



Office of the Town Clerk

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

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

MEETING MINUTES

Tuesday, February 17, 2026

Town Board

Eric Gnant Room

Immediately Following Joint CDA &
Town Board Meeting

Utility District No. 1
Sanitary District No. 4

TOB Municipal Building
645 N. Janacek Rd., Brookfield, WI

1. Call to Order & Roll Call.

Chairman Henderson called the meeting to order at 7:07 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 Tom Hagie, Fire Chief John Schilling, Assistant Fire Chief Tony D'Amico, Town Attorney Michael Van Kleunen, Town Planner Rebekah Leto and Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

Motion by Stanelle to approve the agenda with the exception that item 8a, 9, and 8b immediately follow item 5; seconded by Schatzman.

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

4. Approval of Minutes:

a. February 3, 2026 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the minutes of February 3, 2026 as presented; seconded by Schatzman.

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

5. Citizen Comments: Three-minute limit. None.

6. Committee/Commission Reports/Recommendations:

a. Plan Commission:

1. Discussion and possible action regarding 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 Rd. for a future multi-family residential development. Michael and Sally Alexander (owners), Tax Key BKFT 1132.994.

Motion by Stanelle to approve the 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 Rd. subject to the condition that all future uses are limited to residential, office and low-intensity commercial uses; 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).

2. Discussion and possible action regarding 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 BKFT 1132.994.

Motion by Chairman Henderson to approve the 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 subject to the followings conditions:

The property's zoning classification shall revert back to the RS-3 Single Family Residential District, unless all of following occurs:

1. No later than February 17, 2027, the landowner submits a complete application to the Town to obtain all necessary Town approvals and permits to construct a multi-family residential development on the property.
2. No later than February 17, 2027, the landowner submits a complete application to the Town to obtain all necessary Town approvals and permits to construct a multi-family residential development on the property.

Seconded by Charlier.

Motion prevailed by a voice vote (4-1). Kohlmann voted Nay.

3. Discussion and possible action regarding 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 BKFT 1128.960.

Motion by Charlier to approve the request from Next Phase Advanced Care LLC, Demitree Johnson, (applicant) for a Conditional Use Permit to operate an adult commercial day care at 20900 Swenson Drive, Suite 400. Decade Companies Income Properties (owner). Tax Key BKFT 1128.960. subject to a six month review; seconded by Kohlmann.

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

4. Discussion and possible action regarding 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 BKFT 1128.960.

Motion by Charlier to approve the associated Site Plan/Plan of Operation from Next Phase Advanced Care LLC, Demitree Johnson, (applicant) for an adult commercial day care at 20900 Swenson Drive, Suite 400. Decade Companies Income Properties (owner). Tax Key BKFT 1128.960. subject to the condition that a Non-Annexation Agreement be executed; seconded by Kohlmann.

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

7. Old Business: None.

8. New Business:

- a. Recognition of Firefighter/Paramedic Nathaniel Reisdorf for completion of his probationary period.

- b. Discussion and possible action regarding the review of Indulgence Chocolatier's Class "B" Beer and "Class B" Liquor alcohol license compliance.

No action.

- c. Discussion and possible action regarding the Wisconsin Town's Association meeting March 13th or March 30th for Board of Review Certification.

Stanelle will attend and receive Board of Review Certification.

- a. Convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Municipal Recycling Dividend Program

Motion by Kohlmann at 8:44 p.m. to convene into **CLOSED SESSION** pursuant to Wis. Stat. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Municipal Recycling Dividend Program; seconded by Charlier.

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

- b. Reconvene into **OPEN SESSION**, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.

Motion by Kohlmann at 8:59 p.m. to reconvene into **OPEN SESSION** pursuant to Wis. Stat. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Municipal Recycling Dividend Program; seconded by Charlier.

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

Motion by Chairman Henderson to approve the Waukesha County Recycling Intergovernmental Agreement; seconded by Schatzman.

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

9. Departments Reports/Recommendations:

- a. Fire Department

1. Discussion and possible action regarding Resolution 2026-02 Updating the Master Fee Schedule.

Motion by Charlier to approve Resolution 2026-02 Updating the Master Fee Schedule; 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 \$235,740.17; seconded by Schatzman.

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

11. Communication and Announcements.

- a. Hagie communicated he has an upcoming meeting with the Corners of Brookfield on Friday, February 20, 2026 regarding the West End Project.
- b. Hagie communicated he attended the Ehlers training in Wisconsin Dells last week.
- c. Howells communicated correspondence from a city resident praising K9 Pet Resorts in the town. The Board recommended sending a letter to the establishment acknowledging the compliment.

12. Adjourn.

Motion by Stanelle to adjourn at 9:01 p.m.; seconded by Charlier.

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

Respectfully submitted by,
Emily Howells, Town Clerk

DRAFT