

ENROLLED ORDINANCE 180-83

APPROVE THE TOWN OF BROOKFIELD ORDINANCE WHICH AMENDS THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING CODE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE MU-1 MIXED-USE DISTRICT (RZ173)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Brookfield Town Board on February 17, 2026; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Town of Brookfield Ordinance which amends the District Zoning Map for the Town of Brookfield Zoning Code, adopted by the Town of Brookfield on December 27, 1988, to conditionally rezone from the RS-3 Single Family Residential District to the MU-1 Mixed-Use District, certain lands located in part of the SE ¼ of Section 31, T7N, R20E, Town of Brookfield Waukesha County, Wisconsin, as more specifically described in the “Staff Report and Recommendation” and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference, is hereby approved, subject to the following condition:

1. The property’s zoning classification shall revert back to the RS-3 Single Family Residential District, unless all of following occurs:
 - A. 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.
 - B. Construction of a multi-family residential development shall commence on the property no later than one year after the date that all approvals and permits are granted by the Town of Brookfield Board for such multi-family residential development.

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

APPROVE THE TOWN OF BROOKFIELD ORDINANCE WHICH AMENDS THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING CODE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE MU-1 MIXED-USE DISTRICT (RZ173)

Presented by:
Land Use, Parks, and Environment Committee


Christine M. Howard, Chair


Wayne Euclide


John G. Gscheidmeier



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

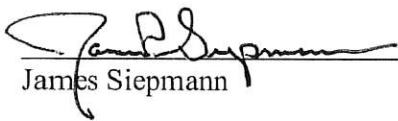
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the amend the District Zoning Map of the Town of Brookfield Zoning Code, hereby recommends **approval** of **RZ173 (KCG Companies/Alexander)** in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

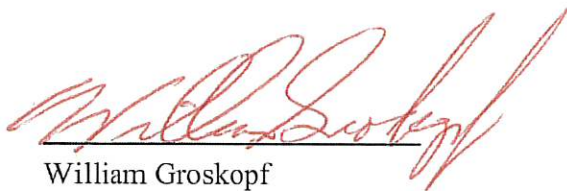
February 26, 2026



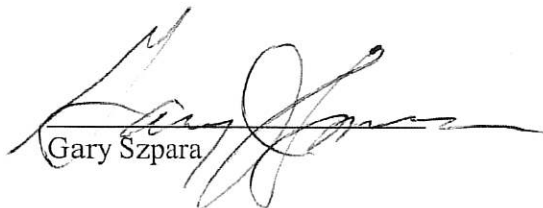
Robert Peregrine, Chairperson



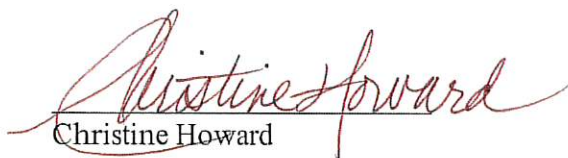
James Siepmann



William Groskopf



Gary Szpara



Christine Howard

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: February 26, 2026

FILE NO.: RZ173

OWNER: Michael and Sally Alexander
757 N. Broadway, Suite 700
Milwaukee, WI 53202

APPLICANT: KCG Companies, LLC
Megan Schuetz
9311 North Meridian Street, Suite 100
Indianapolis, IN 46260

TAX KEY NO.: BKFT 1132.994

LOCATION:

Part of the SE ¼ of Section 31, T7N, R20E, Town of Brookfield. More specifically, the property is located at 1345 S. Barker Road, containing approximately 7.7 acres.

EXISTING ZONING:

RS-3 Single Family Residential District and C-1 Conservancy (Town).

PROPOSED ZONING:

MU-1 Mixed Use District (Town), no changes to the Conservancy land.

EXISTING USE(S):

Vacant.

REQUESTED USE(S):

Multi-family residential and/or mixed-use development.

PUBLIC HEARING DATE:

January 27, 2026

PUBLIC COMMENT:

No one spoke at the hearing. The Town Planner acknowledged a letter from a resident that lives approximately ½ mile to the north that generally opposed additional apartments in the area and raised traffic concerns.

TOWN PLAN COMMISSION AND BOARD ACTION:

On January 27, 2026, the Town of Brookfield Plan Commission recommended approval of the rezone. On February 17, 2026, the Town of Brookfield Board approved the rezoning by a 4-1 vote.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY AND THE TOWN OF BROOKFIELD CDP:

The Town of Brookfield recently amended the Town Land Use Plan for the property to the Mixed Use category. An application to amend the County Plan from Commercial and Office Park to Mixed Use is currently pending and must be acted upon prior to consideration of this rezoning. If the County Plan is amended to Mixed Use, the proposal would conform to both plans.

STAFF ANALYSIS:

The proposal is to rezone approximately three acres of the subject parcel from the Town of Brookfield's RS-3 district, which is a single-family residential district, to the Town's MU-1 Mixed Use District. The RS-3 district accommodated the single-family home on the parcel which will be razed. The parcel is located at the intersection of Barker Rd. (CTH Y) and Greenfield Ave. (STH 59). The parcel has split jurisdiction between the Town and the County. Poplar Creek runs along the northern lot line, with wetlands and floodplain adjacent to the creek. The parcel lies along the Town of Brookfield's boundary; across Barker Road is the City of Brookfield and to the south and southeast of Greenfield Ave. is the City of New Berlin.

The concept plan advanced with the application depicts a four-story, 60-unit apartment building (see Exhibits A and B). Access to the site would be provided from Barker Rd. Rents are expected to be subsidized to provide affordability. Additional zoning approvals would be needed from the Town of Brookfield prior to a more specific development plan advancing further. The wetlands and floodplain on the property will continue to be zoned to protective conservancy zoning categories; these resources provide a substantial natural buffer with regards to adjacent properties.

There is a three-building, 170-unit apartment complex called Sutter Creek to the east of the subject parcel in the City of Brookfield. There is a medical clinic (cosmetic surgery) on the east corner of the intersection with other commercial uses fronting Greenfield Ave. A broad area of wetlands and floodplain wraps around three sides of the parcel. There is a church and park located further north on Barker Rd.

The proposed MU-1 Mixed Use designation encourages well-designed, higher-density development that promotes a range of land uses including residential, commercial, office, and institutional uses. The district encourages efficient land use near key highway intersections.

Any specific development proposal would require Conditional Use and Site Plan approvals from the town. The subject concept plan would require a Planned Unit Development Conditional Use. The Conditional Use review would include examination of traffic, access, parking, architecture, 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 conditions that were advanced by the Town:

1. The property's zoning classification shall revert back to the RS-3 Single Family Residential District, unless all of following occurs:
 - A. 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.
 - B. Construction of a multi-family residential development shall commence on the property no later than one year after the date that all approvals and permits are granted by the Town of Brookfield Board for such multi-family residential development.

The MU-1 District allows for a limited mix of use types to be available for the site (residential, office and low intensity commercial). As noted above, the Town has conditioned their approval upon a multi-family development being brought forward in the near future. As noted above, this district is available

only near key highway intersections. With the site being located at the intersection of a state highway and county trunk highway with ready access to I-94, the site meets this criterion. In addition, the existing environment is a mixed-use setting and the site is quite isolated from surrounding properties because of extensive wetlands and adjacent divided highways. The change in zoning would allow multi-family residential use to be considered for the property. With the Sutter Creek multi-family development just opposite of Barker Rd. from the site in the City of Brookfield, a location on two major highways and wetlands that surround the site, this use fits this site very well. The proposed zoning district encourages a range of mixed uses and well-designed higher density developments. The town's Site Plan review process and Planned Unit Development standards will ensure that any future development design is complementary to the neighborhood and that site access is appropriate.

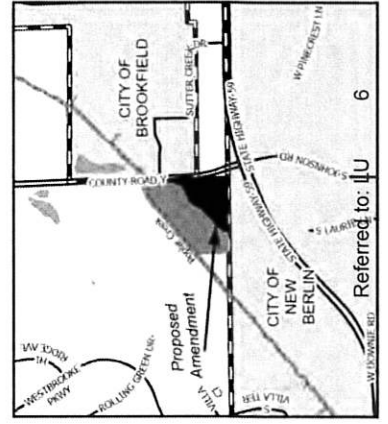
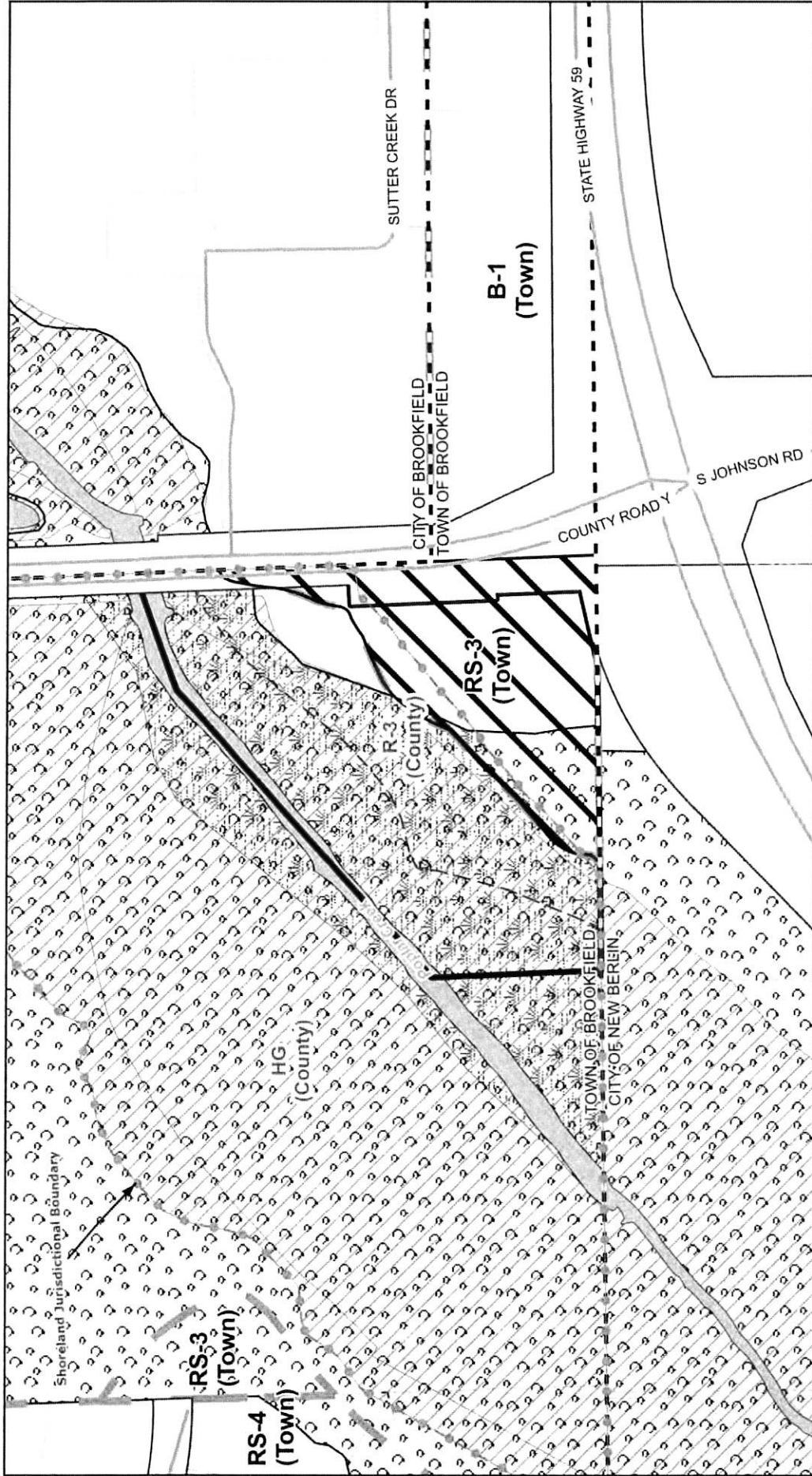
Respectfully submitted,

Emily Goodman

Emily Goodman
Senior Land Use Specialist

Attachment: Rezone Map
 Exhibit A, Concept site plan
 Exhibit B, Concept narrative
 Town Ordinance

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ZONING AMENDMENT

PART OF SE1/4,
TOWN OF BROOKFIELD

Referred on: 3/3/26

0 200 400 Feet

CONDITIONAL TOWN ZONING CHANGE FROM RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT TO MU-1 MIXED USE DISTRICT

- EC Environmental Corridor Overlay
- C-1 Conservancy Overlay
- Floodplain

FILE: RZ173

DATE OF PLAN COMMISSION: 02/26/26

AREA OF CHANGE: 3.0 ACRE PARCEL

TAX KEY NUMBER: BKFT1132994

File Number: 180-O-075

Referred to: LU

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.

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: The Property's zoning classifications shall revert to the zoning classifications that existed prior to the adoption of this Ordinance, unless all of the following occur:

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. Construction of a multi-family residential development shall commence on the property no later than one year after the date that all approvals and permits are granted by the Town of Brookfield Board for such multi-family residential development.

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.

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

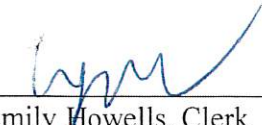
ATTEST: 
Emily Howells, Clerk

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

	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 Overlay
	Farmland Pres (> 35 ac/du)
	Primary Environmental Corri
	Secondary Environmental Co
	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_The_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




VOTE RESULTS

19 AYE 4 NAY 0 ABSTAIN 2 ABSENT

Ordinance 180-O-075

Ordinance 180-O-075: Approve The Town Of Brookfield Ordinance Which Amends The District Zoning Map Of The Town Of Brookfield Zoning Code By Conditionally Rezoning Certain Lands Located In Part Of The SE ¼ Of Section 31, T7N, R20E, Town Of Brookfield, Waukesha County, Wisconsin, From The RS-3 Single Family Residential District To The MU-1 Mixed-Use District (RZ173)

Majority Vote of Members Present

 **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	NAY
D8 - Koremenos	NAY	D17 - Meier	S AYE		
D9 - Heinrich	AYE	D18 - Nelson	AYE		

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