

# TOWN OF BROOKFIELD ZONING MAP

TOWN 7 NORTH RANGE 20 EAST  
WAUKESHA COUNTY, WISCONSIN

## LEGEND

### Zoning Categories

	A-1 Agricultural District		M-1 Limited Manufacturing District
	Rs-1 Single Family Residential District		M-2 General Manufacturing District
	Rs-2 Single Family Residential District		M-3 Quarrying District
	Rs-3 Single Family Residential District		I-1 Institutional District
	Rs-4 Single Family Residential District		C-1 Conservancy District
	Rd-1 Two-Family Residential District		P-1 Park District
	Rm-1 Multi-Family Residential District		T-1 Transitional District
	Rm-2 Multi-Family Residential District		Planned Unit Development Overlay District
	B-1 Neighborhood Business District		Waukesha County Shoreland Zoning Jurisdictional Limits
	B-2 Limited General Business District		Incorporated Areas
	B-3 Office and Professional Business District		Surface Water
	MU Mixed Use District		

District	Building Location		Height Regulations		Area Regulations				
	Minimum Setback (Ft.)	Minimum Offset (Ft.)	Principal Bldg. Max (Ft.)	Access Bldg. Max (Ft.)	First Floor Minimum (Sq. Ft.)	Total Minimum One Family (Sq. Ft.)	Floor Area Ratio Maximum	Minimum Area (Sq. Ft.)	Minimum Width (Ft.)
Conservancy "C-1"									
Agricultural "A-1"	50	30	35	15	1000	1200	5%	5 Ac.	300
Single Family Residential "Rs-1"	50	20	35	15	1000	1300	20%	40,000	150
Single Family Residential "Rs-2"	50	20	35	15	1000	1200	18%	30,000	120
Single Family Residential "Rs-3"	50	20	35	15	1000	1100	18%	20,000	110
Single Family Residential "Rs-4"	35	15	35	15	1000	1000	15%	15,000	90
Two Family Residential "Rd-1"	35	15	35	15	1000	1000	20%	20,000	120
Multi-Family Residential "Rm-1"	35	20	40	15	(1)	(1)	30%	20,000	120
Multi-Family Residential "Rm-2"	35	20	40	15	(2)	(2)	25%	20,000	120
Neighborhood Business "B-1"	50	15	35	15	-	-	30%	2 Ac.	200
Limited General Business "B-2"	50	15	45	15	-	-	50%	20,000	120
Office and Professional Business "B-3"	50	15	60	15	-	-	50%	20,000	120
Limited Manufacturing "M-1"	50	10	45	15	-	-	50%	20,000	120
General Manufacturing "M-2"	50	10	45	15	-	-	70%	20,000	120
Quarrying "M-3"	100	(3)	45	15	-	(4)	-	-	-
Institutional "I-1"	50	20	35	15	(4)	(4)	-	20,000	120
Park "P-1"	45	20	45	15	-	-	-	-	-

(1) The minimum floor area of a principal building shall be: 750 sq. ft./1-bedroom unit; 950 sq. ft./2-bedroom unit; 1100 sq. ft./3-bedroom unit.  
 (2) The minimum floor area of a principal building shall be: 750 sq. ft./1-bedroom unit; 950 sq. ft./2-bedroom unit.  
 (3) Buildings accessory to the quarrying operation shall be 50 ft. minimum from the ROW and 25 ft. from all other lot lines.  
 (4) Residential uses permitted in I-1 shall comply with building area requirements of the Rs-3 district.

## RECENT ZONING AMENDMENTS

File Number	Section	Zoning Change	Adopted	File Number	Section	Zoning Change	Adopted
ZT-1099	29	B-3 to Rm-2, C-1	3/8/1994	ZT-1591	7	T-1 to M-1	1/27/2006
ZT-1102	28	B-2 to Rm-2	3/8/1994	SZT-1562A	29	Changed Conditions	9/26/2006*
SZT-1126	32	Rs-2 to Rm-2	11/9/1994	SZT-1653	28	Rm-2 to Rm-2 w/PUD	7/24/2007
ZT-942A	30	B-3 to M-1	6/10/1997	SZT-1572A	29	Rm-2/PUD to B-2	10/9/2007
ZT-1341	30	B-3 to I-1	4/27/1999	ZT-1730	28	Rm-2 to Rm-2 w/PUD	5/22/2012
ZT-1390	5, 7, & 8	Multiple Changes	10/24/2000	ZT-1737	29/32	B-2, M-2 to MU	7/24/2012
SZT-1137A	19 & 30	C-1 to Rs-3	11/14/2000*	ZT-1762	30	M-1 to B-2	10/22/13*
SZT-1377	32	Rs-2 to Rd-1	1/23/2001*	ZT-1777	28	Rm-2 to Rm-2 w/PUD	4/9/2014
ZT-1443	29	B-3 to Rm-2	10/14/2003	ZT-1781	29	MU-1 TO MU-1 w/PUD	5/27/2014
ZT-1517	31	RS-3 to RS-4	4/13/2004	ZT-1789	30	B-3 to B-2	8/26/2014
ZT-1443A	29	Rm-2 to Rm-2 w/PUD	5/18/2004	ZT-1796	31	B-3 to B-2	10/28/2014
ZT-1532	29	Rs-2 to Rm-2 w/PUD	7/12/2004	ZT-1819	29	B-2 to MU-1	10/27/2015*
SZT-1526	29	Rs-3 to Rm-2 w/PUD	12/14/2004*	ZT-1835	29	B-3 to MU-1	7/26/2016
SZT-1562	29	C-1, B-3, B-2 to Rm-2	9/27/05*	ZT-1860	30	B-3 to B-2	11/28/2017
SZT-1572	29	B-2 to Rm-2 w/PUD	9/27/05*	RZ97	29	C-1, B-2, Rm-2 to MU-1	5/24/22*

\* Adopted Conditionally

\* Conditional zoning amendments are denoted on the map with an asterisk and a note referring to the rezoning file number which is on file on the Waukesha County Department of Parks and Land Use.

0 500 1,000 2,000 3,000 4,000 5,000 Feet



Adopted by the Brookfield Town Board: December 20, 1988  
 Adopted by the Waukesha County Board of Supervisors: March 21, 1989  
 Prepared by the Waukesha Co. Dept. of Parks and Land Use: November 2007  
 Updated by the Waukesha Co. Dept. of Parks and Land Use: August 2022

