

TOWN OF EAGLE
ANNUAL MEETING OF THE ELECTORS
April 15, 2025
Unapproved Minutes

Town Chairperson Mommaerts called the meeting to order at 6:30pm. The Pledge of Allegiance was recited.

Those in attendance included Town Officials Chris Mommaerts, Ryan Hajewski, Duane Domagalski, Rick Kugel, and Diane Knauer. Electors Mary Zipprich, Mick Miller, Randy Mielke, Ann Mielke, Jerald Wisth, Lori Kugel, Janet Prokop, Barbara Puza, Stephan Muth, Sandra Shorr, Janine Lopez, Jean Weedman, Tom Weedman, Tom Day, John Davis, Amy Kinosian, Jacki Lewis, Hannah Lang, Shawn Lang, Faith Lang, Pamela Meyer, William Lopez, Sandy Amadon, Abigail Lang, and others that may not have signed the attendance sheet. Also present is Town Clerk/Treasurer Mercia Christian and legal counsel Jaime Staffaroni.

Establish Voting Method: Motion by Shawn Lang to use show of hands as the meeting's voting method. Second by Diane Knauer. Motion passed unanimously.

A PowerPoint slide show was used for attendees to follow along with the meeting.

Introduction of Elected Officials: Chairperson Mommaerts thanked the citizens for reelecting her and congratulated newly elected Supervisor Duane Domagalski and Incumbent Ryan Hajewski on his second term. Sandy Shorr was thanked for her time and commitment to the Town during her term. Mommaerts states the goal of the board is to stay positive, be respectful, achieve results, work hard and smart, communicate and listen, and strive for excellence as a team. It is one thing to play politics and another thing to conduct politics.

Minutes of April 16, 2024: Motion by Tom Day to approve the April 16th, 2024, Electors Meeting minutes. Second by Amy Kinosian. By show of hands, the approval of the minutes passed unanimously.

Financial Report: Treasurer Mercia Christian presented the 2024 Financial Report, stating the Town came in under budget. The total budget was \$1,967,663.73. Total income was \$1,755,069.85 and expenses were \$1,747,421.94, which was 88.81% of the budget. The Balance Sheet and Budget Comparison Reports were reviewed. Notable items were the insurance proceeds from the plow truck fire and capital improvements of replacing the plow truck and the trees for the Park Improvement Project. Mommaerts reported the 2024 audit was completed by Lucida Tax in March of 2025 and issued the statement that the financial statements present fairly in all material aspects of the financial position of each major fund and aggregate remaining fund of the town as of December 31st, 2024, in respective changes in financial position for the year, then ended in accordance with the accounting principles generally accepted in the United States of America. Mommaerts reported the new website is up and running, making it easier for residents to access. We are working with our website administrator to work out some bugs. You may need to resubscribe for the website communications. To accomplish this, navigate to community on the top banner, select and subscribe to updates in the drop-down menu and then you can complete the subscribe page menu for what you would like to receive.

Chairperson Report: Mommaerts then gave the Chairperson Report and began by introducing the attorney in attendance, Jamie Staffaroni who is filling in for Remzy Bitar. Mommaerts extended a warm welcome to those in attendance. Mommaerts gave some statistics: The Town of Eagle is nestled in the Kettle Moraine State Forest. 40% of Eagle is DNR or Nature Conservancy land. It received its name in 1836 when Thomas Sugden, John Coates, and William Garton came to the prairie and saw a huge bald eagle soaring overhead. The terrain is perfect for camping, swimming, mountain biking, hiking, and skiing. The Southern Unit of the Kettle Moraine State Forest receives about 1.5 million visitors annually. Old World Wisconsin, a 600-acre history museum, receives around 70,000 visitors annually. Our

population is 3524 with 2758 registered voters. Mommaerts reported on the ordinances and resolutions passed in 2024. Mommaerts is also the County Board Supervisor for District 14 and has spent two years pursuing the county to open up some roads for ATV routes. Waukesha County has approved the Town of Eagle to be a pilot program for portions of certain roads once signs are installed. Mommaerts asks ATV users to obey the laws. The eyes will be on the Town of Eagle; it is a "make-it or break-it" situation for the rest of the county to open up. Mommaerts reported on the Town Park. Forty trees have been planted; playground equipment will be installed once the ground is leveled. Mommaerts reported on water patrol. The Town of Troy is currently doing the Lake Patrol for Eagle Spring Lake. These officers are the same ones that patrol Lulu Lake. Mommaerts reported on elections. There are 2758 registered voters. There were three elections in 2024. The November Election had almost a 95% turnout, and over 50% voted absentee either by mail or in the clerk's office. For property assessments, 2024 was a revaluation year. Reassessment is the process of revaluing property and bringing it in line with current market value. Revaluations do not necessarily mean a tax increase. There were eleven new single-family homes added in 2024, with two being deleted. Mommaerts reported the clerk obtained insurance quotes this year. Due to the Town's poor history of claims it was difficult to obtain liability quotes. A high-risk status contributes to higher premiums and deductibles. In April of 2024, Dan Nottling was sworn in as the new KMFD Fire Chief. Prior to that, Assistant Chief Steve Wilton stepped in to perform the duties. For budgeting, many Wisconsin towns are struggling. It is our goal to build reserves. We have not budgeted for a loan. The board had to work to find cuts, but we did balance our budget. Another project being worked on is ordinance codification so information can easily be found and understood. In January 2024, former Town Planner Tim Schwecke advised us that he would be cutting back and retiring from the Town of Eagle. In July, the Town secured planning, zoning, and community assistance with Rebekah Leto through Waukesha County. Planner Leto has gotten up to speed quickly and has proven to be a great asset, who is very knowledgeable and well prepared. Mommaerts reviewed the Town of Eagle land allocation and the effect on Town taxes. Because of 40% DNR or "non-taxed" land we only get approximately \$48,000 payment from the state in lieu of taxes (PILT). Many have asked what subdivisions will do to our schools. Knauer had reached out to the business manager at Palmyra-Eagle School District who reported that the capacity is 1650 to 1700 students. Right now, enrollment is at 512.

Supervisor Knauer then did a slide presentation on understanding tax bills. There have been many social media posts about reassessments, taxes going up, and proposed subdivisions. Knauer showed a slide of a 2024 tax bill in the Town of Eagle, pointing out the total tax line, the Town of Eagle tax line, and the Lake District tax line (if you happen to live on the lake). The total tax bill is \$5600. Of that \$5600, only \$656 is charged by the Town of Eagle. The Lake District on the same bill charged \$672, which is slightly above what the town is charging the lake residents. The mill rate is per \$1000 of assessed value. If you look at the Town rate, it is .972. If you look at the Lake District, it is .996. If you look at the gross mill rate, it is 9.713. When people say their taxes are going up, it does not necessarily mean Town of Eagle taxes are going up. You've got school districts, the tech school, and Waukesha County on there. Knauer has also heard individuals claim that the Town raises taxes because we create a budget. Knauer explained that it works just the opposite way. We need to figure out by filling out a worksheet what the property tax is going to be for the whole town and then we need to budget for that amount. It's not the budget driving taxes; it is taxes driving the budget. Taxes are calculated by completing a Wisconsin Department of Revenue Tax Levy worksheet and the only way to increase town tax levy over the previous year is by net new construction minus any demolition, a referendum which citizens would be very involved in, or debt service. The board has tried in the last two years to stay away from taking out any loans; we're trying to keep taxes down. For the first time in a long time, the town has not taken out a loan to balance the 2024 or 2025 budgets. Taking on loan automatically increases your taxes by the amount of principal and interest to be paid back during that budget year. The town tax budgets were

higher in 2020, 2021, 2022 and 2023 than in either 2024 or 2025. In looking at the 2024 mill rate, which is your \$1000 per assessed value, it's the lowest it's been in the last five years. The Town of Eagle is one of the lowest compared to neighboring towns. The board is doing their best to try to keep your taxes down; it really hurts when people go on social media and say their taxes are going up.

Mommaerts thanked town staff for their hard work and dedication making 2024 a success. The Town Board managed to grow its assets, balance the budget, reduced town taxes, and operated with one of the lowest tax rates in the county. The entire staff does an incredible job serving the residents with great customer service from our clerk's office to our highway department. Recognition is due to Mercia Christian and Abigail Lang from the administrative office for their hard work and dedication. The town does not function without their outstanding customer service skills and their daily work to ensure bills and employees are paid. Also, heartfelt gratitude and appreciation for the unwavering dedication and hard work demonstrated by Mercia and Abigail and all the poll workers who make our election process run safely and successfully. The Highway Department continues to do an excellent job maintaining the parks and roadways. Rick Kugel and Tom Betts and his staff are a dedicated team that work whenever they are needed to maintain roads, DPW buildings, DPW equipment, the town park, cemeteries, and the joint municipal building. Kettle Moraine Fire District, led by Dan Nottling has been addressing operational challenges remaining from our previous fire board and fire chief while consistently providing quality service. Improvements in budget, equipment, and staffing are being made daily. Thank you for keeping Eagle a safe place to live. The library director, Ali Chase, leads the library staff and provides quality service and community programs and also maintains a focus on staff development, budget management, library policies, and community need. Both the former Recreational Department Director Tracy Kuehl and the current Director Melissa Dehne have done commendable work running the recreational programs. They are incredible assets, and the town is lucky to have them. Staff continue to uphold the level of service that our residents expect as we strive to continue to make the town a great community to live in.

Sheriff's Department Report: A representative was not present. Mommaerts spoke that the Town of Eagle is one of the last few that are covered by Waukesha County by state statute due to not having a private police department. We work very closely with the sheriff and our community to try and keep us with at least one or two squads out here.

Recreation Department Report: The Rec Department works in collaboration with the Town of Eagle and the Village of Eagle. It has one part time employee, Recreation Director Melissa Dehne and a group of at-will employees who serve as referees, umpires, and activity directors. Ongoing activities include senior-size, yoga, needle nuts, pickle ball, and seasonal activities such as T ball, baseball, basketball, and soccer. Activity guides are published three times a year. The Recreation Department strives to have the activity guide be self-sustaining with funds from local sponsors and advertisers. Please remember to patronize the businesses in the activity guides.

Alice Baker Library Report: Library Director Ali Chase gave a summary of some of the significant library activities and accomplishments of the past year. It does not reflect the many day-to-day activities and interactions that are essential to providing quality library services. Last April, a new Youth Services Librarian was hired. She introduced some new programs last year such as escape rooms, mini golf, and a tea party. There are also passive programs such as hunting Easter eggs to receive prizes and repeat programs like preschool story time and one thousand books before kindergarten. A record was set last year with the number of people that were part of the children's reading program and also the adult summer reading program. The library participates in a memory project which is one of the most popular

programs. The library hosted the giving tree for Eagle Community Organization, displayed the Palmyra Eagle Area School District student art, and hosted the Eagle Nature Trail photo contest. Last year, a \$2000 Bridges Library grant was received for marketing. Library circulation in 2024 was 37,213 in person and digital circulation of about 10,000.

Diane Knauer, the Town Board Representative to the Alice Baker Library Board reported on changes since being appointed to the board last August. The library board has undergone complete membership turnover. They are now back in compliance with the joint agreement to have a board of seven members, not nine. There have been several changes implemented regarding board, parliamentary procedures, and financial procedures. Both the Village and the Town have cooperated to revise the Joint Library Agreement to ensure compliance with state statutes. After final approval, the bylaws will be examined and updated as needed. They are planning to have the Town assume fiscal responsibility and to have the first external audit in 2026 to audit 2025. In 2024, the library successfully operated under budget by over \$12,000. Knauer is optimistic about the upcoming 2025 achievements from the new board. The director and the town have been collaborating with Waukesha County and other communities. The main focus of these discussions is to find ways to lessen the financial burden on taxpayers concerning the public libraries by clarifying the minimum library funding requirements to qualify for the taxes. We're trying to look for ways to save money but still provide you with a very good library.

Garbage and Recycling Report: Just recently, LRS has been bought out by Green for Life. The Town signed a 5-year extension on our contract and we are currently in our second year of that contract. This includes weekly garbage pickups, bi-weekly recycling pickups, monthly bulk pickups to include tires and electronics, the dumpsters in the town park, the area around Eagle Spring Lake with the smaller trucks on the narrow roads, dumpsters free of charge for our spring and fall yard waste events, and drive-up services for those that have medical condition. The spring yard waste event is scheduled for May 10th, from 7:00 to 11:00 AM.

Eagle Spring Lake Management District: Ryan Hajewski reported Eagle Spring Lake is a 279-acre lake located on the Mukwonago River created by the use of dams controlling water levels to an average depth of four feet and a maximum depth of eight feet. It is a noted fishing spot for Bass, Northern Pike, and different types of panfish. It is a part of the Mukwonago River watershed that makes it part of one of the cleanest streams in southeastern Wisconsin. The watershed is an important habitat for rare fish and mussels. Besides animal visitors, there are numerous human visitors from the community and surrounding areas to kayak, fish, boat, swim, and enjoy the lake. It also provides access to Lulu Lake. The Eagle Spring Lake Management District is not a town-based committee, but rather it is a taxing district created as part of Wisconsin State Statute Chapter 33. The district is run by a board of seven commissioners, five elected from the district, a county representative, and the town representative. The annual meeting where they elect representatives and set the budget is held every August. Together, they manage the business of the lake. They maintain and operate two dams. They monitor lake levels. They work with the DNR to identify invasive species and manage the cutting, treatment, and removal of them. They prepare for lake emergencies, and they keep up to date on local, county, state and federal legislation affecting lakes. They also facilitate an annual fireworks show every July. Prior to the 2024 season, there was a lot of discussion around reworking the Lake Patrol on Eagle Spring Lake, whether it was needed and how to best go about getting an appropriate service at a cost-effective rate. Lake Patrol services were secured via the Town of Troy. Hajewski thanked Chairperson Mommaerts for her efforts here. Work is ongoing to finalize plans for the Lake Patrol in 2025. Monthly board meetings normally are held on the third Tuesday of the month.

Kettle Moraine Fire District Report: No representative is present. Mommaerts mentioned the fire board meets the 4th Thursday of the month.

Road Report: Rick Kugel reported that Eagle Township is committed to maintaining and improving its roadways to ensure safe and efficient travel for its residents with the focus on sustainability, community involvement, and fiscal responsibility. The annual report highlights the key activities and achievements of 2024. For routine maintenance, we cleared snow and debris and ensured proper drainage on over 42 miles of rural roads. Under repairs, we filled potholes, enhanced driving conditions, and repaired & cleaned culverts damaged or plugged by storms and erosion. We resurfaced 2.5 miles of road by crack filling and chip sealing for improved durability. Two additional pedestrian signs were installed on Piper Road as requested by citizens. Kugel pointed out that they do operate within budget. With the light snow this year we were allowed and afforded the time to self-perform a lot of the maintenance on the trucks. We purchased a patrol truck to replace the one lost to a fire at a cost of \$140,000. It was a used one but there were substantial savings. Our funding sources are local taxes, state grants, and community contributions. We engaged with residents throughout town meetings to identify and prioritize areas for road improvement. Goals for 2025 are to expand repair programs to address aging infrastructure, improve accessibility by repairing and chip sealing an additional three miles of road in areas that require repair, place new weight limit signage with state highway to state highway through-roads being a priority, working on park improvements, and then we have a goal to replace our 1999 Sterling patrol truck. We are still pursuing the loader plow. In conclusion, the Town of Eagle takes pride in its efforts to sustain and improve its rural road network by focusing on safety, sustainability, and community collaboration. We aim to continue enhancing transportation infrastructure for the betterment.

Divestiture of Lands in Highpoint Subdivision: Three properties owners are proposing a certified survey map to modify their legal description to reflect how the individual lots have been utilized for decades. The parcels are part of the High Point subdivision platted in 1906 and are specifically identified as S108W34786 S Shore Drive (Lot 1), S108W34796 S Shore Drive (Lot 2) and S108W34800 S Shore Drive (Lot 3). The Town of Eagle owns Lot 38. The 25-ft-traveled road (South Shore Dr.) currently transects Lot 38, separating approximately 4100 square feet from Lot 38. The travelled road has been in its current location since at least 1941, the earliest aerial photograph available. The platted unimproved right of way has been assumed part of the individual lots for decades, and is proposed to be released and combined with the platted lots. Town Planner Leto has acquired the following information: Lot 1 acquired approximately 1445 square feet of Lot 38 from a private property owner in 1920. The private on-site wastewater treatment system for Lot 2 is located on what appears to be town-owned land based on the Waukesha County GIS. Lot 3 contains a failing retaining wall. Should this retaining wall collapse, the Town may be at risk for needing to replace the wall. In conclusion, Lot 38 is an unbuildable lot. Divesting of the small acreage releases liability on the town over land which has not been utilized by the town or for town purposes, but rather for private property owners. Mommaerts has consulted with the Town's attorney, who has researched this and agrees that the divestiture of the land would be in the best interest of the town. Mommaerts also consulted with Town Assessor Cal Magnan. His statement is that the portion of Lot 38 that is north of the current roadway has no contributory value to the three lots. The three lake lots are assessed on front footage basis. It is the assessor's recommendation that the land be quit-claimed to the adjoining property owners for no cost other than legal fees. The CSM will still need to come before the Town Board; Mommaerts is looking for a motion from the electors for the divestiture of the portion of Lot 38 that is north of the current roadway. *Motion by Janet Prokop, seconded by Lori Kugel, that the Town divest the portion of Lot 38 that is north of the current roadway.* In further discussion it was asked if there will be any town responsibility for dismantling that retaining

wall. Mommaerts replied not at this time, which is why we would like to divest of it before it becomes a problem. Janet Prokop states the three owners have been trying to clear it up for three years, so let's just get it done. Supervisor Knauer pointed out that these properties do not actually have a right of way to South Shore Drive; they do not have a way to get to the public road without owning the parcel of property. Obviously, they have been doing it. John Davis asked if they are currently accessing their properties by driving across Lot 38 or if they are using the easement? Mommaerts replied she thinks they've been just going across our land. Steve Muth commented that whatever you do on this, you better make sure. The last time the town sold some land, it was over by the park and that's what got our insurance so high up because he didn't put enough in there to protect us from it. If you're going to give that land away or sell that land, make sure you get some protection in there so we don't get sued again. Mommaerts replied that when it comes in front of the board, they will make sure of that. Abigail Lang asked if there is a downside to divesting the land. Mommaerts replied no. *Upon show of hands, the motion passed 30-0.*

Other businesses deemed necessary by the electors:

Shawn Lang states he is not intending to make a motion but wants to communicate that he's been observing the situation in the library for a while and sees that our library administration has had a lot of headwinds, a lot of difficulties, there's a lot of regulations, and the method by which funding is obtained seems rather convoluted. Ali and the staff are working really hard to make sure that all things come together and did a good job with the budget last year. However, I do think that our library is very subject to what I would call a politically correct progressivist wind that may be blowing from the coast from time to time, so I would encourage my neighbors to make sure you patronize the library and select and check out the books that reflect the values that you hold. Make sure that you make comments to the library staff when you see things that do not match your values, so that the library staff can figure out what we want our library to be. Make sure that they hear about it when you see something that you do not think should be in the library or in the children's section.

Amy Kinosian spoke to thank Sandy Shorr for her years of service to the town. Not only on the town board, but also other significant community activities. For years, Sandy has been an active member of the Eagle Historical Society and has made significant contributions to their work. It was her exploration into the Draper family that led her to Oak Grove Cemetery. When she arrived, she found headstones scattered about, broken headstones, thick buckthorns and rotting oaks along the edges. Sandy took it upon herself to clean it up: cleaning weeds and chain sawing brush, raising money to have a historically accurate sign made and installed, learning how to literally mortar headstones back together again, working with Old World Wisconsin to address issues with their border with the cemetery and learning the stories of some of Eagle's earliest settlers who are buried there. Her determination and dedication related to this project exemplify how Sandy goes about her work to help the town and its citizens in any way she can. This is just one example of the contributions she has made to our community. Sandy truly cares about this community and the people who live here and will go to the ends of the earth to do what needs to be done to make life better for all of us. We are so lucky to have her as a dedicated volunteer and resident. *Advisory motion by Kinosian to recognize and thank Sandy Shorr, outgoing Town Board Supervisor, for her years of service and dedication to the Town of Eagle. Motion seconded by Abigail Lang. By show of hands, motion passes 30-0.*

Amy Kinosian stated that for several years residential development in the Eagle area was fairly slow. Now, suddenly there are at least three developments in the works, two of them on land that adjoins the Village. These two properties were designated in the 2009 Town Land Use Plan or Smart Growth Plan for densities of 1.5 plus acres. Because this plan was adopted by ordinance, it is literally the law of the land.

A new state law effective this year puts the town at legal risk if it were to deny a development plan outright if it complies with the Land Use Plan. It is forced by law to work with the developer's plan for an average lot density of 1.5 plus acres. The town can pare back a developer's plan for the number of and sizes of lots if there are legitimate reasons to do so: environmental issues, traffic concerns, potential water and septic issues, availability of public services, etcetera. But these concerns must be evaluated and documented in order to comply with the new state law, a process that can take quite a bit of time if it is done correctly. The problem arises when developers become impatient with this process. Totally understandable. They want to start building tomorrow. But this has led to developers testing the waters with both the Village and the Town to find out which one will let them start digging the soonest. This inevitably puts the Town and Village at odds with each other. Currently the Village is considering annexing part of the town because of this. But whichever municipality approves this, it will impact residents of both communities. Some people have suggested a joint Town/Village task force be formed to look at proposed developments on land that is adjacent to the Village-the two properties currently in the loop and two or three others. This task force would be charged with looking at proposed developments impact on both communities, proposing compromises, and making recommendations to both the Town and Village boards about lot sizes, density, traffic, water issues, etcetera. We accept the reality that Eagle is going to be under pressure to grow. It is going to grow, which the old town board had the wisdom to recognize, and designated that dense growth be only in areas with existing high-density housing adjacent to the village. However, that growth needs to be smart. The Town or Village must do everything possible to make sure that current residents will not be negatively impacted by growth. Officials must thoroughly and objectively look at proposed developments; their pros and cons, how the plans need to be changed because of environmental and traffic issues, and yes, a cost benefit analysis of how much a proposed development is going to cost taxpayers before they start seeing a return from future property taxes. Again, this takes time to do properly to ensure that the final outcome is a win-win for the developer and the residents of both the Town and the Village. The truth is that we are all in this together. We live in the same community in many ways. What the Town does affects the Village, what the Village does affects the Town. People on both boards have publicly stated that they were concerned that if we turn this down, we will lose control of what happens here. Again, totally understandable. *Advisory motion by Kinosian to recommend that the Town and Village boards work together to form an ad hoc task force to evaluate proposed developments on town land that is adjacent to the Village and is designated for lot densities of 1.5plus acres in the Towns Land Use Plan and subsequently make recommendations to both boards about the best way forward for citizens of both municipalities. Seconded by Jacki Lewis.* In further discussion, Lori Kugel states she sees the wisdom of that, but the Village has already proven they're not going to wait and doesn't think the Town has time to wait. Janet Prokop added that one of the Village Board Members said if we develop anything near their property line, their interest is to annex it so that they get the tax revenue. Lori Kugel added we have developers that are not being truthful because the developer that went to the Village said he was coming back to the Town in April and went to the Village instead. Jacki Lewis said she heard that one of the Village Board members is a problem. She has spoken to other board members who have concerns about it, so it is not unified there, but by trying to do something jointly it removes the ability of the developer to play us off against each other and removes the ability for them to shop for the better deal and to hustle us along and put us up against each other if we work together. Mick Miller states that's what he saw last Thursday at the Village Board meeting. It was very clear the developer- you can't blame them, it's their game; we're just pretending to play- we thought they were coming back here. On Tuesday, we saw the Village Board agenda, which is 2 days' notice. On Thursday, the developer made the case, and had the plan already done. They said they couldn't afford to pass it up because they never knew what the Town Board was going to do. The idea of a motion to work together, have a liaison, maybe attend new meetings of their liaison, attend your meetings or some kind of communication back

and forth. That would have avoided this developer-and I can't fault them-but this developer played the boards and won. Steve Muth said I agree with Amy, and I think that the Town and the Village should work together and try to do something. I don't think it's too late. Amy Kinosian spoke to clarify that this specifies those four or five different properties that are on the Town's future use map. It would be only those properties that if the developer came to either the Town or the Village, a task force of representatives of both the Village and the Town would sit down and go OK, how is this going to affect traffic? Who's going to pay for what? Where is the water going to come from? Try to work together beforehand. The Town Board and Planning and Zoning committee spent a ton of time and put a lot of work into it and then to have this happen was somewhat frustrating. I'm not anti-development at all. I believe in smart development, but it would be nice if some of these things could be worked out ahead of time and if the developer comes to us about one of these properties, we're going to have a group of Village and Town representatives take a look at it and see what they think. Abigail Lang asked if this would be an on-going committee. Kinosian replied, no, ad hoc, the developer comes to the Town or the Village about one of these four or five specific properties-and Lori (Kugel) is right; it's, too late for the biggest of the properties- but in the future if somebody approached either the Village or the Town of to develop one of these properties it would go to the Ad hoc committee. Mick Miller would like the Land Use Map changed from 2009, stating they didn't have the knowledge back then that we're going to school choice half of all the students. We just saw it on PowerPoint, half of all the students are ripping down NN to get to the high school now from the Town and Village of Eagle. We're losing all our kids; they're going to Mukwonago-that's their prerogative-but the traffic is already crazy. Right now might be a good time to look at changing this map and those four properties you're talking about back to three acres. Shawn Lang asked if the Town has any meaningful negotiating chips to play. It sounds like we're really asking the Village to just work with us. Mommaerts replied that border agreements should have been entered twenty years ago; now it is too late. Rick Kugel, as an elector, asked if Kinosian would mind amending the motion to include the Village of North Prairie since they encroach us from the north. Mommaerts added that 3-4 years ago she approached both Villages inquiring about border agreements. Each municipality said no, they are no longer interested because it's tax base money for them. What do they have to gain by getting into this agreement? Mick Miller stated that at the Village Board meeting on October 10th, 2024, they voted down annexation. It wasn't the big one; it was a smaller lot across Markham. They voted it down for four or five solid reasons, and the reason that he was told face to face with one of the Village Board members was that the Town was going to allow the 1 ½ acre lots, so the Village came back and said "nope, you ain't doing that", and they can annex us and it's unfortunate that's the way it is, so I think you need to take that into account. The Village did not want to annex on October 10th, so they voted it down 5 to 1 and then they only came back when they heard that the Town was going to allow 1.5 acre lots. They didn't know. I don't know how they didn't know that, maybe again lack of communication. Somehow that word got to the developer, and they conveniently went back to the Village again. Mommaerts replied that all we had to do was make a motion. If we had made a motion at one of the three meetings that they came to, they would have stayed in the Town at the 1.5 acres. Lori Kugel states now that the Village has accepted the conceptual plan on the one side of Markham, she thinks the Town should accept the other. If we don't, they're going to take that too. We have to seal our borders. Jacki Lewis states we may not have the big financial stick for the negotiation but stopping a developer from playing us off against each other is the best reason in the world for us to talk. If you don't talk and ask you don't get anywhere. At least you've got the possibility of getting an improvement and if the village can be taken to the cleaners through the same kind of quasi blackmail, if they can play us off against each other, whereas if we are at least working together, the developer will not be able to take as much and so that I think is the bargaining chip that we have if we talk to them. The village conceivably could say go take a hike, but it's really hard for them and it looks really bad if they're not willing to talk to us and it can be as informal as just

working together on committee, not getting all the way to a full boundary agreement which, you know gets this casting concrete forever and that's very intimidating, But just working together and having our stories together and dealing with it in the unified fashion does take a lot of the power away from the developers and leaves them less likely to threaten to take their marbles and go home. That's one of the reasons that I'm all in favor of this, even though we might be too late to stop the annexation. But, you know, the village might do this; they might talk to us. Who knows what we gain and then the developers are less likely to play us off against each other. Mommaerts states the developer wanted the 1.5 acre lots and they didn't feel they were going to get it since there was never a motion made. They just wanted you to approve the conceptual plan. They came back three times, so they felt the Town was not willing to work with them and therefore went back to the Village. Janet Prokop added there are a lot of townspeople believing that we had three acre lots not knowing about that, so we had a lot of people coming in saying we needed to change to three acre lots, but we can't now. We have a 2009 plan that's been approved. You have developers working with an owner, you can't change the lot sizes. Somehow, we need to secure that Belinski subdivision at 60 acres so that no more annexation can take place, and we have a boundary. I'm just worried when it comes to money that the Village is going to say they want those tax dollars. The Town and Village always had tough times together. Chris has done a wonderful job of mending that. *Shawn Lang called the motion to question. Second by Hannah Lang. By show of hands, motion failed 10-16.*

Advisory motion by Amy Kinosian to recommend that the Town and Village of Eagle and Village of North Prairie Boards work together to form an ad hoc task force to evaluate proposed developments on town land that is adjacent to the Village of Eagle or the Village of North Prairie and is designated for lot densities of 1.5plus acres in the Towns Land Use Plan and subsequently make recommendations to all three boards about the best way forward for citizens of both municipalities. Seconded by Jacki Lewis. In further discussion, Diane Knauer would like to state that she doesn't think it's realistic. There is absolutely no reason for the two villages to want to work with us to not annex that land. I think it would be more important for the residents to understand that the Land Use Plan from 2009 was put together jointly with the Village of Eagle and when they come to a P&Z meeting and insist that the board members listen to the residents and keep it at 3-acre residential, this is the result you end up with. I think our residents should be educated, not the villages. John Davis spoke to agree with what Knauer said but doesn't feel the motion that was made is quite right. The way that motion is, is that it is a committee made up of three municipalities. There should only be two at a time because North Prairie should have no say in the boundaries between the Village and the Town of Eagle and the Village of Eagle should have no say between North Prairie and the Town of Eagle. Steve Muth stated we share a fire department with North Prairie and the Village of Eagle and now there's been some discussion on it as to if it should be reevaluated as to who's paying what, and that's coming up, it's scheduled for five years and it all has to do with growth and when they these communities start to think about that, that's where their percentage is going to go up. There's a lot to consider here with what's going on, to grow. Because it's going to cost their taxpayers more money. Another thing nobody's considering here is if they build like they want to build where are they going to get the water from once they start running those shallow wells dry over there. They're going to get sued and I've got the tapes that say that they will be paid if those wells run dry. I told them it was going to take maybe 20 years. Well, it's 21 this year. And if they keep growing the way they're growing that's what's going to happen, and they're going to get sued so they got something to think about with that and I will be one that's suing them. *Motion by Jacki Lewis amend the motion so that it does not require all three municipalities to work at the same time, only those to which the property and properties in question relate to. Second by Michael Miller. By show of hands, motion to amend passes 24-5. Motion to accept the motion as amended. By show of hands, motion passes 23-6.*

Set the next annual electors meeting date: *Motion by Hannah Lang to use the default date of April 21st, 2026. Second by Lori Kugel. In further discussion the clerk asked to set the meeting time of 6:30pm. By show of hands motion passes unanimously 30-0.*

Mommaerts thanked Diane Knauer for her hours of work putting together tonight's PowerPoint presentation. It went very well and was extremely informative.

Motion to adjourn was made by Lori Kugel at 8:10pm, seconded by Michael Miller.

Respectfully submitted,

Mercia Christian, Town Clerk

Town of Eagle
Waukesha County, Wisconsin

FINANCIAL STATEMENTS

December 31, 2025

- Balance Sheet - Pages 1 - 3
- Profit & Loss Budget Performance Summary – Page 4
- Profit & Loss Budget Performance Detail – Pages 5-10

Town of Eagle Balance Sheet As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
11000 · Cash	
11100 · LGIP	
002 · GENERAL FUND	455,149.12
004 · Highview Road	1,166.61
006 · Lake Road	9,454.83
007 · Tuohy Road	2,470.82
008 · Wambold Road	2,937.88
009 · Equipment Reserve Fund	61,269.70
010 · Buildings Reserve Fund	53,249.42
011 Cemetery Reserve	1,050.86
Total 11100 · LGIP	586,749.24
11120 · Citizens Bank	
CHECKING - CITIZENS	
Jericho Escrow CITIZENS savings	10,100.00
MM SAVINGS TAXES - CITIZENS	504.89
MM SAVINGS TOWN - CITIZENS	4,338,782.97
Total 11120 · Citizens Bank	518,808.40
Total 11000 · Cash	4,868,196.26
Total 11000 · Cash	5,454,945.50
Total Checking/Savings	5,454,945.50
Accounts Receivable	
13000 · Accounts Receivable	6,433.12
Total Accounts Receivable	6,433.12
Other Current Assets	
12000 · Taxes & S/A Receivable	3,581,127.74
16000 · Inventories & Prepayments	
16900 · Prepaid Expenses	1,000.00
Total 16000 · Inventories & Prepayments	1,000.00
Total Other Current Assets	3,582,127.74
Total Current Assets	9,043,506.36
TOTAL ASSETS	9,043,506.36

Town of Eagle Balance Sheet As of December 31, 2025

	Dec 31, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	15,049.84
21100 · Accounts Payable	15,049.84
Total Accounts Payable	
Other Current Liabilities	
21110 · A/P Accruals	27,413.28
21500 · Payroll Liabilities	
21513 · **State Withholding	443.22
21526 · WRS Retirement	3,447.94
Total 21500 · Payroll Liabilities	3,891.16
23000 · Special Deposits	
23300 · Road Bonds	34,000.00
23301 · Landscaping Bond	11,250.00
23302 · Park Rental Deposits	200.00
Total 23000 · Special Deposits	45,450.00
24000 · Due to Other Governments	
24310 · County Taxes	1,124,408.97
24350 · Managed Forest Land	23.52
24580 · Eagle Springs Lake Mgmt	138,979.00
24620 · East Troy School District	144,812.49
24630 · Kettle Moraine School District	89,487.95
24640 · Mukwonago School District	2,694,678.67
24650 · Palmyra/Eagle School District	2,353,975.42
24660 · WCTC	218,236.72
Total 24000 · Due to Other Governments	6,764,602.74
25000 · Due to Other Funds	
25220 · Due to Jericho Escrow (st-light	504.89
Total 25000 · Due to Other Funds	504.89
26100 · Deferred Tax Revenues	
Total Other Current Liabilities	1,132,269.18
Total Current Liabilities	7,974,131.25
Total Liabilities	7,989,181.09

Town of Eagle
Balance Sheet
As of December 31, 2025

	Dec 31, 25
Equity	
33000 · Retained Earnings	605,875.73
34100 · Restricted Private Roads Equity	16,030.14
34200 · Restricted Major Equip Reserves	29,340.40
34250 · Garage / Salt Shed Reserve	21,299.77
34400 · Restricted Cemetery Funds	1,050.86
34550 · Fire Truck / EMS Reserve	31,929.30
34600 · Office / Election Eqpmnt Reserv	31,949.65
Net Income	316,849.42
Total Equity	1,054,325.27
TOTAL LIABILITIES & EQUITY	9,043,506.36

Town of Eagle
Profit & Loss Budget Performance
January through December 2025

Ordinary Income/Expense	Jan - Dec 25	Budget	% of Budget
Income			
41000 · Tax Revenues	787,149.98	787,131.00	100.0%
43000 · Intergovernmental Revenues	342,235.66	334,617.87	102.28%
44000 · Licenses & Permits	116,415.14	80,850.00	143.99%
45000 · Fines & Forfeitures	240.00	50.00	480.0%
46000 · Public Charge for Services	330,905.90	333,000.00	99.37%
47000 · Intergov Charges for Services	3,110.00	4,550.00	68.35%
48000 · Other Revenue	79,215.43	46,400.00	170.72%
49000 · Other Financing Sources	214,941.33	104,261.32	206.16%
Total Income	1,874,213.44	1,690,860.19	110.84%
Gross Profit	1,874,213.44	1,690,860.19	110.84%
Expense			
51000 · General Government	264,167.02	290,779.20	90.85%
52000 · Public Safety	357,239.97	356,519.00	100.2%
53000 · Public Works	570,225.21	683,413.34	83.44%
54000 · Health & Human Services	1,989.65	2,749.65	72.36%
55000 · Culture, Recreation & Education	198,303.06	185,097.00	107.14%
56000 · Conservation & Development	82,026.43	88,000.00	93.21%
57000 · Capital Outlay	83,412.68	84,302.00	98.95%
Total Expense	1,557,364.02	1,690,860.19	92.11%
Net Ordinary Income	316,849.42	0.00	100.0%
Net Income	316,849.42	0.00	100.0%

The Town of Eagle has no indebtedness.

Profit & Loss Budget Performance

January through December 2025

Town of Eagle			
Profit & Loss Budget Performance			
January through December 2025			
	Jan - Dec 25	Budget	% of Budget
Ordinary Income/Expense			
Income			
41000 · Tax Revenues			
41110 · Taxes	787,131.16	787,131.00	100.0%
41111 · Tax Overpayment Refunds	0.00		
41150 · Managed Forest	18.82		
Total 41000 · Tax Revenues	787,149.98	787,131.00	100.0%
43000 · Intergovernmental Revenues			
43410 · State Revenue Share	128,244.83	128,247.02	100.0%
43420 · Fire Insurance Tax 2% Dues	30,720.97	30,000.00	102.4%
43430 · Exempt Computer Aid	473.90	473.90	100.0%
43440 · State Personal Property Aid	2,209.09	1,109.59	199.09%
43450 · Video Service Provider Aid	7,183.83	7,183.83	100.0%
43500 · State Grants	600.00		
43522 · Water Patrol Grant	5,340.45		
43531 · Highway Transportation Aids	115,265.44	115,625.44	99.69%
43545 · Recycling Grant	8,829.54	8,800.00	100.34%
43610 · Municipal Services Aid	2,525.89	2,526.09	99.99%
43620 · State Conservation Lands APRIL	25,567.50	25,400.00	100.66%
43650 · Managed Forest Land	2.24	2.00	112.0%
43660 · DNR(PILT) JAN	15,271.98	15,250.00	100.14%
Total 43000 · Intergovernmental Revenues	342,235.66	334,617.87	102.28%
44000 · Licenses & Permits			
44100 · Business & Occu (LIQ/Cig/Oper)	3,805.00	3,700.00	102.84%
44150 · Cable Franchise Fees	25,194.92	26,650.00	94.54%
44200 · Dog License Fees			
4420001 · Dog License Fees Paid to County	-1,831.75		
44200 · Dog License Fees - Other	3,279.81	1,000.00	327.98%
Total 44200 · Dog License Fees	1,448.06	1,000.00	144.81%
44300 · Building Permits & Inspections	68,171.39	37,500.00	181.79%
44400 · Zoning Permits			
4440001 · Zoning - Reimb. Planner Expense	1,944.61		
4440006 · Zoning - Reimb. Engineering Exp	15,851.16		
44400 · Zoning Permits - Other	0.00	12,000.00	0.0%
Total 44400 · Zoning Permits	17,795.77	12,000.00	148.3%
Total 44000 · Licenses & Permits	116,415.14	80,850.00	143.99%

Town of Eagle
Profit & Loss Budget Performance
January through December 2025

	Jan - Dec 25	Budget	% of Budget
45000 · Fines & Forfeitures			
46000 · Public Charge for Services	240.00	50.00	480.0%
46110 · Clerk/Adm Fees	172.68	175.00	98.67%
46120 · Treasurer (S/A) Fees	625.00	200.00	312.5%
46420 · Special Charge for Garbage	325,896.56	326,000.00	99.97%
46720 · Park Revenue	4,211.66	5,500.00	76.58%
46910 · Cemetery Lots & Services	0.00	1,125.00	0.0%
Total 46000 · Public Charge for Services	330,905.90	333,000.00	99.37%
47000 · Intergov Charges for Services			
47330 · Plowing/Roads Reimb (I/G Trans)	2,560.00	4,000.00	64.0%
47410 · Library PR Reimb (I/G Library)	550.00	550.00	100.0%
Total 47000 · Intergov Charges for Services	3,110.00	4,550.00	68.35%
48000 · Other Revenue			
48110 · Interest	68,971.43	37,000.00	186.41%
48150 · Dividends	1,144.00	900.00	127.11%
48200 · Rent	2,500.00	2,500.00	100.0%
48500 · Private Donations	6,600.00	6,000.00	110.0%
Total 48000 · Other Revenue	79,215.43	46,400.00	170.72%
49000 · Other Financing Sources	214,941.33	104,261.32	206.16%
Total Income	1,874,213.44	1,690,860.19	110.84%
Gross Profit	1,874,213.44	1,690,860.19	110.84%
Expense			
51000 · General Government			
51100 · Town Board			
51110 · Chairman Salary	14,619.96	14,620.00	100.0%
51111 · Training/Education Town Board	161.35	500.00	32.27%
51112 · Supervisors Salary	24,000.00	24,000.00	100.0%
51115 · Board Payroll Taxes	2,495.43	2,496.00	99.98%
Total 51100 · Town Board	41,276.74	41,616.00	99.19%
51300 · Legal	10,692.79	25,000.00	42.77%

Town of Eagle
Profit & Loss Budget Performance
January through December 2025

	Jan - Dec 25	Budget	% of Budget
51400 · Administration			
51420 · Clerk			
51421 · Clerk Wages	67,200.12	67,200.00	100.0%
51425 · Clerk Payroll Taxes	5,140.81	5,140.80	100.0%
51426 · Clerk Retirement	4,670.38	4,670.40	100.0%
51428 · Clerk Life Insurance	212.00	212.00	100.0%
51429 · Clerk Health Insurance (ICHR)	11,000.00	11,000.00	100.0%
Total 51420 · Clerk	88,223.31	88,223.20	100.0%
51430 · Personnel			
51431 · Deputy Clerk / Part Time Office	6,780.39	10,000.00	67.8%
51435 · DC/Part-time Office Payroll Tax	518.70	765.00	67.8%
Total 51430 · Personnel	7,299.09	10,765.00	67.8%
51440 · Election Expenses			
51441 · Election Wages	2,970.75	4,000.00	74.27%
51440 · Election Expenses - Other	2,429.21	3,000.00	80.97%
Total 51440 · Election Expenses	5,399.96	7,000.00	77.14%
51450 · Membership & Dues	2,818.44	2,500.00	112.74%
51460 · Printing & Publishing	238.46	300.00	79.49%
51465 · Background Checks	350.00	300.00	116.67%
51470 · IT Expense	4,799.82	5,000.00	96.0%
51480 · Office Supplies/Equipment	4,015.83	6,500.00	61.78%
51485 · Postage	718.57	1,000.00	71.86%
51490 · Seminar/Education	1,011.95	1,000.00	101.2%
51495 · Travel & Mileage	146.76	300.00	48.92%
Total 51400 · Administration	115,022.19	122,888.20	93.6%
51500 · Financial Administration			
51510 · Audit Expense	17,000.00	17,000.00	100.0%
51530 · Assessor	27,538.60	27,000.00	102.0%
51560 · Printing & Publishing	0.00	900.00	0.0%
51565 · Tax Billing	7,840.71	3,500.00	224.02%
51590 · Bank & Financial Charges	40.43	100.00	40.43%
Total 51500 · Financial Administration	52,419.74	48,500.00	108.08%

Town of Eagle
Profit & Loss Budget Performance
January through December 2025

	Jan - Dec 25	Budget	% of Budget
51600 · Buildings			
51610 · Office Utilities	5,818.71	8,000.00	72.73%
51690 · Town Share of Building Expense	16,475.00	16,475.00	100.0%
51691 · Custodian WRS	255.84	300.00	85.28%
Total 51600 · Buildings	22,549.55	24,775.00	91.02%
51900 · Other Gen Gov			
51930 · Insurance & Bonds	21,937.27	28,000.00	78.35%
51900 · Other Gen Gov - Other	268.74		
Total 51900 · Other Gen Gov	22,206.01	28,000.00	79.31%
Total 51000 · General Government	264,167.02	290,779.20	90.85%
52000 · Public Safety			
52200 · Fire Department			
52230 · Town's Contribution (Quarterly)	326,519.00	326,519.00	100.0%
52290 · 2% Fire Insurance Rebate	30,720.97	30,000.00	102.4%
Total 52200 · Fire Department	357,239.97	356,519.00	100.2%
Total 52000 · Public Safety	357,239.97	356,519.00	100.2%
53000 · Public Works			
53200 · Roads Cost Pools			
53230 · Shop Supplies	794.62	2,000.00	39.73%
53240 · Equipment Maintenance	10,015.76	15,000.00	66.77%
53270 · Garage Bldg. & Utilities	3,472.96	5,000.00	69.46%
53271 · Trunked Radio Operating Cost	394.97	451.59	87.46%
Total 53200 · Roads Cost Pools	14,678.31	22,451.59	65.38%
53300 · Highway & Street Maintenance			
53330 · Road Material	1,294.50	2,000.00	64.73%
53339 · Sand & Salt Expense	10,830.92	16,500.00	65.64%
53340 · Signs	500.00	2,500.00	20.0%
53350 · Transportation Expenses	9,099.56	12,000.00	75.83%
53390 · Roads Program Contracts	0.00	80,000.00	0.0%
53391 · Chip Sealing/Crack Filling	71,900.00	50,000.00	143.8%
53392 · Trim Trees In ROW - Outside Svc	0.00	20,000.00	0.0%
Total 53300 · Highway & Street Maintenance	93,624.98	183,000.00	51.16%

Town of Eagle
Profit & Loss Budget Performance
January through December 2025

	Jan - Dec 25	Budget	% of Budget
53320 · Road Labor			
53321 · Road Wages	84,539.34	85,000.00	99.46%
53322 · DPW Part Time Wages	8,175.29	15,000.00	54.5%
53323 · DPW OT	2,390.31	4,500.00	53.12%
53325 · DPW Payroll Taxes	8,331.19	7,994.25	104.22%
53326 · Roads Retirement	6,109.73	5,907.50	103.42%
53327 · DPW Health Insurance (ICHRA)	11,000.00	11,000.00	100.0%
53328 · Life Insurance	0.00	300.00	0.0%
Total 53320 · Road Labor	120,545.86	129,701.75	92.94%
53410 · PRIVATE ROADS	5,780.00	10,000.00	57.8%
53600 · Sanitation			
53620 · Garbage & Recycle			
53631 · Bulk Garbage Service	35,894.56		
53635 · Recycling Expense	130,493.16		
53620 · Garbage & Recycle - Other	169,035.41		
Total 53620 · Garbage & Recycle	335,423.13		
53680 · Other Sanitation	172.93		
53600 · Sanitation - Other	0.00	338,260.00	0.0%
Total 53600 · Sanitation	335,596.06	338,260.00	99.21%
Total 53000 · Public Works	570,225.21	683,413.34	83.44%
54000 · Health & Human Services			
54190 · HAWS	1,189.65	1,189.65	100.0%
54910 · Cemetery Expense / Sexton Fees	800.00	1,560.00	51.28%
Total 54000 · Health & Human Services	1,989.65	2,749.65	72.36%
55000 · Culture, Recreation & Education			
55110 · Library	175,709.76	174,597.00	100.64%
55120 · Historical Society Donation	1,000.00	1,000.00	100.0%
55200 · Parks	5,312.85	4,000.00	132.82%
55300 · Recreation Dept	5,000.00	5,000.00	100.0%
55501 · Lake Patrol Expenses	10,780.45		
55900 · Donations	500.00	500.00	100.0%
Total 55000 · Culture, Recreation & Education	198,303.06	185,097.00	107.14%

Town of Eagle

Profit & Loss Budget Performance

January through December 2025

	Jan - Dec 25	Budget	% of Budget
56000 · Conservation & Development			
56300 · Planning			
56301 · Planning Expense	4,865.07		
56390 · Recordings Fees	30.00		
56300 · Planning - Other	0.00	12,000.00	0.0%
Total 56300 · Planning	4,895.07	12,000.00	40.79%
56400 · Zoning	2,529.21	6,000.00	42.15%
56500 · Building Inspection			
56510 · Address Assignments Expense	159.45		
56500 · Building Inspection - Other	56,221.54	50,000.00	112.44%
Total 56500 · Building Inspection	56,380.99	50,000.00	112.76%
56700 · Engineer	18,221.16	20,000.00	91.11%
Total 56000 · Conservation & Development	82,026.43	88,000.00	93.21%
57000 · Capital Outlay			
57260 · Office Capital Outlay	13,610.68	14,500.00	93.87%
57620 · Park Improvements	69,802.00	69,802.00	100.0%
Total 57000 · Capital Outlay	83,412.68	84,302.00	98.95%
Total Expense	1,557,364.02	1,690,860.19	92.11%
Net Ordinary Income	316,849.42	0.00	100.0%
Net Income	316,849.42	0.00	100.0%