

Waukesha County Zoning Map

BROOKFIELD

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

Zoning Districts

County Zoning	Agricultural District	FLC	Farmland Conservancy District
A-1	Rural Home District	FLP	Farmland Preservation District
A-2	Suburban Estate District	HG	High Groundwater District
A-3	Country Estate District	M-1	Limited Industrial District
A-4	Mini-Farm District	M-2	General Industrial District
A-5	Agricultural Business District	P-1	Public and Institutional District
A-E	Exclusive Agricultural Conservancy District	Q-1	Quarrying District
A-P	Agricultural Land Preservation District	R-1	Residential District
A-T	Agricultural Transition District	R-2	Residential District
AD-10	Agricultural Density District - 10 Acre	R-3	Residential District
B-1	Restricted Business District	RRD-5	Rural Residential Density District - 5 Acre
B-2	Local Business District		Right of Way
B-3	General Business District		Not Zoned
B-4	Community Business District		Water
B-P	Mixed Use Business Park District		
DDD	Downtown Okauchee District		

Overlay Zoning Districts

	Floodway (FEMA)		Floodway (Dam Failure Analysis)
	Flood fringe (FEMA and Dam Failure)		EC Environmental Corridor
	General Floodplain (FEMA)		C-1 Conservancy (Wetlands)

For all areas zoned by the County in the Towns of Oconomowoc and Ottawa located outside of the Shoreland Zoning Jurisdictional Boundary, please see the Waukesha County Zoning Code. For areas inside the Shoreland Zoning Jurisdictional Boundary, please see the Waukesha County Shoreland Protection Ordinance and the Waukesha County Floodland 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.

Shoreland Zoning Jurisdictional Boundary

	Wetland > 0.25 AC		Delafield Shoreland Overlay (DSO) District
	Wetland < 0.25 AC		North Lake Overlay (NLO) District
	Wetland Delineation (w/ File No.)		Major Trails
	Env. Corridor Delineation (w/ File No.)		Proposed Major Trails
	Floodplain from SEWRPC or Other Study		Current Civil Division Boundaries
	Floodplain Approximated - Other Sources		Parcel Boundary
	Planned Unit Development (w/ File No.)		Section Line
	Development Rights (w/ File No.)		County Hwy
	DNR Project Boundary		Major Local Rd
	Navigability Determination (File Number Labeled):		US Hwy
	99:99 (Navigable) 99:99 (Not Navigable) 99:99 (See File for more info)		State Hwy
			Private Rd

Conditions Map: Conditional zoning changes are noted with an asterisk and a note referring to the 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 Amendments ¹			
File Number	Section	Change	Adopted
SZ-821	29	C-1 to R-2	3/21/89*
SZT-893	30	C-1 to R-3	6/20/89*
SZT-803A	29	C-1 to B-2, B-3	8/20/91*
SZT-988	29	C-1 to R-2	3/31/92*
SZ-1015	29	R-2 to C-1	12/8/92
SZT-759B	32	R-2 to B-2, R-3	11/9/93
SZT-1126	32	A-E, R-2, to C-1, R-3	11/9/94
SZT-1387	19 & 30	C-1 to R-3	11/14/00*
SZT-1377	32	R-2 to R-3	1/23/01*
SZT-1526	29	R-2 to R-3	12/14/04*
SZ-1527	All	Floodplain Amendments	9/27/05
SZT-1562	29	C-1, B-3, B-2 to Rm-2	9/27/05*
SZT-1572	29	B-2 to Rm-2 w/PUD	9/27/05*
SZT-1562A	29	Removed portion of juris.	9/26/2006*
SZT-1572A	29	R-3 to B-3	10/9/07
SCZ-1841		Comprehensive Revision	8/28/17
RZ97	29	B-2 to R-3, R-2 to R-3, HG to R-3	5/24/22*
RZ123	All	Comprehensive Floodplain revision	11/28/2023

* 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.
 Please refer to the Town's Land Use Plan for a more accurate depiction of the DNR boundary.
 This amended map became effective on: November 28, 2023

Location Map - Waukesha County

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, water-level 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 and others.

Wetland information is taken from the 2015 DNR/SEWRPC Wisconsin Wetland Inventory Update. Environmental Corridor information is taken from the 2015 SEWRPC Inventory with some refinements based upon recent specific survey information and 2015 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.

Scale: 1:12,000
 0 500 1,000 2,000 Feet

This map was prepared by Waukesha County Parks and Land Use.
 Update and Export Date: 2/14/2024