



## Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfield.com

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### MEETING AGENDA

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Tuesday, July 1, 2025 7 p.m.	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
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1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
  - a. June 17, 2025 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
6. Old Business: None.
7. New Business: None.
8. Departments, Boards, Committee/Commission Reports/Recommendations:
  - a. Plan Commission:
    1. Discussion and possible action regarding the request by Jordan Jackson, representing The Sandtrap LLC, to approve a conditional use permit for a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.
    2. Discussion and possible action regarding the request by Eric Nesseth, with Stephen Perry Smith Architects, for conceptual approval for a building addition to the MLC Capital Building, located at 19000 West Bluemound Road Suite A.
    3. Discussion and possible action regarding the request by Erik Madisen, with Madisen Maher Architects representing KHS Group, for conceptual approval for proposed building expansions, located at 880 Bahcall Court.
  - b. Clerk's Office:
    1. Memo Addressing Establishment Concerns Regarding Town Code Chapter 12.12 Massage Therapy Businesses and Massage Therapists.
9. Approval of Vouchers and Checks.
10. Communication and Announcements.
11. Adjourn.

Posted June 27, 2025  
Emily Howells, Deputy Clerk



## Office of the Town Clerk

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### MEETING MINUTES

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Tuesday, June 17, 2025 7 p.m.	Town Board Utility District No. 1 Sanitary District No. 4	Eric Gnant Room TOB Municipal Building 645 N. Janacek Rd., Brookfield, WI
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1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:00 p.m.

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

A quorum was met (5-0).

Staff Present: Fire Chief John Schilling, Assistant Fire Chief Tony D'Amico, Sanitary District #4 Superintendent Tony Scof, Administrator/Interim-Clerk Tom Hagie and Deputy Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

Motion by Schatzman to adopt the agenda as presented; seconded by Stanelle.

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

4. Approval of Minutes:

a. June 3, 2025 meeting of the TB, UD1, SD4.

Motion by Kohlmann to approve the minutes as presented; seconded by Charlier.

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

5. Citizen Comments: Three-minute limit.

a. Assistant Fire Chief Tony D'Amico provided a quick update on the forced entry prop and thanked the Board for its support.

6. Old Business: None.

7. New Business:

a. Discussion and possible action regarding the Class "B" Beer and "Class B" Liquor application for Indulgence Chocolatiers.

Motion by Schatzman to table the Class "B" Beer and "Class B" Liquor application for Indulgence Chocolatiers to a date in August; seconded by Stanelle.

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

b. Discussion and possible action regarding the 2025-2026 Alcohol Establishment Licenses.

Motion by Kohlmann to approve the 2025-2026 Alcohol Establishment Licenses renewals; seconded by Charlier.

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

c. Discussion and possible action regarding the 2024 Compliance Maintenance Annual Report (CMAR).

Motion by Kohlmann approve the Resolution 20 2024 Compliance Maintenance Annual Report (CMAR); seconded by Charlier.

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

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

- d. Discussion and possible action regarding modifications to the Personnel Manual.

Motion by Charlier to table the discussion and possible action regarding modifications to the Personnel Manual; seconded by Schatzman.

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

- e. Discussion and possible action regarding the Strand Change Order No. 1 Wells 3 and 4 Filter Rehabilitation.

Motion by Schatzman to approve the Strand Change Order No. 1 Wells 3 and 4 Filter Rehabilitation; seconded by Stanelle.

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

8. Departments, Boards, Committee/Commission Reports/Recommendations: None.

9. Approval of Vouchers and Checks.

Motion by Kohlmann to approve vouchers and checks in the amount of \$67,795.53; seconded by Charlier.

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

10. Communication and Announcements.

- a. Update on Burn Ordinance.

Kohlmann confirmed the new ordinance notification was included in the Town Tidings.

Hagie confirmed there were a few things to modify then the ordinance will be sent to General Code.

- b. Update on Property Maintenance Code.

Confirmation of procedure were discussed and notices were issued by the Building Inspector.

- c. Chairman Henderson made the announcement there has been a request for an increase of speed limit signs on Davidson Road.

- d. Charlier commented that the sign on Watertown for Wray Park was hard to see and suggested moving it.

- e. Hagie announced the warning siren by Elmbrook Church had been repaired.

- f. Hagie announce following the last Town Board meeting that he was involved in an accident when a person hydroplaned into his vehicle.

- g. Hagie announced the ribbon cutting for the Poplar Creek Town Center was a success and the facility looks great.

11. Adjourn.

Motion by Charlier to adjourn at 7:57 p.m.; seconded by Kohlmann.

Motion prevailed by a voice vote (5-0)

Respectfully submitted by,

Emily Howells, Deputy Clerk

**TOWN OF BROOKFIELD  
PLANNING COMMISSION RECOMMENDATIONS  
JUNE 24, 2025**

Town Supervisor Stanelle called the meeting to order at 7:12pm on Tuesday, June 24, 2025, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Commissioners Dan Zuperku, Len Smeltzer, and Kevin Riordan and Town Planner Bryce Hembrook. Commissioners Tim Probst, Jeremy Watson, and Chairman Henderson were absent.

**JORDAN JACKSON (THE SANDTRAP LLC) IS REQUESTING APPROVAL FOR A CONDITIONAL USE PERMIT TO ALLOW A GOLF SIMULATOR BUSINESS IN THE B-2 LIMITED GENERAL BUSINESS DISTRICT, LOCATED AT 17800 WEST BLUEMOUND ROAD**

Commissioner Smeltzer moved to **recommend approval to the Town Board for a conditional use permit request** for a golf simulator business in the B-2 Limited General Business District, located at 17800 West Bluemound Road.

The motion was seconded by Commissioner Riordan. The motion carried.

**ERIC NESSETH (STEPHEN PERRY SMITH ARCHITECTS) IS REQUESTING CONCEPTUAL APPROVAL OF A BUILDING ADDITION TO THE MLG CAPITAL BUILDING, LOCATED AT 19000 WEST BLUEMOUND ROAD SUITE A**

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

The motion was seconded by Commissioner Zuperku. The motion carried.

**ERIK MADISEN (MADISEN MAHER ARCHITECTS), REPRESENTING KHS GROUP, IS REQUESTING CONCEPTUAL APPROVAL FOR PROPOSED BUILDING EXPANSIONS, LOCATED AT 880 BAHCALL COURT**

Commissioner Riordan moved to **recommend conceptual approval** for proposed building expansions, located at 880 Bahcall Court as presented with both phases presented.

The motion was seconded by Commissioner Zuperku. The motion carried.



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## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP  
Town Planner

REPORT DATE: May 22, 2025  
PC MEETING DATE: May 27, 2025

RE: **The Sandtrap LLC – Conditional Use Permit  
17800 West Bluemound Road BKFT1120995002**

**Applicant:** Jordan Jackson (The Sandtrap LLC)

**Application Type:** Conditional Use Permit

### **Request**

Conditional Use Permit request to allow a commercial recreation facility land use (golf simulator business) in the B-2 Limited General Business District, located at 17780 West Bluemound Road.

### **Summary of Request**

The applicant is proposing to open *The Sand Trap: Golf Bays & Entertainment* in a commercial building located at 17800 West Bluemound Avenue. According to the applicant's narrative, the business will be a high-end indoor golf and social entertainment venue, offering a modern, family-friendly space that blends sports, technology, and community. The goal is to create a welcoming destination where people of all ages can enjoy golf, events, and year-round recreation in a state-of-the-art environment. The applicant anticipates that this business would expand during several phases, if approved. Phase I would consist of the initial buildout which is approximately 4,500 square feet of the commercial space. The initial space will include the following:

- Three golf simulator bays
- Custom lighting and bay finishes
- Bar area (pending liquor license)
- 1-2 pool tables
- Dart boards
- Retail golf shop
- Bathrooms
- Golf instructions with a certified trainer
- Host events
  - League play
  - Private and group lessons
  - Youth programs
  - Community-based events

Engineers | Architects | Planners | Scientists

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Phase 2 would be a future expansion up to 9,000 square feet. The applicant intends to eventually expand into the remaining 4,500 square feet of the building space. If this occurs, the 2<sup>nd</sup> phase would include:

- Additional golf bays
- Turf indoor recreation space for cornhole lanes, picnic style seating, and small putting green
- Dedicated space for larger tournaments and league events
- Host cornhole competitions

According to the narrative, *The Sand Trap* will offer significant value to Brookfield by:

- Providing year-round recreational access in a climate-controlled, safe environment
- Encouraging physical activity and social interaction among all age groups
- Creating a new destination for families, friends, and professionals seeking entertainment that's both fun and skill building.
- Partnering with local schools and programs to host youth golf instruction and mentorship
- Adding visual interest to the building and neighborhood through a proposed golf-themed mural on the rear exterior wall
- Contributing to the local economy

The tenant space is located on the north side of the building which is located by the parking lot to the north of the buildings. Customers will use a dedicated private entrance in the back of the building. The applicant believes that the use will require about 50 parking spaces to provide adequate parking for the use. The code does not specifically address parking requirements for golf simulator uses but below is the requirements for similar uses:

*Commercial/recreational uses.*

- a. General standard: one space per four patrons based on the maximum capacity of the facility, plus one space per employee for the work shift with the largest number of employees.
- b. Bowling alleys: five spaces for each lane, plus one space per employee for the work shift with the largest number of employees.
- c. Golf courses: 90 spaces per nine holes, plus one space per employee for the work shift with the largest number of employees.
- d. Golf driving ranges: one space per tee, plus one space per employee for the work shift with the largest number of employees.
- e. Miniature golf course: 1 1/2 spaces per hole, plus one space per employee for the work shift with the largest number of employees.

\* Plan Commission should determine which parking calculation to use.

The applicant is targeting a fall/winter 2025 opening and daily operations will be handled by 1-2 staff members. Additional staff or trainers may be present during peak house, leagues, or event nights. Anticipated hours of operations include:

- Monday-Thursday: Noon-10pm
- Friday & Saturday: Noon-Midnight
- Sunday: 10am-8pm

For more detailed information, please review applicant's narrative provided in the packet.

**Recommendation**

Set a public hearing date to discuss the proposed conditional use permit.

## Plan of Operation Narrative

Address is 17780 Bluemound

**Business Name:** *The Sand Trap*

**Business Address:** 17800 W Bluemound Rd, Brookfield, WI

**Applicant:** Jordan Jackson

**Square Footage Occupied:** 4,500 sq ft (Phase 1), with potential expansion to full 9,000 sq ft (Phase 2)

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We are seeking approval to occupy and operate within approximately 4,500 sq ft of a commercial building at 17800 W Bluemound Rd, Brookfield, WI. *The Sand Trap: Golf Bays & Entertainment* will be a high-end indoor golf and social entertainment venue, offering a modern, family-friendly space that blends sport, technology, and community. Our goal is to create a welcoming destination where people of all ages can enjoy golf, events, and year-round recreation in a state-of-the-art environment.

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### Phase 1 – Initial Buildout and Operations (4,500 sq ft):

The initial space will include:

- **Three (3) TrackMan golf simulator bays**, professionally built out with the assistance of a **TrackMan Wisconsin representative** to ensure top-tier performance and custom design
- **Custom lighting** and bay finishes to create a premium, immersive experience
- A **bar area** offering alcoholic and non-alcoholic beverages (pending liquor licensing)
- **1–2 pool tables**
- **Dart boards**
- A **retail golf shop** featuring clubs, gloves, apparel, and accessories
- A private **rear entrance** connected to ample off-street parking
- Installation of a **second bathroom** to meet occupancy and health code requirements

We will also offer **golf instruction**, with plans to bring in a **PGA-certified trainer** to provide lessons and coaching for players of all levels — from beginners to experienced golfers.

The business will host:

- League play
  - Private and group lessons
  - Youth programs
  - Community-based events to promote the game of golf in a fun and inclusive atmosphere
- 

## **Phase 2 – Future Expansion Plan (up to 9,000 sq ft):**

Over the course of our 5-year lease, we plan to expand into the remaining 4,500 sq ft of the building. This second phase will include:

- Additional TrackMan golf simulator bays
- **A turfed indoor recreation space** designed to mimic an outdoor setting with:
  - **Cornhole lanes**
  - **Picnic-style seating**
  - **A small putting green**
- Dedicated space for **larger tournaments and league events**
- Hosting of **cornhole competitions**, themed nights, and family-friendly activities

This expansion will support a growing customer base while enhancing the recreational offerings in the Town of Brookfield.

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## **Community Impact and Value:**

*The Sand Trap* will offer significant value to Brookfield by:

- **Providing year-round recreational access** in a climate-controlled, safe environment
- **Encouraging physical activity and social interaction** among all age groups
- **Creating a new destination** for families, friends, and professionals seeking entertainment that's both fun and skill-building

- **Partnering with local schools and programs** to host youth golf instruction and mentorship
  - **Adding visual interest** to the building and neighborhood through a proposed **golf-themed mural** on the rear exterior wall
  - **Contributing to the local economy** by increasing traffic and business activity in the area
- 

### **Parking and Access:**

The rear parking lot provides **ample off-street parking** to support operations, with an estimated need of 50 spaces — all available onsite. Customers will use a dedicated private entrance in the back of the building, ensuring easy access and minimal traffic congestion.

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### **Projected Opening Timeline:**

We are targeting a **Fall/Winter 2025** opening, aligning with increased demand for indoor entertainment during colder months.

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### **Staffing:**

Daily operations will be efficiently handled by **1–2 staff members**, responsible for guest check-ins, bar service, and general oversight. Additional staff or trainers may be present during peak hours, leagues, or event nights.

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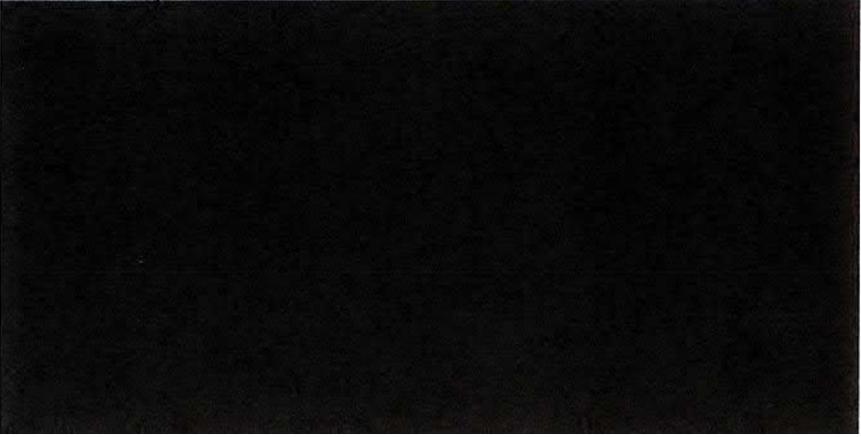
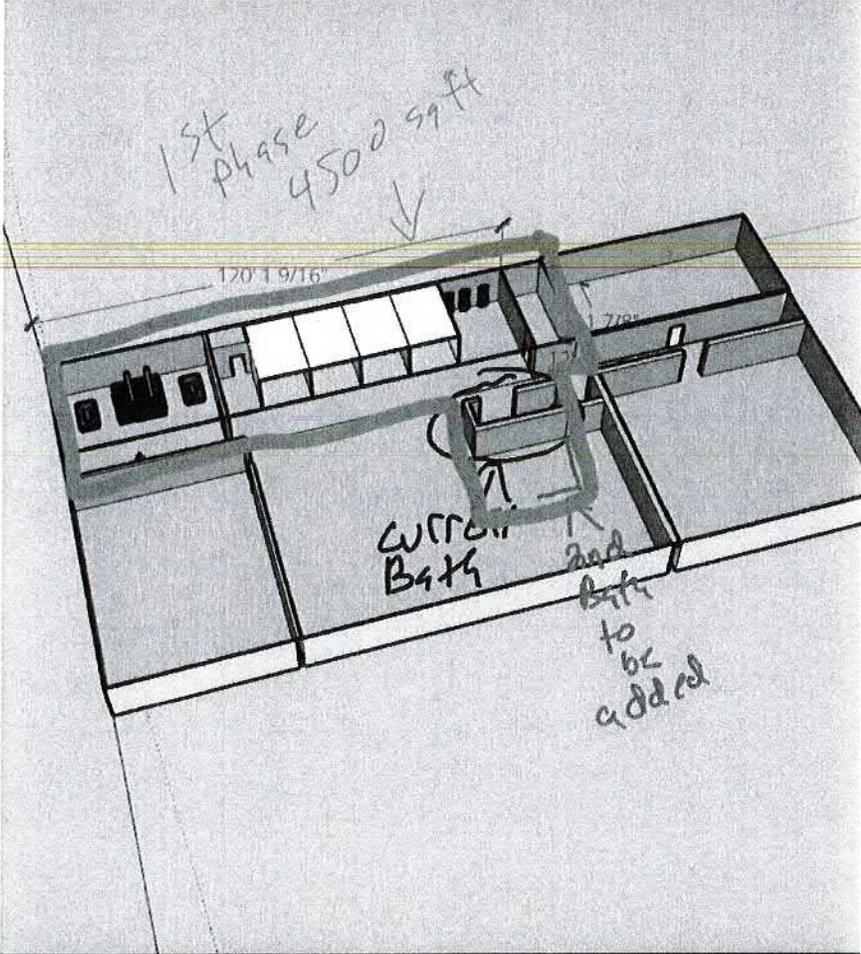
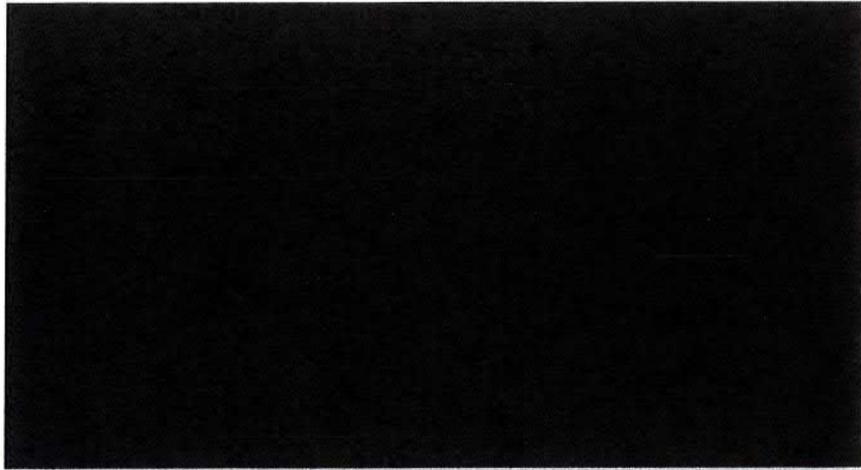
### **Tentative Hours of Operation:**

- **Monday – Thursday:** 12:00 PM – 10:00 PM
- **Friday – Saturday:** 12:00 PM – 12:00 AM
- **Sunday:** 10:00 AM – 8:00 PM  
*(Subject to adjustment based on community interest and business demand)*

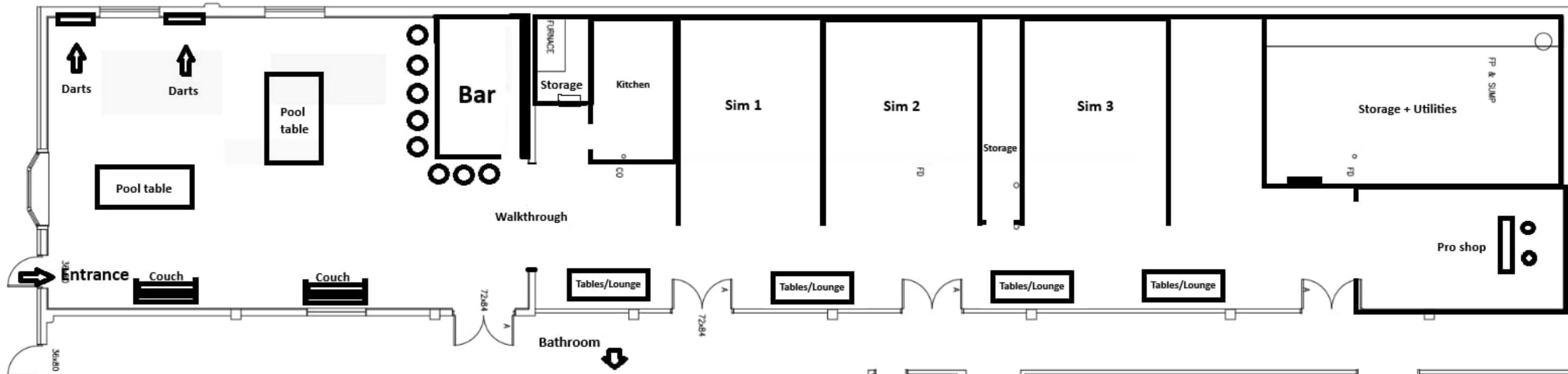
1st phase  
4500 sq ft

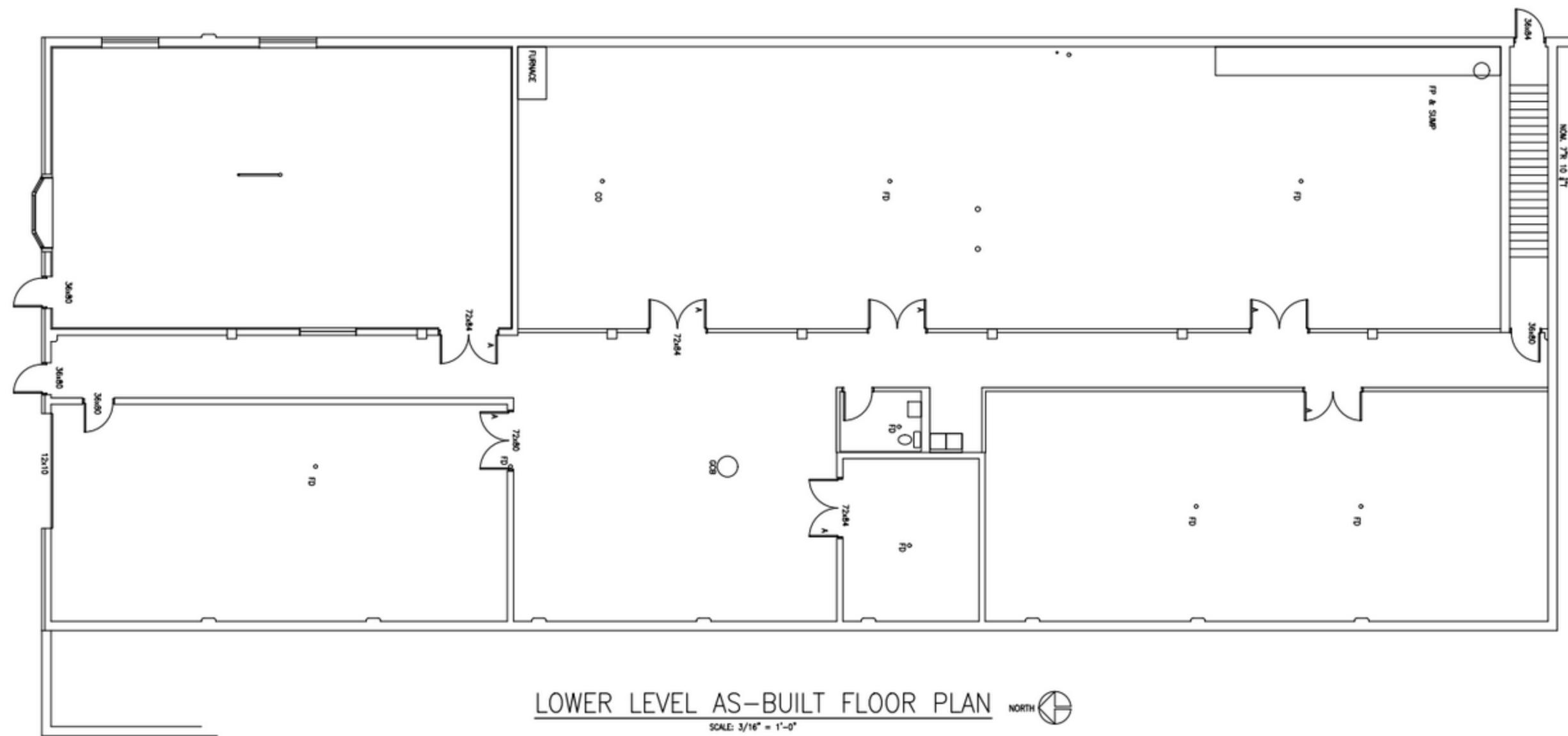
120' 1 9/16"

Current  
Bath  
2nd  
Bath  
to  
be  
added









LOWER LEVEL AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"



















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## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP  
Town Planner

REPORT DATE: June 19, 2025  
PC MEETING DATE: June 24, 2025

RE: **MLG Capital – Conceptual Approval**  
**19000 W Bluemound Rd Suite A, BKFT1124999003**

SEH No. 171421, TASK 111

**Applicant:** Eric Nesseth (Stephen Perry Smith Architects), representing MLG Capital  
**Application Type:** Conceptual Approval

### Request

Conceptual approval of a building addition to the MLG Capital building, located at 19000 W Bluemound Rd Suite A.

### Summary of Request

- MLG Capital is proposing to construct a building addition on the west side of the existing building and relocate the carport to the east of the building. According to the submitted plans, the existing building is approximately 21,221 square feet (including the greenhouse area) and they are proposing a 4,560 square foot building for a total of 25,782 square feet.
- Zoning District = B-2 Limited General Business District
- Acres = 1.73
- Use = Real Estate Business Office
- Approximately 82 parking stalls currently proposed, including 2 handicap stalls.
  - The required parking requires one space per 250 square feet of gross floor area.
  - 103 parking spaces are required for the square footage.
  - Some of the parking spaces will also be covered by the relocated car port.
  - The applicant did mention shared parking with adjacent property and there is a shared parking agreement with the Galleria West property.
- Proposed setbacks:
  - Building setbacks were not provided on the plans. Also, the property lines as shown on the County's GIS appear to be different than the site plan that was presented. On GIS, it shows that MLG's property runs further to the south.
  - Setbacks were estimated using a software but will need to be shown on preliminary/final plans. We will need to verify setbacks moving forward.

Engineers | Architects | Planners | Scientists

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- Front = 48'3"
  - GIS shows approximately 56'.
  - The proposed building addition would have the same setback as existing building.
- Side = 15' west and 134' east
- Rear = 11' (existing)
- Setbacks will need to be confirmed to meet code requirements prior to final approval.
- Sum total of floor area
  - Proposed = 34.1% of lot area.
  - Required = No less than 6,000sf or 15% of the lot area, whichever is less. Shall not exceed 50% of lot area.
  - Requirement is met.
- No building height dimensions were provided but the building will likely meet the 45' height requirement.

The development review team has provided some initial feedback regarding the plans, but most of the comments or concerns can be addressed later in the review process.

#### Fire Department

- I would like to see the turning radius of the west side of the building.

#### Town Engineer

- My only comment at this time is that it appears they don't have enough parking stalls (82 total) to meet the Town Ordinance parking requirement (103 stalls).

#### **Conceptual Approval**

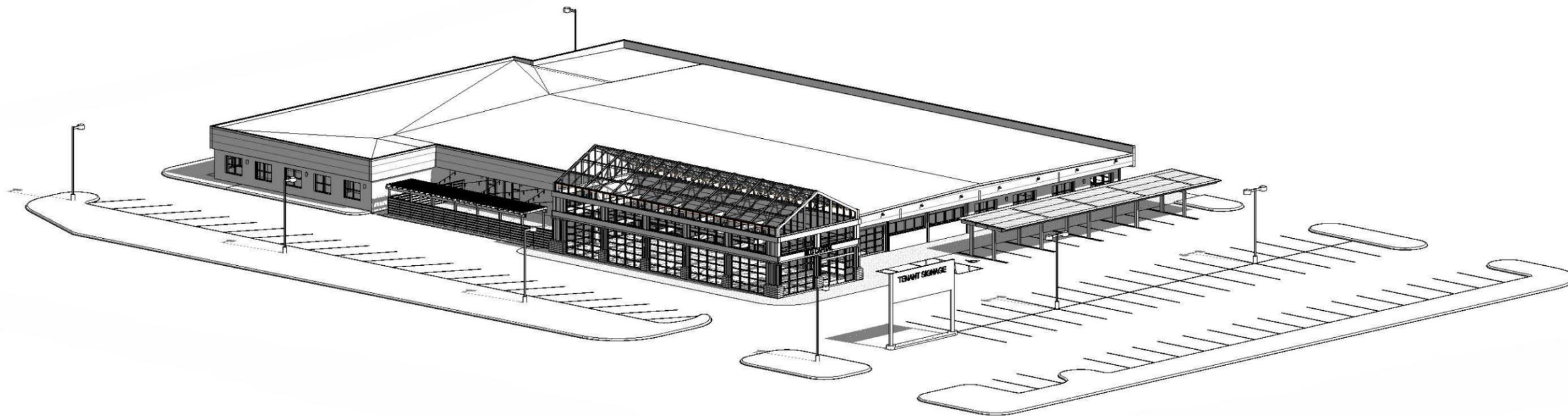
The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

#### **Staff Recommendation**

Per the discretion of the Plan Commission.

# PROJECT: MLG HQ BUILDING ADDITION

19000 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53045



215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com

## PROJECT

MLG HQ EXPANSION

## OWNER

**MLG Capital**  
Real Estate Investments

## REVISIONS

NO.	DESCRIPTION	DATE
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## INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

TITLE PAGE

ISSUED FOR: **OWNER REVIEW**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.  
MILWAUKEE, WISCONSIN

**X080**

BUILDING AREAS & PARKING			
SPACE NAME	AREA (SF)	PARKING	COUNT
EXISTING BUILDING:	21,221	REQUIRED (1 PER 250 SF):	103
EXPANSION:	4,561	ACTUAL:	82 (INCLUDES 2 ADA)
TOTAL:	25,782		

KEYNOTES

- 02-14 EXISTING LANDSCAPE TO REMAIN (SEE LANDSCAPE PLAN)
- 26-06 EXISTING EXTERIOR POLE LIGHTING
- 32-02 ALIGN NEW BUILDING EXPANSION WITH EXISTING GREENHOUSE
- 32-05 NEW CONCRETE SIDEWALK
- 32-09 REMOVE ASPHALT, INSTALL NEW CONCRETE CURB & INFILL WITH LANDSCAPING (SEE LANDSCAPE PLAN)
- 32-10 REMOVE AND REPLACE EXISTING LANDSCAPING (SEE LANDSCAPE PLAN)
- 32-12 EXISTING SIGNAGE
- 32-14 EXISTING CEDAR TRASH ENCLOSURE



215 N. WATER STREET, SUITE 250  
 MILWAUKEE, WISCONSIN 53202  
 T 414.277.9700 | F 414.277.9705  
 spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

**MLG Capital**  
 Real Estate Investments

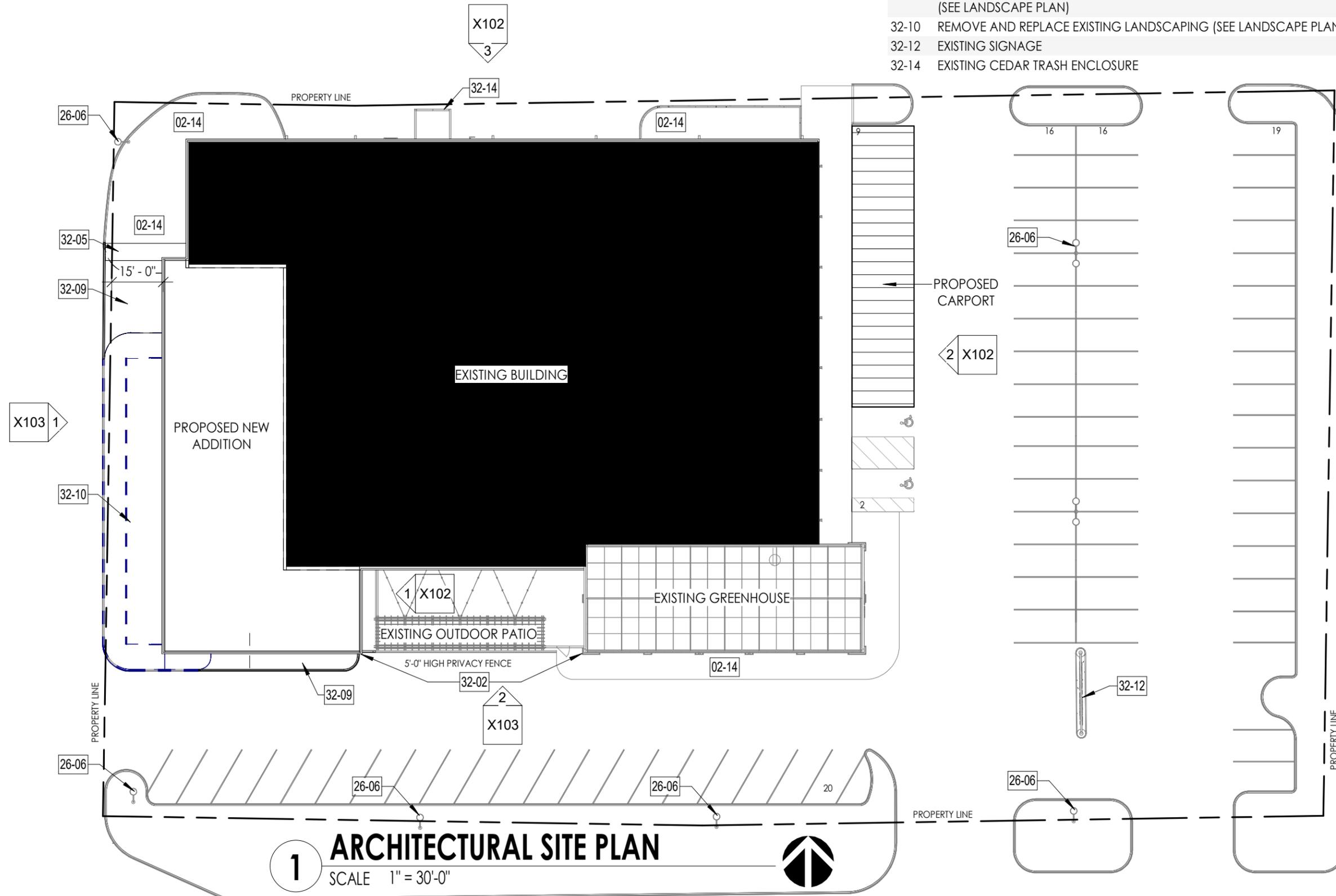
REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT SITE PLAN



X090

PROJECT

MLG HQ EXPANSION

OWNER

**MLG Capital**  
Real Estate Investments

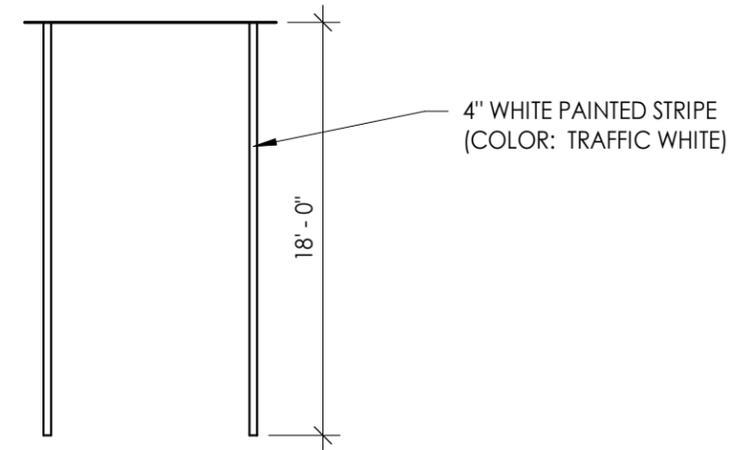
REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

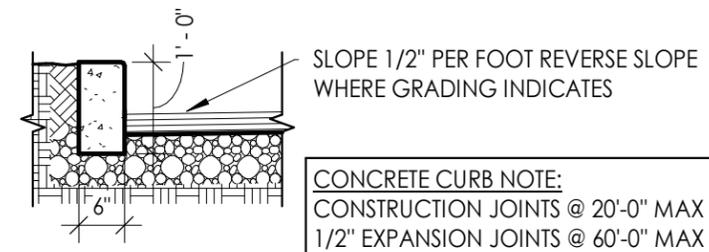
PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT SITE DETAILS



**3 MIN. PARKING STRIPING (TYP)**

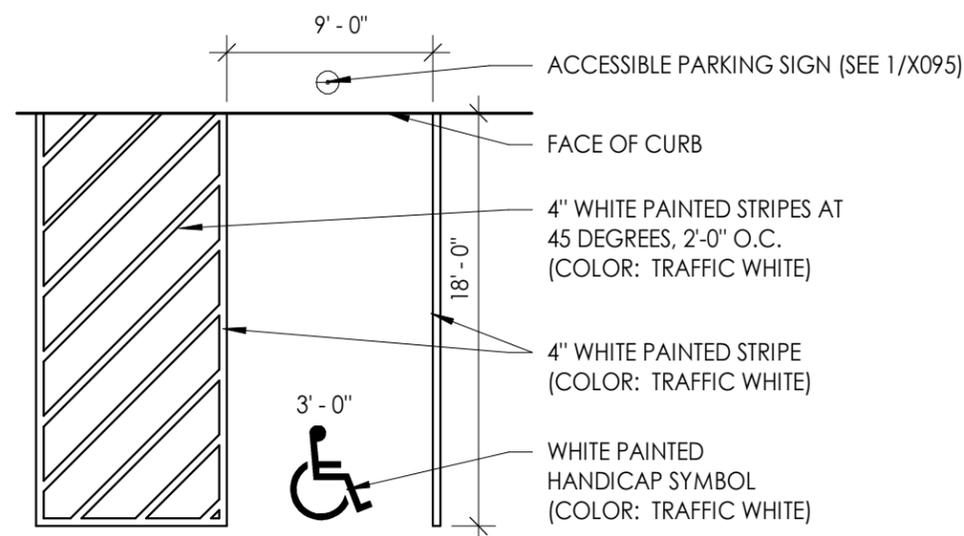
SCALE 1/8" = 1'-0"



NOTE:  
NEW CONCRETE CURB & GUTTER TO MATCH EXISTING CURB AND  
GUTTER PROFILE. PROVIDE PROPER POSITIVE DRAINAGE AND FLOW  
LINE TO EXISTING CURB AND GUTTER. ASPHALT TO BE PATCHED AS  
REQUIRED.

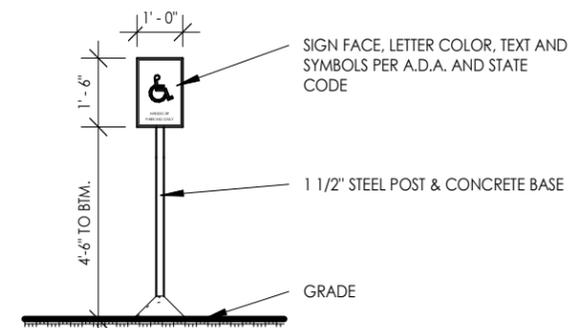
**2 CURB AND GUTTER**

SCALE 1/2" = 1'-0"



**4 ACCESSIBLE PARKING STALL**

SCALE 1/8" = 1'-0"

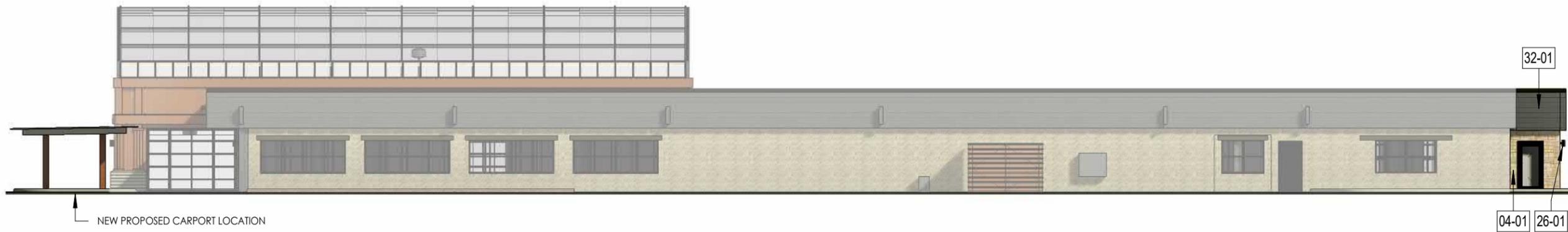


**1 ACCESSIBLE PARKING SIGN**

SCALE 1/4" = 1'-0"

X095





### 3 NORTH ELEVATION

SCALE 1/16" = 1'-0"

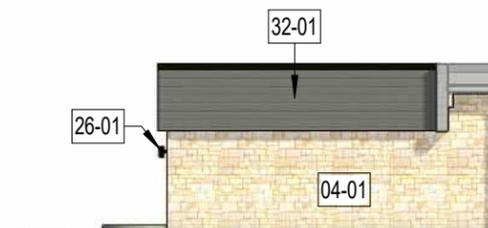


### 2 EAST ELEVATION

SCALE 1/16" = 1'-0"

#### KEYNOTES

04-01	FULL DEPTH STONE (HALQUIST STONE - KENSINGTON BUFF)
26-01	KICHLER-LED 4000K OUTDOOR UP & DOWN LANTERN - BKT
32-01	BENJAMIN MOORE WROUGHT IRON 2124-10



### 1 EAST ELEVATION - EXPANSION

SCALE 1/16" = 1'-0"

#### PROJECT

MLG HQ EXPANSION

#### OWNER

**MLG Capital**  
Real Estate Investments

#### REVISIONS

NO.	DESCRIPTION	DATE

#### INFORMATION

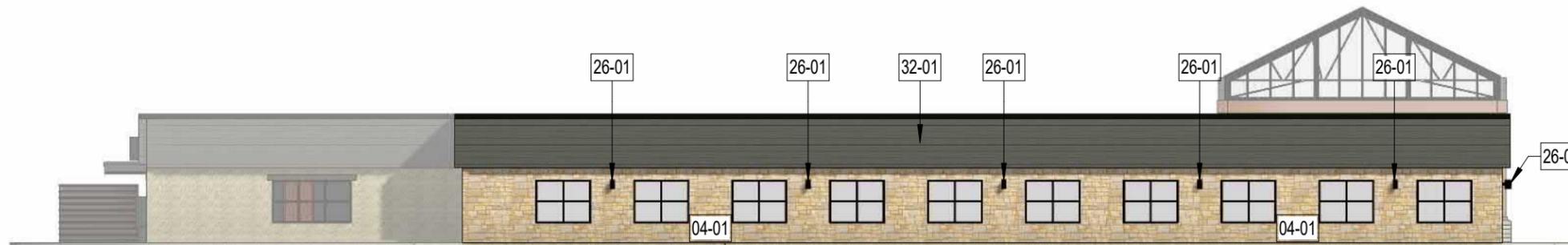
PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT ELEVATIONS

X102



**2 SOUTH ELEVATION**  
SCALE 1/16" = 1'-0"



**1 WEST ELEVATION**  
SCALE 1/16" = 1'-0"

**KEYNOTES**

04-01	FULL DEPTH STONE (HALQUIST STONE - KENSINGTON BUFF)
26-01	KICHLER-LED 4000K OUTDOOR UP & DOWN LANTERN - BKT
32-01	BENJAMIN MOORE WROUGHT IRON 2124-10

**PROJECT**

MLG HQ EXPANSION

**OWNER**

**MLG Capital**  
Real Estate Investments

**REVISIONS**

NO.	DESCRIPTION	DATE
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**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT ELEVATIONS

215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com



**VIEW AT EXPANSION - SOUTH WEST**

**PROJECT**

MLG HQ EXPANSION

**OWNER**

**MLG Capital**  
Real Estate Investments

**REVISIONS**

NO.	DESCRIPTION	DATE
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**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT PERSPECTIVE

215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com

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PROJECT

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MLG HQ EXPANSION

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OWNER

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**MLG Capital**  
Real Estate Investments

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REVISIONS

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NO.	DESCRIPTION	DATE
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INFORMATION

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PROJECT ARCHITECT	SPS
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PROJECT MANAGER	EJN
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PROJECT NUMBER	250219
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ISSUED FOR	REVIEW
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DATE	06/06/25
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EXHIBIT PERSPECTIVE



**VIEW AT EXPANSION - NORTH WEST**



215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com

PROJECT

MLG HQ EXPANSION

OWNER

**MLG Capital**  
Real Estate Investments

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT PERSPECTIVE



VIEW AT EXPANSION - SOUTH EAST

215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
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spsarchitects.com

**PROJECT**

MLG HQ EXPANSION

**OWNER**

**MLG Capital**  
Real Estate Investments

**REVISIONS**

NO.	DESCRIPTION	DATE
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**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT PERSPECTIVE



**VIEW AT CARPORT - SOUTH EAST**

215 N. WATER STREET, SUITE 250  
MILWAUKEE, WISCONSIN 53202  
T 414.277.9700 | F 414.277.9705  
spsarchitects.com



**PROJECT**

MLG HQ EXPANSION

**OWNER**

**MLG Capital**  
Real Estate Investments

**REVISIONS**

NO.	DESCRIPTION	DATE
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**INFORMATION**

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	250219
ISSUED FOR	REVIEW
DATE	06/06/25

EXHIBIT PERSPECTIVE

**VIEW AT CARPORT - NORTH EAST**

**PROJECT**

MLG HQ EXPANSION

**OWNER**

**MLG Capital**  
Real Estate Investments

**REVISIONS**

NO.	DESCRIPTION	DATE
-----	-------------	------

**INFORMATION**

PROJECT ARCHITECT      SPS

PROJECT MANAGER      EJN

PROJECT NUMBER      250219

ISSUED FOR      REVIEW

DATE      06/06/25

EXHIBIT PERSPECTIVE



**VIEW AT CARPORT - NORTH WEST**



Building a Better World  
for All of Us®

## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP  
Town Planner

REPORT DATE: June 19, 2025  
PC MEETING DATE: June 24, 2025

RE: **KHS Group – Conceptual Approval**  
**880 Bahcall Court, BKFT1126006006**

SEH No. 171421, TASK 112

**Applicant:** Erik Madisen (Madisen Maher Architects), representing KHS Group

**Application Type:** Conceptual Approval

### Request

Conceptual approval of building expansions to the KHS Group campus, located at 880 Bahcall Court.

### Summary of Request

- Currently, the KHS Group campus consists of five separate building located on the 11.8 acre property.
- The building are primarily used for manufacturing and material storage with an office component.
- Zoning District = M-1 Manufacturing District
- Acres = 12.92
- Proposed Phase I Work (Shown on C1.02)
  - Two existing office areas will be demolished to provide room for new office areas.
  - New office areas will be constructed totaling approximately 24,000 square feet along the east side of Bahcall Court.
  - Construction of a decorative metal fence along the northern property line.
  - Gates will be located at the entrance of Bahcall Court and at the west drive to limit site access.
  - The existing KHS monument sign will be relocated to an area north of the 875 Bahcall Court building.
- Proposed Phase II Work (Shown on C1.03)
  - Three existing 1-story metal buildings will be demolished (29,600sf of total building space)
  - A one-story metal manufacturing building of approximately 65,000 square feet will be constructed and will connect the existing buildings on the east and west sides of Bahcall Court.
  - Phase II work will add approximately 45 work stations.
  - The south part of the site (closest to 1-94) will be reworked to include parking and truck maneuvering areas.
  - A new pylon sign will be constructed at the south part of the site close to I-94

Engineers | Architects | Planners | Scientists

**Short Elliott Hendrickson Inc.**, 501 Maple Avenue, Delafield, WI 53018-9351  
SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 262.646.6855 | 888.908.8166 fax

- Parking:
  - For manufacturing use, the code requires 1 parking space per employee at maximum shift.
  - Current = 177 parking spaces. Maximum shift includes 125 employees.
  - Phase I = 231 parking spaces for a planned workforce of 141 employees.
  - Phase II = 243 parking spaces for planned workforce of 184 employees.
- Proposed setbacks:
  - This section provides the proposed setbacks for phase II to account for all proposed development.
  - Street (Doral) = 50' at closest point.
    - The proposed building addition would have the same setback as existing building.
  - Street (I-94) = 86'
  - Side = 114' west and 45' east
  - Rear = 11' (existing)
  - All building setbacks will meet code requirements.
  - The pavement setbacks appear to meet requirements.
- Sum total of floor area
  - Post Phase I = 35% of lot area. Total building SF = 197,067.
  - Post Phase II = 41% of lot area. Total building SF = 232,520.
  - Required = No less than 8,000sf or 20% of the lot area, whichever is less. Shall not exceed 50% of lot area.
  - Requirement is met.
- No building height dimensions were provided but the zoning district has a 45' height requirement.
- Proposed project schedule
  - Phase I work is scheduled to take place in 2025
  - Phase II work is scheduled to take place in 2026-2027
- Architectural Elements in Manufacturing Districts.
  - The code states that “the facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. Fifty percent of a facade facing a street shall be finished with brick, decorative masonry, glass panel, or other appropriate finished facade as may be approved by the Plan Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least 20 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.”
- Outdoor Storage
  - According to the zoning code, “no articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the street and from neighboring facilities. The Plan Commission may recommend the outdoor display of product or merchandise when it makes a finding that such display is essential to a business or industrial use.”
- Lighting
  - Plans not required at this time.
- Landscaping
  - Plans not required at this time.

The development review team has provided some initial feedback regarding the plans, but most of the comments or concerns can be addressed later in the review process.

#### Fire Department

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

#### Sanitary District No. 4

- Will need to review the utility plan since some of the existing water and sewer mains will need to be relocated. The fire department will need to review fire hydrant placement, the hydrant located at the end of Bahcall Ct is located where they are proposing the building in phase 2.

#### Town Engineer

- It appears they may be adding more than 0.5 acres of impervious area based on the existing site plan through Phase II construction. If this is the case, the site would need to meet the Town's stormwater requirements.

#### **Conceptual Approval**

The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.

#### **Staff Recommendation**

Per the discretion of the Plan Commission.

June 16, 2025

Bryce Hembrook  
Planning & Zoning  
Town of Brookfield  
645 N. Janacek Rd.  
Brookfield, WI 53045

Re: Project Description/narrative for:  
**KHS Group**  
880 Bahcall Ct.  
Waukesha, WI 53186

Bryce:

Below is the project description/narrative for the proposed phased KHS Group Addition(s) located at 880 Bahcall Ct:

**Current conditions (Shown on drawing C1.01):**

- There are five separate buildings currently located on the 11.8-acre property.
- The property borders Doral Rd. on the north and I-94 on the south.
- The buildings are primarily manufacturing and material storage with an office component.

**Proposed Phase I work (Shown on drawing C1.02):**

- Two existing office areas totaling approximately 7200 square feet will be demolished to make way for new office areas.
- New office areas will be constructed totaling approximately 24,000 square feet along the east side of Bahcall Ct.
- Construction of a decorative metal fence along the north property line.
- Gates will be located at the entrance to Bahcall Ct. and at the west drive to limit site access.
- The existing KHS monument sign will be relocated to an area north of the 875 Bahcall Ct. building.

**Proposed Phase II work (Shown on drawing C1.03):**

- Three existing 1-story metal buildings totaling approximately 29,600 s.f. will be demolished
- A one-story metal manufacturing building of approximately 65,000 s.f. will be constructed, connecting the existing buildings on the east and west sides of Bahcall Ct.
- Phase II work will add approximately 45 work stations.
- The south part of the site (closest to I-94) will be re-worked to include parking and truck maneuvering areas.
- A new pylon sign will be constructed at the south part of the site close to I-94.

**Parking:**

- Town of Brookfield zoning ordinance calls for 1 parking space per employee at maximum shift.
- Currently, the site has 177 parking spaces, maximum shift includes 125 employees.
- Phase I includes 231 parking spaces for a planned workforce of 141 employees.



- Phase II expansion plans call for a maximum of 184 employees.
- Phase II includes approximately 243 parking spaces.

**Proposed project schedule:**

- The Phase I work is scheduled to take place during 2025.
- Phase II work is scheduled to take place in 2026 – 2027.

In summary, **KHS has made a commitment** to increase its product portfolio produced at the Town of Brookfield site. Please let me know if you have any questions or need additional information.

Respectfully Submitted,

Erik L. Madisen, Principal  
Madisen | Maher Architects



**PHASE I SITE USE SUMMARY**

PROPERTY ADDRESS: 880 BAHCALL CT, WAUKESHA, WI  
 ZONING DESIGNATION: M1, MANUFACTURING DISTRICT

EXISTING SITE AREAS:  
 PARCEL A: 190,110 SQR. FEET 4.3643 ACRES  
 PARCEL B: 324,278 SQR. FEET 7.4444 ACRES  
 TOTAL: 514,388 SQR. FEET 11.8087 ACRES

ALLOWABLE SITE COVERAGE: BUILDINGS: 50%

PROPOSED SITE COVERAGE, BUILDINGS: 197,067 SQR. FEET 38.3%

PROPOSED SITE COVERAGE PARKING: 191,355 SQR. FEET 37.2%

TOTAL SITE COVERAGE: 388,422 SQR. FEET 75.5%

REQD. PARKING SPACES: 1 SPACE PER EMPLOYEE, MAX. SHIFT

PARKING REQUIRED: 141 SPACES

PARKING PROVIDED: 231 SPACES



**ARCHITECTS**  
 133 W. PITTSBURGH AVE, SUITE 102  
 MILWAUKEE, WI 53204  
 414.277.8000  
 MADISENMAHER.COM

A PROPOSED OFFICE  
 ADDITION FOR:

**KHS GROUP**

880 BAHCALL CT.  
 WAUKESHA, WI 53186

CLIENT:  
 KHS GROUP  
 880 BAHCALL CT.  
 WAUKESHA, WI 53186

Drawings and Specifications as instruments of service are the property of Madsen Maher Architects, whether the work for which they are made be executed or not and are not to be used or copied on other work except by written agreement with Madsen Maher Architects.

DATE	ISSUED SET
00-00-00	PROJECT START

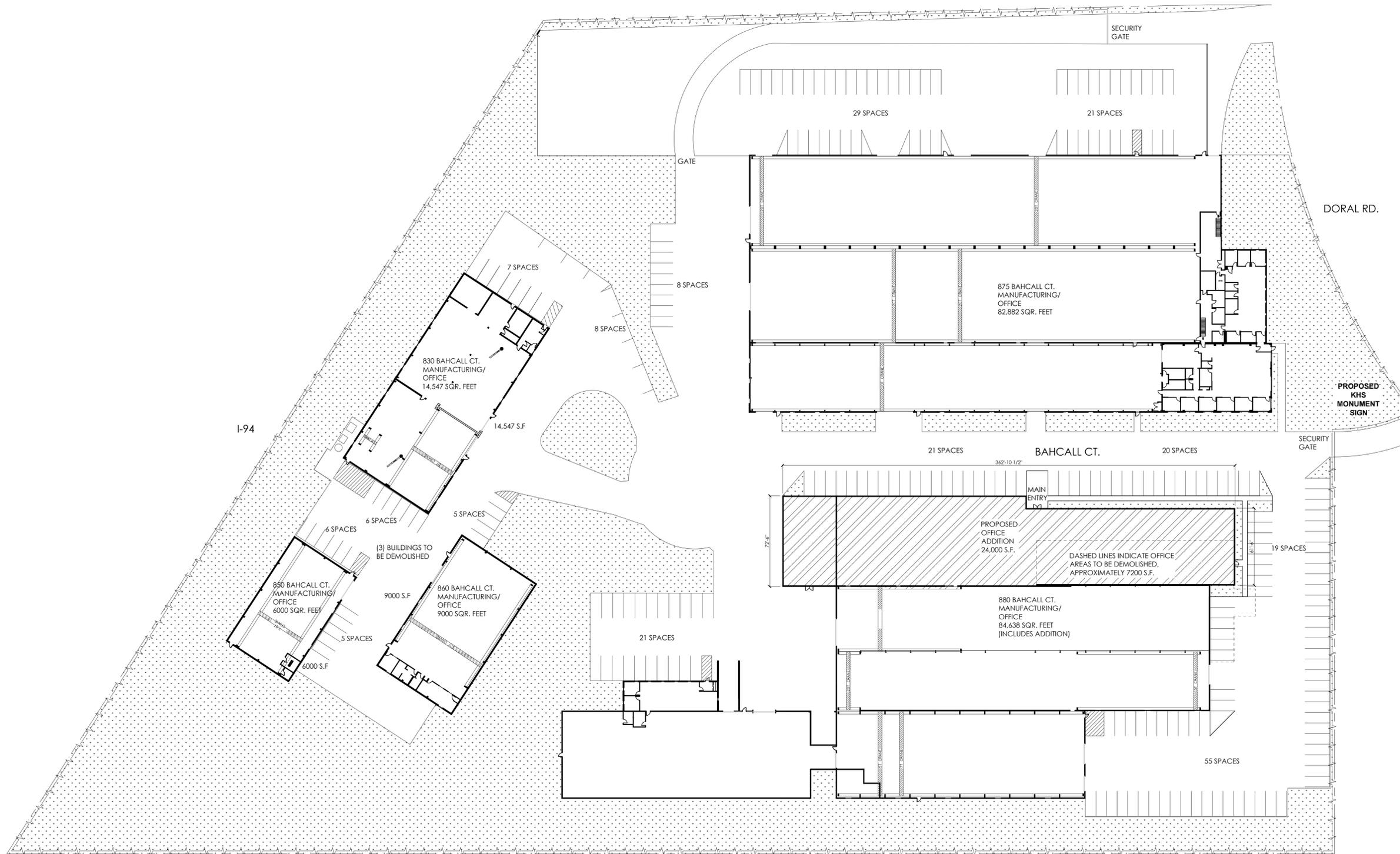
PROJECT NUMBER	25-012
START DATE	06-10-2025
DRAWN BY	ELM
CHECKED BY	ELM

PHASE I  
 SITE PLAN

**C1.02**

JUNE 16, 2025

PRELIMINARY REVIEW DRAWINGS



1 PHASE I SITE PLAN  
 1" = 40'-0"

**PHASE II SITE USE SUMMARY**

PROPERTY ADDRESS: 880 BAHCALL CT, WAUKESHA, WI  
 ZONING DESIGNATION: M1, MANUFACTURING DISTRICT

EXISTING SITE AREAS:  
 PARCEL A: 190,110 SQR. FEET 4.3643 ACRES  
 PARCEL B: 324,278 SQR. FEET 7.4444 ACRES  
 TOTAL: 514,388 SQR. FEET 11.808 ACRES

ALLOWABLE SITE COVERAGE: BUILDINGS: 50%

PROPOSED SITE COVERAGE, BUILDINGS: 232,520 SQR. FEET 45.2%

PROPOSED SITE COVERAGE, PARKING: 179,755 SQR. FEET 34.9%

TOTAL SITE COVERAGE: 412,275 SQR. FEET 80.1%

REQD. PARKING SPACES: 1 SPACE PER EMPLOYEE, MAX. SHIFT

PARKING REQUIRED: 186 SPACES

PARKING PROVIDED: 243 SPACES



A PROPOSED OFFICE ADDITION FOR:

**KHS GROUP**

880 BAHCALL CT.  
 WAUKESHA, WI 53186

CLIENT:

**KHS GROUP**  
 880 BAHCALL CT.  
 WAUKESHA, WI 53186

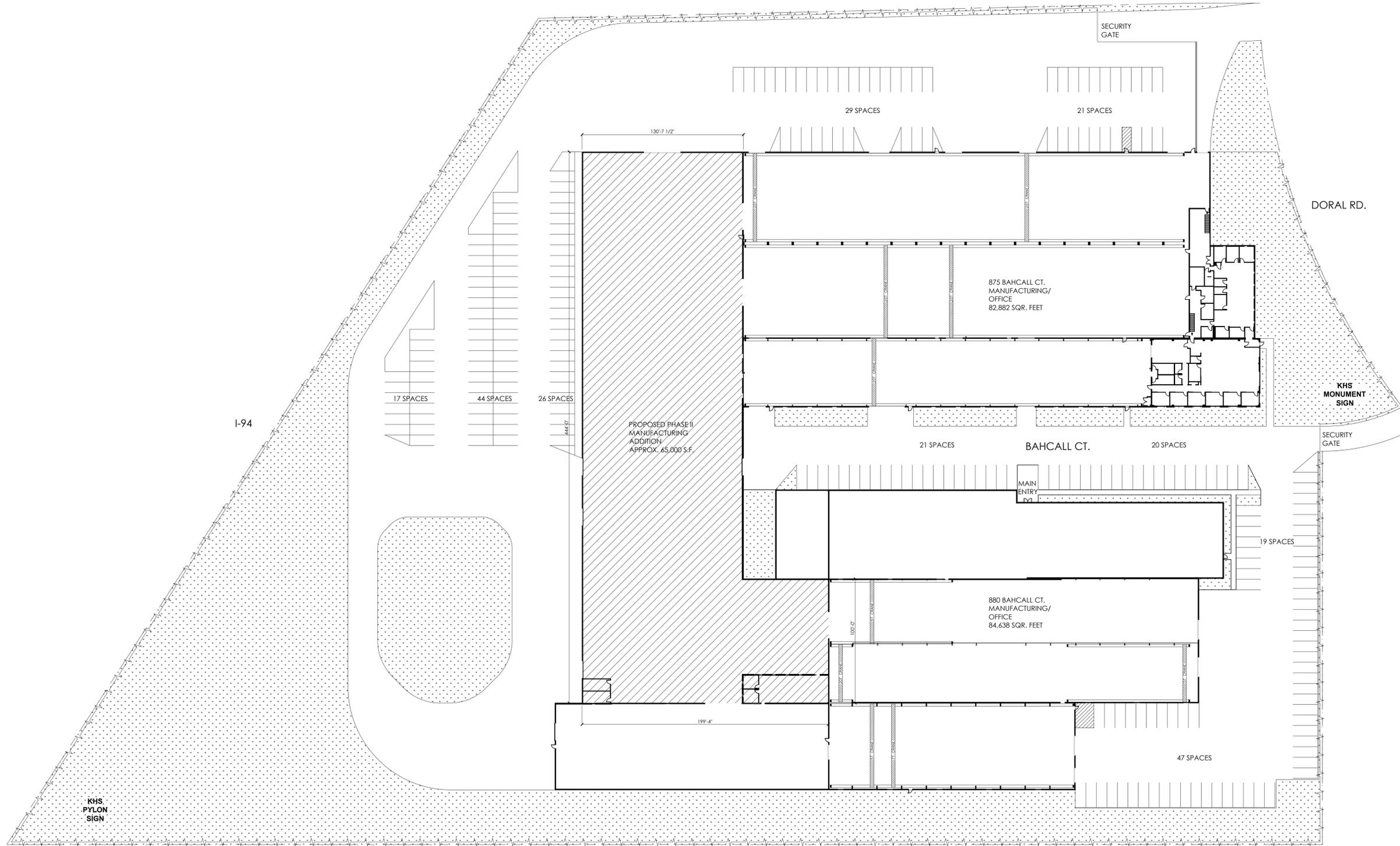
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DATE	ISSUED SET
00-00-00	PROJECT START

PROJECT NUMBER	25-012
START DATE	06-10-2025
DRAWN BY	ELM
CHECKED BY	ELM

PHASE II  
 SITE PLAN

**C1.03**



1 PHASE II SITE PLAN  
 1" = 40'-0"

PRELIMINARY REVIEW DRAWINGS

**Town of Brookfield**  
645 N. Janacek Road  
Brookfield, WI 53045  
(P) 262-796-3788  
(F) 262-796-0339



July 1, 2025

## **MEMORANDUM**

Date: July 1, 2025

To: Town Board

From: Town Clerk's office

RE: Concerns Addressing Town Code Chapter 12.12 Massage Therapy Businesses and Massage Therapists

### I. Introduction

This memorandum addresses concerns raised regarding the Town of Brookfield's authority to enact a local ordinance regulating massage establishments and whether such authority is preempted by Wisconsin Statute § 460.17. After review, it is the opinion of this office that the Town's ordinance is a valid exercise of municipal authority and does not infringe upon the state's exclusive regulatory authority over massage therapists.

---

### II. Statutory Background

Wisconsin Statute § 460.17 provides that:

"A city, village, town, or county may not enact an ordinance that regulates the practice of massage therapy or bodywork therapy by a person who is licensed by the affiliated credentialing board under this chapter. No provision of any ordinance enacted by a city, village, town, or county that is in effect before February 1, 1999, and that relates to the practice of massage therapy or bodywork therapy, may be enforced against a person who is licensed by the affiliated credentialing board under this chapter."

This statute clearly prohibits local governments from enacting ordinances that attempt to regulate the practice of massage therapy by licensed professionals. It reserves licensing, professional standards, and disciplinary authority exclusively to the Department of Safety and Professional Services (DSPS).

---

### III. Scope of Municipal Authority

Municipalities in Wisconsin maintain broad "home rule" powers to regulate businesses operating within their jurisdiction, especially in matters concerning health, safety, and welfare (Wis. Stat. § 62.11(5) and § 66.0101).

These powers allow municipalities to:

- License and inspect massage establishments (as businesses, not individuals)
- Enforce local building, fire, health, and zoning codes
- Regulate hours of operation
- Require documentation of state therapist licensure for display or verification
- Investigate and penalize establishments engaged in illegal activity, including human trafficking or prostitution

The Town of Brookfield's ordinance falls squarely within these parameters. It does not impose any additional licensing, training, or ethical requirements on individual massage therapists, nor does it interfere with their state licensure or scope of practice.

---

### IV. Judicial Precedent

The Wisconsin Court of Appeals upheld a similar local ordinance in *City of Madison v. Schultz*, 98 Wis. 2d 274 (1980). There, the court found that:

"Municipal regulation of massage parlors, even where it intersects with a licensed profession, is permissible so long as it does not purport to regulate the profession itself."

The ruling established that local regulations targeting massage businesses, rather than licensed individuals, do not conflict with state law—even when enacted to combat illicit or sexually oriented conduct.

---

### V. Actions That *Would* Violate State Law

To clarify, municipalities would violate Wis. Stat. § 460.17 if they:

- Require massage therapists to obtain a local license
- Impose additional educational or certification requirements on practitioners
- Discipline or prohibit state-licensed therapists from practicing
- Attempt to create local practice standards for massage therapy

Brookfield's ordinance does none of the above.

---

### VI. Conclusion

The Town of Brookfield's massage establishment ordinance is:

- Consistent with Wis. Stat. § 460.17
- An appropriate use of municipal police powers
- Designed to protect public safety and uphold lawful business operations
- Legally supported by case law and practice across multiple Wisconsin jurisdictions

Therefore, no statutory or constitutional conflict exists, and the ordinance stands as a valid regulation of business establishments—not of state-licensed massage professionals.