

ENROLLED ORDINANCE 181-18

APPROVE TOWN OF BROOKFIELD ORDINANCE NO. 2026-01 WHICH
AMENDS THE TOWN OF BROOKFIELD ZONING CODE RELATIVE TO
ELECTRIC VEHICLE (EV) CHARGING
(RZ179)

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. 2026-01, creates Sections 17.06(6) and 17.06(7) and amends Section 17.01(9) of the Town Zoning Code relative to electric vehicle (EV) charging; and

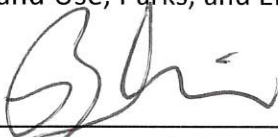
WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

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. 2026-01 to create Sections 17.06(6) and 17.06(7) and amends Section 17.01(9) relative to electric vehicle (EV) charging, 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.

APPROVE TOWN OF BROOKFIELD ORDINANCE NO. 2026-01 WHICH AMENDS THE TOWN OF
BROOKFIELD ZONING CODE RELATIVE TO ELECTRIC VEHICLE (EV) CHARGING (RZ179)

Presented by:
Land Use, Parks, and Environment Committee



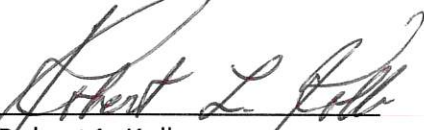
Brian Meier, Chair



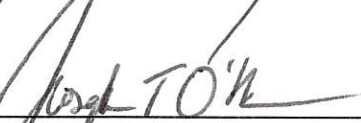
Wayne Euclide



John G. Gscheidmeier



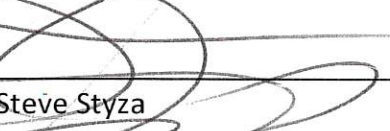
Robert L. Kolb



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:

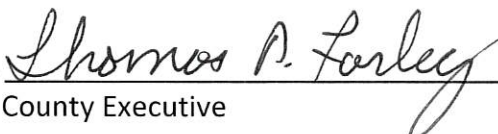
Date: 7/31/26, 

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: 8/8/24, 

County Executive

1 APPROVE TOWN OF BROOKFIELD ORDINANCE NO. 2026-01 WHICH
2 AMENDS THE TOWN OF BROOKFIELD ZONING CODE RELATIVE TO
3 ELECTRIC VEHICLE (EV) CHARGING
4 (RZ179)
5

6 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
7 this Ordinance was approved by the Brookfield Town Board on May 5, 2026; and
8

9 WHEREAS, the Town of Brookfield Ordinance No. 2026-01, creates Sections 17.06(6) and
10 17.06(7) and amends Section 17.01(9) of the Town Zoning Code relative to electric vehicle (EV)
11 charging; and
12

13 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
14 Planning Commission, which recommended approval and reported that recommendation to the
15 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
16 as required by Section 60.62, Wis. Stats.
17

18 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
19 that the amendment to the Town of Brookfield Zoning Code, approved by the Brookfield Town
20 Board under the Town of Brookfield Ordinance No. 2026-01 to create Sections 17.06(6) and
21 17.06(7) and amends Section 17.01(9) relative to electric vehicle (EV) charging, as more
22 specifically described in the "Staff Report and Recommendation" on file in the office of the
23 Waukesha County Department of Parks and Land Use and made a part of this Ordinance by
24 reference is hereby approved.
25

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

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 **RZ179 (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

STATE OF WISCONSIN: TOWN OF BROOKFIELD: WAUKESHA COUNTY

Ord. No.: 2026-01

**ORDINANCE CREATING SECTIONS 17.06(6) AND 17.06(7), AND AMENDING
SECTION 17.01(9)(B) OF THE TOWN OF BROOKFIELD MUNICIPAL CODE**

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

SECTION 1: Sections 17.06(6) and 17.06(7) of the Town Code are hereby created to read
as follows:

- (6) Electric vehicle charging stations in parking garages. Charging of electric vehicles in enclosed, partially enclosed, or underground parking garages of non-residential buildings shall comply with all of the following:
- (a) Charging stations shall be located adjacent to primary drive aisles to ensure that emergency services have access to the charging station or an electric vehicle being charged by a charging station without first requiring the relocation of other nearby vehicles.
 - (b) In garages having multiple levels, charging stations shall not be located on the lowest level of the garage unless the means of vehicle ingress and egress are located on the lowest level.
 - (c) Charging stations shall be located within the immediate vicinity of a vehicular entrance to a garage at a distance no greater than the maximum distance that the Town Fire Department can reasonably access the charging station while connected to a hose access point. Any person seeking to install charging stations shall avoid locations that are immediately below residential dwelling units.
 - (d) Charging stations shall be located at least 10 feet from any exit stairwell, exit stair enclosure, exit doorway, areas of refuge, or any other area of a parking garage providing immediate pedestrian egress to the exterior of the parking garage or to another level of the parking garage.
 - (e) The successive number of parking stalls equipped with a charging station shall not exceed six. Adjacent parking stalls equipped with charging stations shall be separated by a horizontal distance of four feet. A parking stall that is not equipped with a charging station shall be located a distance of at least nine feet from a parking stall equipped with a charging station.

- (f) On any parking level of a garage, the total number of parking stalls equipped with a charging station shall not exceed 10% of the total number of parking stalls located on such parking level.
 - (g) In parking garages having 100 or more parking stalls, the garage shall be improved with charging station monitoring systems to detect overheating batteries, observe vehicles during charging, and provide location information to emergency services. Such monitoring systems, include but not limited to, thermal imaging cameras and intelligent smoke detection.
 - (h) Charging stations shall be protected by concrete bollards, curbs, wheel stops, or a structural wall of the parking garage. The immediate vicinity of a charging station shall be protected by automatic sprinkler systems and fire detection systems. Fire sprinklers shall not be obstructed by a charging station or cable management system. All protective measures shall comply with the standards and requirements of the National Fire Protection Association (NFPA).
 - (i) Parking stalls equipped with charging stations shall be clearly marked with signage stating "EV CHARGING STATION." In parking garages having 100 or more parking stalls, directional signage shall be provided throughout the parking garage to identify the location of any parking stall equipped with a charging station.
 - (j) Any person seeking to install one or more charging stations in a parking garage shall first provide the Town Fire Department with: (1) a site plan map depicting the locations of the charging stations and electrical equipment within the garage; (2) an overall garage floor plan; and (3) fire protection system design plans. The Town Fire Chief or its designee may require revisions to the submitted plans to ensure or improve access and safety of Fire Department personnel.
 - (k) The Fire Chief or its designee may permit minimal deviation of certain requirements in this Section if the Fire Chief determines that such deviation will not: (1) adversely affect the health, welfare, and safety of patrons and vehicles present in a parking garage; (2) obstruct or interfere with the Fire Department's access to the charging stations and general access throughout the entire parking garage; (3) prevent a hose from reaching a charging station when connected to a hose access point; and (4) prevent or limit the Fire Department's ability to properly respond to an emergency event involving a charging station.
- (7) Electric vehicle charging stations on surface parking lots. Charging of electric vehicles on surface parking lots shall comply with all of the following:
- (a) Charging stations shall be located within the outer perimeter of a surface lot and in areas that are properly illuminated by the surface lot lighting. A charging station shall be installed in a manner that ensures that the Town Fire Department can reasonably access the charging station without obstruction or interference from other buildings or structures.

- (b) Charging stations shall be located at least 10 feet from an outdoor dining area, large window or garage-style opening to a building, a building entrance, and a building emergency exit.
- (c) The successive number of parking stalls equipped with a charging station shall not exceed eight. Adjacent parking stalls equipped with charging stations shall be separated by a horizontal distance of four feet. A parking stall that is not equipped with a charging station shall be located a distance of at least nine feet from a parking stall equipped with a charging station.
- (d) Charging stations shall not obstruct or interfere with fire department access lanes, fire hydrants, fire department water connection access points, and standpipe or sprinkler system equipment.
- (e) Charging stations shall be protected by concrete bollards, curbs, wheel stops, or a raised protective island. All protective measures shall comply with the standards and requirements of the NFPA.
- (f) Any person seeking to install one or more charging stations on a surface lot shall first provide the Town Fire Department with: (1) a site plan map depicting the surface lot and the locations of the charging stations and electrical equipment on the surface lot; and (2) fire protection system design plans. The Town Fire Chief or its designee may require revisions to the submitted plans to ensure or improve access and safety of Fire Department personnel.
- (g) The Fire Chief or its designee may permit minimal deviation of certain requirements in this Section if the Fire Chief determines that such deviation will not: (1) adversely affect the health, welfare, and safety of patrons and vehicles present on a surface lot; (2) obstruct or interfere with the Fire Department's access to the charging stations and general access throughout the entire surface lot; (3) prevent a hose from reaching a charging station when connected to a hose access point; and (4) prevent or limit the Fire Department's ability to properly respond to an emergency event involving a charging station.

SECTION 2: Section 17.01(9)(b) of the Town Code is hereby amended to define the following terms, in addition to all other terms defined in Section 17.01(9)(b) of the Town Code:

ELECTRIC VEHICLE

A vehicle that is licensed and registered for operation on public and private highways, roads, and streets; and is propelled partially or exclusively by electricity from an externally charged on-board battery.

CHARGING STATION

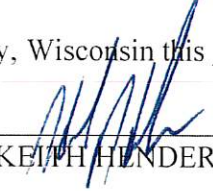
The equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle parked in a parking stall.

SECTION 3: 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.

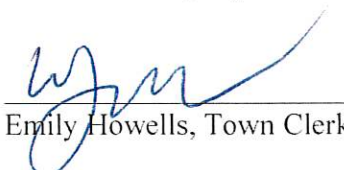
BY: 
KEITH HENDERSON, Chairman

BY: 
STEVE KOHLMANN, Supervisor

BY: 
JOHN CHARLIER, Supervisor

BY: 
MATTHEW PARIS, Supervisor

BY: 
RYAN STANELLE, Supervisor

ATTEST: 
Emily Howells, Town Clerk

VOTE RESULTS

24 AYE 0 NAY 0 ABSTAIN 1 ABSENT

Consent Agenda

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		