

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
November 5, 2025, 5:30PM
Approved Minutes

Chairperson Mommaerts called the meeting to order at 5:30pm 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. Also present were Town Planner Jacob Heermans, Assistant Town Planner Kassie Slotty, and Attorney Remzy Bitar. Town Building Inspector Scott Johnson arrived at 6:05pm.

Consideration and Approval of Minutes: *Plan Commission motion by Knauer, seconded by Samuels to approve the meeting minutes of July 2, 2025, as presented. Motion carried (6-0). Town Board motion by Knauer, seconded by Kugel, to approve the meeting minutes of July 2, 2025, as presented. Motion carried (5-0).*

Mommaerts opened the floor for general public comments but stated residents here for agenda item 10 would be allowed to speak at that time. There were no general comments from the public.

Land Use Committee Report: Committee Chair Domagalski reported the committee consisting of Tim Samuels, Diane Knauer, Ryan Hajewski, and himself met several times. The committee agreed that the entire land use map needed review, but the most urgent need was to protect the Town of Eagle borders from annexation. The group identified several properties that were discussed in detail. There were a lot of questions on the Land Use Plan; it was determined that the Town Planner should be involved at that point. Planner Heermans gave guidance that the map could be updated, and the text of the plan could be done separately. A public hearing would take place to adopt the map. *Plan Commission motion by Samuels to recommend the Land Use Committee summary be approved and sent to the Town Board. Second by Bendler. Motion carried (6-0). Town Board motion by Kugel to send the committee summary to the county for mapping. Second by Domagalski. Motion carried (5-0).*

Business Park Retention Pond Discussion: Planner Heermans explained that normally retention ponds in larger developments are in a commonly held out-lot, with each person owning a fraction. This one is privately owned and developed. Some businesses in the park need to pay a fee unless they have their own retention pond. Items brought up were inspection of the pond, stormwater passing over town right-of-way, and parcel not being taxed as income property. Attorney Bitar suggested gathering as much data and documents as possible and then organizing a meeting with him.

Next P & Z meeting date is Wednesday December 3 at 5:30pm. It will be held jointly with the Town Board.

Adjournment by P & Z: *Motion to adjourn Planning and Zoning made by Knauer and seconded by Samuels. All in favor. P & Z adjourned at 6:04pm.*

Town Board Updates and potential action on pending violations:

Reynolds property located at S70W35196 Township Road X (EGLT1736998012) Mommaerts opened the floor to comments from the public. Neighbor Chuck Gray spoke that the problems have just gotten worse. The property is a mess and is not taken care of. Do not let it go any further; it needs to be resolved. Neighbor Cindy Kacala spoke, saying that if there are codes and rules, they need to be followed by everyone. Neighbor Eric Sturm spoke that he has nothing against Tom (Reynolds), but the Town needs to be held accountable for multiple code violations. Sturm would like to see a list of those violations.

Planner Heermans then spoke that he, along with Assistant Planner Slotty and Building Inspector Johnson, met with Tom Reynolds at his property and were allowed a limited view. The former planner had sent a letter to Reynolds with a number of issues that dealt with the use of the property. DATCP and Waukesha County Department of Environmental Health were both involved at one point because a commercial kitchen is required for retail sales of mead. The property owner conveyed that he is not selling the mead. The complaints Heermans is hearing from the neighbors is that they are more concerned about the condition of the property. There are a number of hoop houses, and the yard is overgrown. Ordinance 02-07 deals with exterior and outdoor maintenance and Reynolds is in violation. The property is zoned Rural Residential so only two accessory structures and one shed less than 150 square feet are allowed. Looking at the aerial there are about 20 greenhouses. Another complaint received, which was confirmed, is that there are sheep. One head per acre would be allowed on the property. Reynolds confirmed he has 21. Neighboring residents need relief from what they are dealing with. The problems go back a number of years.

Inspector Johnson added that a building permit was issued on December 20, 2022. It has expired.

Supervisor Kugel asked how many citations have been issued. The answer was none.

Tom Reynolds spoke that he thought the previous inspector had signed off on the permit; Scott Johnson met with him and went over a list of things that needed to be done. He has them almost to completion. Reynolds also stated he is not running a business; he is not selling things. He distributed a draft booklet describing what goes on there. Supervisor Knauer quoted from the book that there are employees, employees must work every quarter, and employees must accept pay. It also says that employees can buy products or receive products in lieu of wages. Reynolds said that he has a 501c3 Nonprofit Organization. He finds people who are ill and puts them on a 30/60/90-day diet with the goods that he makes. The service is provided at no cost.

The meeting then returned to the topic of property maintenance and the number of sheep. Reynolds wants to challenge the number of sheep but was told he cannot; he needs to reduce the number of sheep to 8. Regarding the weeds, Reynolds claims that is an ecosystem, which he harvests to make food or mead. Planner Heermans stressed that the ordinance is clear that weeds or turf grass cannot exceed 12 inches. Mommaerts advised that if it is not cleaned up, the town can arrange to clean it up and charge for it. Reynolds stated he will run it by his attorney. Town Attorney Bitar spoke that enforcement options include issuing citations. A letter that was already sent stated he has until November 10th to get the property into compliance. Section 5 (Enforcement) and Section 6 (Penalties) of Ordinance 02-07 Regulate Residential Property Maintenance were read for clarification. The Town Board will meet again after the November 10th deadline.

Hurley property located at W351S10436 Touhy Rd (EGLT1865986) Planner Heermans has received information that a resident on the island off of Touhy Road has a miniature horse on a parcel just over an acre in size. A minimum of three acres is required. Heermans also has documentation that there may be twelve or more dogs on the property. Correspondence took place that the property owner would comply but eventually did not. Therefore, citations were issued. The resident did not appear for a court appearance earlier today. Typically, compliance takes place after citations are issued but this is not the case. There has been some volatility making complainants hesitant to come forward. The parcel is in Waukesha County Shoreland Zoning. Their corporation counsel does not feel they have the authority to remove the horse at this time; they need to go through the legal process. Mommaerts and Heermans will reach out again.

Adjournment by Town Board: *Motion to adjourn Town Board made by Kugel, seconded by Hajewski. All in favor. Town Board adjourned at 7:11pm.*

Respectfully submitted, Mercia Christian, Clerk