

ENROLLED ORDINANCE 180-82

YEAR 2026 AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
(1A – KCG COMPANIES/ALEXANDER, TOWN OF BROOKFIELD)

WHEREAS, on February 24, 2009, the Waukesha County Board of Supervisors in Enrolled Ordinance No 163-81, approved a Comprehensive Development Plan for Waukesha County; and

WHEREAS, said Comprehensive Development Plan for Waukesha County provides for annual update and amendment procedures; and

WHEREAS, on February 26, 2026, the Waukesha County Park and Planning Commission held a Public Hearing to receive testimony on proposed changes to the Comprehensive Development Plan for Waukesha County; and

WHEREAS, the staff has identified in a “Staff Report and Recommendation” dated February 26, 2026, a summary of the request and a Staff Recommendation for the proposed change to the Comprehensive Development Plan for Waukesha County; and

WHEREAS, the “Staff Report and Recommendation” has been reviewed by the Waukesha County Park and Planning Commission on February 26, 2026, and a recommendation was reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required in the Comprehensive Development Plan for Waukesha County.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the following amendment is hereby **conditionally approved** to the Year 2035 Comprehensive Development Plan for Waukesha County.

1. In the Town of Brookfield, the following request is being made:
 - A. ***Megan Schuetz, KCG Companies***, 9311 North Meridian Street, Suite 100, Indianapolis, IN 46260, requests property owned by Michael and Sally Alexander, 757 N. Broadway, Suite 700, Milwaukee, WI 53202, located in part of the SE ¼ of Section 31, T7N, R20E, Town of Brookfield (Tax Key No. BKFT 1132.994), be amended from the Commercial and Office Park category to the Mixed Use category, to allow for multi-family residential and/or mixed use development.

The request is approved subject to the following condition:

1. The allowable mixed uses are residential, office or low intensity commercial.

BE IT FURTHER ORDAINED that a more detailed description and map of the aforementioned amendment is on file in the office of the Waukesha County Department of Parks and Land Use.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Brookfield.

YEAR 2026 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
(1A – KCG COMPANIES/ALEXANDER, TOWN OF BROOKFIELD)

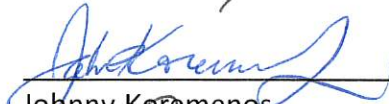
Presented by:
Land Use, Parks, and Environment Committee


Christine M. Howard, Chair


Wayne Euclide


John G. Gscheidmeier

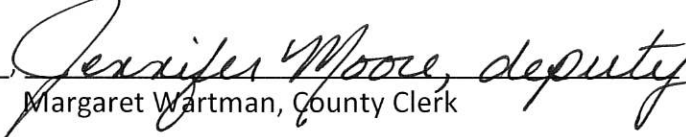
 (NO)
Robert L. Kolb


Johnny Koremenos


Brian Meier


Steve Styza

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 3-27-2026 
Margaret Wartman, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
Vetoed: _____

Date: 4/7/2026 
Paul Farrow, County Executive

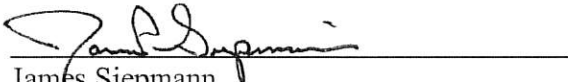
COMMISSION ACTION

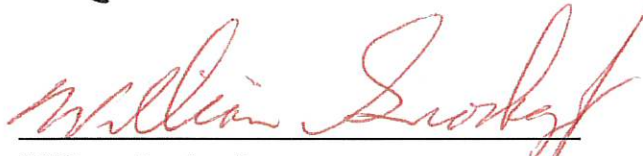
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2026 Amendment to the Comprehensive Development Plan for Waukesha County, (1A – KCG Companies_Alexander) hereby recommends **approval**.


PARK AND PLANNING COMMISSION

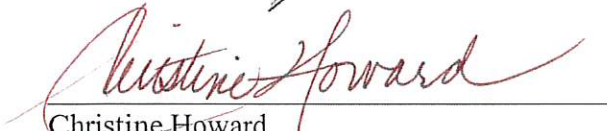
February 26, 2026


Robert Peregrine, Chairperson


James Siepmann


William Groskopf


Gary Szpara


Christine Howard

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A YEAR 2026 AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
1(A), TOWN OF BROOKFIELD

DATE: February 26, 2026

PUBLIC HEARING DATE:
Thursday, February 26, 2026, 1:00 p.m.

REQUEST:

1. In the Town of Brookfield, the following request is being made:
 - A. *Megan Schuetz, KCG Companies*, 9311 North Meridian Street, Suite 100, Indianapolis, IN 46260, requests property owned by Michael and Sally Alexander, 757 N. Broadway, Suite 700, Milwaukee, WI 53202, located in part of the SE ¼ of Section 31, T7N, R20E, Town of Brookfield (Tax Key No. BKFT 1132.994), be amended from the Commercial and Office Park category to the Mixed Use category, to allow for multi-family residential and/or mixed use development.

EXISTING LAND USE CATEGORY:
Commercial and Office Park.

PROPOSED LAND USE CATEGORY
Mixed Use.

PUBLIC REACTION:
Public testimony will be taken at the public hearing to be held on February 26, 2026.

TOWN ACTION:
On January 27, 2026, the Town of Brookfield Plan Commission recommended approval of the parallel request to amend the Town Plan designation to Mixed Use.

On February 17, 2026, the Town of Brookfield Board unanimously approved the parallel town plan amendment request to amend the designation from the Commercial and Office Park to the Mixed Use category.

STAFF ANALYSIS:
The subject property is at the intersection of S. Barker Rd. (CTH Y) and Greenfield Ave. (STH 59) and shares joint zoning jurisdiction between the County and the Town of Brookfield. The property is 7.7 acres and Waukesha County's jurisdiction stems from Poplar Creek on the northern edge of the parcel. There are significant environmental features (floodplain, wetlands, and environmental corridor) adjacent to the creek. The approximately three acres of upland (developable) acres are primarily within the Town of Brookfield's jurisdiction.

The subject parcel is located approximately 1.5 miles from Interstate 94/Goerkes Corners interchange, one of the largest transportation nodes in the county. The parcel is well located to major highways, jobs, and recreation. The applicant is proposing to amend the Land Use Plan from Commercial and Office Park to the Mixed Use category. While the request to amend the plan category is broad, the concept plan currently being contemplated would accommodate a four-story,

60-unit multifamily residential building. A concept site plan is attached as Exhibit A and a project narrative is attached as Exhibit B. The petitioner has indicated that a mix of one to three bedroom units would be available and units would be subsidized for affordability. The property was subject of a similar plan amendment request in 2023; that proposal never advanced beyond a public hearing, as the developer never formally advanced plans for consideration.

Planned land uses in the immediate vicinity of the intersection of Barker Rd. and Greenfield Ave. are either Commercial or High Density Residential. Primary Environmental Corridor, consisting primarily of wetlands and floodplain, wraps around three sides of property. There are institutional uses to the north, including a large church and a park.

East of the subject parcel is the Sutter Creek development, located in the City of Brookfield, which is a three-building, 170-unit apartment complex. There is also a medical clinic (cosmetic surgery) on the east corner of the intersection in the Town with other commercial uses fronting Greenfield Ave.

Amending the designation from Commercial and Office Park to the Mixed Use category reflects the multiple uses that are both existing and envisioned for this area. A Mixed Use designation would allow for a mix of use types on the parcel but would also allow for a single use project.

The petitioner has filed concurrent requests to rezone the property and expects to seek conditional use authorization for a planned unit development with the Town of Brookfield. The specific details of the development would be defined within the town conditional use and site plan documents if this land use change request is ultimately approved. The conditional use review would include examination of traffic, parking, pedestrian facilities, building size and orientation, landscaping and site amenities.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved** subject to the following condition:

1. The allowable mixed uses are residential, office or low intensity commercial.

The current designation of Commercial/Office Park limits development to business activities, including retail, office, research and development, or services activities. By changing the future land use designation to Mixed Use, a broader range of complementary uses can be considered on the site, providing more flexibility for a property positioned at a busy intersection in an existing mixed use setting. As conditioned, the approval would only authorize use types that are commonplace in the surroundings, which includes multi-family residential, office and low intensity commercial uses. With the office market being flat and site access being limited by grade changes and existing access constraints, a high traffic commercial use is not desirable in this location.

The Mixed Use designation is compatible with the surrounding development pattern which includes a mix of housing types and densities, commercial services and institutional uses. The site is quite isolated from other nearby uses because of the extensive surrounding natural resources and the adjacency to two four-lane highways. The fine details of any future planned development will be considered as part of a site plan and/or conditional use process. Should the currently

contemplated multi-family residential development proceed, the town's Planned Unit Development Conditional Use process would ensure that the site plan, access, parking, architecture, natural resource considerations and stormwater planning are sufficiently addressed.

Respectfully submitted,

Emily Goodman

Emily Goodman
Senior Land Use Specialist

Attachments: Exhibit A, Concept site Plan
Exhibit B, Concept narrative
Map
Town Ordinance

N:\PRKANDLU\Planning and Zoning\Comprehensive Development Plan\PROJECT FILES\2026\1A KCG Companies_Alexander\Staff Report and Exhibits\1A KCG Companies_Alexander Staff Report.docx

EXHIBIT A



EXHIBIT B

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.

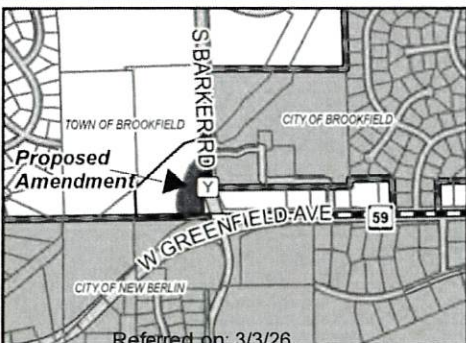
The site is located across the street from an existing large multi-family development with over 150 apartments and other commercial uses. To the west of the site there lies a natural buffer of wetlands creating a site that can only develop the three acres of buildable area. The proposed project is consistent 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.

DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 31,
TOWN OF BROOKFIELD



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM COMMERCIAL AND OFFICE PARK TO MIXED USE

 FLOODWAY

PETITIONER.....Michael & Sally Alexander
 DATE OF PUBIC HEARING.....02/26/26
 AREA OF CHANGE.....2.2 Acres

0 1,500 3,000
 Feet



Prepared by the Waukesha Department of Parks and Land Use
 File Number: 180-O-074

Referred to: LU 8

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

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 17, day of February, 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

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

Referred to: LU 12


VOTE RESULTS

20 AYE 3 NAY 0 ABSTAIN 2 ABSENT

Ordinance 180-O-074

Majority Vote of Members Present

Ordinance 180-O-074: Year 2026 Amendment To The Comprehensive Development Plan For Waukesha County (1A – KCG Companies/Alexander, Town Of Brookfield)

 **Passed**

D1 - Styza	AYE	D10 - Thieme		ABSENT	D19 - Enriquez	AYE
D2 - Euclide	AYE	D11 - Howard	M	AYE	D20 - Schellinger	NAY
D3 - Gscheidmeier	AYE	D12 - Wolff		AYE	D21 - Gaughan	AYE
D4 - Batzko	AYE	D13 - Leisemann		AYE	D22 - Szpara	AYE
D5 - Dondlinger	AYE	D14 - Mommaerts		AYE	D23 - Hammitt	AYE
D6 - Walz	AYE	D15 - Kolb		NAY	D24 - Schroeder	ABSENT
D7 - LaFontain	AYE	D16 - Crowley		AYE	D25 - Johnson	AYE
D8 - Koremenos	NAY	D17 - Meier	S	AYE		
D9 - Heinrich	AYE	D18 - Nelson		AYE		

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(1A – KCG COMPANIES/ALEXANDER, TOWN OF BROOKFIELD)

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