



JOINT PLANNING & ZONING COMMISSION AND TOWN BOARD MEETING

December 3, 2025, 5:30 PM
820 E. Main Street, Eagle WI 53119

Agenda

NOTICE IS HEREBY GIVEN that a Joint Public Hearing will be held by the Town of Eagle Planning & Zoning Commission, Town Board and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division on **Wednesday, December 3, 2025 at 5:30 p.m.** at the Eagle Town Hall, 820 E. Main Street, Eagle, Wisconsin 53119, to consider amendments (**RZ167**) to the Town of Eagle Zoning Map. The map update incorporates modified floodplain boundaries that were adopted in 2024. The overall floodplain area within the town reduced in size with FEMA's floodplain map update. Therefore, some of the lands formerly zoned by Waukesha County are now subject to the Town of Eagle Zoning Code. Affected properties are proposed to be zoned consistent with their current use. Most affected properties are state land which will be zoned P-1 Public. Many affected areas will remain zoned C-1 Conservancy District because the lands are wetlands. The draft map is available for viewing at www.waukeshacounty.gov/planningandzoning (Click Mapping Resources and then Draft Maps).

1. Call to Order, Pledge of Allegiance
2. Roll Call
3. Minutes – Consideration/approval of November 5, 2025, meeting minutes
4. Public Comments - Please be advised per Section 19.84(2) Wis. Stats., information will be received from the public on only the items listed on the agenda. This public comment session shall last no longer than 15 minutes and individual presentations are limited to three minutes per speaker. There may be limited discussion on the information received, however, no action will be taken under public comment.
5. Consideration of the zoning amendment to the Town of Eagle Zoning Map, incorporating modified floodplain boundaries that were adopted in 2024. Application 2025-23. Additional information can be found at: <https://s.zoninghub.com/WX8C59XJ1D>
 - A. Review and Discussion
 - B. Plan Commission recommendation to Town Board
 - C. Town Board action
6. Change in Topography review for the placement of spoils resulting from a proposed wetland scrape project at W384S7460 CTH NN, Tax Key EGLT 1757.999. Gordon Erikson (owner). Application 2025-21. Additional information can be found at: <https://s.zoninghub.com/ZUAEE148FO>
 - A. Review and Discussion
 - B. Plan Commission recommendation to Town Board
 - C. Town Board action
7. Consideration of Certified Survey Map to create three (3) residential parcels on the southeast corner of Wilton Rd and STH 67. Tax Keys EGLT 1768.998.018 and EGLT 1768.998.013. Steven and Tara Wilton (owners). Application 2025-19. Additional details can be found at: <https://s.zoninghub.com/QJZ497Z3PD>

- A. Review Discussion
 - B. Consideration and possible action of waivers (Town Board only)
 - C. Plan Commission recommendation to Town Board
 - D. Town Board action
- 8. Periodic review of conditional use for hobby kennel for 9 dogs located at S105W375611 Estate Drive (EGLT 1857.008); Kallie Kestly and James Anderson (owners). Application 2025-22.
Additional Details may be available online: <https://s.zoninghub.com/FTZPAD29H4>
 - A. Discussion
 - B. Plan Commission recommendation to Town Board
 - C. Town Board action
- 9. Business Park Detention Pond (Discussion only)
- 10. Miscellaneous Updates
 - A. Violation updates
 - B. Town Chairperson updates
- 11. Recommendation for future agendas (no packet materials)
- 12. Next meeting date: anticipated January 7, 2026
- 13. Adjournment by Planning and Zoning Commission
- 14. Adjournment by Town Board

Posted by Town Clerk on _____

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town of Eagle at 262-594-5800. Copies of the agenda and packet materials may be obtained before the start of the meeting by contacting the Town Hall at (262) 594-5800 during regular office hours.

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

STATE OF WISCONSIN

TOWN OF EAGLE

WAUKESHA COUNTY

ORDINANCE 2025-__

AN ORDINANCE TO AMEND THE TOWN OF EAGLE ZONING MAP

- Draft December 3, 2025 -

WHEREAS, the Town Board for the Town of Eagle adopted a zoning code for the Town of Eagle in 1990 and has amended it from time to time since then; and

WHEREAS, the Federal Emergency Management Agency (FEMA) prepared new floodplain maps for the Town of Eagle and other parts of Waukesha County in 2023; and

WHEREAS, Waukesha County adopted the new FEMA floodplain mapping into the Waukesha County Floodland Protection Ordinance and Zoning Map, effective October 19, 2023; and

WHEREAS, the changes to FEMA floodplain boundaries resulted in changes to county and town's zoning jurisdictional boundaries; and

WHEREAS, former floodplain areas that are no longer subject to the County Shoreland Protection Ordinance and Floodland Protection Ordinance need to be incorporated into the town's zoning map;; and

WHEREAS, the town's zoning map is proposed to be revised to update floodplain and other natural resource boundaries and to establish zoning designations for lands newly subject to the town's zoning map ; and

WHEREAS, the Town Clerk for the Town of Eagle has (1) referred the draft zoning map revisions to the Plan Commission, (2) notified the Waukesha County Park and Planning Commission of the proposed amendment, and (3) published a class II public hearing notice; and

WHEREAS, the Plan Commission has conducted the necessary investigation, and scheduled a public hearing for the Plan Commission and the Town Board; and

WHEREAS, upon due notice the Town Board and the Plan Commission conducted a joint public hearing on December 3, 2025; and

WHEREAS, within a reasonable time after the hearing, the Plan Commission has reported its recommendation to the Town Board; and

WHEREAS, the Town Board finds that the proposed zoning map revisions are consistent with the Town's comprehensive plan recommendations; and

WHEREAS, the Town Board for the Town of Eagle, after carefully reviewing the recommendation of the Plan Commission and having given the matter due consideration, having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Town of Eagle, will enhance

property values in the Town and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Town or for any other reason cause a substantial adverse effect on the property values and general desirability of the Town.

NOW, THEREFORE, the Town Board for the Town of Eagle, Waukesha County, does hereby ordain as follows:

SECTION 1: ZONING MAP CHANGE.

The Town Zoning Map is revised as set forth in Exhibit A, attached hereto.

SECTION 2: CONDITIONS OF REZONING.

The amendment of the zoning map of the Town of Eagle is conditioned on the approval of the Waukesha County Board of Supervisors within one year of the date of this decision.

SECTION 3: CERTIFICATION.

Upon certification by the Town Clerk that the aforementioned conditions have been satisfied, the Town Planner shall change the zoning classification of the affected properties on the Town of Eagle zoning map as indicated herein.

SECTION 4. SUBMITTAL TO WAUKESHA COUNTY.

The Town of Eagle Town Clerk is directed to a signed copy of this ordinance to Waukesha County for approval by the Waukesha County Board of Supervisors.

SECTION 5. SEVERABILITY.

Several sections this ordinance are declared to be severable and if any section or portion thereof shall be declared by a decision of the court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance which shall remain. The remainder of the ordinance shall remain in full force and effect and any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law subject to the conditions stated in Section 2, and this ordinance is null and void and the current zoning shall be in effect with no further notice if such conditions are not satisfied within one year of the date of this decision.

Adopted this 3rd day of December 2025

TOWN OF EAGLE

Chris Mommaerts, Town Chairperson

ATTEST:

Mercia Christian, Town Clerk

Published and posted this ____ day of _____ 20____

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STAFF REPORT AND RECOMMENDATION **CHANGE IN TOPOGRAPHY**

Date: December 3, 2025

To: Town of Eagle Plan Commission and Town Board

Owner: Gordon Erikson

Petitioner: Mark Steinfest – USDA/NRCA

Location: W384S7460 CTH NN, Tax Key No. EGLT 1757.999



Jurisdiction: This property has split jurisdiction between the Town and County.

Zoning Classification: Agricultural Land Preservation (AP), Conservancy (C-1), Upland Conservancy (UC)

Existing Use: Agricultural

Proposed Use: The petitioner is proposing to create two (2) shallow scrapes within a degraded wetland for enhancing wildlife habitat. Both scrapes will be ½ acre in size, having a maximum depth of 4 feet, and will have a 25-foot vegetated buffer around each scrape. Spoils material will be hauled out of the wetland and will be placed onto active cropland.

Application(s): 2025-21 Change in Topography - <https://s.zoninghub.com/ZUAEE148FO>

Public notice. A Property Owner Notice was sent to properties within 300 ft. of the subject property.

Staff Analysis

The subject property is located along CTH NN, south of CTH ZZ and north of Wilton Rd. CTH NN actually bisects the property and all of the improvements are located on the east side of the road. The property is approximately 380 acres in size and is used for agricultural purposes. There is a large wetland complex on the east side of the property as well as several unnamed streams. The east portion of the property is also largely floodplain, and the County's jurisdiction matches the floodplain boundary.

The petitioner is proposing to create two (2) shallow scrapes within the mapped wetlands/floodplain for enhancing wildlife habitat. The wetland scrapes will be located within the County jurisdiction and requires a floodplain development permit from the County, which the petitioner has submitted for review and approval. The spoils resulting from the wetland scrape will be spread in the farmland to the west, adjacent to the wetland/floodplain.

The Town of Eagle Zoning Code requires a Change in Topography permit for the following situations:

- (1) Increasing or decreasing existing ground surface elevation greater than 4 feet at any point where the top or bottom of the proposed slope is within 10 feet of any existing property boundary or within 50 feet of an environmental corridor
- (2) increasing or decreasing existing ground surface elevation steeper than 2 horizontal to 1 vertical or a total elevation change of 6 feet or greater at any point
- (3) modifying the existing ground surface by bringing in, removing, or moving within a site in quantities greater than 250 cubic yards, unless otherwise approved through a master grading plan**
- (4) increasing or decreasing existing ground surface elevation greater than 4 feet at any point within 50 feet of a floodplain or wetland boundary at any point; Town of Eagle Municipal Code Chapter 500 Town Zoning 110
- (5) ponds as denoted in the land-use matrix (Appendix A)
- (6) major retaining walls.

The spoils from the wetland scrape will be approximately 5100 cubic yards of material, which triggers the need for a Change in Topography Permit. Spoils will be placed outside of the wetlands/floodplain, per the DNR requirements and will be a minimum of an 8:1 slope. Disturbed areas in the wetlands/floodplain will be seeded with annual ryegrass.

Decision criteria:

The Plan Commission and Town Board shall consider the following factors to the extent they apply to the petitioner's application:

- (1) the stability of the proposed slope
- (2) the aesthetic impact
- (3) the potential for adverse drainage
- (4) the potential impact upon neighboring properties
- (5) the potential impact upon environmentally sensitive areas
- (6) the potential impact upon existing lakes and streams
- (7) the potential impact on roadways and other infrastructure
- (8) public safety
- (9) the length, height, design, and location of any retaining walls or berms
- (10) whether a retaining wall is needed to stabilize the grade or control soil erosion based on existing topography
- (11) how the proposed activity fits with the master grading plan, if applicable
- (12) proposed landscaping and screening
- (13) the materials used and source for fill, landscaping, and retaining walls

- (14) the amount of land disturbance in relation to the size of the subject property
- (15) proposed pond size, use, location, design, landscaping, and water source
- (16) any other factor that relates to the purposes of this chapter as set forth in s. 500.05 or as allowed by state law

Process: The Plan Commission makes a recommendation to the Town Board. The Town Board makes the final decision.

Staff Recommendation:

Recommendation to the Town Board for **conditional approval** of the Conditional Use and Site Plan/Plan of Operation and the request for a Special Exception, subject to the following:

1. A Floodplain Development Permit shall be reviewed and approved by the Waukesha County Department of Parks and Land Use – Planning and Zoning Division for the proposed wetland scrape, prior to work taking place.
2. All spoils material shall be placed outside of the mapped wetlands/floodplain and shall comply with the construction plans drawn by the USDA.
3. All conditions of the WI DNR approval dated August 29, 2025 (WDNR-GP24) shall be substantially complied with.

As conditioned, the proposal allows the petitioner to improve the wildlife habitat within an existing wetland, while adding nutrient rich soil to existing farmland for continued crop cultivation. Waukesha County Planning and Zoning and Waukesha County Land Resources will oversee the permitting of the scrape to ensure that there are no adverse effects to the environmentally sensitive areas. The spoils will not adversely impact drainage or neighboring property owners; therefore, approval of the request meets the purpose and intent of the ordinance.



Jacob A. Heermans
Town Planner

Attachments
Construction Plans
DNR Approval



CONSTRUCTION PLAN

PRACTICE(S) WETLAND RESTORATION (657), CRITICAL AREA PLANTING (342),
SPOIL DISPOSAL (572)
LANDOWNER GORDAN ERIKSON
ADDRESS W384S7460 COUNTY ROAD N
LANDOWNER PHONE NO. _____ COUNTY WAUKESHA
TOWNSHIP EAGLE T 05 N, R 17 E, Sec. 08
FIELD OFFICE UNION GROVE TELEPHONE NO. 262-878-3353

DIGGERS HOTLINE

Call 3 Work Days
Before You Dig!

Nationwide
811

Toll Free
1-800-242-8511

TDD
1-800-542-2289

Website
www.diggershotline.com



PROJECT LOCATION



Not to
Scale

LOCATION
MAP

NOTICE TO LANDOWNERS AND EXCAVATORS

Any representation made by the USDA, Natural Resources Conservation Service, or the WAUKESHA County LCD, as to the approximate location or nonexistence of above or under ground hazards does not relieve the owner of the property or the excavator that is hired to complete construction, from notifying Diggers Hotline of the pending construction. You will be liable for damages resulting from construction activities.
Call Diggers Hotline! Ticket Number _____

CONSTRUCTION DRAWINGS AND SPECIFICATIONS ACCEPTANCE

I have reviewed and understand the construction plans and specifications and agree to complete the work accordingly. Failure to meet these plans and specifications may jeopardize any continued NRCS technical assistance or program cost sharing applied for. I understand that it is my responsibility to secure all necessary permits and licenses, and to complete the work in accordance with all local, state, and federal laws. Modification of these construction plans or specifications must be approved by the NRCS before installation. I assume all responsibility for negotiations and contract agreements with the construction contractors.

Landowner Signature: Gordon Erikson Date: 10/16/25
Designed by: KIMBERLY WALSH Date: 6/17/2025
Checked by: Mark J. Steinfest - ACES Date: _____
Approved by: TYLER MAASS Digitally signed by TYLER MAASS Date: 2025.07.07 08:21:30 -0500 Date: _____

The installed practices comply with applicable NRCS technical standards and specifications. The "redlined" construction plans (as-built drawings) reflect changes made during construction.

Construction Approved by: _____ Date: _____

Job Approval Class 342 - II, 572 - V, 657 - V

Sheet 1 of 7

ESTIMATED QUANTITIES

ITEM	UNIT	QUANTITY	SHEET NUMBER	WI CONSTRUCTION SPEC. OR JOB SHEET NUMBER
EXCAVATION	SY	5100	4-7	002. EXCAVATION
SPREADING	SY	5100	4-7	003. EARTHFILL
SEEDING	ACRE	1	4-7	WI-710 SEEDING ESTABLISHMENT

QUANTITIES ARE ESTIMATED TO THE NEAT LINES AND GRADES OF IN-PLACE MATERIALS SHOWN ON THE CONSTRUCTION PLAN UNLESS OTHERWISE STATED. TRUCK YARDAGE, SHRINKAGE, ETC. MUST BE CALCULATED AND COMPENSATED FOR BY THE CONTRACTOR PREPARING A BID OR CONSTRUCTING THE PROJECT.



United States
Department of
Agriculture

Natural Resources
Conservation Service

ESTIMATED QUANTITIES

CLIENT: GORDAN ERIKSON

COUNTY: WAUKESHA

Designed KAW Date 6/17/25
 Drawn KAW Date 6/17/25
 Checked MTS 7/25
 Approved _____

Drawing Name
WI-005

Date
05/15

Sheet 2 of 7

CONSTRUCTION NOTES

1. ALL UNDERGROUND HAZARDS AND UTILITIES MUST BE INVESTIGATED PRIOR TO CONSTRUCTION. NOTIFICATION OF EFFECTED UTILITY COMPANIES IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT DIGGERS HOTLINE AT LEAST THREE DAYS PRIOR TO START OF CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH NRCS PERSONNEL, THE CONTRACTOR, AND THE LANDOWNER PRIOR TO CONSTRUCTION START-UP.
3. THE CONTRACTOR AND/OR LANDOWNER SHALL NOTIFY NRCS AT LEAST 3 DAYS PRIOR TO START-UP OF CONSTRUCTION.
4. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH WISCONSIN NRCS CONSTRUCTION SPECIFICATION (ATTACHED TO THIS PLAN). IF YOU HAVE QUESTIONS CONTACT NRCS AT 920-674-2020.
5. THE LANDOWNER IS RESPONSIBLE FOR ALL LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO CONSTRUCTION.
6. IF SOIL IS STOCKPILED A WDNR OR WAUKESHA COUNTY PERMIT MAY BE REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL ACCESS AND STAGING AREA TO PRE-CONSTRUCTION CONDITIONS AFTER CONSTRUCTION IS COMPLETE.
8. NO SPOILS SHALL BE PLACED IN WETLANDS OR WITHIN THE 100-YEAR FLOODPLAIN. SPOIL DISPOSAL LOCATION MUST BE APPROVED BY NRCS PRIOR TO PLACEMENT.
9. NRCS WILL STAKE OUT ALL CONSTRUCTION ACTIVITIES PRIOR TO CONSTRUCTION.
10. ALL DISTURBED AREAS WITHIN THE PROJECT AREA SHALL BE SEEDED WITH THE MIX SPECIFIED ON SHEET 6.
11. ESTABLISH VEGETATION ON SPOIL AREAS IF THE AREA WILL NOT BE CROPPED. IF SPOIL DISPOSAL IS COMPLETED AT A TIME OF YEAR THAT IS NOT CONDUCIVE TO THE ESTABLISHMENT OF THE DESIRED PLANT SPECIES OR CROPPING IS DELAYED, UTILIZE TEMPORARY EROSION CONTROL MEASURES IMMEDIATELY AND MAINTAIN THE MEASURES UNTIL THE SITE CAN BE SUCCESSFULLY VEGETATED OR CROPS PLANTED.
12. THE SCRAPE BOTTOM SHALL NOT BE FLAT, THE BOTTOM SHALL BE ROUGH AND HAVE VARIABLE ELEVATION, SEE SHEET 5 FOR DETAILS.
13. SITE CONDITIONS ARE TYPICALLY WET, CONTRACTOR IS RESPONSIBLE FOR OPERATING PROPER EQUIPMENT FOR THOSE CONDITIONS AND IS RESPONSIBLE FOR MAKING SURE ALL EQUIPMENT IS CLEANED AND FREE OF DEBRIS, SOIL, AND VEGETATION PRIOR TO LEAVING SITE.



United States
Department of
Agriculture

Natural Resources
Conservation Service

CONSTRUCTION NOTES

CLIENT: GORDAN ERIKSON

COUNTY: WAUKESHA

Designed	<u>KAW</u>	Date	<u>6/17/25</u>
Drawn	<u>KAW</u>	Date	<u>6/17/25</u>
Checked	<u>MJS</u>	Date	<u>7/2X</u>
Approved			

Drawing Name
WI-011

Date
06/14

Sheet 3 of 7

SPOILS LOCATION - 5100 CY

- PLACE FILL OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WETLANDS
- PER LANDOWNERS PREFERENCE SPREAD OR PILE ON CROPLAND
- PILES MUST HAVE A MINIMUM SLOPE OF 8:1

NORTHERN WETLAND SCRAPE - 0.5 ACRE

24" AVERAGE DEPTH, MAX DEPTH 4-FEET.
SCRAPE BOTTOM SHALL HAVE MICRO-TOPOGRAPHY.
SEE SHEET 5 & 6 FOR DETAILS.

CRITICAL AREA SEEDING - 1.0 ACRE

SEED 25-FOOT BUFFER AROUND
SCRAPE AND ALL DISTURBED AREAS.
SEE SHEET 5 AND 6 FOR DETAILS.

SOUTHERN WETLAND SCRAPE - 0.5 ACRE

24" AVERAGE DEPTH, MAX DEPTH 4-FEET.
SCRAPE BOTTOM SHALL HAVE MICRO-TOPOGRAPHY.
SEE SHEET 5 & 6 FOR DETAILS.

100-YEAR FLOODPLAIN AND MAPPED
WETLANDS - NO FILL SHALL BE PLACED
IN MAPPED WETLANDS OR THE
FLOODPLAIN. THE TECHNICIAN WILL FLAG
WETLAND BOUNDARIES PRIOR TO
CONSTRUCTION.



United States
Department of
Agriculture

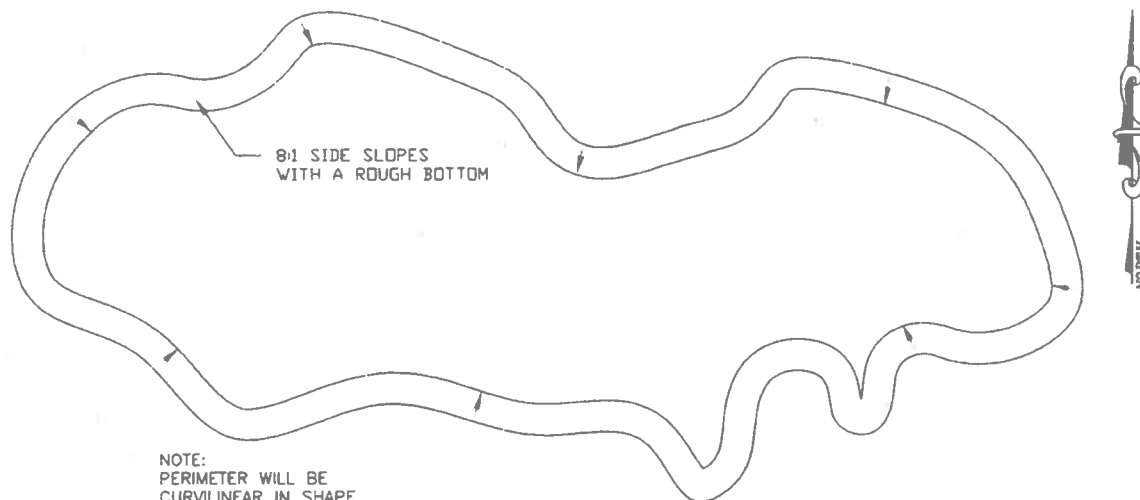
Natural Resources
Conservation Service

PLAN VIEW

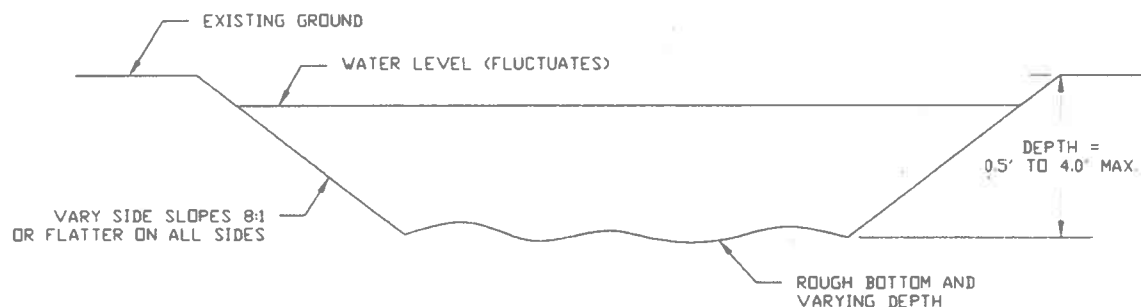
CLIENT: GORDAN ERIKSON
COUNTY: WAUKESHA

	Date	6/17/25
Designed	KAW	
Drawn	KAW	6/17/25
Checked	MJS	7/25
Approved		

Drawing Name	WI-011
Date	06/14
Sheet	4 of 7



WETLAND SCRAPE PLAN VIEW



TYPICAL WETLAND SCRAPE CROSS SECTION

SEE SHEET 4 FOR THE
LOCATION OF THE SCRAPES

NOTES:

1. SCRAPES/BORROW AREAS WILL BE CONSTRUCTED AT LOCATIONS AND AS FLAGGED BY THE TECHNICIAN.
2. SCRAPES ARE TO BE IRREGULAR IN SHAPE WHEN COMPLETED. WHEEL RUTS ARE ALLOWED AND DESIRED.
3. WISCONSIN CONSTRUCTION SPECIFICATION 2, EXCAVATION, SHALL BE FOLLOWED.
4. STRIP MINIMUM 6" OF TOPSOIL AND STOCKPILE IT FOR SPREADING, IF NEEDED, AFTER THE EXCAVATION IS COMPLETED.
5. BEFORE TOPSOIL IS SPREAD, THE DEPTH AND SLOPES MUST BE CHECKED BY THE TECHNICIAN. SEEDING SHALL BE DONE AS PER JOB SHEET 134 FOR INTRODUCED SPECIES OR JOB SHEET 135 FOR NATIVE SPECIES OR WI DRAWINGS WI-710 OR WI-711.
6. SPOIL SHALL BE DISPOSED OF AT LOCATIONS APPROVED BY THE TECHNICIAN.



United States
Department of
Agriculture

Natural Resources
Conservation Service

**WETLAND SCRAPE/BORROW
AREAS**

CLIENT: GORDAN ERIKSON
COUNTY: WAUKESHA

Designed	KAW	Date	6/17/25
Drawn	KAW	Date	6/17/25
Checked	MJS	Date	7/25
Approved			

Drawing Name
WI-950A

Date
07/2019

Sheet 5 of 7

SEEDING DATES

SOUTH

TIME PERIOD	DATES			TYPE OF SEEDING
Spring	April 1	through	May 15	Permanent
Summer	May 16	through	see WI-710 s pg 2	Temporary *
Late Summer	August 7	through	August 29	Permanent
Fall	August 30	through	see WI-710 s pg 2	Temporary *
Late Fall	November 1	through	Snow Cover	Dormant
Winter	Snow Cover	through	March 31	Not Allowed

MATERIALS

If no soil test is available, apply a minimum of 150 pounds of 20-10-10 fertilizer per acre. This is equivalent to 30 pounds nitrogen (N), 15 pounds phosphate (P205), and 15 pounds potash (K2O) per acre. Apply two tons / acre of 80-89 lime or equivalent. (See page 2 for equivalent)

* Seed a temporary cover crop of **Annual Ryegrass** at 20 #/ac (0.8 bu/ac)
A permanent seeding shall be completed during the next acceptable time period following a temporary seeding

MINIMUM PURE LIVE SEED (PLS) ¹ RATE PER ACRE AND TOTAL POUNDS OF SEED NEEDED

SEEDING MIX (DESIGN)	LOCATION: ACRES:	SCRAPE 1.00
SPECIES	RATE	POUNDS
Timothy	6.0	6.0
Perennial Ryegrass	6.0	6.0
Red Clover	4.0	6.0
Smooth Bromegrass	12.0	12.0
Kentucky Bluegrass	4.0	4.0
**	#N/A	#N/A

SEEDING MIX (AS-BUILT)	LOCATION ACRES	
SPECIES	RATE	POUNDS

1. PLS = 100% Germination x PLS = 100% PLS = 100% PLS = 100%

ADDITIONAL SEED PERCENT 100 %

Mulching Required No WARNING TOO HIGH

** Companion Crop

WARNING ADDITIONAL SEED - 20 %

Total % Germination may also be termed Total % Viable Seed on a tag. If a tag only shows % Germination, the user must include percentage of the seed that germinated during the lab test (% Germination) plus the percentage of hard and/or dormant seed. Hard seed and dormant seed are seeds that are still capable of germinating and producing a plant but did not germinate under the conditions of the test in the lab

Additional native seeds may be required by permitting agencies. These additions are allowed.
Seed mixture shall meet all requirements of the WI weed laws.
Species identified as restricted or prohibited by law shall not be planted.
Certified seed shall be used, and the seeding rates will be based on pure live seed.
For dormant seedings, increase the seeds per square foot by 15%.

SEEDBED PREPARATION

Seedbed preparation shall immediately follow construction activities.

Prepare a fine, firm seedbed to a minimum depth of three inches. A seedbed is considered firm when a footprint penetrates less than 1/4 inch deep.



United States
Department of
Agriculture

Natural Resources
Conservation Service

INTRODUCED SPECIES
SEEDING ESTABLISHMENT

CLIENT: GORDAN ERIKSON
COUNTY: WAUKESHA

Date 6/17/25
Designed KAW
Drawn KAW 6/17/25
Checked MJS 7/25
Approved _____

File Name
WI-710
Date
12/2016

Sheet 6 of 7

SEEDING

Inoculate legumes with the specific inoculum for the species in accordance with the manufacturer's recommendations. When using a hydroseeder, five times the recommended rate of inoculant shall be added to the hydroseeder. Inoculant shall not be mixed with liquid fertilizer.

Seed may be broadcast or drilled as appropriate to the site.
Seed, fertilize, and lime as soon as possible after construction.
Seeding perpendicular to direction of flow is required to limit erosion.

Seed grasses and legumes no more than 1/4 inch deep.

Consider seeding at a lower rate and making 2 passes to ensure more uniform distribution.

TEMPORARY SEEDING OPTIONS

Select one of the following species for temporary cover if:

- 1) The required seeds or plant stock are not available or the normal permanent seeding period for the species has passed.
 - Forage Sorghum - 1/2 bushel per acre (May 15-July 15)
 - Sorghum - Sudangrass Hybrid - 1 bushel per acre (May 15-July 15)
 - Sudangrass - 1 bushel per acre (May 15-July 15)
 - Winter Wheat - 2 bushels per acre (Aug 1-Oct 1)
 - Winter Cereal Rye - 2 bushels per acre (Aug 1-Oct 15)
 - Oats - 2 bushels per acre (Apr 1-Sept 1)
 - Annual Ryegrass - 20 Pounds per acre (Apr 1-Sept 1)
- 2) Triazine herbicide carryover will not allow establishment of permanent cover immediately.
 - Forage Sorghum - 1/2 Bushel per acre (May 15-July 15)
 - Sorghum - Sudangrass Hybrid - 1 Bushel per acre (May 15-July 15)
 - Sudangrass - 1 Bushel per acre (May 15-July 15)

DORMANT SEEDING

Seed is broadcast and incorporated, no-tilled, or drilled into the seedbed.
Seedbed preparations and conditions are similar to conventional seeding.

MULCHING

Mulching shall be done immediately after seedbed preparation and seeding.
Mulch shall be applied immediately after final grading for areas seeded at a later date.
Mulch material shall be relatively free of disease, pesticides, chemicals, noxious weed seeds, and other pests and pathogens.

Spread straw and hay mulch uniformly and at the rate of 1.5-2.0 tons per acre (60-70 bales). This application results in a layer of 6 to 7 stems, 1 to 2 inches thick, and provides a minimum 70% ground cover. Some soil surface can be seen after the application. Crimping (disking), wood cellulose fiber, tackifiers, netting, pinning, or other acceptable methods of anchoring will be used if needed to hold the mulch in place.

If other mulch materials are used, the rate of application shall meet the manufacturer's recommendations.

Two (2) tons/ac of 80-89 lime or equivalent from UW-EXT A3671

Lime Quality	Tons / AC.	Lime Quality	Tons / AC.
40-49	3.9	70-79	2.3
50-59	3.2	90-99	1.9
60-69	2.7	100+	1.6



United States
Department of
Agriculture

Natural Resources
Conservation Service

INTRODUCED SPECIES SEEDING ESTABLISHMENT CONT.

CLIENT: GORDAN ERIKSON
COUNTY: WAUKESHA

Designed	KAW	Date	6/17/25	File Name	WI-710
Drown	KAW	Date	6/17/25	Date	
Checked	MJS	7/25		12/2016	
Approved					

Sheet 7 of 7

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
N7725 Hwy 28
Horicon, WI, 53032

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



August 29, 2025

Gordon Erikson
W384S7460 County Road N
Palmyra, WI 53156
[sent electronically]

Received
Town of Eagle
11/03/2025

GP-SE-2025-68-02626

RE: Coverage under the wetland statewide general permit (WDNR-GP24) for Wetland Conservation Activities, located in the Town of Eagle, Waukesha County

Dear Mr. Erikson,

Thank you for submitting an application for a General Permit for Wetland Conservation Activities located in the SW 1/4 of NE 1/4, Section 08, Township 05, Range 17E, Town of Eagle, Waukesha County. Based on the application information submitted, your project meets the eligibility criteria for this activity, so you may proceed with your project.

FINDINGS OF FACT

1. The applicant proposes to create two shallow scrapes in a degraded wetland for wildlife habitat. Both scrapes will be 0.5 acres in size, have a maximum depth of 4 feet, and will have a 25-foot vegetated buffer around the scrapes. Spoil materials will be hauled out of the wetland and placed onto active crop land.
2. The Department has completed an evaluation of the project site and plans and has determined that the project site and project plans as described in the submitted application meet the standards to qualify for this General Permit.
3. The proposed project, if constructed in accordance with this permit, will not adversely affect water quality, will not increase water pollution in surface waters, and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
4. The wetland discharge resulting from the proposed activity will comply with water quality requirements as authorized by this document.
5. No practicable alternative exists which would avoid adverse impacts to wetlands, and the project will result in the least environmentally damaging practicable alternative taking into consideration practicable alternatives that avoid wetland impacts.
6. All practicable measures to minimize adverse impacts to the functional values of the wetland have been taken.
7. The proposed project will not result in significant adverse impacts to wetland functional values, significant impacts to water quality, or other significant adverse environmental consequences.

STANDARDS AND CONDITIONS

You are responsible for meeting all general permit eligibility standards and permit conditions. Please re-read the permit eligibility standards and conditions attached to this letter in the final statewide general permit document. This includes notifying the Department before starting the project and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first.

You are also responsible for obtaining any other local, state, tribal, or federal permits that are required before starting your project. Note that **U.S. Army Corps of Engineers and local zoning authorization for work in floodplains or shorelands may also be required for your project.**

EXPIRATION

This activity is authorized under WDNR-GP24-2023 for a period of 5 years from the date of this letter or until the activity is completed, whichever occurs first.

INSPECTIONS AND PROJECT MODIFICATIONS

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes and the requirements and conditions of this general permit.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. To seek a contested case hearing under section 227.42, Wis. Stats., you have 30 days after the date of the decision to serve a petition for hearing on the Department. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

If you have questions about this letter or need to modify your project, please contact me, your local Water Management Specialist, Francesca Sanchez, at (414) 531-0305 or at francesca.sanchez@wisconsin.gov to discuss your proposed modifications and determine next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'Francesca Sanchez', with a stylized flourish at the end.

Francesca Sanchez
Water Management Specialist

Email CC:

Jennifer Hubert, USACE Project Manager
Mercia Christian, Town of Eagle Clerk
Waukesha County Zoning
Matt Porter, WDNR Conservation Warden
Dave Meyer, WDNR Conservation Warden

Date: December 3, 2025
To: Town of Eagle Plan Commission and Town Board
From: Jacob Heermans, Town Planner
Subject: Three (3) Lot Certified Survey Map (CSM) and any necessary waivers
Application: 2025-19 <https://s.zoninghub.com/QJZ497Z3PD>
Location: EGLT 1768.998.018 and EGLT 1768.998.013, located in the SW ¼ of Section 10
Owner/Applicant: Steven and Tara Wilton
Date of CSM: November 12, 2025

The subject properties are located on the southwest corner of Eagle STH 67 and Wilton Rd. The parcels are approximately 17 acres in size and are actively farmed. The properties are free of improvements, with the exception of an former foundation on proposed Lot 3.

The owners are proposing a Certified Survey Map to reconfigure two existing parcels, to create three (3) residential lots (Exhibit A). The northern lots (Lots 1 and 2) located along Wilton Road are just over 5 acres in size. The southern lot (Lot 3) which has frontage on STH 67 is just over 6 acres in size. Each lot has had soil tests completed for private on-site septic systems to accommodate future residential homes. The parcels are zoned RR Rural Residential and require a minimum of 3 acres and 200 ft. in average width. The proposed land division complies with the zoning district requirements and the Land Use Plan.

State DOT has determined that the northern Lots will have access restricted to Wilton Rd. Access to Lot 3 will be from the existing access easement to the south. No additional access points along STH 67 are proposed.

Potential Waivers

The Town Board may move to waive the requirement to consider a Conceptual CSM.

Staff Recommendation

Based upon the above information, staff recommends **conditional approval** of the Certified Survey Map, subject to the following conditions and modifications being made to a revised Certified Survey Map and subject to any waivers requested being approved by the Town Board.

Specific Conditions:

1. Subject to the petitioner obtaining Town Engineer approval of the Final CSM. All conditions of the Town Engineer shall be complied with. ***The Town Engineer approved the CSM per the memo dated November 13, 2025.***
2. If there is drain tile present, its location and function shall be disclosed on future CSM submittals.
3. Approval of the final CSM from the Village of Eagle shall be obtained.

4. The Village of Eagle Clerk signature certificate shall be updated to Tracy Hillenbrand, Clerk.

General Conditions

5. Staff and Governmental Approval. Prior to the Town signing the final CSM, the commencement of any construction or any improvement, whether public or private, or any site development, the Developer shall satisfy all comments, conditions and concerns of the Town Planner, the Town Engineer, and all reviewing, objecting and approving bodies, including, but not limited to, the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division) and the Waukesha County Department of Public Works; as applicable, in regard to the Conveyance, and obtaining all necessary permits and approvals, prior to commencing construction of any improvement, whether public or private, or site development or recordation of the conveyance, whichever is earlier.
6. Professional Fees. The Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, 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 of this review due to a violation of these conditions.
7. Payment of Charges. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators, or occupants, 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 thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this review that is subject to all remedies available to the Town, including possible cause for termination of the conveyance.
8. Surveyor's responsibility. Although the Town of Eagle has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matter and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

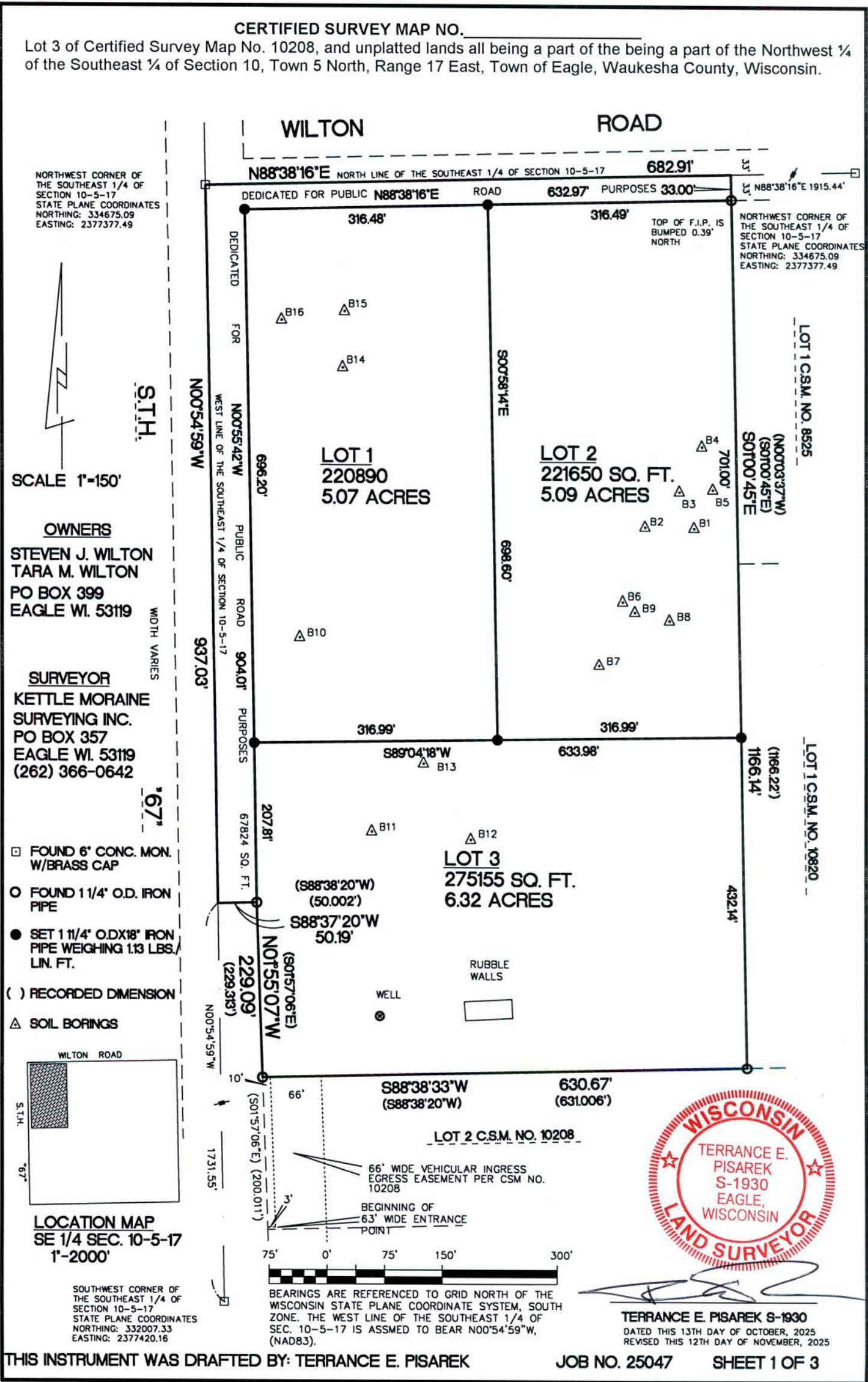
Attachments: Exhibit A - CSM 11/12/25

Engineer report

cc: Town Engineer, County EHD

Exhibit A

Lot 3 of Certified Survey Map No. 10208, and unplatted lands all being a part of the being a part of the Northwest ¼ of the Southeast ¼ of Section 10, Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.



JOB NO. 25047 SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

Lot 3 of Certified Survey Map No. 10208, and unplatted lands all being a part of the being a part of the Northwest ¼ of the Southeast ¼ of Section 10, Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being Lot 3 of Certified Survey Map No. 10208, and unplatted lands all being a part of the being a part of the Northwest ¼ of the Southeast ¼ of Section 10, Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin. described as follows:

Commencing at the Southwest corner of the Southeast ¼ of said Section 10; thence North 00°54'59" West along the West line of the Southeast ¼ of said Section 10, 1731.55 feet to the Point of Beginning; thence continuing North 00°54'59" West along said West line, 937.03 feet to the Northwest corner of the Southeast ¼ of said Section 10; thence North 88°38'16" East, along the North line of the Southeast ¼ of said Section 10, 682.91 feet to the Westerly line of Certified Survey map No. 8525 extended Northerly; thence South 01°00'45" East, along said Westerly line and the Westerly line of Certified Survey map No. 10820, 1166.14 feet to the Southerly line of Lot 3 of Certified Survey Map No. 10208; thence South 88°38'33" West along said Southerly line, 630.67 feet to the Westerly line of said Lot 3; thence North 01°55'07" West along said Westerly line, 229.09 feet to the Northerly line of said Lot 3; thence South 88°37'20" West along the Northerly line of said Lot 3 extended Westerly, 50.19 feet to the West line of the Southeast ¼ of said Section 10, and the Point of Beginning, dedicating the Northerly 33 feet and a portion of the Westerly 50 feet as shown on this Plat for public road purposes, containing 16.48 acres exclusive of dedicated right of way.

That I have made such survey, land division and map by the direction of Steven J. and Tara M. Wilton, Owners of said land.

That such map is a true and correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes, the ordinances of the Town of Eagle in surveying, dividing and mapping the same.

Dated this 13th Day of October, 2025

Revised this 12th Day of November, 2025



Terrance E. Pisarek S-1930

OWNERS CERTIFICATE

We, Steven J. and Tara M. Wilton, as owners, do hereby certify that we have caused the land described to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of: Chapter 236 of the Wisconsin State Statutes and the Town of Eagle Land Division Ordinance.

We also certify that this plat is required to be approved by the following: Town of Eagle, Village of Eagle

Date: _____, 20____

Steven J. Wilton, Owner

Tara M. Wilton, Owner

**State of Wisconsin)
County of Waukesha)**

Personally came before me this _____ day of _____, 20____ the above named persons, to me be known to be the persons who signed the foregoing Instrument and acknowledged that they executed the same.

My commission expires _____

Notary Public

CERTIFIED SURVEY MAP NO. _____

Lot 3 of Certified Survey Map No. 10208, and unplatted lands all being a part of the being a part of the Northwest ¼ of the Southeast ¼ of Section 10, Town 5 North, Range 17 East, Town of Eagle, Waukesha County, Wisconsin.

TOWN BOARD APPROVAL

Approved by the Town of Eagle Town Board on the _____ day of _____, 20____.

Chris Mommaerts, Chairperson

Mercia Christian, Clerk

EAGLE VILLAGE BOARD EXTRATERRITORIAL APPROVAL

Approved by the Village of Eagle Village Board on the _____ day of _____, 20____.

Richard Spurrell, President

Jessica Wood, Clerk

Notes:

All new driveways and any modification to existing driveways, relocation, property change in use or change in property ownership shall require the property owner to obtain a WisDOT Connection to State Trunk Highway Permit.

The lands that are a part of this Certified Survey Map are zoned RR Rural Residential District at the time of approval. The zoning districts, setbacks and offsets identified herein are subject to change based on the provisions of Town of Eagle Zoning Code (Chapter 500).

Property has no mortgage on it.

No building permits allowed without an approved septic permit

Dated this 13th Day of October, 2025
Revised this 12th Day of November, 2025





MEMORANDUM

Date: November 13, 2025

To: Jacob Heermans, AICP, Town Planner

From: Timothy C. Lynch, P.E., Town Engineer, Michael F Flesch, PE

Copy: Terrance E Pisarek, Kettle Moraine Surveying, Inc

Subject: Wilton CSM Review, Tax Key No. EGLT 1768998018

Land Subdivision:

The applicant has re-submitted a revised certified survey map (CSM) dated November 12, 2025, for the Wilton properties located at the corner of Wilton Road and STH 67. The CSM subdivides unplatted lands and a portion of Lot 3 CSM number 10208 into three lots at 5.07 acres, 5.09 acres and 6.32 acres. Soil borings were also submitted.

We have completed our review of the submitted materials in accordance with Town ordinances and good engineering practices. Although the material has been reviewed, the surveyor is responsible for the thoroughness and accuracy of CSM and supplemental data for compliance with all applicable state statutes and local ordinances

Certified Survey Map (CSM) Comments:

The CSM was reviewed for accuracy and completeness. All concerns noted in the November 12, 2025, review memo have been addressed.

Recommendation:

It is recommended the CSM as revised be approved.



Date: December 3, 2025

To: Town of Eagle Plan Commission and Town Board

From: Jacob Heermans, Town Planner

Subject: Periodic review of a conditional use for a hobby kennel located at S105W37561Estate Drive (EGLT 1857.008), Kallie Kestly and James Anderson, applicant

Application: 2025-22; <https://s.zoninghub.com/FTZPAD29H4>

In 2022, the Town Board approved a Hobby Kennel Conditional Use (2022-10) on the property described above subject to various terms and conditions. One condition requires periodic reviews. The applicant has indicated that the same dogs reside on the property: six Australian Shepards and three mixed-breed small dogs. No complaints have been received regarding the dogs over the last 12 months to the Town. During the meeting, the petitioner will be able to address the Plan Commission to verify that all terms of the approval are currently being satisfied. The Conditional Use Order is attached as Exhibit A.

Potential Plan Commission motion: Recommend to the Town Board the extension of the approval for an additional year (2026) based on the representations made by the petitioner at the meeting.

Enclosure: Exhibit A – CU Order

**Town of Eagle Order Authorizing the Establishment
of a Hobby Kennel at S105W37561 Estate Drive in the
Town of Eagle**

WHEREAS, Kallie Kestly and James Anderson (referred to herein as "property owner") currently own real property located at S105W37561 Estate Drive in the Town of Eagle ("subject property"), more particularly described as:

LOT 1 PRAIRIE FARMS PLAT PT NE1/4 & NW1/4 SEC
33 T5N R17E and

WHEREAS, the subject property is designated RR (Rural Residential) district on the Town's zoning map; and

WHEREAS, the property owner has submitted a petition to the Town Clerk to establish a hobby kennel on the subject property as a conditional use; and

WHEREAS, upon receipt of the petition, the Town Clerk referred such petition to the Plan Commission and Town Board for determination; and

WHEREAS, upon publication of the required public hearing notice and mailing of said notice to all property owners within 300 feet of the subject property, as required by the zoning code of the Town of Eagle, the Plan Commission and the Town Board held a joint public hearing on April 4, 2022; and

WHEREAS, members of the public at the public hearing were given ample opportunity to provide comment; and

WHEREAS, the Plan Commission passed a motion recommending to the Town Board that the petition for conditional use be granted subject to certain terms and conditions; and

WHEREAS, the Plan Commission, in passing on the matter, has made the following determinations consistent with Section 500.225 of Town's zoning code:

1. The subject property is not located in the AP zoning district.
2. Given the nature of the proposed project, special conditions of approval are necessary (s. 500.227 of the zoning code).
3. The proposed project complies with the performance standards set forth in Article 7 of the zoning code.
4. The proposed project complies with each of the development standards for a hobby kennel as set forth in Appendix B.
5. The proposed project complies with other applicable sections of the zoning code.
6. The proposed project complies all other applicable sections of the municipal code.
7. The proposed project is compatible with surrounding properties.

4708930

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

February 15, 2023 11:11 AM
James R Behrend
Register of Deeds

5 PGS
TOTAL FEE:\$30.00
TRANS FEE:\$0.00

Book Page -



Drafted by and return to:

Tim Schwecke, Town Planner
Civi Tek Consulting
610 S Ferry Drive
Lake Mills, WI 53551

Parcel Number: EGLT1857008

WHEREAS, the Town Board has carefully reviewed the recommendation of the Plan Commission and concurs with the Plan Commission's findings set forth above, provided the conditional use is operated pursuant to the conditions of approval set forth in this order.

WHEREAS, the Town Board having carefully reviewed the recommendation of the Plan Commission and having considered the effects of the conditional use on the health, general welfare, safety, and economic prosperity of the Town and specifically of the immediate neighborhood in which said use will be located hereby determines that the conditional use will not be contrary to the health, general welfare, safety, or economic prosperity of the Town and specifically of the immediate neighborhood so long as such conditional use is operated pursuant to the terms of this decision.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:

1. **Authorization.** Subject to compliance with this decision, the property owner is authorized to establish a hobby kennel on the subject property subject to the terms and conditions of this order.

2. **Issuance of permit required.** The town planner is authorized to issue the property owner a conditional use permit for the establishment of a hobby kennel on the subject property when all conditions enumerated in section 3 have been satisfied to his or her satisfaction. Such permit is the last approval before the property owner can begin to establish the use as authorized herein

3. **Initial conditions of approval.** The following conditions shall be satisfied prior to the issuance of the conditional use permit:

- a. The property owner is required to accept the terms and conditions of this conditional use order in its entirety in writing. If the property owner does not sign this instrument and return it to the Town Clerk within 4 months of approval, this order is null and void. Prior to such expiration, the property owner may request an extension to this time period and the Town Board may approve an extension with good cause.
- b. The property owner shall submit a fence plan to the Plan Commission and Town Board and obtain approval of the same.
- c. This order must be recorded in the Waukesha County Register of Deeds office (only if subsection a, b, and c above are satisfied).

In the event that any of the above conditions are not satisfied within 6 months of the date of this approval, this order shall be null and void without any further action by the Town of Eagle.

4. **Ongoing conditions of approval.** In addition to the standard conditions set forth in s. 500.228 of the zoning code, the following conditions shall constitute an ongoing obligation:

- a. Kallie Kestly or James Anderson must reside in the single-family residence located on the subject property.
- b. The property owner shall obtain and maintain all appropriate licenses from the Town for all dogs located on the subject property.
- c. The maximum number of dogs to be kept on the property is six (6) Australian shepherds and three (3) of other breeds. The three existing dogs of unspecified breeds shall not be replaced.
- d. All dogs kept on the subject property as authorized herein shall be in accordance with the Zoning Ordinance of the Town of Eagle and this hobby kennel approval.

- e. All dogs shall be well fed and kept in healthy condition following Waukesha County Humane Society standards.
- f. All dogs allowed herein shall be spayed/neutered.
- g. No more than 5 dogs are allowed within the approved fence enclosure without supervision.
- h. All dogs shall be kept inside the residence when persons residing at the subject property are not at home.
- i. All dogs shall be kept on a leash when out of doors, except when inside of the fenced area.
- j. The approved fence shall be maintained in a good condition to safely enclose the dogs allowed herein.
- k. The property owner must at all times be in compliance with all State of Wisconsin, Waukesha County and Town of Eagle laws, rules, regulations or orders, and ordinances.

5. **Expansion or changes.** The conditional use hereby authorized shall be confined to the subject property without extension or expansion. Any expansion 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. **Plans and related matters.** Unless otherwise expressly stated herein, plans that are specifically required by this conditional use order may be amended upon the prior approval of the Town Board if the Town Board finds the plan amendment to be minor and consistent with the conditional use order and permit. Any change in any plan that the Town Board feels, in its sole discretion to be substantial, shall require a new approval and all procedures in place at the time must be followed.

7. **Term of conditional use permit.** The conditional use permit issued under this order shall expire 6 months after the date of this approval. Prior to such expiration, the Town Board on recommendation of the Plan Commission may grant annual one-year extensions of the term of the permit prior to the expiration of such approval. In reviewing the subsequent permit renewals, the Town Board and Plan Commission shall consider the extent to which the hobby kennel complies with the permit and/or this conditional use order, whether any complaints have been received from neighbors in the area regarding the operation of the hobby kennel, and whether any citations have been issued regarding the operation of the hobby kennel. The fact that any complaint may or may not result in citations being issued or legal proceedings being commenced, and if commenced the fact that such proceedings do or do not result in any particular outcome, will not be determinative of whether the Town Board may find that there is substantial evidence to disallow renewal of the permit.

8. **Inspection.** The property owner shall allow Town of Eagle staff, officials, and authorized agents; representatives of the Waukesha County Humane Officer; and all law enforcement officers to inspect the premises indoors and outside, at any reasonable time and for any proper purpose related to the hobby kennel. Receipt of the hobby kennel approval and the applicant's acceptance of the same, shall be deemed to authorize all such persons the right to inspect as described herein.

9. **Termination.** The Town Board 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 (1) the use does not comply with each and every requirement of this approval; (2) 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; (3) the use is abandoned in any manner for more than 24 months; or (4) the property owner submits a written petition to the Town requesting termination.

10. **Private rights.** This approval is given under the Town of Eagle'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.

11. **Interpretation.** If any aspect of this conditional use order is in conflict with any other aspect of the conditional use order, the more restrictive provisions shall be controlling, as determined by the Town Board.

12. **Other permits.** This order shall not be deemed to constitute a building permit, nor shall this permit constitute any other license or permit required by Town Ordinance or other local, state, or federal law.

13. **Establishment of use required.** This order is null and void if the property owner does not commence with the project within 12 months of approval and continue in good faith to completion. Prior to such expiration, the property owner may request an extension Town Board may approve an extension with good cause.

14. **Appeals.** An aggrieved person may appeal this approval to a court of competent jurisdiction. Any work done by the applicant as authorized by the approval is done at the applicant's risk.

15. **Severability.** Should any paragraph or phrase of this conditional use order 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 permit and the remainder shall continue in full force and effect.

16. **Terms.** The conditional use approval is personal to Kallie Kestly and James Anderson and shall not be transferred to a subsequent owner of the subject property.

17. **Violation.** Any violation of this conditional use order or any conditional use permit issued under this order may be treated as a violation of the zoning code and each day of each violation of each condition herein shall be treated as a separate violation. In addition to the other remedies available the Town of Eagle retains the right to correct the violation and the expense to correct a violation will be paid by the property owner as set forth in the ordinances from the Town.

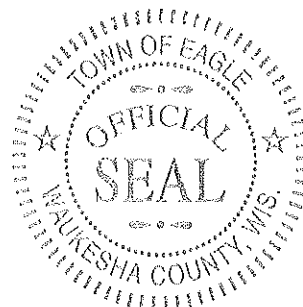
18. **Fees and expenses.** The property owner is required to reimburse the Town for any and all fees paid by the Town for technical assistance in reviewing and enforcing this conditional approval. Said payments shall be paid upon request of the Town. The Town Clerk's office shall provide the property owner with itemized invoices.

Approved this 2nd day of May 2022


Don Malek, Town Chairman

ATTEST:


Cindy Howard, Deputy Town Clerk



ACCEPTANCE

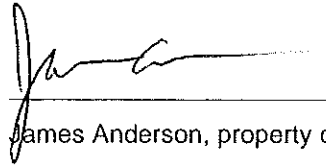
I acknowledge and accept the terms of this conditional use order and the terms of any permit issued under this order.



Kallie Kestly, property owner

5-4-22

Date



James Anderson, property owner

5-4-22

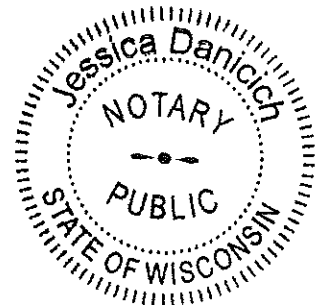
Date

STATE OF WISCONSIN)
COUNTY OF Waukesha) SS

Personally came before me this 4 day of May 2022, the above-named persons, Kallie Kestly and James Anderson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Jessica Danicich
NOTARY PUBLIC

03/23/2024
My Commission Expires



PENDING EAGLE ZONING VIOLATIONS
TOWN AND COUNTY VIOLATIONS

This list is for informational purposes only and no discussion or action will be taken on these matters. *Italics indicates new information since last update.*

TOWN VIOLATIONS

Tom Reynolds, S70W35196 TOWNSHIP ROAD X

8/21/24: RL conducted site visit from the road. Met with CM and SJ to discuss the history of the property and next steps. It was identified that the building permit had expired. Violations appear to include, at a minimum, business without permits (commercial greenhouse/food processing), disrepair of building (greenhouse) and expired permits. SJ stated that he will try to make contact with the owner first.

9/24/24: It was relayed to RL that at least two attempts have been made by SJ to contact the owner by site inspection. RL will consult with Town Atty to discuss next steps.

11/7/24: Met SJ and owner on property. Owner gave a tour and explained the farming operation (Alchemy Acres). it runs like a co-op where people come and pick up their order or they will deliver it. It's all local people. He grows and sells, fresh produce and modifies some of it by fermenting it. He creates dried herbs and juices produce. He does not participate in any markets. He does not sell mead and understood he was denied that permit. He does have agricultural equipment lying around the property (soil steamer, pallets, wheelbarrows). He was in the middle of siding the addition and there were construction materials that needed to be cleaned up. Has chickens and 4 hoop houses near the house, + approximately 10 hoop houses out in the field. He is there on T/R/S and some Sundays. Typically, no one there on M/W/F. When asked about mowing around the fields, he indicated that it would disrupt the habitat of insects that would turn to feeding on the crops. Chickens on site. Was willing to put up vegetative screening around the property near the roads but wants to make sure it's beneficial to his operation. The property is currently being transferred to an LLC where it will be employee-owned.

11/21/24 RL spoke with WC Environmental Health Division (EHD). They are trying to contact the owner to better understand what types of products are being made. No licensing has been given. RL needs to review ordinance and provide owner with what options might be available. May need to involve Town Atty.

1/10/25 Reviewed zoning code for possible options for owner. Can apply for a Greenhouse CU and can continue to grow produce on site. However, there does not appear to be a path in the code to support accessory agricultural uses such as production of teas, juices, herbs, etc. Junk, debris, general yard property maintenance must be explored by the Building Inspector.

1/27/2025 RL has received information from EHD that they do not appear to have enough proof to post a Cease and Desist order, but will be sending a letter reminding property owner of proper permitting. RL and EHD are drafting separate letters regarding the applicable violations to achieve voluntary compliance.

2/21/25 No update.

Early March 2025: Environmental Health Division send letter to property owner notifying him that food processing without proper food grade protection or proper state and local licensing is a violation of state codes.

4/7/25 Planner notified of someone living in a camper on site.

4/16/25 Planner drove by property. Camper had been removed. Some building materials removed.

Approximately 20 greenhouses present.

6/6/25 Letter with attachment of code references and application sent to property owner via mail and email, requesting the property be brought into compliance with town ordinances, including the property maintenance code and the zoning code. Applications were requested by July 1 and permission to re-inspect the property was requested to be granted by June 25, 2025.

6/26/25 Staff received an email from the property owner regarding the letter noted above.

10/23/25 Staff met with Mr. Reynold's on his Road X property, but was not given permission to inspect. Inspected property from the driveway, ROW, and neighboring property and observed sheep.

11/5/25 Joint meeting held at the Town Hall to discuss the violation with Mr. Reynolds and to hear neighbor concerns.

11/17/25 Town BI inspected Mr. Reynold's property. Structure which lacks an active Building Permit has been improved, however, no progress has been made on the remainder of the property/violations.

11/19/25 Conference call with Planner, Town Chair and Waukesha County Planning Manager to discuss strategy. Planner will send a letter prior to end of the week clearly outlining the violations and establishing a short window in which to gain compliance. Failure to do so will result in citations and likely a lawsuit. (Pending, JH)

COUNTY VIOLATIONS

Jeffrey and Heather Sorenson, W345 S10503 CTH E

Constructed a fence within the shore setback area

10/28/24 Complaint received about a fence that had been constructed around the property within the shore setback area.

11/19/24 Need to contact property owner(s) to schedule a site inspection.

12/10/24 Contacted owners to schedule an inspection.

1/28/25 No response from owners. Need to follow up to schedule inspection and/or require removal.

02/07/25 Violation reassigned to AT. Request to Inspect letter sent 02/10/25.

02/18/25 Owner (Heather Sorensen) called AT and stated fence was placed as a way to prevent neighbor's dog from crossing into property (dog had previously bit their child). Wants to know what can be done to keep the fence. Other neighbors are their cousins and they love having the fence. Was not aware a fence required a permit. AT will conduct site visit on 02/25/25.

02/25/25 Site visit showed white fence along southern lot line. Property also had sections of black metal "decorative" fencing (mostly along the southeast property line near retaining wall), more panels of this fencing are stacked off to one side. Tall black fence along SW corner of home (not permitted in the 2021 addition ZP). Currently reviewing the approved landscaping plan to confirm compliance with replanting requirements.. Will need to send follow up letter.

04/10/25 Violation compliance letter sent. Deadline to remove all fencing w/in 75 feet of shore is May 22nd. Will need to conduct site visit after deadline to confirm continued compliance.

05/27/25 Site visit scheduled for 05/29/25

06/09/25 Neighbor emailed POD that owner has told other residents that he is not going to take the fence down because it is for his children's safety. He started to do the removal and then stopped and plans to put it back up. "Is safety a reason he can put the fence back up?" I informed neighbor that I will be onsite this week and if they put the fence back up after my visit, she should contact me.

06/11/25 Site visit showed panels have been removed from fence along lot line (panels are laying in a pile along the shore) but posts are still present. Tall black fence by SW corner of house is still present. Owner would like to keep this fence and some black fencing along the steep retaining walls as his son is autistic and doesn't have any safety awareness so they are concerned he would fall down the steep retaining walls.

06/11/25 Spoke with supervisors. Will conduct another site visit to ensure the posts have been removed and will advise owner that a variance is needed to retain the black fencing near the retaining walls since it is within 75' of the OHWM.

06/30/25 Neighbor emailed photos. Stated that "The plan for the neighbors appears to be that they will leave in the posts and lean the fencing against it. I'm guessing they feel it is then no longer a permanent structure and rules don't apply to it. He has recently installed solar lights on the top of each post, so I assume he is keeping them in long term. It both looks horrible, and has to be a technicality for leaving it in place. I can try to take more pictures if you need them. It is difficult to see how he has leaned the fencing slats against the post, but easy to see in person. "

07/10/25 Compliance letter sent. They will have until July 25th to remove remaining post and fencing or will need to apply for a variance by that deadline to keep any of the fencing (even around the retaining walls)

07/21/25 Spoke w/ Jeff Sorensen as he left a call w/ POD that he wanted to talk with me. I told him I can email the variance application. Said that he would need to provide proof of hardship that is not personal in nature. He said that of course this is personal and that he's trying to keep his kids safe. I gave him an example that say you had more kids than the number of bedrooms available that is a personal consideration. He understood what I meant but was not happy about it. Emailed his wife the application and reminded them of the July 25th deadline to apply by.

07/28/25 No application for variance received on or before July 25th. Will conduct site visit to find out if fencing is still present.

08/04/25 Called owner, they said application was coming via certified mail.
08/07/25 Application arrived, AT received application and routed to admin for processing.
11/20/25 Variance went before County BOA in October. Requested tabled, as owners were not in attendance and neighbor raised concerns which need to be addressed by the owners. BOA likely to take action at the January meeting. (Pending, AT)

Rachel and Jeff Schaefer, S101W34695 CTH LO;

Junk, work w/o permits, structure in disrepair

8/5/2021: Received complaint regarding junk, work without permits and residence/fence in disrepair. After multiple attempts, our office was unable to inspect the property.

Summer 2023: Owner contacted the office in summer of 2023 for a zoning permit. Our office 10/23/23: County sent a letter that stated the following: Listing photos revealed miscellaneous junk was present and viewable to the present. Owner was made aware of the active violation on the property. He granted our office permission to inspect over the phone.

6/2/23: A site inspection was conducted, revealing land altering activities with new basement construction. In addition, multiple items regulated as junk including an unlicensed boat, inoperable boat trailer, broken hot tub, construction materials, buckets and other miscellaneous items were observed. The owners had deadlines of 6/23/23 to submit a zoning permit application and 7/10/23 to remove junk from the property.

10/16/23: Another site inspection was conducted which revealed little progress had been made and a majority of the junk and miscellaneous materials remained on-site and visible. No zoning permit application had been received at that time either. Deadlines of 11/6/23 and 11/27/23 were given to apply for a ZP and remove the junk-type items, respectively. Note: the staff person involved soon after left the county and the violation was reassigned.

April 2024: Citations were issued 5/6/24. The owner was scheduled a court date of 6/5/24 and failed to show. Corp Counsel stated that she waits a month and if the owners do not contact them to reopen the case, it is closed out after a month. Corp Counsel suggested that a follow-up letter be written.

9/26/24 Staff working with Corp Counsel to get clarity on next steps.

11/15/24 A violation letter was sent to the subject property on 11/15/24. It appears a previous employee was able to contact the owner using that address (I have been using the mailing address on file with tax listing). The owner was given a deadline of 12/2/24 to submit a zoning permit and minor grading permit application and remove junk-type items from the property. No further extensions will be granted; additional citations will be immediately issued if the permits are not applied for and/or the property is not in compliance with the Ordinance.

12/4/24 Owner applied and paid for an ATF zoning permit for the replacement/repair of the residence's foundation. There is a discrepancy between the survey we have on file and GIS. It appears some of the lots in this subdivision were redescribed in 1978 (?). Tax listing is looking into the discrepancy and we have not heard back.

1/27/25 Emailed Tax Listing for a second time to obtain information on the right of way discrepancy.

Another attempt will be made. KSF

3/30/25: Emailed tax listing for a third time to obtain information on the right of way discrepancy. No response.

4/1/25 Called owner and left a voicemail stating that I would conduct a site inspection in the near future.

4/10/25 Conducted site inspection which revealed miscellaneous junk and construction materials were still present on the property in addition to a vehicle that is not registered. Items that were present include: buckets, bricks, miscellaneous wooden items, ladders, a cement mixer, a trailer, tree stumps, a refrigerator, plywood, a fish tank, and a large pile of decorative stones. I did not walk the entire property.

4/11/25 A violation letter was sent, with a deadline of 5/30 to bring property into compliance.

4/22/25 Received call from owner stating the tires have been placed on the trailer and he will need to call a junk removal company for the refrigerator. The septic system was pumped on 4/18 and the PSE was issued.

4/24/25 Zoning Permit E24:019 was issued and a new deadline of 6/30 was granted to remove the remaining items.

5/28/25 The owner has until 6/30 to remove the remaining items (junk, construction materials, etc.). A site inspection will be conducted on or shortly after that deadline.

6/20/25 No update as deadline is still pending.

7/28/25 Site inspection conducted, which revealed minimal progress. The refrigerator is gone and all the vehicles are registered. The deadline to complete the basement and remove the construction materials is October 24. The owner stated he would start getting rid of junk items on and near back porch.
11/20/25 Jeff called a couple weeks ago and staff has been playing phone tag. Staff will try to contact him again and schedule a site inspection. (Pending, KS)

Bernard and Clara Erdmann, W345S10433 WAMBOLD RD

Construction/remodel of structure located within floodplain and not conforming to offset.

6/3/25 Complaint received about construction/remodel of structure located within floodplain and not conforming to offset.

06/14/25 Violation reassigned from Ken Smith to Anna Tuinstra.

6/20/2025 Violation letter mailed.

06/27/25 Daughter of owner called. Said their dad (the owner) had extended the roof line in 2017 and also added boards to the back for their pontoon boat to be protected. This past year their nephews put boards on the sides of it to protect it from leaves. There is also a fence along the back wall (SW side) that "may or may not be on the lot line". Their neighbor had given them a "warning" that any further improvements to the structure she would report it as a violation because they did not have any permits and the structure is in the floodplain. They describe the structure as a "boat shelter". They are willing to comply with our requirements. Depending on the improvements an ATF ZP may be needed.

07/16/25 Site visit w/ EG and son of homeowner. Said the fence used to be wire and the neighbor's tree fell on it. They replaced the fence with wood instead of the wire because the wood fence blocks the leaves from coming into the boat storage area. The "carport"/boat storage area has strange internal retaining walls that apparently the owner cut away some of the space to make it more level? The fencing does fit better with the adjacent buildings than the existing wire fence. The neighbor has been cleaning up her property so the white fence is possibly more visible to them compared to the wire fence but it all has been existing on the property since maybe the 80s?

07/21/25 Discussed VL w/ JH. We need proof that the overhang and walls of the "boat shelter" have been present for more than 10 years. Otherwise they will need to remove it or apply for ATF variance.

08/15/25 Deadline to remove is moved to September 15th as owner of property is in the hospital.

11/20/25 Structure has been removed, per violator. Need to verify via site visit. (Pending, AT)

Ann Hurley, W351S10436 TUOHY RD

Livestock on < 3 acres, 3+ dogs without hobby kennel approval

As of 11/17/2025, the property owner no longer resides on the property, and has removed the pony and the dogs. Waukesha County court records indicate that the property is being foreclosed. **Violation Closed (JH)**

NOTES:

This list of zoning violations in the Town of Eagle are pending with the Town of Eagle and/or with Waukesha County PZD. The list is provided to the Town each month at the request of the Town Plan Commission.