

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
July 2, 2025, 5:30PM
Unapproved Minutes

A Joint Public Hearing between the Town of Eagle Planning and Zoning Commission and the Town of Eagle Board was opened at 5:30pm by Chairperson Mommaerts , to consider the Conditional Use request (2025-14) of Ryan Bendler (owner) to permit construction equipment sales and service. The subject property is described as Lot 2 of Certified Survey Map No. 12257, located in part of the NW ¼ of Section 23, T5N, R17E, Town of Eagle. More specifically, the property is located on the west side of Godfrey Lane, south of Henry Lane, also known as Tax Key No. EGLT 1818.999.058.

Planner Heermans summarized that the petitioner is proposing to construct an 18,400 square foot commercial building on a vacant 1.5-acre parcel within the business park is to accommodate a service and sales of construction equipment and specialty trucks and three additional tenant spaces for future uses. Petitioner Ryan Bendler was present. Commissioner Mark Bendler recused himself from all discussion and voting. Comment cards in opposition to the special exception request to allow for a lesser amount of decorative material were received from neighbors Bob Radtke and Bonnie Vick. After clarification from the planner both said they were not opposed, stating the letter that went out was unclear. The public hearing was closed at 5:40pm.

Chairperson Mommaerts called the meeting to order at 5:40pm and led with the Pledge of Allegiance. R. Kugel, D. Knauer, C. Mommaerts, R. Hajewski, D. Domagalski, D Radtke, T. Samuels, and M. Bendler were present. T. Betts was excused. Town Planner Jacob Heermans was present.

Consideration and Approval of Minutes: *Plan Commission motion by Knauer, seconded by Samuels to approve the meeting minutes of June 4, 2025, with a correction. Motion carried (6-0). Town Board motion by Hajewski, seconded by Knauer, to approve the meeting minutes of June 4, 2025, with a correction. Motion carried (5-0).*

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

Conditional Use request for an 18,400 sq. ft. commercial building to accommodate the service and sales of construction equipment and specialist trucks, in addition to three tenant spaces for future uses. Godfrey Lane (no address). Tax Key 1818.999.058. Ryan Bendler (owner) Application 2025-14. *Plan Commission motion by Samuels to recommend the conditional use request with the stipulation that there would be a cap of no more than eight vehicles on site for sale. Second by Kugel. Motion carried (5-0 with M. Bendler recused). Town Board motion by Hajewski to accept the recommendation of the Plan Commission. Second by Domagalski. Motion carried (5-0).*

Site Plan/Plan of Operation for an 18,400 sq. ft. commercial building to accommodate the service and sales of construction equipment and specialist trucks, in addition to three tenant spaces for future uses. Godfrey Lane (no address). Tax Key 1818.999.058. Ryan Bendler (owner) Application 2025-15. *Plan Commission motion by Samuels to recommend conditional approval of the site plan and plan of operations based on all of the conditions set out in the staff report. Second by Kugel. Motion carried (5-0 with M. Bendler recused). Town Board motion by Hajewski to accept the recommendation of the Plan Commission. Second by Domagalski. Motion carried (5-0).*

Special Exception request to allow for a lesser amount of decorative materials on the north and south sides of a proposed commercial building on Godfrey Lane. Tax Key 1818.999.058. Ryan Bendler (Owner). Application 2025-16. *Plan Commission motion by Kugel to accept the special exception allowing lesser amount of decorative material at Tax Key 1818.999.058. Second by Knauer. Motion carried (5-0 with M. Bendler recused). Town Board motion by Hajewski to accept the recommendation of the Plan Commission. Second by Domagalski. Motion carried (5-0).*

Special Exception request to place an accessory building in front of the principal structure at S63 W38397 CTH CI. Tax Key EGLT 1745.998. Traci Konieczny (owner). Application 2025-13. *Plan Commission motion by Kugel to approve the special exception. Second by Samuels. Motion carried (6-0). Town Board motion by Hajewski to approve the special exception per the recommendation of the Plan Commission. Second by Domagalski. Motion carried (5-0).*

Special Exception request to place an accessory building in front of the principal structure at S90 W34244 CTH NN. Tax Key EGLT 1821.999.003. Fred Kohls (owner). Application 2025-17. Discussion took place that the original plan had characteristics of a second dwelling but was later scaled backed to include only a kitchenette and bathroom for the intended use of hosting family gatherings. *Plan Commission motion by Kugel to accept the planner's recommendation for approval. Second by Bendler. Motion carried (6-0). Town Board motion by Hajewski to approve the special exception per the recommendation of the Plan Commission.* Discussion took place on preventing current or future owners from using it outside of the intended use of hosting family gatherings. *Amended Plan Commission motion by Kugel to accept the planner's recommendation for approval with a restriction for the limitations that the property shall not be rented and cannot be used as a residence. Those restrictions would be bound in a deed restriction. Amended second by Bendler. Motion carried (6-0). Hajewski rescinded his prior Town Board motion and made a new motion to include the amendments to the Planning and Zoning Board motion. Second by Kugel. Motion carried (5-0).*

Violation updates: The list of violations was reviewed.

Chairperson Updates: (None)

Comments on Floodplain maps presented at the 5/5/2025 joint meeting There are no updates at this time.

Recommendation for future agendas (no packet materials) Knauer asked to discuss development rights. Kugel requests the business park retention pond be reviewed. Domagalski will give a report from the Land Use Committee.

It was announced that the next meeting is Wednesday August 6 at 5:30pm.*

Motion to adjourn Planning and Zoning made by Samuels, seconded by Bendler. All in favor. Planning and Zoning adjourned at 6:53pm. Motion to adjourn Town Board made by Hajewski, seconded by Domagalski. All in favor. Town Board adjourned at 6:53pm.

Respectfully submitted, Mercia Christian, Clerk

*The meeting on Wednesday August 6 was later cancelled.