

ENROLLED ORDINANCE 180-73

COMPREHENSIVE ZONING MAP AMENDMENTS TO THE
TOWN OF EAGLE DISTRICT ZONING MAP
(RZ167)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Eagle Town Board on December 3, 2025; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Comprehensive Zoning Map Amendments to the Town of Eagle District Zoning Map, approved by the Town of Eagle Board on December 3, 2025, as more specifically described in the "Staff Report and Recommendation" on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference are hereby approved.


BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Eagle.

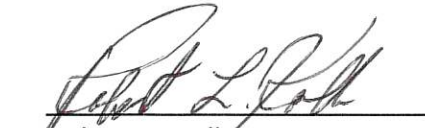
COMPREHENSIVE ZONING MAP AMENDMENTS TO THE TOWN OF EAGLE DISTRICT ZONING MAP
(RZ167)

Presented by:
Land Use, Parks, and Environment Committee



Christine M. Howard, Chair

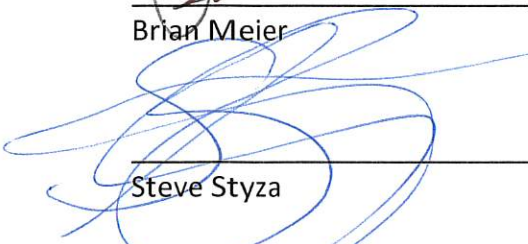

Wayne Euclide


John G. Gscheidmeier


Robert L. Kolb


Johnny Koremenos


Brian Meier


Steve Styza

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 3-27-2026, 
Margaret Wartman, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
Vetoed: _____

Date: 4/7/2026, 
Paul Farrow, County Executive

COMMISSION ACTION

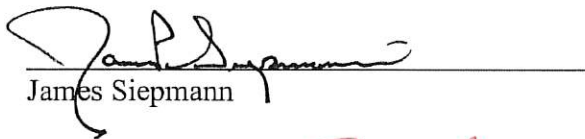
The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Town of Eagle Zoning Code, hereby recommends **approval** of **(RZ167 Town of Eagle Board – Comprehensive Map Amendments)** in accordance with the attached “Staff Report and Recommendation”.

PARK AND PLANNING COMMISSION

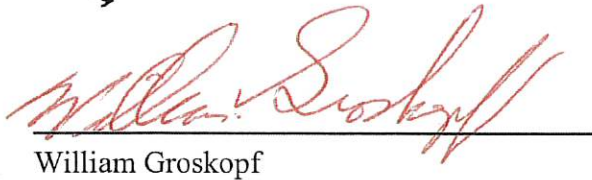
February 26, 2026




Robert Peregrine, Chairperson



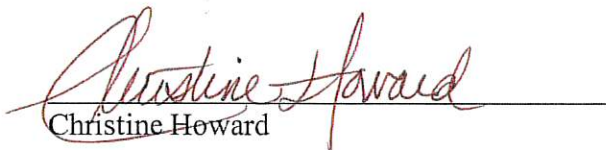
James Siepmann



William Groskopf



Gary Szpara



Christine Howard

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
MAP AMENDMENT

DATE: February 26, 2025
FILE NO.: RZ167
APPLICANT: Town Board of Eagle
Eagle Town Hall
820 East Main Street
Eagle, WI 53119
TAX KEY NO(s): Multiple - areawide change

NATURE OF REQUEST:

Amendments to the Town of Eagle Zoning Map incorporating modified floodplain boundaries which were adopted in 2024.

PUBLIC HEARING DATE: December 3, 2025

PUBLIC COMMENT: None

TOWN PLAN COMMISSION ACTION:

On December 3, 2025, the Town of Eagle Planning and Zoning Commission unanimously recommended approval of the map amendments.

TOWN BOARD ACTION:

On December 3, 2025, the Eagle Town Board unanimously approved Ordinance No. 2025-01.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY AND THE TOWN OF Eagle CDP:

The proposed maps are consistent with plan recommendations in assigning properties to appropriate “as used” zoning categories.

STAFF ANALYSIS:

The Town of Eagle is proposing comprehensive amendments to the Town Zoning Map in response to revised floodplain boundaries that changed the town’s zoning jurisdictional boundaries. New FEMA floodplain mapping was adopted by Waukesha County in late 2023 and the county’s shoreland zoning maps for each of the towns were updated at that time. Since that time, most of the towns in the county have been working to make similar updates to their town zoning maps which govern the areas outside of floodplains and shoreland areas. In some instances, floodplain boundaries have reduced in area along waterways which also reduced county floodplain/shoreland jurisdiction. Therefore, the town is now proposing to establish town zoning in those areas that were formerly subject to county shoreland/floodland jurisdiction.

The lands affected by the changes are generally limited to those lying along the Scuppernong River and are largely state-owned lands within the Kettle Moraine State Forest. The FEMA floodplain in this area was previously unstudied and a new engineered basis was applied as part of the FEMA update which has reduced the boundaries of the floodplain area. Much of the same area is wetland, so many affected lands will remain in a protective C-1 Conservancy zoning category. Other lands will be zoned P-I to match the state-owned designation. Other parcels affected are generally large agricultural parcels which fall within the Agricultural

Preservation zoning category. The proposed town zoning parallels the manner in which the previous county zoning designated the land and matches the town zoning that already exists on the balance of the affected parcels.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division Staff recommends **approval** of the request. The proposed map changes establish appropriate zoning for parcels that are no longer part of the regulatory floodplain. In accordance with plan recommendations, the lands will be zoned as used and proposed zoning categories match the adjacent zoning categories. These updates ensure that the town's zoning maps are consistent with recently adopted FEMA floodplain maps and that there are no un-zoned gaps between areas of town zoning and county shoreland zoning.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Heermans". The signature is fluid and cursive, with a large initial "J" and a long horizontal stroke at the end.

Jacob Heermans
Senior Planner

Attachment: Town Ordinance No. 2025-01
Exhibit A, New v. Existing FEMA Floodplain
Eagle Zoning Map, May 2025 (also see www.waukeshacounty.gov/planningandzoning, click Mapping Resources, Draft Maps)

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STATE OF WISCONSIN

TOWN OF EAGLE

WAUKESHA COUNTY

ORDINANCE 2025-01

AN ORDINANCE TO AMEND THE TOWN OF EAGLE ZONING MAP

WHEREAS, the Town Board for the Town of Eagle adopted a zoning code for the Town of Eagle in 1990 and has amended it from time to time since then; and

WHEREAS, the Federal Emergency Management Agency (FEMA) prepared new floodplain maps for the Town of Eagle and other parts of Waukesha County in 2023; and

WHEREAS, Waukesha County adopted the new FEMA floodplain mapping into the Waukesha County Floodland Protection Ordinance and Zoning Map, effective October 19, 2023; and

WHEREAS, the changes to FEMA floodplain boundaries resulted in changes to county and town's zoning jurisdictional boundaries; and

WHEREAS, former floodplain areas that are no longer subject to the County Shoreland Protection Ordinance and Floodland Protection Ordinance need to be incorporated into the town's zoning map;; and

WHEREAS, the town's zoning map is proposed to be revised to update floodplain and other natural resource boundaries and to establish zoning designations for lands newly subject to the town's zoning map ; and

WHEREAS, the Town Clerk for the Town of Eagle has (1) referred the draft zoning map revisions to the Plan Commission, (2) notified the Waukesha County Park and Planning Commission of the proposed amendment, and (3) published a class II public hearing notice; and

WHEREAS, the Plan Commission has conducted the necessary investigation, and scheduled a public hearing for the Plan Commission and the Town Board; and

WHEREAS, upon due notice the Town Board and the Plan Commission conducted a joint public hearing on December 3, 2025; and

WHEREAS, within a reasonable time after the hearing, the Plan Commission has reported its recommendation to the Town Board; and

WHEREAS, the Town Board finds that the proposed zoning map revisions are consistent with the Town's comprehensive plan recommendations; and

WHEREAS, the Town Board for the Town of Eagle, after carefully reviewing the recommendation of the Plan Commission and having given the matter due consideration, having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Town of Eagle, will enhance

property values in the Town and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Town or for any other reason cause a substantial adverse effect on the property values and general desirability of the Town.

NOW, THEREFORE, the Town Board for the Town of Eagle, Waukesha County, does hereby ordain as follows:

SECTION 1: ZONING MAP CHANGE.

The Town Zoning Map is revised as set forth in Exhibit A, attached hereto.

SECTION 2: CONDITIONS OF REZONING.

The amendment of the zoning map of the Town of Eagle is conditioned on the approval of the Waukesha County Board of Supervisors within one year of the date of this decision.

SECTION 3: CERTIFICATION.

Upon certification by the Town Clerk that the aforementioned conditions have been satisfied, the Town Planner shall change the zoning classification of the affected properties on the Town of Eagle zoning map as indicated herein.

SECTION 4. SUBMITTAL TO WAUKESHA COUNTY.

The Town of Eagle Town Clerk is directed to a signed copy of this ordinance to Waukesha County for approval by the Waukesha County Board of Supervisors.

SECTION 5. SEVERABILITY.

Several sections this ordinance are declared to be severable and if any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance which shall remain. The remainder of the ordinance shall remain in full force and effect and any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law subject to the conditions stated in Section 2, and this ordinance is null and void and the current zoning shall be in effect with no further notice if such conditions are not satisfied within one year of the date of this decision.

Adopted this 3rd day of December 2025

TOWN OF EAGLE

Chris Mommaerts

Chris Mommaerts, Town Chairperson

ATTEST:

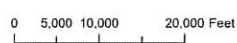
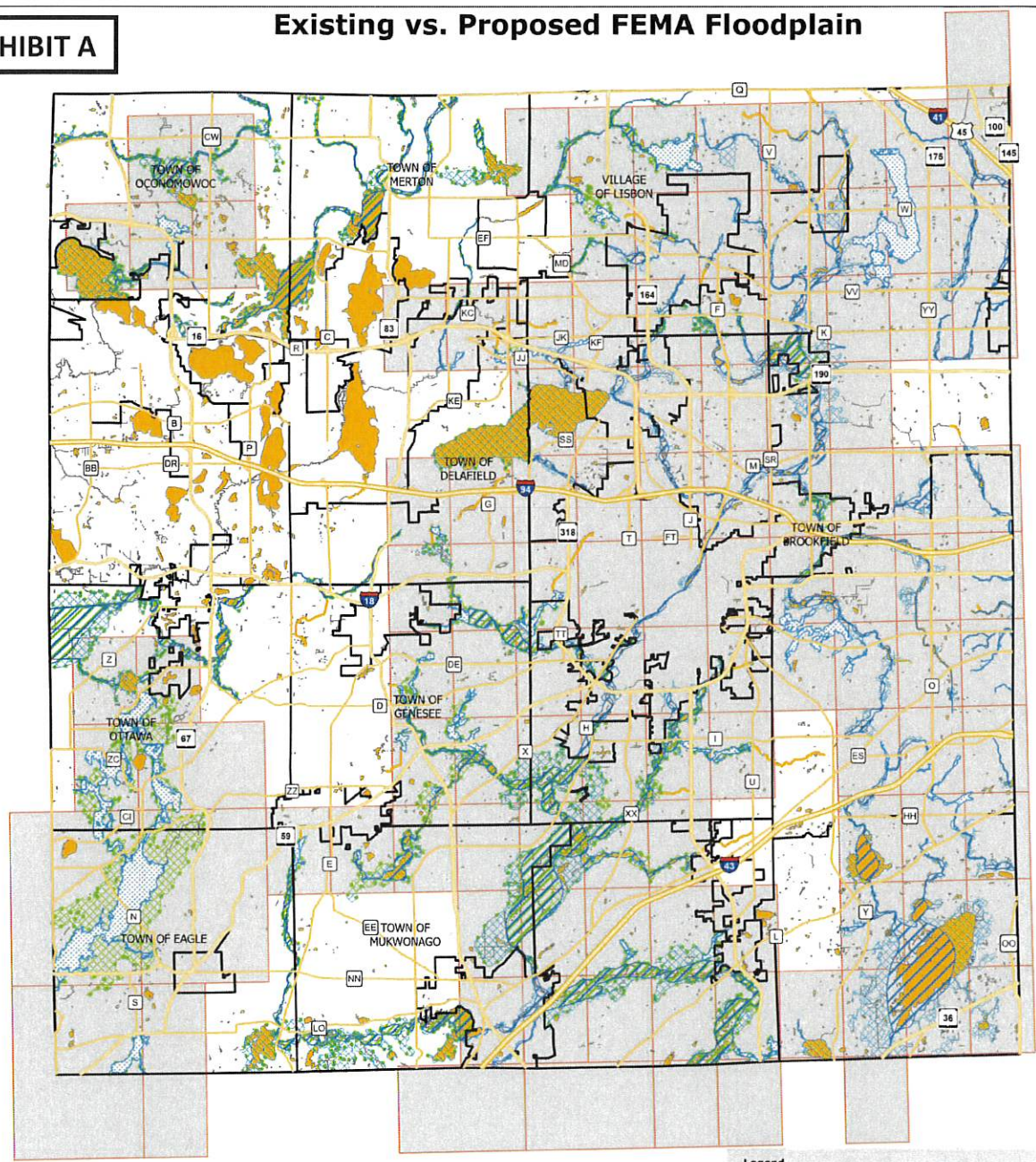
Mercia Christian

Mercia Christian, Town Clerk

Published and posted this 18 day of Dec. 20 25

EXHIBIT A

Existing vs. Proposed FEMA Floodplain



Legend

Civil Division	Water
Proposed Floodplain Overlay Districts	Interstate
General Floodplain	Interstate Ramp
Floodplain (FEMA)	US
Floodway (FEMA)	State
2023 Affected FIRM Panels	State
Existing Floodplain Overlay	County
Floodway (FEMA)	
Floodplain (FEMA)	

Town of Eagle Zoning Map

WAUKESHA COUNTY, WISCONSIN
DRAFT - revision date 12/22/25

LEGEND

- Civil Division Boundary
- Historic District
- Section Line
- Historic Landmark
- Parcel Lines
- Development Districts
- Major Roads
- Water
- Railroad

Waukesha County Shoreland & Flooding Zoning¹
¹ 10 to 25% slope, which, when combined with other land uses, are located in Waukesha County, unincorporated areas jurisdiction. For additional information, please refer to the Waukesha County Shoreland & Flooding Zoning Ordinance, Chapter of the Waukesha County Ordinance.

Town Zoning Districts

- M-2 General Industrial
- RR Rural Residential²
- R-1 Residential
- B-1 Neighbourhood Business
- B-2 Local Business
- M-1 Limited Industrial
- M-2 General Industrial
- UC Upland Conservancy³
- C-1 Conservancy³
- P-1 Public
- T-1 Railroad
- Q Quarrying

Town Overlay Zoning Districts

- APLUC Upland Conservancy Overlay⁴
- APC-1 Conservancy Overlay⁴
- HS Hydric Soils⁵
- WP Wetland Protection⁶

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² The subject area is located in the unincorporated areas of Waukesha County, Wisconsin. For additional information, please refer to the Waukesha County Zoning Ordinance, Chapter of the Waukesha County Ordinance.
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Type	Description	Tax Key(s)	APR
District	Subdivision 17 area, approximately 100 acres	1000-00	1000-00
District	Subdivision 17 area, approximately 100 acres	1000-01	1000-01
District	Subdivision 17 area, approximately 100 acres	1000-02	1000-02
District	Subdivision 17 area, approximately 100 acres	1000-03	1000-03
District	Subdivision 17 area, approximately 100 acres	1000-04	1000-04
District	Subdivision 17 area, approximately 100 acres	1000-05	1000-05
District	Subdivision 17 area, approximately 100 acres	1000-06	1000-06
District	Subdivision 17 area, approximately 100 acres	1000-07	1000-07
District	Subdivision 17 area, approximately 100 acres	1000-08	1000-08
District	Subdivision 17 area, approximately 100 acres	1000-09	1000-09
District	Subdivision 17 area, approximately 100 acres	1000-10	1000-10
District	Subdivision 17 area, approximately 100 acres	1000-11	1000-11
District	Subdivision 17 area, approximately 100 acres	1000-12	1000-12
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District	Subdivision 17 area, approximately 100 acres	1000-17	1000-17
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District	Subdivision 17 area, approximately 100 acres	1000-47	1000-47
District	Subdivision 17 area, approximately 100 acres	1000-48	1000-48
District	Subdivision 17 area, approximately 100 acres	1000-49	1000-49
District	Subdivision 17 area, approximately 100 acres	1000-50	1000-50

File ID	Description
PUD-01	Historic District
PUD-02	Historic District
PUD-03	Historic District
PUD-04	Historic District
PUD-05	Historic District
PUD-06	Historic District
PUD-07	Historic District
PUD-08	Historic District
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PUD-47	Historic District
PUD-48	Historic District
PUD-49	Historic District
PUD-50	Historic District

Certification

Town Chair: _____ Date: _____

Town Clerk: _____ Date: _____



WILSONVILLE

TOWN OF OTTAWA

TOWN OF MARQUETTE

WILKINSON COUNTY

FILE NUMBER: 1504075


PREPARED BY: 3/20/25

VOTE RESULTS

23 AYE 0 NAY 0 ABSTAIN 2 ABSENT

Consent Agenda

19 Yes Votes Needed

 **Passed**

D1 - Styza	AYE	D10 - Thieme	ABSENT	D19 - Enriquez	AYE
D2 - Euclide	AYE	D11 - Howard	AYE	D20 - Schellinger	AYE
D3 - Gscheidmeier	AYE	D12 - Wolff	AYE	D21 - Gaughan	AYE
D4 - Batzko	AYE	D13 - Leisemann	AYE	D22 - Szpara	AYE
D5 - Dondlinger	AYE	D14 - Mommaerts	AYE	D23 - Hammitt	M AYE
D6 - Walz	AYE	D15 - Kolb	AYE	D24 - Schroeder	ABSENT
D7 - LaFontain	S AYE	D16 - Crowley	AYE	D25 - Johnson	AYE
D8 - Koremenos	AYE	D17 - Meier	AYE		
D9 - Heinrich	AYE	D18 - Nelson	AYE		

1 COMPREHENSIVE ZONING MAP AMENDMENTS TO THE
2 TOWN OF EAGLE DISTRICT ZONING MAP
3 (RZ167)
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Referred on: 3/3/26	File Number:180-O-076	Referred to: LU
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