

ENROLLED ORDINANCE 181-11

AMEND THE TOWN OF OTTAWA DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ AND SW ¼ OF SECTION 8, T6N, R17E, TOWN OF OTTAWA FROM THE AD-10 AGRICULTURAL DENSITY-10 DISTRICT TO THE RRD-5 RURAL RESIDENTIAL DISTRICT 5 DISTRICT (RZ158)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Town of Ottawa on May 4, 2026; 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 59.69, Wis. Stats.

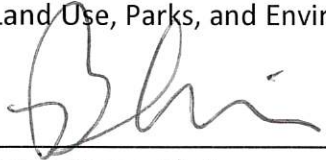
THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Town of Ottawa District Zoning Map of the Waukesha County Zoning Code, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on February 26, 1959, is hereby amended to conditionally rezone certain lands located in part of the SE ¼ and SW ¼ of Section 8, T6N, R17E, Town of Ottawa from the AD-10 Agricultural Density-10 District to the RRD-5 Rural Residential District 5 District, as more specifically described in the "Staff Report and Recommendation" and the map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference subject to the following condition:

1. The lands shall contain no more than two lots, as proposed.

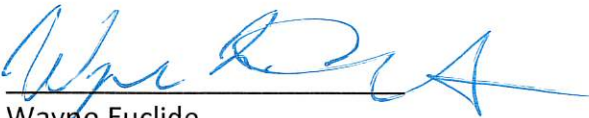
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Ottawa.

AMEND TOWN OF OTTAWA DIST ZONING MAP OF WAUK COUNTY ZONING CODE BY
CONDITIONALLY REZONING CERTAIN LANDS FROM AD-10 TO RRD-5

Presented by:
Land Use, Parks, and Environment Committee



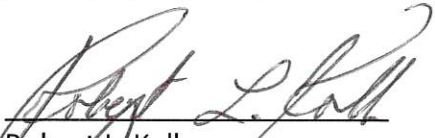
Brian Meier, Chair



Wayne Euclide

Absent

John G. Gscheidmeier



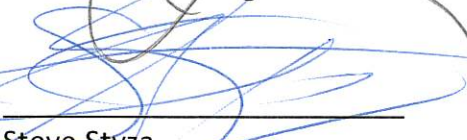
Robert L. Kolb



Joseph T. O'Brien



Thomas J. Schellinger



Steve Styza

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

Date: 06-26-2026 

Georgia E. Maxwell, County Clerk

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

Approved: _____

Vetoed: _____

Date: 7-13-2026 

Paul Farrow, County Executive

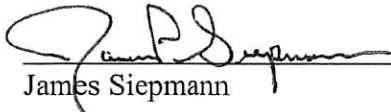
COMMISSION ACTION

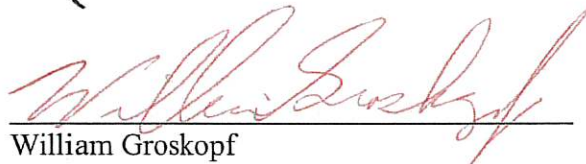
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Zoning Code, hereby recommends **approval** of (RZ158 Igl) in accordance with the attached "Staff Report and Recommendation."

PARK AND PLANNING COMMISSION

May 21, 2026

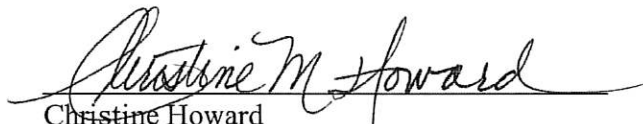

Robert Peregrine, Chairperson


James Siepmann


William Groskopf

Absent

Gary Szpara


Christine Howard

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

DATE: May 21, 2026

FILE NO.: RZ158

OWNER: Elizabeth M Igl and Robert J Igl, et. al
c/o Joe Igl
W383 S2875 CTH Z
Dousman, WI 53118

TAX KEY NO: OTWT 1616.996.015

LOCATION:

Lot 1, Certified Survey Map No. 4945, part of the SE ¼ and SW ¼ of Section 8, T6N, R17E, Town of Ottawa. More specifically the property is located at the CTH Z address cited above containing approximately 11.9 acres.

EXISTING USE(S): Residential

REQUESTED USE: Residential; divide property to create an additional lot.

EXISTING ZONING DISTRICT CLASSIFICATION(S):

AD-10 Agricultural Density-10 District.

PROPOSED ZONING DISTRICT CLASSIFICATION(S):

RRD-5 Rural Residential Density District 5.

CONFORMANCE WITH THE WAUKESHA COUNTY COMPREHENSIVE DEVELOPMENT PLAN (CDP) AND THE TOWN OF OTTAWA COMPREHENSIVE DEVELOPMENT PLAN (CDP):

On April 13, 2026, the Town of Ottawa Board approved a CDP amendment from the Agricultural 10 Acre Density category (ten (10) acres per dwelling unit) to the Rural Residential and Other Agricultural Lands category (5 to 9.9 acres/dwelling unit). The County's CDP designates the property as Rural Residential and Other Agricultural Lands (5 to 9.9 acres/dwelling unit). The proposed density of two (2) dwelling units complies with the town and county CDPs.

PUBLIC HEARING DATE:

May 4, 2026

PUBLIC COMMENT:

There was no public comment.

TOWN PLAN COMMISSION ACTION:

On May 4, 2026, the Town of Ottawa Plan Commission unanimously recommended approval of the zoning amendment request to the Waukesha County Park and Planning Commission subject to the Town Planner's report and recommendation (incorporated herein).

STAFF ANALYSIS:

The request is to amend the zoning district for the 11.9-acre property located on the north side of CTH Z immediately to the north and east of St. Bruno's Cemetery. The request is for a change from AD-10 Agricultural Density -10 Zoning District (10-acre density, one (1) acre minimum lot size) to the RRD-5

Rural Residential Density District 5 (five (5)-acre density, one (1) acre minimum lot size). If the rezoning is approved, the petitioner proposes to create one (1) three (3)-acre lot and one (1) approximately 8.9-acre lot to allow for an additional residence in the northern portion of the site for him to reside.

The southern portion of the property along CTH Z contains a residence and an accessory building. The northern portion of the property is generally open land but does contain a very large quantity of junk, semi-trailers and vehicles. The surrounding area is rural in nature, with sparsely placed homesteads among farm fields. There is a small subdivision located to the south of the subject property.

Properties with various zoning districts surround the subject property. The cemetery is zoned P-I Public Institutional, properties to the west and north are zoned FLP Farmland Preservation, and a few properties abutting CTH Z to the east of the subject parcel are AD-10 Agricultural Density-10.

The owner of the subject property owned a 26-acre parcel to the south of CTH Z, that was rezoned in 2000 from Agricultural 10-Acre Density to RRD-5 to accommodate the aforementioned subdivision. In 2001, when the subdivision was approved, a 66' wide access easement on the subject property was recorded with the Register of Deeds (Doc. #2689209) to provide access from CTH Z to an apparent future building site on the northern portion of the parcel. Park and Planning Commission approval for a lot not abutting a public road will be required.

The entire parcel is fairly level. The slopes on the property range between one and six percent. The owner informed staff that the land is not conducive to farming due to its sandy loam soil composition. Additionally, due to its raised elevation compared to surrounding farmland, strong winds tend to erode the topsoil.

The owner is currently in violation for junk located throughout the back of the property, including farm equipment, inoperable vehicles, what appear to be shipping containers, and other miscellaneous items. This is being resolved as a separate action and should not have a bearing on the decision of the Park and Planning Commission.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning staff recommends **approval** of the rezoning request subject to the following condition:

1. The lands shall contain no more than two lots, as proposed.

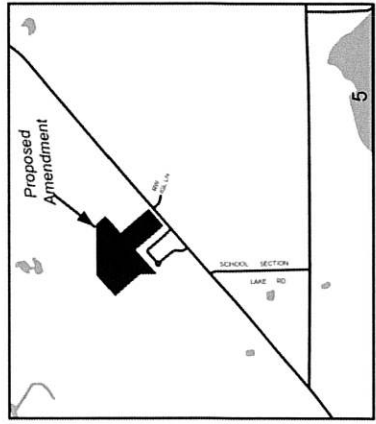
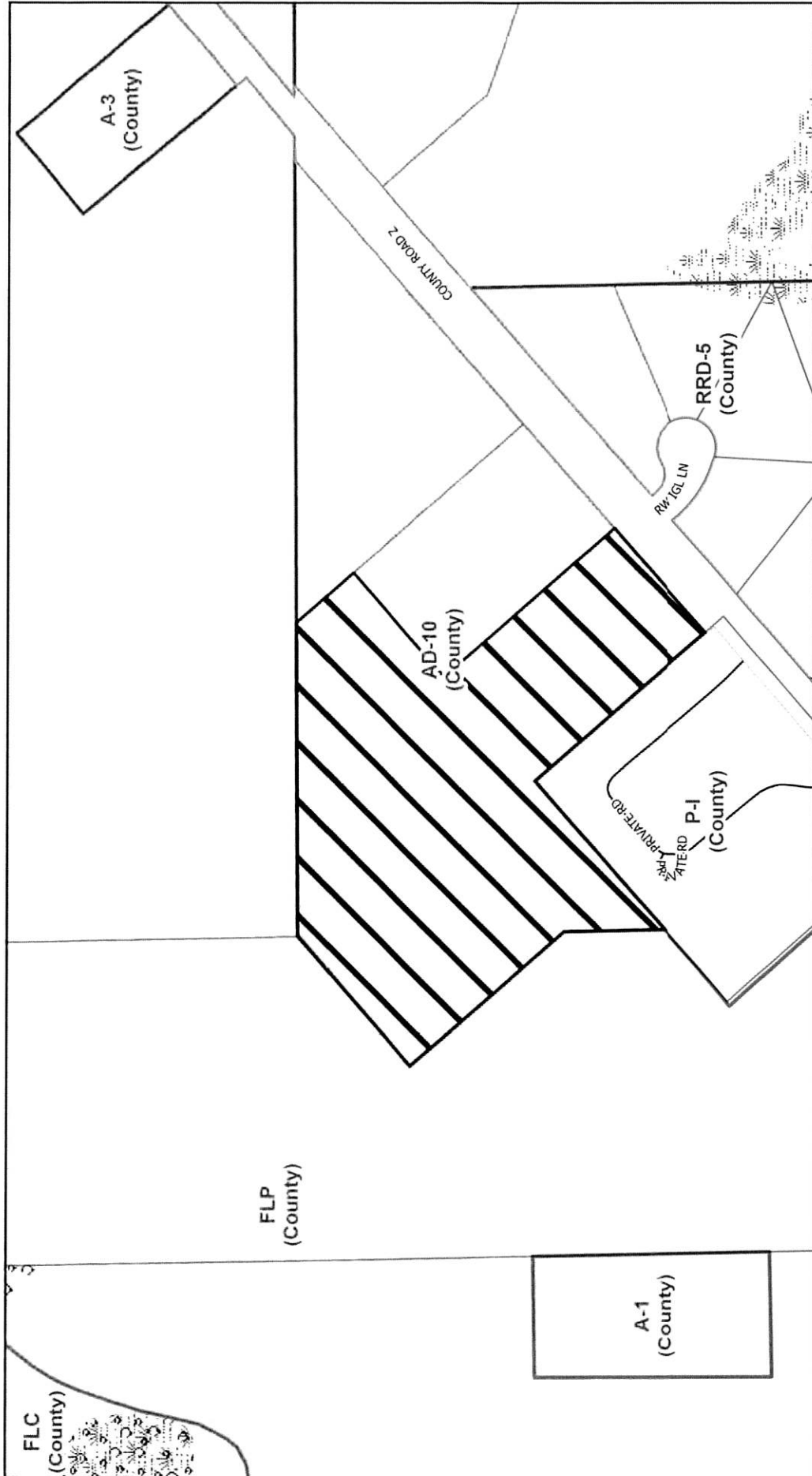
The proposed amendment is consistent with the density parameters of the Town and County Comprehensive Development Plans, and the proposed rezoning allows the property owner to divide the property to create a second building site.

Respectfully submitted,



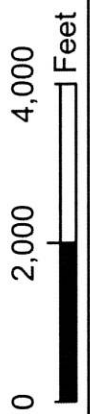
Kassie Slotty
Senior Land Use Specialist

Attachment: Rezone Map



ZONING AMENDMENT

PART OF SE1/4 SEC 8 T6N
R17E, ALSO PT SE1/4 &
SW1/4 SEC 8 T6N R17E,
TOWN OF OTTAWA



COUNTY ZONING CHANGE FROM AD-10 AGRICULTURAL DENSITY-10
DISTRICT TO RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT 5

EC Environmental Corridor Overlay

C-1 Conservancy Overlay



FILE.....	RZ158 IGL
DATE OF PLAN COMMISSION.....	5/21/26
AREA OF CHANGE.....	11.9 ACRES
TAX KEY NUMBER.....	OTWT1616996015

VOTE RESULTS

Consent Agenda

22 AYE 0 NAY 0 ABSTAIN 3 ABSENT

17 Yes Votes Needed

 **Passed**

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

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