



Office of the Town Clerk

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

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

MEETING AGENDA

| | | |
|----------------------------------|---|---|
| Tuesday, March 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 |
|----------------------------------|---|---|

1. Call to Order & Roll Call.
2. Meeting Notices.
3. Approval of Agenda.
4. Approval of Minutes:
 - a. February 17, 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.
7. Old Business: None.
8. New Business:
 - a. Recognition of Scout Matthew Watson for obtaining the rank of Eagle.
 - b. Discussion and possible action regarding update to town planning documents.
9. Departments Reports/Recommendations:
10. Approval of Vouchers and Checks.
11. Communication and Announcements.
12. Adjourn.

Posted February 27, 2026

Emily Howells, Town Clerk

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Brookfield, WI 53045
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TOWN PLAN COMMISSION RECOMMENDATIONS

Meeting date: February 24, 2026

1. Review and possible action on a request from Point Real Estate Management LLC (applicant) on behalf of SIX65 Brookfield Holdings LLC (owner) to amend the Conditional Use Permit to convert the existing multi-use building into a residential building located at 655 N. Brookfield Road.

Motion by Mr. Watson to recommend approval of the request to amend the Conditional use Permit to convert the existing multi-use building into a residential building located at 655 N. Brookfield Road. Seconded by Mr. Riordan. The motion carried unanimously.

Planner's recommendation that the Town Board include the following conditions:

1. A revised Conditional Use Order shall be signed and notarized by the property owner and returned to the Town of Brookfield for recordation, prior to the issuance of a Building Permit.
2. The subject building shall contain no more than three (3) residential units, as proposed.



TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Town of Brookfield Plan Commission

FROM: Rebekah Leto, AICP, Town Planner

PC MEETING DATE: February 27, 2026

RE: Conditional Use and Plan of Operation amendment, SIX65 Brookfield Holdings LLC, **655 N. Brookfield Road, Tax Key No. BKFT 1124.997.001**

The following report is provided for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Meeting Packet distributed by the Clerk.

Property owner: SIX65 Brookfield Holdings, LLC

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

Zoning: MU-1 Mixed Use

Land Use Plan: Mixed Use

Request: Amend Conditional Use and Plan of Operation to convert the mixed-use building on the east portion of the property to primarily residential.

Project Description

The subject property is located on the west side of N. Brookfield Road and is .91 acres. In 2022, a Planned Unit Development Conditional Use was granted for the site to be partially redeveloped with a 24-unit apartment building on the west (rear) portion of the lot. There is a commercial building on the east (roadside) of the property that has three (3) commercial suites and one 2-bedroom apartment (approximately 1,200 sq. ft.) on the second floor. The applicant is requesting an amendment to the Conditional Use and Plan of Operation to convert two of the commercial units into residential apartments, resulting in three apartments and one remnant storage space. The storage space will be utilized by the property owner or rented to a resident. No traditional commercial tenant space will exist on site.

The proposed units are as follows:

| Level | Tenant | Proposed | Approx. Square Footage |
|---------------------|---|---|------------------------|
| Lower Level (rear) | Formerly Hatched bakery - vacant 2 yrs | 1 bedroom apartment | 1,500+/- sq. ft. |
| Lower Level (front) | Point Real Estate Management | Storage for property maintenance and/or tenants | 1,000+/- sq. ft. |
| Main Level | Formerly State Farm Insurance – vacant for a few months | 2-bedroom apartment | 1,000+/- sq. ft. |
| Second Level | Existing 2-bedroom apartment | No changes proposed | 1,200+/- sq. ft. |

Parking

Multi-family buildings require two spaces per dwelling unit (six spaces required). There are currently seven on-site spaces that abut N. Brookfield Road, in addition to two spaces in the attached garage that are utilized by the second floor tenants. The proposal complies with the parking requirements. No changes are proposed to the parking or drive aisles.

Signage

All tenant signage will be removed.

Site Plan Changes.

No changes to the lighting, landscaping or building are proposed.

Zoning and Land Use Plan Analysis

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

Surrounding area

| | |
|-------|----------------------------------|
| North | Multi-tenant commercial building |
| West | Senior apartments |
| South | Galleria West |

Staff Recommendation

Staff recommends **approval** of the request to convert commercial units into residential units for the west building located at 655 N. Brookfield Road, subject to the following:

1. The number of residential units within the subject building be limited to three dwelling units.
2. A Conditional Use be prepared and recorded in the Register of Deeds, prior to a Building Permit being issued.

The proposal meets the purpose and intent of the Mixed Use zoning district by providing higher-density housing, while not intensifying the use of the parcel. The surrounding area is comprised of a mix of uses, including residential and commercial. The modification of two additional apartments within an existing building will not alter the landscape of the area and should not adversely affect adjacent properties given that no site plan changes are proposed.

Conceptual Narrative – Maximum Density Modification Request

SIX65 Apartments | SIX65 Brookfield Holdings LLC

Point Real Estate Management LLC

Point Real Estate Management, on behalf of SIX65 Brookfield Holdings LLC, respectfully requests approval for a maximum density increase at SIX65 Apartments to convert two existing commercial suites into residential dwelling units. The building currently includes three commercial spaces and one residential unit on the topmost floor. Upon approval, the building will include:

- Three residential units total (one existing and two newly created)
- One commercial storage rental unit

There will be no traditional commercial tenant spaces remaining on site.

Two commercial suites, the front-facing former State Farm space and the rear former bakery suites, have faced persistent leasing challenges. The bakery suite has remained vacant since at least January 31, 2024. Due to their configuration and limited commercial viability, these suites will be repurposed as follows:

- The former State Farm unit will be redeveloped as a two-bedroom apartment
- The former bakery suites will be redeveloped as a one-bedroom apartment

The smaller rear suite will remain in commercial use as a leasable storage unit, maintaining an appropriate and low-intensity commercial presence.

This request represents a modest and appropriate increase in residential density that allows the property to better support current housing needs and market demand. Compared to potential commercial uses, the shift to residential is expected to reduce parking requirements and traffic generation, which is favorable given the constrained circulation near the structure.

Critically, this proposal includes no exterior modifications:

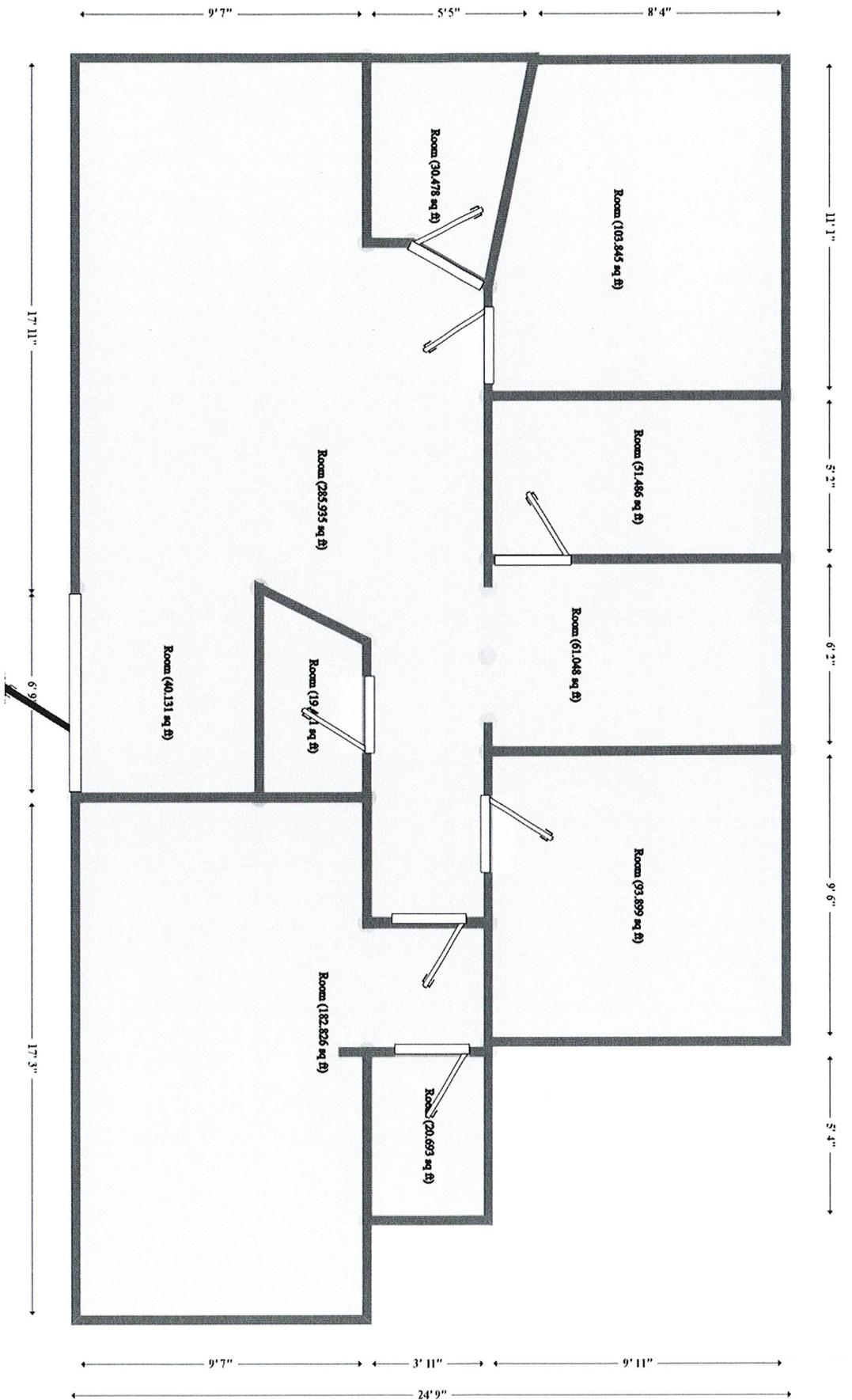
- No changes to parking or drive aisles
- No expansion of the building envelope
- No alterations to landscaping or lighting
- No impacts to the established architectural character of the site

All work will be contained within the existing interior spaces.

Key community and operational benefits:

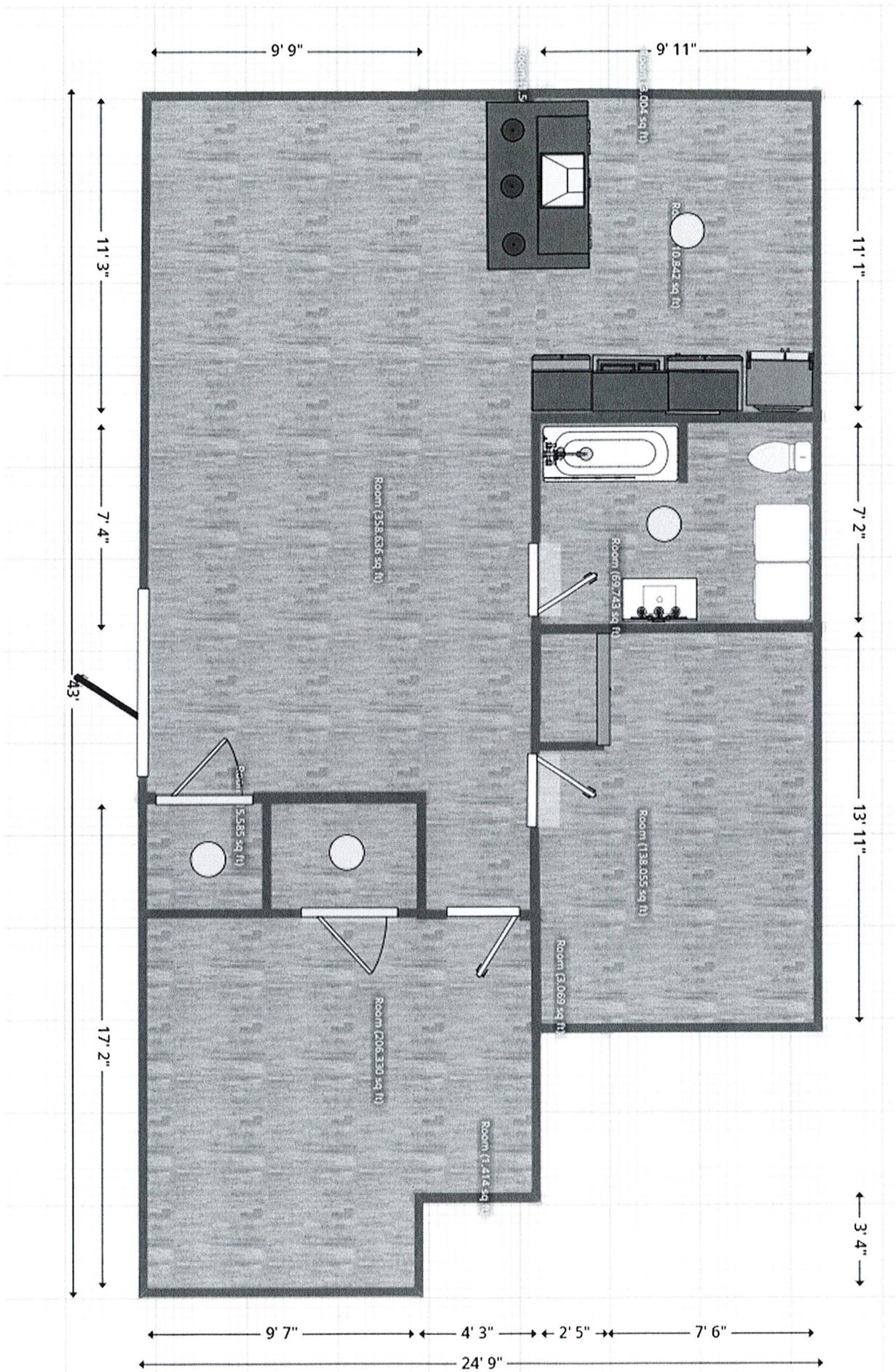
- Eliminates long-term commercial vacancy
- Strengthens property utilization and financial sustainability
- Increases availability of quality rental housing
- Decreases site traffic intensity and parking demand
- Retains a low-impact commercial element appropriate for the site

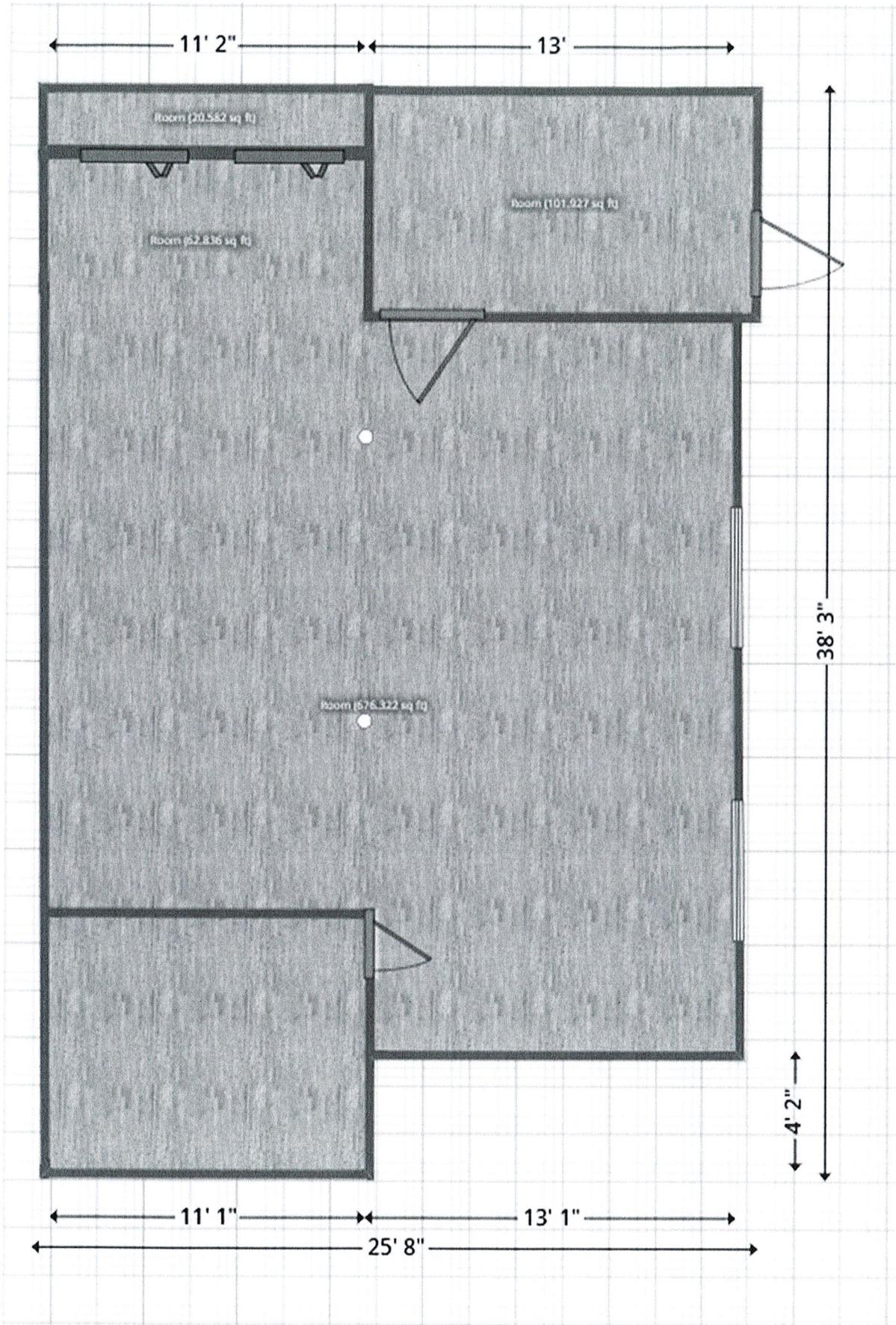
We appreciate the Town Commission Board's thoughtful review of this maximum density modification request. SIX65 Brookfield Holdings LLC is committed to ensuring that SIX65 Apartments continues to function as a stable, productive, and community-supportive asset. We welcome the opportunity to provide any additional materials or respond to questions as needed.



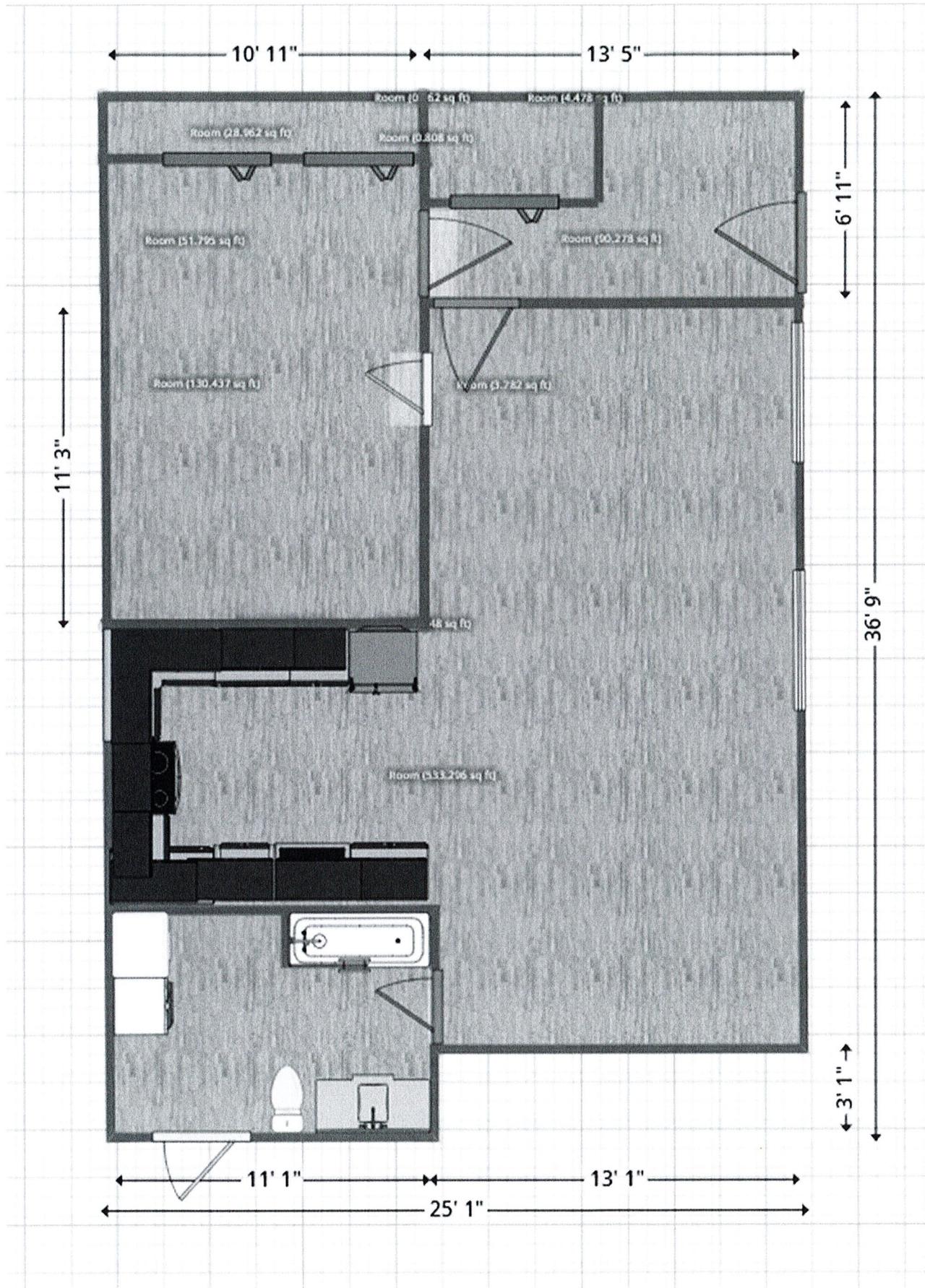
COMMERCIAL SPACE A - EXISTING

COMMERCIAL SPACE A - RENOVATION CONCEPT





COMMERCIAL SPACE C - EXISTING



COMMERCIAL SPACE C – RENOVATION CONCEPT

