

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
May 6, 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. Radtke, F. Lang, D. Domagalski, T. Samuels, and M. Bendler were present. Also in attendance were Planners Kassie Slotty and Jason Fruth.

Consideration and Approval of Minutes: *Plan Commission motion by Samuels, seconded by Radtke to approve the meeting minutes of March 4, 2026, as presented. Motion carried (6-0). Town Board motion by Kugel, seconded by Domagalski to approve the meeting minutes of March 4, 2026, as presented. Motion carried (5-0).*

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

Consideration of Certified Survey Map to subdivide an approximately 373-acre lot with frontage on CTH N. Tax Key EGLT 1757.999. Gordon Erikson (owner). Richard Rohloff (Applicant); Application 2026-13. Planner Slotty summarized the proposed application to subdivide the parcel into three lots: Lot 1 as approximately 209 acres, Lot 2 as approximately 98 acres, and Lot 3, containing the homestead, as approximately 58 acres. *Plan Commission motion by Samuels to approve the Certified Survey Map. Second by Bendler. Motion carried (6-0). Town Board motion by Hajewski to approve the waivers in the planner's report. Second by Domagalski. Motion carried (5-0). Plan Commission motion by Radtke to accept the CSM based on the 22 conditions in the report. Second by Kugel. Motion carried (6-0). Town Board motion by Domagalski to accept the Plan Commission motion. Second by Kugel. Motion carried (5-0).*

Consideration of Developer's Agreement for Long Meadow Subdivision. Tax Key EGLT 1779.999.001. Bielinski Homes (owner). The agreement was received today; members need more time to review it. Bielinski homes did not have a representative present. *Motion to table until next meeting made by Kugel and seconded by Samuels. Motion to table carried (6-0).*

Discussion regarding potential Town Land Use Plan amendments: The land use plan committee met on three occasions and compiled a report that examined various parcels. Planner Fruth advised that in order to formally amend the Town Plan, a public hearing would need to be conducted along with a 30-day notice sent to affected property owners. A map pointing out the parcels was projected and summarized by Fruth, who added there should be a clear distinction between the land use plan and zoning. Land Use Committee Chair Domagalski added the thought process in doing this was to prevent further annexation. It was determined to have the public hearing to amend the land use map in July. **

Violation updates: The list of violations provided by the planner was reviewed. The Town has obtained citations that can be issued for non-compliance.

Chairperson Updates: Mommaerts thanked the Land Use Plan Committee for their efforts.

There were no recommendations for future agenda items.

Next meeting: Wednesday June 3, 2026, at 5:30PM.

Plan Commission motion to adjourn was made by Samuels and seconded by Kugel. All in favor. Plan Commission adjourned at 6:29pm. Town Board motion to adjourn was made by Hajewski and seconded by Domagalski. All in favor. Town Board adjourned at 6:29pm.

Respectfully submitted, Mercia Christian, Clerk

**The July meeting was later cancelled. See August 2026.