

ENROLLED ORDINANCE 181-19

APPROVE TOWN OF BROOKFIELD ORDINANCE NO. 2026-02 WHICH
AMENDS THE TOWN OF BROOKFIELD ZONING CODE RELATIVE TO
PLANNED UNIT DEVELOPMENTS
(RZ180)

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 5, 2026; and

WHEREAS, the Town of Brookfield Ordinance No. 2026-02, amends various sections of the Town of Brookfield Zoning Code relative to Planned Unit Developments; 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 amendment to the Town of Brookfield Zoning Code, approved by the Brookfield Town Board under the Town of Brookfield Ordinance No. 2026-02 to amend various sections relative to Planned Unit Developments, as more specifically described in the "Staff Report and Recommendation" 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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BROOKFIELD ZONING CODE RELATIVE TO PLANNED UNIT DEVELOPMENTS (RZ180)

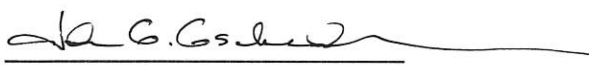
Presented by:
Land Use, Parks, and Environment Committee



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:

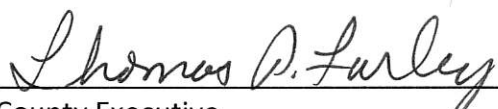
Date: 7/31/26, 

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

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

Ord. No.: 2026-02

**ORDINANCE AMENDING CERTAIN SECTIONS IN CHAPTER 17 OF
THE TOWN OF BROOKFIELD MUNICIPAL CODE**

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

SECTION 1: Section 17.02(14)(b)9. of the Town Code is hereby repealed and recreated
to read as follows:

9. PUD planned unit development. The PUD planned unit development conditional use is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types and mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; attractive recreation and open spaces as integral parts of the developments; enable economic design in the location of public and private utilities and community facilities; and ensure adequate standards of construction and planning. The PUD conditional use under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements set forth in the underlying basic zoning district. The flexibility to a design standard shall not be permitted if such flexibility would violate the provisions and restrictions set forth in this Section.

SECTION 2: Section 17.02(14)(b)9.d.ii.[ii] of the Town Code is hereby repealed and
recreated to read as follows:

[ii] The total residential density within the planned unit development conditional use will be compatible with the Town Master Plan or component thereof. In no event shall the total residential density of a planned unit development conditional use exceed 24 dwelling units per acre.

SECTION 3: Section 17.02(14)(b)9.d.v.[iv] of the Town Code is hereby created to read
as follows:

[iv] The total residential density shall not exceed 24 dwelling units per acre.

SECTION 4: Section 17.02(14)(b)9.h.ii. of the Town Code is hereby repealed and recreated to read as follows:

ii. The compact development form PUD shall require a heightened level of site design, and individual buildings shall be arranged in a unified fashion so as to be complementary to each other and to be compatible with the surrounding neighborhood. Higher-density residential development is encouraged in location-appropriate areas and can be authorized within this conditional use category but in no event shall the total residential density exceed 24 dwelling units per acre.

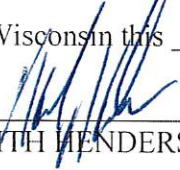
SECTION 5: Section 17.02(14)(b)9.h.iii.[xii] of the Town Code is hereby repealed and recreated to read as follows:

[xii] A compact development form for residential development is permissible at densities dependent upon, and related to, the form and massing of buildings, and the provisions of this Section. Specified maximum building height, setbacks, build-to lines, offsets, and on-site parking requirements are to be established by the Planning Commission and Town Board, which will determine available housing densities. In no event shall the total residential density exceed 24 dwelling units per acre. A lack of variation in the form, massing, and design of buildings and overall site development is specifically discouraged.

SECTION 6: All other provisions of the Town Code shall remain in full force and effect.

All ordinances or parts of this Ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed. 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 5 day of May, 2026.

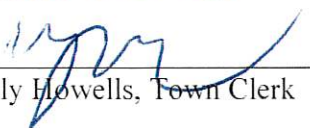
BY: 
KEITH HENDERSON, Chairman

BY: 
STEVE KOHLMANN, Supervisor

BY: 
JOHN CHARLIER, Supervisor

BY: 
~~JOHN R. SCHATZMAN, Supervisor~~
Matthew Paris

BY: 
RYAN STANELLE, Supervisor

ATTEST: 
Emily Howells, Town 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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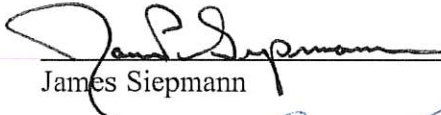
COMMISSION ACTION

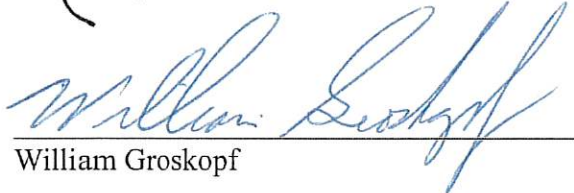
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Text of the Town of Brookfield Zoning Code hereby recommends **approval** of **RZ180 (Town of Brookfield Board)** in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

June 18, 2026


Robert Peregrine, Chairperson


James Siepmann


William Groskopf


Gary Szpara


Christine Howard