

ENROLLED ORDINANCE 164-61

COMPREHENSIVE AMENDMENT TO THE TEXT AND ZONING
MAP OF THE TOWN OF EAGLE ZONING CODE (ZT-1694)

WHEREAS the subject matter of this Ordinance having been approved by the Eagle Town Board on November 10, 2009, after Public Hearing, and the giving of requisite notice of said hearing, and duly referred to and considered by the Waukesha County Park and Planning Commission, and a recommendation for approval, thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.61 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Text and Zoning Map of the Town of Eagle Zoning Code, adopted by the Town of Eagle on December 1, 1990, is being amended to repeal and re-create the Text and the official Zoning Map of the Town of Eagle Zoning Code 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 ZT-1694, is 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.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

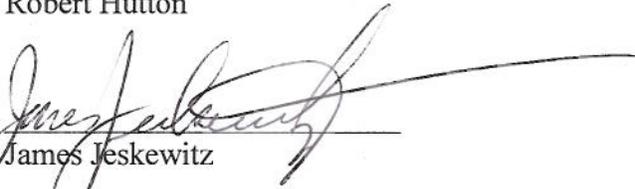
COMPREHENSIVE AMENDMENT TO THE TEXT AND ZONING
MAP OF THE TOWN OF EAGLE ZONING CODE (ZT-1694)

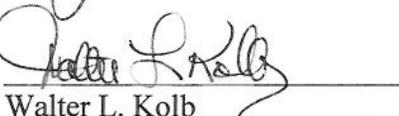
Presented by:
Land Use, Parks, and Environment Committee

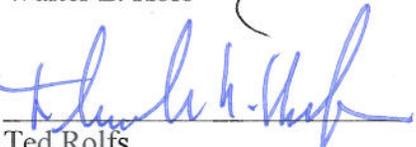

Fritz Ruf, Chair


Janel Brandtjen


Robert Hutton

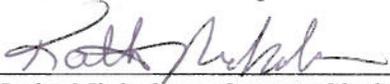

James Jeskewitz


Walter L. Kolb

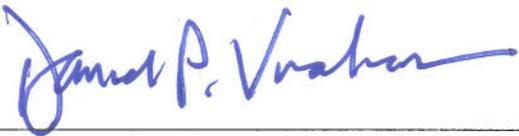

Ted Rolfs

ABSENT
Gilbert W. Yerke

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

Date: 12-18-09, 
Kathy Nickolaus, County Clerk

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

Approved: X
Vetoed: _____
Date: 1-5-10, 
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-12/15/09

(ORD) NUMBER-1640064

1 D. FALSTAD.....AYE
 3 R. HUTTON.....
 5 J. JESKEWITZ.....AYE
 7 P. HAUKOHL.....AYE
 9 J. HEINRICH.....AYE
 11 F. RUF.....AYE
 13 P. DECKER.....AYE
 15 P. MEYERS.....AYE
 17 J. TORTOMASI.....AYE
 19 S. WIMMER.....AYE
 21 W. ZABOROWSKI.....AYE
 23 J. PLEDL.....AYE
 25 G. YERKE.....AYE

2 T. ROLFS.....AYE
 4 J. DWYER.....AYE
 6 J. BRANDTJEN.....AYE
 8 T. SCHELLINGER....AYE
 10 D. SWAN.....AYE
 12 P. WOLFF.....AYE
 14 B. MORRIS.....AYE
 16 D. PAULSON.....AYE
 18 K. CUMMINGS.....AYE
 20 P. JASKE.....AYE
 22 P. GUNDRUM.....AYE
 24 W. KOLB.....AYE

TOTAL AYES-24

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-24

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 (ZT-1694 Town of Eagle) in accordance with the attached "Staff Report and Recommendation".

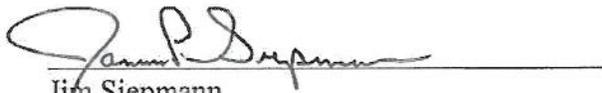
PARK AND PLANNING COMMISSION

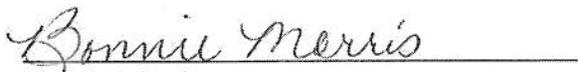
November 16, 2009


William Mitchell, Chairperson

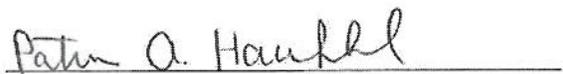

Bob Peregrine, Vice Chairperson

Absent
Gary Goodchild (absent)


Jim Siepmann


Bonnie Morris


Walter Kolb


Pat Haukohl

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

FILE NO: ZT-1694

TAX KEY NUMBER: N/A

DATE: November 19, 2009

NAME OF PETITIONER: Town Board of Eagle
Town of Eagle Town Hall
P. O. Box 327
Eagle, WI 53119

NATURE OF REQUEST:
Amendment to repeal and re-create the Town of Eagle Zoning Code and the Official Zoning Map of the Town of Eagle.

PUBLIC HEARING DATE:
September 17, 2009.

PUBLIC REACTION:
A number of individuals spoke during the public hearing. The majority of comments were from landowners requesting that their lands be designated under some desired certain category. A number of agricultural land owners asked that their lands not be designated for Agricultural Preservation so that they could keep all options open relative to future use.

TOWN PLAN COMMISSION ACTION:
On November 2, 2009, the Town of Eagle Plan Commission voted to recommend approval of the repeal and re-creation of the Town Zoning Code and Official Zoning Map.

TOWN BOARD ACTION:
On November 10, 2009, the Town of Eagle Board adopted Town Ordinance No. 09-06 to repeal and re-create the Town of Eagle Zoning Code and the Official Zoning Map of the Town of Eagle pursuant to Section 66.0103 of the Wisconsin Statutes (See Exhibit "A").

BACKGROUND AND SUMMARY OF CHANGES:
The Town of Eagle has been working simultaneously on the creation of a new Town Land Use Plan while at the same time revising and re-creating its Zoning Code and Zoning Map. The Town Board approved the new Land Use Plan and the new Zoning Code and Map on November 10, 2009. The Town consolidated these activities in order to achieve compliance with the State's Smart Growth Law, which requires municipalities to have a compliant land use plan in place by 2010. In addition, the new Zoning Code will allow for immediate implementation of the new Plan. At this time, the Zoning Code and Map are being considered for adoption by the County, as the Land Use Plan will need to be considered during the normal annual cycle for Land Use Plan amendment requests in early 2010. The Town shared a draft copy of the proposed zoning code revisions with the Planning and Zoning Division Staff a number of months ago. The Town asked the Planning and Zoning Division Staff to share comments regarding the

draft code language and map, which Staff did provide in advance of the September public hearing. The Planning and Zoning Division Staff's comments relative to the provided draft will be summarized in the discussion and background provided herein.

The most significant change in the proposed Zoning Code is that the number of zoning districts is being greatly reduced. In addition, the Town desired to modernize, streamline and clean up ordinance language, which over time, has included numerous amendments to repeal and re-create various sections of the Code. Changes to the Code include updated landscaping, lighting and signage regulations and the incorporation of various new or revised definitions- with an emphasis on floodplain related categories to coincide with new FEMA terminology. In addition, new Conditional Use categories to accommodate Mixed Use Planned Unit Developments and Energy Conservation Systems were added. The adopted Zoning Code contains 19 zoning districts with three (3) overlay districts. Some of these zoning districts were never mapped nor utilized within the Town. The proposed Code contains just 13 zoning districts. This reduction is the by-product of the consolidation of six (6) agricultural districts into two (2) districts and four (4) residential districts into two (2) districts. It should be noted that one (1) of the two (2) "Agricultural" districts, the A-3 Agricultural/Residential District, allows for lots as small as three (3) acres along with limited agricultural uses in areas planned for residential growth. In reviewing the draft Zoning Code, the Planning and Zoning Division Staff did express concern to the Town relative to the removal of the A-E Exclusive Agricultural Conservancy and the A-C Agricultural Land Preservation Conservancy Districts. Staff advised that such categories can be valuable for zoning farmland that is also mapped as floodplain and/or wetlands. The Town did address the Planning and Zoning Division Staff's comments relative to this topic in the final adopted Code with an expanded C-1 Conservancy District that includes general farming activities as permitted uses within floodplains and/or wetlands that have previously been farmed. The Planning and Zoning Division Staff feels that this adjustment adequately protects the rights of farmers within lowlands that have historically been used for agriculture.

The A-P Agricultural Land Preservation District remains in the revised code, and this would now be the only true agricultural district within the Town. Minimum parcel size in the A-P District will continue to be restricted to 35 acres. It should be noted that several parcels are proposed to be removed from this district according to the proposed zoning map. The lands to be rezoned out of A-P were not depicted on the Comprehensive Development Plan map for Agricultural Preservation, so the decision to rezone such lands otherwise is consistent with the Development Plan. It should be noted that the zoning map presented to the Planning and Zoning Division Staff and considered at the September public hearing showed numerous additional parcels in the A-P category. The Planning and Zoning Division Staff had advised the Town that we did not object to the inclusion of more lands into an agricultural preservation category, as Staff feels that preservation of farmland is a worthy cause. However, over the past month or so, the Town reversed direction relative to zoning more lands A-P, as more information about the State's new Farmland Preservation Law came to light. Chapter 91 of the State Statutes became law this past summer as part of the State's budget bill. The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) has been conducting workshops around the State in the past couple of months to inform communities and counties just what the new law means to them. The new law contains a provision that requires a per acre conversion fee to be collected from land owners who rezone out of agricultural preservation zoning districts after January 1, 2010. In response to this provision, the Town, in part, because of requests from affected landowners, elected to remove a good number of parcels from the A-P category on the proposed map. The per acre conversion fee would amount to

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approximately \$900 per acre in the Town of Eagle. Under the new law, parcels zoned A-P or an equivalent category will be allowed to rezone out of such category without the imposition of the conversion fee in the future, as long as the change is in accordance with an adopted Prime Farmland Preservation Plan that is certified by DATCP. The new law requires that Waukesha County have a compliant plan by the end of 2011. The Department of Parks and Land Use intends to embark upon this planning effort in 2010, largely relying on the newly adopted Comprehensive Development Plan as the framework for the plan. The Town has chosen to rezone several parcels out of the A-P category in advance of the new County Farmland Plan being in place and in advance of the January 1, 2010 effective date for the conversion fee program.

Staff also suggested to the Town that consideration be given to eliminating or lowering the minimum lot size provision relative to Planned Unit Developments (PUD). Section 3.08(5)(26) of the proposed Code allows for minimum lot sizes in three acre zoning districts, which comprise the majority of lands in the Town, to be reduced to just two (2) acres in most cases with a PUD. The Planning and Zoning Division Staff advised that if the intent of Planned Unit Developments is to preserve more open space while possibly reducing infrastructure costs and impacts, smaller permissible lots sizes would be more effective in preserving more open space acreage and natural resources, while at the same time allowing for reasonably sized building lots. The Town Planner advised the Planning and Zoning Division Staff that this suggestion was considered but not accepted as a change that the Town wished to make, as there was a stated preference for large lots.

The proposed zoning map contains considerable change from the currently adopted map. The vast majority of lands east of the Kettle Moraine State Forest are now depicted in the A-3 Agricultural/Residential District, whereas these lands were previously zoned across a number of categories that have been eliminated from the new Code and map. The Planning and Zoning Division Staff does have some concern that the A-3 District has been applied to so many lands that are currently undeveloped. The newly adopted Comprehensive Development Plan called for lands to be zoned as used rather than being pre-zoned for development. With the consolidation of so many agricultural districts, the Town was left with few choices as to how to zone non-prime farmlands. Perhaps consideration could be given in the future to increasing the minimum lot size of the A-3 District or to bringing back a secondary agricultural designation that would not be subject of prime farmland regulations. The areas west of the State Forest remain zoned similarly to the designations of the adopted map. State lands are generally zoned either P-1 Public or C-1 Conservancy. The new map, which was prepared with assistance of the Waukesha County Land Information Staff, does reflect the new 2008 FEMA floodplain mapping, as well as the 2005 Wisconsin Wetland Inventory Maps and the 2005 SEWRPC Environmental Corridor Inventory. The timing of the Town's Zoning map update coincided well with the County-wide map modernization effort that is nearing completion. The Planning and Zoning Division Staff also feels that the Town's new Zoning Map better protects upland wooded areas in that the Upland Conservancy (U-C) category incorporates Isolated Natural Areas, amongst other designated woodlands, for protection and limits disturbance in this category to 15% of the parcel area up to a maximum of 20,000 square feet.

In general, the comprehensive revision and recreation of the Town Code is consistent with the general principles and standards of the adopted Town Code. The majority of the changes are related to streamlining language, consolidating districts and modernizing language to meet current law. The Town's proposed Code does not differ substantially from the provisions of the Waukesha County

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Shoreland and Floodland Protection Ordinance, which also governs the shoreland areas of the Town. The general consistency between the two (2) codes or ordinances allows for relative ease in administering the two (2) documents relative to the same lands.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that the repeal and recreation of the Town of Eagle Zoning Code and Official Zoning Map, which was approved by the Town Board on November 10, 2009, be approved as presented. We feel that this major effort by the Town to modernize, streamline and update its Zoning Ordinance and to update its Zoning Map, including the incorporation of newly available natural resource mapping, is a step forward in the Town being able to better administer zoning regulations. The relative consistency between the Town's Zoning Code and County zoning codes allows for an ease of understanding for the citizenry affected by the provisions of multiple ordinances. In addition, the elimination of little used zoning classifications makes navigating the code document easier. A more current Zoning Code is an important element in the Town being able to effectively carry out the goals and principles of the Town's new Land Use Plan.

Respectfully submitted,

Jason Fruth /Kab

Jason Fruth
Senior Planner

Attachments: Exhibit "A" and Map

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DEPT OF PARKS & LAND USE
WAUKESHA COUNTY**EXHIBIT "A"**

STATE OF WISCONSIN

TOWN OF EAGLE

ORDINANCE NO. 09-06**AN ORDINANCE TO REPEAL AND RECREATE THE ZONING CODE AND THE
OFFICIAL ZONING MAP OF THE
TOWN OF EAGLE**

The Town Board of the Town of Eagle do ordain as follows:

1-1. Adoption of Code.

Pursuant to Wis. Stat. § 66.0103, the ordinances of the Town of Eagle of a general and permanent nature adopted by the Town Board of the Town of Eagle, consisting of Chapter 3 of the General Code of Ordinances, is hereby approved, adopted, ordained and enacted as the "Zoning Code of the Town of Eagle, Wisconsin", hereinafter referred to as the "Zoning Code."

1-2. Code supersedes prior ordinances.

This Ordinance pertaining to the Zoning Code and Official Zoning Map shall supersede all other related permanent zoning ordinances and zoning maps enacted prior to the enactment of this Zoning Code and Zoning Map, except such ordinances as are hereinafter expressly saved from repeal or continued in force.

1-3. Continuation of existing provisions.

The provisions of the Zoning Code, insofar as they are substantively the same as those of the ordinances in force immediately prior to the enactment of the Zoning Code by this Ordinance, are intended as a continuation of such ordinances and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior ordinances.

1-4. Copy of Code on file.

A copy of the Zoning Code, in loose-leaf form, has been filed in the office of the Town Clerk and has remained there for use and inspection by the public for not less than two (2) weeks prior to the adoption of this Ordinance as required by Wis. Stat. § 66.0103. Upon adoption of this Ordinance, the copy of the Code on file with the Town Clerk shall be certified to by the Town Clerk, and such certified copy shall remain on file in the office of said Town Clerk to be made available to persons desiring to examine the same during all times while said Zoning Code is in effect.

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1-5. Amendments to Code.

Any and all additions, deletions, amendments or supplements to the Zoning Code, when adopted in such form as to indicate the intention of the Town Board to make them a part thereof, shall be deemed to be incorporated into such Zoning Code so that reference to the "Zoning Code of the Town of Eagle, Wisconsin" shall be understood and intended to include such additions, deletions, amendments or supplements. Whenever such additions, deletions, amendments or supplements to the Zoning Code shall be adopted, they shall thereafter be printed and, as provided hereunder, inserted in the loose-leaf book containing said Zoning Code as amendments and supplements thereto.

1-6. Publication; filing.

The Clerk of the Town of Eagle, pursuant to law, shall cause to be published, in the manner required by law, a copy of this Ordinance in lieu of publication of the entire Zoning Code as provided for in Wis. Stat. § 66.0103. Sufficient copies of the Zoning Code shall be maintained in the office of the Clerk for inspection by the public at all times during regular office hours. The enactment and publication of this Ordinance, coupled with the availability of a copy of the Zoning Code for inspection by the public, shall be deemed, held and considered to be due and legal publication of all provisions of the Zoning Code for all purposes.

1-7. Code book to be kept up-to-date.

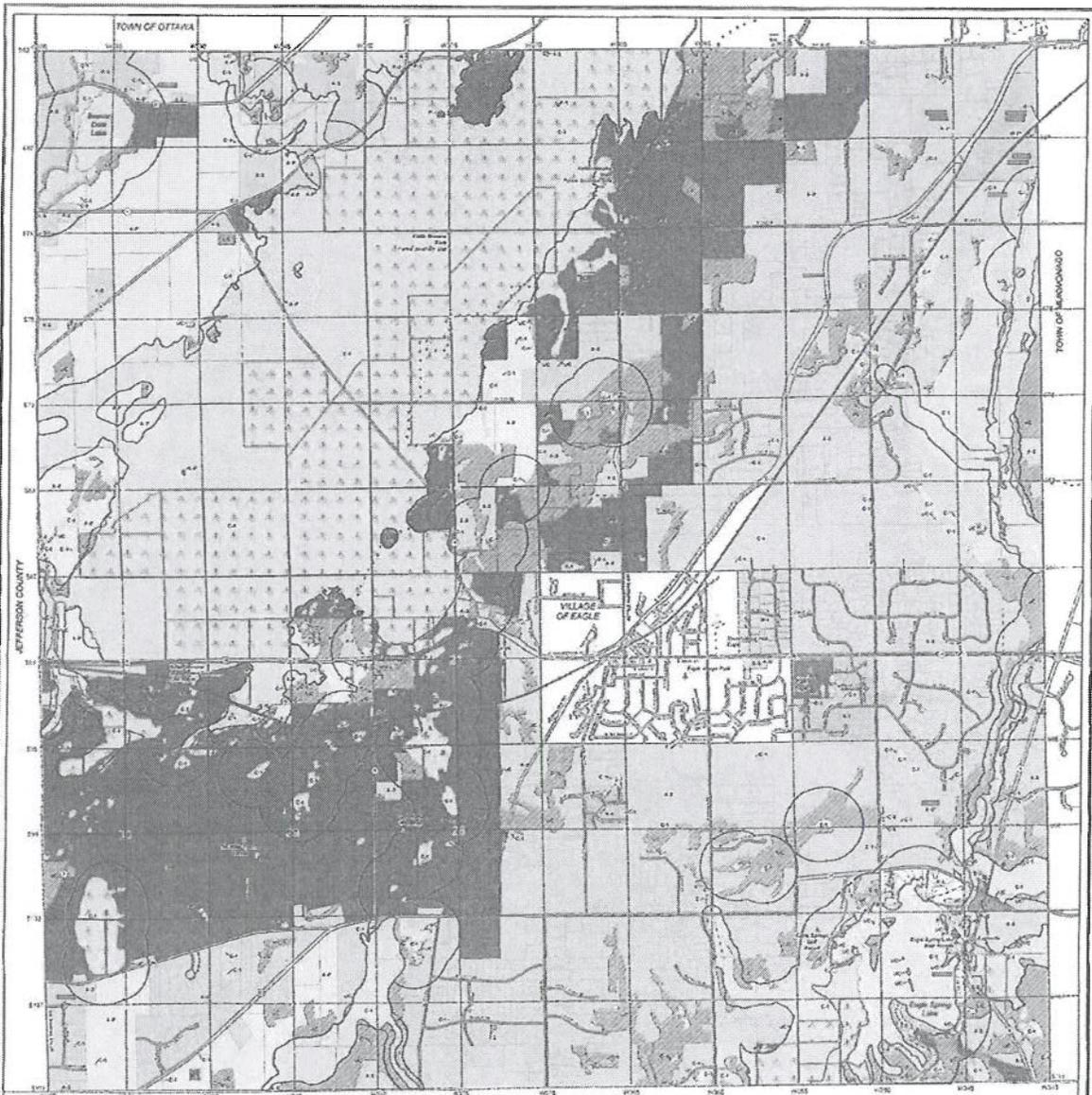
It shall be the duty of the Town Clerk, or someone authorized and directed by the Clerk, to keep up-to-date the certified copy of the book containing the Zoning Code required to be filed in the Clerk's office for use by the public. All changes in said Zoning Code and all ordinances adopted subsequent to the effective date of this codification which shall be adopted specifically as part of the Zoning Code shall, when finally adopted, be included therein by reference until such changes or new ordinances are printed as supplements to said Zoning Code book, at which time such supplements shall be inserted therein.

1-8. Sale of Code book.

Copies of the Zoning Code, or any chapter or portion of it, may be purchased from the Clerk or an authorized agent of the Clerk upon the payment of a fee to be set by the Town Board. The Clerk may also arrange for procedures for the periodic supplementation of the Zoning Code.

1-9. Altering or tampering with Code; penalties for violation.

It shall be unlawful for anyone to improperly change or amend, by additions or deletions, any part or portion of the Zoning Code or to alter or tamper with such Zoning Code in any manner whatsoever which will cause the law of the Town of



Prepared by Waushara County Dept. of Parks and Land the Nov. 2009



Name	Summary of Permit Requirements				Permit Fees			
	Building	Sign	Other	Other	Application	Inspection	Other	Other
1. New building	Yes	Yes	Yes	Yes	100	100	100	100
2. New sign	No	Yes	Yes	Yes	50	50	50	50
3. New other	No	No	Yes	Yes	50	50	50	50
4. New building	Yes	Yes	Yes	Yes	100	100	100	100
5. New sign	No	Yes	Yes	Yes	50	50	50	50
6. New other	No	No	Yes	Yes	50	50	50	50
7. New building	Yes	Yes	Yes	Yes	100	100	100	100
8. New sign	No	Yes	Yes	Yes	50	50	50	50
9. New other	No	No	Yes	Yes	50	50	50	50
10. New building	Yes	Yes	Yes	Yes	100	100	100	100
11. New sign	No	Yes	Yes	Yes	50	50	50	50
12. New other	No	No	Yes	Yes	50	50	50	50
13. New building	Yes	Yes	Yes	Yes	100	100	100	100
14. New sign	No	Yes	Yes	Yes	50	50	50	50
15. New other	No	No	Yes	Yes	50	50	50	50
16. New building	Yes	Yes	Yes	Yes	100	100	100	100
17. New sign	No	Yes	Yes	Yes	50	50	50	50
18. New other	No	No	Yes	Yes	50	50	50	50
19. New building	Yes	Yes	Yes	Yes	100	100	100	100
20. New sign	No	Yes	Yes	Yes	50	50	50	50
21. New other	No	No	Yes	Yes	50	50	50	50
22. New building	Yes	Yes	Yes	Yes	100	100	100	100
23. New sign	No	Yes	Yes	Yes	50	50	50	50
24. New other	No	No	Yes	Yes	50	50	50	50
25. New building	Yes	Yes	Yes	Yes	100	100	100	100
26. New sign	No	Yes	Yes	Yes	50	50	50	50
27. New other	No	No	Yes	Yes	50	50	50	50
28. New building	Yes	Yes	Yes	Yes	100	100	100	100
29. New sign	No	Yes	Yes	Yes	50	50	50	50
30. New other	No	No	Yes	Yes	50	50	50	50
31. New building	Yes	Yes	Yes	Yes	100	100	100	100
32. New sign	No	Yes	Yes	Yes	50	50	50	50
33. New other	No	No	Yes	Yes	50	50	50	50
34. New building	Yes	Yes	Yes	Yes	100	100	100	100
35. New sign	No	Yes	Yes	Yes	50	50	50	50
36. New other	No	No	Yes	Yes	50	50	50	50
37. New building	Yes	Yes	Yes	Yes	100	100	100	100
38. New sign	No	Yes	Yes	Yes	50	50	50	50
39. New other	No	No	Yes	Yes	50	50	50	50
40. New building	Yes	Yes	Yes	Yes	100	100	100	100
41. New sign	No	Yes	Yes	Yes	50	50	50	50
42. New other	No	No	Yes	Yes	50	50	50	50
43. New building	Yes	Yes	Yes	Yes	100	100	100	100
44. New sign	No	Yes	Yes	Yes	50	50	50	50
45. New other	No	No	Yes	Yes	50	50	50	50
46. New building	Yes	Yes	Yes	Yes	100	100	100	100
47. New sign	No	Yes	Yes	Yes	50	50	50	50
48. New other	No	No	Yes	Yes	50	50	50	50
49. New building	Yes	Yes	Yes	Yes	100	100	100	100
50. New sign	No	Yes	Yes	Yes	50	50	50	50
51. New other	No	No	Yes	Yes	50	50	50	50
52. New building	Yes	Yes	Yes	Yes	100	100	100	100
53. New sign	No	Yes	Yes	Yes	50	50	50	50
54. New other	No	No	Yes	Yes	50	50	50	50
55. New building	Yes	Yes	Yes	Yes	100	100	100	100
56. New sign	No	Yes	Yes	Yes	50	50	50	50
57. New other	No	No	Yes	Yes	50	50	50	50
58. New building	Yes	Yes	Yes	Yes	100	100	100	100
59. New sign	No	Yes	Yes	Yes	50	50	50	50
60. New other	No	No	Yes	Yes	50	50	50	50
61. New building	Yes	Yes	Yes	Yes	100	100	100	100
62. New sign	No	Yes	Yes	Yes	50	50	50	50
63. New other	No	No	Yes	Yes	50	50	50	50
64. New building	Yes	Yes	Yes	Yes	100	100	100	100
65. New sign	No	Yes	Yes	Yes	50	50	50	50
66. New other	No	No	Yes	Yes	50	50	50	50
67. New building	Yes	Yes	Yes	Yes	100	100	100	100
68. New sign	No	Yes	Yes	Yes	50	50	50	50
69. New other	No	No	Yes	Yes	50	50	50	50
70. New building	Yes	Yes	Yes	Yes	100	100	100	100
71. New sign	No	Yes	Yes	Yes	50	50	50	50
72. New other	No	No	Yes	Yes	50	50	50	50
73. New building	Yes	Yes	Yes	Yes	100	100	100	100
74. New sign	No	Yes	Yes	Yes	50	50	50	50
75. New other	No	No	Yes	Yes	50	50	50	50
76. New building	Yes	Yes	Yes	Yes	100	100	100	100
77. New sign	No	Yes	Yes	Yes	50	50	50	50
78. New other	No	No	Yes	Yes	50	50	50	50
79. New building	Yes	Yes	Yes	Yes	100	100	100	100
80. New sign	No	Yes	Yes	Yes	50	50	50	50
81. New other	No	No	Yes	Yes	50	50	50	50
82. New building	Yes	Yes	Yes	Yes	100	100	100	100
83. New sign	No	Yes	Yes	Yes	50	50	50	50
84. New other	No	No	Yes	Yes	50	50	50	50
85. New building	Yes	Yes	Yes	Yes	100	100	100	100
86. New sign	No	Yes	Yes	Yes	50	50	50	50
87. New other	No	No	Yes	Yes	50	50	50	50
88. New building	Yes	Yes	Yes	Yes	100	100	100	100
89. New sign	No	Yes	Yes	Yes	50	50	50	50
90. New other	No	No	Yes	Yes	50	50	50	50
91. New building	Yes	Yes	Yes	Yes	100	100	100	100
92. New sign	No	Yes	Yes	Yes	50	50	50	50
93. New other	No	No	Yes	Yes	50	50	50	50
94. New building	Yes	Yes	Yes	Yes	100	100	100	100
95. New sign	No	Yes	Yes	Yes	50	50	50	50
96. New other	No	No	Yes	Yes	50	50	50	50
97. New building	Yes	Yes	Yes	Yes	100	100	100	100
98. New sign	No	Yes	Yes	Yes	50	50	50	50
99. New other	No	No	Yes	Yes	50	50	50	50
100. New building	Yes	Yes	Yes	Yes	100	100	100	100

- P-1 Public
- C-1 Conservancy
- UC Upland Conservancy
- A-P Ag Land Preservation
- A-3 Agricultural
- R-1 Residential
- R-L Residential Lake
- B-1 Business
- B-2 Business
- B-3 Business
- M-1 Limited Industrial
- M-2 General Industrial
- Q-1 Quarrying
- Water

Town of Eagle Zoning Map

Adopted by the Town of Eagle November 12, 2009

Government Building, School, Fire Station, Cemetery, Trail, Unimproved Area, Recreation, State Land, Conditional Zoning Amendments, Waushara Co. Shortland Jurisdiction, Floodplain (2008 FEMA Map), Source: Waushara County Planning and Zoning Division.