

ENROLLED ORDINANCE 181-38

AMEND THE TOWN OF OTTAWA DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE BY CONDITIONALLY REZONING CERTAIN PORTIONS OF LANDS LOCATED IN PART OF THE SW ¼ OF SECTION 8, T6N, R17E, TOWN OF OTTAWA FROM THE FLP FARMLAND PRESERVATION DISTRICT TO THE A-1 AGRICULTURAL DISTRICT AND CONDITIONALLY REZONING OTHER PORTIONS OF THE LANDS FROM THE A-1 AGRICULTURAL DISTRICT TO THE FLP FARMLAND PRESERVATION DISTRICT
(RZ182)

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 Board on July 13, 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 portions of certain lands located in part of the SW ¼ of Section 8, T6N, R17E, Town Of Ottawa from the FLP Farmland Preservation District to the A-1 Agricultural District with other portions of the lands to be rezoned from the A-1 Agricultural District to the FLP Farmland Preservation 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 conditions:

1. This rezoning authorizes one (1) future dwelling unit for the proposed lot as depicted in Exhibit B.
2. The proposed lot shall be three acres in area.
3. The configuration of the lot and outlot shall be substantially consistent with the layout attached as Exhibit B.
4. No buildings shall be allowed within the Primary Environmental Corridor.
5. The deed restriction recorded as Document No. 4867704 disclosing remaining density available for the parent parcel (“Igl Farm, LLC Tracking Unit”) must be revised and the restriction released and re-created to describe the new parcel boundaries and legal descriptions. The revised deed restriction shall be recorded at the same time as the CSM and the associated document numbers shall be reflected on each document.
6. The subject lot and outlot shall not be deed restricted to tie the lot and outlot together so that the outlot acreage can be conveyed separately for agricultural or natural resource use to other

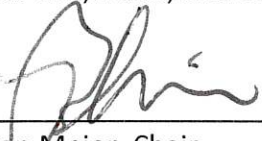
potential farmers or owners in the future. The outlot may contain agricultural buildings without the benefit of a residence being located on the same parcel.

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

AMEND THE TOWN OF OTTAWA DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE BY
CONDITIONALLY REZONING CERTAIN PORTIONS OF LANDS LOCATED IN PART OF THE SW ¼ OF SECTION 8,
T6N, R17E, TOWN OF OTTAWA. PART OF THE LANDS WILL BE REZONED FROM THE FLP FARMLAND
PRESERVATION DISTRICT TO THE A-1 AGRICULTURAL DISTRICT AND ANOTHER PART OF THE LANDS WILL BE
REZONED FROM THE A-1 AGRICULTURAL DISTRICT TO THE FLP FARMLAND PRESERVATION DISTRICT
(RZ182)

Presented by:

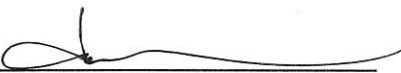
Land Use, Parks, and Environment Committee



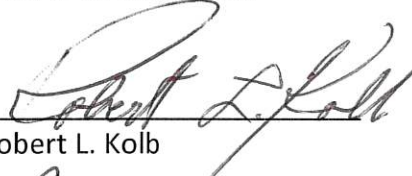
Brian Meier, Chair



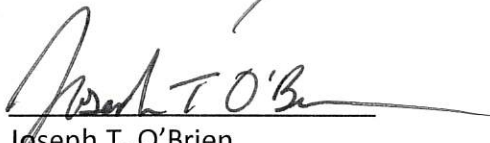
Wayne Euclide



John G. Gscheidmeier



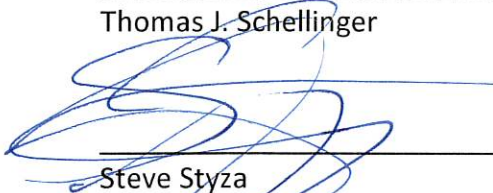
Robert L. Kolb



Joseph T. O'Brien

Absent

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:

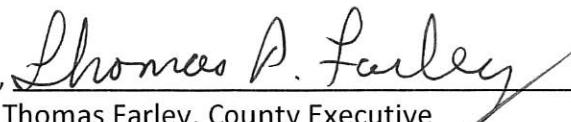
Date: 9/25/26 

Georgia E. Maxwell, County Clerk

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

Approved: X

Vetoed: _____

Date: 9/25/26 

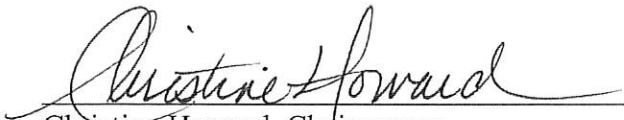
Thomas Farley, County Executive

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 **(RZ182 Hopkins)** in accordance with the attached "Staff Report and Recommendation."

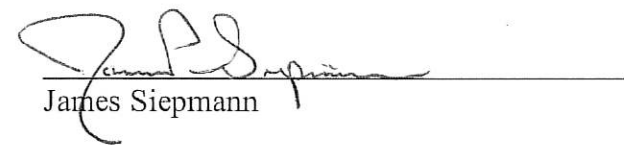
PARK AND PLANNING COMMISSION

August 20, 2026


Christine Howard, Chairperson


Gary Szpara


Robert Peregrine


James Siepmann

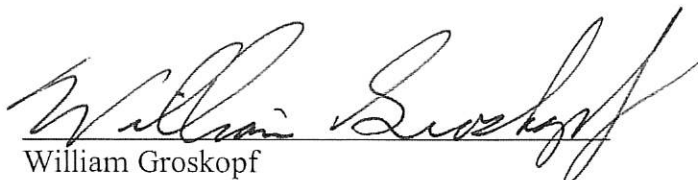
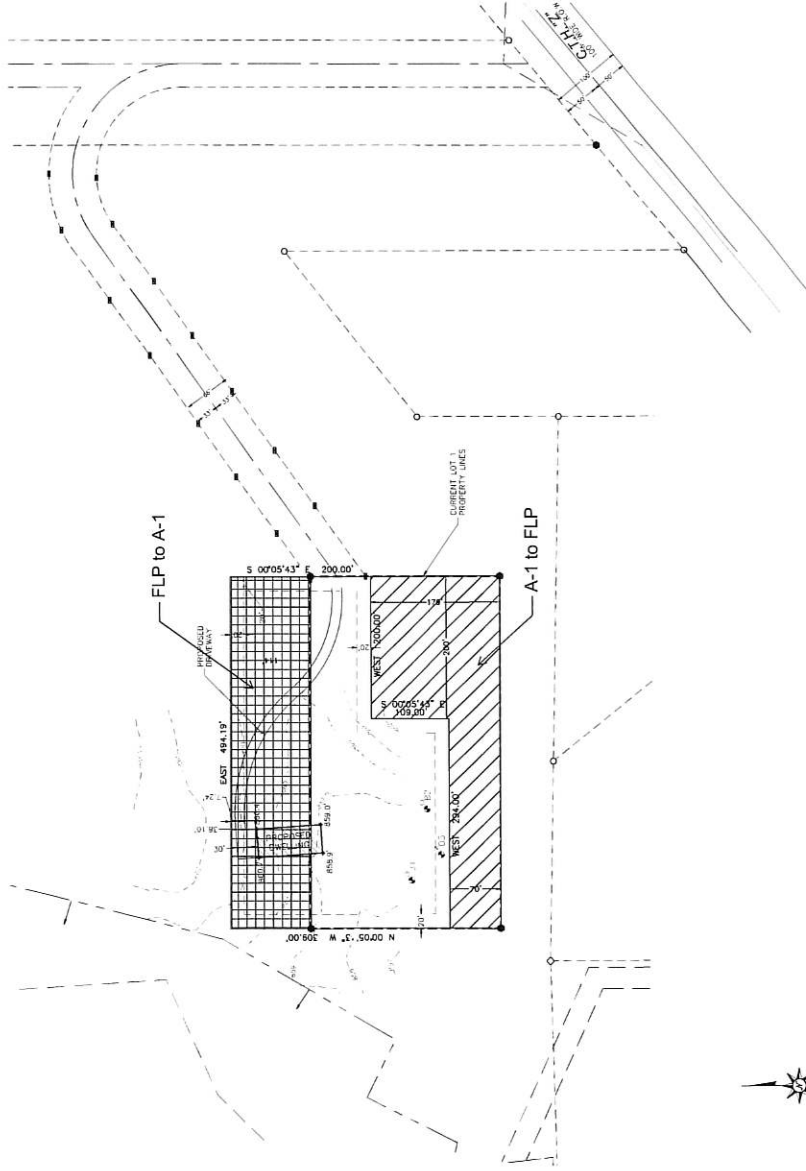

William Groskopf

Exhibit A

PRELIMINARY LAYOUT

RECEIVED 06/11/2026
DEPT PARKS & LAND USE



DRAFT

*** THIS MAP IS TO BE USED FOR PRELIMINARY ...
PLANNING PURPOSES ONLY

Related to: 06/07/26

File Number: 1810-03-039

Revised to: LU



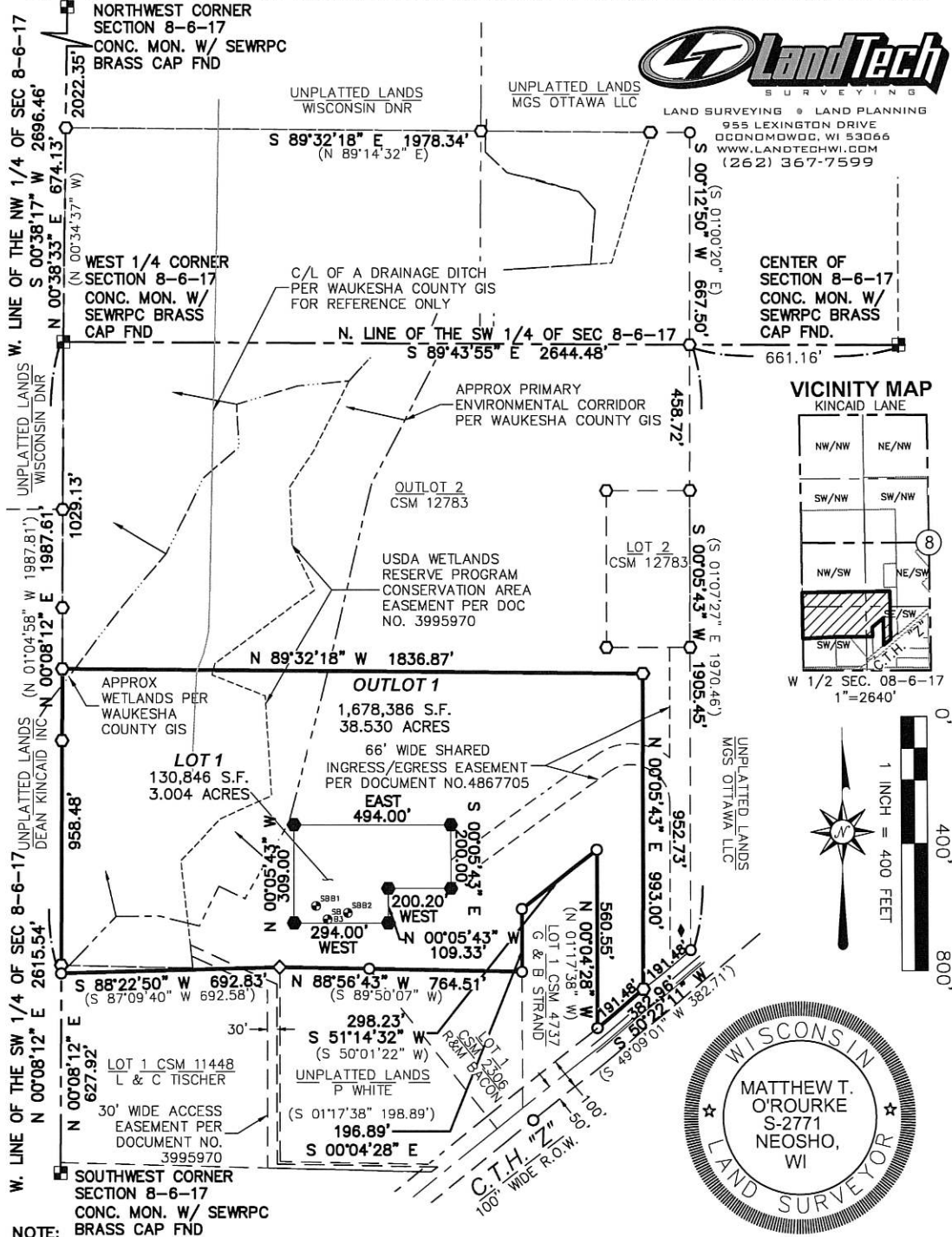
CLIENT	TRYON & LISA HOPKINS
PROJECT	NEW HOME CONSTRUCTION
DRAWN BY	LJS
CHECKED BY	MTD
LOCATION	W38252728 COUNTY ROAD Z DOUSMAN, WI 53118
TAX KEY	01WT1614998005
REV.	
REV.	
REV.	

DRAWING	26153 PRELIM.DWG
LAYOUT	PRELIMINARY LAYOUT
DATE	06/08/2026
JOB NO.	26153
SHEET	1 OF 1

Exhibit B

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

A RE DIVISION OF LOT 1 AND OUTLOT 1 OF CSM 12783 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE MARCH 31, 2026 AS DOCUMENT NO 4867703 BEING PART OF THE NE 1/4, NW 1/4, SW 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 17 EAST, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN



NOTE:

- THOSE AREAS WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR AND WETLAND, ARE SUBJECT TO THE WETLAND & PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS NOTED ON SHEET 5.
- THERE SHALL BE NO FURTHER LAND DIVISION INVOLVING THE LOTS IN THE CSM WITHOUT TOWN AND COUNTY APPROVAL OF THE LAND DIVISION.
- LOT 1 IS SUBJECT TO THE CONDITIONAL APPROVAL OF REZONE RZ_____ AND A DEED RESTRICTION RECORDED AS DOCUMENT NO. _____, THAT DISCLOSES THE REMAINING DENSITY AVAILABLE TO THE ORIGINAL FARM TRACKING UNIT.

PREPARED FOR:

TRYON & LISA HOPKINS
455 PEBBLE CREEK PASS
WALES, WI. 53183

- SEE SHEET 4 & 5 FOR NOTES.
- SEE SHEET 2 FOR LEGEND, CONTOURS AND SOILS.

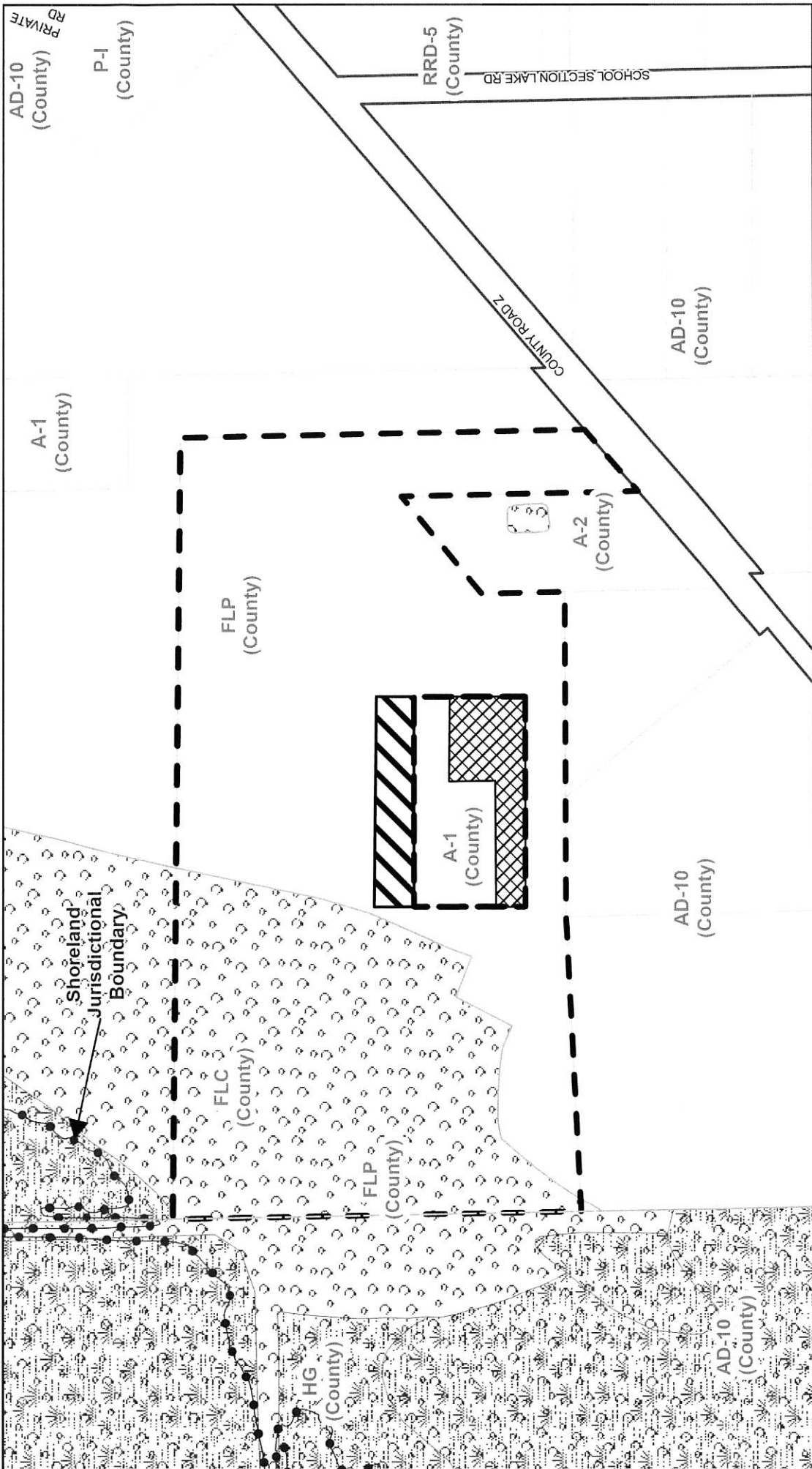
REV 07/09/2026
DATED 06/15/2026
JOB# 26153
SHEET 1 OF 7

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

Referred on: 08/31/26

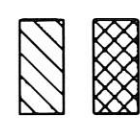
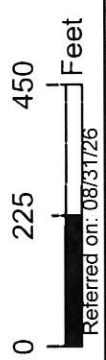
File Number: 181-O-039

Referred to: LU



ZONING AMENDMENT

PART OF SE1/4 SW1/4 OF
NW1/4 & NE1/4 NW1/4 SW1/4
SE1/4 OF SW1/4 SEC 8 T6N R17E,
TOWN OF OTTAWA



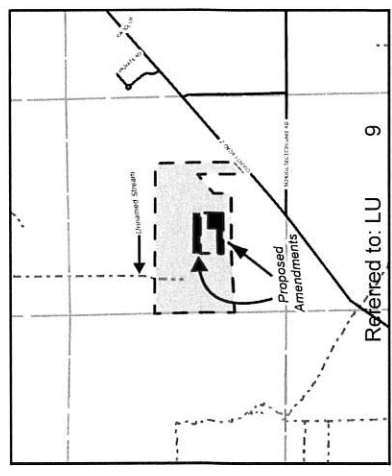
County Zoning Change of approximately 1.29 acres from FLP Farmland Preservation District to A-1 Agricultural District
County Zoning Change of approximately 1.29 acres from A-1 Agricultural District to FLP Farmland Preservation District

FILE.....RZ182

PETITIONER.....Tryon and Lisa Hopkins

DATE OF PLAN COMMISSION.....8/20/2026

TAX KEY NUMBER.....OTWT1614998005 and OTWT1614998007
File Number: 181-Q-039



VOTE RESULTS

Consent Agenda

20 AYE 0 NAY 0 ABSTAIN 5 ABSENT

17 Yes Votes Needed

 **Passed**

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

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