

**Chapter 14.12**  
**Zoning Districts Established**

**Sections:**

- 14.12.010 Establishment of districts.**
- 14.12.020 Official zoning map.**
- 14.12.030 Rules for boundaries.**
- 14.12.040 Annexed territory.**

**14.12.010 Establishment of districts.**

For the purpose of promoting the public health, safety, morals, and general welfare, the village is divided into the following zoning districts:

- R Residential
- B Business
- I Industrial
- F Flood plain
- AT Agricultural transitional
- NE Niagara Escarpment Protection District  
(Ord. 2001-17 and 2004-11)

**14.12.020 Official zoning map.**

The location and boundaries of the districts established by this title are as shown on the zoning map, herein referred to and identified by the title, "Village of Oakfield, Wisconsin, Official Zoning Map". All explanatory matter thereon is adopted and made a part of this title. (Ord. 2001-17)

**14.12.030 Rules for boundaries.**

Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the following rules shall apply:

A. Streets and Alleys. Boundaries indicated as approximately following the centerline of streets or alleys shall be construed to follow such centerlines.

B. Lot Lines. Boundaries indicated as approximately following recorded lot lines shall be construed as following such lot lines.

C. Village Limits. Boundaries indicated as approximately following village limits

shall be construed as following such village limits.

D. Railroad Lines. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

E. Parallels or Extensions of Above. Boundaries indicated as parallel to, or as extensions of, features indicated in subsections A through D of this section shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

F. Other. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections A through E of this section, the zoning board shall interpret the district boundaries. (Ord. dated 12/10/82 § 4.1)

**14.12.040 Annexed territory**

All territory which may hereafter be annexed to the village shall be considered as being classified in accordance with the following schedule until otherwise changed by ordinance:

**Classifications in Unincorporated Areas:**

- R-1, R-2 Residential district
- B Business district
- I Industrial district
- F Floodplain district
- A1 Exclusive Agricultural district
- AT Agricultural Transitional district

**Classification in Villages:**

- R-1, 2, 3 Residential district
- B Business district
- I Industrial district
- F Floodplain district
- AT Agricultural Transitional district
- NE Niagara Escarpment Protection district

#### **14.14 Comprehensive Plan 2008-2028**

The Village of Oakfield has deemed it in its best interest and that of its citizens to prepare a Comprehensive Plan that will address the needs of the Village.

The comprehensive plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation.

The comprehensive plan identifies where growth should occur, makes recommendations for future development in the Village through the use of text, tables and maps.

Be it noted that the Village of Oakfield Plan Commission has recommended to the Village Board the adoption of the Oakfield Comprehensive Plan 2008-2027

(Column intentionally left blank)

Be it also noted that a Class 1 notice was published 30 days prior to the public hearing set for July 9, 2008, as specified by State Statutes, and upon approval and posting of this ordinance the Plan will take effect.

Be it resolved that all actions and procedures taken by the Village of Oakfield will be consistent with the Oakfield Comprehensive Plan as identified under 66.1001(3) of the Wisconsin State Statutes, unless an amendment to the Plan is filed, and action is taken by the Village board to change the Plan (following public hearing procedure).

\*A copy of the entire Comprehensive Plan can be found in the Village Office and Oakfield Library.