

Date: April 5, 2024

To: Town of Eagle Plan Commission-Town Board

From: Tim Schwecke, Town Planner

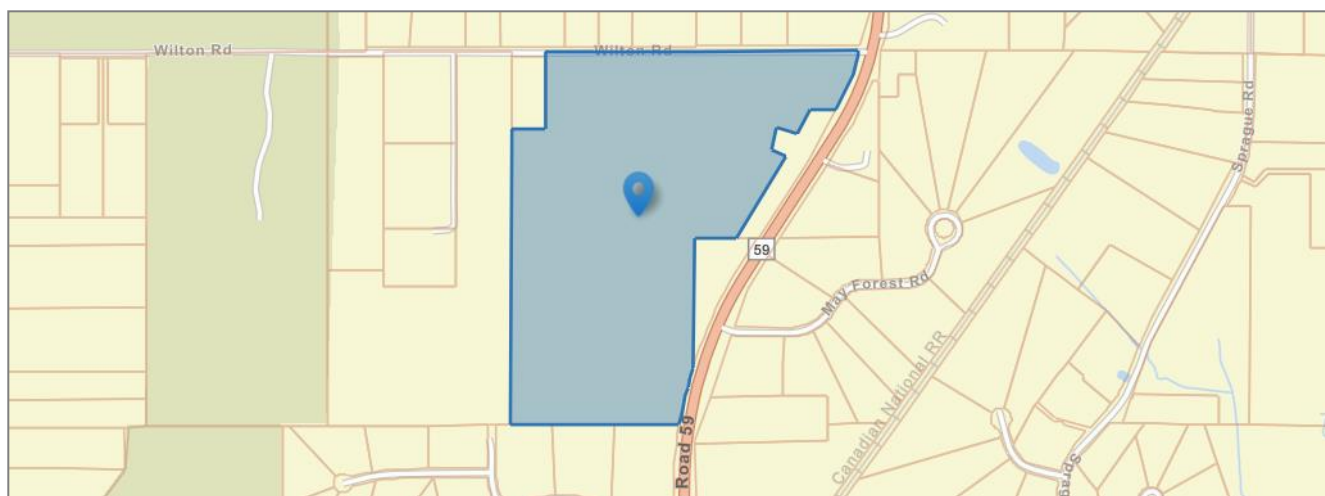
Subject: Concept review of a Planned Development District for Winter Horse Estates, a residential subdivision consisting of 18 lots and 2 outlots; Burbuck Builders (Jared Burbuck, agent)

Application: 2024-04; <https://s.zoninghub.com/I3XDTD73OH>

Meeting: April 9, 2024 Plan Commission-Town Board meeting

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Burbuck Builders has submitted an application for a planned unit development off of Wilton Road. The subject property consists of approximately 97 acres. The project will be limited to 70.2 acres and will be developed as a conservation subdivision consisting of 18 lots and 2 outlots. The remainder will be used as a commercial stable.



**Procedure for establishing a planned unit development project** As described in Town's zoning code, there are three steps in establishing a planned development district.

1. Concept review
2. General Development plan (GDP)
3. Final Development Plan (FDP)

At the moment, we are in the first step. As a reminder, the concept review allows the developer to submit a concept plan and listen to any issues you believe should be further discussed in any subsequent submittals. No final decisions are being made at this meeting. The developer understands that any comments/questions that offered are advisory and in no way binds the Plan Commission or the Town Board in any way.

**Other required reviews** The project will involve a number of other reviews.

1. **Certified survey map.** A CSM is needed to separate the subject property into two parcels. The larger lot will be used for the PDD and the remainder with the existing buildings will be retained by the current property owner.
2. **Conditional use for commercial stable** Because the parcel for the commercial stable will become smaller, a conditional use application will be reviewed for the stable.

3. **Subdivision plat** The developer will be submitting an application for a preliminary subdivision plat. If approved, the developer would then follow up with a final subdivision plat.

**Attachments:**

1. Concept plan layout



Pheasant Run

UNPLATTED LANDS  
ESTHER WALKER  
WINZENRIED

PAR. 3  
CSM # 3210

PAR. 2  
CSM # 3210

PAR. 1  
CSM # 3210

PROPOSED  
SLEDDING HILL

SCHNAPPS HILL

LOT 21

MAY FOREST RD.

STATE HWY 59

EAGLE PRAIRIE FARM  
ADDITION NO. 1

LOT 10

LOT 9

SITE CALCULATIONS:

Proposed Residential Development

Total acreage is 70.00 acres / 100%  
Proposed Right-of-way = 5.24 acres / 07%  
Proposed Open Space = 28.06 acres / 40%  
18 Lots = 36.70 acres / 53%

PUD with RR Zoning:  
Lot Size = 2 Acre minimum  
200' average width  
50' street setback  
30' side offset  
20' rear offset

GENERAL NOTES:

- Boundary and topography taken from Waukesha County GIS data.
- Proposed development to be served by private well and septic.
- There is no environmental features on this property
- Current zoning is RR Rural Residential per Town Zoning Map.

Property Owner:  
Daniel & Barbara Riva Trust  
S75 W35621 Wilton Road  
Eagle, WI 53119

NOTE:  
OWNERS OF THIS PROPERTY, (DANIEL & BARBARA RIVA TRUST),  
HAVE PERMISSION TO USE ALL OUTLOTS FOR RIDING HORSES.  
A WRITTEN AGREEMENT TO BE PROVIDED TO THE TOWN OF  
EAGLE.

PRELIMINARY

LOT 1  
CSM # 11208

LOT 2  
CSM # 11208

LOT 4  
CSM # 11208

LOT 4  
CSM # 11456

PAR. A  
CSM # 1693

PAR. B  
CSM # 1693

WILTON ROAD

CSM # 7710

4  
3 PUBLIC ROAD

WINTER HORSE ESTATES  
SITE PLAN

TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN

BY DATE

Jrm 3-18-24

REVISIONS

1 Added overall grading plan

NO.

INITIALS DATE

DESIGNED JRM 01/24/24

DRAWN JAB 01/24/24

CHECKED JRM 01/24/24

0 100'  
SCALE

PROJECT NO.  
23-030

SHEET NO.  
3 OF 11