



## 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, February 17, 2026

Immediately Following Joint CDA &

Town Board Meeting

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. February 3, 2026 meeting of the TB, UD1, SD4.
5. Citizen Comments: Three-minute limit.
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.
    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.
    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.
    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.
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.
  - c. Discussion and possible action regarding the Wisconsin Town's Association meeting March 13<sup>th</sup> or March 30<sup>th</sup> for 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
  - b. Reconvene into OPEN SESSION, according to Wis. Stat. §19.85(2), for any necessary action resulting from the Closed Session.
9. Departments Reports/Recommendations:
- a. Fire Department
    1. Discussion and possible action regarding Resolution 2026-02 Updating the Master Fee Schedule.
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted February 13, 2026

Emily Howells, Town Clerk



## 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 MINUTES

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Tuesday, February 3, 2026 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 (Via Zoom) and Ryan Stanelle.

A quorum was met (5-0).

Staff Present: Administrator Tom Hagie, Fire Chief John Schilling, Sanitary District No. 4 Superintendent Tony Skof and Clerk Emily Howells.

2. Meeting Notices.

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

3. Approval of Agenda.

Motion by Charlier to approve the agenda; seconded by Kohlmann.

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

4. Approval of Minutes:

a. January 20, 2026 meeting of the TB, UD1, SD4.

Motion by Stanelle to approve the minutes of January 20, 2026 with changes; seconded by Charlier.

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

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

6. Committee/Commission Reports/Recommendations: None.

7. Old Business: None.

8. New Business: None.

9. Departments Reports/Recommendations:

a. Sanitary District No. 4

1. Discussion and possible action regarding a Non-Participating Letter to the Wisconsin Department of Transportation for the STH 59/ Greenfield Ave construction project.

Motion by Charlier to approve the Non-Participating Letter to the Wisconsin Department of Transportation for the STH 59/ Greenfield Ave construction project in the amount of \$12,700; seconded by Kohlmann.

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

10. Approval of Vouchers and Checks.

Motion by Kohlmann to approve vouchers and checks in the amount of \$353,173.36; seconded by Charlier.

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

11. Communication and Announcements. None.

12. Adjourn.

Motion by Charlier to adjourn at 7:10 p.m.; seconded by Kohlmann.

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

Respectfully submitted by,  
Emily Howells, Town Clerk

DRAFT

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



## TOWN PLAN COMMISSION RECOMMENDATIONS

Meeting date: January 27, 2026

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

The discussion at the Plan Commission included concerns over the lack of police and fire infrastructure to support additional apartments, stating that the City of Waukesha or Brookfield would need to come help in an emergency; the intersection of S. Barker and W. Greenfield is already a bad intersection; the town is in need of more single-family housing; and it is unclear what the impacts of high density residential may have on the community over time.

- 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. The motion carried unanimously.
2. 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 BKFT 1132.994.

Discussion around annexations and utilities occurred, noting possible agreements with neighboring jurisdictions. There was acknowledgment that the intersection was on the County's schedule to be redone in the near future (2027). Additional discussion regarding police and fire service ensued, with questions regarding how did the Sutter Creek development impact the Town and what might the impact be to emergency services if an additional apartment complex were constructed.

- 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. *This report is located in the meeting packet.*
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.

- The motion was seconded by Mr. Zuperku. *Motion carried unanimously.*

3. 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 BKFT 1128.960.

The applicant indicated he anticipated approximately 60-75 adults daily and will have the appropriate staff based on state licensing requirements. The service is for 55+ and will create an environment where seniors can be with other seniors. His goal is to provide families with flexibility in what they need for senior care.

- 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.
- The motion was seconded by Mr. Zuperku. The motion carried unanimously.

*A draft Conditional Use Permit is included in the meeting packet.*

4. 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 BKFT 1128.960.

- 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.
- The motion was seconded by Mr. Smeltzer. The motion carried unanimously.



## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: January 27, 2026

RE: Land Use Plan amendment and Rezone request, KCG Companies, **1345 S. Barker Road, Tax Key No. BKFT 1132.994**

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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.

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**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). No changes to the Primary Environmental Corridor District are proposed.

**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. No architectural renderings have been submitted. Municipal water is not currently available for this parcel.

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. In order to accommodate residential uses on this parcel, the Town and County Land Use Plans must be amended. 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. No change to the Primary Environmental Corridor category are being requested. 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 removed from the equation. 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 specific details of the development would be presented.

### **Staff Recommendation**

**Land Use Plan:** Staff recommends **conditional approval** of the request for a Land Use Plan amendment from the Commercial and Office Park District to the Mixed Use District conditioned upon the following:

1. Future uses are limited to residential, office and low-intensity commercial uses.
2. Conceptual architectural renderings shall be provided prior to rezoning the site.

A draft resolution is enclosed for consideration.

*Reasons:* The surrounding area is already comprised of a range of uses. The 3+/- acres of developable acreage could accommodate a multitude of uses, ranging from a single office use, a small commercial building or a mid-sized apartment complex as currently proposed. Given the difficult slope access to the site, a high-intensity commercial use is not likely a good fit. However, a small commercial user, similar to the medical use to the east, may be accommodated. In addition, a multi-family residential use

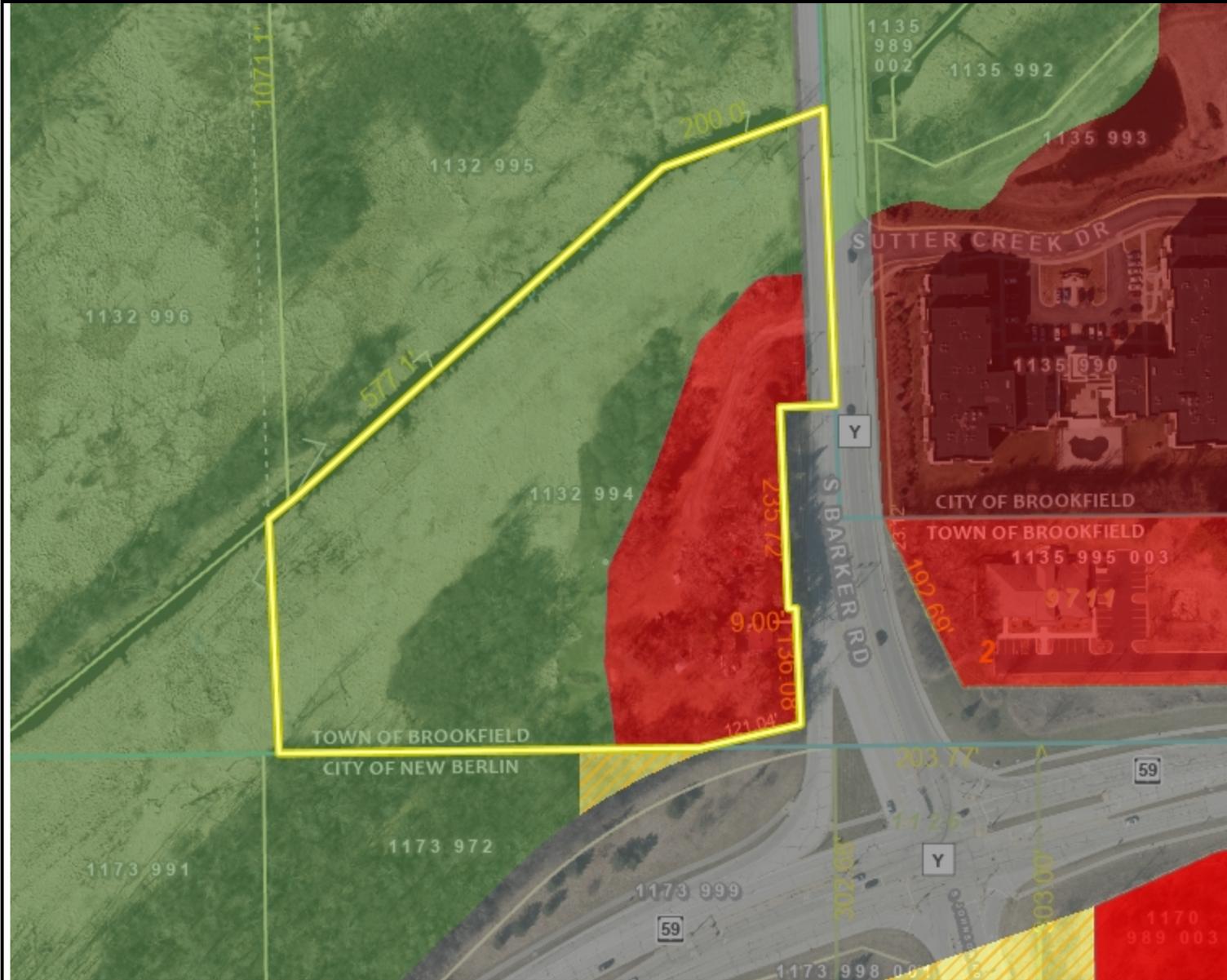
remains a good fit for this parcel considering its location to an interchange and the Sutter Creek development to the east.

**Rezone:** Staff recommends the request to rezone from the RS-3 Single Family Residential District to the MU-1 Mixed-Use District be **tabled** to allow time for the petitioner to submit additional information on the proposed development, including conceptual plans and renderings, parking ratios, and additional site plan information, at a minimum. The level of detail the Plan Commission may want to see on conceptual renderings or site plan design to further consider the rezone should be discussed at this time.

Enclosures:

Applicant narrative

Draft Resolution



**Legend**

**County Development Plan**

- HDR (<6,000 sf/du)
- MDR (6,000 - 19,000 sf/du)
- LDR (20,000 sf - 1.4 ac/du)
- SDR I (1.5 - 2.9 ac/du)
- SDR II (3.0 - 4.9 ac/du)
- Rural density and Other Ag\*
- Other Open Lands to be Pre
- Farmland Pres w/EC Overla
- Farmland Pres (> 35 ac/du)
- Primary Environmental Corri
- Secondary Environmental Ci
- Isolated Natural Resource A
- Recreational
- Commercial and Office Park
- Governmental and institution
- Mixed Use
- Industrial
- Transportation, Communicat
- Highway and Railway Rights
- Extractive
- Landfill
- Surface water

Municipal Boundary\_2K

Parcel\_Dimension\_2K

Note\_Text\_2K

**Lots\_2K**

- Lot
- Unit
- General Common Element
- Outlot

**SimultaneousConveyance**

- Assessor Plat
- CSM
- Condominium
- Subdivision

**Cartoline\_2K**

- EA-Easement\_Line
- PL-DA
- PL-Extended\_Tie\_line
- PL-Meander\_Line
- PL-Note
- PL-Tie

0 182.36 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:** Tax Key BKFT  
1132.994

Printed: 1/22/2026



## 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.

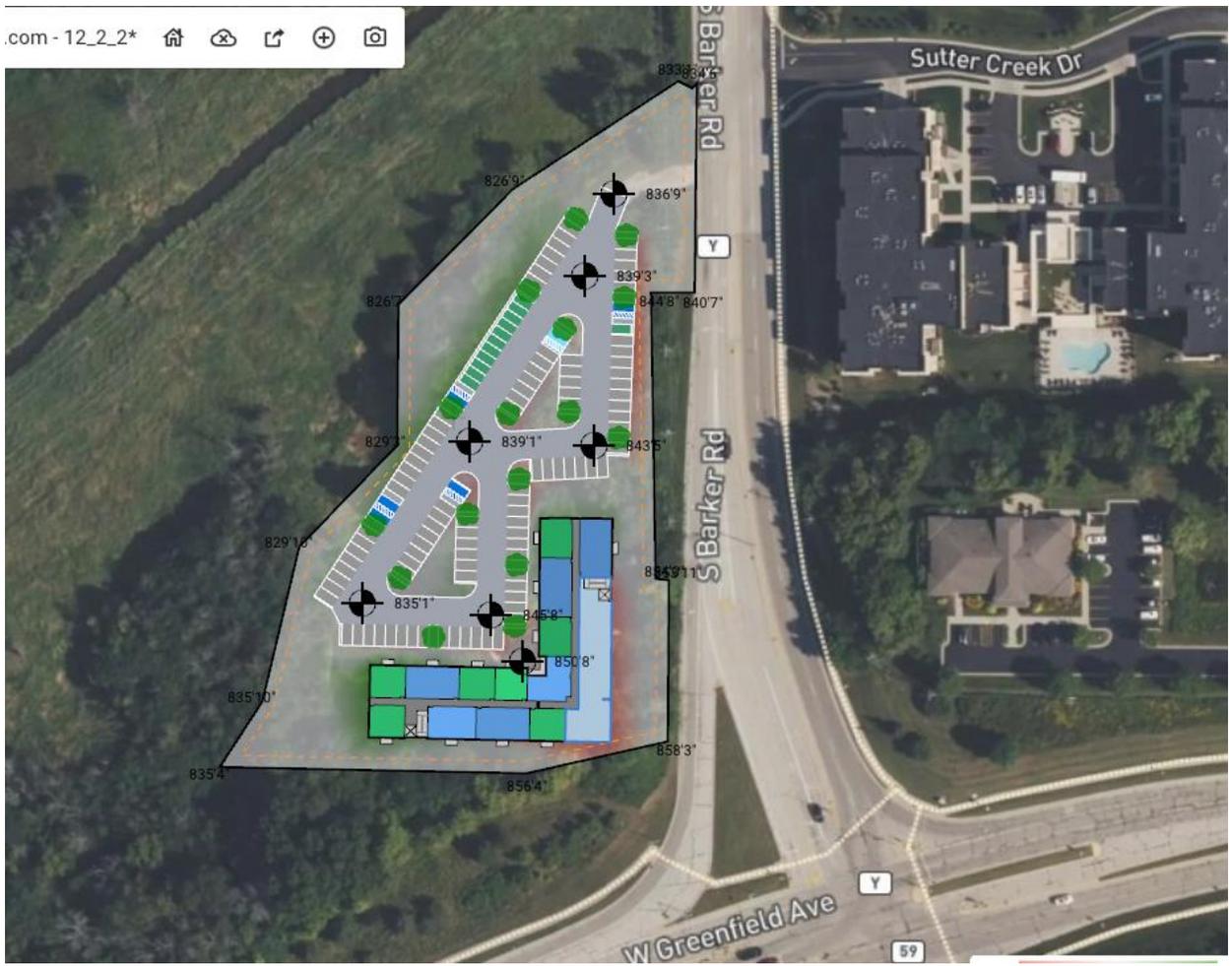
Poplar Point Apartments will provide high-quality housing, modern design, and community-focused amenities within a high-opportunity suburban community characterized by strong schools, job access, and a very limited supply of affordable rental housing.

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 on-site 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.



STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

RESOLUTION #2026-\_\_\_\_\_

**RESOLUTION AMENDING THE COMPREHENSIVE DEVELOPMENT PLAN  
FOR THE TOWN OF BROOKFIELD**

WHEREAS, the Town of Brookfield, pursuant to Wis. Stat. § 66.23, 61.35, and 60.22(3), has adopted Village powers and created a Town Plan Commission; and

WHEREAS, the Town Board adopted a *Town of Brookfield Comprehensive Plan – 2022-2042*, on January 24, 2023, following extensive public participation;

WHEREAS, KCG Companies, LLC has submitted a request to change to the land use designation for approximately 7.74 acres of real property located at the corner of C.T.H. “Y” (S. Barker Road) and S.T.H. 59 (W. Greenfield Avenue), also known as Tax Key No. BKFT1132.994 and as further depicted on the attached Exhibit A, from Commercial and Office Park and Primary Environmental Corridor to Mixed Use and Primary Environmental Corridor;

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Wis. Stat. § 66.1001(2) and that the comprehensive plan, with the proposed amendment, is internally consistent;

WHEREAS, the Town had duly noticed and held a joint public hearing on the proposed amendment, following procedures in Wis. Stat. § 66.1001(4)(d), and the public participation procedures for comprehensive plan amendments adopted by the Town Board; and

NOW, THEREFORE, BE IT RESOLVED, pursuant to Wis. Stat. § 66.1001(4)(b), the Town of Brookfield Plan Commission hereby approves the amendment to the *Town of Brookfield Comprehensive Plan – 2022-2042*, as presented in the attached Exhibit A, subject to the following conditions:

1. Future uses are limited to residential, office and low-intensity commercial uses.
2. Conceptual architectural renderings shall be provided prior to rezoning the site.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Development Plan amendment as attached Exhibit A.

BE IT FURTHER RESOLVED that the Town Clerk shall file a certified copy of this resolution with the Town Board.

ADOPTED DATE: \_\_\_\_\_

TOWN OF BROOKFIELD PLAN COMMISSION

BY: \_\_\_\_\_  
Keith Henderson, Chairman

ATTEST: \_\_\_\_\_  
Emily Howells, Clerk

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**ORDINANCE APPROVING AN AMENDMENT TO THE  
COMPREHENSIVE DEVELOPMENT PLAN FOR THE TOWN OF BROOKFIELD**

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**WHEREAS**, Pursuant to Wis. Stat. §§ 62.23, 61.35, and 60.22(3), the Town of Brookfield is authorized to prepare and adopt a Comprehensive Plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2);

**WHEREAS**, the Town Board, by the enactment of an ordinance, formally adopted the *Town of Brookfield Comprehensive Plan – 2022-2042* on January 24, 2023;

**WHEREAS**, the Plan Commission, by a majority vote of the entire Commission at a meeting held on January 27, 2026, recommended to the Town Board the adoption of an amendment to change the land use designation of approximately 7.7 acres of real property located at the northwest corner of the S.T.H. 59 (W. Greenfield Ave.) and C.T.H. Y (Barker Road) intersection, as further described on the attached Exhibit A, from Commercial and Office Park and Primary Environmental Corridor to Mixed Use and Primary Environmental Corridor on the Town Land Use Plan Map adopted by the Town Board as part of its Comprehensive Plan, subject to the condition that all future uses are limited to residential, office, and low-intensity commercial uses; and

**WHEREAS**, the Town published or posted a Class 1 public notice and held a public hearing regarding the proposed amendment.

**NOW THEREFORE**, The Town Board of the Town of Brookfield, Waukesha County, Wisconsin do ordain as follows:

**SECTION 1:** The Land Use Plan Map of the Town of Brookfield Comprehensive Plan – 2022-2042 that designates the real property described and depicted on the attached Exhibit A as Commercial and Office Park and Primary Environmental Corridor is hereby amended to Mixed Use and Primary Environmental Corridor, subject to the condition that all future uses are limited to residential, office, and low-intensity commercial uses.

**SECTION 2:** The Town Clerk is directed to send a copy of this Ordinance and the plan amendment to the parties listed in Wis. Stat. § 66.1001(4)(b).

**SECTION 3:** All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed.

**SECTION 4:** This Ordinance shall take effect upon passage and posting or publication as provided by law.

[Signature Page to Follow]

**PASSED AND ADOPTED** by the Town Board of the Town of Brookfield, Waukesha  
County, Wisconsin this \_\_\_\_\_, day of \_\_\_\_\_, 2026.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
JOHN R. SCHATZMAN, SR. Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Clerk

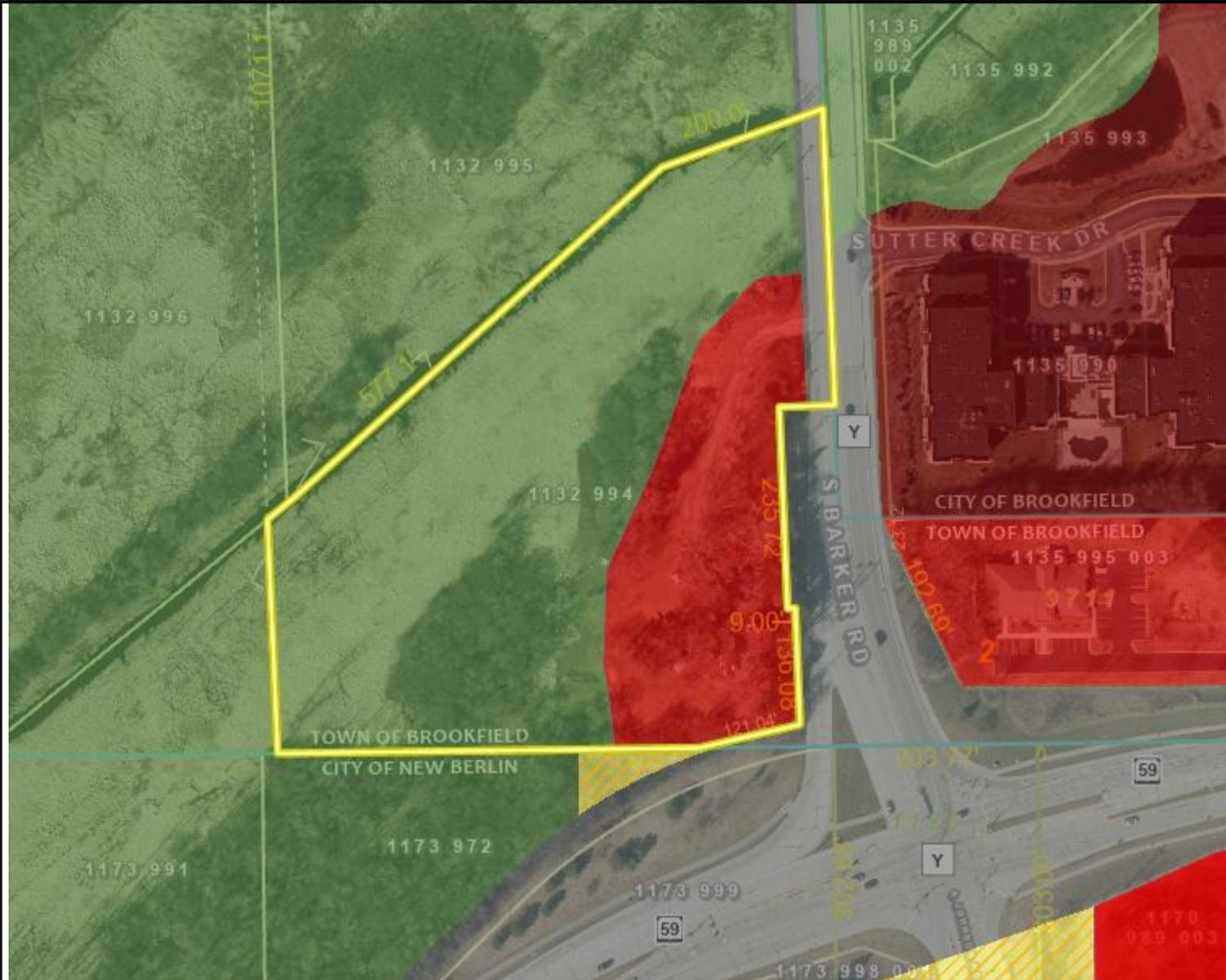
**EXHIBIT A**

**Property Legal Description and Map**

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, ALSO THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, THAT LIES SOUTHEASTERLY OF POPLAR CREEK, EXCEPTING AND RESERVING FROM THIS TRACT FIRST ABOVE DESCRIBED A STRIP OF LAND OFF THE WEST SIDE THEREOF, 22 FEET 6 INCHES IN WIDTH EXTENDING SOUTH FROM THE NORTH LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST TO POPLAR CREEK ALSO EXCEPTING FROM SAID FIRST TRACT ABOVE DESCRIBED THE FOLLOWING BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 31, DISTANT 38 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SECTION 31, 175 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION, THENCE EASTERLY ON THE SECTION LINE TO THE SOUTHEAST CORNER OF SAID SECTION 31, THENCE NORTHERLY ON THE SECTION LINE, 38 FEET TO THE PLACE OF BEGINNING ALSO EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LANDS THAT PORTION THEREOF CONVEYED TO LOUIS ZARNEY AND MARY ZARNEY, HUSBAND AND WIFE BY WARRANTY DEED RECORDED MARCH 3, 1947 IN VOL. 433 OF DEEDS, PAGE 470 AS DOCUMENT NO. 298582. RECORDS OF WAUKESHA COUNTY, WISCONSIN.

For informational purposes only:

Address: 1345 S Barker Road, Brookfield, WI 53045  
Tax Key No.: BKFT1132994



### Legend

#### County Development Plan

- HDR (<6,000 sf/du)
- MDR (6,000 - 19,000 sf/du)
- LDR (20,000 sf - 1.4 ac/du)
- SDR I (1.5 - 2.9 ac/du)
- SDR II (3.0 - 4.9 ac/du)
- Rural density and Other Ag\* (5 ac/du)
- Other Open Lands to be Preserved
- Farmland Pres w/EC Overlay (35 ac/du)
- Farmland Pres (> 35 ac/du)
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Recreational
- Commercial and Office Park
- Governmental and institutional
- Mixed Use
- Industrial
- Transportation, Communication and Utilities
- Highway and Railway Rights of Way
- Extractive
- Landfill
- Surface water

Municipal Boundary\_2K

Parcel\_Dimension\_2K

Note\_Text\_2K

#### Lots\_2K

- Lot
- Unit
- General Common Element
- Outlot



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Notes: Tax Key BKFT  
1132.994

Printed: 1/22/2026



STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

**ORDINANCE CHANGING THE ZONING CLASSIFICATION**

**NOW THEREFORE**, the Town Board of the Town of Brookfield, Wisconsin do ordain as follows:

SECTION 1: The zoning classification for the real property described and depicted on the attached Exhibit A (“Property”) is hereby changed from the RS-3 Single-Family Residential District and C-1 Conservancy District to MU-1 Mixed-Use District and C-1 Conservancy District. The zoning classification for the portion of the Property that was C-1 Conservancy District prior to the adoption of this Ordinance shall remain C-1 Conservancy District upon adoption of this Ordinance.

SECTION 2: All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed.

SECTION 3: This Ordinance shall take effect upon passage and posting or publication as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
JOHN R. SCHATZMAN, SR. Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Clerk

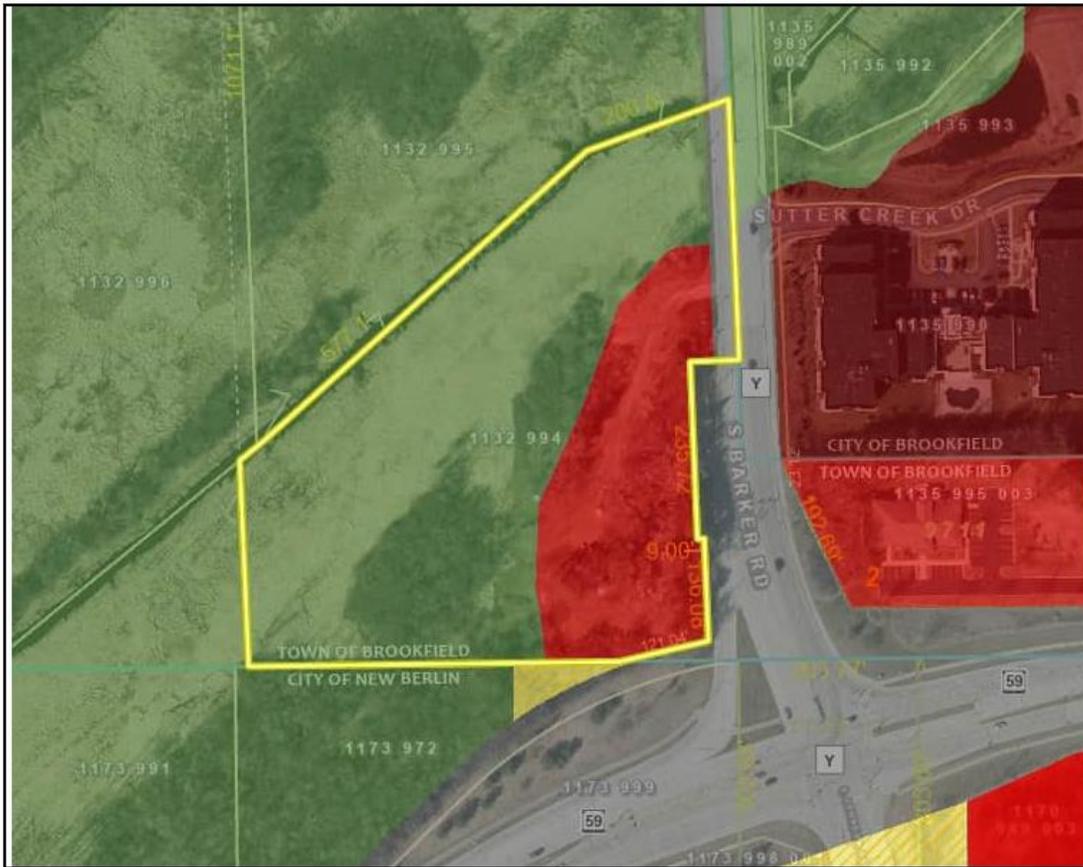
**EXHIBIT A**

**Property Legal Description and Map**

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, ALSO THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, THAT LIES SOUTHEASTERLY OF POPLAR CREEK, EXCEPTING AND RESERVING FROM THIS TRACT FIRST ABOVE DESCRIBED A STRIP OF LAND OFF THE WEST SIDE THEREOF, 22 FEET 6 INCHES IN WIDTH EXTENDING SOUTH FROM THE NORTH LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST TO POPLAR CREEK ALSO EXCEPTING FROM SAID FIRST TRACT ABOVE DESCRIBED THE FOLLOWING BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 31, DISTANT 38 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID SECTION 31, 175 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION, THENCE EASTERLY ON THE SECTION LINE TO THE SOUTHEAST CORNER OF SAID SECTION 31, THENCE NORTHERLY ON THE SECTION LINE, 38 FEET TO THE PLACE OF BEGINNING ALSO EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED LANDS THAT PORTION THEREOF CONVEYED TO LOUIS ZARNEY AND MARY ZARNEY, HUSBAND AND WIFE BY WARRANTY DEED RECORDED MARCH 3, 1947 IN VOL. 433 OF DEEDS, PAGE 470 AS DOCUMENT NO. 298582. RECORDS OF WAUKESHA COUNTY, WISCONSIN.

For informational purposes only:

Address: 1345 S Barker Road, Brookfield, WI 53045  
Tax Key No.: BKFT1132994



- Legend**
- County Development Plan**
- HDR (<6,000 sf/du)
  - MDR (6,000 - 19,000 sf/du)
  - LDR (20,000 sf - 1.4 ac/du)
  - SDR I (1.5 - 2.9 ac/du)
  - SDR II (3.0 - 4.9 ac/du)
  - Rural density and Other Ag\*
  - Other Open Lands to be Pre
  - Farmland Pres w/E C Overlay
  - Farmland Pres (> 35 ac/du)
  - Primary Environmental Corri
  - Secondary Environmental C
  - Isolated Natural Resource A
  - Recreational
  - Commercial and Office Park
  - Governmental and Institution
  - Mixed Use
  - Industrial
  - Transportation, Communicat
  - Highway and Railway Rights
  - Extractive
  - Landfill
  - Surface water
- Municipal Boundary\_2K
- Parcel\_Dimension\_2K
- Note\_Text\_2K
- Lots\_2K
- Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance
- Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K
- EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tile\_Line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tile

0 182.36 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:** Tax Key BKFT  
1132.994

Printed: 1/22/2026



## TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission  
FROM: Rebekah Leto, AICP, Town Planner  
PC MEETING DATE: January 27, 2026  
RE: Conditional Use and Plan of Operation, Next Phase Advanced Care, **20900 Swenson Drive, Suite 400 Tax Key No. BKFT 1128.960.**

---

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.

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**Property owner:** Decade Companies Income Properties (DCIP)  
**Applicant:** Next Phase Advanced Care, Demitree Johnson  
**Zoning:** B-3 Office and Professional Business District  
**Request:** Conditional Use and Plan of Operation to operate a commercial adult day care.

### **Project Description**

The subject property is located south of E Moreland Blvd., directly east of the WI State Patrol, and contains a large multi-tenant building. No other child or adult daycares exist within the building. The applicant is proposing to occupy an approximately 7,000 sq. ft. suite to serve as an adult day care called Senior Day Care Service at Next Phase Advanced Care. The applicant notes that the service will provide comprehensive daytime programming and supportive services for those with dementia, advanced age or physical disabilities. Programming and activities include brain fitness, creative endeavors, field trips, peer engagement, painting, music, picnics, bingo, movie watching, karaoke, small and large group activities, puzzles, live entertainment, daily exercise, community inclusion and the Waukesha County Fair. The hours of operation are Monday through Friday, 7:00 am to 5:30 pm. There will be six employees to start: a minimum of four caregivers, a Licensed Practical Nurse to administer medicine and a Certified Nursing Assistant to help with bathing and toileting. No changes to the site plan are proposed.

**Conditional Use Type:** Commercial Daycare Center. Allowed in the B-3 District provided that two of the same care facilities (child/child or adult/adult) are not within the same building.

**Public Comment:** None received as of January 22, 2026.

### **Staff Recommendation**

Staff recommends the Plan Commission make a recommendation to the Town Board to approve the request for a Conditional Use to operate an adult day care at 20900 Swenson Drive, Suite 400, subject to a Conditional Use Order being recorded in the Waukesha County Register of Deeds.

Enclosures: Applicant's narrative and Draft CU Order



### **Introduction**

Senior Day Care Services at the Next Phase Advanced Care, LLC is committed to providing comprehensive daytime programming and supportive services that allow individuals with irreversible dementia, advanced age or physical disabilities to reside at home with their loved ones. Next Phase Advanced Care' primary goal is to keep our participants engaged in stimulating activity programming and community inclusion while maximizing their safety in a secure environment. Our program is also designed for older adults who are experiencing physical limitations or are socially isolated.

Participants can enjoy a shower where assistance is provided throughout the experience, including grooming and dressing. A skin evaluation is also completed before/after the shower to monitor skin integrity. A certified nursing assistant will inspect and palpate the skin to identify any abnormalities or conditions, which can indicate underlying health issues. This evaluation is crucial for diagnosing skin diseases, monitoring changes, and planning appropriate interventions. The center is open from 7:00 a.m. to 5:30 p.m. Monday through Friday.

### **Next Phase Advanced Care Ideal Participants**

- Seniors who enjoy participating in community activities and having someone to talk to
- Seniors who would benefit from physical therapy
- Seniors who want to maintain or improve strength, balance, mobility and endurance
- Seniors who need just a little assistance
- Seniors whose family caregivers need help
- Seniors who feel depressed or isolated
- Seniors who need help with medications and meals
- Seniors who are seeking to regain dignity and self-respect
- Seniors who would enjoy playing Wii Sport, Karaoke, card games and bingo



- Seniors who might be considered for assisted care living but would thrive in this environment

### **Convenient Location**

Senior Day Care Services at Next Phase Advanced Care is located at 20900 Swenson Drive, Unit #400. The typical program timeframe is from 8:30am to 3:30pm Monday through Friday, but at NPAC, our program can accommodate needs for earlier drop-off and later pick-up, because our center is open from 7:00 a.m. to 5:30 p.m. Monday through Friday.

### **Cost**

At Next Phase Advanced Care, our team collaborates with multiple agencies to ensure flexible financial payment solutions. We offer a variety of payment sources tailored to meet individual needs that include:

- Private or Direct Pay
- Veterans Benefits
- Medicaid
- Family Care(My Choice, IRIS, Comm. Care, Icare)
- Medicaid
- Aging Matters

### **Next Phase Activities & Community Outings**

- |                                 |                      |
|---------------------------------|----------------------|
| -Waukesha County Fair           | -Brain Fitness       |
| -Community Inclusion            | -Creative Endeavors  |
| -Daily Exercise                 | -Field Trips         |
| -Live Entertainment             | -Peer Engagement     |
| -Small & large group activities | -Music Appreciation  |
| -Puzzles                        | -Painting            |
| -Karaoke                        | -Picnics in the Park |
| -Movie Watching                 | -Bingo               |



## **Our Team**

At Next Phase Advanced Care's Senior Day Care, our exceptional team is the foundation of our mission. Our staff is a diverse group of skilled and compassionate professionals, each dedicated to ensuring the well-being and happiness of our participants. With a blend of extensive expertise and heartfelt care, our team brings both professionalism and warmth to our center.

Fueled by a deep sense of purpose and empathy, our team embodies the core values of Next Phase Advanced Care's Senior Day Care. We work together to enrich the lives of our participants and their families, fostering an environment of joy, love, and community support. Our daily staff includes a minimum of 4 Caregivers to tend to our clients, an LPN to administer medicine daily and a CNA to help with bathing and toileting assistance. Discover the dedication behind our care, where every team member is committed to making a meaningful impact.

**CONDITIONAL USE PERMIT**

Document Number

**DRAFT**

This Conditional Use Permit (this “CUP”), effective as of the date this CUP is recorded in the Waukesha County Register of Deeds (the “Effective Date”), is by and between Next Phase Advanced Care, LLC and the Town of Brookfield (the “Town”).

**WHEREAS**, the Owner is the owner of real property located at 20900 Swenson Drive, Brookfield, WI 53045 (Tax Key No.: BKFT 1128.960), which is described below, and;

**WHEREAS**, Next Phase Advanced Care, LLC, on behalf of the Owner, has made an application for a Conditional Use Permit to operate a Commercial Day Care on the Property in accordance with the plans and specifications approved by the Town (the “Project”);

Recording Area

Name and Return Address  
Town Clerk  
Town of Brookfield  
645 N. Janacek Road  
Brookfield, WI 53045

BKFT 1128.960  
Parcel Identification Number (PIN)

**WHEREAS**, a joint public hearing upon the above-referenced application was conducted by the Town Plan Commission and Town Board on January 27, 2026; and

**WHEREAS**, on January 27, 2026, the Town Plan Commission recommended to the Town Board that this CUP be granted, subject to the satisfaction of certain terms and conditions; and

**WHEREAS**, on February 17, 2026, the Town Board accepted the Plan Commission’s recommendation.

**NOW, THEREFORE**, this CUP to operate the Conditional Use on the Property is granted and approved, subject to the terms and conditions noted below.

**LEGAL DESCRIPTION**

Lot 1 of Certified Survey Map No. 4944, Recorded as Document No. 1347642 in Volume 40, Page 135 in the Waukesha County Register of Deeds, located in part of the Southeast ¼ of Section 30, Town 7 North, Range 20 East, Town of Brookfield, Waukesha County, Wisconsin. Tax Key no. BKFT 1128.960.

**CONDITIONS**

1. This CUP shall be recorded on the Property and only apply to Suite 400 of 20900 Swenson Drive, as described above.
2. Owner shall obtain all necessary permits or approvals from the Federal Government, State, Waukesha County, and any other governmental entity, and any conditions of such governmental approvals are incorporated into this CUP.
3. No changes to the site plan are proposed or permitted herein, without additional approvals in accordance with Town Ordinances.
4. The applicant shall submit an Occupancy Permit, prior to performing any necessary work to the tenant space or prior to taking Occupancy, whichever occurs first.
5. This CUP does not authorize the use of any signage on the Property.
6. A Stormwater Maintenance Agreement shall be approved by the Town Engineer and Town Attorney.

7. This CUP shall be reviewed every five (5) years by the Town Board, or as required by Town Ordinance, whichever is more restrictive at the time.
8. Any change, addition, modification, alteration, and/or amendment of any aspect of this CUP, including but not limited to an addition, modification, alteration, and/or amendment to the use, Property (including but not limited to any change to the boundary limits of the Property), structures, lands, or owners other than as specifically authorized herein, shall require the Town's prior approval and all procedures in place at the time must be followed.
9. This CUP may not be transferred and shall terminate upon such transfer of this CUP or conveyance of the Property; provided however, an application for a new Conditional Use Permit may be made as set forth in Section 17 of the Town's Code. Any amendment to this CUP shall be executed by the parties and recorded against the Property with the Waukesha County Register of Deeds.
10. This CUP shall expire if Occupancy has not been granted within one year of the issuance of this CUP.
11. The Owner represents and warrants that the individual signing below has full and complete authority to execute this CUP.

Dated and effective as of the date signed by the Effective Date.

**OPERATOR**

By:

\_\_\_\_\_ Date  
 Demitree Johnson, Agent for Next Phase Advanced Care LLC

STATE OF WISCONSIN )  
 ) ss.  
 \_\_\_\_\_ COUNTY )

Personally came before me this \_ day of \_\_\_\_\_, \_\_\_\_\_, the above-named, Demitree Johnson, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public, \_\_\_\_\_  
 Commission expires: \_\_\_\_\_

**PROPERTY OWNER**

By:

\_\_\_\_\_  
Agent, Decade Companies Income Properties

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me this \_ day of \_\_\_\_\_, \_\_\_\_\_, the \_\_\_\_\_ above-named, \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
Commission expires: \_\_\_\_\_

**TOWN OF BROOKFIELD**

By: \_\_\_\_\_  
Keith Henderson, Town Chairman

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
Emily Howells, Town Clerk

\_\_\_\_\_  
Date

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF WAUKESHA )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above-named Keith Henderson and Emily Howells, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission: \_\_\_\_\_

This instrument drafted by:  
Rebekah Leto, Town of Brookfield Planner

**Affidavit of Compliance – Alcohol Beverage Laws**

I, Julie Waterman, being first duly sworn, depose and state as follows:

I am owner of Indulgence Chocolatiers, located and operated at 340 High Street, Brookfield, WI 53045, and I am authorized to make this affidavit on behalf of the business.

Indulgence Chocolatiers is an applicant for and/or holder of an alcohol beverage license issued by the Town of Brookfield.

I hereby affirm that Indulgence Chocolatiers, its owners, officers, managers, and agents have not violated any applicable state statutes governing the sale, service, distribution, or manufacture of alcoholic beverages.

I further affirm that Indulgence Chocolatiers, has complied with and adhered to all applicable local ordinances, regulations, and zoning requirements, including but not limited to those related to hours of operation, licensing, permitting, and alcohol service.

To the best of my knowledge and belief, no citations, suspensions, revocations, or enforcement actions related to alcohol beverage laws are currently pending against Indulgence Chocolatiers, except as may have been previously disclosed to the licensing authority.

I understand that this affidavit is made for official purposes and that any false statement may subject me to penalties under applicable law.

Julie Waterman

Signature of Affiant, Julie Waterman

Date: 2/13/20

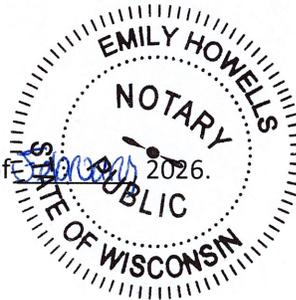
STATE OF WISCONSIN

COUNTY OF Waukesha

Subscribed and sworn to before me this 13 day of February 2020.

[Signature]  
Notary Public, State of Wisconsin

My commission expires: Jan 1, 2029





WISCONSIN TOWNS  
ASSOCIATION  
Empowering Town Officials

## WTA 2026 DISTRICT MEETING IN PERSON & VIRTUAL

### IN PERSON

8:15am-8:45am

#### **Registration**

*Morning refreshments sponsored by Scott Construction, Inc.*



8:45am-9:00am

#### **Call to Order, Introductions and Announcements**

9:00am-11:15am

#### **Board of Review (BOR) Certification Training**

*State law requires that at least one BOR member be certified annually. The WTA recommends that all BOR members attend this training.*

11:15am-11:45am

#### **Town Office Vacancies and Appointments**

*Does your town have an upcoming retirement? Maybe a current town board supervisor is going to be moving out of the town? Wondering what you're supposed to do? This session will review town official vacancies and what your town can do to fill a vacancy. This presentation, provided by WTA staff, will also review several important changes created by the recently passed Town Law Fix bill.*

11:45am-12:45pm

#### **Lunch**

*Lunch sponsored by Thunder Road.*



12:45pm-1:45pm

#### **Saving EMS: One Size Does Not Fit All**

*This past decade has proven that Emergency Medical Services (EMS) have been in a state of crisis, and Wisconsin EMS has not been immune to these challenges. Something must be done to save EMS in our local communities, but what? Using successful real-life case scenarios from across Wisconsin, presenter Dana Sechler will highlight solutions that municipalities have implemented to create a viable ambulance service that can provide sustainable EMS within their communities. Dana has been involved in the fire service and EMS communities in various capacities for over 34 years and is one of the co-founding Principals of Strategic Management and Consulting, LLC.*

1:45pm-2:00pm

#### **Break**

*Afternoon refreshments sponsored by Rural Mutual Insurance.*



2:00pm-3:00pm

#### **Transportation Funding: Today and Tomorrow?**

*Over the course of the last decade there have been significant increases in state funded transportation investments. The Local Road Improvement Program witnessed the creation of the Supplemental and Agricultural components. General Transportation Aids increased as well. The enhancements were funded in large part through general purpose revenues and to a lesser degree through dedicated transportation revenues. This was possible due to a strong economy and significant and multiple state budget surpluses. When the economy cools, surpluses cease, or inflation runs rampant again, how will local road funding keep up in the absence of large amounts of general purpose revenue? Learn from Debby Jackson, Transportation Development Association Executive Director, and WTA staff about how you can play a role in ensuring transportation funding isn't decreased, addresses needs, and keeps up with inflation.*

## **VIRTUAL**

### **MARCH 30**

**9:00am-11:15am**      **Board of Review (BOR) Certification Training**

### **MARCH 31**

**9:00am-10:00am**      **Saving EMS: One Size Does Not Fit All**

**10:00am-10:15am**      *Break*

**10:15am-10:45am**      **Town Board Appointments and Vacancies**

**10:45am-11:45am**      **Transportation Funding: Today and Tomorrow**

STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

RESOLUTION #2026-02

**RESOLUTION UPDATING THE TOWN OF BROOKFIELD  
MASTER FEE SCHEDULE**

**WHEREAS**, under the Town of Brookfield Code, the Town Board for the Town of Brookfield may from time to time update all or portions of its Master Fee Schedule by adoption of a resolution; and

**WHEREAS**, by adoption of this Resolution, the Town Board desires to update certain portions of its Master Fee Schedule, as further shown on the attached **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED**, the Town of Brookfield Master Fee Schedule shall be revised and updated in accordance with Exhibit A attached to this Resolution;

**BE IT FURTHER RESOLVED** that all other fees on the Master Fee Schedule shall remain in full force and effect.

Adopted this 17th day of February, 2026.

BY: \_\_\_\_\_  
Keith Henderson, Chairman

BY: \_\_\_\_\_  
John Charlier, Supervisor

BY: \_\_\_\_\_  
Steve Kohlmann, Supervisor

BY: \_\_\_\_\_  
John R. Schatzman, Sr., Supervisor

BY: \_\_\_\_\_  
Ryan Stanelle, Supervisor

ATTEST: \_\_\_\_\_  
Emily Howells, Town Clerk



## Exhibit A

# *Town of Brookfield Fire Department*

### Fire Department Fee Comparison: Current vs. Proposed

---

#### Fire Sprinkler Systems

Service	Current Fee	Proposed	Fee Notes
≤20 heads	\$25	\$100	Current well below all neighbors
21–250 heads	\$50	\$175	Aligns with Waukesha / City of Brookfield
Each additional 100 heads	\$25	\$75	Matches regional per-head averages
Fire sprinkler w/ fire pump	\$0.00	\$250	Pewaukee charges up to \$475
Site inspection (per visit)	\$100	\$150	Below Pewaukee, matches average
Final acceptance test	\$0.00	\$150	Common fee regionally
Witness hydrostatic test	\$0.00	\$100	Western Lakes: \$75–\$150
Reinspection	\$0.00	\$150	Standard practice elsewhere
Small additions (<20 heads)	\$0.00	\$100	Gap in current structure

---

#### Fire Alarm Systems

Service	Current Fee	Proposed	Fee Notes
≤50 devices	\$50	\$100	Current well below neighbors
>50 devices	\$100	\$200	Matches City of Brookfield & Waukesha
Monitoring only	\$0.00	\$100	Charged by Waukesha & Western Lakes
Site inspection	\$125	\$150	Minor adjustment
Final acceptance test	\$0.00	\$150	Consistent regionally
Small additions / changes	\$0.00	\$75	Clarifies scope
Reinspection	\$0.00	\$75	Standard administrative fee



# Town of Brookfield Fire Department

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## Special Fire Suppression Systems

*(Hoods, ducts, spray booths, dip tanks, flammable liquid spray areas)*

Service	Current Fee	Proposed	Fee Notes
Plan review	\$100	\$150	Matches Western Lakes
Site inspection	\$100	\$150	Aligns with Waukesha
Final acceptance test	\$0.00	\$150	Missing in current schedule
Reinspection	\$0.00	\$100	Administrative consistency
*Light testing	\$0.00	\$150	
*Each additional 15 minutes	\$0.00	\$30	

---

## Bi-Directional Amplifier (BDA / ERRCS)

Service	Current Fee	Proposed	Fee Notes
Plan review	\$150	\$175	Reflects technical complexity
Site inspection	\$175	\$200	RF testing & coordination
Acceptance / performance testing	\$0.00	\$200	Common regional practice

---

## Occupancy & Special Inspections

*(Not currently defined in TBFD fee schedule)*

Service	Current Fee	Proposed Fee
Final occupancy inspection	\$0.00	\$150
Fire pump inspection	\$0.00	\$150



# *Town of Brookfield Fire Department*

Service	Current Fee	Proposed Fee
Elevator fire operation test	\$0.00	\$150
Fire door / damper testing	\$0.00	\$125
Hood suppression trip test	\$0.00	\$150

---

## Time-Based / Special Services/Special Events

Service	Current Fee	Proposed Fee
First hour	\$0.00	\$125
Each additional 15 minutes	\$0.00	\$30

*Mirrors Western Lakes' billing model for after-hours, standby, or complex inspections.*

---

## Key Takeaways

- Over 50% of current Town of Brookfield fees are significantly below regional averages
- Many inspection and testing categories are undefined, leading to under-recovery
- Proposed fees remain moderate, not aggressive
- Structure matches neighboring departments' scope and clarity
- Reduces disputes and improves consistency
- It has been 10+ years since the fire department has adjusted its inspection fees.