



Office of the Town Clerk

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

Office: 262-796-3788 | Clerk@TownofBrookfieldwi.gov

MEETING AGENDA

Tuesday, August 18, 2026
7 p.m.

Public Hearing

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. Public Hearing to receive comment on Resolution 2025-05 Vacate Portion of Lord Street

****NOTE:** A sign-in sheet will be provided and those residents wishing to comment or discuss the item must sign in when they enter the Town Hall. Comments will be limited to three minutes so that all signed-in residents have an opportunity to comment.

5. Adjourn.

Posted August 14, 2026
Emily Howells, Town Clerk

STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

RESOLUTION #2026-05

**RESOLUTION OF THE TOWN BOARD TO VACATE AND DISCONTINUE A
PORTION OF NORTH LORD STREET**

THE TOWN BOARD OF THE TOWN OF BROOKFIELD, WAUKESHA COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Town Board has statutory authority to vacate and discontinue Town right-of-way within its jurisdiction;

WHEREAS, the public interest requires vacation of an public right-of-way as depicted and described on Exhibit 1, as this is a segment of public way that has no utility and the land can be used by the abutting owners;

WHEREAS, this Resolution was introduced in this form before the Town Board of the Town of Brookfield on June 16, 2026;

WHEREAS, following introduction of this Resolution, the Town Board set a date for a public hearing not less than forty (40) days after the date on which this Resolution was introduced;

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties as described in Exhibit 2) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing;

WHEREAS, no written objections to the proposed discontinuance have been filed with the Town Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots or lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Town limits; or if such objection has been filed, two-thirds of the members of the Town Board voting on the proposed discontinuance have voted in favor of the discontinuance;

WHEREAS, following introduction of this Resolution, a copy of this Resolution was delivered to the Secretary of Transportation as the public way to be discontinued is located within one-quarter mile of a state trunk highway or connecting highway;

WHEREAS, no landlocked parcel will be created by the proposed discontinuance;

WHEREAS, the owners of all of the lands abutting the right-of-way have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way;

WHEREAS, the Town Board has conducted such public hearing on August 18, 2026, pursuant to such notice; and

WHEREAS, following due consideration of all information received from the owners, the Town Engineer, and in the course of the public hearing of this matter and being duly advised, the Town Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of the public way as specifically described and identified on Exhibit 1, and the Town Board further finds that the vacation and discontinuance of the public way will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin, that the public way depicted on the attached Exhibit 1 is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to approval and delivery to the Town Clerk for recording, and recording with the Waukesha County Register Deeds, Wisconsin of a certified survey map which will establish the new boundaries of the abutting parcels, including the revision of title as to vacated public way;

BE IT FURTHER RESOLVED, that upon receipt by the Town of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Town Clerk shall record a certified copy of this Resolution together with said certified survey map with the Waukesha County Register of Deeds.

[Signature Page to Follow]

Adopted by the Town Board of the Town of Brookfield this _____ day of _____, 2026.

BY: _____
Keith Henderson, Chairman

BY: _____
John Charlier, Supervisor

BY: _____
Steve Kohlmann, Supervisor

BY: _____
Matthew Paris, Supervisor

BY: _____
Ryan Stanelle, Supervisor

ATTEST: _____
Emily Howells, Clerk

This document drafted by:
Attorney Michael P. Van Kleunen
AXLEY LLP
N20W22961 Watertown Road
Waukesha, WI 53186
(262)-409-2708

EXHIBIT 1

Map and Legal Description

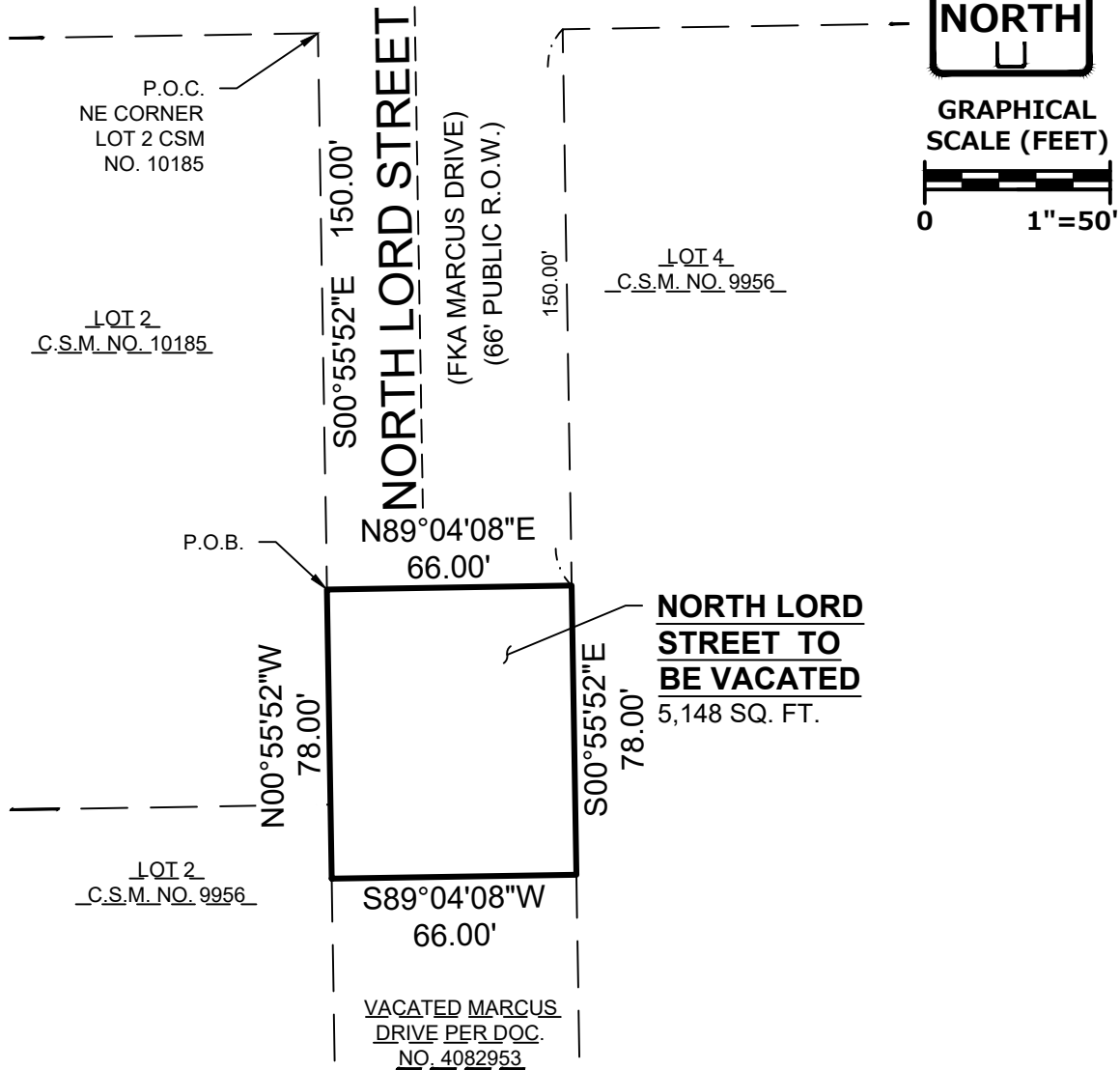
[See Attached]

EXHIBIT 2

Abutting Property Owners

1. Newfield Holdings LLC, Unassigned Address, BKFT1123976001 and BKFT1123976005
2. Brookfield Residential LLC, 260 N Lord Street, BKFT1123962
3. Redevelopment Authority of the Town of Brookfield, 20111 W Bluemound Road, BKFT1123961
4. Unit Owners of the Corners of Brookfield, Unassigned Address, BKFT1123965
5. Brookfield Corners LLC, 260 N Lord Street and Unassigned Address, BKFT1123960 and BKFT1123963
6. Von Maur Inc., 20111 Lord Street, BKFT1123964

WEST BLUEMOUND ROAD US HIGHWAY "18"



LEGAL DESCRIPTION:

That part of North Lord Street in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 7 North, Range 20 East, in the Town of Brookfield, Waukesha County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 2 of Certified Survey Map No. 10185; thence South 00°55'52" East along the West right of way of North Lord Street, 150.00 feet to the Point of Beginning:

Thence North 89°04'08" East, 66.00 feet to the East right of way line of said North Lord Street; thence South 00°55'52" East along said East right of way line, 78.00 feet to the South right of way line of said North Lord Street as vacated by Document No. 4082953; thence South 89°04'08" West along said South right of way line, 66.00 feet to the aforesaid West right of way line; thence North 00°55'52" West along said West right of way line, 78.00 feet to the Point of Beginning.

DRAFTED BY: JWD

EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

PLAN | DESIGN | DELIVER

PEG JOB#1987.00E

02/18/2026