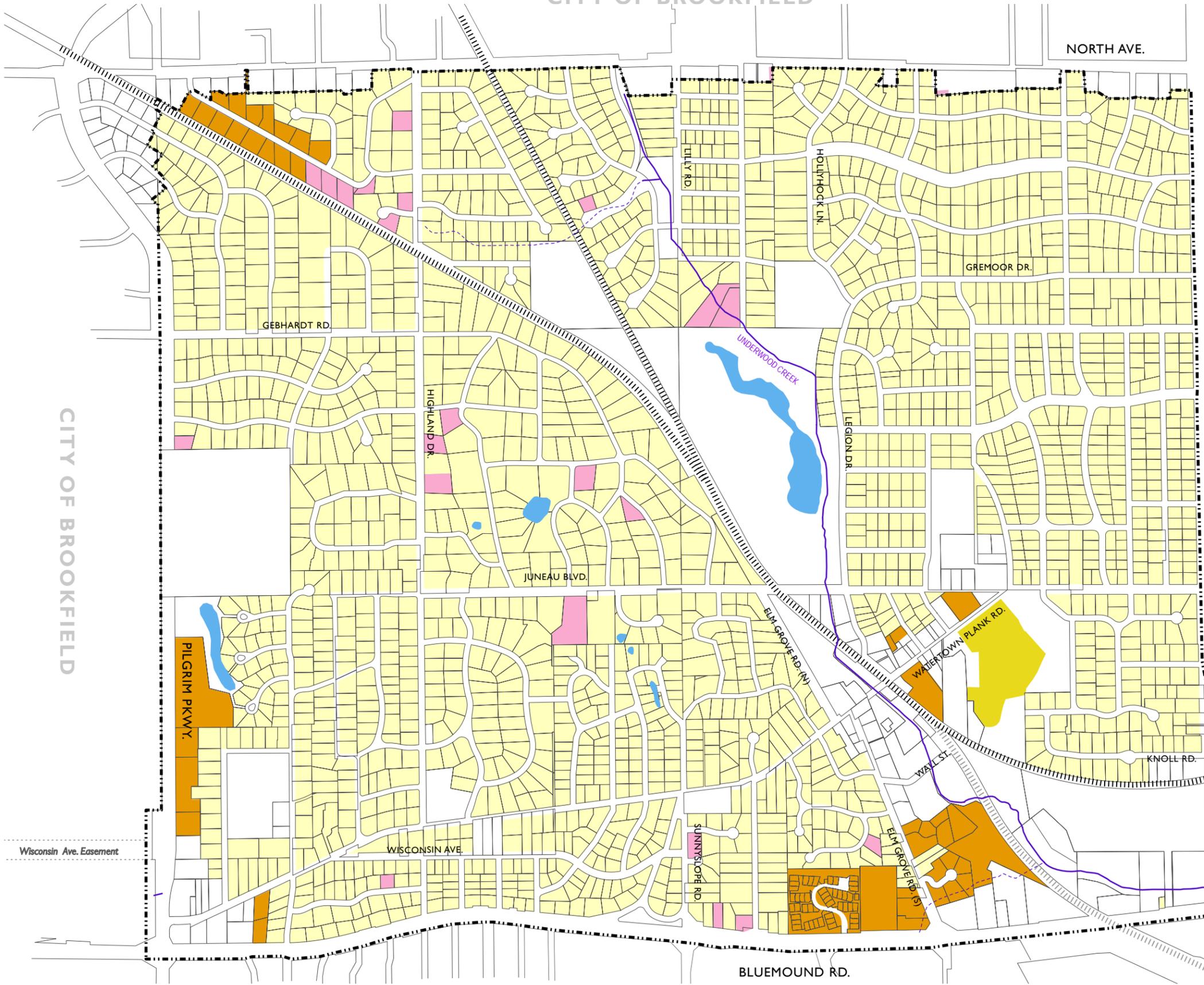


CITY OF BROOKFIELD

**HOUSING**

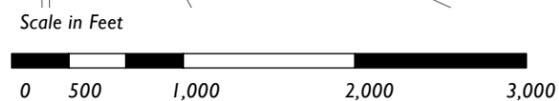
- ..... Village Boundary
- Single Family Detached
- Multi-Family
- Institutional Housing  
(School Sisters of Notre Dame)
- Vacant Residential Parcels  
(Single Family)



CITY OF WAUWATOSA

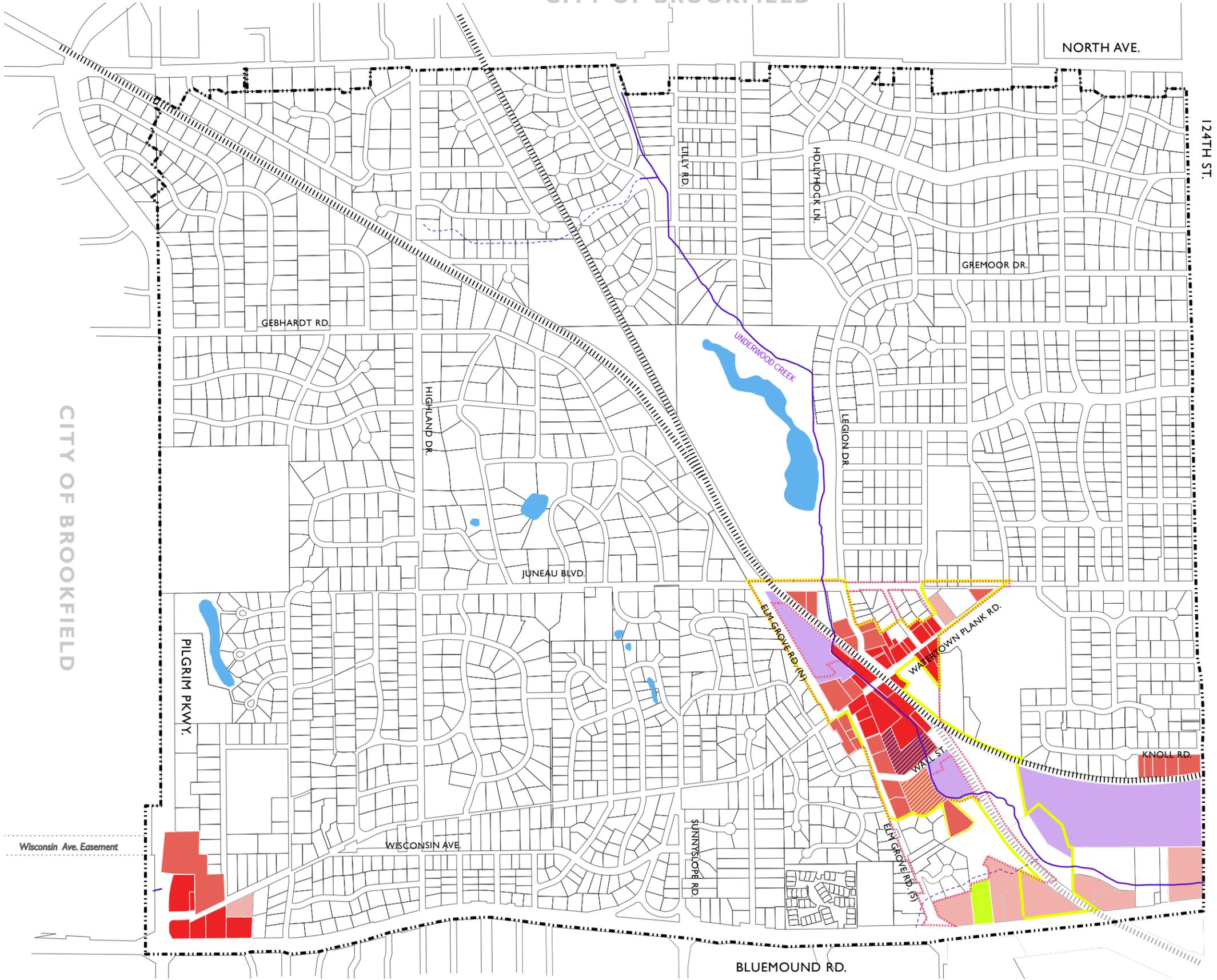
CITY OF BROOKFIELD

Wisconsin Ave. Easement



CITY OF BROOKFIELD

**COMMERCIAL / MANUFACTURING  
LAND USES**



- Village Boundary
- ..... Downtown Design District Overlay
- Tax Incremental Finance District (TIF)
- Commercial Retail
- Commercial Office (Lo-Rise)
- Commercial Office (Mid-Rise)
- Commercial-Mixed Use
- Commercial-Institutional
- Manufacturing and Shipping
- Vacant Commercial Parcel

CITY OF BROOKFIELD

CITY OF WAUWATOSA

124TH ST.

NORTH AVE.

GREMOOR DR.

GEBHARDT RD.

LILLY RD.

HOLLYHOCK LN.

HIGHLAND DR.

UNDERWOOD CREEK

LEGION DR.

JUNEAU BLVD.

ELM GROVE RD. (N)

WATER TOWN PLANK RD.

PILGRIM PKWY.

WISCONSIN AVE.

SUNNYSIDE RD.

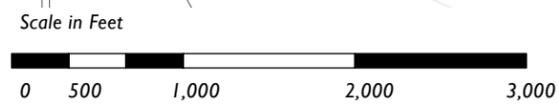
ELM GROVE RD. (S)

KNOLL RD.

Wisconsin Ave. Easement

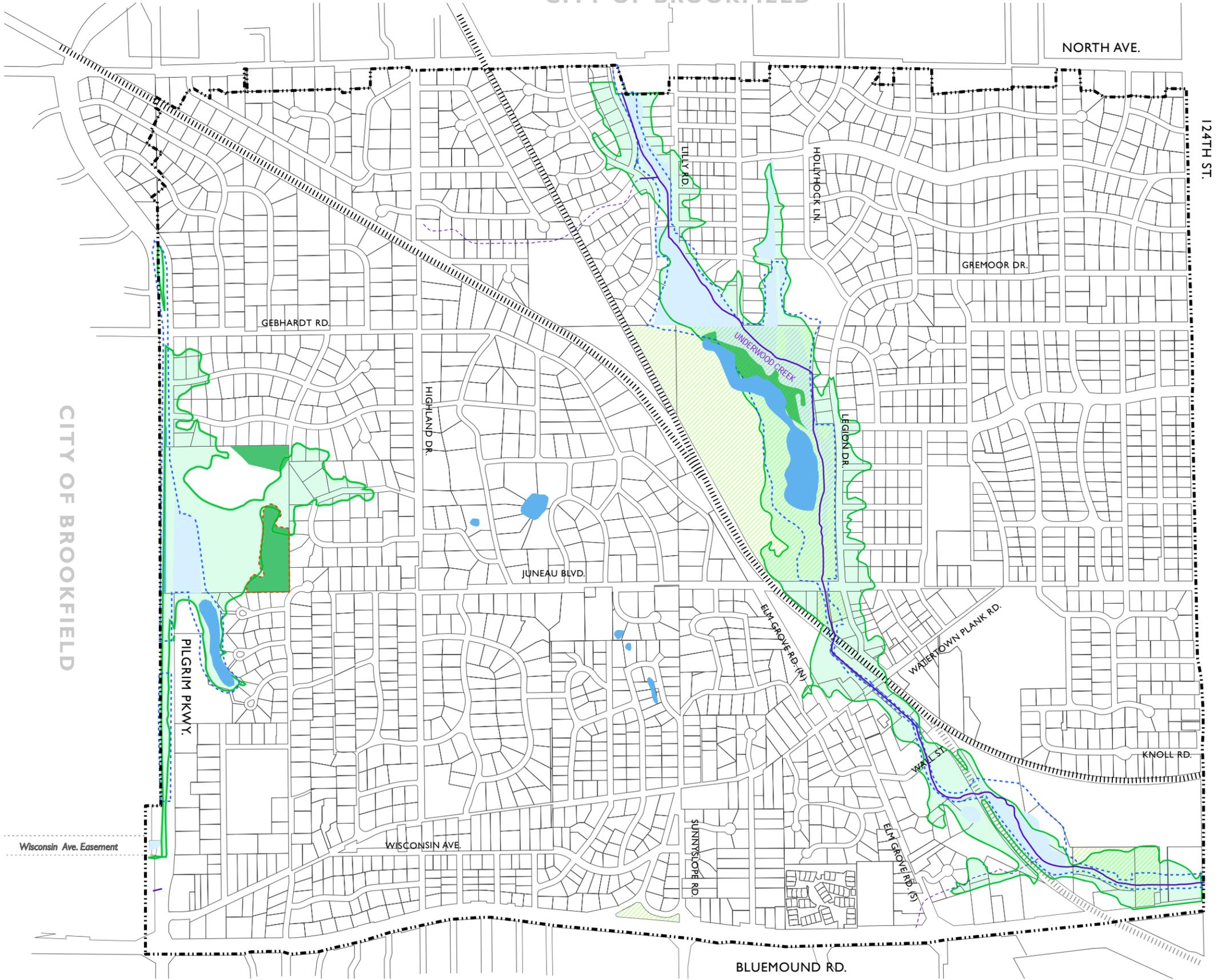
BLUEMOUND RD.

CITY OF BROOKFIELD



CITY OF BROOKFIELD

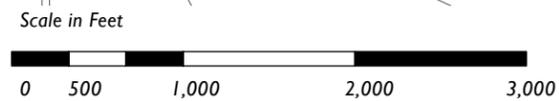
**NATURAL RESOURCES**



- ..... Village Boundary
- Underwood Creek & Tributaries
- Public Park
- Water Body
- Wetland
- Woodland
- FEMA Floodplain Boundary (1982\*)
- Secondary Environmental Corridor
- Isolated Natural Resource Area

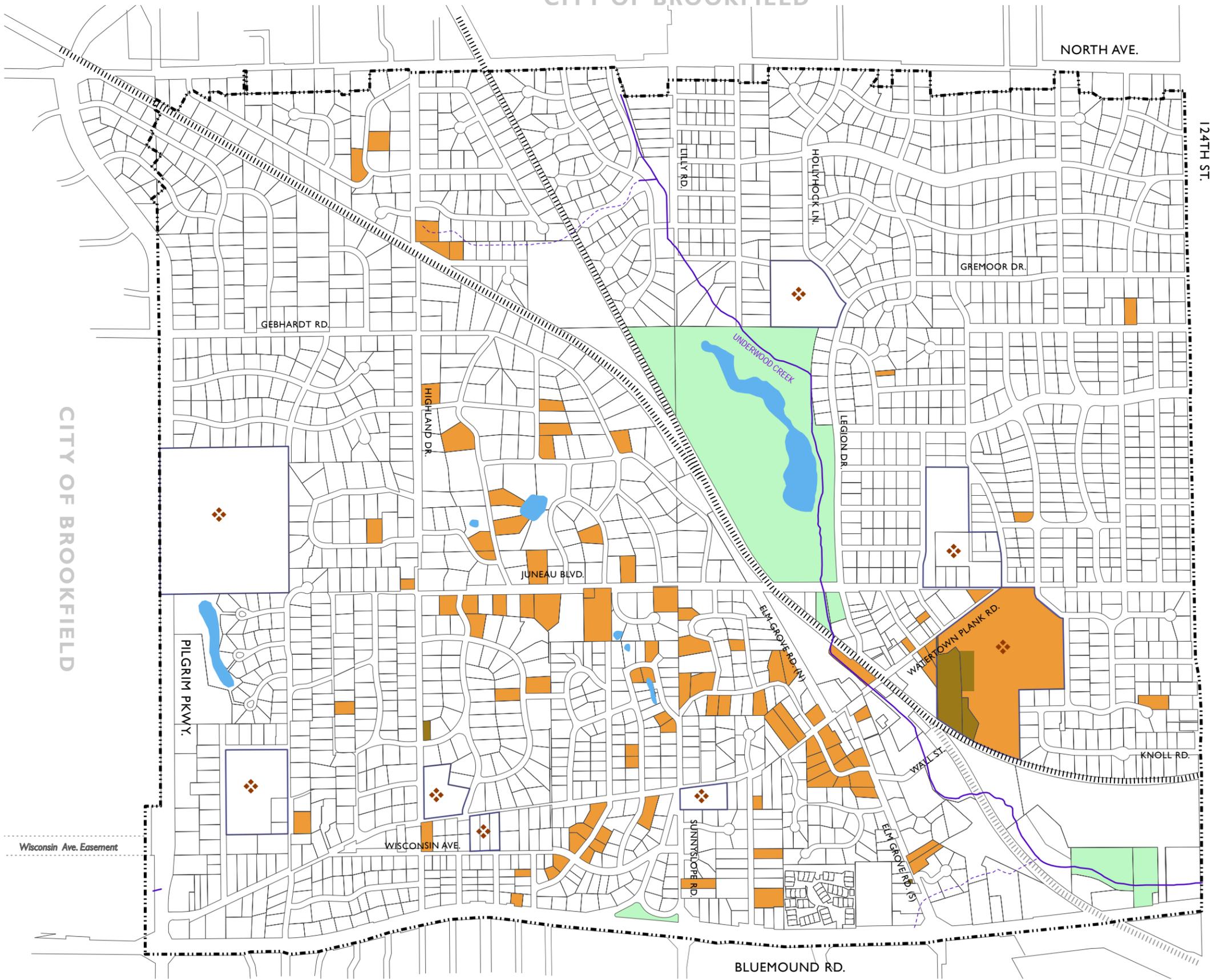
Environmental Corridors and Isolated Natural Resource Areas illustrated in this map have been delineated in 2000 by SEWRPC. Configuration of the corridor boundaries is susceptible to change upon redelineation of the floodplain boundaries.

\*FEMA Floodplain boundary will be reconfigured following approval by the Federal Emergency Management Agency.



CITY OF BROOKFIELD

**CULTURAL RESOURCES**



-  Village Boundary
-  Parks & Open Space
-  Properties of Historic Interest
-  Cemeteries
-  Educational, Social or Religious Institutions

Properties of historic interest have been identified in the Wisconsin Architecture and History Inventory (AHI) published by the Wisconsin State Historic Society (1992). Such designation is not regulatory in nature, and in no way restricts redevelopment or alteration of a property. A listing of properties included in the AHI are published in the Appendix of this Plan.

Wisconsin Ave. Easement



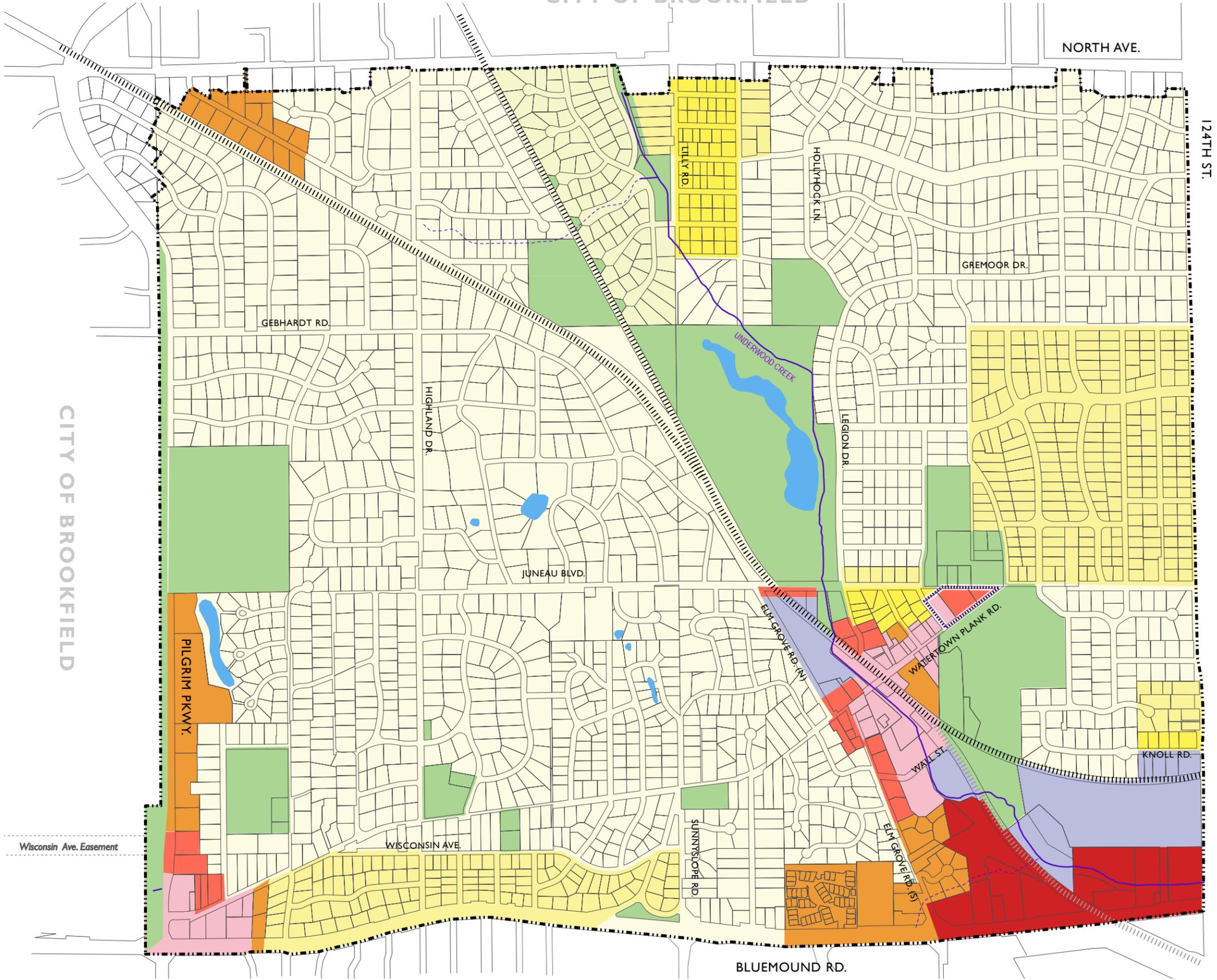
CITY OF BROOKFIELD



CITY OF BROOKFIELD

**ZONING**

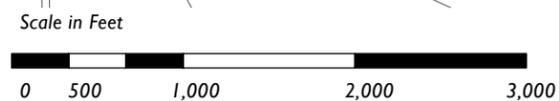
Adopted Village Zoning Map, April 9, 2001



- Village Boundary
- Rs-1 Single Family Residential District
- Rs-2 Single Family Residential District
- Rs-3 Single Family Residential District
- Rs-4 Single Family Residential District
- Rm-1 Multi-Family Residential District
- B-1 Local Business District
- B-2 Office Business District
- B-3 Midrise Office and Professional District
- M-1 Limited Manufacturing District
- I-1 Institutional District
- Zoning Amendment per Ordinance Revision, 2006

This map illustrates zoning districts relevant to permitted and conditional land use types. Zoning overlay districts are not portrayed on this map.

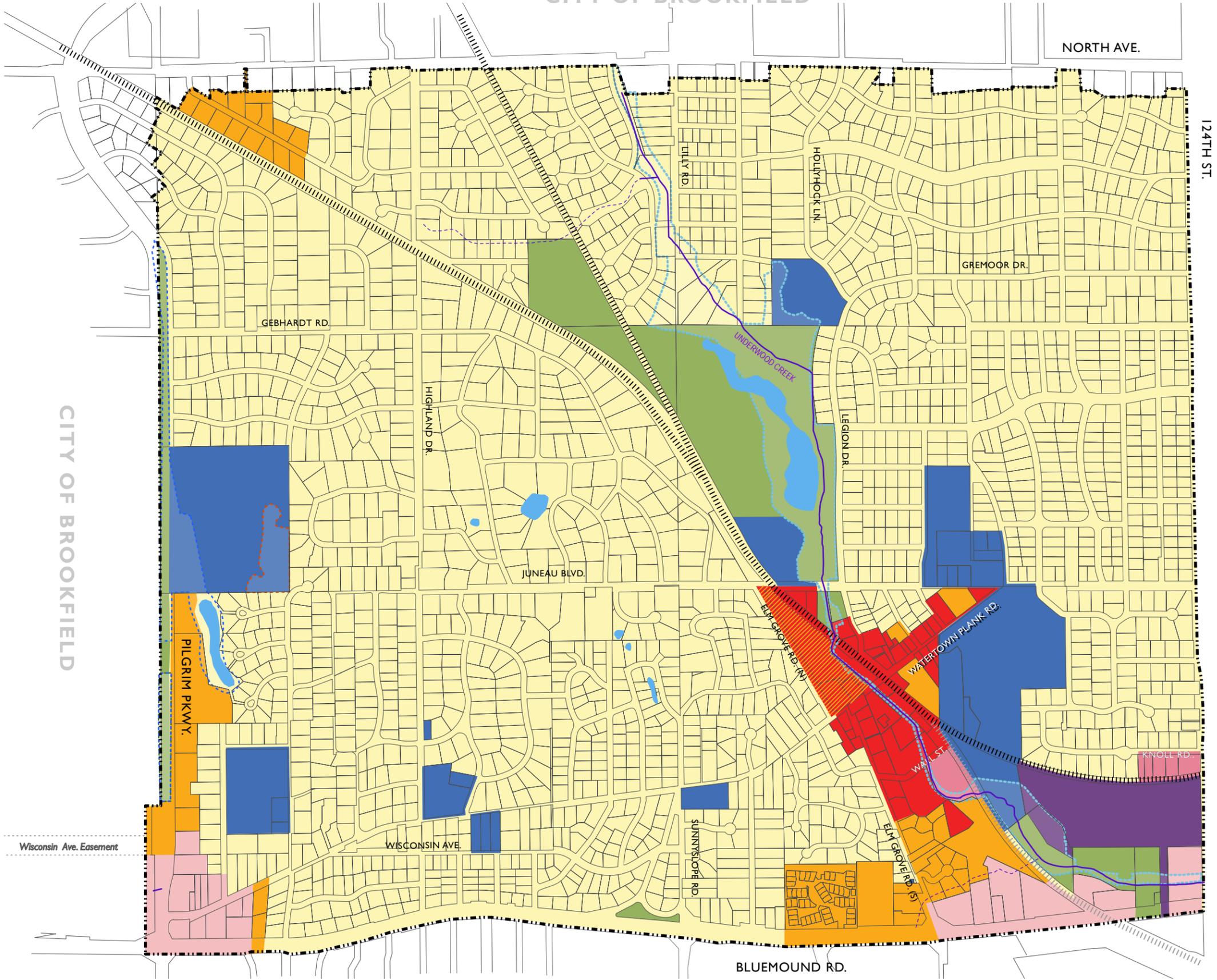
Wisconsin Ave. Easement



MAP  
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CITY OF BROOKFIELD

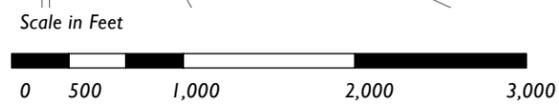
**FUTURE LAND USE**



- Village Boundary
- Single Family Residential
- Multifamily Residential
- Mixed-Use Residential & Commercial
- Village Commercial
- General Business
- Corridor Commercial
- Limited Manufacturing
- Government & Institutional  
*Private & Public*
- Parks & Recreation  
*Private & Public*

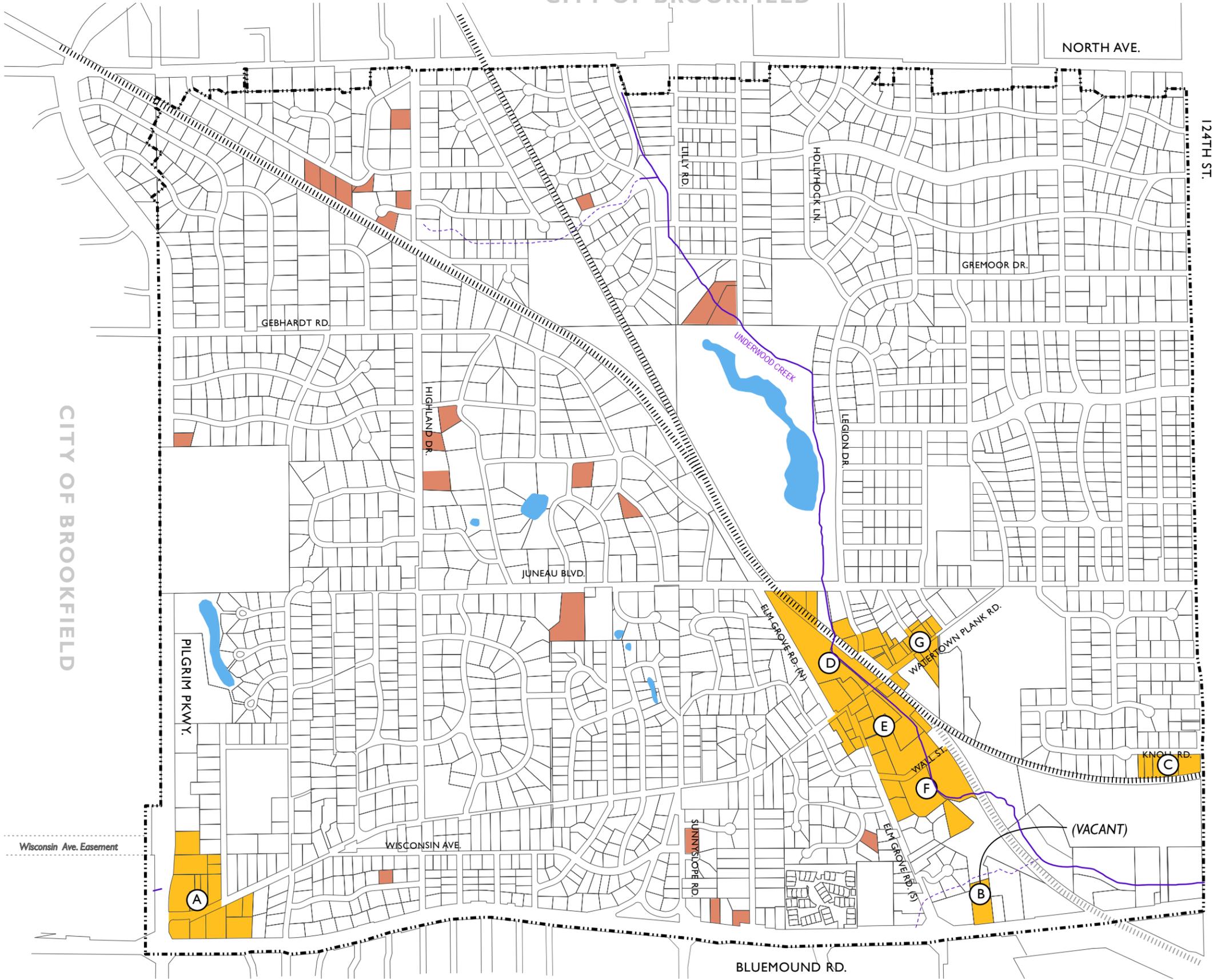
- ENVIRONMENTAL FEATURES
- Secondary Environmental Corridor
  - Isolated Natural Resource Area

Environmental Corridors and Isolated Natural Resource Areas were delineated in 2000 by SEWRPC. Configuration of the corridors is susceptible to change upon redelineation of the floodplain boundaries.



CITY OF BROOKFIELD

**POTENTIAL AREAS FOR INVESTMENT & REINVESTMENT**



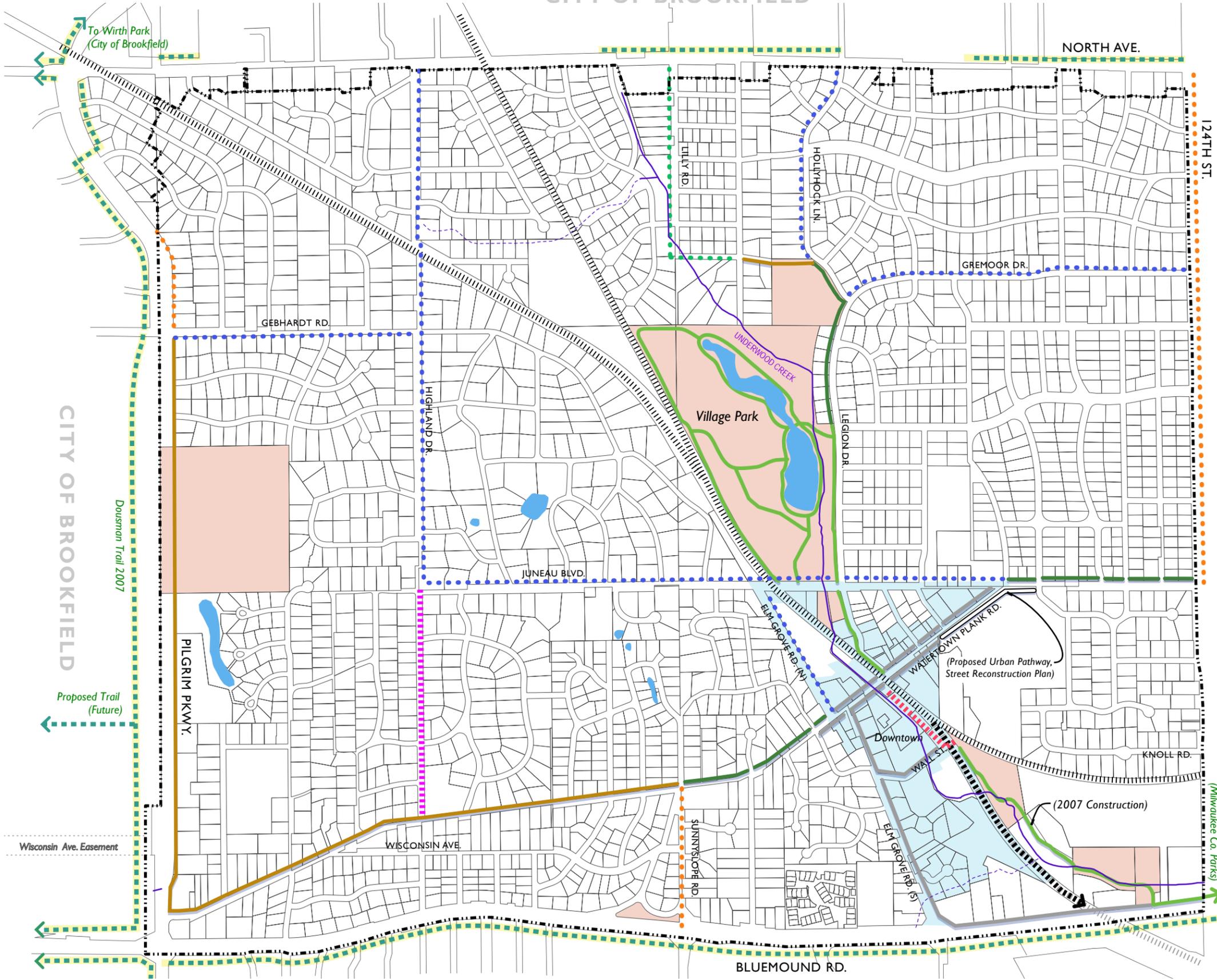
- ..... Village Boundary
- Commercial & Limited Manufacturing Parcels
- Vacant Residential Parcels
- (A) Corridor Commercial  
Bluemound Road / Pilgrim Parkway
- (B) Corridor Commercial  
Bluemound Road / Elm Grove Road
- (C) General Business  
Knoll Road
- (D) Mixed-Use Residential & Commercial  
North of Watertown Plank Road
- (E) Village Commercial  
South of Watertown Plank Road
- (F) General Business  
South of Wall Street
- (G) Village Commercial  
East of Railroad Tracks

It is anticipated that a significant portion of the downtown area will be removed from the floodplain limits upon reconfiguration of the floodplain boundary, as determined by FEMA. Reinvestment of properties within the downtown area will largely depend on this factor.

Wisconsin Ave. Easement



# TRANSPORTATION Pedestrian & Bicycle Map



--- Village Boundary

## EXISTING PATHWAYS

- Recreational Pathway
- Neighborhood Pathway
- Urban Pathway (Sidewalk)
- On-street Pathway (Road Shoulder)

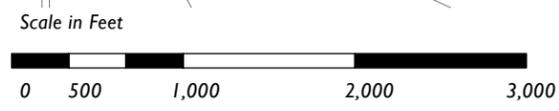
City of Brookfield Greenways / Paths

## POTENTIAL PATHWAYS

- Neighborhood or On-street Pathway
- Adopted Village Bike Path/Pedestrian Walkway Master Plan Study, 1989
  - Adopted Village Comprehensive Outdoor Recreation Plan, 2005
  - Adopted Regional Transportation System Plan : 2035 (SEWRPC)
  - Downtown Pathway Connector
  - Highland Blvd. to Watertown Plank Road Connector
  - Rail Conversion

## OTHER DESTINATIONS

- Public Properties (Schools, Parks, Facilities)
- Downtown Design Overlay District



CITY OF WAUWATOSA

CITY OF BROOKFIELD

Dousman Trail 2007

Proposed Trail (Future)

Wisconsin Ave. Easement

To Oak Leaf Regional Trail (Milwaukee Co. Parks)

(2007 Construction)

(Proposed Urban Pathway, Street Reconstruction Plan)

Downtown

SUNNYSIDE RD.

ELM GROVE RD. (S)

KNOLL RD.

WALL ST.

WATERTOWN PLANK RD.

ELM GROVE RD. (N)

LEGION DR.

HOLLYHOCK LN.

LILLY RD.

GREMOOR DR.

JUNEAU BLVD.

GEBHARDT RD.

HIGHLAND DR.

NORTH AVE.

124TH ST.

BLUEMOUND RD.

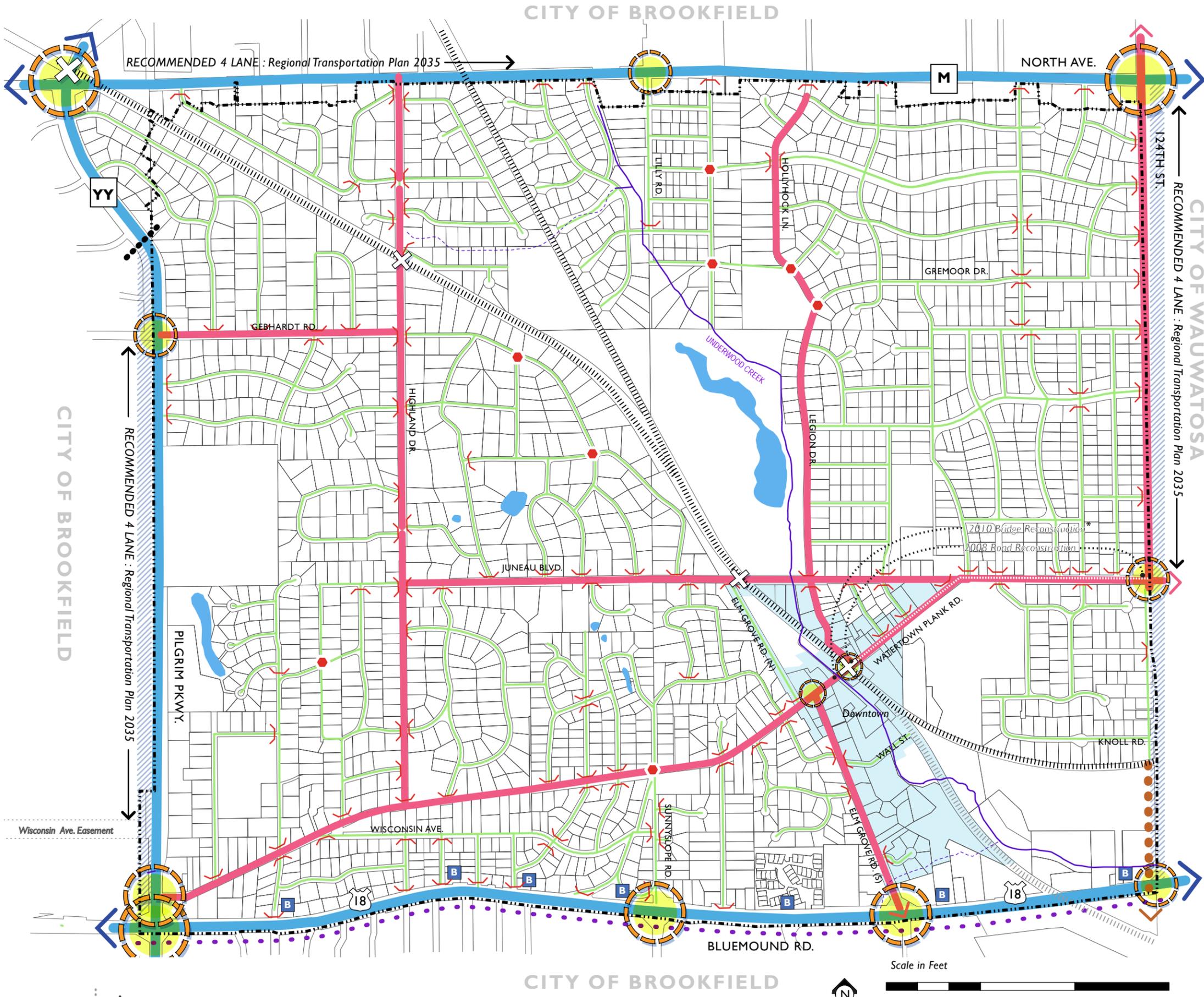
WISCONSIN AVE.

PILGRIM PKWY.

Village Park

UNDERWOOD CREEK

To Wirth Park (City of Brookfield)



**TRANSPORTATION**

*Street Map*

..... Village Boundary

**EXISTING CONDITIONS**

Arterial Street

Collector Street

Local Street

Stop Controlled Approach

All-way Stop Controlled Approach

Signalized Intersection

Gated Rail Crossing

Milwaukee Co. Transit Bus Stop

Milwaukee Co. Transit Route

Railroad (Active)

Railroad (Non-active)

Downtown Design Overlay District

**POSSIBLE FUTURE MODIFICATIONS**

Roadway Jurisdictional Transfer  
per Adopted Regional Transportation System Plan: 2035  
(SEWRPC)

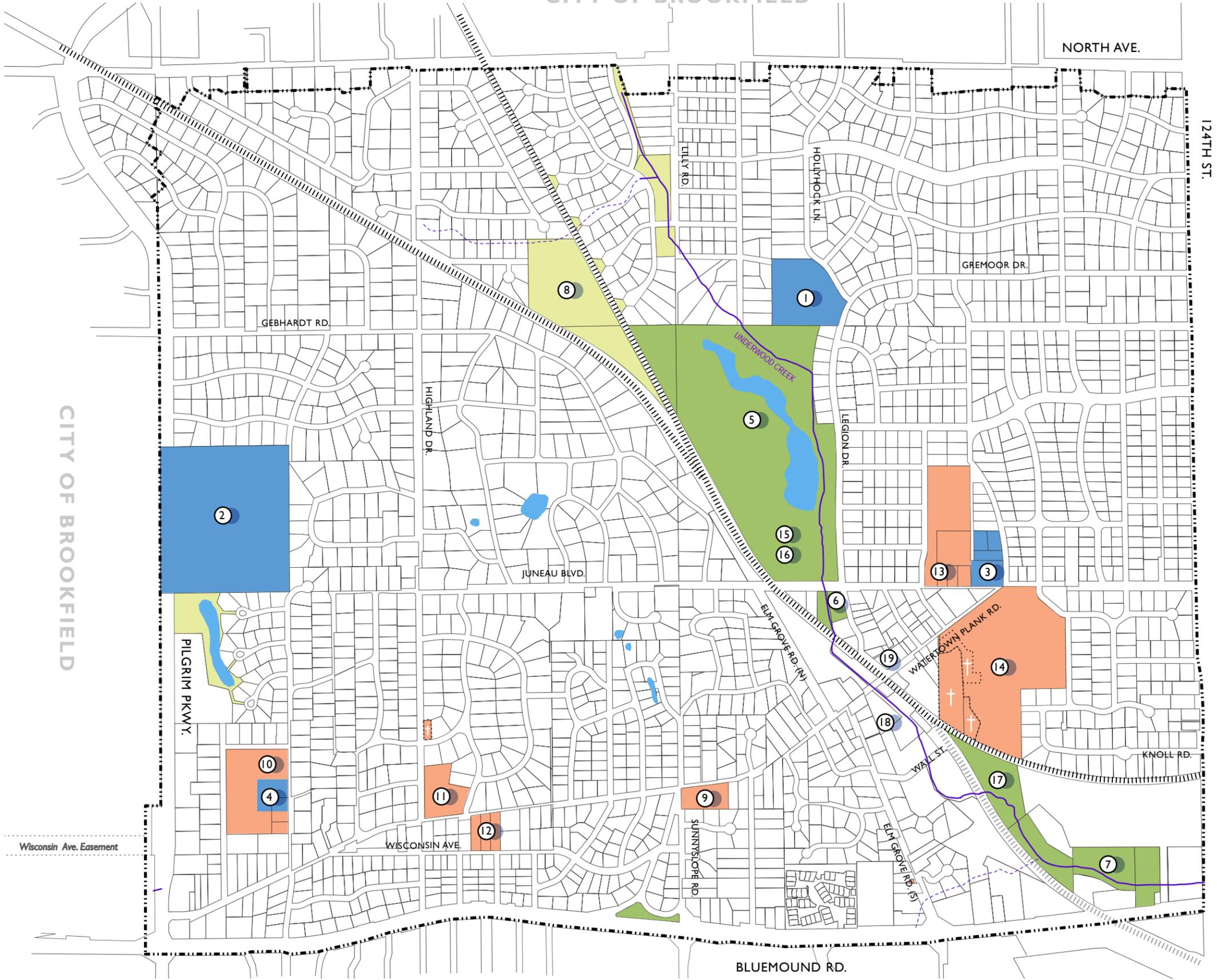
Roadway Extension  
per Adopted Regional Transportation System Plan: 2035  
(SEWRPC)

\* BRIDGE RECONSTRUCTION (Watertown Plank Road) is programmed in the Village Capital Budget for year 2010, subject to funding consideration by the Wisconsin Department of Transportation

MAP

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**COMMUNITY FACILITIES**



-  Village Boundary
-  Schools
-  Public Parks/Public Facilities
-  Private Recreation/Open Space
-  Public/Semi-Public Facilities

1. Tonawanda Elementary School
2. Pilgrim Park Middle School
3. St. Mary's Catholic School
4. Elm Grove Lutheran School
5. Village Park
6. Native Plant Area
7. Southeast Stormwater Detention Facility
8. Western Racquet Club
9. Elm Grove Woman's Club
10. Elm Grove Lutheran Church & Child Care Center
11. Community United Methodist Church
12. St. Edmunds Episcopal Church & Child Care Center
13. St. Mary's Catholic Church
14. School Sisters of Notre Dame
15. Elm Grove Public Library
16. Village Hall  
Fire / Police / Emergency Medical Services
17. Department of Public Works Yard
18. US Post Office
19. Premier Ecole Preschool Daycare

