

# Waukesha County Zoning Map

## MERTON

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-2	Rural Home District	FLP	Farmland Preservation District
A-3	Suburban Estate District	HG	High Groundwater 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-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	Interstate
Navigability Determination (File Number Labeled):	US Hwy
99-99 (Navigable)	State Hwy
99-99 (Not Navigable)	Local Rd
99-99 (See File for more info)	Private Rd

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.

Merton Zoning Amendments		
File Number	Change	Adopted
SZT-571	B-2 to R-3	2/13/79
SZ-678	C-1 to EFD	12/17/85
SZT-960	A-2 to Q-1	7/16/91*
SZ-989	R-2 to R-3	5/12/92
SZ-1124	A-1 to R-3	9/27/94
SVZ-1130	A-E to C-1, A-1; A-1 to R-3	10/25/94
SZ-1421	R-1 to P-1	1/8/02
SZT-1432	R-1 to R-2	2/26/02
SZT-1480	B-3 to R-3	7/22/03*
SZT-1520A	C-1 to R-3	8/9/05
SZT-1692	B-2 to B-3	2/23/10*
SZT-1729	Establish C-1	3/27/12*
SZT-1692A	Amend conditions	2/26/13
SZ-1763	Bark River Study C-1, A-E to upland	12/17/13
SZ-1785	R-1 to R-3	8/26/14*
SCZ-1841	Comprehensive Revision	8/28/17
RZ86	R-3, C-1, to B-2	11/23/21
RZ95	Mason Creek study; add/remove County Shoreland Zoning	6/28/22*
RZ96	R-1 to A-1	6/28/22
RZ132	Comprehensive change HG to R-3	11/10/23
RZ132	Comprehensive Floodplain revision	11/28/23

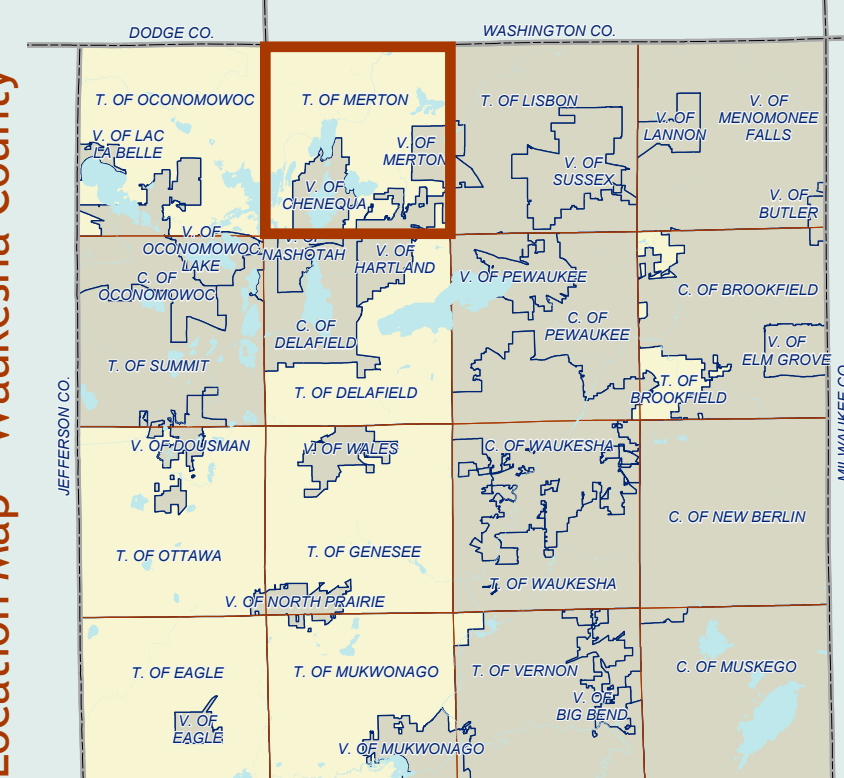
\*Approved Conditionally

[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, 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 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.

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: 2/20/2024