

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
December 3, 2025, 5:30PM
Approved Minutes

A Joint Public Hearing between the Town of Eagle Planning and Zoning Commission, Town of Eagle Board, and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division was opened at 5:30pm by Chairperson Mommaerts to consider amendments 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. Planner Heermans displayed a map showing the changes. The public hearing was closed at 5:34pm.

Chairperson Mommaerts called the meeting to order at 5:35pm and led with the Pledge of Allegiance. R. Kugel, C. Mommaerts, R. Hajewski, D. Domagalski, D. Radtke, T. Samuels, and M. Bendler were present. D. Knauer and T. Betts were excused. Also in attendance was Town Planner Jacob Heermans.

Consideration and Approval of Minutes: *Motion by Kugel, seconded by Domagalski to approve the meeting minutes of November 5, 2025, as presented. All in favor, motion carried.*

Mommaerts opened the floor for public comments. Jerald Wisth of Juniper Lane said another dumpsite has been identified on the Doman property west of Markham Road. Wisth also asked where the Town is at with the 2045 Land Use Plan and lastly urged that Cobblestone Farms Development in the village is not opened up to traffic at Juniper Lane.

Consideration of the zoning amendment to the Town of Eagle Zoning Map, incorporating modified floodplain boundaries that were adopted in 2024. Application 2025-23. *Plan Commission motion by Samuels to accept the map. Second by Kugel. All in favor, motion carried. Town Board motion by Mommaerts to accept the recommendation of the Plan Commission to accept the map. Second by Hajewski. All in favor, motion carried.*

Change in Topography review for the placement of spoils resulting from a proposed wetland scrape project at W384S7460 CTH N, Tax Key EGLT 1757.999. Gordon Erikson (owner). It was noted that some of the documents in the packet incorrectly listed the address as CTH NN. The correct address is on CTH N, not NN. Planner Heermans summarized that the property is approximately 380 acres in size and is used for agricultural purposes. There is a large wetland on the east side of the property. The petitioner is proposing two shallow scrapes within the wetland to enhance wildlife habitat. The scrapes will be located within the county zoning jurisdiction; the resulting spoils will be spread in the farmland to the west. *Plan Commission motion by Samuels to approve the change in topography based on the conditions in the planner's report. Second by Bendler. All in favor, motion carried. Town Board motion by Hajewski to allow the change in topography as recommended by the Plan Commission. Second by Domagalski. All in favor, motion carried.*

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 Heermans summarized that the applicants are proposing a Certified Survey Map to reconfigure two existing parcels, to create three residential lots.

Plan Commission motion by Radtke to approve the lot configuration on Highway 67 and Wilton Road. Second by Samuels. All in favor, motion carried. Town Board motion by Kugel to accept the recommendation by the Plan Commission and waive the requirement for the conceptual CSM. Second by Domagalski. All in favor, motion carried.

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. Per Planner Heermans, the application indicated the same dogs reside on the property and no complaints have been received in the past twelve months. *Plan Commission motion by Mommaerts to extend the approval for an additional year based on the representations made by the petitioner at this meeting. Second by Kugel. All in favor, motion carried. Town Board motion by Hajewski to extend the conditional use of the hobby kennel by the recommendation of the plan Commission. Second by Domagalski. All in favor, motion carried.*

Business Park Detention Pond (Discussion only) Plan Commissioner Bendler has a large amount of documentation that is being reviewed. Bendler and Domagalski will compile the information.

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

Chairperson Updates: Mommaerts has nothing to report at this time.

Future agenda items: No recommendations were made.

Next meeting: Wednesday January 7, 2026, at 5:30PM.

Motion to adjourn Planning and Zoning made by Samuels, seconded by Bendler. All in favor. Planning and Zoning adjourned at 6:02pm. Motion to adjourn Town Board made by Domagalski, seconded by Hajewski. All in favor. Town Board adjourned at 6:02pm.

Respectfully submitted, Mercia Christian, Clerk