

# 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 ([rlto@waukeshacounty.gov](mailto:rlto@waukeshacounty.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 [rlto@waukeshacounty.gov](mailto:rlto@waukeshacounty.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.

	<u>Applicant</u>	<u>Agent</u>
Name	Melissa Weishaar	
Street address	6659 Buckby Rd	
City, state, zip code	Lake Geneva, WI 53147	
Daytime telephone	715-864-9301	
Email address	melissa@wisefarmproductions.com	

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

☐ 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.

June 30, 2008.  
See attachment.

☒ An amendment of a previously approved conditional use

3. **Subject property information**

Physical address W379 S9674 County Rd S, Eagle WI, 53119

Tax key number(s) EGLT-1838998 EGLT -1838997 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 checked="" 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.

The Kettle Moraine Ranch currently offers horse riding, horse boarding, small animal viewing as well as a location for weddings, private and public events, and operation of the Jackass Saloon. See Property Use Plan for additional detail.

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

We aim to provide top-notch services for weddings, music events, and other public or private event hosting. Additional offerings will include community-based events like craft fairs, farmers markets, special event camping, and rental spaces, all while enhancing the natural charm of the venue and the landscape that the Southern Kettle Moraine forest have to offer. See Property Use Plan for additional details.

**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.

Parcel 1 Tax Key EGLT-1838997 - 840.18' x 608.52'

Primary business and activities will occur on this parcel. All structures, with proposed improvements are located in this area.

Parcel 2, Tax Key EGLT-1838998 - approximately 25 acres

This parcel will have a minimum of 1 outdoor wedding site. Additionally, adjacent area will be used as overflow parking during events and/or primitive camping. A walking trail system will be created utilizing current horse riding trails which run throughout the parcel and adjacent to the Black Turn Marsh. No permanent structures are planned for this area at this time.

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

The proposed uses are in line with the current approved uses. The major change is the removal of horses/animals from the property and reclaiming the structures and land once dedicated to horses, to be used for use by future guests. See Property Use Plan for additional detail.

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).

The proposed uses will remain in the locations and structures currently being utilized on the property. Additional approval for expanded use of Parcel 2, to include primitive camping, overflow parking and walking trails is requested. See Property Use Plan for Additional Detail.

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

During some events, it is anticipated that traffic on County Rd S will increase, but will not hinder the flow of traffic. No parking offsite is allowed, therefore no pedestrian traffic on public roadways is expected. On site roadways will remain clear of parked cars at all times by ensuring that ample parking staff are available to direct attendees to the appropriate parking areas. In accordance with zoning rules a minimum of 166 parking stalls will be available for use to accomodate a maximum of 500 event attendees (for special events).

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

The proposed uses are in line with the current uses of the Ranch. This location is ideal for the proposed uses due to the large space to allow for the safety of attendees.

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

The proposed uses are meant to improve the natural environment by cleaning up the site, removal of debris, reclaiming pasture land to a more natural state, and maintaining trails to allow for safe use by guests.

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

We endeavor to work with the Town to be compliant with all statutes related to noise and hours of operation. We anticipate that wedding receptions will take place indoors and will end no later than midnight. Outdoor events, including music, will end no later than 11 PM.

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.

Not determined at this time.

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

**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)

**10. Attachments** List any attachments included with your application.

Property Use Plan

**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:



March 21, 2025