# Waukesha County Zoning Map

# BROOKFIELD

**This town is under the jurisdiction of the Waukesha County Shoreland & Floodland Protection Ordinance**

**The Waukesha County Shoreland & Floodland Protection Ordinance is in effect in unincorporated areas and areas annexed after May 7, 1982, or areas incorporated after April 30, 1994, that are within 1,000 feet of a navigable lake or pond and/or 300 feet from any other navigable water body or up to the landward extent of its floodplain, whichever is greater.**

## Zoning Districts

| | | | |
|---|---|---|---|
| A-O | Existing Agriculture Overlay District | B-4 | Community Business District |
| A-1 | Agricultural District | B-P | Mixed Use Business Park District |
| A-1a | Agricultural District | C-1 | Conservancy District |
| A-2 | Rural Home District | C-1 (EFD) | Conservancy Dist. w/ Existing Floodplain Devel. |
| A-3 | Suburban Estate District | EC | Environmental Corridor District |
| A-4 | Country Estate District | M-1 | Limited Industrial District |
| A-5 | Mini-Farm District | M-2 | General Industrial District |
| A-B | Agricultural Business District | P-I | Public and Institutional |
| A-E | Exclusive Agricultural Conservancy District | Q-1 | Quarrying District |
| A-P | Agricultural Land Preservation District | R-1 | Residential District |
| A-T | Agricultural Land Preservation Transition District | R-1a | Residential District |
| AD-10 | Agricultural Density - 10 Acre District | R-2 | Residential District |
| B-1 | Restricted Business District | R-3 | Residential District |
| B-2 | Local Business District | RRD-5 | Rural Residential Density District - 5 Acre |
| B-3 | General Business District | NZ | Area Not Zoned* |

**In annexed or incorporated areas under Shoreland Jurisdiction, but where the applicable water body was found to be navigable after annexation or incorporation, areas outside C-1 are in the "Area Not Zoned" category. Please see the Waukesha County Shoreland and Floodland Protection Ordinance for general shoreland provisions and local zoning maps for use designations.*

Shoreland Zoning Jurisdictional Boundary

*For all areas zoned by the County in the Towns of Genesee, Oconomowoc, Ottawa, and Vernon, please see the Waukesha County Zoning Code. For areas inside the Shoreland Zoning Jurisdictional Boundary, please also see the Waukesha County Shoreland andFloodland Protection Ordinance for Zoning District Standards. All remaining areas are locally zoned by the municipality in which it resides. Please refer to local regulations in these areas.*

- Wetland > 0.25 AC
- Wetland < 0.25 AC
- Wetland Delineation (w/ File No.)
- Env. Corridor Delineation (w/ File No.)
- Floodplain from SEWRPC or Other Study
- Floodplain Approximated - Other Sources
- Floodway (Dam Failure Analysis)
- Floodplain (FEMA)
- Floodway (FEMA)
- Planned Unit Development (w/ File No.)
- DNR Project Boundary
- Major Trails
- Development Rights (w/File No. and No. Units)
- Current Civil Division Boundaries
- Annexed Areas Since 1982

Navigability Determination (File Number Labeled):

99:99 (Navigable) 99:99 (Not Navigable) 99:99 (See File for more Info)

*Conditions Met

*Conditions Not Yet Met

Conditional zoning changes are noted with an asterick and a note referring to zoning change file number. These files indicate further restrictions or conditions on the property not inherent in the zoning district that it resides in. Please contact the County Planning and Zoning office for more information at 262-548-7790.

## Brookfield Zoning Amendments[1]

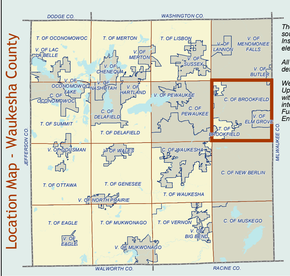
| File Number | Change | Adopted |
|---|---|---|
| SZ-821 | C-1 to R-2 | 3/21/89* |
| SZT-893 | C-1 to R-3 | 6/20/89* |
| SZT-803A | C-1 to B-2, B-3 | 8/20/91* |
| SZT-988 | C-1 to R-2 | 3/31/92* |
| SZ-1015 | R-2 to C-1 | 12/8/92 |
| SZT-759B | R-2 to B-2, R-3 | 11/9/93 |
| SZT-1126 | A-E, R-2, to C-1,R-3 | 11/9/94 |
| SZT-1387 | C-1 to R-3 | 11/14/00* |
| SZT-1377 | R-2 to R-3 | 1/23/01* |
| SZT-1526 | R-2 to R-3 | 12/14/04* |
| SZ-1527 | Floodplain Amendments | 9/27/05 |
| SZT-1562 | C-1, B-3, B-2 to Rm-2 | 9/27/05* |
| SZT-1572 | B-2 to Rm-2 w/PUD | 9/27/05* |
| SZT-1562A | Removed portion of juris. | 9/26/2006* |
| SZT-1572A | R-3 to B-3 | 10/9/2007 |
| | | |

**Approved Conditionally*

[1] *For zoning amendments pre-dating this list, contact the Waukesha County Planning and Zoning Division.*

*Waukesha County Zoning Code maps originally adopted on February 26, 1959.*
*Waukesha County Shoreland & Floodland Protection Ordinance maps originally adopted on June 23, 1970.*

*Map Modernization Update* ***PENDING APPROVAL AND ADOPTION***




*These maps are intended to be used as zoning maps. It may be necessary to consult other sources such as Federal Emergency Management Agency (FEMA) Floodway or Flood Insurance Rate maps, watershed studies, or topographic maps to determine regional flood elevations for specific sites.*

*All shoreland delineations on these maps are subject to change based on navigability determinations by the Wisconsin Department of Natural Resources.*

*Wetland information is taken from the 2008 DNR/SEWRPC Wisconsin Wetland Inventory Update. Environmental Corridor information is taken from the 2005 SEWRPC Inventory with some refinements based upon recent specific survey information and 2010 aerial photo interpretation. Wetlands and Environmental Corridors were captured from aerial photography. Further field investigation may be required to determine presence or boundary of Wetlands or Environmental Corridor.*

*Date of the Aerial Photograph: April 2010*

*Date of Cadastral Basemap: October 1, 2012*

Prepared by the Waukesha County Department of Parks and Land Use
March 2013
Update & Export Date: 3/1/2013