

TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
JANUARY 27, 2026

The regular meeting of the Plan Commission was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

Town Supervisor Ryan Stanelle called the meeting to order at 7:18 p.m., with the following people present: Plan Commissioners Len Smeltzer, Jeremy Watson, Dan Zuperku; and Town Planner Rebekah Leto. Town Chairman Keith Henderson, and Commission members Tim Probst and Kevin Riordan were excused.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Mr. Watson to approve the agenda.

Seconded by Mr. Zuperku.

*Motion Passed Unanimously.*

4) APPROVAL OF MINUTES.

a. Motion by Mr. Watson to approve the December 16, 2025 regular Plan Commission Meeting minutes.

Seconded by Mr. Zuperku

*Motion Passed Unanimously.*

5) CITIZEN COMMENTS: Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Review and possible action on a request from KCG Companies LLC (applicant) to amend the Town Land Use Plan map from the Commercial and Office Park category to the Mixed-Use category for property located at 1345 S. Barker Road for a future multi-family residential development. Michael and Sally Alexander (owners), Tax key BKFT 1132.994.

Planner Leto gave an overview of the request in accordance with the staff report. The applicant, Megan Schuetz, gave a presentation about KCG Companies and examples of their work and shared an updated site plan and conceptual renderings. She relayed that 3-bedroom apartments are difficult to come by and that nine units will be enhanced with ADA-features for those with disabilities. There will be no wetland impacts. KCG Companies third-party manages their sites so someone will be onsite to manage it.

Mr. Watson mimicked the comments from the public hearing, stating that the infrastructure is not there to support additional apartments. He relayed additional traffic will make an already bad intersection even worse. He had concerns about if a town resident were to get into an accident, Waukesha may need to come in and assist the Town because the town is understaffed and the resident is going to be billed twice. He would like the town to fix the infrastructure problem first and then revisit multi-family residential developments. He indicated that people in his neighborhood reflected a similar sentiment and that we do not have enough single-family homes for people. Mr. Smeltzer stated that he thinks it is a great project but has reservations. The Town has seen a lot of high

density in a short amount of time and is not sure how it is going to affect them long-term. He agreed with the statements about making sure our Fire and Police departments are not overworked. Mr. Zuperku agreed, stating he was not aware these were issues of the town. Karen Johnson, Broker on behalf of the owners, stated that single family is not wanted here. She has consulted with many single family home builders over the years and they all pass on the parcel. The proposal before the Plan Commission is a logical development for the town to consider, stating that the 3-bedroom apartments provides an option for families. Mr. Watson noted that apartment occupants do not generally stay long term residents of the town, but did agree that it was not an ideal spot for single-family residential.

Additional discussion on process ensued, with Planner Leto breaking apart the Land Use Plan request versus the request for a rezone, followed by the requirement for the applicant to submit a Conditional Use Permit for consideration.

Motion by Mr. Watson to recommend approval of an amendment to the Town Land Use Plan map from the Commercial and Office Park category to the Mixed-Use category for property located at 1345 S. Barker Road, subject to the following condition:

1. Future uses are limited to residential, office and low-intensity commercial uses.

Seconded by Mr. Smeltzer.

Further Discussion: None.

*Motion carried unanimously.*

- b. Review and possible action on a request from KCG Companies LLC (applicant) to amend the Town of Brookfield Zoning Map from the RS-3 Single Family Residential District to the MU-1 Mixed Use District for property located at 1345 S. Barker Road for a future multi-family residential development. Michael and Sally Alexander (owners), Tax Key BKFT1132.994.

Planner Leto discussed the existing and proposed zoning on site. Mr. Stanelle stated that it was clear the Land Use Plan already envisioned something different from single family residential here since it had been deemed Commercial and Office Park. Mr. Stanelle discussed how annexation is a real factor that the Town needs to consider and discussed how it was his understanding there may be intergovernmental agreements between the town and neighboring municipalities regarding the exchange of services (utilities). Planner Leto stated she was not aware of these agreements but acknowledged they may exist. Mr. Stanelle also noted this was a major intersection that was planned to be redone in the near future, which could help with the congestion issue brought up by a resident's email. Mr. Smeltzer relayed he was concerned about children walking on Barker Road. The applicant indicated they do not own to the right of way but will explore possible options. Mr. Stanelle indicated he was in agreement with Mr. Watson that growth needs to occur in a calculated manner. However, he had concerns that the developer could just as easily annex to the City of Brookfield if the Town is not willing to work with them. Additional discussion regarding police and fire services ensued, with questions regarding how did the Sutter Creek development impact the Town and what might the impact be to the emergency services if an additional apartment complex were constructed? Mr. Smeltzer indicated that he wanted to ensure there was quality construction and Mr. Stanelle would like to see more architectural flair in the future renderings.

Motion by Mr. Watson to recommend approval of an amendment to the Town of Brookfield Zoning Map from the RS-3 Single Family Residential District to the MU-1 Mixed Use District for property located at 1345 S. Barker Road for a future multi-family residential development, subject to the following:

1. A report prepared by the Town of Brookfield Police Department shall be provided to the Town of Brookfield that states the number of service calls they have responded to from the Sutter Creek development in the City of Brookfield and the anticipated number of service calls they may receive from a 60-unit multi-family development on the subject parcel.
2. A report prepared by the Town of Brookfield Fire Department shall be provided to the Town of Brookfield that states the number of service calls they have responded to from the Sutter Creek development in the City of Brookfield and the anticipated number of service calls they may receive from a 60-unit multi-family development on the subject parcel.
3. The Waukesha County and Town of Brookfield Land Use Plan amendments shall be approved by the Waukesha County Board.
4. A Conditional Use Permit shall be sought by the applicant with specific site details, building elevations and floor plans within one year of Town Board action.

Seconded by Mr. Zuperku.

Further Discussion: None.

*Motion carried unanimously.*

- c. Review and possible action on a request from Next Phase Advanced Care LLC, Demitree Johnson, (applicant) to consider a Conditional Use request to operate an adult commercial day care at 20900 Swenson Drive, Suite 400, Decade Companies Income Properties (owner). Tax Key BKFT1128.960

Planner Leto gave an overview of the request in accordance with the staff report. The applicant, Mr. Johnson, gave additional details on the project, including that he anticipates having 60-75 adults daily and will have the appropriate staff based on the state licensing requirements. His customers will be 55+ and he is looking to create an environment where seniors can be with other seniors. Mr. Watson asked what radius would he anticipate his customers coming from to which Mr. Johnson responded from the Waukesha County area. He identified his business plan included offering different opportunities and programs. Customers would be full time or part time and his goal was to be flexible for families' needs. Mr. Smeltzer stated that he liked what he was providing, as seniors need to get out and socialize. Mr. Watson brought up how this may be another strain on the Fire Department. Mr. Stanelle concurred that there was a higher call volume from senior centers. Mr. Johnson relayed that he would be willing to require that his staff assist customers in and out of the building.

Motion by Mr. Watson to recommend approval of a Conditional Use Permit to operate an adult commercial day care for Next Phase Advanced Care LLC at 20900 Swenson Drive, Suite 400 as presented.

Seconded by Mr. Zuperku.

Further Discussion: none.

*Motion carried unanimously.*

- d. Review and possible action on a request from Next Phase Advanced Care LLC, Demitree Johnson, (applicant) to consider the associated Site Plan/Plan of Operation for an adult commercial day care at 20900 Swenson Drive, Suite 400. Decade Companies Income Properties (owner). Tax key BKFT1128.960.

Planner Leto indicated that this was a supplementary piece to the Conditional Use request regarding the business operation.

Motion by Mr. Watson to recommend approval of the associated Site Plan/Plan of Operation for an adult commercial day care for Next Phase Advanced Care LLC located at 20900 Swenson Drive, Suite 400 as presented.

Seconded by Mr. Smeltzer.

Further Discussion: None.

*Motion carried Unanimously.*

8) COMMUNICATION AND ANNOUNCEMENTS.  
None.

9) ADJOURN.

Motion by Mr. Watson to adjourn at 8:53 pm.

Seconded by Mr. Smeltzer.

*Motion Passed Unanimously.*

Respectfully submitted,  
Rebekah Leto – Town Planner