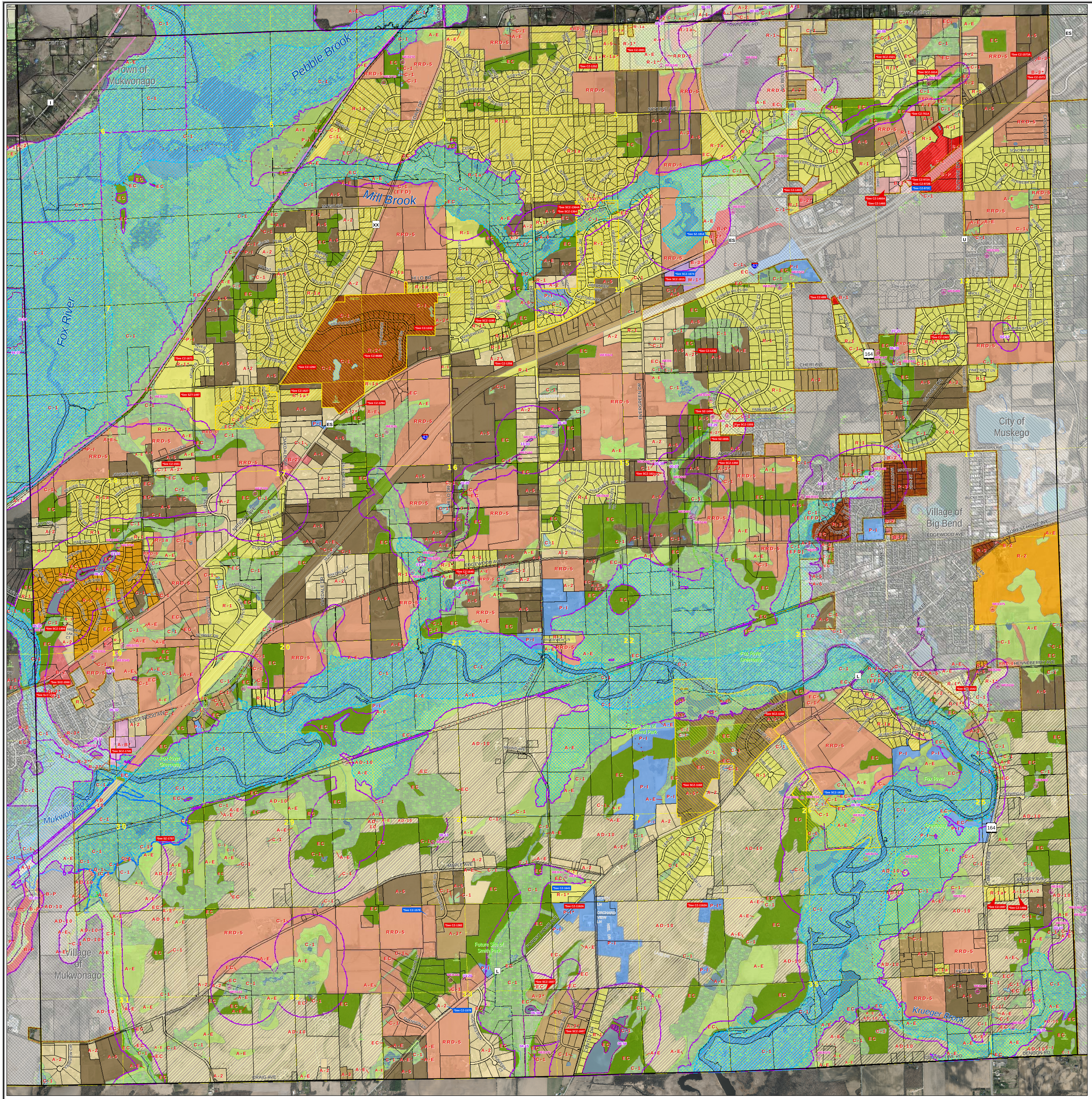


Waukesha County Zoning Map

VERNON

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

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-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-5	Mini-Farm District	M-1	Limited Industrial District
A-B	Agricultural Business District	P-I	Public and Institutional
A-E	Exclusive Agricultural Conservancy District [1]	R-1	Residential District
AD-10	Agricultural Density - 10 Acre District	R-1a	Residential District
B-1	Restricted Business District	R-2	Residential District
B-2	Local Business District	R-3	Residential District
B-3	General Business District	RRD-5	Rural Residential Density District - 5 Acre

[1] A-E Exclusive Agricultural Conservancy District has been renamed HG High Groundwater District effective 12/31/2015.

**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 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.

Vernon Zoning Amendments[1]

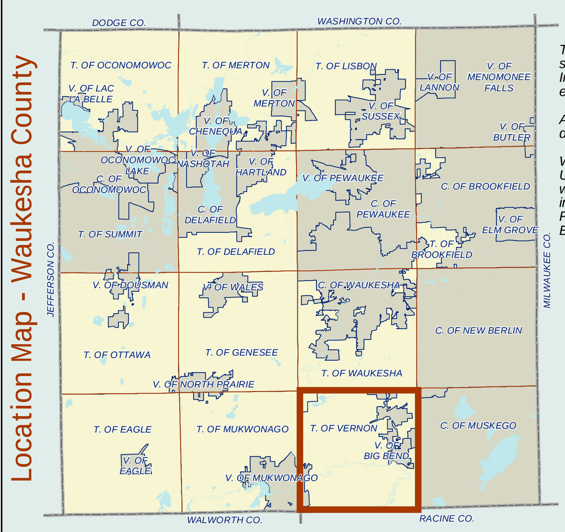
File Number	Change	Adopted	File Number	Change	Adopted
SCZ-663B	B-3 to B-P	4/27/99	SCZ-1631	Reverted back to AD-10, A-E	2/17/11
CZ-1340	RRD-5 to A-3	5/11/99*	SCZ-1745	A-2, RRD-5 to A-B	2/26/13*
SCZ-1350	RRD-5 to A-3	9/28/99*	SZ-1757	Establish C-1 Zoning	11/26/13
CZ-1363	RRD-5 to R-1	3/28/00*	CZ-0972D	Amend Conditions	12/16/14
SCZ-1364	A-5 to R-1	7/25/00*	SZ-1814	R-1 to B-2	09/22/15*
CZ-1382	A-5, RRD-5 to A-3	10/24/00*	SCZ-1815	A-5 to M-1	10/27/15*
CZ-1391	A-2 to P-1	11/28/00			
SCZ-1404	A-2 to R-1	4/24/01*			
CZ-1402	R-1 to B-2	9/20/01*			
CZ-1460	R-1 to B-P	11/26/02*			
CZ-1486	A-2 to A1-a	8/12/03*			
CZ-972B	B-1 to B-3	8/12/03*			
SVZ-1489	A-E to C-1, RRD-5 to R-3	10/14/03*			
SZ-1494	C-1 to RRD-5	10/28/03*			
SCZ-1497	A-5, RRD-5 to R-1	11/25/03*			
SCZ-1521	RRD-5 to R-1	5/25/04*			
CZ-1460A	B-P to B-3	5/25/04*			
SVZ-1542	RRD-5, A-5 to R-1	10/12/04*			
CZ-1551	A-5 to A-2	1/14/05*			
SVZ-1550	B-3 to R-3	2/22/05*			
SVZ-1555	RRD-5 to R-1, C-1	3/8/05*			
CZ-1573	A-5 to B-2, B-3	8/25/03*			
SCZ-1364A	Amend Conditions	12/13/05*			
CZ-1578	RRD-5, A-2 to A-3	12/13/05*			
CZ-1597	A-5 to R-1a	1/27/06*			
CZ-1601	R-1a, A-5, RRD-5 to R-1	3/28/06*			
Map Correction	EC to A-5	5/17/06			
SCZ-1607	AD-10, A-E to A-3; A-E, A-2 to C-1	05/26/06*			
SCZ-1614	RRD-5 to R-1	07/25/06*			
SCZ-1631	AD-10, A-E to R-1	9/26/06*			
CZ-1627	A-5 to R-1a	10/10/06*			
CZ-1578	Reverted back to RRD-5, A-2	12/21/06			
SCZ-1626	A-5 to A-2	11/28/06*			
CZ-1640	A-5 to R-1	4/24/07*			
CZ-1641	AD-10 to R-1	4/24/07*			
SZ-1655	RRD-5 to A-2	8/28/07*			
CZ-1162A	AD-10 to P-1	12/11/07*			
CZ-1671	A-5, P-I to R-1	6/24/08*			
SCZ-1674	A-5 to B-3	8/26/08*			
CZ-972C	Amend Conditions	12/15/09*			

**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 May 4, 2013.



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.

0 525 1,050 2,100 Feet

1 inch = 1,000 feet

Date of the Aerial Photograph: April 2015

Date of Cadastral Basemap: May 31, 2015

Prepared by the Waukesha County Department of Parks and Land Use: May 2013

Updated Map Export Date: 1/14/2016