

ENROLLED ORDINANCE 177-32

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 29, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE B-2 LIMITED GENERAL BUSINESS DISTRICT TO THE MU-1 MIXED USE DISTRICT (RZ103)

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 May 4, 2021; 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 District Zoning Map for the Town of Brookfield Zoning Code, adopted by the Town of Brookfield on December 27, 1988, is hereby amended to rezone from the B-2 Limited General Business District to the MU-1 Mixed Use District, certain lands located in part of the SE ¼ of Section 29, T7N, R20E, Town of Brookfield, Waukesha County, Wisconsin, and 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 RZ103, is hereby approved.

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

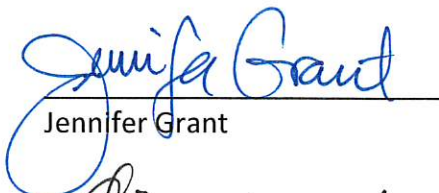
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 29, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE B-2 LIMITED GENERAL BUSINESS DISTRICT TO THE MU-1 MIXED USE DISTRICT (RZ103)

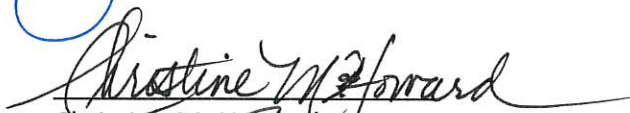
Presented by:
Land Use, Parks, and Environment Committee



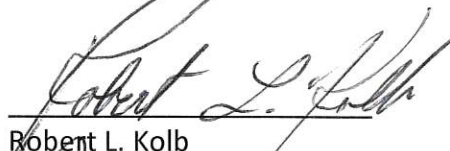
Thomas A. Michalski, Chair



Jennifer Grant



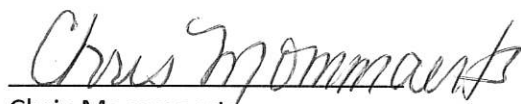
Christine M. Howard



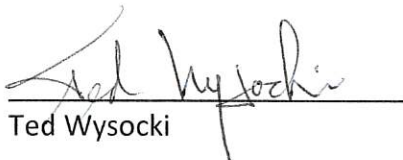
Robert L. Kolb



Brian Meier




Chris Mommaerts



Ted Wysocki

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

Date: August 1, 2022, 
Margaret Wartman, County Clerk

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

Approved: X

Vetoed: _____

Date: 8/1/2022



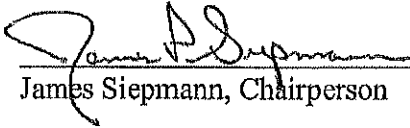
Paul Farrow, County Executive

COMMISSION ACTION

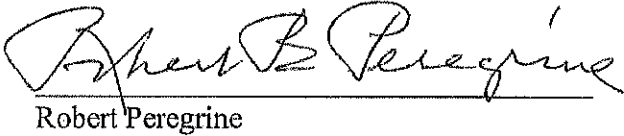
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Brookfield Zoning Code and Map hereby recommends **approval** of **RZ103 (Galleria West_Bode)** in accordance with the attached "Staff Report and Recommendation".

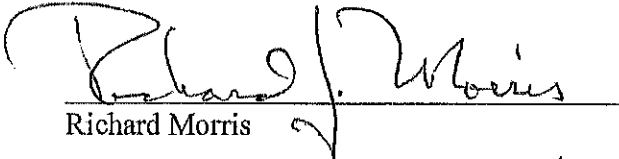
PARK AND PLANNING COMMISSION

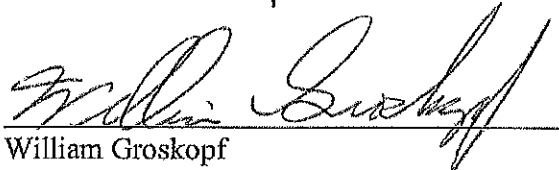
June 16, 2022


James Siepman, Chairperson


Thomas Michalski, Vice Chairperson


Robert Peregrine


Richard Morris


William Groskopf

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

DATE: June 16, 2022

FILE NO.: RZ103

OWNER: Galleria West Associates
1601 W. Beltline Hwy
Madison, WI 53715

APPLICANT: William Bode
Brayton Management Company, Inc.
18900 W. Bluemound Rd, Suite 212
Brookfield, WI 53045

TAX KEY NO.: BKFT 1124.999.002

LOCATION:
Parcel 1, Certified Survey Map No. 5136, part of the SE ¼ of Section 29, T7N, R20E, Town of Brookfield. More specifically, the property is located at 18900 W. Bluemound Road containing approximately 6.1 acres.

EXISTING ZONING:
B-2 Limited General Business District.

PROPOSED ZONING:
MU-1 Mixed Use District.

EXISTING LAND USE:
Commercial.

PROPOSED LAND USE:
Commercial with possibility for future mixed uses.

PUBLIC HEARING DATE:
April 27, 2021

PUBLIC REACTION:
None

TOWN PLAN COMMISSION AND TOWN BOARD ACTION:
On April 27, 2021, the Town of Brookfield Plan Commission recommended approval of the request and the Town Board approved the request on May 4, 2021.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY AND THE TOWN OF BROOKFIELD LAND USE PLAN:
Town and county plans show the property in the Mixed Use category. The proposal to rezone is consistent with plan recommendations.

STAFF ANALYSIS:

The subject property contains the Galleria West shopping center. The property is located along the busy Bluemound Road corridor. There are commercial and office uses to the north, south and west. There is a senior community immediately to the north and institutional and office uses to the east of Brookfield Road. Much of the Bluemound Road corridor within the town is planned for mixed uses. While the existing shopping center contains retail and restaurant uses, the MU-1 Mixed Use category would allow for the possibility of residential uses in the future. There is no immediate change in use being proposed. The request is simply to align zoning with the plan classifications to broaden the range of available future uses.

STAFF RECOMMENDATION:

Based upon the above analysis, Planning and Zoning Division Staff recommends **approval** of the request.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning & Zoning Manager

Attachments: Town Ordinance
Map

N:\PRKANDLU\Planning And Zoning\Rezoning\Staff Reports\RZ103 Bode_Galleria West Bkt.Doc

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

ORDINANCE CHANGING THE ZONING CLASSIFICATION

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

SECTION 1: The following described property is hereby rezoned from the B-2 Limited General Business District to the MU-1 Mixed Use District classification.

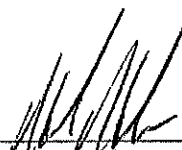
LEGAL DESCRIPTION:

PARCEL 1 CERT SURV 5136 VOL 42/71 6.18 AC PT SE1/4 SEC 29 T7N R20E R901/422.

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 4th, day of May, 2021.

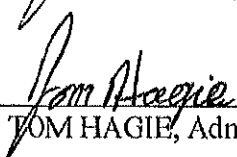
BY: 
KEITH HENDERSON, Chairman

BY: 
STEVE KOHLMANN, Supervisor

BY: 
MICHAEL SCHMITT, Supervisor

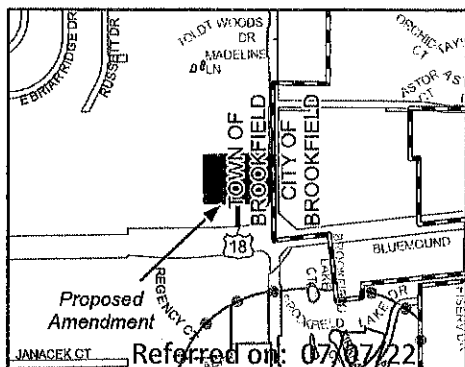
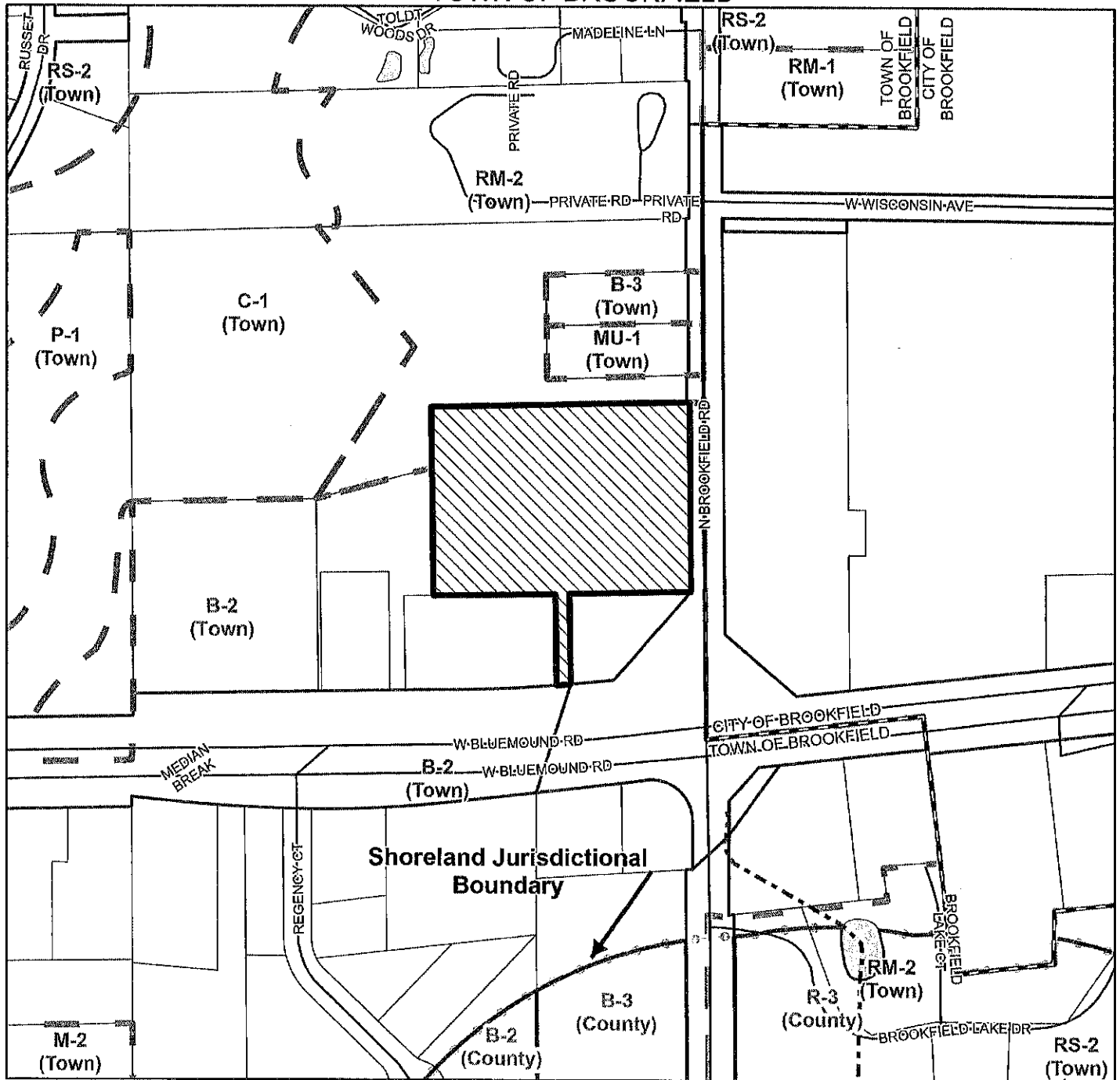
BY: 
JOHN R. SCHATZMAN, Supervisor

BY: 
RYAN STANELLE, Supervisor

ATTEST: 
TOM HAGIE, Administrator

ZONING AMENDMENT

PT OF THE SE 1/4 OF SECTION 29,
TOWN OF BROOKFIELD



 TOWN ZONING AMENDMENT FROM B-2 LIMITED GENERAL BUSINESS DISTRICT TO MU-1 MIXED USE DISTRICT (6.1 AC)

FILE.....RZ103
 DATE OF PLAN COMMISSION.....6/16/22
 AREA OF CHANGE.....6.1 ACRES
 TAX KEY NUMBER.....BKFT1124.999.002



0 200 400 Feet

Prepared by the Waukesha County Department of Parks and Land Use

File Number: 177-0-035

Referred to: LU 61

VOTING RESULTS

AYE 24


NAY 0

ABSTAIN

ABSENT 1

Ordinance 177-O-033

Ordinance 177-O-033: Amend The District Zoning Ma...

 **Passed By Majority Vote**

D1 - Foti	AYE	D14 - Mommaerts	AYE
D2 - Weil	AYE	D15 - Kolb	AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Meier	AYE
D5 - Grant	ABSENT	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Enriquez	AYE
D7 - LaFontain	AYE	D20 - Schellinger	AYE
D8 - Michalski	AYE	D21 - Gaughan	AYE
D9 - Heinrich	AYE	D22 - Wysocki	AYE
D10 - Thieme	AYE	D23 - Hammitt	AYE
D11 - Howard	AYE	D24 - Bangs	AYE
D12 - Wolff	AYE	D25 - Johnson	AYE
D13 - Decker	AYE		

July 26 2022 - July 26 2022 07:13:48 PM

