

TOWN OF BROOKFIELD  
JOINT PUBLIC HEARING

April 27, 2021

CONSIDERATION OF A REQUEST TO REZONE THE PARCEL AT 18900 W.  
BLUEMOUND ROAD FROM B-2 LIMITED GENERAL BUSINESS DISTRICT TO MU-1  
MIXED USE DISTRICT.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, April 27, 2021, in the Erich Gnant Room of Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors Steve Kohlmann, Mike Schmitt, and Ryan Stanelle; Plan Commissioners William Neville, Kevin Riordan, Len Smeltzer, and Jeremy Watson; Building Inspector/ Zoning Administrator Steve Paglianti; and Inspections Clerk Lois Ricci to record the minutes.

**NOTICE OF HEARING**

Chairman Henderson read the attached Notice of Hearing into the record.

Mr. Paglianti described the site and surrounding parcels, as well as current zoning of those parcels. Mr. Paglianti also reported that the Waukesha County Land Use Map shows the parcel as being zoned for Mixed Use.

**PUBLIC COMMENTS**

Chairman Henderson opened the Hearing for any public comments.

**BOARD COMMENTS**

There being no public comment, Chairman Henderson asked the Board for any questions or comments.

Chairman Henderson inquired of Mr. William Bode of 18900 W. Bluemound Road, who was in attendance, if there was any planned development. Mr. Bode responded that there is no plan for development at this time. Mr. Bode indicated that a residential component may be several years down the road. Mr. Bode would like the rezone in order to keep his options open, especially since Waukesha County has already marked it as Mixed Use on the County Land Use Map.

Commissioner Riordan inquired about the occupancy rate currently at Galleria West. Mr. Bode responded that it is over 90%, and there are lease deals that he is in the process of working out.

Commissioner Smeltzer opined that this parcel is a good location for Mixed Use.

**ADJOURN**

There being no further questions or comments, Chairman Henderson closed the Public Hearing at 7:08pm.

Respectfully Submitted,

Lois Ricci, Inspections Clerk