

**AGENDA - FINAL**  
**WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular**  
**Thursday, March 19, 2026 1:00 PM Room AC255/259**  
**Administration Center, 515 W. Moreland Blvd., Waukesha, WI 53188**

---

**CALL TO ORDER**  
**CORRESPONDENCE**  
**MEETING APPROVAL**  
**MINUTES**  
**PUBLIC COMMENT**

Approval of the February 26, 2026 Minutes

**REZONES**

- **RZ172 (Linda and Norman Konicheck) Town of Eagle, Section 25**  
Part of the SW ¼ and SE ¼ of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at S101 W34628 CTH LO.  
Request: Rezone from the A-T Agricultural Transition District to the A-5 Mini Farm District.

**CONDITIONAL USE AND PLAN OF OPERATIONS**

- **CU142 (Norman and Linda Konicheck) Town of Eagle, Section 25**  
Part of the SW ¼ and SE ¼ of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at S101 W34628 CTH LO.  
Request: Conditional Use approval for a commercial horse boarding operation.
- **SP295 (Norman and Linda Konicheck) Town of Eagle, Section 25**  
Part of the SW ¼ and SE ¼ of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at S101 W34628 CTH LO.  
Request: Site Plan/Plan of Operation approval for a commercial horse boarding operation.
- **CU138 (Lake Pewaukee Sanitary District) Town of Delafield, Sections 13 and 24**  
The east 100 ft. of Lot 1, Block B, Waukesha Beach, Sections 13 and 24, T6N, R18E, Town of Delafield. More specifically, the property is located at N22 W28024 Edgewater Drive.  
Request: Conditional Use approval for improvements to the existing lake district maintenance building and site.
- **SP292 (Lake Pewaukee Sanitary District) Town of Delafield, Sections 13 and 24**  
The east 100 ft. of Lot 1, Block B, Waukesha Beach, Sections 13 and 24, T6N, R18E, Town of Delafield. More specifically, the property is located at N22 W28024 Edgewater Drive.  
Request: Site Plan/Plan of Operation approval for improvements to the existing lake district maintenance building and site.

**MISCELLANEOUS**

- **PPC26 002 (Norman and Linda Konicheck) Town of Eagle, Section 25**  
Part of the SW ¼ and SE ¼ of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at S101 W34628 CTH LO.  
Request: Remnant parcel not shown on a Certified Survey Map.

**ADJOURNMENT**

*Robert Peregrine*

**Robert Peregrine, Chairperson**

**Park and Planning Commission**  
Thursday, March 19, 2026

*(The Staff Reports and Recommendations for the issues listed above are available upon request. For questions regarding this agenda, please call (262) 896-8300).*

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**ZONING MAP AMENDMENT**

**DATE:** March 19, 2026

**FILE NO.:** RZ172

**OWNER:** Linda and Norman Konichek  
S101 W34678 County Road LO  
Eagle, WI 53119

**APPLICANT:** Wendy Konichek

**TAX KEY NO.:** EGLT 1827.999

**LOCATION:**

The subject property is described as part of the SW ¼ and SE ¼ of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at S101 W34628 CTH LO, containing approximately 112.9 acres.

**EXISTING ZONING:**

A-T Agricultural Transition District.

**PROPOSED ZONING:**

A-5 Mini Farm District

**EXISTING USE(S):**

Agricultural land, commercial horse boarding operation, multiple residences

**REQUESTED USE(S):**

Create an approximately 6.6-acre lot for future single-family residential use

**PUBLIC HEARING DATE:**

March 4, 2026

**PUBLIC COMMENT:**

None

**TOWN PLAN COMMISSION AND BOARD ACTION:**

On March 4, 2026, the Town of Eagle Planning and Zoning Commission and Town Board unanimously recommended rezone approval.

**COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY AND THE TOWN OF EAGLE CDP:**

The property is designated as Rural Density and Other Agricultural Land (5 acres per dwelling unit) and Primary Environmental Corridor (5 acres per dwelling unit). The Town Plan similarly designates the lands in a five-acre category (Rural Residential II) and Environmental Corridors. The proposal to create a 6.6 acre parcel is consistent with both plans, provided that the wetlands, floodplain and environmental corridor are protected. The County Park & Open Space Plan calls for future ownership of lands along Jericho Creek in the Local Non-Profit category. The Waukesha County Land Conservancy has expressed interest in this part of the property to the owners, however, the owners already have accepted offers from private buyers for the proposed lot. The Land Conservancy may wish to attempt to obtain conservation easements from the new owners.

**STAFF ANALYSIS:**

The petitioners own an approximately 113-acre parcel which has frontage on both CTH LO and CTH E. Jericho Creek runs north to south on the eastern portion of the property. Portions of the property fall within the County Shoreland jurisdiction as they are within 300' of the Creek or within the extent of the mapped floodplain. The land on the east side of the creek is vacant, and contains environmental features (wetlands, floodplain, PEC) and tillable acreage. The west side of the creek contains the existing improvements, which include several outbuildings and multiple residences. The petitioners utilize the western portion of the property for agricultural purposes including the operation of a commercial horse boarding operation.

The petitioners are proposing to subdivide a 6.6-acre lot from the parent parcel for future single-family residential development (see Exhibit A). Another new parcel is proposed to the northeast, but those lands do not require rezoning (see Exhibit B). The proposed lot will have frontage on CTH LO and is bisected by Jericho Creek. The property has split jurisdiction between the Town and County. The portions of the property within the Town's jurisdiction are zoned RR Rural Residential which requires a minimum of three (3) acres and 200' in average width, however; the Town's jurisdiction on the proposed lot is rather limited. The portions of the property subject to the County's jurisdiction are zoned A-T Agricultural Transition District which requires a minimum of twenty (20) acres and 300' in average lot width. There are also areas zoned C-1 Conservancy Overlay (Wetland/Floodplain), EC Environmental Corridor Overlay. Because the County lot size requirements are more restrictive, the parcel must comply with the County standards. The parcel does not meet the required 20-acre minimum; therefore, the petitioners have submitted a rezone application to amend the A-T district to the A-5 Mini Farm District. The A-5 District requires a minimum of five (5) acres and 300' of average lot width. The parcel meets the requirements of the A-5 District and complies with the density requirements of the Land Use Plan.

**STAFF RECOMMENDATION:**

Staff recommends **conditional approval** of the rezone from the A-T Agricultural Transition District to the A-5 Mini Farm District subject to the following condition:

1. Floodplain, wetland and Primary Environmental Corridor Preservation restrictions must be added to the associated Certified Survey Map.

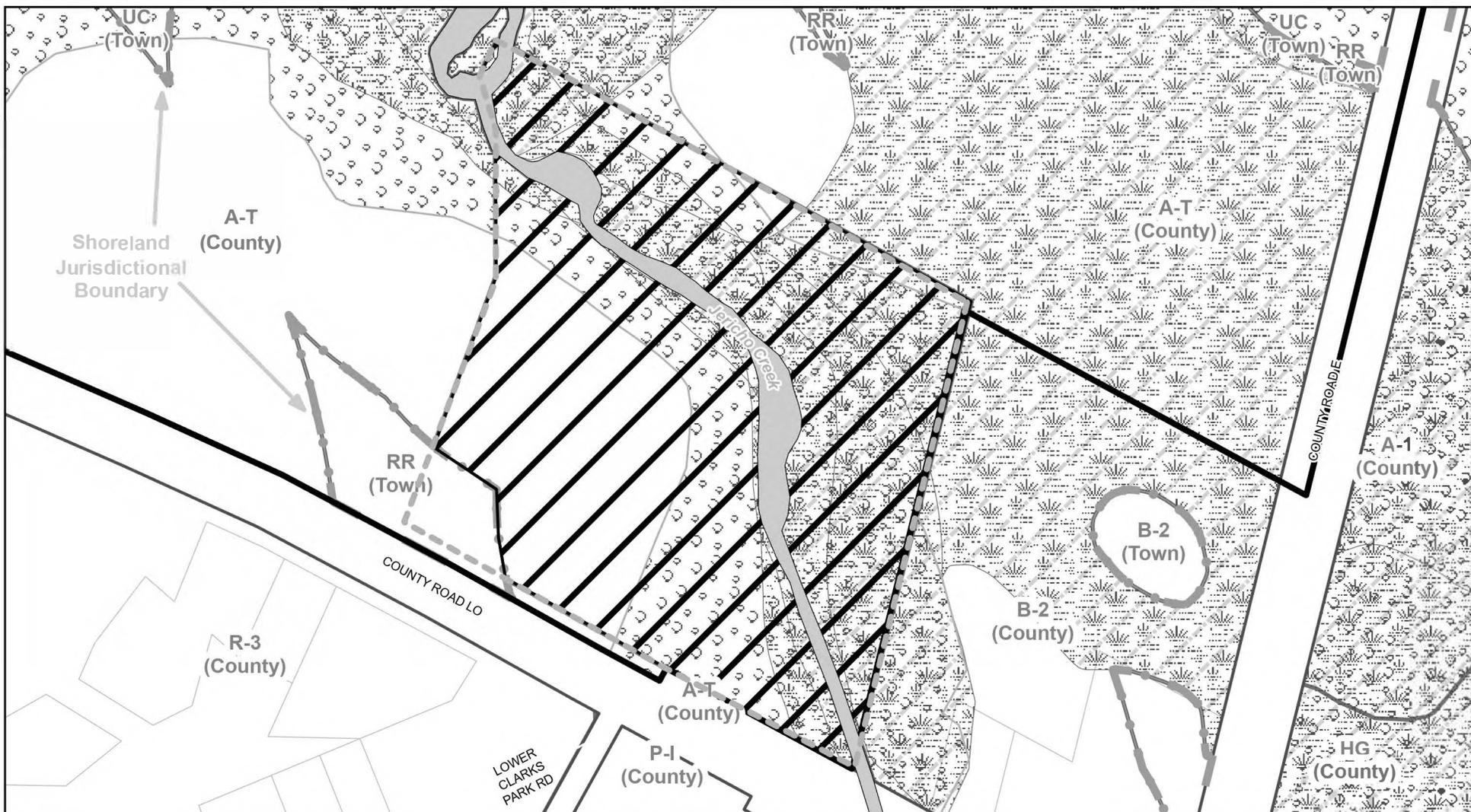
The A-T District is intended to reflect the transitional nature of lands that are currently in agricultural or open space use but are planned for and are likely to be developed for other land uses over time. The C-1 Conservancy (Wetland/Floodplain) and EC Environmental Corridor Overlays will remain unchanged, and there are no proposed changes to the Town zoning. Rezoning the property from A-T District to the A-5 District meets the purpose and intent of the Ordinance and complies with the Town and County Land use Plans.

Respectfully submitted,



Jacob Heermans  
Senior Planner

Attachments:     Rezone Map  
                          Exhibit A, CSM  
                          Exhibit B, Land Division layout



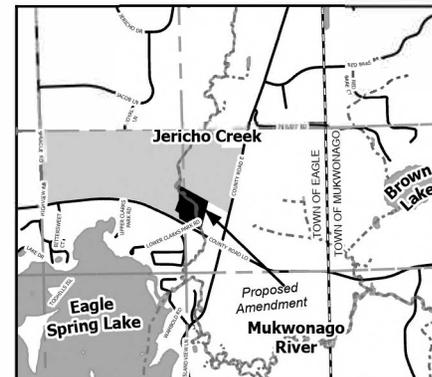
# ZONING AMENDMENT

PART OF SW1/4 SEC 25 T5N R17E,  
TOWN OF EAGLE



-  COUNTY ZONING CHANGE FROM A-T AGRICULTURAL TRANSITION DISTRICT TO A-5 MINI FARM DISTRICT
-  Primary Environmental Corridor Overlay District (to remain)
-  C-1 Conservancy District (to remain)
-  Floodplain Overlay District (to remain)
-  Future Property Boundary

FILE.....RZ172  
 DATE OF PLAN COMMISSION.....03/19/26  
 AREA OF CHANGE.....6.4 ACRES  
 TAX KEY NUMBER.....EGLT1827999



# EXHIBIT A

PRELIMINARY

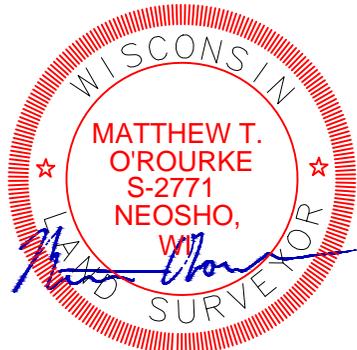
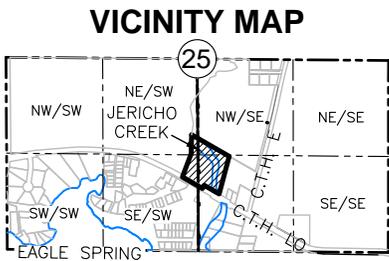
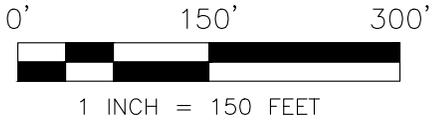
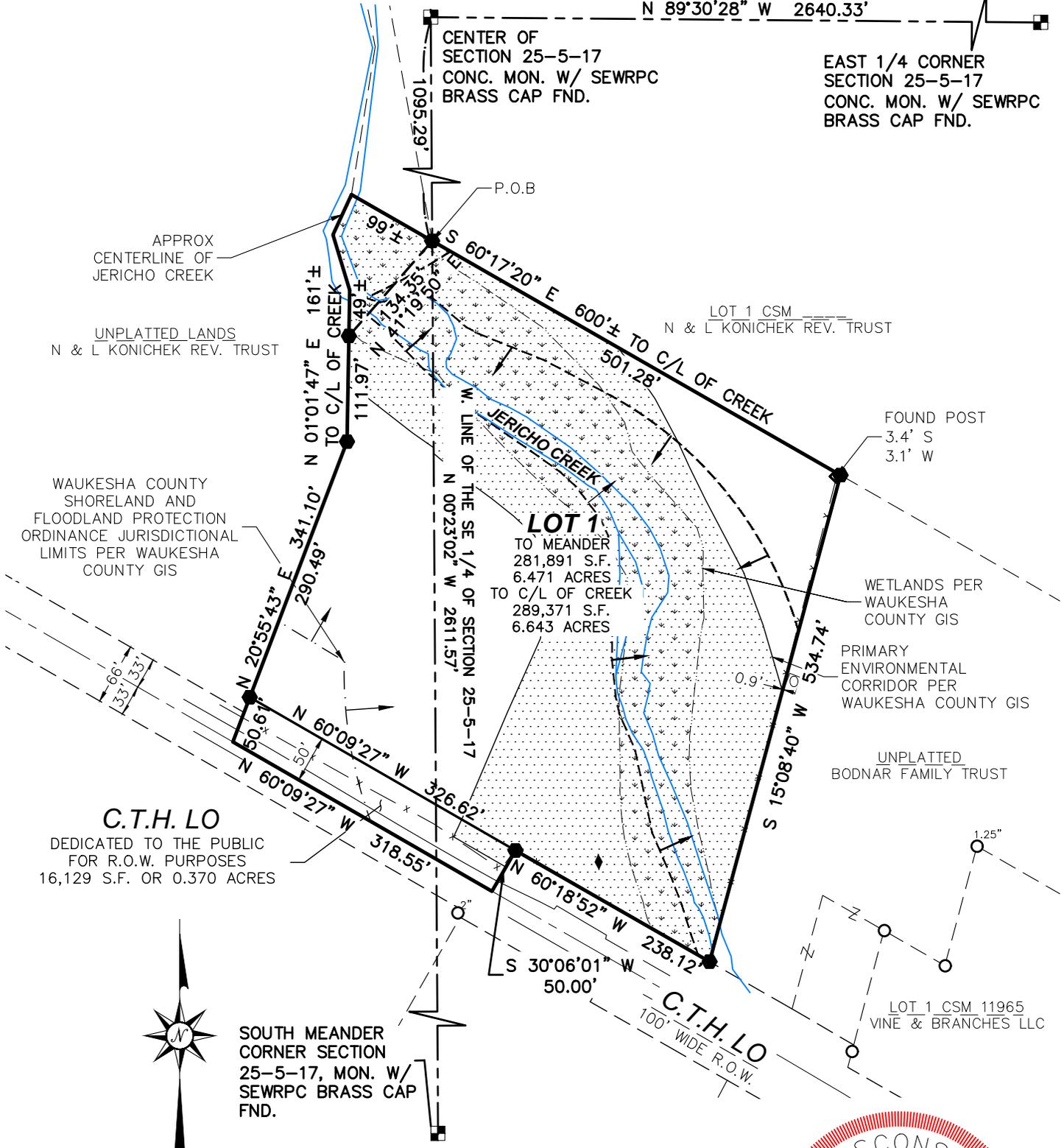
## WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

N. LINE OF THE SE 1/4 OF SECTION 25-5-17  
N 89°30'28" W 2640.33'

CENTER OF SECTION 25-5-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.

EAST 1/4 CORNER SECTION 25-5-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 25-5-17 MEASURED AS N 89°30'28" W.

PREPARED FOR:  
NORMAN B & LINDA L KONICHEK  
JOINT REV. TRUST  
S101W34628 COUNTY RD. LO  
EAGLE, WI. 53119

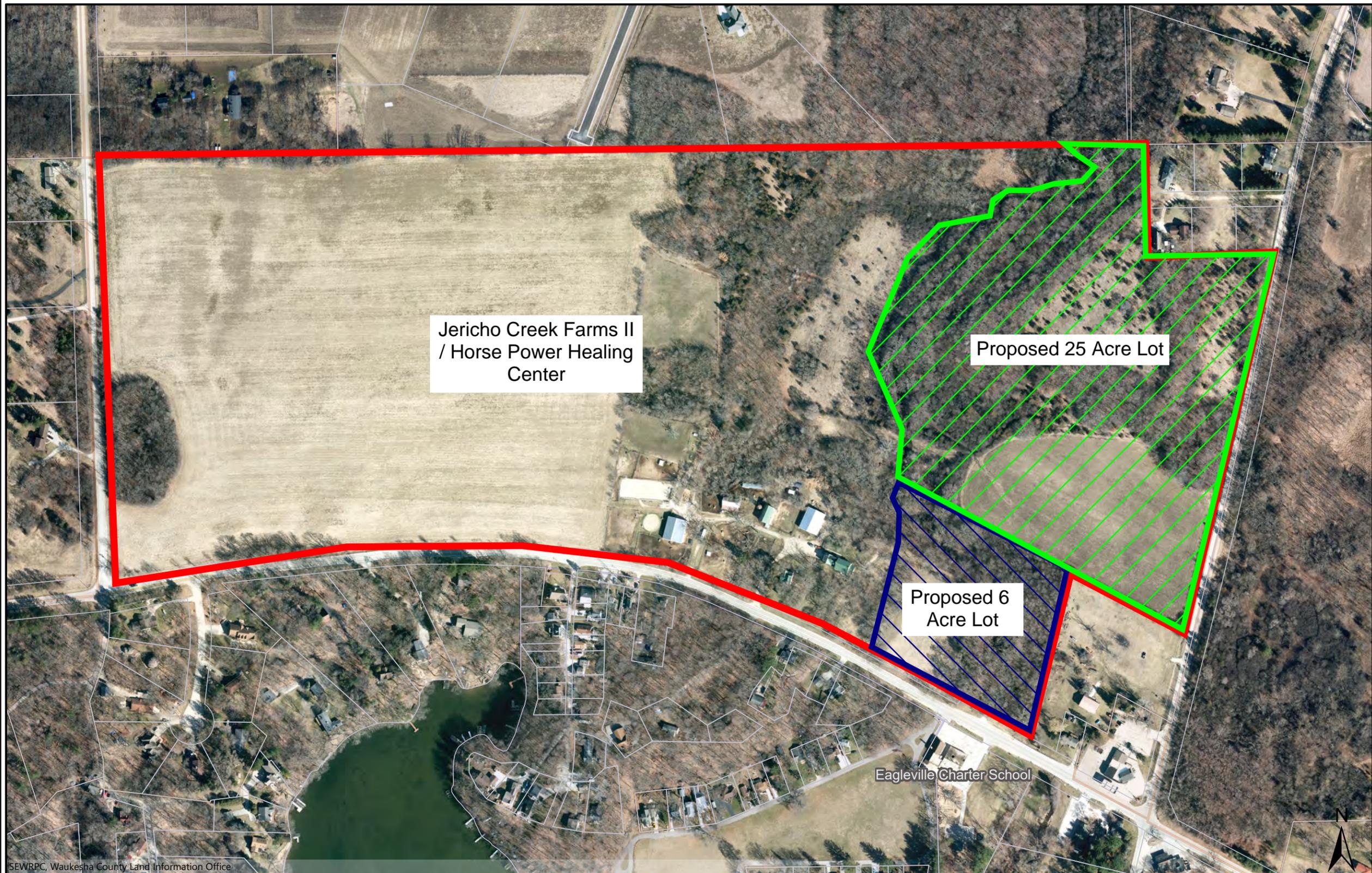


LAND SURVEYING • LAND PLANNING  
955 LEXINGTON DRIVE  
OCCONOMOWOC, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599

SEE SHEET 2 FOR CONTOURS AND SOILS.  
SEE SHEET 3 FOR NOTES AND LEGEND.

DATED 02/06/2026  
JOB# 23187

# Exhibit B



**Legend**

	Tax Parcels	
	Assessor Plat	Assessor Plat
	CSM	CSM
	Condominium	Condominium
	Subdivision	Subdivision
	Points of Interest	

**RGB**

	Red: Band_1
	Green: Band_2
	Blue: Band_3

**RGB**

	Red: Band_1
	Green: Band_2
	Blue: Band_3

**Notes**  
Printed Date: 2/20/2026 2:56 PM

SEWRPC, Waukesha County Land Information Office



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**CONDITIONAL USE AND SITE PLAN/PLAN OF OPERATION**

**DATE:** March 19, 2026

**FILE NO:** CU142/SP295

**OWNER:** Linda and Norman Konichek  
S101 W34678 County Road LO  
Eagle, WI 53119

**APPLICANT:** Wendy Konichek

**TAX KEY NO.:** EGLT 1827.999

**LOCATION:**

The subject property is described as part of the SW ¼ and SE ¼ of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at S101 W34628 CTH LO, containing approximately 112.9 acres.

**ZONING CLASSIFICATION:**

A-T Agricultural Transition District.

**EXISTING USE:**

Commercial horse boarding operation, agricultural lands, multiple residences

**PROPOSED USE:**

Legalize a commercial horse boarding operation which received initial approvals in 2007.

**PUBLIC HEARING DATE:** May 4, 2026

**PUBLIC REACTION:**

None

**TOWN PLAN COMMISSION & TOWN BOARD ACTION:**

On March 4, 2026, a joint committee of the Town of Eagle Planning and Zoning Commission and the Town Board voted to recommend unanimous approval of the request, subject to several conditions incorporated below.

**COMPREHENSIVE DEVELOPMENT PLAN (CDP) AND TOWN LAND USE PLAN:**

The property is designated as Rural Density and Other Agricultural Land (5 acres per dwelling unit) and Primary Environmental Corridor (5 acres per dwelling unit). The Town Plan similarly designates the lands in a five-acre category (Rural Residential II) and Environmental Corridors. The proposed use complies with both plans.

**STAFF ANALYSIS:**

The property contains approximately 113 acres of land, with frontage on Jericho Creek as well as CTH E and CTH LO. The property presently functions as a working farm with the lands to the west of Jericho Creek being maintained in forage cropping. The existing buildings on the property include a smaller residence that is rented by the property owners, along with a newer home which is the closest to Jericho Creek. All the other buildings are farm-type structures and lie a significant distance from the creek and well above the elevation of the creek (Exhibit A).

The owners/applicant are proposing to continue a commercial horse boarding operation which was originally approved by both the Town and County in 2007. The operation consists of Jericho Creek Farm II, which is a horse riding, training and boarding operation. Additionally, Horse Power Healing Center provides equine-assisted programs that empower individuals with physical, mental, or emotional challenges. As part of the proposal, the original acreage will be amended to reflect the remaining lands, once the two (2) residential parcels are divided on the eastern portion of the property, adjacent to the creek (Exhibit B). An indoor riding arena, viewing area and caretakers quarters were previously proposed and approved, however; the improvements were never constructed. The improvements are not included in this request and no changes to the site are proposed.

The petitioners utilize the existing farmland for manure management which has been standard practice for many years. Given the acreage of the farm and number of horses on site, Waukesha County Land Resources does not believe that any changes to the current manure management practices are warranted. In the past there was discussion regarding what kind of organized events would be permitted on the site and the final conclusion of the Town Plan Commission was that they were not that concerned with any special events other than the fact they did not want organized events such as rodeos and timed events, which they felt would attract more and larger crowds. Further, it was indicated that special training sessions should be allowed where the owners would bring in special horse trainers to conduct group training and educational sessions for riders that may involve not more than 50 total persons.

**STAFF RECOMMENDATION:**

Staff recommends **conditional approval** of the Conditional Use and Site Plan/Plan of Operation to continue to operate a commercial horse boarding facility, including special events for up to 50 people, subject to the following conditions:

1. A Conditional Use Order documenting the decision made by the **Waukesha County Park and Planning Commission after recommendation from the** Town Board and in accordance with Section 500.228 of the Town Municipal Code shall be signed and notarized by the property owner and shall be recorded in the Waukesha County Register of Deeds by the property owner or the Town Clerk **within six months** from the date of this decision. If the conditional use order is not recorded within the specified time frame, the Conditional Use is considered null and void unless a time extension is granted by the Town Board with just cause.
2. The property owner and operator are authorized to continue a commercial stable pursuant to the Town's zoning code along with those residential and agricultural uses authorized by the zoning regulations applicable to the zoning district in which the subject property is located. As part of the commercial stable operation, lessons for boarded horses may be conducted on a daily basis.
3. The property owner and the operator are required to accept the terms and conditions of this conditional use order in its entirety in writing and provide said documentation to the Waukesha County Planning and Zoning Division. If the aforementioned do not sign this instrument and return it to the Town Clerk within 2 months of approval, this order is null and void. Prior to such expiration, the property owner and/or operator may request an extension to this time period and the Town Board may approve an extension with good cause.

4. The following conditions shall constitute an ongoing obligation:
  - a. The Conditional Use approval shall apply to the lands, as depicted on Exhibit A, which excludes the proposed residential parcels on the east side of the property along Jericho Creek.
  - b. The maximum number of livestock that may be kept on the subject property shall not exceed 1 head of livestock per acre of land area unless otherwise restricted by the Waukesha County Department of Parks and Land Use - Land Resources Division because of the manure management limitations. This number includes livestock specifically related to the stable/boarding operation and all other livestock otherwise allowed by the zoning regulations.
  - c. The hours of operation are limited to 6:00 a.m. to 9:00 p.m.
  - d. Events are limited to fifty (50) total persons.
  - e. Ample parking shall be provided.
  - f. The petitioner shall provide and maintain sanitation with a hand-washing station to serve the authorized use.
  - g. A maximum of four (4) horse trailers may be permanently stored on the property.
  - h. The property owner must at all times be in compliance with all applicable laws, rules, regulations or orders, and ordinances of the federal government, State of Wisconsin, Waukesha County, and Town of Eagle. This includes any conditions and/or requirements of the State Approved Building Plans for the barn, any conditions and/or requirements of the Town of Eagle Building Inspector and local Fire Chief.
  - i. No property boundary line of the subject property shall be modified by any means without the approval of the Town Board and/or Waukesha County. If the Town Board and/or Waukesha County determines that a proposed boundary line relocation is a substantial change, with regard to the overall size of the parcel and/or configuration, the property owner shall submit a new conditional use application to the town and obtain approval of same under the requirements in effect at the time of application.
  - j. The operator shall maintain registration with the Wisconsin Department of Financial Institutions.
5. Any expansion, substantial modification or change in use shall require issuance of a new conditional use permit pursuant to the requirements in effect at the time of application.
6. The Town Board may recommend termination and Waukesha County may terminate this conditional use order and any permit issued under such order following referral to the Plan Commission for recommendation and public hearing when (i) the use does not comply with each and every requirement of this approval; (ii) there is a change in the character of the surrounding area or of the use itself causing the use to be no longer compatible with the surrounding area, or for similar cause based upon considerations of public health, safety or welfare; or (iii) the use is

abandoned in any manner for more than 24 months. The property owner may submit a written petition to the Town and the Waukesha County Planning and Zoning Division requesting termination of this approval without the need for a public hearing.

7. The property owner and operator shall allow Waukesha County and Town of Eagle staff, officials, and other authorized agents to inspect the premises indoors and outside, at any reasonable time and for any proper purpose related to the use as authorized herein with reasonable notice provided.
8. An approved Site Plan / Plan of Operation (SPPO) must be on file at all times with the Town and Waukesha County Planning and Zoning Division.

The petitioners shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions and subject to the approval of the Town Board (or its designee) and Waukesha County Planning and Zoning Division Staff, and without a public hearing, if such amendment and/or change is not a substantial change from the original plan as approved and as allowed herein. Any amendment or change in any plan contemplated herein that the Town Board (or its designee) and Waukesha County Planning and Zoning Division Staff view in their discretion to be a substantial change will require a new or modified CUP and all procedures in place at the time must be followed.

9. All activities on the subject property herein shall not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor, taking into consideration and with the understanding that certain uses are allowed with the approval of the Conditional Use Permit and Site Plan/Plan of Operation.
10. All outdoor lighting shall be for security and wayfinding purposes only and shall not cast fugitive light that would adversely affect adjacent properties.
11. The owner of the property shall be responsible for containing all horses on the property.
12. There shall be no use of a public address system, loudspeakers, or other amplified sound system at any time.
13. The owner of the property shall be responsible for installing and maintaining fencing adequate to contain the horses on the property. Any fencing that has deteriorated or is no longer standing shall be repaired, replaced or removed. Please note a Fence Permit from the Town of Eagle may be required prior to repairs or replacement.
14. Adequate public restrooms shall be provided in accordance with the Wisconsin Administrative Code. The Waukesha County Environmental Health Division has advised that portable restrooms are acceptable.
15. The Conditional Use Permit cannot be transferred to any future owner and/or lessee, without formal approval from the Town Board (or its designee) and the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff, which can occur without the necessity of a public hearing.

16. The Town Board (or its designee) and the Waukesha County Park and Planning Commission reserve the right to review any condition imposed as part of this Conditional Use, if said use becomes a problem in the area. The Town Board (or its designee) and the Waukesha County Park and Planning Commission may modify, change, delete, add, etc. any conditions, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area without the necessity of having a public hearing. Any major change, as determined by the Town Board (or its designee) and the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff, shall follow the Conditional Use procedure as set forth in the Waukesha County Zoning Ordinance.
17. Subject to the Town of Eagle's Standard Conditional Use and Site Plan/Plan of Operation conditions which are as follows:
  - A. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Town Plan Commission for determination.
  - B. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order, or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America, or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a zoning or building permit, nor shall this order constitute any other license or permit required by Town ordinance or other law.
  - C. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Plan Commission as being in compliance with all pertinent ordinances.
  - D. All buildings and grounds shall be maintained in a neat, attractive and orderly way.
  - E. The property shall comply with all rules and regulations of the Town and the local fire department, including submission to routine inspections by the town staff and fire department staff.
  - F. Prior to the execution of the conditional use permit, the applicant must obtain any and all approvals that must be obtained before the use may be established or the commencement of any land disturbing activity related to the approved conditional use.
  - G. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the town, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use

may be terminated by action of the plan commission pursuant to the enforcement provisions of this Conditional Use Order, and all applicable ordinances.

- H. Any substantial change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of the subject property), structures, lands, or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- I. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Plan Commission if the Plan Commission finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Town Plan Commission feels, in their sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- J. As a condition precedent to the issuance of the conditional use permit, the owner of the subject property shall approve the issuance of this conditional use permit upon the terms and conditions described here in writing, and the petitioner is required to accept the terms and conditions of the same in its entirety in writing.
- K. **Professional Fees.** The petitioner shall, on demand, reimburse the Town of Eagle for all costs and expenses of any type that the Town incurs in connection with this conditional use, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
- L. **Payment of Charges.** Any unpaid bills owed to the Town of Eagle by the subject property owner or his or her tenants, operators or occupants, or agents, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within 30 days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
- M. The Petitioner is obligated to file with the Municipal Clerk a current mailing address and a current phone number at which the Petitioner can be reached, which must be continually updated by the Petitioner if such contact information should change, for the duration of this Conditional Use Permit. If the Petitioner fails to maintain such current contact information, the Petitioner thereby automatically waives notice of any proceedings that may be commenced under this conditional permit, including proceedings to terminate this Conditional Use Permit.

- N. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- O. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Town Plan Commission.
- P. If the property owner/operator is a business entity, such as a limited liability company or a corporation, such entity shall for the life of the conditional use continuously maintain a registered office in the state of Wisconsin as evidenced by registration with the Wisconsin Department of Financial Institutions.
- Q. The property owner shall not change the size and/or shape of the subject property by any means without the approval of the town board. If the town board determines that a proposed change is substantial regarding the overall size of the parcel and/or configuration, such change shall require issuance of a new conditional use approval pursuant to the requirements in effect at the time of application.
- R. This approval is given under the town's zoning code and is not to be, in any way, interpreted to abrogate any private rights other property owners may have pursuant to deed restrictions or restrictive covenants.
- S. If this conditional use terminates for any reason, the property owner is obligated to remove any improvements specifically related to the conditional use and which cannot be utilized for an approved use (i.e. A use permitted by right or a different conditional use approval).
- T. The property owner/operator agrees to allow on-site inspections, upon request, as deemed necessary by the town to ensure compliance with the terms and conditions of approval.
- U. The property owner/operator agrees to promptly reply to any written request related to a self-certification process as may be established with the town.

The owner/applicant has utilized the property for a commercial horse boarding operation since 2007 without issue. The operation was approved, however, permits were not issued, and the proposed conditional use will ensure that there are clear guidelines that the owner/applicant must adhere to. With the recommended conditions, the proposal meets the standards of the Commercial Stable Conditional Use and provides the owner with flexibility given the livestock regulations. As conditioned, the proposal will comply with all other provisions of the municipal code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Heermans". The signature is fluid and cursive, with a large initial "J" and "H".

Jacob Heermans  
Senior Planner

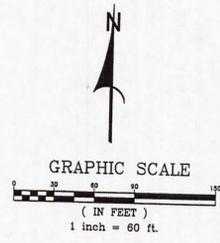
Exhibit A, Site Plan  
Exhibit B, Land division plan

# CONCEPT PLAN FOR NORMAN AND LINDA KONICHEK

RECEIVED  
JUL 6 2007  
DEPT OF PARKS & LAND USE

## Exhibit A

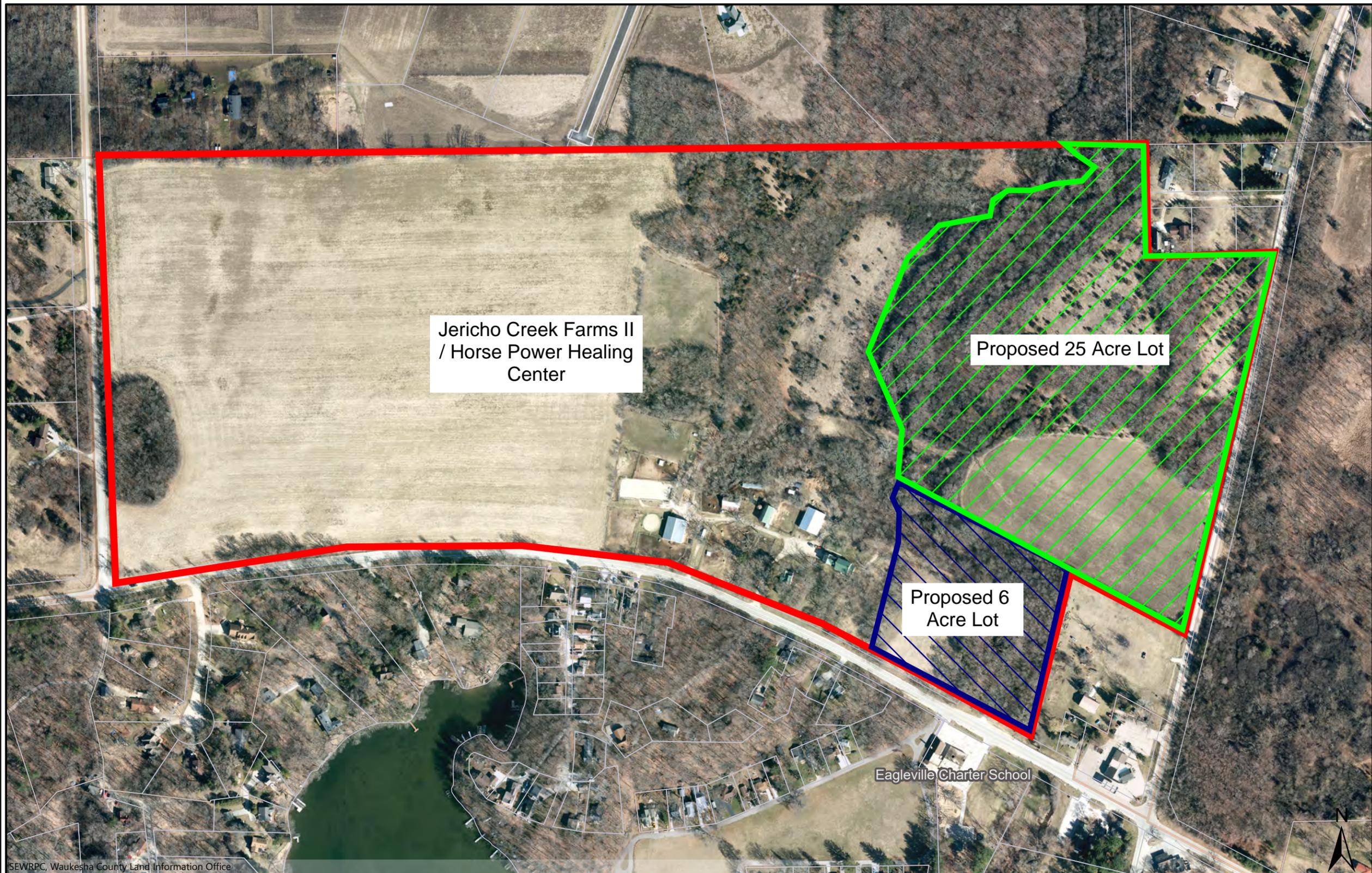
LEGEND  
PP0 POWER POLE  
102.0 ELEVATION MEASURED (TYP.)



SOUTHWEST  
SURVEYING & ASSOCIATES, Inc.  
W 1065 HIGHWAY CI, P.O. BOX K  
PALMYRA, WI, 53156  
262-495-4910

SHEET 2 OF 2  
DATE: JUNE 14, 2007  
DATE: JUNE 29, 2007  
JOB NO: K-207119

# Exhibit B



**Legend**

	Tax Parcels	
	Assessor Plat	Assessor Plat
	CSM	CSM
	Condominium	Condominium
	Subdivision	Subdivision
	Points of Interest	

**RGB**

	Red: Band_1
	Green: Band_2
	Blue: Band_3

**RGB**

	Red: Band_1
	Green: Band_2
	Blue: Band_3

**Notes**  
Printed Date: 2/20/2026 2:56 PM

SEWRPC, Waukesha County Land Information Office



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**CONDITIONAL USE AND SITE PLAN/PLAN OF OPERATION**

**DATE:** March 19, 2026

**FILE NO:** CU138 and SP292

**OWNER:** Lake Pewaukee Sanitary District  
P.O. Box 11  
Pewaukee, WI 53072-0111

**PETITIONER:** Kueny Architects, LLC  
10505 Corporate Drive, Ste. 100  
Pleasant Prairie, WI 53158

**TAX KEY NO.:** DELT 0813.015

**LOCATION:**

The subject property is described as the east 100 ft. of Lot 1, Block B, Waukesha Beach, Sections 13 and 24, T6N, R18E, Town of Delafield. More specifically, the property is located at N22 W28024 Edgewater Drive, containing approximately 0.2 acres.

**ZONING CLASSIFICATION:**

B-1 Restricted Business District.

**EXISTING LAND USE:**

Institutional (lake district operations)

**REQUEST:**

Improvements to the existing lake district maintenance building and site. The building is proposed to be expanded to allow for a larger enclosed weed harvester workspace and improved office, locker room, mechanical room and bathroom facilities. Concrete pads and drive surfaces will be replaced, and a rain garden and shore buffer plantings will be provided.

**PUBLIC HEARING DATE:** March 3, 2026

**PUBLIC REACTION:** Several members of the public were present and expressed support for this proposal. There was discussion regarding the existing access easements on the property and ensuring the improvements will allow for continued use of the easements.

**COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (WCDP) AND THE TOWN OF DELAFIELD LAND USE PLAN:**

The property is designated in the Recreational category on both plans. The continued use of the property as a lake/sanitary district headquarters and lake weed operations base is consistent with the plan recommendations.

**TOWN PLAN COMMISSION ACTION:**

At its meeting on March 3, 2026, the Town of Delafield Plan Commission unanimously recommended approval of the request subject to conditions which have been incorporated into the Staff Recommendation section of this report.

**STAFF ANALYSIS:**

The Lake Pewaukee Sanitary District (“Lake District”) is seeking a legal nonconforming Conditional Use. The property is located on the north side of Edgewater Drive with frontage to Pewaukee Lake and is served by sanitary sewer and private well. There is floodplain on the property and no work is proposed in the floodplain at this time.

The subject parcel is on the Town of Delafield/City of Pewaukee border. There is an adjacent property to the east located entirely within the City of Pewaukee that is used in conjunction with the subject parcel. There are a mix of uses in the area, including restaurants to the north, a commercial building to the southeast, and the Pewaukee Yacht Club and Sailing school holdings to the west and south.

The Lake District has existed on this site since the 1940s and is a nonconforming use. A legal nonconforming use is limited to improvements equaling 50% of the assessed value. Legal Nonconforming Conditional Use status would allow the 50% building improvement allowance to be exceeded.

The Lake District was established in the 1940s to inspect septic systems and protect water quality in Pewaukee Lake. Originally, the lake district building supported lab-based work using chemicals to control water conditions and reduce algae growth. As development around the Lake has intensified, steps have been taken to reduce environmental impacts including the introduction of sewer and the operation of manual, mechanical harvesting of weeds. The mechanical harvesting of weeds is essential, active management that is critical to the overall health of the Lake. It allows for a targeted approach to remove invasive species and limit future spread, while preserving the native habitat and natural resources. The building is both a large equipment repair space and office space for the district.

As the operations of the Lake District have evolved, the equipment has grown in size. The fleet includes three (3) shore barges, four (4) harvesters, four (4) transport barges, and one (1) large conveyor belt. A description of the Lake Operations and the equipment is provided in Exhibit D. The Lake District is operated by 2 full-time and 16 seasonal employees. Additionally, the building is used by a variety of nonprofits focused on aquatic education and stewardship.

The existing building consists of an open room used for maintenance and repairs of the lake equipment. As it exists, the building is functionally obsolete and the proposed improvements will allow the Lake District to better serve its mission, while improving the site aesthetics. An existing site plan is provided as Exhibit A. Improvements include an addition to the east that will add a locker room, bathrooms, conference room, mechanical room, and office for staff. Additionally, a 2<sup>nd</sup> floor mezzanine will be added for storage. The existing garage will remain and be slightly expanded six feet to the south to better accommodate the lake equipment. The former bathrooms on the west side of the building that straddled the west lot line have recently been removed. The improvements are provided as Exhibit B and the petitioner’s comments are provided as Exhibit C.

The petitioners are proposing to re-pave much of the existing concrete areas and will apply Treated Impervious Surface to offset the proposed minor increase in impervious surface. A rain garden and rock infiltration system is being proposed north of the building near the edge of the concrete, along with a vegetative shoreland buffer along the shoreline of the City of Pewaukee parcel. A timeline of construction is provided as Exhibit E.

It is not anticipated the operations will change or intensify due to the proposed improvements. The improvements will address the poor condition and cramped quarters of the existing building while providing a separated area from the maintenance garage where welding and repairs are taking place.

There are existing easements on the property between the Pewaukee Yacht Club and the Lake District for boat launching and parking. The yacht club utilizes the driveway area to maneuver boats in preparation for launching along the shared property line. The yacht club also has rights to park on the lake district premises outside of their regular working hours. It is important for the two parties to work together to ensure the proposed improvements honor the easements.

The petitioners have concurrently requested relief from the road and shore setback and offset standards of the ordinance. The shallow depth and substandard parcel size greatly limits the buildable area on the site. The site improvement options are further limited when accounting for access and circulation of the large equipment. The proposed improvements will require approval from the County Board of Adjustments and a subsequent application has been submitted.

**STAFF RECOMMENDATION:**

The Planning and Zoning Division staff recommends **approval** of the Conditional Use and Plan of Operation requests, subject to the following conditions. The basis for the recommendation is as follows:

**Recommended Conditions:**

1. A Lighting Plan must be provided to the Town Planner and Waukesha County for review and consideration. The Plan must comply with the Town of Delafield lighting ordinance.
2. Documentation must be provided to Waukesha County showing the proposed improvements within easement areas are satisfactory to the easement holders (Pewaukee Yacht Club and ATC, if applicable).
3. Comments provided by the Town of Delafield Engineer must be addressed prior to the issuance of a Conditional Use Permit.
4. All comments of the local fire department shall be addressed prior to the issuance of a Conditional Use Permit.
5. All conditions of Board of Adjustments file BA230 must be adhered to.
6. Site Plan  
The Site Plan shall be kept up to date at all times. Amendments to the site plan can be authorized by Waukesha County Planning and Zoning Division and the Town of Delafield.

7. A revised building plan/elevations and roof plan shall be submitted consistent with the renderings provided to Waukesha County on March 11, 2026.
8. No work in the floodplain is proposed or permitted herein. As indicated in the plans, the erosion control silt socks must be placed 5ft above the 100-year flood elevation. An as-built grading plan depicting post construction grades must be provided.
9. The proposed improvements shall be in substantial conformity with Exhibit B.
10. A Deed Restriction shall be recorded with Waukesha County stating the Town of Delafield and City of Pewaukee parcel cannot be sold separately.
11. A barrier plan in the vicinity of the rain garden must be provided to ensure compliance with State fencing regulations in the vicinity of a Lake.
12. A permit must be applied for and obtained for erosion control and treated impervious surface from the Waukesha County Land Resources Division prior to the issuance of a Conditional Use permit.
13. Signage  
Wall mounted signage is authorized on the main building, as depicted on the building elevations plans. Should additional signage be sought in the future, the petitioner will need to apply for an amended Site Plan/Plan of Operation approval from Waukesha County Planning and Zoning Division, with a recommendation from the Town Plan Commission.
14. A Landscape Plan shall be provided and is subject to the review and approval of Waukesha County. Landscaping shall be properly maintained. All plants and trees shall be watered, fertilized, and maintained to assure growth. Any diseased or dying vegetation shall be replaced with a similar plant.
15. The building and grounds shall be maintained in a neat, attractive, and orderly way. The property shall comply with all applicable fire codes and all rules, regulations, and ordinances of the Town of Delafield, County of Waukesha, and State of Wisconsin.
16. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for 12 months, or continued other than in strict conformity with the conditions of this approval, or should a change in the character of the surrounding area or of the use itself cause it to be no longer compatible with the surrounding areas, or considerations of public health, safety, or welfare, said Conditional Use may be terminated by action of Waukesha County following referral from the Town Plan Commission for public hearing and recommendation thereof.
17. Any subsequent change, alteration, or addition to the use approved herein shall be submitted to Waukesha County and the Town Planner and if in the opinion of the County and the Town Planner, such change, alteration, or addition constitutes a substantial change, alteration, or addition based on the standards set forth herein, a joint public hearing before the Town Plan Commission and Waukesha County shall be required pursuant to Section 4(c) of the Waukesha County Shoreland Protection Ordinance. Any change, addition, or alteration of the physical

premises, lands, or ownership, shall be considered substantial and shall require a new Conditional Use Permit requiring full compliance with all town and county procedures and ordinances in place at that time.

18. The Town and/or County reserves the right to review any conditions imposed as part of this Conditional Use/Plan of Operations if said use becomes a problem in the area. The Town Plan Commission may recommend, and Waukesha County may modify, change, delete, add, etc. any conditions, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

Respectfully submitted,

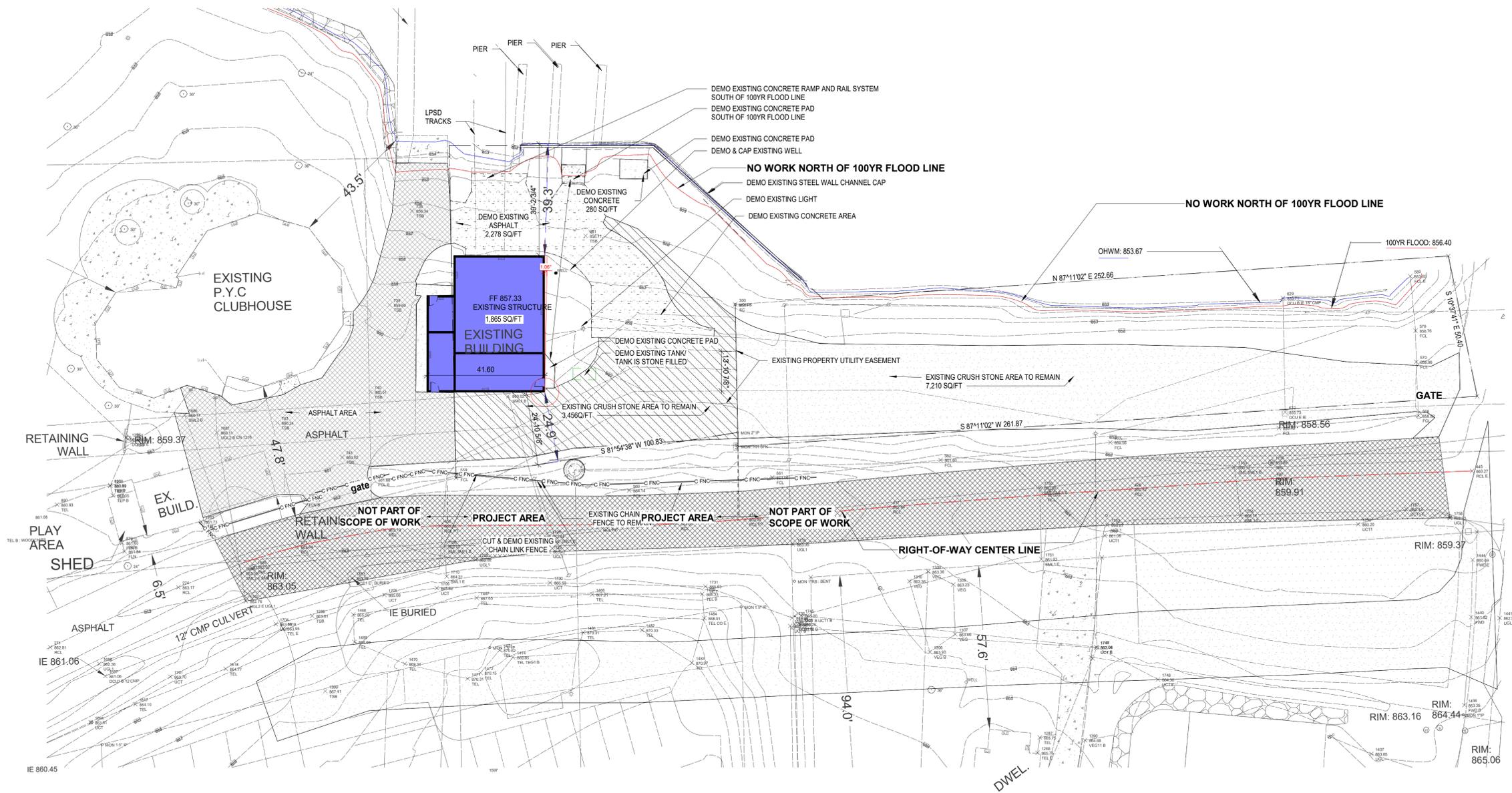
*Emily Goodman*

Emily Goodman  
Senior Land Use Specialist

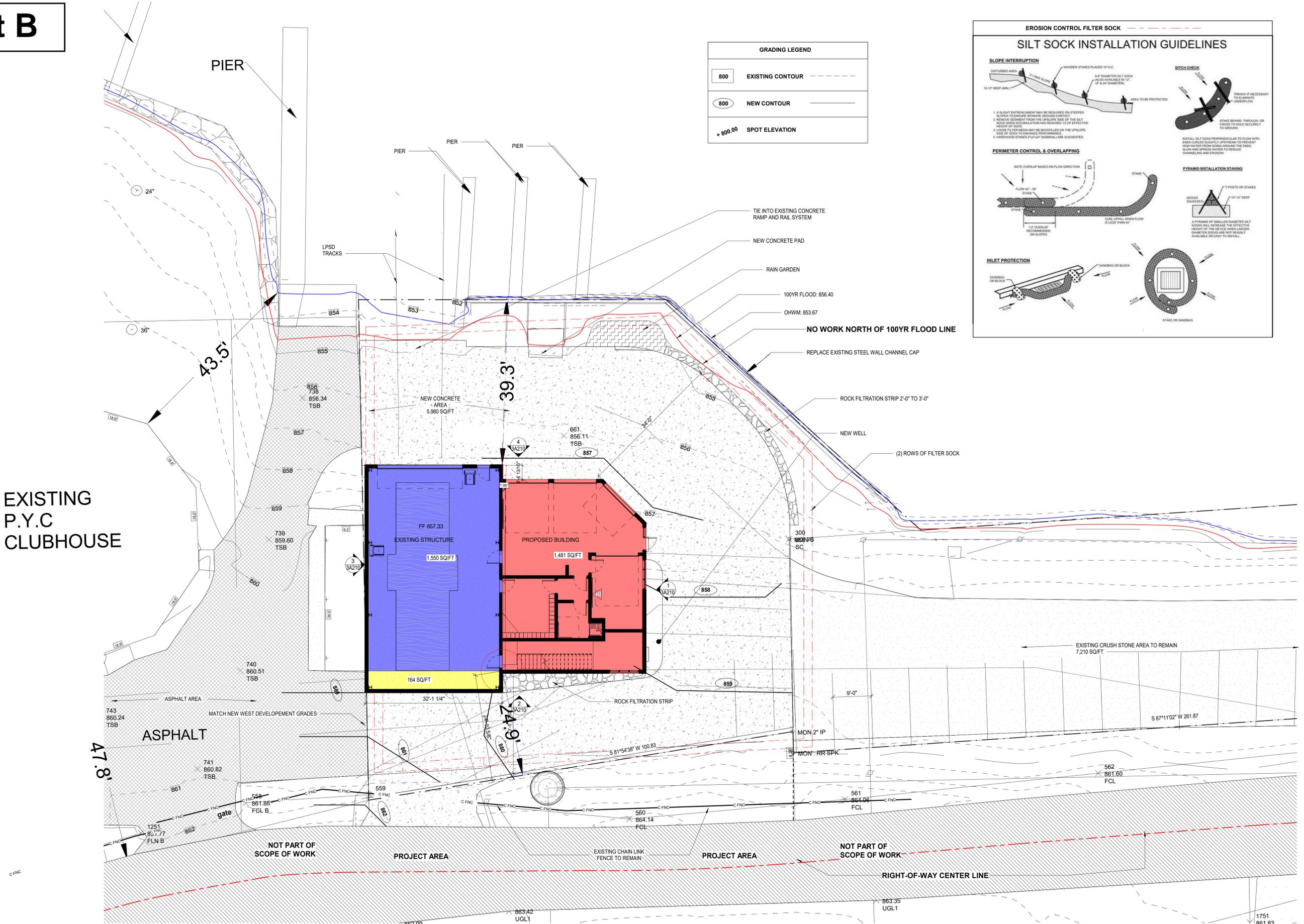
Enclosures:

- Exhibit A – Existing site plan
- Exhibit B – Proposed improvements
- Exhibit C – Petitioner’s comments
- Exhibit D – Lake operations narrative
- Exhibit E – Construction timeline and narrative

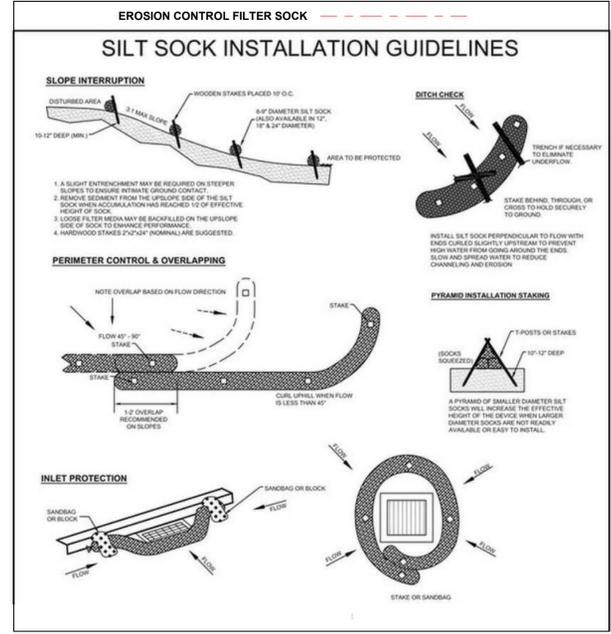
# Exhibit A



# Exhibit B



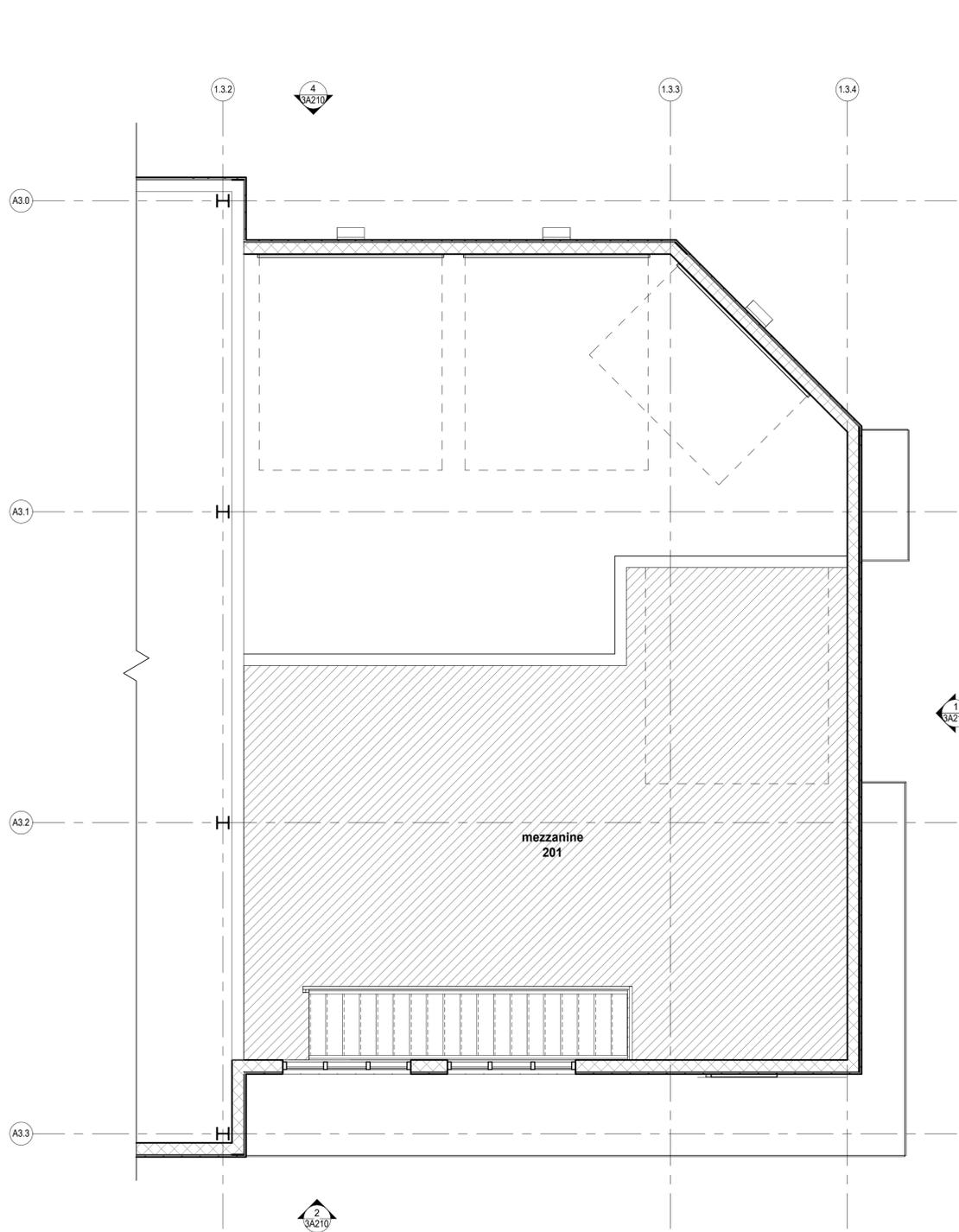
GRADING LEGEND	
800	EXISTING CONTOUR
800	NEW CONTOUR
+800.00	SPOT ELEVATION



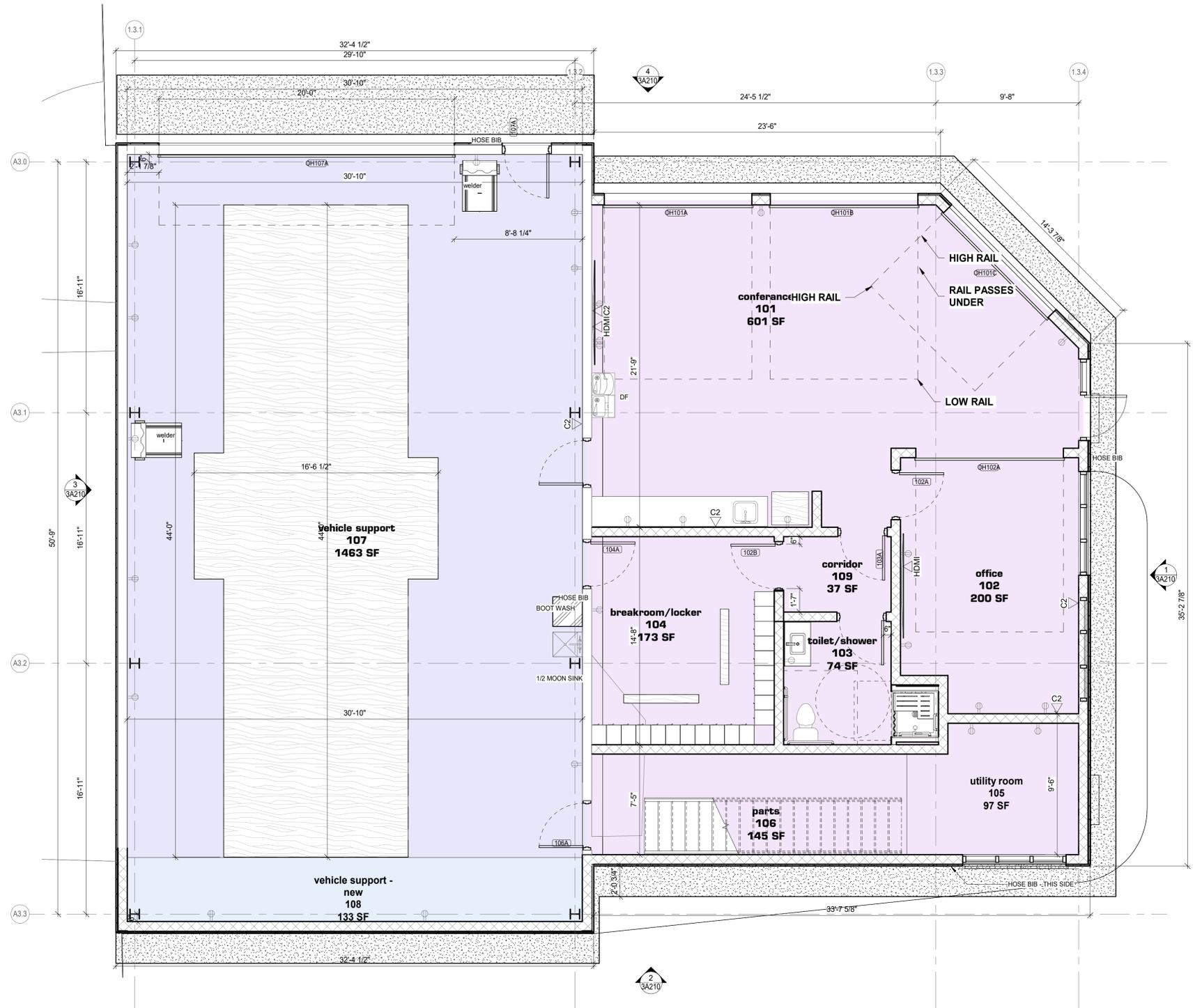
**NEW Site 3 - Site Grading Plan**  
 kuenyarch.com ©2026 Kueny Architects L.L.C. - All Rights Reserved  
 Lake Pewaukee Sanitary District - LPSD - Lake Facility Facility - Site 3  
 N22W28024 Edgewater Dr., Pewaukee, WI 53072  
 January 26, 2026

**3A103**

PLAN NORTH  
 SCALE: 1" = 10'-0"

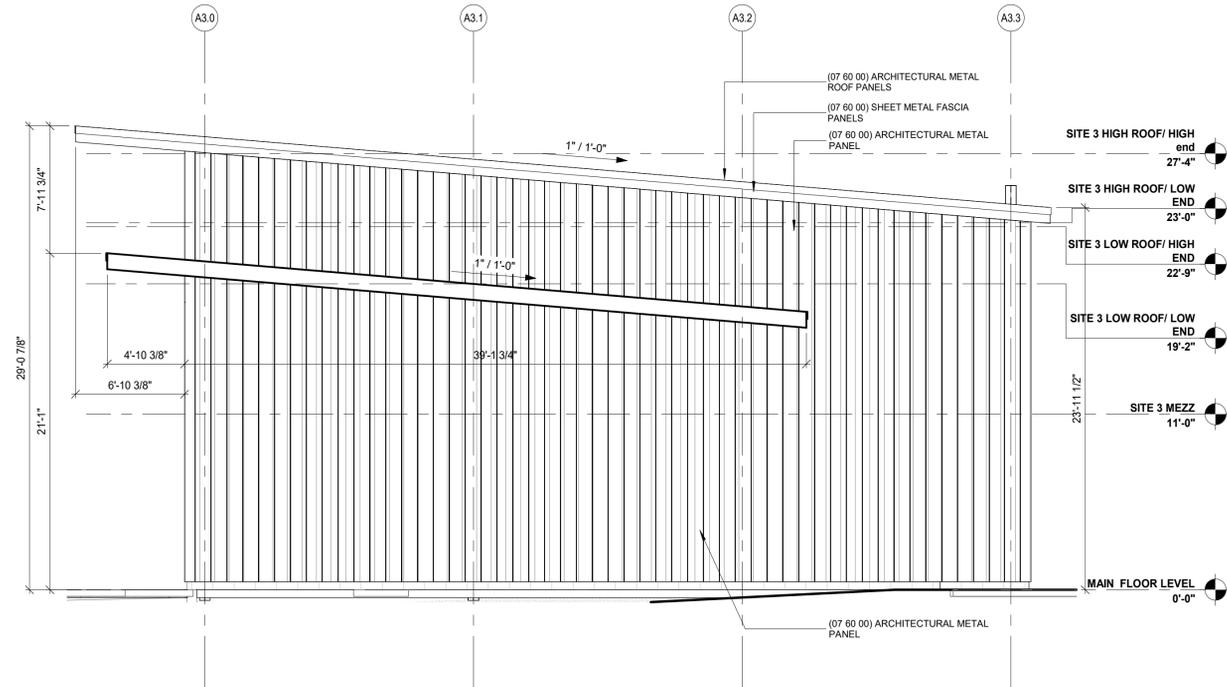


**2** Site 3 - Mezzanine Plan  
1/4" = 1'-0"

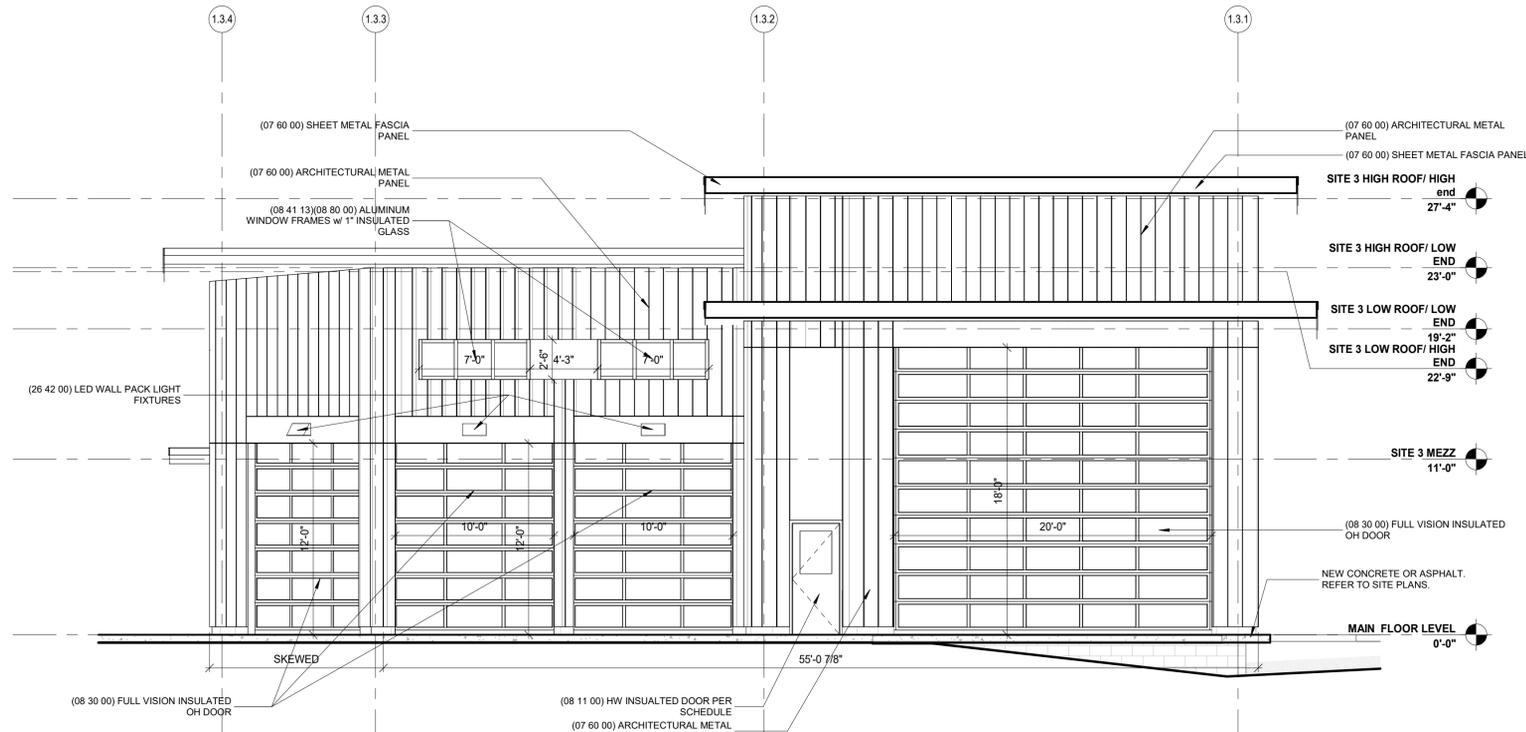


**1** Site 3 - Floor Plan  
1/4" = 1'-0"

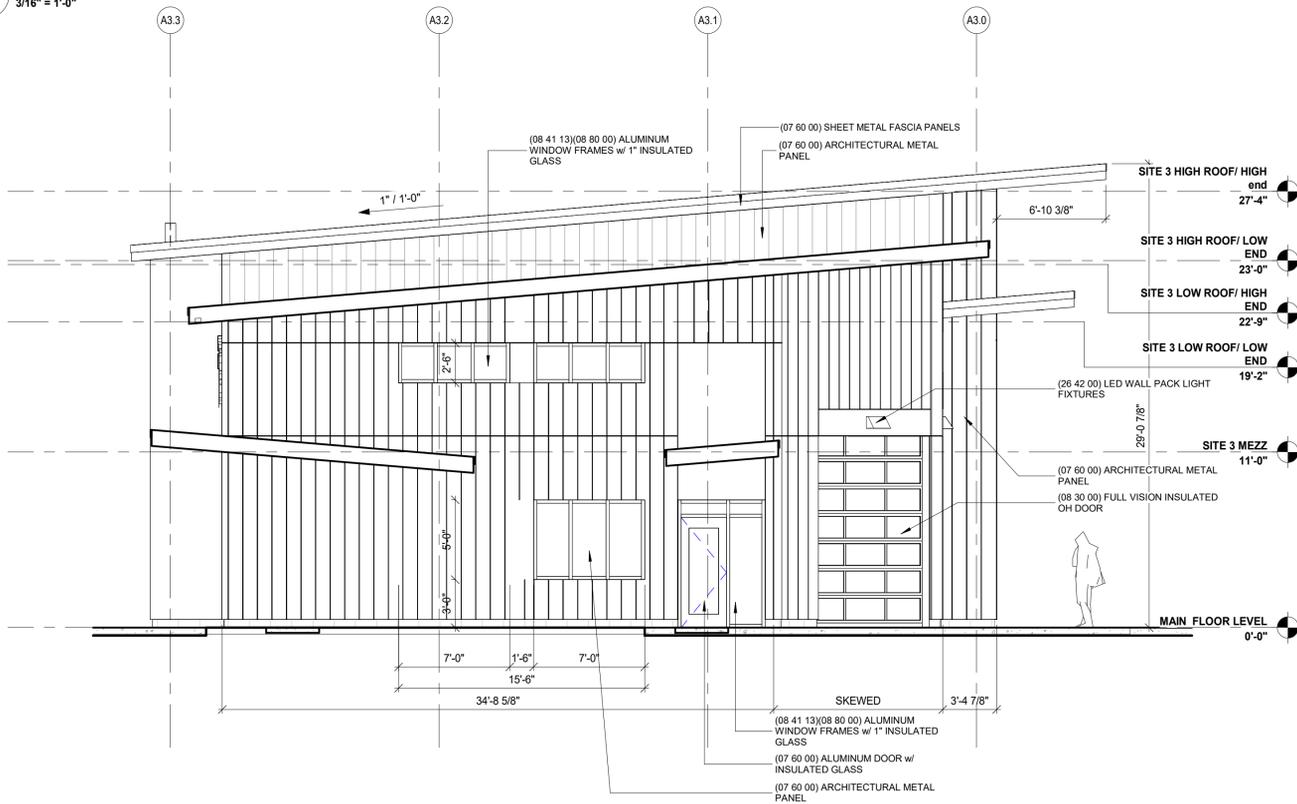




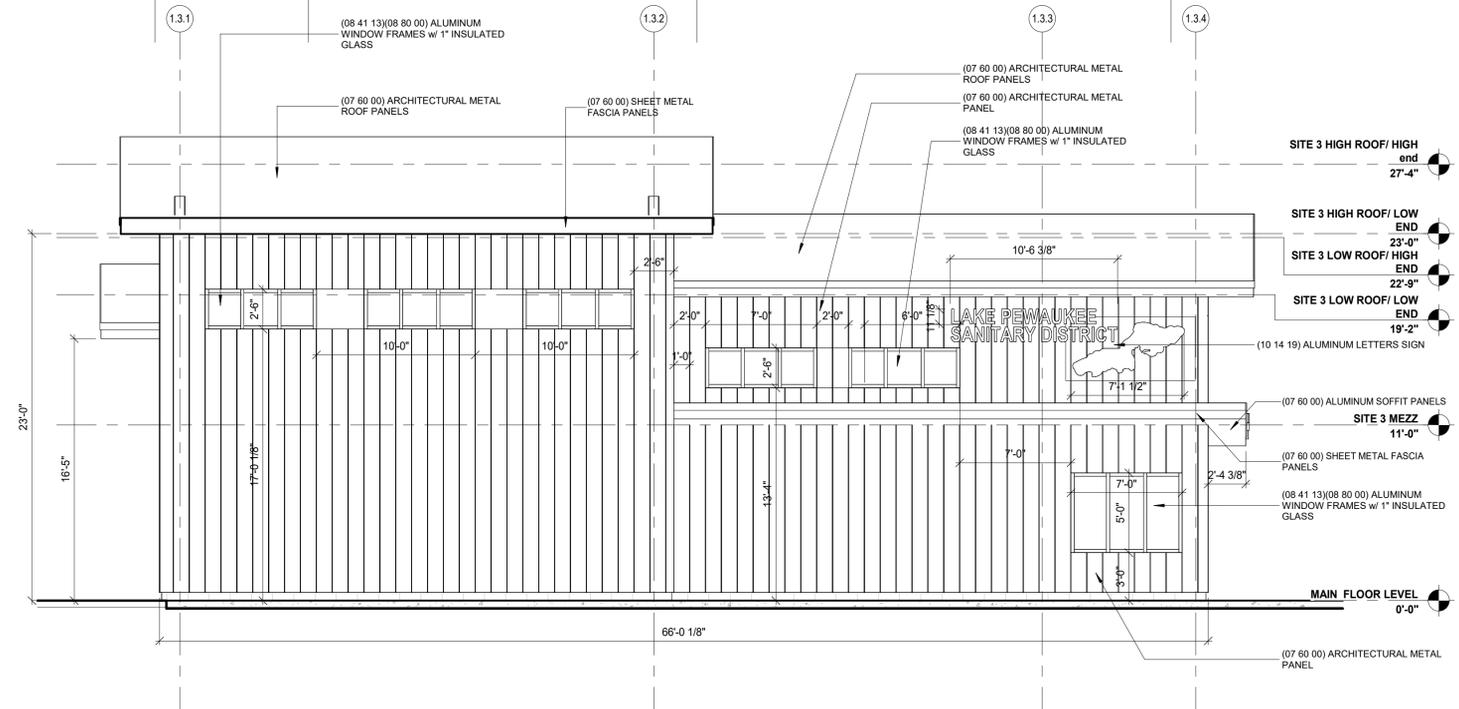
**3 Exterior Elevation - West**  
3/16" = 1'-0"



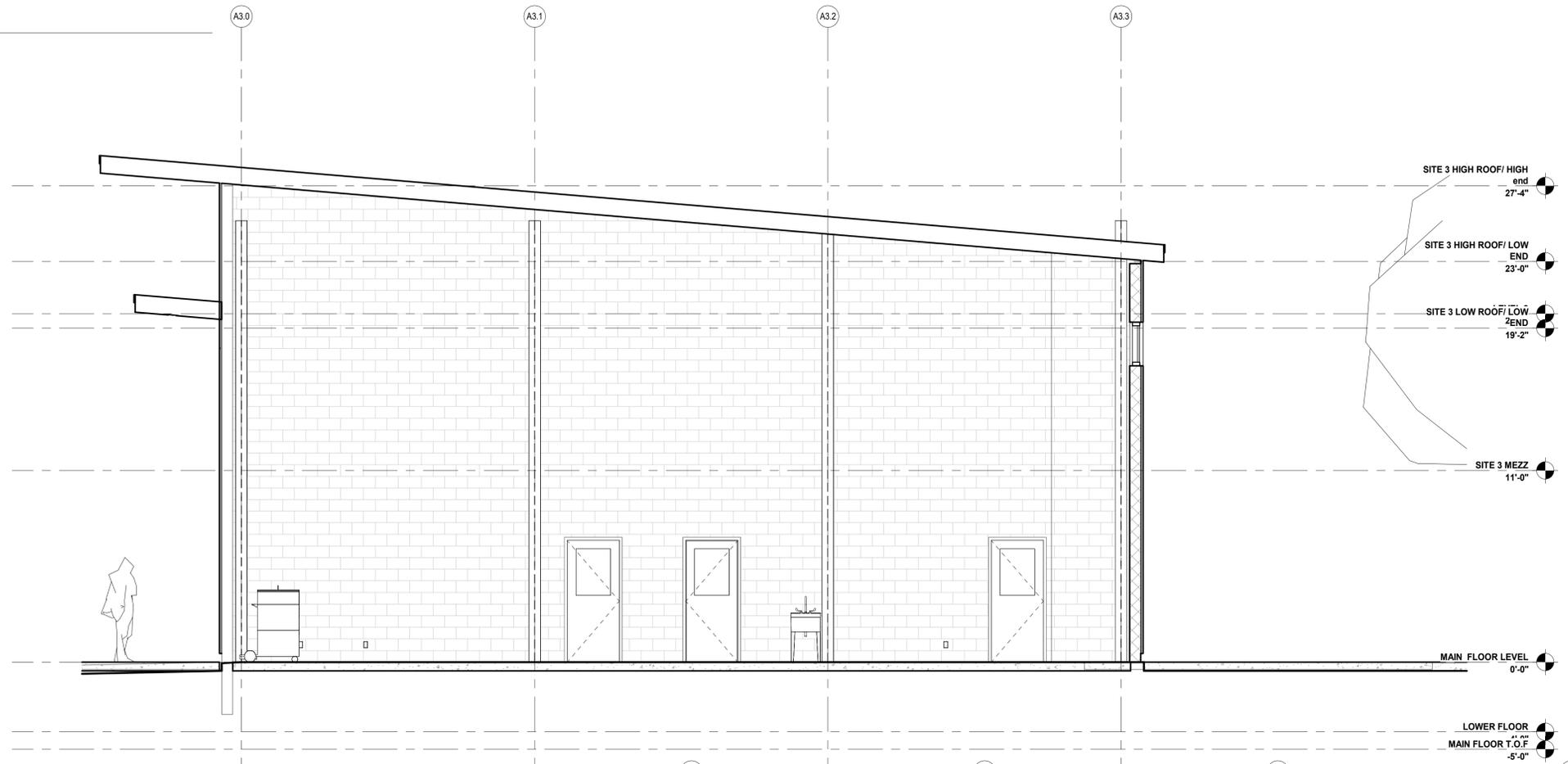
**4 Exterior Elevation - North**  
3/16" = 1'-0"



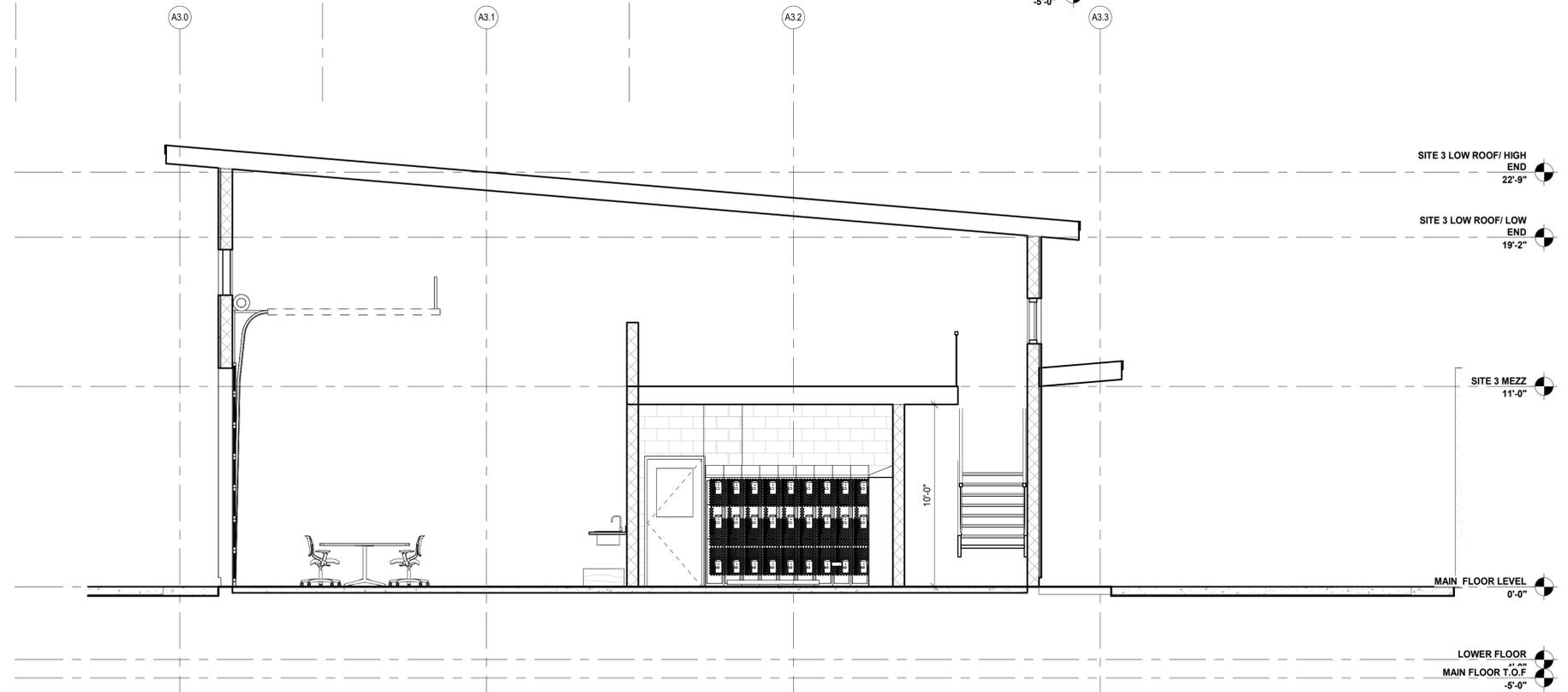
**1 Exterior Elevation - East**  
3/16" = 1'-0"



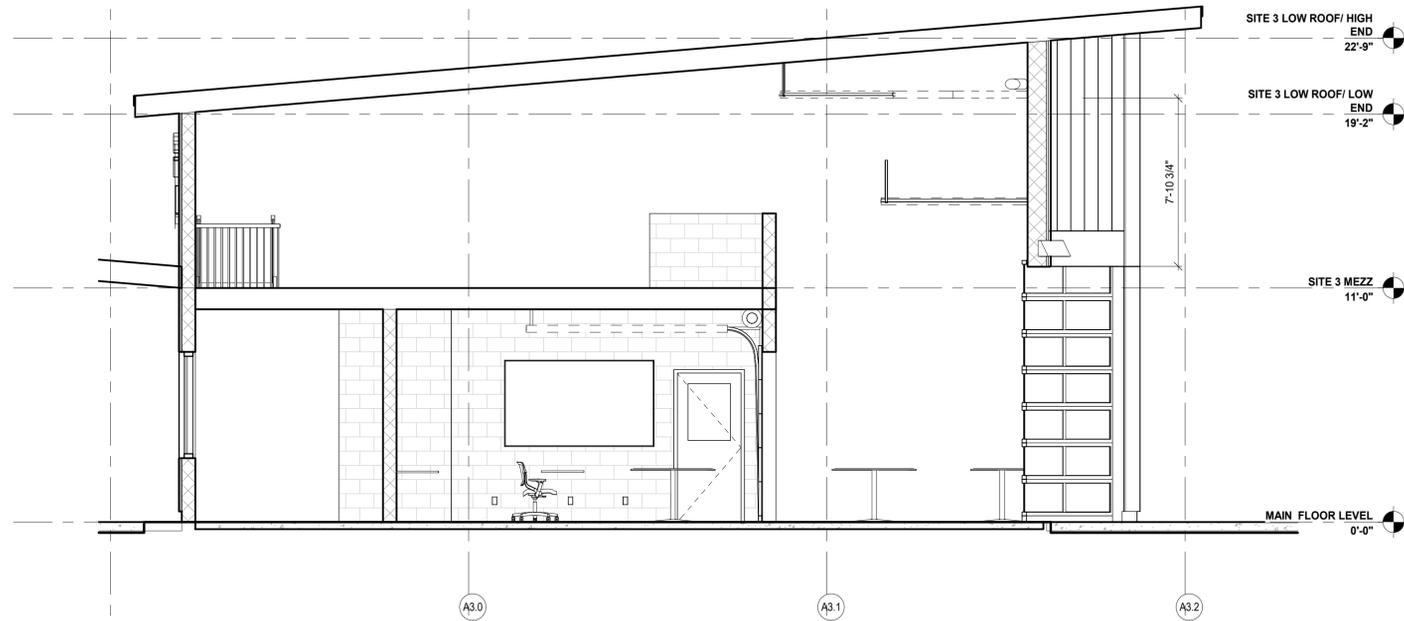
**2 Exterior Elevation - South**  
3/16" = 1'-0"



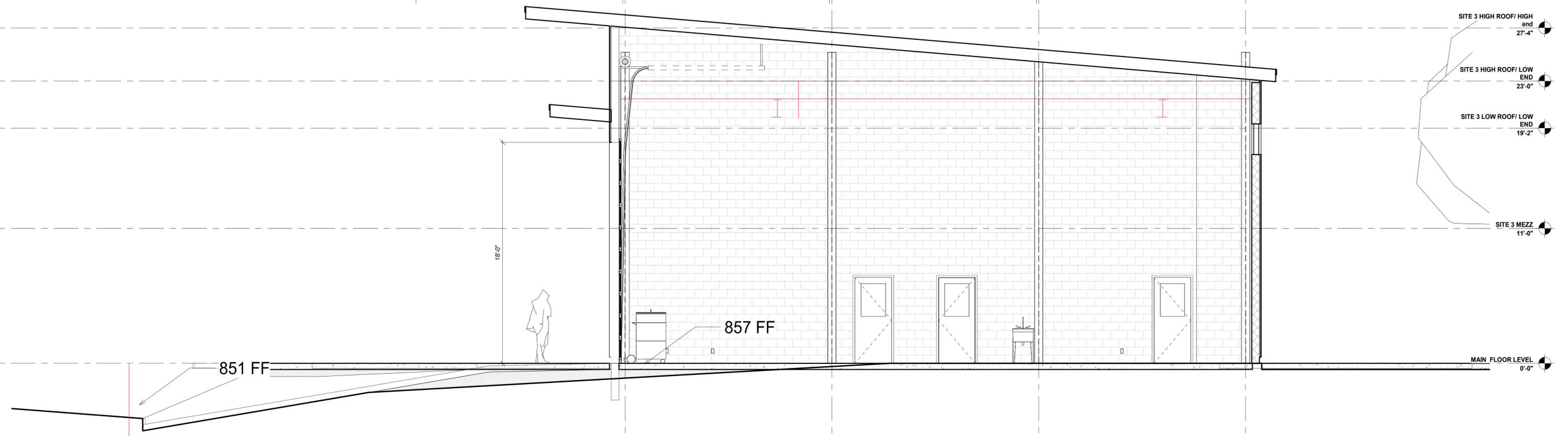
2 Interior View Looking East From Garage  
1/4" = 1'-0"



1 Interior View Looking East From Lockerroom and Open area  
1/4" = 1'-0"



**2** Interior View Looking West From Office and Open Area  
1/4" = 1'-0"



**1** Interior View Looking East From Garage.  
1/4" = 1'-0"

RECEIVED 3/11/26  
PLANNING AND ZONING  
DIVISION



**Exterior Elevation**  
kuenyarch.com ©2026 Kueny Architects L.L.C. - All Rights Reserved  
Lake Pewaukee Sanitary District - LPD - Lake Facility Facility - Site 1  
N22W28024 Edgewater Dr., Pewaukee, WI 53072  
February 10, 2026

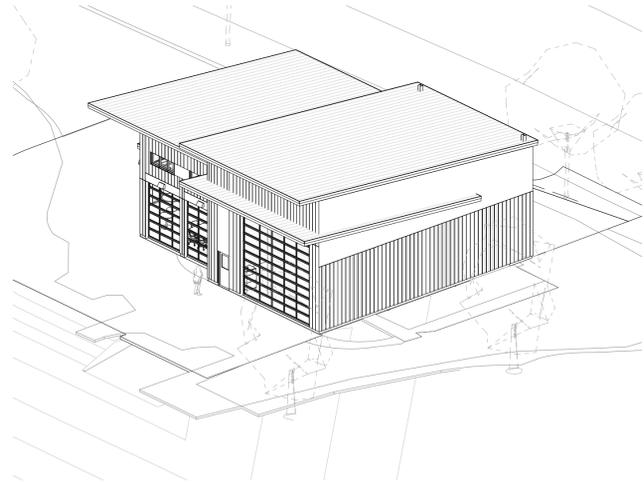
SCALE:  
**3R100**

**RECEIVED 3/11/26**  
PLANNING AND ZONING  
DIVISION

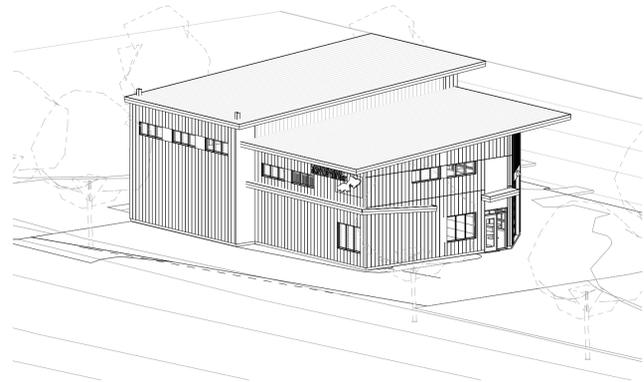


**Exterior Elevation**  
kuenyarch.com ©2026 Kueny Architects L.L.C. - All Rights Reserved  
Lake Pewaukee Sanitary District - LPSD - Lake Facility Facility - Site 1  
N22W28024 Edgewater Dr., Pewaukee, WI 53072  
February 10, 2026

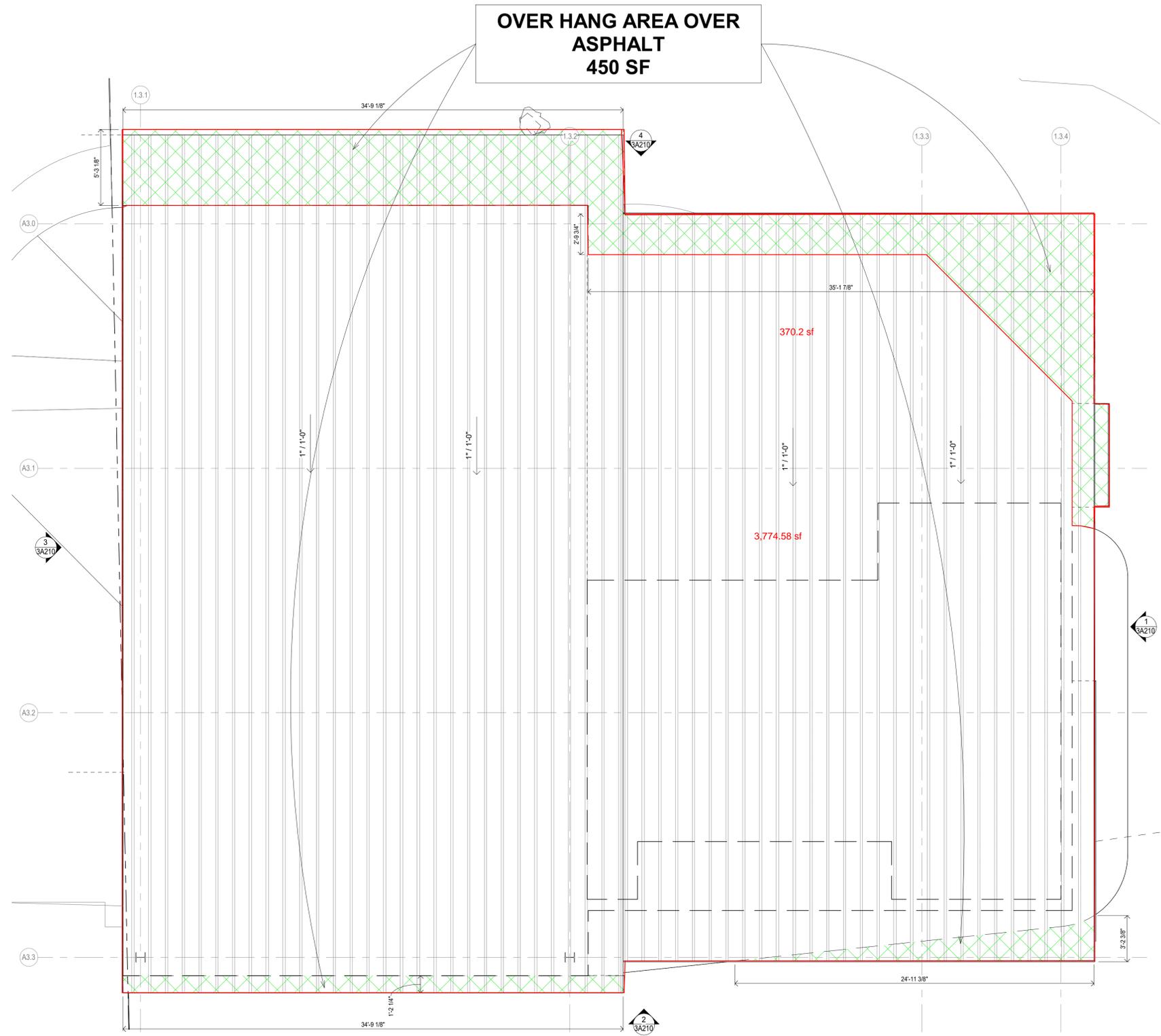
SCALE:  
**3R101**



2 Site 3 - 3D View 01



3 Site 3 - 3D View 02



1 Site 3 - Roof Plan  
1/4" = 1'-0"

---

Complete this Section for **AREA VARIANCE** requests only.

**Exhibit C**

An **Area Variance** is a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure. The request must be justified by the applicant using **ALL** of the following criteria in accordance with *Section 59.694, Wis. Stats.*, and the Waukesha County Shoreland & Floodland Protection Ordinance/Zoning Code. The applicant is responsible for justifying each variance type requested (i.e. offset and shore setback). **Attach additional sheets if necessary.**

- 1. Compliance with the ordinance would cause the owner to experience an unnecessary hardship.** Unnecessary hardship is proven by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. A property owner bears the burden of proving that the unnecessary hardship is based on special conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner. Hardships should not be financial or economic in nature. Variances are intended to provide only the minimum amount of relief necessary, and the purposes of the Ordinance shall be observed.
  
- 2. The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a variance will not harm the public interest.

---

Complete this Section for **USE VARIANCE** requests only.

An **Use Variance** is the authorization for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. The request must be justified by the applicant using **ALL** of the following criteria in accordance with *Section 59.694, Wis. Stats.*, and the Waukesha County Shoreland & Floodland Protection Ordinance/Zoning Code. **Attach additional sheets if necessary.**

- 1. Compliance with the ordinance would cause the owner to experience an unnecessary hardship.** Unnecessary hardship is proven by demonstrating that strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a Variance. A property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

2. **The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a variance will not harm the public interest.

---

Complete this Section for **SPECIAL EXCEPTION** requests only.

A **Special Exception** is a minor adjustment to the requirements of the Ordinance, where specifically authorized, and is justified by special conditions of the property. A request must be justified by the applicant using the following criteria. **Attach additional sheets if necessary.**

1. **The granting of the special exception will not adversely affect the general public interest/welfare or adversely affect adjacent property owners. The request will not be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a special exception will not harm the public interest. When reviewing a special exception request from the minimum floor area provisions, the proposed building shall not be of such character or quality as to depreciate the property values of the surrounding area.

---

**ITEMS THAT MUST ACCOMPANY ALL VARIANCES AND SPECIAL EXCEPTIONS:**

1. One electronic copy of an **accurate** site plan/map (a plat of survey is preferred) **drawn to scale** showing the following:
    - A. The boundaries and dimensions of the subject property.
    - B. The location and dimensions of **all** existing **and** proposed structures **and** buildings on the property.
    - C. The location and dimensions of **all** buildings **and** structures on adjacent properties.
    - D. The location and centerline of **all** abutting streets.
    - E. The 100-year floodplain, wetland boundary, **and** the ordinary high water mark of any water body which the lot abuts.

**NOTE:** Maps, plans and surveys shall **not** be reduced, enlarged, or faxed as these functions alter the scale. The scale of the map shall **not** be altered.
  2. A zoning permit, impervious surface worksheet, nonconforming use and structure value worksheet, building plans, grading plan and/or Environmental Health approval may also be required.
  3. The required filing fee, payable to the Waukesha County Department of Parks and Land Use. Once the public notice has been sent, this fee is nonrefundable.
- Application must be **complete** upon submittal. Once the public notice has been sent, **no changes to the request may be made**. If any changes or deviations from the original application are desired after the public notice has been sent, a new application will be required.
  - Variances from multiple ordinance provisions may be requested as part of a single application, but only one proposal may be made per application. Each alternative proposal will be considered a separate request and require a separate application packet and fee.

# Lake Pewaukee Sanitary District

## Lake Operations Narrative 2026

A little History – The District was established in 1944 on behalf of the Town of Delafield and was commissioned to do garbage collection, inspect septic systems, and control algae in and around Pewaukee Lake. The “Lake Building” which was built in 1941, was purchased by LPSD in 1944 to run the operations. Chemical treatments were used in the 1960’s for the lake management efforts and mechanical harvesting slowly became the most economical, safest for the public, the environment, and the overall ecology of the lake. This same “lake operations” building remains in place despite the size of the operations and equipment growing exponentially.

Today the lake equipment consists of 3 shore barges, 4 harvesters, 4 transporters, (2) 30-yard dump trucks, a trailer/conveyor, a conveyor, a service boat, a crane barge, and an aquatic plant management center. The plant management site is located off North Shore Drive and Highway 16.



A **shore barge** is **orange** in color and is operated by 3 seasonal employees. 1 driver that rotates with 2 pitchfork operators that fork floating aquatic plants on to the front conveyor. Floaters come from prop chop of recreational boaters as well as aquatic plants that get pulled out by wave action, from winds or naturally uprooting. These units are also used for our pile pick up service. (piles made by homeowners on their shorelines or piers)



A **Harvester** is **yellow** in color and is operated by 1 seasonal employee. It has a front cutter bar that snips the invasive aquatic plants off and brings them up the front conveyor to a storage conveyor in the center of the barge. It can cut aquatic plants to a 5 foot depth. Harvesters operate on Monday through Thursday.



A **Transport barge** is **light blue** in color and it connects to a shore barge or harvester and unloads them at their working location and then it transports the aquatic plant load to the shore conveyor parked at the lake building site.



The **Shore conveyor** is located at the lake building and it allows the transporter to dump the aquatic plants on the conveyor to ride up and into the 30-yard dump trucks.

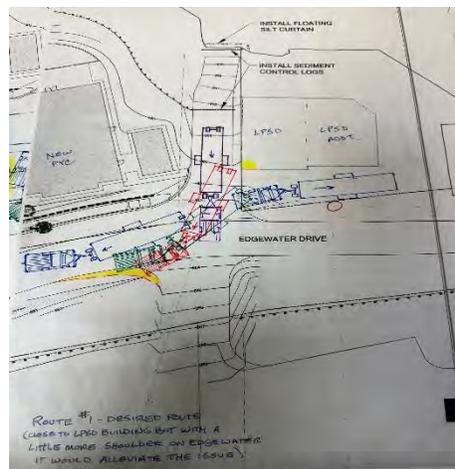
The dump trucks are taken to an Aquatic Plant Management Center that has a large asphalt pad that allows the large piles to be turned and composted into topsoil. Drainage goes to a storm water pond lined with native plants. Topsoil is donated to local organic farms.

The operation consists of 2 full-time employees and ranges from 14-16 seasonal or part-time employees. The hours are typically 6:30 am to 4 pm Monday-Friday. A second shift or weekends are possibilities in heavy weed years. Occasional use of the lake building during weekends or evenings occurs mostly from non-profits working on streambank stabilization projects, fish cribs, woody structures, meetings or events. Other typical events are volunteer appreciation dinners, fundraisers, Walleyes for Tomorrow-Pewaukee Chapter meetings or LPSD meetings. Lake operations run from approximately April 15<sup>th</sup> through October 31<sup>st</sup> pending weather conditions.

Below is a panoramic view of the lake crews going out for the day. 1 shore barge and 3 seasonal employees are already out working on the lake and the harvesters are grabbing fuel tanks for the day.



Below left is a barge being maneuvered across Edgewater drive to allow it to be shifted into its storage space on LPSD property. Below center is PYC's new design and LPSD's proposed maneuvering route. This will improve both the PYC and LPSD's ability to launch, maneuver, and store barges and sail boats through existing easements. Bottom right is most of LPSD's equipment stored for the winter months.



Existing Barge Maneuvering – Edgewater

Future Barge Maneuvering

Winter Storage

Through great neighbors, existing easements, and continued good working relationships the PYC and the LPSD will have improved functionality of our sites.

These improvements will allow us to continue to improve the lake's ecology. **Ultimately helping us meet our mission statement which is to preserve, protect, promote, and enhance Pewaukee Lake and its Watershed.**

It is our goal to continue to protect the health, safety, and welfare of the public that utilizes our great resources.

## Lake Operations Site

## Land Disturbing Activity, Timeline, Sequencing and BMP's

The existing lake building will be replaced in the same location with a slight expansion to the south to allow an Aquatic Plant Harvester to fit inside the Garage for repairs. There will also be expansion to the east to accommodate locker rooms, a bathroom, a maintenance room (HVAC/Elec), an open meeting room and 1 office. The building is designed in an extremely tight area and the District is keeping the set back from the lake the same.

Site disturbance is intended to be as minimal as possible and existing grades are intended to be matched. Construction is anticipated to start as early as September 8<sup>th</sup>, 2026 as the majority of the lake operations staff head back to school and a crew of about 5 keep operations going.

**Construction erosion control measures:** (September 8<sup>th</sup>- Sept 11<sup>th</sup>)

A double row of silt sock will run the entire length of the bank along the shoreline approximately 5 feet from and above the 100 Year flood elevation on the Delafield property and extend 10 feet into the City parcel.

Two rock Infiltration trenches will be implemented. One will be constructed at the edge of the concrete drive on the north side and one will be constructed along the south side of the remodeled building after construction of the building.

A concrete slab 10 feet from the water's edge will be removed and disposed off site. The area will be replaced with a small rain garden about twice the size of the concrete slab.

Demolition of the existing pavement will occur after the erosion control measures are in place. The existing stone base will stay in tact for future concrete base material.

**Building Demolition:** (September 14<sup>th</sup> - September 25<sup>th</sup>, 2026)

The building demolition will occur in mid-September after the erosion control measures are in place.

**Well Abandonment and replacement:** (October 15<sup>th</sup> – March 31<sup>st</sup>, 2027)

The existing well will be abandoned in October of 2026 and the New well will be drilled and connected to the new building in March of 2027.

**Sanitary Sewer disconnection and reconnection:** (September 14<sup>th</sup> - April 15<sup>th</sup>, 2027)

The sanitary sewer lateral will be disconnected and capped in September. The reconnection to the sanitary sewer will occur as the new building gets constructed, most likely in late November or early December 2026.

**Building Construction:** (September 28<sup>th</sup>, 2026 – March 31<sup>st</sup>, 2027)

The building construction is intended to start after the demolition is complete and the site is cleaned up. The construction of the building is anticipated to be completed as a enclosed structure prior to the winter weather or by December 1<sup>st</sup>, 2026. With inside finishing being allowed to occur in the winter months.

**Site Stone Infiltration Trench along pavement edge** (April 1<sup>st</sup> - 15<sup>th</sup>, 2027)

**Concrete Pavement:** (April 15<sup>th</sup> – April 31<sup>st</sup>, 2027)

**Rain Garden and other post construction site storm water mitigation efforts:**

The District staff will be implementing a rain garden at the site where an existing concrete slab is being removed. This area will be excavated below grade 2 feet deep, and 1 foot of sand material will be installed. On top of the sand recycled lake weeds will be placed with Blue Flag Iris and Sweet flag Iris along with some black-eyed Susans. The area will be mulched with shredded bark and the area fenced with recycled ash trees or cedar fencing to avoid unwanted foot traffic.

The slope along the City of Pewaukee property will be re-established with native plants such as cup plants, black eyed Susans, and purple cone flower on the upper slope and mid slope and then sedges and Blue Flag Iris planted at the lower waters edges. This vegetated buffer will be an extra effort to mitigate the impervious surfaces on the existing site.



## Waukesha County

### *Department of Parks and Land Use*

### **MEMORANDUM**

**To:** Waukesha County Park and Planning Commission

**From:** Jacob Heermans, Senior Planner

**Date:** March 19, 2026

**Re:** **PPC26\_002, Wendy Konichek (petitioner), S101 W34628 CTH LO, Eagle, WI, 53119**, for property owned by **Norman and Linda Konichek Joint Revocable Living Trust (owners), S101 W34628 CTH LO, Eagle, WI, 53119**, remnant parcel not shown on a Certified Survey Map. The parcel is described as part of the SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of Section 25, T5N, R17E, Town of Eagle. More specifically, the property is located at the CTH LO address cited above (Tax Key No. EGLT 1827.999).

---

The petitioner is proposing to divide two lots from land owned by her parents (SCS-1574 and 1574A). The petitioner also owns and operates a commercial stable for horse boarding and training on the site. The proposal will create two new residential lots on the east side of the parent parcel. The smaller lot is 6.6 acres in size and is currently vacant. Jericho Creek bisects the proposed lot. The larger parcel is 25.1 acres in size and is also vacant. Jericho Creek borders the property to the west. These lands will be removed from the operation of the commercial stable through CU142. The remnant parcel is over 80 acres in size, and it is for this reason the petitioner is requesting a remnant parcel waiver so as to avoid surveying a large area that will remain under the ownership of the owners (her parents).

The new residential lots are located along Jericho Creek north of CTH LO and west of CTH E in the SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of Section 25 in the Town of Eagle with the remnant parcel lying adjacent to the west. The parcels and portions of the remnant parcel are split between Town zoning and the County's shoreland jurisdiction, as the parcels are within 1,000 feet of Eagle Springs Lake and within 300 feet of Jericho Creek. The petitioner's parcel and the remnant parcel are zoned A-T Agricultural Transition with C-1 Conservancy and EC Environmental Corridor overlays (County) and RR Rural Residential and UC Upland Corridor (Town). The proposed land division will also require a zoning change (pending as RZ172). A GIS aerial of the parcel is attached as Exhibit C. Sheet 1 of the two (2) proposed CSMs are attached as Exhibits A and B.

Section 2.3 of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance requires that a residual parcel resulting from a division of land must be included in the Certified Survey Map. The Planning and Zoning Division staff feel that including the remnant parcel on the Certified Survey Map would result in significant expense for the petitioner while serving no useful purpose at this time.

#### **Planning and Zoning**

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878

Phone: (262) 548-8300 Fax: (262) 896-8071 [www.waukeshacounty.gov/planningandzoning](http://www.waukeshacounty.gov/planningandzoning)

The Planning and Zoning Division staff recommends **approval** of this request, subject to the following condition:

1. It must be noted on the Certified Survey Maps that the Waukesha County Park and Planning Commission granted a waiver from the requirement to include the remnant parcel on the Certified Survey Map on March 19, 2026.

Attachments: Exhibits A-C

N:\PRKANDLU\Planning and Zoning\Miscellaneous PPC Requests\Miscellaneous PPC Project Files\Remnant parcel waivers\PPC26\_002 Konichek elt\PPC26\_002 Konichek Memo elt.docx

# EXHIBIT A

PRELIMINARY

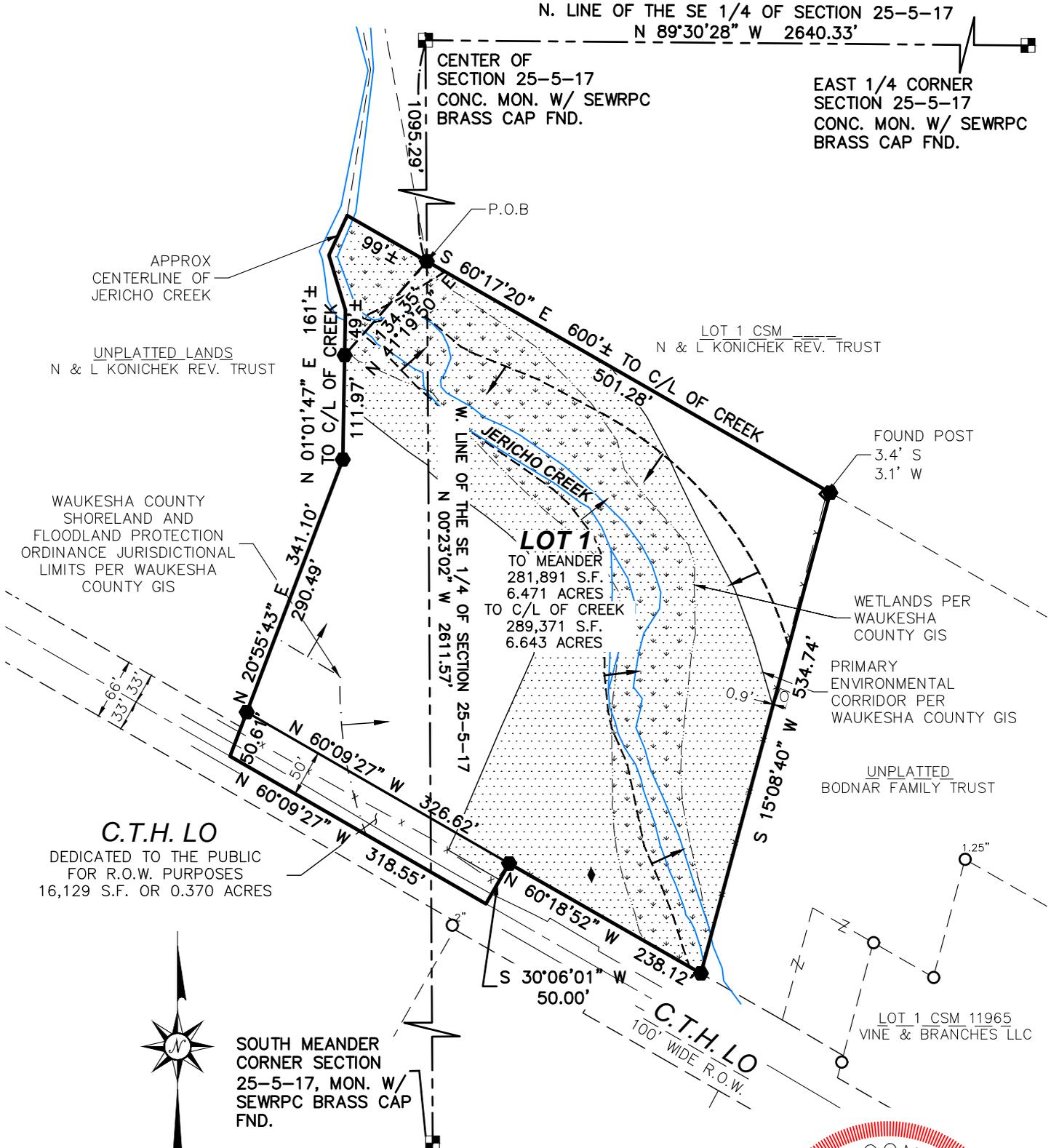
## WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

N. LINE OF THE SE 1/4 OF SECTION 25-5-17  
N 89°30'28" W 2640.33'

CENTER OF SECTION 25-5-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.

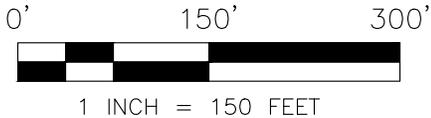
EAST 1/4 CORNER SECTION 25-5-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.



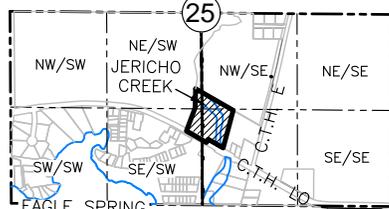
**C.T.H. LO**  
DEDICATED TO THE PUBLIC  
FOR R.O.W. PURPOSES  
16,129 S.F. OR 0.370 ACRES



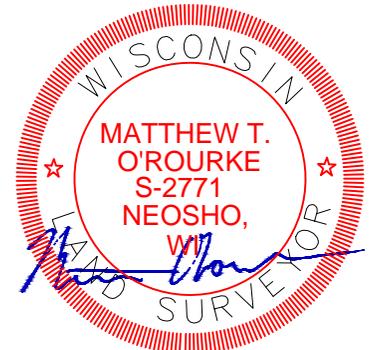
SOUTH MEANDER CORNER SECTION 25-5-17, MON. W/ SEWRPC BRASS CAP FND.



**VICINITY MAP**



S 1/2 SEC. 25-5-17  
1"=2640'



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 25-5-17 MEASURED AS N 89°30'28" W.

PREPARED FOR:  
NORMAN B & LINDA L KONICHEK  
JOINT REV. TRUST  
S101W34628 COUNTY RD. LO  
EAGLE, WI. 53119



LAND SURVEYING • LAND PLANNING  
955 LEXINGTON DRIVE  
OCCONOMOWOC, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599

• SEE SHEET 2 FOR CONTOURS AND SOILS.  
• SEE SHEET 3 FOR NOTES AND LEGEND.

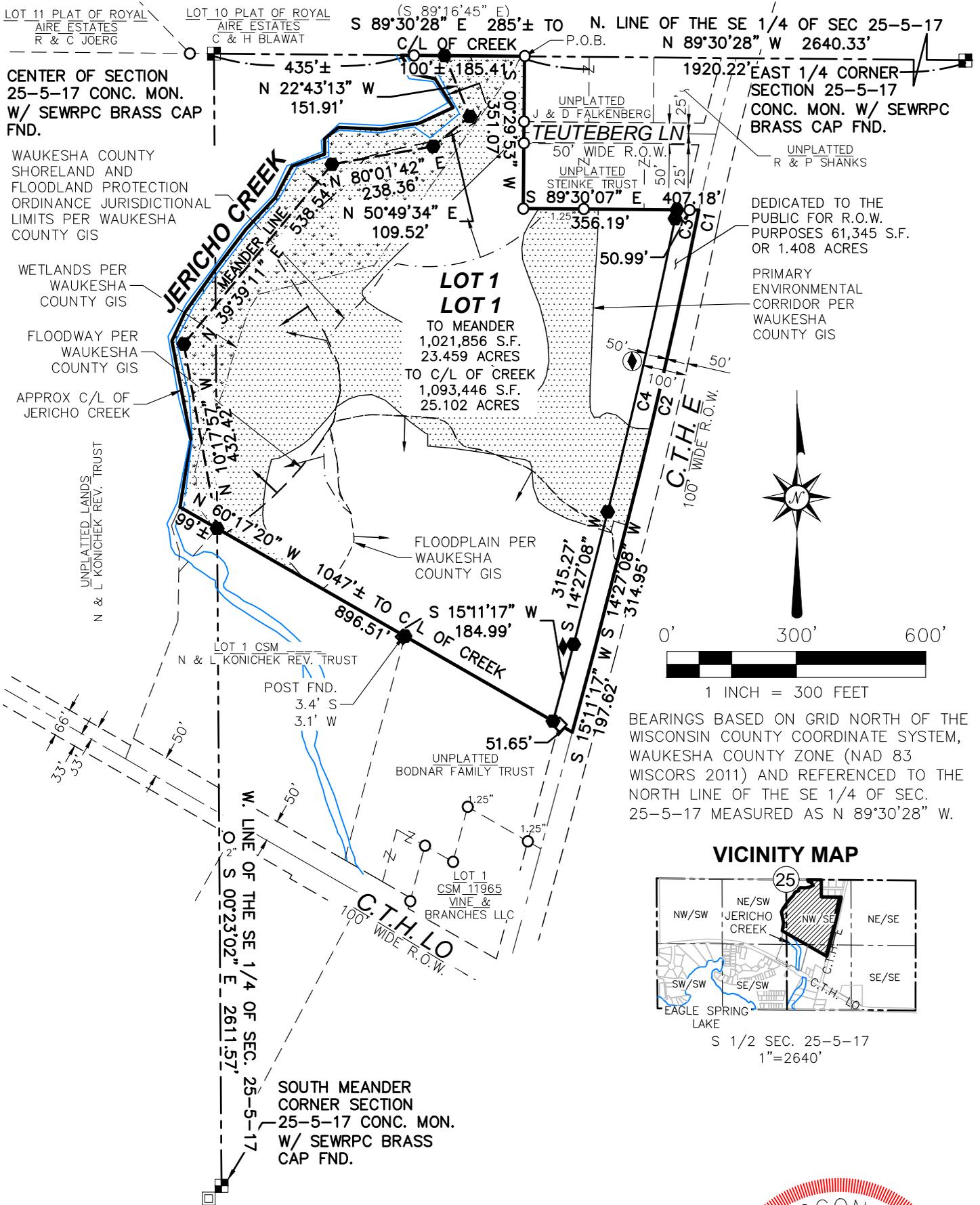
DATED 02/06/2026  
JOB# 23187

# EXHIBIT B

PRELIMINARY

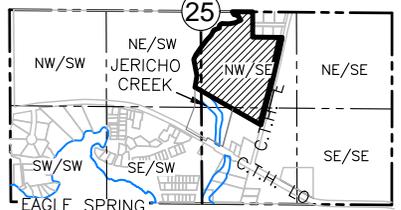
## WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 25-5-17 MEASURED AS N 89°30'28" W.

### VICINITY MAP



S 1/2 SEC. 25-5-17  
1"=2640'

- SEE SHEET 2 FOR CONTOURS AND SOILS.
- SEE SHEET 3 FOR NOTES AND LEGEND
- SHEET SHEET 4 FOR CURVE TABLE.



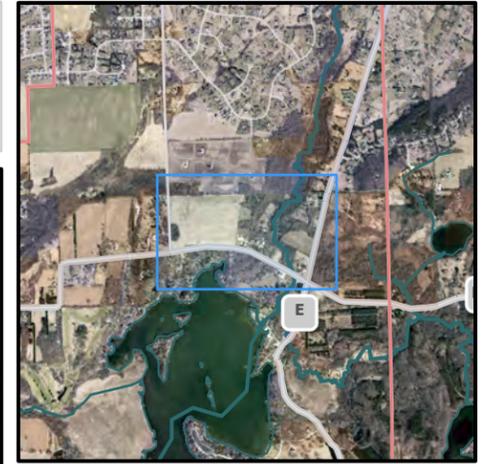
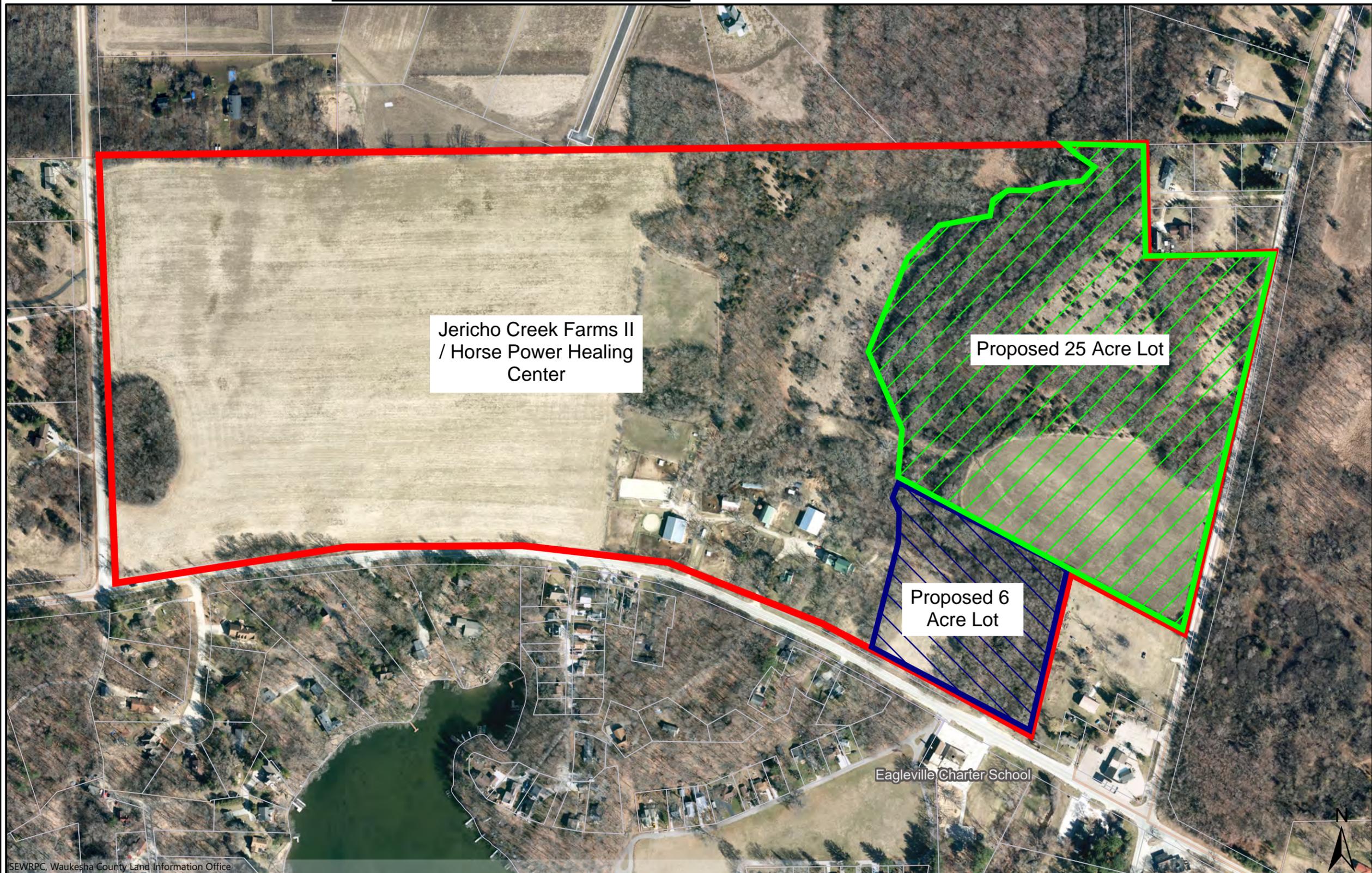
LAND SURVEYING • LAND PLANNING  
955 LEXINGTON DRIVE  
OCCONOMOWOC, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599



PREPARED FOR:  
NORMAN B & LINDA L KONICHEK  
JOINT REV. TRUST  
S101W34628 COUNTY RD. LO  
EAGLE, WI. 53119

DATED 02/06/2026  
JOB# 23187

# Exhibit C



**Legend**

- Tax Parcels
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Points of Interest

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

**Notes**  
Printed Date: 2/20/2026 2:56 PM

SEWRPC, Waukesha County Land Information Office



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.