

Conditional Use Application

Town of Eagle (Waukesha County), Wisconsin

Town of Eagle
820 E. Main Street
Eagle, WI 53119

Overview: The Town's zoning regulations identify land uses that may be allowed in each of the zoning districts either by right or as a conditional use. By definition, a conditional use is a land use that may or may not be appropriate on a given parcel depending on a wide range of factors that relate to the proposed use and the particular circumstances relating to the parcel and surrounding properties. Conditional uses are therefore considered on a case-by-case basis. As part of the review process, the Plan Commission and Town Board conduct a joint public hearing to solicit input from the general public and other interested parties. When reviewing conditional use applications, the Plan Commission serves in an advisory capacity to the Town Board, which makes the final decision. The recommendation of the Plan Commission and the decision of the Town Board are based on the evidence and testimony received as part of the application and through the public hearing process.

If you submit an application, do not contact any member on the Plan Commission or the Town Board until after a final decision has been made.

Governing regulations: The procedures and standards governing the review of this application are found in Article 6 of the Town's zoning code.

General instructions: Complete this application and submit one copy to the Town Clerk or to the Town Planner via email (riet@waukesha.gov). Alternatively, you can submit your application online at <https://townofeagle.zoninghub.com>. An application fee is also required. An invoice number will be provided to you after the initial intake review to pay the required application fee. A Professional Reimbursement Form is required prior to the application being considered complete.

Before you formally submit your application, you may meet with the Town Planner who can answer any questions you may have. The Town Planner can also review your application before it is formally submitted to determine if it is complete and provides enough information to describe the circumstances related to this application. If you have any questions, do not hesitate to contact the Town Planner at (262) 548-7813 or via email at riet@waukesha.gov.

Application submittal deadline: A complete application, as identified by the Town Planner, must be submitted at least 10 business days prior to the newspaper deadline for the public hearing. Public hearings are held during the joint Plan Commission and Town Board meeting, which is generally the first Monday of the month. There is no guarantee that the item may be placed on the agenda for action the same night as the public hearing. Please contact the Town Planner to verify the deadline for a specific month.

1. **Applicant and agent information** Include the names of the agent, if any, that helped prepare this application including the supplemental information. Examples include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Applicant	Agent
Name	Lisa Love	N/A
Street address	570 W34138 Township Rd X	
City, state, zip code	Eagle, WI 53119	
Daytime telephone	577.304.6628	
Email address	lisa.love.08@gmail.com	

2. **Type of application (select one)**

☐ New conditional use → No new conditional use.

☒ Yes ☐ No

Are there any other current conditional use approvals for the property?

If yes, provide the year of issuance and a short description.

2018 - Conditional Use for a horse boarding facility.

☒ An amendment of a previously approved conditional use

3. **Subject property information**

Physical address 570 W34138 Township Rd X, Eagle, WI 53119

Tax key number(s) EGLT- 1732994001 EGLT - EGLT - EGLT -

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Town Clerk.

Is the subject property currently in violation of the Town's zoning code as determined by the Zoning Administrator?

- ☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 500.106 of the Town's zoning code, the Town may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, or other required payment that are specifically related to the subject property?

- ☒ No
☐ Yes

If yes, please explain.

Comment: Pursuant to Section 500.107 of the Town's zoning code, the Town may not issue a permit or other approval that would benefit a parcel of land where taxes, assessments, or other required payments are delinquent and due.

4. Zoning information. The subject property is located in the following zoning district(s). (check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> P-1 Public | <input type="checkbox"/> AP Agricultural land preservation | <input type="checkbox"/> B-2 Local business |
| <input type="checkbox"/> Q-1 Quarry | <input checked="" type="checkbox"/> RR Rural residential | <input type="checkbox"/> B-4 Mixed business |
| <input type="checkbox"/> C-1 Conservancy | <input type="checkbox"/> R-1 Residential | <input type="checkbox"/> M-1 Limited industrial |
| <input type="checkbox"/> UC Upland conservancy | <input type="checkbox"/> B-1 Neighborhood business | <input type="checkbox"/> M-2 General industrial |

5. Current use Describe the current use of the subject property.

Horse boarding facility and residence.
Current conditional use allows for 15 livestock maximum on property.

6. Proposed use Describe the proposed conditional use or the proposed amendment.

The proposed amendment to the conditional use would change:
Page 2, Number 4 Part C to the maximum number of "horses" to 20.
Page 3, Number 4 Part J would be removed to allow for small events/clinics.

7. Evaluation criteria The factors listed below will be used in evaluating this application. Your responses are important.

1. The size of the parcel on which the proposed use will occur.

25.68 Acres

2. The presence of and compatibility with other uses on the subject property if any.

→ No other uses on property besides horse boarding and residence.

3. The location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses).

→ 5 additional horses to be kept in areas already housing horses. Most would be on the western side of the property.

4. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site.

Minimal effects, maybe 2-3 additional people on property weekly. It's possible it will be less than that.

5. The suitability of the subject property for the proposed use.

Already being run as a horse boarding facility. At just over 25 acres, zoning code allows for 25 horses on property. At 20 horses we would still be well under the allowable amount.

6. Effects of the proposed use on the natural environment.

Minimal. Horses would eat grass fields in summer instead of mowing them.

7. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances.

N/A - no operational changes

8. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts.

None

9. Any other factor that relates to the purposes of this chapter set forth in s. 500.05 or as allowed by state law.

None

9. Supplemental materials Attach the following to this application form.

1. A project map with the information listed in Appendix A of the zoning code.
2. Proposed construction plans (if applicable) N/A

10. Attachments List any attachments included with your application.

Project Map

11. Other information. You may provide any other information you feel is relevant to the review of your application.

12. Applicant certification

- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Town's chargeback policy. The signed chargeback form is attached.
- I understand that submission of this application authorizes town officials, Plan Commission members, Town Board members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.
- I understand that the Town Planner will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Applicant Signature(s):

Date:

Lisa Hove

12/15/25