

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
January 7, 2026, 5:30PM
Approved Minutes

Chairperson Mommaerts called the meeting to order at 5:30pm and led with the Pledge of Allegiance. R. Kugel, C. Mommaerts, R. Hajewski, D. Knauer, D. Domagalski, D. Radtke, T. Samuels, and M. Bendler were present. Also in attendance was Town Planner Jacob Heermans and Waukesha County Zoning Manager Jason Fruth.

Consideration and Approval of Minutes: *Plan Commission motion by Kugel, seconded by Samuels to approve the meeting minutes of December 3, 2025, as presented. Motion carried (6-0, Knauer abstained). Town Board motion by Domagalski, seconded by Kugel to approve the meeting minutes of December 3, 2025, as presented. Motion carried (4-0, Knauer abstained).*

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

Site Plan/Plan of Operation for a 9,000 sq. ft. addition on the north side of the UPI Manufacturing building at S87W35670 Godfrey Ln. Tax Key 1818.999.053. Dretzka Investments, LLC (owner), UPI Manufacturing (applicant) Application 2025-25. Planner Heermans gave a summary. The applicant is proposing a 9000 square foot addition to the north side of the building for the continued assembly and shipping of armored vehicle parts. There is sufficient parking for the expected 18 additional employees. No additional impervious surface will be created. There will be downcast shielded lighting. *Plan Commission recommendation to the Town Board by Knauer to allow conditional approval of the Site Plan/Plan of Operation to construct the proposed addition on the north side of the existing building at S87W35670 Godfrey Lane subject to the conditions listed in the staff report dated January 7, 2026. Samuels seconded the recommendation. Motion carried (6-0). Town Board motion by Knauer, to accept the recommendation of the Plan Commission to allow conditional approval of the Site Plan/Plan of Operation to construct the proposed addition on the north side of the existing building at S87W35670 Godfrey Lane subject to the conditions listed in the staff report dated January 7, 2026. Second by Hajewski. Motion carried (5-0).*

Site Plan/Plan of Operation for a new 3,200 sq. ft. building at S90W35680 CTH NN. Tax Key 1818.999.003. Chapman Oil, Inc (owner), Robert Chapman (applicant) Application 2025-24 It was noted that the name of the owner was incorrectly listed on tonight's agenda. Heermans gave the highlights of the staff report. The petitioner is proposing to construct a 3200 square foot metal Cleary Building north of the existing multi-tenant building. It will house a taxidermy business. The overhead door that faces Godfrey Lane will need to be approved by the Town Board. A lighting plan needs to be addressed with the applicant. *Plan Commission motion by Samuels to conditionally approve the Site Plan/Plan of Operation for the construction of the new building subject to all the conditions that are listed and that the exterior lighting plan would be reviewed and approved by the Planner and the Building Inspector. Second by Bendler. Motion carried (6-0). Town Board motion by Kugel to accept the Plan Commission recommendation. Second by Domagalski. Motion carried (4-0, Hajewski abstained.)* It was noted that the Town Board discussed and are in approval of the overhead door facing Godfrey Lane as long as it remains closed when not entering or exiting.

Review of the number of accessory buildings allowed on a property at W377S10480 Betts Rd which is within the County's Shoreland Jurisdiction. Tax Key 1858.999.005. Doug and Linda Varrelmann (owners) Application 2025-26 The petitioners are proposing to construct a 10'x16' shed for personal storage in addition to the existing accessory buildings and are seeking Plan Commission approval for a total of three accessory structures. *Plan Commission motion by Kugel to approve the*

request for a third accessory building subject to the conditions in Application 2025-06. Second by Knauer. Motion carried (6-0).

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 February 4, 2026, at 5:30PM to be held jointly with the Town Board

Motion to adjourn Planning and Zoning made by Samuels, seconded by Knauer. All in favor. Planning and Zoning adjourned at 6:23pm. Motion to adjourn Town Board made by Hajewski, seconded by Domagalski. All in favor. Town Board adjourned at 6:23pm.

Respectfully submitted, Mercia Christian, Clerk