29 \$24,85 \$64,15
7.00% \$ 111,173 \$38,422 \$22,900 \$61,322 \$1,416,572	\$ 67,771 \$38,518 \$22,953 \$61,471 \$1,484,667	\$38,614 \$23,182 \$61,797	3.00% \$ 44,831 \$38,711 \$23,414 \$62,125	3.00% \$ 46,176 \$38,808 \$23,648 \$62,456	3.00% \$ 47,561 \$38,905 \$23,885 \$62,789	3.00% \$ 48,988 \$39,002 \$24,124 \$63,125	3.00% \$ 50,457 \$39,099 \$24,365 \$63,464	3.00% \$ 51,971 \$39,197 \$24,608 \$63,806	\$39,29 \$24,85 \$64,15
\$ 111,173 \$38,422 \$22,900 \$61,322 \$1,416,572	\$ 67,771 \$38,518 \$22,953 \$61,471 \$1,484,667	\$ 71,160 \$38,614 \$23,182 \$61,797	\$ 44,831 \$38,711 \$23,414 \$62,125	\$ 46,176 \$38,808 \$23,648 \$62,456	\$ 47,561 \$38,905 \$23,885 \$62,789	\$ 48,988 \$39,002 \$24,124 \$63,125	\$ 50,457 \$39,099 \$24,365 \$63,464	\$ 51,971 \$39,197 \$24,608 \$63,806	\$ 53,53 \$39,29 \$24,85 \$64,15
\$38,422 \$22,900 \$61,322 \$1,416,572	\$38,518 \$22,953 \$61,471 \$1,484,667	\$38,614 \$23,182 \$61,797	\$38,711 \$23,414 \$62,125	\$38,808 \$23,648 \$62,456	\$38,905 \$23,885 \$62,789	\$39,002 \$24,124 \$63,125	\$39,099 \$24,365 \$63,464	\$39,197 \$24,608 \$63,806	\$39,29 \$24,85 \$64,15
\$22,900 \$61,322 \$1,416,572	\$22,953 \$61,471 \$1,484,667	\$23,182 \$61,797	\$23,414 \$62,125	\$23,648 \$62,456	\$23,885 \$62,789	\$24,124 \$63,125	\$24,365 \$63,464	\$24,608 \$63,806	\$39,29 \$24,85 \$64,15 \$1,902,01
\$22,900 \$61,322 \$1,416,572	\$22,953 \$61,471 \$1,484,667	\$23,182 \$61,797	\$23,414 \$62,125	\$23,648 \$62,456	\$23,885 \$62,789	\$24,124 \$63,125	\$24,365 \$63,464	\$24,608 \$63,806	\$24,85 \$64,15
\$61,322 \$1,416,572	\$61,471 \$1,484,667	\$61,797	\$62,125	\$62,456	\$62,789	\$63,125	\$63,464	\$63,806	\$64,15
\$1,416,572	\$1,484,667							. ,	·
		\$1,556,153	\$1,601,312	\$1,647,818	\$1,695,713	\$1,745,036	\$1,795,832	\$1,848,145	\$1,902,01
£4,000,400									
£4,000,400									
\$1,029,180	\$1,049,764	\$1,070,759	\$1,092,174	\$1,114,018	\$1,136,298	\$1,159,024	\$1,182,205	\$1,205,849	\$1,229,96
\$387,392	\$434,903	\$485,393	\$509,137	\$533,800	\$559,414	\$586,012	\$613,628	\$642,296	\$672,05
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
\$252,625	\$254,125	\$255,125	\$250,750	\$251,000	\$255,625	\$254,625	\$253,125	\$251,125	\$
\$252,625	\$254,125	\$255,125	\$250,750	\$251,000	\$255,625	\$254,625	\$253,125	\$251,125	\$
\$215,000	\$440,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	\$175,00
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
(\$80,233)	(\$259,222)	\$55,268	\$83,387	\$107,800	\$128,789	\$156,387	\$185,503	\$216,171	\$497,05
\$2,445,643	\$2,365,410	\$2,106,188	\$2,161,456	\$2,244,844	\$2,352,644	\$2,481,433	\$2,637,820	\$2,823,323	\$3,039,49
(\$80,233)	(\$259,222)	\$55,268	\$83,387	\$107,800	\$128,789	\$156,387	\$185,503	\$216,171	\$497,05
\$2,365,410	\$2,106,188	\$2,161,456	\$2,244,844	\$2,352,644	\$2,481,433	\$2,637,820	\$2,823,323	\$3,039,494	\$3,536,54
	\$387,392 \$0 \$0 \$252,625 \$252,625 \$252,625 \$215,000 \$0 \$0 (\$80,233) \$4 \$2,445,643 \$9 (\$80,233) \$3 \$2,365,410	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$252,625 \$254,125 \$252,625 \$254,125 \$0 \$252,625 \$254,125 \$0 \$215,000 \$440,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$387,392 \$434,903 \$485,393 \$0 \$0 \$0 \$0 \$252,625 \$254,125 \$255,125 \$252,625 \$254,125 \$255,125 \$252,625 \$254,125 \$255,125 \$252,625 \$254,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,125 \$255,268 \$2445,643 \$2,365,410 \$2,106,188 \$259,222) \$55,268 \$259,222) \$55,268 \$259,222) \$55,268 \$259,222) \$55,268	\$\\$387,392 \\$434,903 \\$485,393 \\$509,137\$ \$\\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \$\\$215,000 \\$440,000 \\$175,000 \\$175,000 \$\\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	\$\\$387,392 \\$434,903 \\$485,393 \\$509,137 \\$533,800 \\$559,414\$ \$\\$0\$ \\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$251,000 \\$255,625\$ \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \\$251,000 \\$255,625\$ \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \\$251,000 \\$255,625\$ \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \\$251,000 \\$255,625\$ \$\\$215,000 \\$440,000 \\$175,000 \\$175,000 \\$175,000 \\$175,000 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0	\$\\$387,392 \\$434,903 \\$485,393 \\$509,137 \\$533,800 \\$559,414 \\$586,012\$ \$\\$0\$ \\$0\$ \\$0 \\$0 \\$0 \\$0 \\$255,625 \\$254,125 \\$255,125 \\$250,750 \\$251,000 \\$255,625 \\$254,625 \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \\$251,000 \\$255,625 \\$254,625 \$\\$252,625 \\$254,125 \\$255,125 \\$250,750 \\$251,000 \\$255,625 \\$254,625 \$\\$215,000 \\$440,000 \\$175,000 \\$175,000 \\$175,000 \\$175,000 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \$\\$0\$ \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$0 \\$	\$\\$387,392 \\$434,903 \\$485,393 \\$509,137 \\$533,800 \\$559,414 \\$586,012 \\$613,628\$ \[\begin{array}{c c c c c c c c c c c c c c c c c c c	\$\begin{array}{cccccccccccccccccccccccccccccccccccc

^{*} Assumes 2% increase in operating expenses annually beyond budget year

Town of Brookfield - Sanitary District #4

2026 Sewer Rates

	Current Rate	2026 Rate	
Domestic Sewer Customers			
<u>Meter Size</u>			
5/8	\$ 41.20	\$ 43.25	
3/4	\$ 41.20	\$ 43.25	
1	\$ 68.05	\$ 71.45	
1.5	\$ 116.20	\$ 122.00	
2	\$ 175.27	\$ 184.00	
3	\$ 420.32	\$ 441.33	
Volumetric Rate per 1000 Gal	\$ 4.56	\$ 4.79	
Quarterly Non Metered Flat Rate	\$ 126.00	\$ 132.00	

Calculated Sewer Rate Comparison

				Quarterly		
		Usage	Current	Proposed	Dollar	Percent
Customer Usage Level	Meter Size	1,000 Gal	Bill	Bill	Change	Change
Residential Low User	5/8"	9.44	\$ 84.25	\$ 88.47	\$ 4.23	5.0%
Residential Avg. User	5/8"	12.58	\$ 98.56	\$ 103.51	\$ 4.95	5.0%
Residential High User	5/8"	15.73	\$112.93	\$ 118.60	\$ 5.67	5.0%
Commercial Low User	3/4"	78.31	\$398.29	\$ 418.36	\$ 20.07	5.0%
Commercial Avg. User	3/4"	104.41	\$517.31	\$ 543.38	\$ 26.07	5.0%
Commercial High User	3/4"	130.51	\$636.33	\$ 668.40	\$ 32.07	5.0%
Common Area Low User	3/4"	33.56	\$194.23	\$ 204.01	\$ 9.77	5.0%
Common Area Avg. User	3/4"	44.75	\$245.26	\$ 257.61	\$ 12.35	5.0%
Common Area High User	3/4"	55.94	\$296.29	\$ 311.21	\$ 14.92	5.0%
Public Authority Low User	1.5"	56.65	\$374.52	\$ 393.36	\$ 18.84	5.0%
Public Authority Avg. User	1.5"	75.53	\$460.62	\$ 483.80	\$ 23.18	5.0%
Public Authority High User	1.5"	94.41	\$546.71	\$ 574.23	\$ 27.52	5.0%

Rate Comparison - Residential

Municipality	Cı	Quarterly Customer Charge		Volume Charge Rate/1,000 gal	Typical Total arterly Charge*
City of Waukesha - 2025	\$	20.64	\$	14.77	\$ 252.97
Menomonee Falls - 2023	\$	72.92	\$	7.21	\$ 186.33
City of Pewaukee - 2021	\$	141.00		Flat Fee	\$ 141.00
City of Brookfield	\$	70.00	\$	4.41	\$ 139.37
Village of Pewaukee - 2023			\$	8.65	\$ 136.06
Town of Brookfield - 2026	\$	43.25	\$	4.79	\$ 118.60
Town of Brookfield - Current	\$	41.20	\$	4.56	\$ 112.93

^{*} Based on Residential user at 15,730 gallons per quarter.

Rate Comparison - Commercial

	Quarterly			Volume Charge	Typical Total		
Municipality	Cust	omer Charge		Rate/1,000 gal	Qu	arterly Charge*	
City of Waukesha - 2025	\$	20.64	\$	14.77	\$	1,948.27	
Village of Pewaukee - 2023			\$	8.65	\$	1,128.91	
Menomonee Falls - 2023	\$	72.92	\$	7.21	\$	1,013.90	
Town of Brookfield - 2026	\$	43.25	\$	4.79	\$	668.39	
City of Brookfield	\$	70.00	\$	4.41	\$	645.55	
Town of Brookfield - Current	\$	41.20	\$	4.56	\$	636.33	

^{*} Commercial user at 130,510 gallons per quarter with 3/4" Meter. The City of Pewaukee only posts Residential sewer rates so they are not included in this comparison of Commercial customers.

Town of Brookfield

Utility District #01
(Stormwater Utility)
DRAFT 2025 Budget

TOWN OF BROOM	KFIELD Budget Worksheet	•	6 100 (2019) & Budgeted Funds w WS Period: 13/25			Page: 21 Nov 14, 2025 09:28AM		
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Ded in Bud	
UTILITY DISTRIC	Γ #01 FUND 421							
UTILITY REVENU	E							
421-421100	UTILITY STORMWATER BILLING	684,225	672,692	747,817	719,023	727,058	1.1 %	
Total UTILIT	Y REVENUE:	684,225	672,692	747,817	719,023	727,058	1.1 %	
	ENTAL REVENUES							
421-435300	SW-GRANTS	.00	.00	.00	62,000	32,000	-48.4 %	
Total INTER	GOVERNMENTAL REVENUES:	.00	.00	.00	62,000	32,000	-48.4 %	
PUBLIC CHARGE	S OF SERVICES							
421-464100	YARD WASTE RECYCLING	33,904	10,560	8,741	37,477	38,897	3.8 9	
421-464200	REFUSE	344,820	330,981	459,511	345,465	356,569	3.2 9	
421-464300	RECYCLING	139,024	212,248	295,459	216,937	223,999	3.3 %	
Total PUBLIC CHARGES OF SERVICES:		517,749	553,790	763,711	599,879	619,465	3.3 %	
MISC REVENUE								
421-481100	INTEREST	.00	.00	.00	1,000	1,000	.0	
421-481150	INTEREST & PENALTY	15,967	22,209	18,820	4,000	4,000	.0	
Total MISC REVENUE:		15,967	22,209	18,820	5,000	5,000		
SWU GENERAL C	OFFICE EXPENSE							
421-514100-110	SWU ADMIN-ADMINISTRATOR*	10,479	11,910	12,995	10,869	11,084	2.0 %	
421-514100-111	SWU ADMIN-CLERK*SALARY	.00	5,660	.00	7,858	5,922	-24.6 %	
421-514100-120	SWU ADMIN-CLERICAL	5,250	5,538	5,069	5,730	5,483	-4.3 %	
421-514100-130	SWU ADMIN-FICA	1,125	1,673	1,321	1,871	1,720	-8.1 %	
421-514100-131	SWU ADMIN-RETIREMENT	1,058	1,590	1,255	1,700	1,619	-4.8 %	
421-514100-133	SWU ADMIN-INSURANCE	7,931	12,304	7,047	14,400	15,927	10.6 %	
421-514100-210	SWU ADMIN-VK AUDITING PRO	6,545	9,770	6,778	9,500	9,500	.0	
421-514100-340	SWU ADMIN-OPERATING/EDUC	2,200	.00	.00	.00	.00	.0	
421-514100-510	SWU ADMIN-GEN LIABILITY INS	8,716	9,551	8,411	9,000	9,000	.00	
421-514100-518	SWU ADMIN-WORKERS COMP I	12,850	14,144	10,737	16,000	16,000	.0	
SWU GENE	RAL OFFICE EXPENSE Expenditure							
		56,155	72,138	53,614	76,928	76,255	-0.9 %	
Total SWU (GENERAL OFFICE EXPENSE:	56,155	72,138	53,614	76,928	76,255	-0.9 %	
SWU GENE	RAL OFFICE EXPENSE Revenue To	otal:						
		.00	.00	.00	.00	.00	.0	

56,155

56,155

1,209

72,138

72,138

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76,928

76,928

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76,255

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-0.9 %

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.00

SWU GENERAL OFFICE EXPENSE Expenditure Total:

SWU PLAN/BLDG-DNR 216 REQ

Total SWU GENERAL OFFICE EXPENSE:

SWU PUBLIC SAFETY 421-524000-214 SW

TOWN OF BROOKFIELD

Budget Worksheet - % 100 (2019) & Budgeted Funds w WS

Period: 13/25 Nov 14, 2025 09:28AM

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Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud
SWU PUBLIC SAFETY Expenditure Total:		1,209	2,931	3,048	5,000	5,000	.00
Total SWU PUBLIC SAFETY:		1,209	2,931	3,048	5,000	5,000	.00
SWU PUBLIC SAFETY Revenue Total:		.00	.00	.00	.00	.00	.00
SWU PUBLIC SAFETY Expenditure Total:		1,209	2,931	3,048	5,000	5,000	.00
Total SWU	PUBLIC SAFETY:	1,209	2,931	3,048	5,000	5,000	.00
STORM WATER \	WORK						
421-531000-111	SWU DIRECTOR-*SALARY	52,683	55,164	33,819	71,625	38,979	-45.6 %
421-531000-130	SWU DIRECTOR-FICA	3,698	4,030	2,399	5,479	2,982	-45.6 %
421-531000-131	SWU DIRECTOR-RETIREMENT	3,509	3,843	2,350	4,978	2,806	-43.6 %
421-531000-133	SWU DIRECTOR-INSURANCE	3,824	6,162	876	46,100	30,082	-34.7 %
421-531000-241	SWU DIRECTOR-RADIO EXPEN	.00	.00	.00	100	100	.00
421-531000-340	SWU DIRECTOR-OPERATING S	637	1,484	345	2,000	2,000	.00
SWU DIRECTOR-SALARY Expenditure Total:		64,351	70,683	39,789	130,282	76,949	-40.9 %
Total SWU DIRECTOR-SALARY:		64,351	70,683	39,789	130,282	76,949	-40.9 %
421-532400-122	SWU MACH&EQUIP-WAGES	27,063	18,944	12,251	29,200	35,228	20.6 %
421-532400-130	SWU MACH&EQUIP-FICA	1,991	1,394	883	2,234	2,695	20.6 %
421-532400-131	SWU MACH&EQUIP-RETIREME	1,842	1,299	835	2,029	2,536	25.0 %
421-532400-133	SWU MACH&EQUIP-INSURANC	8,257	6,023	3,858	19,800	17,828	-10.0 %
421-532400-139	SWU MACH&EQUIP-CLOTHING	790	383	556	800	800	.00
421-532400-240	SWU MACH&EQUIP-MAINTENA	366	304	2,896	5,000	5,000	.00
421-532400-340	SWU MACH&EQUIP-OPERATIN	19,450	7,402	11,681	15,000	15,000	.00
421-532400-380 421-532400-385	SWU MACH&EQUIP-VEHICLE M SWU MACH&EQUIP-VEHICLE F	3,422 12,650	3,634 10,849	.00 9,057	10,000 12,000	10,000 12,000	.00 .00
SWU MACH	HINERY & EQUIPMENT Expenditure T	otal:					
		75,831	50,232	42,016	96,063	101,087	5.2 %
Total SWU	MACHINERY & EQUIPMENT:	75,831	50,232	42,016	96,063	101,087	5.2 %
421-532700-221	SWU GARAGE-ELECTRIC	4,632	4,547	3,652	6,000	6,000	.00
421-532700-222	SWU GARAGE-WATER/SEWER/	986	962	1,026	1,000	1,000	.00
421-532700-224	SWU GARAGE-NATURAL GAS/H	2,974	2,713	2,669	5,000	5,000	.00
421-532700-225	SWU GARAGE-TELEPHONE	712	706	453	1,000	1,000	.00
421-532700-240	SWU GARAGE-MAINTENANCE	.00	.00	.00	500	500	.00
421-532700-340	SWU GARAGE-OPERATING SU	572	450	2,744	2,000	2,000	.00
421-532700-350	SWU GARAGE-REPAIR AND MAI	146	.00	.00	2,000	2,000	.00
SWU GARAGE Expenditure Total:		10,022	9,378	10,544	17,500	17,500	.00
Total SWU GARAGE:		10,022	9,378	10,544	17,500	17,500	.00
421-534400-122	SWU SW-WAGES	176,447	123,518	79,372	190,000	229,679	20.9 %
421-534400-130	SWU SW-FICA	12,727	9,116	5,718	14,535	17,570	20.9 %
421-534400-131	SWU SW-RETIREMENT	11,783	8,484	5,410	13,205	16,537	25.2 %

TOWN OF BROOKFIELD

Budget Worksheet - % 100 (2019) & Budgeted Funds w WS

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		2023-23 Prior year 2	2024-24 Prior year	2025-25 Current year	2025-25 Current year	2026-26 Future year	% Inc/Dec
Account Number	Account Title	Actual	Actual	Actual	Budget	Budget	in Bud
421-534400-133	SWU SW-INSURANCE	53,649	39,120	24,293	81,970	116,234	41.8 %
421-534400-139	SWU SW-CLOTHING ALLOWAN	.00	.00	748	500	500	.00
421-534400-213	SWU SW-CONTRACTED PROF	24,462	68,489	92,362	139,000	89,000	-36.0 %
421-534400-214	SWU SW-DNR 216 APP PROF S	1,000	1,000	1,000	1,000	1,000	.00
421-534400-215	SWU SW-DUMPING EXPENSE	2,958	1,975	1,792	8,000	8,000	.00
421-534400-330	SWU SW-TRAINING/TRAVEL	2,931	120	.00	3,000	3,000	.00
421-534400-340	SWU SW-STORM SEWER MATE	.00	1,386	2,367	6,000	6,000	.00
421-534400-343	SWU SW-CULVERTS & OPEN S	.00	2,244	5,996	2,500	182,500	7200.0
421-534400-400	SWU SW-EQUIPMENT REPLAC	355	189	56,907	2,500	35,000	1300.0
421-534400-823	CULVERT REPLACEMENT	4,820	1,355	5,820	10,000	10,000	.00
STORMWA	TER UTITLITY Expenditure Total:	291,132	256,997	281,785	472,210	715,020	51.4 %
Total STOR	MWATER UTITLITY:	291,132	256,997	281,785	472,210	715,020	51.4 %
STORM WA	TER WORK Revenue Total:	.00	.00	.00	.00	.00	.00
STORM WA	TER WORK Expenditure Total:	441,335	387,289	374,134	716,055	910,556	27.2 %
Total STOR	M WATER WORK:	441,335	387,289	374,134	716,055	910,556	27.2 %
OTHER							
421-573630-122	YARD WASTE-WAGES	.00	.00	1,193	.00	.00	.00
421-573630-129	YARD WASTE-OT WAGES	4,516	2,012	3,908	5,500	5,500	.00
421-573630-130	YARD WASTE-FICA	339	148	374	421	421	0.1 %
421-573630-131	YARD WASTE-RETIREMENT	307	139	355	358	396	10.8 %
421-573630-133	YARD WASTE-INSURANCE	557	463	1,262	1,500	1,500	.00
421-573630-210	YARD WASTE	13,022	21,558	14,071	41,797	38,897	-6.9 %
421-573630-211	REFUSE	298,691	336,711	289,787	345,465	356,569	3.2 %
421-573630-212	RECYCLING	187,667	211,543	182,113	216,937	223,999	3.3 %
OTHER Expenditure Total:		505,099	572,574	493,065	611,978	627,282	2.5 %
Total OTHER:		505,099	572,574	493,065	611,978	627,282	2.5 %
OTHER Revenue Total:		.00	.00	.00	.00	.00	.00
OTHER Exp	OTHER Expenditure Total:		572,574	493,065	611,978	627,282	2.5 %
Total OTHER:		505,099	572,574	493,065	611,978	627,282	2.5 %
DEDDEOLATION	CYPENOE						
DEPRECIATION E		40.500	40.500	00	40 500	40.500	00
421-593000-350	DEPRECIATION EXPENSE FOLIA	12,500	12,500	.00	12,500	12,500	.00
421-593000-550 421-593000-750	DEPRECIATION EXPENSE-EQUI	38,480	40,819	.00	40,000	40,000	.00
421-593000-750	DEPRECIATION EXPENSE-INFR	65,794	65,361	.00	65,000	65,000	.00
DEPRECIATION EXPENSE Expenditure Total:		116,774	118,679	.00	117,500	117,500	.00
Total DEPRECIATION EXPENSE:		116,774	118,679	.00	117,500	117,500	.00
DEPRECIATION EXPENSE Revenue Total:		.00	.00	.00	.00	.00	.00
DEPRECIATION EXPENSE Expenditure Total:		116,774	118,679	.00	117,500	117,500	.00

TOWN OF BROOKFIELD	OF BROOKFIELD Budget Worksheet - % 100 (2019) & Budgeted Funds w WS Period: 13/25					Page: 24 Nov 14, 2025 09:28AM		
Account Number	Account Title	2023-23 Prior year 2 Actual	2024-24 Prior year Actual	2025-25 Current year Actual	2025-25 Current year Budget	2026-26 Future year Budget	% Inc/Dec in Bud	
Total DEPRECIATION EXPENSE:		116,774	118,679	.00	117,500	117,500	.00	
UTILITY DISTRICT #01 FUND 421 Revenue Total:			4.040.000	4 500 040	4 205 000	4 000 500	0.0.0/	
		1,217,941	1,248,690	1,530,349	1,385,902	1,383,523	-0.2 %	
UTILITY DISTRICT	#01 FUND 421 Expenditure	Total:						
		1,120,572	1,153,612	923,861	1,527,461	1,736,593	13.7 %	
Net Total UTILITY D	DISTRICT #01 FUND 421:	97,370	95,079	606,489	141,558-	353,070-	149.4 %	