

ENROLLED ORDINANCE 181-17

APPROVE THE TOWN OF BROOKFIELD ORDINANCE WHICH AMENDS THE
DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD
ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼
OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY,
WISCONSIN, FROM THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT TO
THE B-2 LIMITED GENERAL BUSINESS DISTRICT
(RZ178)

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 April 8, 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 rezone from the B-3 Office and Professional Business District to the B-2 Limited General Business District, certain lands located in part of the NW 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.

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

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OF THE TOWN OF BROOKFIELD ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN
PART OF THE NW ¼ OF SECTION 31, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA
COUNTY, WISCONSIN, FROM THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT TO
THE B-2 LIMITED GENERAL BUSINESS DISTRICT (RZ178)

Presented by:

Land Use, Parks, and Environment Committee



Brian Meier, Chair



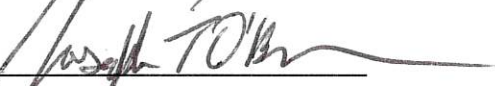
Wayne Euclide



John G. Gscheidmeier



Robert L. Kolb



Joseph T. O'Brien



Thomas J. Schellinger



Steve Styza

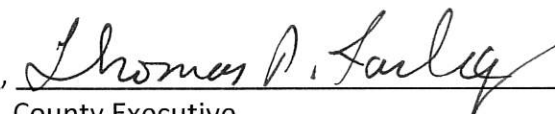
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

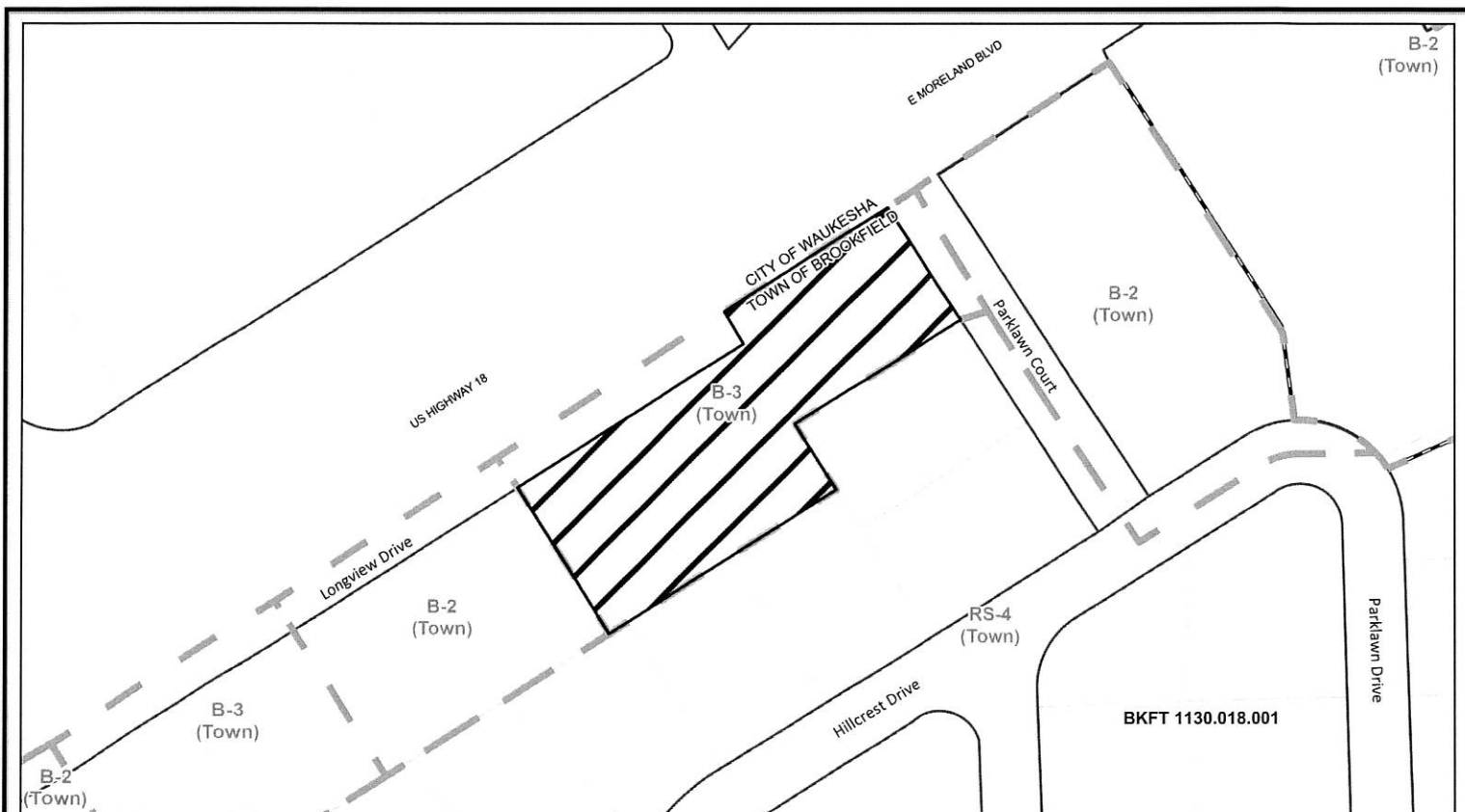
Date: 7/31/26, 
Georgia E. Maxwell, County Clerk

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

Approved: X

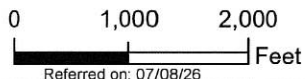
Vetoed: _____

Date: 8/8/26, 
County Executive



ZONING AMENDMENT

PART OF NW1/4 SEC 31 T7N R20E,
TOWN OF BROOKFIELD



Referred on: 07/08/26



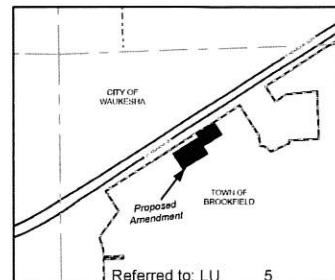
Town Zoning Change from B-3 Office and Professional
Business to B-2 Limited General Business District



FILE.....RZ178
DATE OF PLAN COMMISSION.....06/18/2026
AREA OF CHANGE.....1.58 ACRES
TAX KEY NUMBER.....BKFT 1130.018.001

FILE NUMBER: 101-0-010

Prepared by the Waukesha County Department of Parks and Land Use



STATE OF WISCONSIN:

TOWN OF BROOKFIELD:

WAUKESHA COUNTY:

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF BROOKFIELD
FROM B-3 TO B-2 ON LANDS LOCATED IN THE TOWN'S ZONING JURISDICTION
AT 21675 E. MORELAND BLVD, TAX KEY BKFT 1130.018.001, TOWN OF
BROOKFIELD, WAUKESHA COUNTY, WISCONSIN**

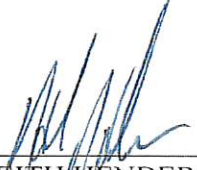
NOW THEREFORE, the Town Board of Brookfield, Wisconsin does hereby ordain as follows:

SECTION 1: The Town of Brookfield zoning map for approximately 1.569 acres of the real property described and depicted on the attached Exhibit A ("Property") is hereby changed from the B-3 Office and Professional Business District to the B-2 Limited General Business District.

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 by Waukesha County and posting or publication as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this 8, day of April, 2026.

BY: 

KEITH HENDERSON, Chairman

BY: 

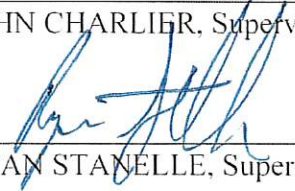
STEVE KOHLMANN, Supervisor

BY: 

JOHN CHARLIER, Supervisor

BY: VIA ZOOM

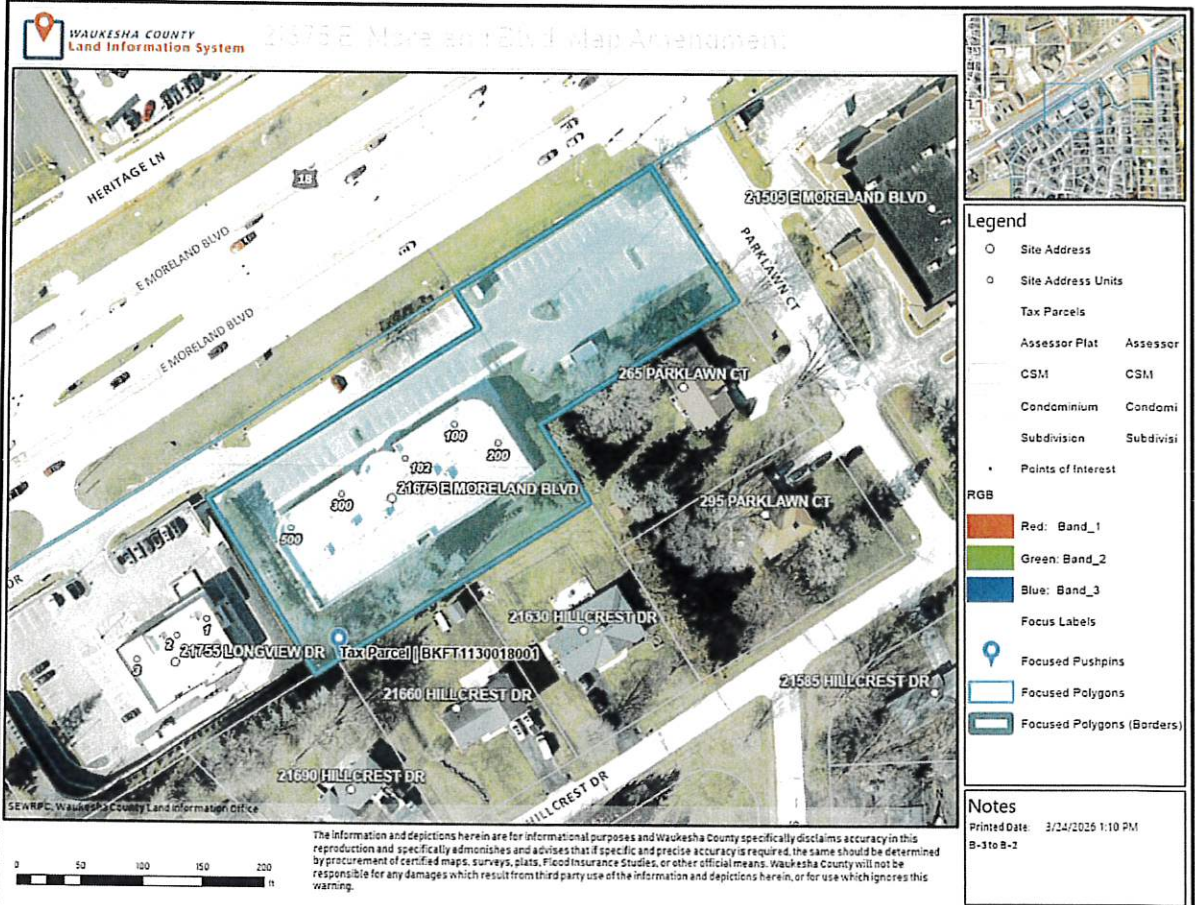
JOHN R. SCHATZMAN, SR. Supervisor

BY: 

RYAN STANELLE, Supervisor

ATTEST: 

Emily Howells, Clerk



VOTE RESULTS

Consent Agenda

24 AYE 0 NAY 0 ABSTAIN 1 ABSENT

17 Yes Votes Needed

 **Passed**

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

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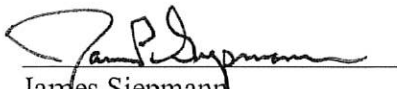
COMMISSION ACTION

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 **RZ178 (Sisian, LLC)** in accordance with the attached "Staff Report and Recommendation".

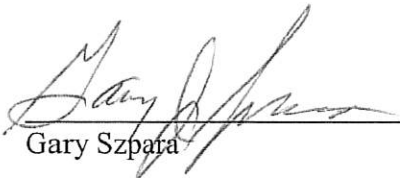
PARK AND PLANNING COMMISSION

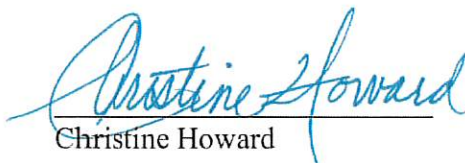
June 18, 2026


Robert Peregrine, Chairperson


James Siepmann


William Groskopf


Gary Szpata


Christine Howard