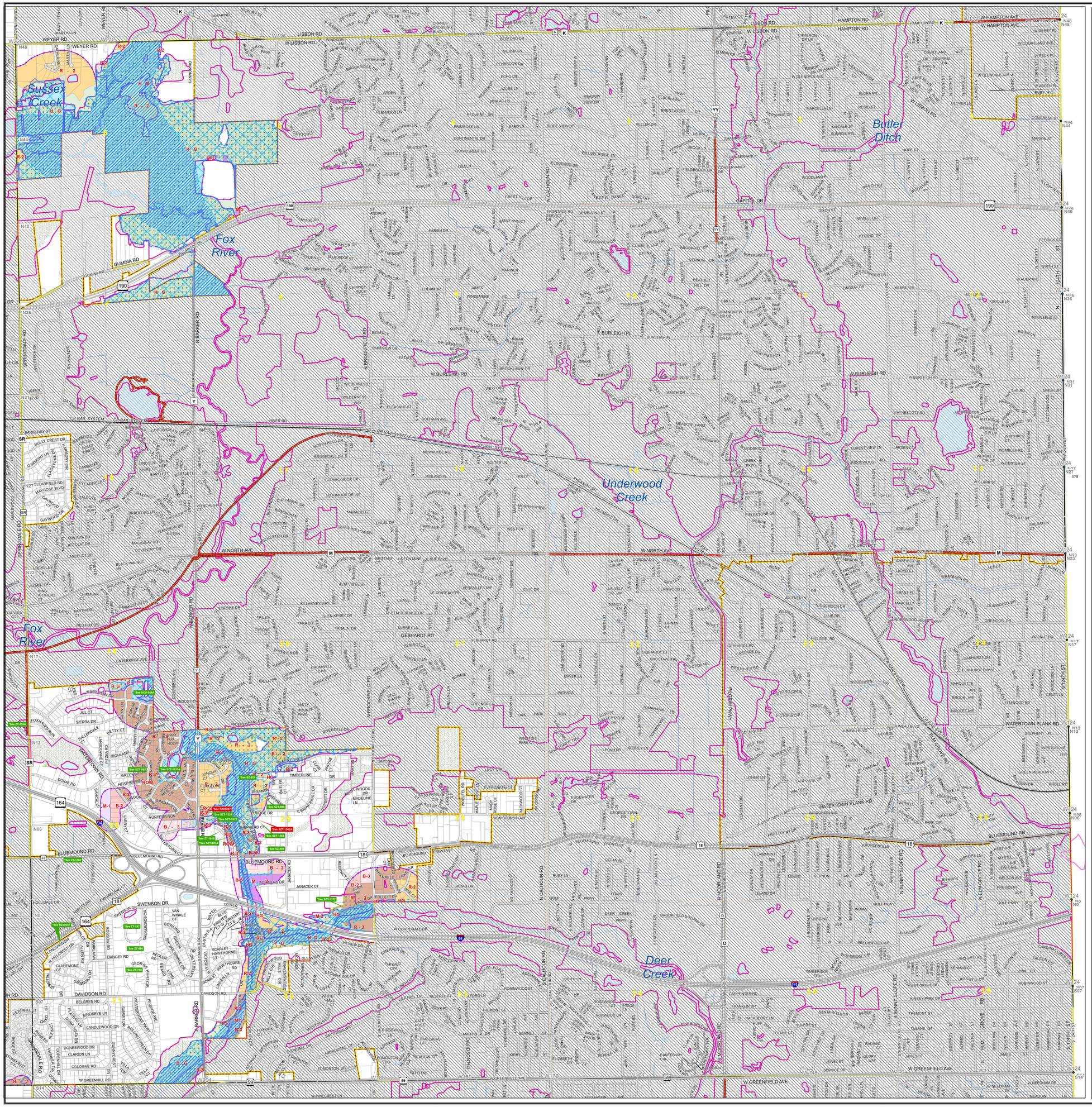


Waukesha County Zoning Map

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.

Zoning Districts

County Zoning Area

- A-1 Agricultural District
- A-1a Agricultural District
- A-2 Rural Home District
- A-3 Suburban Estate District
- A-4 Country Estate District
- A-5 Mini-Farm District
- A-B Agricultural Business District
- A-E Exclusive Agricultural Conservancy District
- A-P Agricultural Land Preservation District
- A-T Agricultural Transition District
- AD-10 Agricultural Density District - 10 Acre
- B-1 Restricted Business District
- B-2 Local Business District
- B-3 General Business District
- B-4 Community Business District
- B-P Mixed Use Business Park District
- C-1 Conservancy District
- C-1 (EFD) Conservancy Dist. w/ Existing Floodplain Devel.
- DOD Downtown Okauchee District
- EC Environmental Corridor District
- FLC Farmland Conservancy District
- FLP Farmland Preservation District
- HG High Groundwater District
- M-1 Limited Industrial District
- M-2 General Industrial District
- P-I Public and Institutional District
- Q-1 Quarrying District
- R-1 Residential District
- R-1a Residential District
- R-2 Residential District
- R-3 Residential District
- RRD-5 Rural Residential Density District - 5 Acre
- Right of Way
- Not Zoned
- Water

Overlay Zoning Districts

C-1 Conservancy

- Wetland (DNR)
- Floodway (FEMA)
- Floodplain (FEMA)
- Floodplain from SEWRPC or Other Study
- Floodplain Approximated - Other Sources
- Floodway (Dam Failure Analysis)
- EC Environmental Corridor
- EFD Existing Floodplain Development

For all areas zoned by the County in the Towns of Oconomowoc and Ottawa please see the Waukesha County Zoning Code. For areas inside the Shoreland Zoning Jurisdictional Boundary, please also see the Waukesha County Shoreland and 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
- Wetland < 0.25 AC
- Wetland Delineation (w/ File No.)
- Env. Corridor Delineation (w/ File No.)
- Planned Unit Development (w/ File No.)
- Development Rights (w/ File No.)
- DNR Project Boundary
- Major Trails
- Current Civil Division Boundaries
- Parcel Boundary
- Section Line
- Interstate
- US Hwy
- State Hwy
- County Hwy
- Major Local Rd
- Local Rd
- Private Rd

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.

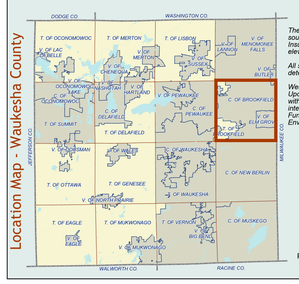
Brookfield Amendments[1]

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*
		* 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.

This amended map became effective on August 28, 2017



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 2010 DNR/SEWRPC Wisconsin Wetland Inventory Update. Environmental Corridor information is taken from the 2010 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.

1:12,000

0 500 1,000 2,000 Feet

Prepared by the Waukesha County Department of Parks and Land Use: January 2022
Update & Export Date: 8/17/2022