TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
March 4, 2026, 5:30PM
Approved Minutes

Joint Public Hearing by the Town of Eagle Planning & Zoning Commission, Town of Eagle Board, and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division to consider the rezoning request (RZ172) of Wendy Konichek (applicant), for property owned by Norman B. and Linda L. Konichek Joint Revocable Living [Trust], to amend the District Zoning Map of the Waukesha County Shoreland Protection Ordinance from the A-T Agricultural Transition District to the A-5 Mini Farm District to create an approximately 6.6 acre lot for single family residential use. The County Environmental Corridor Overlay District and the Town of Eagle Rural Residential District will not be affected. 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 (Tax Key No. EGLT 1827.999).

Joint public hearing to consider the Conditional Use request (CU142) of Wendy Konichek (applicant), for property owned by Norman B. and Linda L. Konichek Joint Revocable Living [Trust] for a commercial horse boarding operation. 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 (Tax Key No. EGLT 1827.999).

The public hearing for the rezoning request was opened at 5:30pm. Town Planner Heermans summarized the application. The applicant is in attendance. No input was received from the public. The public hearing for rezoning was closed and the public hearing for the conditional use was opened at 5:34pm. Planner Heermans gave a summary. There was no input from the public. The public hearing for the conditional use was closed at 5:36pm.

Chairperson Mommaerts called the meeting to order at 5:36pm and led with the Pledge of Allegiance. R. Kugel, C. Mommaerts, R. Hajewski, D. Knauer, D. Domagalski, T. Samuels, and M. Bendler were present. Also in attendance were Planners Jacob Heermans and Kassie Slotty. D. Radtke arrived at 5:47pm.

Consideration and Approval of Minutes: *Plan Commission motion by Knauer, seconded by Kugel to approve the meeting minutes of February 4, 2026, as presented. Motion carried (5-0). Town Board motion by Knauer, seconded by Domagalski to approve the meeting minutes of February 4, 2026, as presented. Motion carried (5-0).*

Mommaerts opened the floor for public comments. There were no comments from the public.

Consideration of Certified Survey Map to subdivide a 6.6-acre lot from the parent parcel with frontage on CTH LO. Tax Key EGLT 1827.999. Norman and Linda Konichek Revocable Trust (owners). Wendy Konichek (Applicant) Application 2026-09. *Plan Commission motion by Knauer to recommend to the Town Board conditional approval of the Certified Survey Map for Application 2026-09 subject to the conditions and revisions in the staff report and subject to any waivers requested by the Town Board. Second by Kugel. Motion carried (5-0). Town Board motion by Knauer to approve the recommendation of Planning and Zoning for the conditional approval of the Certified Survey Map for Application 2026-09 subject to the conditions and revisions in the staff report and subject to any waivers requested by the Town Board. Second by Hajewski. Motion carried (5-0).*

Consideration of a zoning amendment for a proposed 6.6-acre parcel from the A-T Agricultural Transition District to the A-5 Mini Farm District. Tax Key EGLT 1827.999. Norman and Linda Konichek Revocable Trust (owners). Wendy Konichek (Applicant) Application 2026-10. . *Plan Commission motion by Knauer to recommend to the Town Board to recommend to the County the approval of Application 2026-10 to rezone from the A-T Agricultural Transition District to the A-5 Mini Farm District. Second by Kugel. Motion carried (5-0). Town Board motion by Knauer to recommend to the County the approval of Application 2026-10 to rezone from the A-T Agricultural Transition District to the A-5 Mini Farm District. Seconded by Domagalski. Motion carried (5-0).*

Consideration of Certified Survey Map to subdivide a 25.1-acre lot from the parent parcel with frontage on CTH E. Tax Key EGLT 1827.999. Norman and Linda Konichek Revocable Trust (owners). Wendy Konichek (Applicant) Application 2026-08. *Plan Commission motion by Knauer to recommend to the Town Board conditional approval of the Certified Survey Map for Application 2026-08 subject to the conditions and revisions in the staff report and subject to any waivers requested by the Town Board. Second by Kugel. Motion carried (5-0). Town Board motion by Knauer to approve the recommendation of Planning and Zoning for the conditional approval of the Certified Survey Map for Application 2026-08 subject to the conditions and revisions in the staff report and subject to any waivers requested by the Town Board. Second by Domagalski. Motion carried (5-0).*

Conditional Use request to approve a commercial horse boarding operation known as Horse Power Healing Center on property located at S101W34628 CTH LO. Tax Key EGLT 1827.999. Norman and Linda Konichek Revocable Trust (owners). Wendy Konichek (Applicant) Application 2026-06.
Site Plan/Plan of Operation to approve a commercial horse boarding operation known as Horse Power Healing Center on property located at S101W34628 CTH LO. Tax Key EGLT 1827.999. Norman and Linda Konichek Revocable Trust (owners). Wendy Konichek (Applicant) Application 2026-07.
It was noted that Jericho Creek Farm is included in the application. *Plan Commission motion by Knauer to recommend to the Town Board the approval of the Conditional Use in Application 2026-06 and the Site Plan/Plan of Operation Application 2026-07 to continue to operate a commercial horse boarding facility subject to the conditions listed in the staff report with the hours of operation being 6am to 9:00pm. Second by Kugel. Motion carried (6-0). Town Board motion by Knauer to approve the Conditional Use in Application 2026-06 and the Site Plan/Plan of Operation Application 2026-07 to continue to operate a commercial horse boarding facility subject to the conditions listed in the staff report with the hours of operation being 6am to 9:00pm. Second by Hajewski. Motion carried (5-0).*

Consideration of Certified Survey Map to modify lot lines between parcels which are under common ownership. Tax Key EGLT 1729.994.001. John Herbst (owner). Application 2026-04. *Plan Commission motion by Knauer to recommend to the Town Board the conditional approval of the Certified Survey Map presented in Application 2026-04 subject to the conditions and modifications provided in the staff report and subject to a waiver by the Town Board for the conceptual CSM. Second by Kugel. Motion carried (6-0). Town Board motion by Knauer to give conditional approval of the Certified Survey Map presented in Application 2026-04 subject to the conditions and modifications provided in the staff report and subject to a waiver by the Town Board for the conceptual CSM. Second by Domagalski. Motion carried (5-0).*

Amendment to a previously approved Special Exception request on behalf of William Dingel (owner), for an addition to an existing accessory building at W372 S9944 S.T.H. 67. Appl 2026-05. *Plan Commission motion by Knauer to recommend to the Town Board to approve the 2000 square foot addition to the Dingel nonconforming existing accessory building constructed in front of the residence as requested in Application 2026-05. Second by Kugel. Motion carried (6-0). Town Board motion by Hajewski to accept the recommendation. Second by Domagalski. Motion carried (5-0).*

Violation updates: Planner Heermans and Planner Slotty reported on code violations in the Town.

Chairperson Updates: Mommaerts reported nothing appears to be happening the schoolhouse at Wilton and 59 and is concerned about vandalism. More research is needed.

Next meeting: Wednesday April 1, 2026, at 5:30PM if needed. *

Plan Commission motion to adjourn was made by Samuels and seconded by Kugel. All in favor. Plan Commission adjourned at 6:27pm. Town Board motion to adjourn was made by Hajewski and seconded by Domagalski. All in favor. Town Board adjourned at 6:27pm.

Respectfully submitted, Mercia Christian, Clerk

*The April 1 meeting was later cancelled as there were no applications.