JOINT PLANNING & ZONING COMMISSION AND TOWN BOARD MEETING

August 5, 2026, 5:30 PM
820 E. Main Street, Eagle WI 53119

A Public Hearing will be conducted by the Town of Eagle Plan Commission, on Wednesday, August 5, 2026, at 5:30 p.m., at the Eagle Town Hall, 820 East Main Street, Eagle, WI, 53119, to consider a request by the Town of Eagle to amend the Town of Eagle's Comprehensive Development Plan (CDP) map adopted in 2009, as follows:

Amend the Town's CDP Plan map for the following properties:

EGLT 1732.999.001 (part of tax parcel east of HWY 59) from the Industrial category to the Suburban Residential I category (3+ acres per dwelling unit), consisting of approximately 210 acres to be amended, located in the NW ¼, NE ¼, SW ¼, and SE ¼ of Section 1, T5N, R17E, Town of Eagle;

EGLT 1729.997.003 from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 49 acres to be amended, located in the NE ¼ of Section 1, T5N, R17E, Town of Eagle;

EGLT 1829.999 from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 193 acres to be amended, located in the NE ¼ and the E ½ of the NW ¼ of Section 26, T5N, R17E, Town of Eagle; and

EGLT 1835.999.001 from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 66 acres to be amended, located in the E ½ of the SW ¼ and the W 25 acres of the SE ¼ of Section 27, T5N, R17E, Town of Eagle

Immediately following the above public hearing another public hearing will be held to consider the Conditional Use request (2026-19) of Ryan Bendler (owner) to permit small scale manufacturing of auto parts within the existing multi-tenant building. The subject property is described as Lot 2 of Certified Survey Map No. 12257, located in part of the NW ¼ of Section 23, T5N, R17E, Town of Eagle. More specifically, the property is located on the west side of Godfrey Lane, south of Henry Lane, also known as Tax Key No. EGLT 1818.999.058. Additional details are available online: https://s.zoninghub.com/RMPU22RTFF

1. Call to Order, Pledge of Allegiance
2. Roll Call
3. Minutes – Plan Commission consideration/approval of June 3, 2026, meeting minutes
4. Minutes – Town Board consideration/approval of June 3, 2026, meeting minutes
5. 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.
6. Amendments to the Town of Eagle's Comprehensive Development Plan
    A. Review and Discussion
    B. Plan Commission recommendation to Town Board
    C. Town Board action
7. Conditional Use request for Ryan's Diesel Service to operate a small parts manufacturing business in the existing building at W356S8950 Godfrey Ln. (Tax Key EGLT1818.999.058); Godfrey Lane Properties, LLC

(owner), Ryan Bendler (applicant) Application 2026-19; Additional Information is available at: https://s.zoninghub.com/RMPU22RTFF

   A. Review and Discussion
   B. Plan Commission recommendation to Town Board
   C. Town Board action

8. Site Plan/Plan of Operation for Ryan's Diesel Service to operate a small parts manufacturing business in the existing building at W356S8950 Godfrey Ln. (Tax Key EGLT1818.999.058); Godfrey Lane Properties, LLC (owner), Ryan Bendler (applicant) Application 2026-20; Additional Information is available at: https://s.zoninghub.com/80P3TOLNZB
   A. Review and Discussion
   B. Plan Commission recommendation to Town Board
   C. Town Board action
9. Change of Topography request to raise the grade at a commercial property on Henry Ln (Tax Key EGLT1818.999.032) to accommodate a future building; Godfrey Lane Properties 2, LLC (owner), Ryan Bendler (applicant) Application 2026-16; Additional information is available at https://s.zoninghub.com/C6K54PZNB3
   A. Review and Discussion
   B. Plan Commission recommendation to Town Board
   C. Town Board action
10. Discussion/possible action regarding Jacks Bay Road runoff
11. Miscellaneous updates
   A. Violation updates
   B. Town Chairperson updates
12. Recommendation for future agendas (no packet materials)
13. Next meeting date: anticipated September 2, 2026
14. Adjournment by Planning and Zoning Commission
15. 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
June 3, 2026, 5:30PM
Unapproved Minutes

Chairperson Mommaerts called the meeting to order at 5:30pm and led with the Pledge of Allegiance. C. Mommaerts, R. Hajewski, D. Radtke, F. Lang, D. Domagalski, T. Samuels, and M. Bendler were present. R. Kugel was absent. Also in attendance was Attorney Remzy Bitar and Planners Kassie Slotty and Jason Fruth.

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

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

Periodic review of conditional use for hobby kennel for up to 8 dogs and breeding up to two litters a year located at S103W36499 County Road LO (Tax Key EGLT1861.998.007); Diane Brown (owner). Application 2026-17. No complaints were received since the last review. *Plan Commission motion by Samuels to approve the conditional use based on the conditions set forth in the report and extending the next review to December of 2027. Second by Domagalski. Motion carried (5-0). Town Board motion by Domagalski to approve the kennel license through December 2027. Second by Lang. Motion carried (4-0).*

Site Plan/Plan of Operation for Kodiak Trucks to operate an E-commerce and auto parts rebuilding business in the existing building at W356S8950 Godfrey Ln. (Tax Key EGLT1818.999.058); Godfrey Lane Properties, LLC (owner), Mark Bendler (applicant) Application 2026-15. Commissioner Bendler recused himself from all discussion and voting. *Plan Commission motion by Radtke to approve preliminary plan for Kodiak Trucks subject to the conditions and ongoing conditions listed in the report. Second by Domagalski. Motion carried (4-0). Town Board motion by Hajewski to approve to site plan/plan of operation as recommended by the Plan Commission. Second by Domagalski. Motion carried (4-0).*

Site Plan/Plan of Operation for the construction of a 7,425 SF building (Phase III) at S89W35541 Henry Ln. (Tax Key EGLT1818.999.039); Eagle Storage Investments, LLC (owner), Nathan Remitz (applicant) Application 2026-14. *Plan Commission motion by Samuels to conditionally approve the site plan/plan of operation to construct building number 6 according to the recommendations in the staff report. Second by Radtke.* In further discussion, the applicant clarified there is one more phase. *Motion carried (5-0). Town Board motion by Domagalski to approve to site plan/plan of operation for Eagle Storage Investments as recommended by the Plan Commission. Second by Hajewski. Motion carried (4-0).*

Consideration of Developer's Agreement for Long Meadows Subdivision. Tax Key EGLT 1779.999.001. Bielinski Homes (owner). Tabled at 5/6/26 meeting. Bielinski Development Director John Donovan was in attendance. *Plan Commission motion by Radtke to approve the Developer's Agreement for Long Meadows Subdivision subject to all the conditions with the inclusion of the exhibits of the preliminary plat, site plan, and legal description. Second by Samuels. Motion carried (5-0). Town Board motion by Domagalski to approve the Long Meadows Subdivision Developer's Agreement subject*

to all the conditions with the inclusion of the exhibits of the preliminary plat, site plan, and legal description. Second by Lang. Motion carried (4-0).

Violation updates: The list of violations provided by the planner was reviewed.

Chairperson Updates: Mommaerts reported a weed notice was sent out for Canadian Thistles, a complaint about dumping and burning, and two separate noise complaints.

There were no recommendations for future agenda items.

Next meeting: Wednesday August 5, 2026, at 5:30PM. (No meeting in July.)

Plan Commission motion to adjourn was made by Samuels and seconded by Radtke. All in favor. Plan Commission adjourned at 6:19pm. Town Board motion to adjourn was made by Hajewski and seconded by Lang. All in favor. Town Board adjourned at 6:19pm.

Respectfully submitted, Mercia Christian, Clerk

TOWN OF EAGLE
STAFF REPORT AND RECOMMENDATION FOR A YEAR 2026 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN

DATE: August 5, 2026

REQUEST: Comprehensive amendments to the Town of Eagle Land Use Plan. The following requests are being made:

- **EGLT 1732.999.001** from the Industrial category to the Rural Residential I category (3+ acres per dwelling unit), consisting of approximately 210 acres, 124 which are to be amended, located in the NW ¼, NE ¼, SW ¼, and SE ¼ of Section 1, T5N, R17E, Town of Eagle;

- **EGLT 1729.997.003** from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 49 acres to be amended, located in the NE ¼ of Section 1, T5N, R17E, Town of Eagle;

- **EGLT 1829.999** from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 193 acres to be amended, located in the NE ¼ and the E ½ of the NW ¼ of Section 26, T5N, R17E, Town of Eagle; and

- **EGLT 1835.999.001** from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 66 acres to be amended, located in the E ½ of the SW ¼ and the W 25 acres of the SE ¼ of Section 27, T5N, R17E, Town of Eagle

STAFF ANALYSIS:
In 2025, the Town of Eagle convened a committee to examine the town's existing land use plan map, which was adopted by the town in 2009. The Committee was prompted to review the plan in light of recent annexations to the Village of Eagle, as well as state law which requires periodic updates. The Committee's goal was to protect the Town of Eagle's land base as well as promoting a rural aesthetic while allowing for responsible development. The Committee met several times in 2025 and solicited resident feedback.

The committee reviewed plan designations for a number of properties and ultimately made recommendations to amend the future land use classification of several properties. The committee gave particular focus to properties that abut or are near the Villages of Eagle and North Prairie to ensure that the town plan provides for reasonable use of properties adjacent to more densely developed village territory. The proposed amendments will help transition densities between the neighboring villages and the town.

On May 6, 2026, the proposed amendments were discussed with the Town Planning and Zoning Commission and Board. A memo was sent prior to the May meeting to the affected property owners and surrounding neighbors making them aware of the pending changes, in addition to the notices that were circulated for the public hearing. The parcels that are proposed to be amended and the respective categories are outlined below:

1. **EGLT 1732.999.001**

Current category: Industrial

Proposed: Rural Residential I (3+ acres per dwelling unit)

The subject property is approximately 210 acres in size and is bisected by STH 59. The lands on the south side of STH 59 are further divided by the railroad. The part of the tax parcel to the north of STH 59 will remain unchanged in the existing Rural Residential I category while the balance of the lands, approximately 124 acres, would be amended out of the industrial category to match. A prior owner intended to develop an industrial park, however, the development never materialized largely due to access restrictions from the Department of Transportation and Railroad. It is unlikely that the parcel will ever be utilized for industrial development, and the proposed category will more closely match the surrounding residential categories.

2. **EGLT 1729.997.003**

Current category: Rural Residential I (3+ acres per dwelling unit)

Proposed: Suburban Residential II (1.5+ acres per dwelling unit)

The subject property is approximately 49 acres in size and is bounded by Piper Rd to the north and STH 59 to the east. The Broadlands, in the Village of North Prairie, is immediately north. Lots within the Broadlands are generally 1-1.5 acres in size, and the adjacent Eagles Cove Condos are even more densely populated. The proposed amendment would create a transition zone between the Village and Town, allowing for more dense development along the village boundary. A 1.5-acre category would still provide opportunities for larger lots or conserved open space.

3. **EGLT 1829.999**

Current category: Rural Residential I (3+ acres per dwelling unit)

Proposed: Suburban Residential II category (1.5+ acres per dwelling unit)

The subject property is approximately 193 acres in size and fronts on Sprague Rd. The property is immediately adjacent to the Doman property which was recently annexed to the Village of Eagle for a new single-family residential development. The proposed amendment would create a transition zone between the Village and Town, allowing for more dense development along the boundary.

4. **EGLT 1835.999.001**

Current category: Rural Residential I (3+ acres per dwelling unit)

Proposed: Suburban Residential II category (1.5+ acres per dwelling unit)

The subject property is approximately 67 acres in size and bounded by CTH LO to the south, Lewin Ln to the east, and South Rd to the west. The property abuts the Village of Eagle to the northeast. The proposed amendment would provide a transition zone from Stonington Estates to the north, and the Village property to the northeast.

STAFF RECOMMENDATION:

Staff recommends that the request be **approved**. The proposed amendments increase available residential densities in limited parts of the town near villages to provide logical transition zones near municipal boundaries and more dense existing development. The amendments also take acreage that was long ago envisioned for an industrial project into a residential category, recognizing that no industrial use materialized over a couple of decades of the plan designating the lands for that use. The amendments will reduce the need for individual plan amendment requests relative to the subject properties, thus, reducing the complexity and timeframe for new development projects in border settings to gain approval. This should help the town remain competitive as compared to the prospect of annexation. The amendments allow for slightly more density in strategic locations, which may help slow development in more rural parts of the town which is in keeping with the town's plan recommendations.

Respectfully submitted,

Jacob Heermans
Town Planner

Attachments: Map

N:\PRKANDLU\Planning and Zoning\Comprehensive Development Plan\PROJECT FILES\2026\3A T Eagle Comp Map Amendments\Staff Report and Exhibits\3A WC PPC_T Eagle Comp Map Amend Staff Report.docx

DRAFT TOWN LAND USE PLAN AMENDMENTS

Rural Residential I (3+ AC) to
Suburban Residential II (1.5+ AC)

EGLT1729997003

EGLT1729997003

EGLT1732999001

EGLT1732999001

Industrial to Rural
Residential I (3+ AC)

EGLT1732999001

EGLT1732999001

EGLT1829999

EGLT1835999001

Rural Residential I (3+ AC) to
Suburban Residential II (1.5+ AC)

EGLT1829999

EGLT1835999001

TOWN OF OTTAWA

TOWN OF GENESEE

VILLAGE OF NORTH PRAIRIE

VILLAGE OF EAGLE

WALWORTH COUNTY

SEWRPC, Waukesha County Land Information Office

Recommended Land Use Plan For Town of Eagle - 2035 (Exhibit Map)

Land Use Plan Categories

- High Density Residential (< 1 AC)
- Suburban Residential I (1 AC +)
- Suburban Residential II (1.5 AC +)
- Rural Residential I (3 AC +)
- Rural Residential II (5 AC +)
- Prime Agricultural (35 AC +)
- Other Agricultural Lands
- Other Open Lands to be Preserved
- Environmental Corridors
- Recreational
- Governmental and Institutional
- Transportation, Communication & Utilities
- Commercial
- Industrial
- Highway and Railway Rights of Way
- Mixed Use
- Surface Water

Town of Eagle
Waukesha County, Wisconsin

0.0 0.5 1.0 2.0 Miles

N

Updated and Prepared By The Waukesha County Department Of Parks And Land Use: July 27, 2026.

STAFF REPORT AND RECOMMENDATION
CONDITIONAL USE AND SITE PLAN/PLAN OF OPERATION AND

Date: August 5, 2026

To: Town of Eagle Plan Commission and Town Board

Owner/Petitioner: Godfrey Lane Properties, LLC., Ryan Bendler

Location: W356S8950 Godfrey Ln, Tax Key No. EGLT 1818.999.058

Jurisdiction: This property is located entirely within the Town's zoning jurisdiction.

Zoning Classification: B-4 Mixed Business.

Existing Use: Multi-tenant commercial/industrial building and parking lot

Proposed Use: Conditional Use and Site Plan/Plan of Operation to operate a small automotive parts manufacturing company.

Application(s): 2026-19 Conditional Use - https://s.zoninghub.com/RMPU22RTFF
2026-20 Site Plan/Plan of Operation - https://s.zoninghub.com/80P3TOLNZB

Consistency with Comprehensive Plan:
Pursuant to Section 66.1001(2m)(b), Wis. Stats., a conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivisions comprehensive plan.

Public notice. A public notice was published in the West Now on July 22 and July 29, 2026. A Property Owner Notice was sent to properties within 300 ft. of the subject property.

Public Hearing Date: August 5, 2026

Public Comments. None as of July 30, 2026.

Conditional Use – Exhibit B 16.06 Industrial, Light Standards
This use is described as follows:

> "A place where finished products or parts from previously prepared materials are manufactured, including processing, fabrication, assembly, treatment, packaging, incidental storage, and administrative offices. The term includes furniture production, metal fabrication, apparel manufacturing, printing, and publishing."

A. **Vehicle Parking**: 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site.
B. **Location of materials and activities:** All materials and activities, except loading and unloading, shall be conducted entirely within the confines of a building.
C. **Material storage:** No materials shall be stacked or otherwise stored so as to be visible over buffer yard screening elements from a parcel in a residential zoning district.

D. Hours of operation: When allowed as a conditional use, the business may be only operated from 6:00 am to 9:00 pm. The Town Board may, however, allow extended hours as a special exception after reviewing the location of the use on the subject property and/or proximity to other existing and potential land uses.

Staff Analysis

The 1.5-acre subject property is located on the west side of the business park and contains a multi-tenant commercial/industrial building. There is a 35 ft. wide drainage easement that runs along the south property line to the community stormwater pond that is located southeast of the property. The petitioner is proposing to utilize one of the 3,200 SF tenant spaces, which contains a half bathroom and an overhead door, for his small auto part manufacturing company (Exhibit A).

The existing 18,400 sq. ft. four tenant commercial building and a tenant space for the service and sales of construction equipment and specialty trucks, were approved in 2025 by Conditional Use (CU) and Site Plan, Plan of Operation (SPPO) permits and a Special Exception for building materials (2025-14-16). A SPPO for a second tenant was issued in 2026, for an automotive parts repair business (2026-15). The commercial building is still under construction, however it is proposed to be completed in the near future. The proposed signage is not installed at this time, nor is the dumpster yet onsite. Per the conditions of 2025-14-16, the signage needs to be reviewed and approved by the Building Inspector and a Sign Permit needs to be issued prior to implementation. The sign rendering is attached as Exhibit B. The original approval required that each individual business would require the tenant and/or owner to apply for a SPPO. A Conditional Use may be required, if the proposed use does not fall under the "Construction Equipment Sales and Services" category. The proposed use does not fall under Construction Equipment Sales and Services category for the property as previously approved, therefore a Conditional Use for light industrial is required. This conditional use request is specific to Shop 3.

The proposed business operation is a small automotive part manufacturing company, performed on CNC machines. The hours of operation are from 8:00 a.m. to 5:00 p.m., Monday through Friday. There are three (3) full-time employees. The company logo will be placed in a 2' x 4' slot on the previously approved sign (Exhibit B). Five (5) parking spaces, including one (1) ADA space, are proposed for this use (Exhibit C). A dumpster with an enclosure is proposed to be located on the east portion of the site at the end of the parking lot.

Dumpsters. A dumpster with enclosure is proposed on the east portion of the site at the end of the parking lot.

Outdoor Storage. No outdoor storage is proposed for this use, except for one (1) fleet vehicle.

Signage. One 4 ft. x 8 ft. multi-tenant sign is proposed for all the tenants. The Building Inspector must review the proposed sign and issue a Sign Permit prior to erecting the sign. The owner submitted a concept plan of the sign and noted its proposed location on the landscape plan. The sign size and location appear to comply with the Sign Ordinance.

Employees. The number of employees for the use in Shop #3 is three (3) full-time employees.

Hours of Operation: The hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m.

Parking. Five (5) parking spaces are required for this use including one (1) ADA space. This would accommodate three (3) full-time employees, and one (1) proposed fleet vehicle.

Sanitation. A Preliminary Site Evaluation (PSE) from Waukesha County Environmental Health Division was approved on 7/27/26.

Stormwater Management. The petitioner is proposing to utilize the private stormwater facilities located to the southeast of the subject property.

Performance standards. Performance standards relating to the following are included in Article 7: control of odors; control of fire and explosive hazards; glare, heat and external lighting; water quality; noise; vibration; and traffic impact. It is anticipated that the proposed uses will comply with the performance standards.

Decision criteria:
The Town Plan Commission and Town Board must consider whether the proposal complies with:

1. The special requirements for certain land uses in the AP district (500.226) (not applicable)
2. Each of the special conditions of approval under 500.227
3. Each of the performance standards in Article 7
4. Each of the development standards prescribed for the requested conditional use (noted above)
5. All other applicable sections of the zoning code
6. All other application sections of the municipal code

Process: The Plan Commission makes a recommendation to the Town Board for the Site Plan/Plan of Operation, the Conditional Use and the Special Exception request. 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:

Conditions that must be met prior to permits being issued.

1. A Conditional Use Order that is prepared by the Town Planner memorializing this decision, the decision of 2025-14, and the conditions herein shall be recorded in the Waukesha County Register of Deeds by the applicant, prior to permits being issued.

2. All conditions of Conditional Use 2025-14 and SPPO 2025-15 shall be adhered to.

3. All conditions relative to stormwater management, as determined by the Town Engineer, shall be adhered to.

Ongoing conditions of the Conditional Use and Site Plan/Plan of Operation approval:

4. Each individual tenant shall obtain a Site Plan and Plan of Operation Permit, which requires Town Plan Commission review and Town Board approval, prior to operating in the tenant space. Adequate parking shall be available on the property for a use to be considered.

5. Exterior lights must be motion-activated after dusk.

6. All work related to this project must comply with all plans approved by the Town.

7. All proposed signage shall be approved by the Building Inspector and a Sign Permit issued prior to its erection.

8. All dumpsters shall be enclosed in accordance with Section 500.623 and the previous approvals, as noted above

9. No outdoor storage except for one (1) fleet vehicle is proposed or permitted herein.

As conditioned, the proposal to manufacture small automotive parts on CNC machines is in conformance with the zoning ordinance and the proposed use should not impact adjacent properties or businesses on the subject property, as conditioned. Therefore, approval of the request meets the purpose and intent of the ordinance.



Kassie Slotty
Assistant Town Planner

Attachments
Exhibit A- Floor Plan
Exhibit B- Signage Rendering
Exhibit C-Site Plan

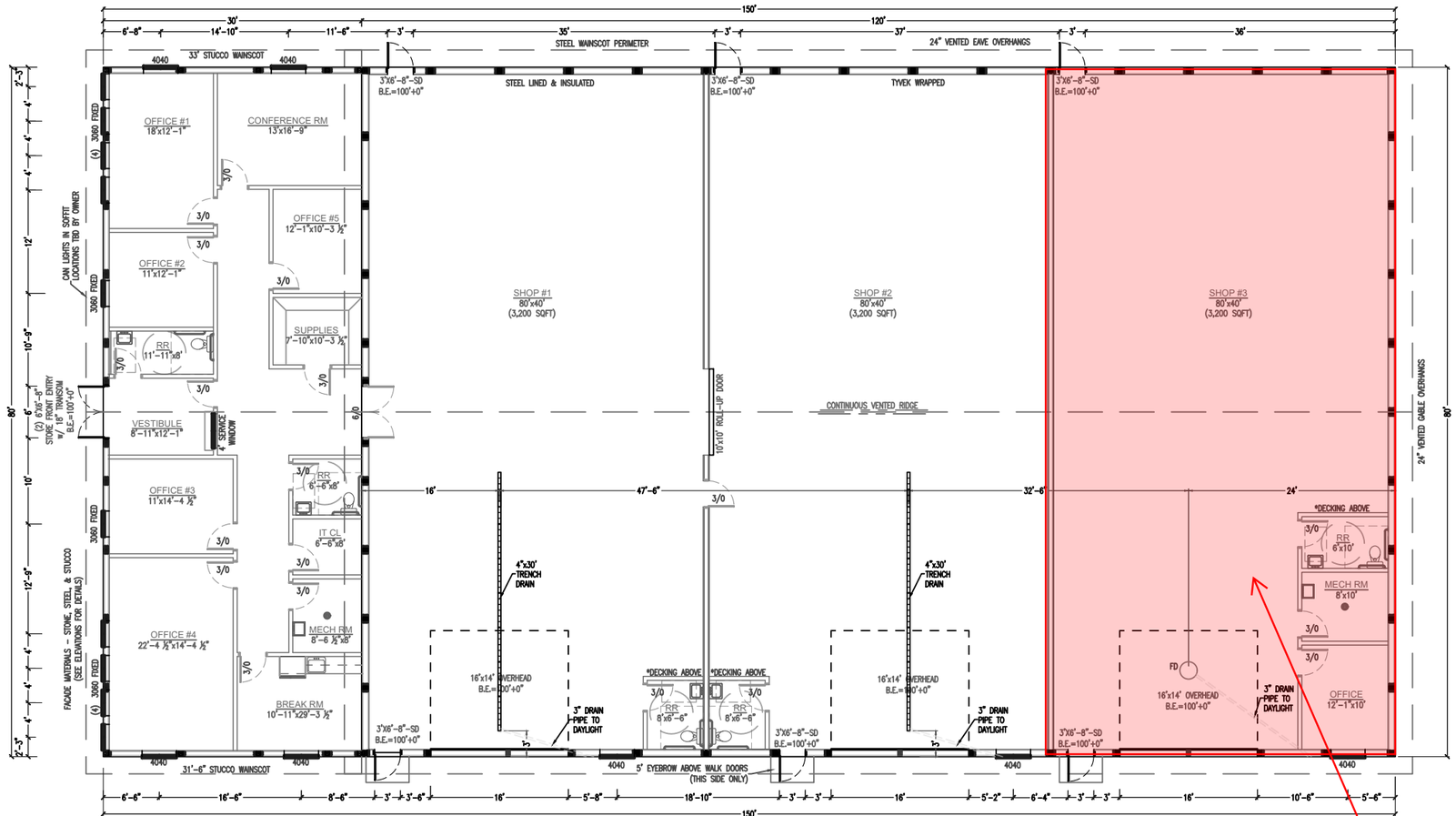
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Exhibit A

Received 7/22/26
Town of Eagle

APPROVED INTERIOR FLOOR PLAN

PRELIMINARY DRAWING



proposed shop space

1 FLOOR PLAN
1/16" = 1'-0"

N

COMMERCIAL

80'x30'x12' CLEAR
80'x120'x16' CLEAR
12,000 SQ. FT.
-TYVEK WRAPPED
-WAINSCOT
-T.E. FLOOR=100'+0"

OFFICE
-INSULATED & DRYWALLED
-4" SLAB w/ GRADE BEAM
-BOLT DOWN BRACKETS (BY PINNO)

SHOPS
-STEEL LINED & INSULATED
-6" SLAB w/ GRADE BEAM
-BOLT DOWN BRACKET (BY PINNO)
-HOSE BIB LOCATIONS TBD

CONTRACT SPECIFICATIONS TAKE PRECEDENCE OVER BUILDING PLANS

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PINNO BUILDINGS
N5877 PALMER ROAD
ROSENDALE, WI. 54974
PHONE(920)922-7010
FAX(920)922-9093
www.rapinno.com

Godfrey Lane Properties LLC
80'x30'x12' + 80'x120'x16' clear

FLOOR PLAN

JOB NO.

DRAWING NO.

DRAWN BY: AS

SCALE: AS SHOWN

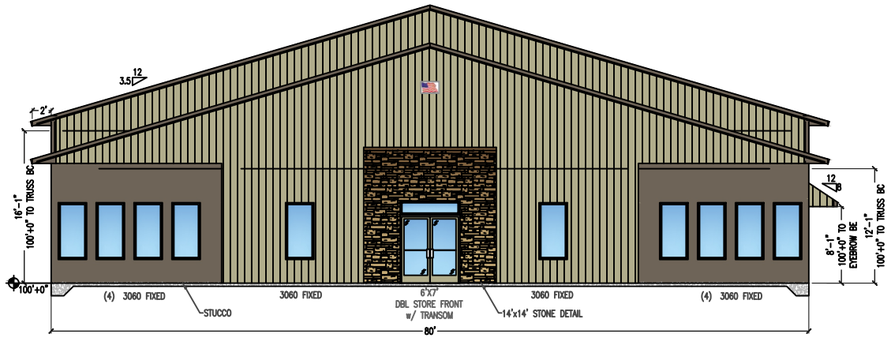
DATE: 04-02-25

REVISIONS
05-20-25
05-23-25
05-30-25
06-10-25
07-14-25

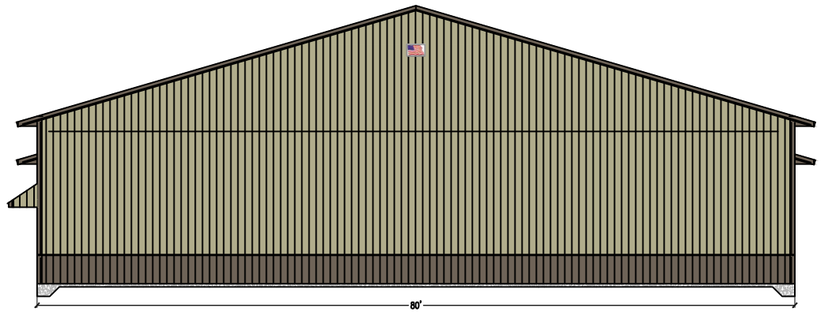
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SHEET NO. 3 OF 3

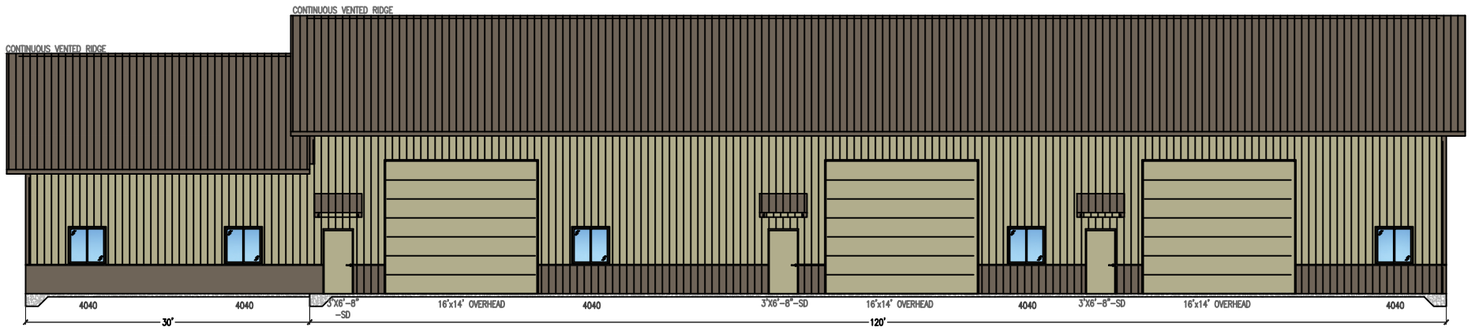
PRELIMINARY DRAWING



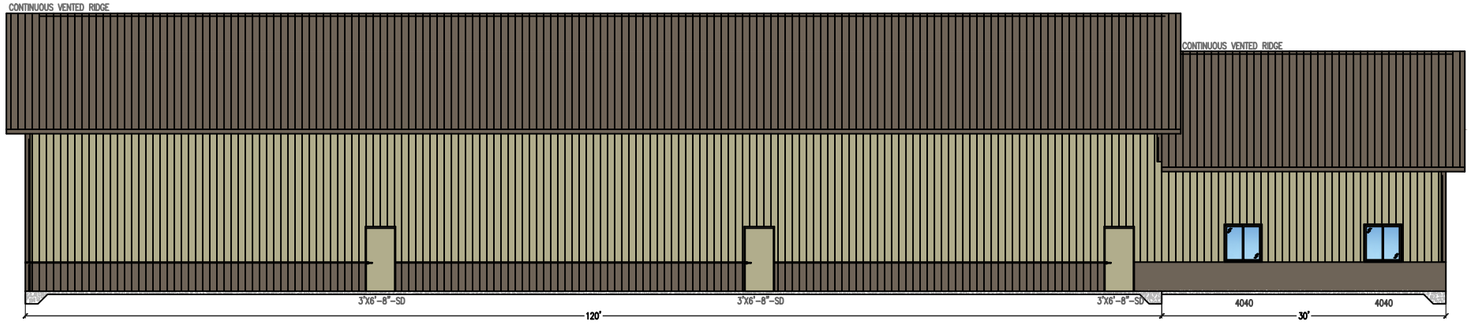
1 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"

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FAX(920)922-9093
www.rapinno.com

Godfrey Lane Properties LLC
80'x30'x12' + 80'x120'x16' clear

ELEVATIONS

JOB NO.

DRAWING NO.

DRAWN BY: AS

SCALE: AS SHOWN

DATE: 04-02-25

REVISIONS
05-20-25
05-23-25
05-30-25
06-10-25
07-14-25

SHEET ID.

SHEET NO. 2 **OF** 3

EXHIBIT B



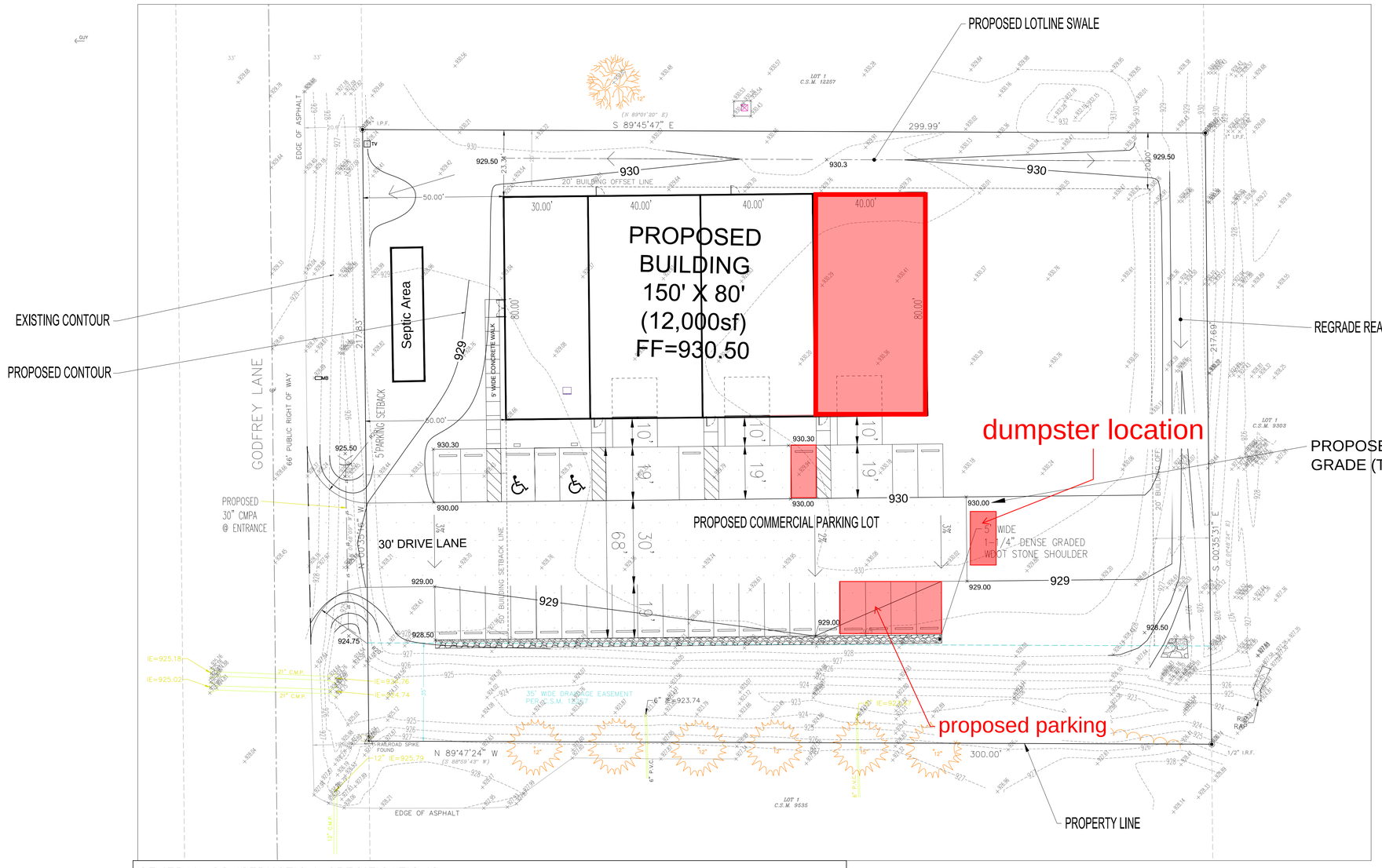
APPROVED SIGNAGE PLAN

Exhibit C

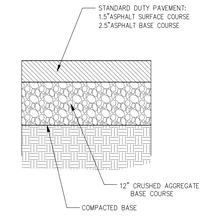
Received 5/6/26
Town of Eagle

APPROVED SURVEY/SITE PLAN

APPROVED PARKING PLAN



SCALE: 1" = 20'



COMMERCIAL DUTY PAVEMENT (19,000SF)

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the Town of Eagle Ordinances; and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin. All permits must be obtain by the DEVELOPER and CONTRACTOR prior to commencing work.
2. All erosion control measures specified on the project Erosion Control Plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards and Town of Eagle Ordinances.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing mass grading.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time. Haul off excess topsoil.
5. The general contractor shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the Public Roadways. The Public Roadways adjacent to this project shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or more often, as required. Dust generated by construction activities shall be minimized by use of watering, construction scheduling or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas. Provide seed, fertilizer and mulch per the standard specifications. ALL disturbed areas shall be stabilized with erosion control matting as specified for erosion and establishment grass vegetation per WDNR Technical Standard 1053.
10. All disturbed areas shall be revegatated within 7 days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
11. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By CERTIFIED EROSION CONTROL INSPECTOR).

SITE DATA TABLE

TAX KEY NUMBER: EGLT1818999058	PROPOSED
PROPERTY AREA :	65,340 S.F.
TOTAL BUILDING FLOOR AREA :	12,000 S.F.
FLOOR AREA RATIO :	12,000 / 65,340 = 18.4%
TOTAL PAVED SURFACE AREA:	14,000 S.F.
TOTAL OPEN AREA (GREEN SPACE):	39,340 S.F.
LANDSCAPE SURFACE AREA RATIO	39,340 / 65,340 = 60.2%
LOT COVERAGE RATIO	39.8%

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY Capitol Survey, Inc.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Email: mellena@eecceng.com

Godfrey Lane Properties LLC Development
Town of Eagle, WI

GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 07-10-25
BY: MARK R. ELLENA,PE
SCALE: 1" = 20'

SHEET NUMBER
C200

STAFF REPORT AND RECOMMENDATION
CHANGE IN TOPOGRAPHY

Date: August 5, 2026

To: Town of Eagle Plan Commission and Town Board

Owner: Godfrey Lane Properties 2, LLC.

Petitioner: Ryan Bendler

Location: Unassigned address, Tax Key No. EGLT 1818.999.032



Jurisdiction: This property is located entirely within the Town's zoning jurisdiction.

Zoning Classification: B-4 Mixed Business

Existing Use: Vacant

Proposed Use: The petitioner is proposing to add more than six (6) feet of fill to the vacant property in preparation for a commercial building site.

Application(s): 2026-16 Change in Topography - https://s.zoninghub.com/C6K54PZNB3

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

Staff Analysis

The approximately three (3)-acre property is located in the middle of the business park on the northwest corner of Henry Lane and Godfrey Lane. The property is currently vacant. There is a kettle in the middle of the property which has a minimum elevation at 925' with the grade surrounding the kettle at approximately 930'. The western side of the property is the highest with an elevation of 933'. The kettle likely draws runoff from Godfrey Lane and the western portion of the property. Per the DNR's Stormwater, Waterway, and Wetland Permit Viewer (SW4P), the kettle does not contain hydric soils nor are wetland indicators present.

The petitioner is proposing to fill approximately 1.7 acres of the property (74,000 SF +/-) in preparation for commercial development (storage units). The final grade is proposed to match the grade at the perimeter of the property, between 932' and 933' on the northwest and 931' on the southeast, which is a maximum of eight (8) feet of fill, most of which will be within the kettle. Existing vegetation within the kettle is proposed to be removed.

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.

According to the Interim Grading and Erosion Control Plan dated June 24, 2026, the construction of the site will begin in August of 2026. A culvert and stone tracking pad will be installed prior to filling operations. A silt fence will be placed along the perimeter of the property. Topsoil will be scraped and temporarily stockpiled on the northwest corner of the property. The placement of fill will be completed as proposed on the aforementioned plan and sections of the project will be temporarily restored throughout the grading process to minimize runoff prior to building construction. All permanent seeding will be completed by September 15, 2026, and all temporary seeding shall be completed by October 15, 2026. After October 15, 2026, all exposed soil will be stabilized by Polyacrylamide (PAM) and temporary seeding in areas without erosion control mats. In spring of 2027, if construction of the buildings has not begun, all disturbed areas will be reseeded with topsoil, seed, and mulch. Additional BMPs may be installed to reduce sediment discharge, as needed.

Per the Final Grading Plan dated June 24, 2026, a ditch and berm is proposed along the perimeter of the property, and all stormwater from the site will be directed into the ditches along Henry and Godfrey Lanes ultimately ending in the shared stormwater basin through the existing storm sewer line in the southeast corner of the property.

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) the length, height, design, and location of any retaining walls or berms
(11) whether a retaining wall is needed to stabilize the grade or control soil erosion based on existing topography
(12) how the proposed activity fits with the master grading plan, if applicable
(13) proposed landscaping and screening
(14) the materials used and source for fill, landscaping, and retaining walls
(15) the amount of land disturbance in relation to the size of the subject property
(16) proposed pond size, use, location, design, landscaping, and water source
(17) 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 Change in Topography request, subject to the following:

1. The Town Building Inspector shall be notified prior to the start of construction so the condition of the road can be checked and then again after construction.

2. Proof of NOI authorization from the DNR shall be submitted to the Town Planner and Town Engineer prior to the issuance of the permit.

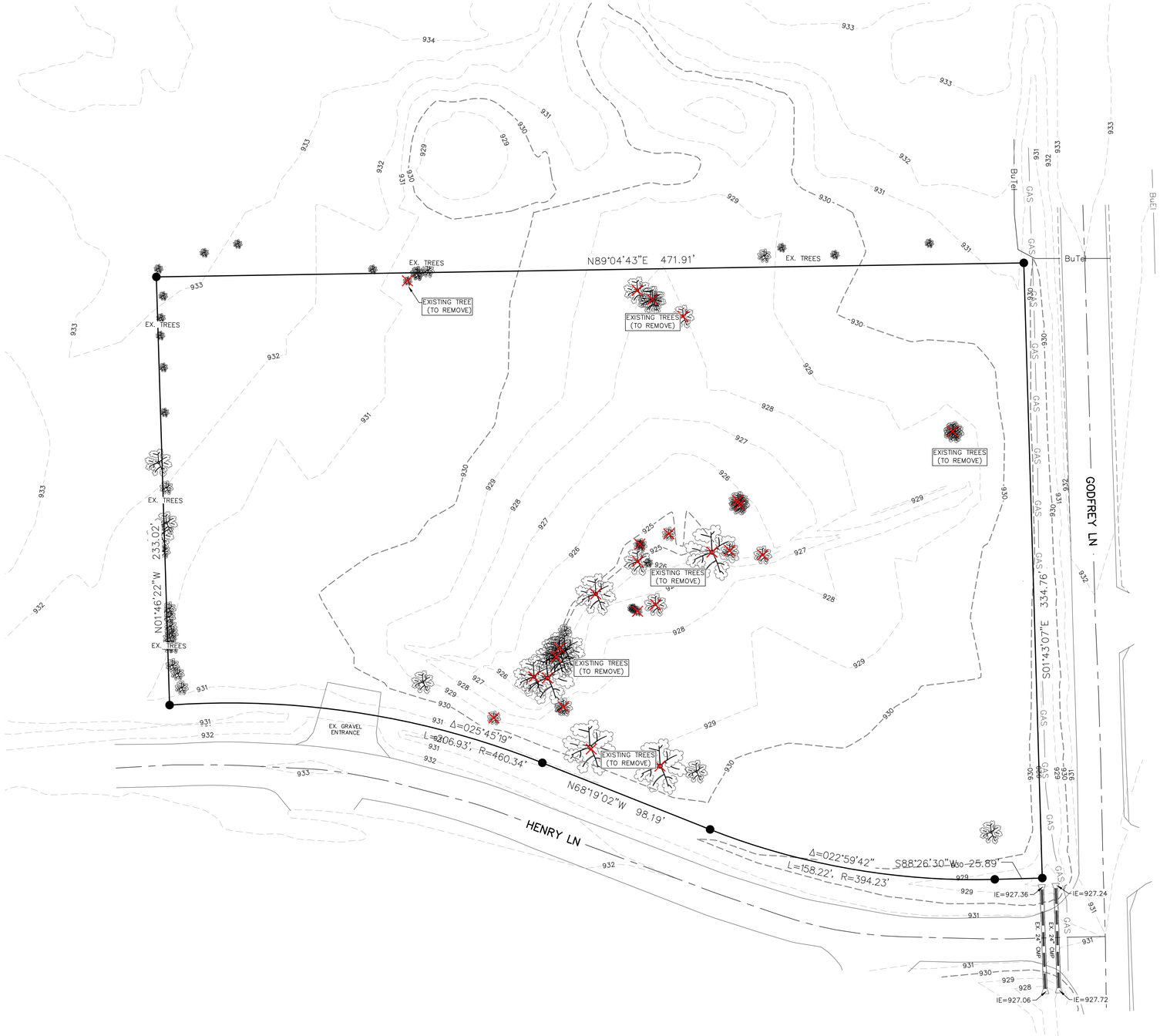
3. The proposed Interim Grading and Erosion Control Plan and Final Grading Plan shall be reviewed and approved by the Town Engineer.

As conditioned, the proposal allows the petitioner to prepare the property for commercial buildings. The proposed fill and final grading will not adversely impact drainage or neighboring property owners; therefore, approval of the request meets the purpose and intent of the ordinance.



Kassie Slotty
Assistant Town Planner

Attachments
Civil Plans



0 30 60

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- -895- – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- – STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- – GAS VALVE.
- – FIRE HYDRANT.
- – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- – STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RD COMMERCIAL DEVELOPMENT
HENRY LN & GODFREY LANE
EAGLE, WI 53119

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: **RSF**
DESIGNED BY: **RSF**
CHECKED BY: **KJP**

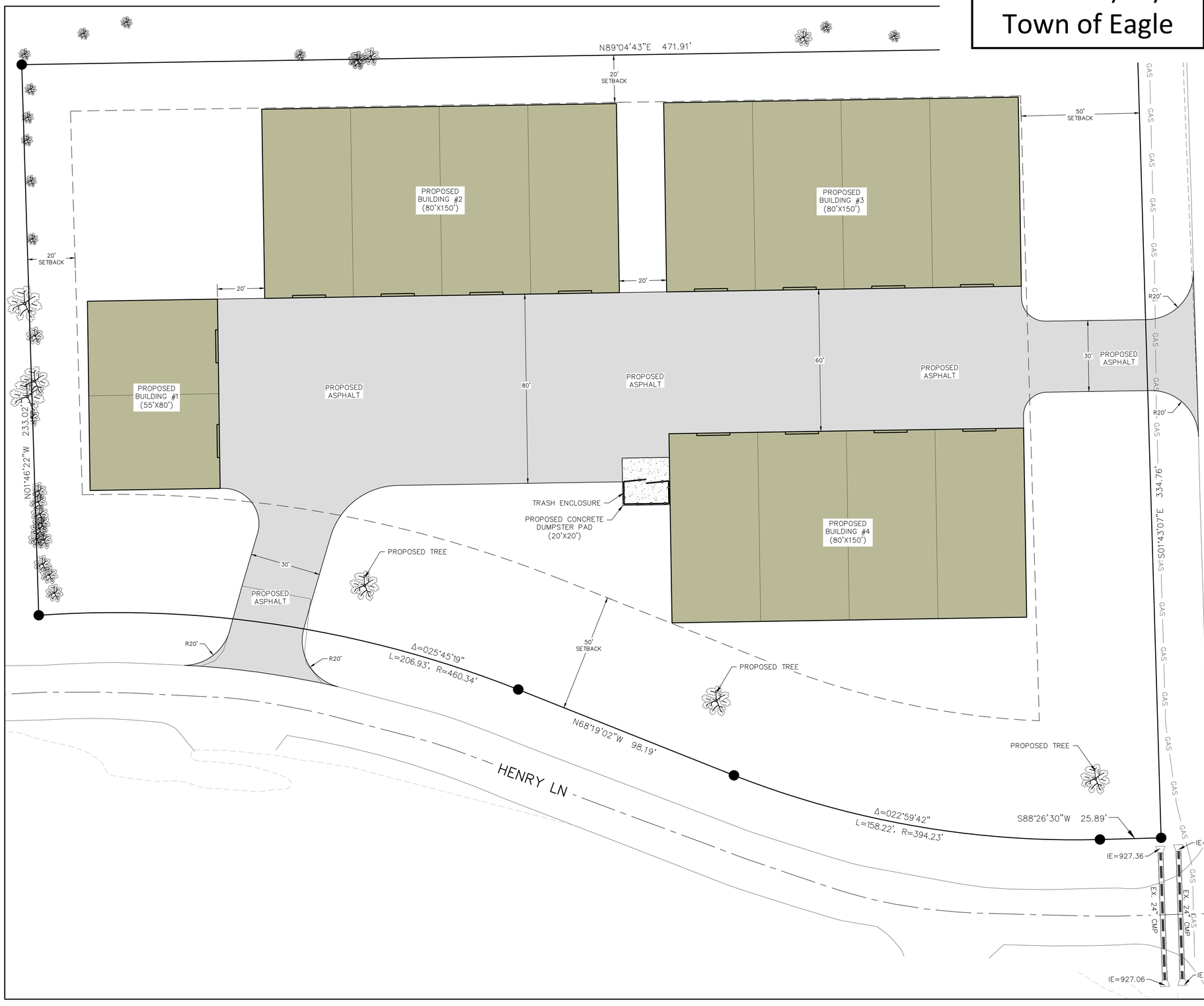
PLAN DATE: **6/24/2026**

PROJECT NO: **\RD-02-26**

PRELIMINARY

SHEET NO:
C1.01

Received 6/24/26
Town of Eagle



0 20 40

PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE DUMPSTER PAD
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

SITE INFORMATION BLOCK

Site Address:	Godfrey Ln & Henry Ln
Legal Description:	Tax Key EGLT1818999032
Site Acreage	3.071 Acres
Current Zoning:	B-4 Mixed Business

Building & Parking Standards

	Building	Pavement
Front	50 feet	5 feet
Side	20 feet	5 feet
Rear	20 feet	5 feet
Max Height	35 feet	
Max Building Coverage	50%	

Proposed Site Areas

Description	Area (sf)	Percentage
Buildings (Proposed)	40,400	30.20
Asphalt/Concrete (Proposed)	29,208	21.83
Total Impervious Area	69,608	52.03
Lawn	64,165	47.97
Total	133,773	100.00

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RD COMMERCIAL DEVELOPMENT
HENRY LN & GODFREY LANE
EAGLE, WI 53119

PLAN TITLE:
PROPOSED SITE PLAN

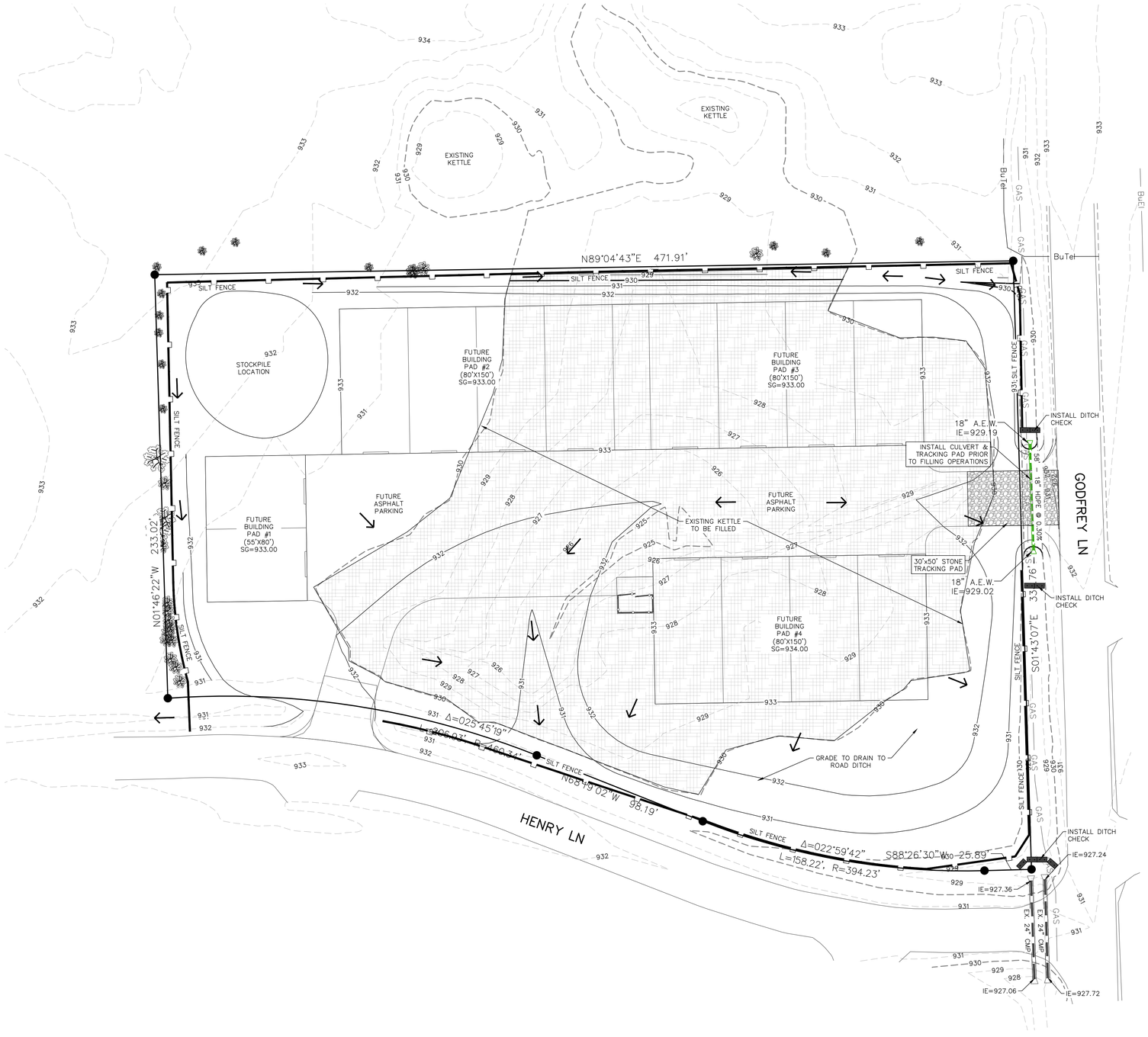
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

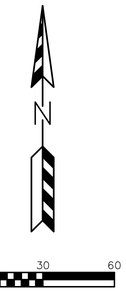
PLAN DATE: **6/24/2026**

PROJECT NO: **\RD-02-26**

PRELIMINARY

SHEET NO:
C1.02





DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – DRAINAGE ARROW.
- SG=933.00 – PROPOSED SUBGRADE ELEVATION.

STAGES OF CONSTRUCTION TIME SCHEDULE:

AUGUST 3, 2026

1. INSTALL SILT FENCE, DITCH CHECKS AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

AUGUST 4, 2026 – NOVEMBER 30, 2026

2. STRIP TOPSOIL WITHIN THE DISTURBED LIMITS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. COMPLETE FILLING OF LOT TO PROPOSED INTERIM GRADES SHOWN. FILLING SHALL CONFORM TO SPECIFICATIONS INCLUDED ON C2.01.
4. TEMPORARILY RESTORE SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN–OFF PRIOR TO BUILDING CONSTRUCTION. STABILZATION PROCEDURES AFTER OCTOBER 15TH ARE NOTED BELOW.

APRIL 15 – MAY 15, 2027

5. RESEED ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH IF BUILDING CONSTRUCTION HAS NOT STARTED.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF EAGLE PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RD COMMERCIAL DEVELOPMENT
HENRY LN & GODFREY LANE
EAGLE, WI 53119

PLAN NAME:
INTERIM GRADING & EROSION CONTROL PLAN

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

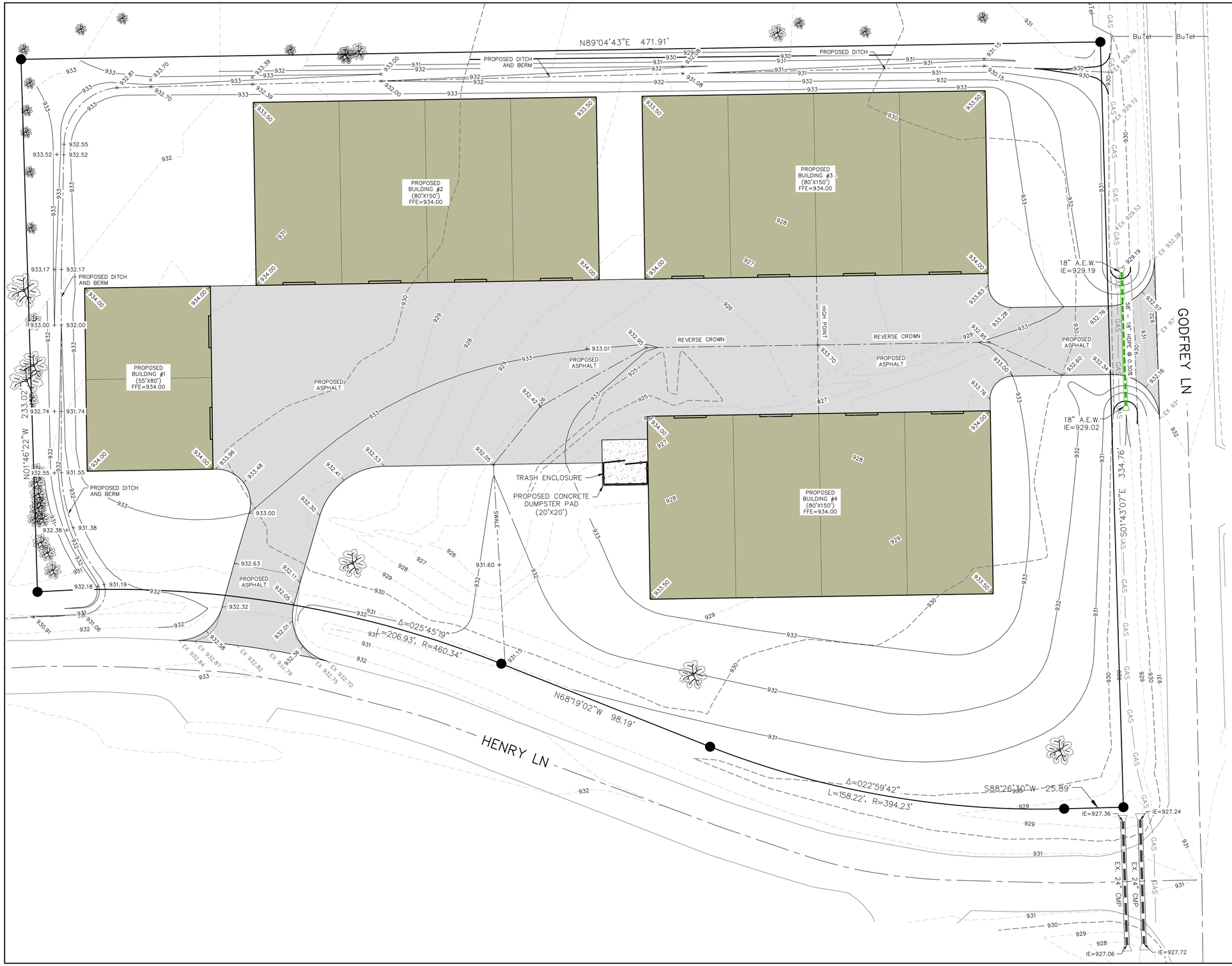
CHECKED BY: **KJP**

PLAN DATE: **6/24/2026**

PROJECT NO: **\RD-02-26**

PRELIMINARY

SHEET NO:
C1.03



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED SPOT ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

NO.	DATE	REVISIONS: DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
RD COMMERCIAL DEVELOPMENT
HENRY LN & GODFREY LANE
EAGLE, WI 53119

PLAN TITLE:
FINAL GRADING PLAN

DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **6/24/2026**

PROJECT NO: **\RD-02-26**

PRELIMINARY

SHEET NO:
C1.04

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF EAGLE AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE RIGHT–OF–WAY REQUIRES A PERMIT FROM THE VILLAGE OF EAGLE PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL./SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:		
NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
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PROJECT TITLE:
RD COMMERCIAL DEVELOPMENT
HENRY LN & GODFREY LANE
EAGLE, WI 53119

PLAN TITLE:
CONSTRUCTION NOTES

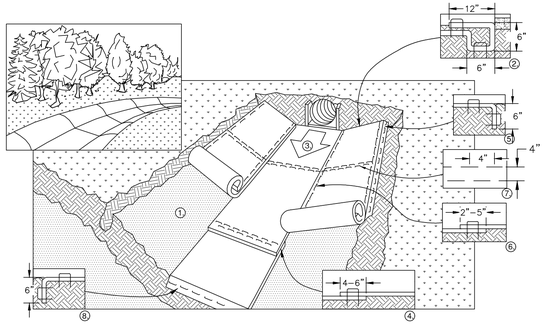
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **6/24/2026**

PROJECT NO: **\RD-02-26**

PRELIMINARY

SHEET NO:
C2.01

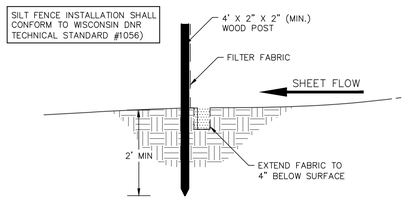


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

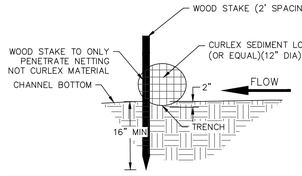
NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

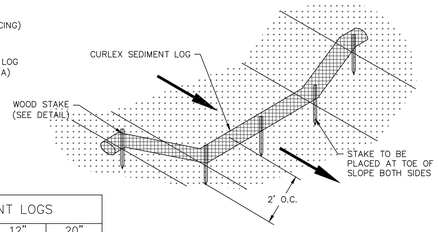
EROSION CONTROL MAT – CHANNEL INSTALLATION

MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



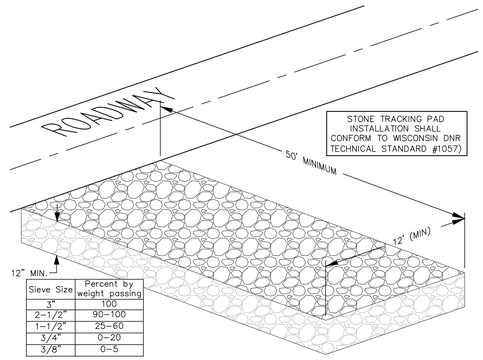
SILT FENCE CONSTRUCTION (SHEET FLOW)





SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

REVISIONS:		
NO.	DATE	DESCRIPTION

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PROJECT TITLE:
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EAGLE, WI 53119

PLAN TITLE:
EROSION CONTROL DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **6/24/2026**

PROJECT NO: **\RD-02-26**

PRELIMINARY

SHEET NO:
C2.02

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 inspects 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 involved 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 a 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.
12/8/25 Violation letter drafted. Staff is seeking input from Environmental Health on additional violations.
12/15/25 Meeting with Waukesha County Environmental Health staff to discuss violation and possible health code violations.
12/18/25 A violation letter was sent to the property owner establishing a **January 5, 2026**, deadline for compliance.
1/5/26 Property owner responded to violation letter, refuting that the property is in violation.
1/7/26 Discussed the violation at the joint meeting of the Planning and Zoning Commission and Town Board. Town Board will discuss before bringing it back for action in February.
2/4/26 Anticipated Town Board Action
2/27/26 Staff met with legal counsel and is continuing to collect information and formulate next steps.
4/22/26 Staff is determining how to move forward with issuing citations and will reach out to the town and town atty when ready to issue.
5/6/26 Staff obtained citation book and town information. Will begin working on citation issuance.
6/17/26 Staff met with Town Attorney and team and they will be pursuing legal action.
(Pending, JH/KS)

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.
12/22/25 Item will be on the January BOA agenda for action.
1/14/26 Variance request approved by the County BOA. Owners need to submit a survey showing the location of the fence and record a Deed Restriction prior to Zoning Permit issuance. A violation letter will be sent establishing deadlines for compliance.
2/18/26 Violation letter sent. Deadline for ZP appl and deed restriction is March 18th 2026.
04/07/26 The 3/18 deadline has passed and no application has been received by PZD. JH suggested calling or emailing to make contact and follow up with a formal letter if there is no reply.
04/09/26 Staff sent an email to the owners following up on permit requirements.
04/21/26 Jeff Sorensen called to talk about fence issue and left VM.
04/23/26 AT called Jeff to talk about permit requirements, left VM and sent email to wife with instructions to call me back. No response was received.
05/05/26 Left VM with Jeff and emailed him and his wife letting them know I'll be stopping by to confirm the fence has been removed as they have not applied for a zoning permit.
05/05/26 Site visit revealed garden fencing along retaining wall, white posts still present, white and black metal panels laying on ground, and the fencing by the retaining wall still present. Jeff said he has had heart surgery, 2 concussions, and a stroke (which was his reasoning for why he and his wife had not responded to my calls and emails). He expressed an interest in planting vegetation to screen his property. He wanted to know why they could not put up a white picket fence and he was still interested in fencing the north side of the property from the detached garage along the house to the shore for their dogs and son's safety. AT told him she was not involved in the variance process and Evan can give him a call to discuss.
05/06/26 AT sent an email with the variance approval info and site plan to the owners. She requested they have application materials submitted within 2 weeks or request more time.
05/13/26 AT left a voicemail with both Jeff and Heather with instructions to call me with questions on the approval so we can get the ZP addressed. AT reminded them of the deadline to have application info and plans submitted by 05/19/26.
05/19/26 AT discussed with JF – it was decided to give them 3 weeks to have application with plans submitted. Once they submit the ZP Appl, they will have 1 month to get the fencing up. Jeff called Evan to discuss the BOA approval. Jeff said that he was not a part of any discussion on the location of fencing and that what was approved by BOA would not protect his son. He threatened to sue based on noncompliance with ADA. Discussion with JF and EH – moving forward, ensure all correspondence is via letter; don't waste time trying to get a hold of them over phone or email. We will issue citations if they continue to leave it as is or don't get a permit. Evan will let them know that AT will be sending letter giving them 3 weeks to apply. In discussion with EH, Evan mentioned that there isn't a paper trail and that they agreed on the staff recommendation and options for the fence but EH had phone conversations with them on what

PZD was recommending for approval and what the decision from the BOA was so they were not in the dark about it.
05/20/26 Violation draft letter sent to JF to review.
05/22/26 Email from neighbor that arborvitae have been planted along lot line, fencing placed along driveway (likely within the commonly owned outlot). Panels look to be the "garden panels". Photo shows panels are along the shoreline and owners have attempted to obscure them with shrubs/bushes. Per conversations with JF they are easy to install and can be easily removed so owner will need to remove them to comply with state law as it does not matter the type of panels it still is considered fencing.
05/22/26 Left VM with owner. Told him we received another complaint and he will need to remove the "garden panels" immediately from being within the shore setback and floodplain as well as the commonly owned out lot.
05/23/26 An email was received from a neighbor: "we did ask him to remove the fencing he has been putting up, but he informed us it isn't fencing, it's just panels and he needs it to keep his child safe. He said he would not be removing any of it."
06/01/26 Draft letter updated per discussion with JF. Included language on applying for zoning permit. Compliance deadline of June 18th.
06/22/26 Email sent to neighbor asking if any of the fencing has been removed. AT asked for permission to inspect from her residence. Permission was granted via email.
07/03/26 AT site visit with JF. White posts are still present. White panels are piled up in the same spot as last visit. Black panels have been placed along the shoreline.
07/20/26 Per discussion with JF: as this is a minor violation we should do a teams meeting with the owners with the goal of them resolving the violation - remove white posts and removing the panels along the shoreline.
07/27/26 Photo from neighbor received showing some sort of wire strung along the fence posts along southern lot line. Appears in some spots to be anchored by the arborvitae that were planted along the lot line previously. Fencing along shoreline is still in place.
07/30/26 Staff is working on getting ahold of the owners to schedule meeting to discuss what they need to do to resolve the violation. (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 with 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.
12/26/25 No update; staff will attempt to contact owner.
1/28/26: Spoke with owner regarding progress on junk cleanup and basement construction. He said he is still working on the basement; has a couple footings and a beam. He stated the yard is "pretty well cleaned up", that some of the remaining items will go into the basement when it's done. We agreed that he has until the zoning permit expires (10/16/26) to complete the basement, but I will follow up in June to check progress. Will send a follow up letter with a June deadline to clean up property.
2/27/26 Follow-up violation letter pending review by supervisor.
3/4/26 Violation letter sent to owner stating deadline to complete the basement and remove junk items from property is 10/16/26.
7/30/26 No update. Deadline to complete basement and remove junk items is 10/16/26. (Pending, KS)

Patrick Schreiber, W345 S10483 CTH E
Storage of construction equipment, business materials and a junk boat
12/5/25 Complaint received with photos showing construction equipment.
12/26/25 Violation letter sent to property owner.
1/28/26 Spoke on the phone with owner, he explained both boats that are on the property are operable boats. He sells Bobcats for a living, so he has a branded truck and a trailer. He said the Kubota and backhoe are no longer on the property; said they were there because he did some work (will get clarification at site visit). He is not currently living there but will be in the future. He wants to be present for the inspection, and we are planning it for the week of 2/1
2/4/26 Staff met with Mr. Schreiber on the property. The Kabota and backhoe were not present. The two boats are operable; one has an active license with the DNR and one has an expired license. There are 2 trucks on the property that are operable. Mr. Schreiber is seeking clarification about what can be stored on the property once he is actively living there; he may have a trailer or equipment with him from work but it will not be permanently stored on the property. He said he did some vegetation removal to clean up the lakefront/dam parcel. He does not have a garage but is interested in building one in the back of the house.

2/27/26 Violation letter pending review by supervisor stating proof of registration for the boat and vehicle without a sticker and license, remove what appears to be an uncovered carport, and a vegetation removal plan of work that had been completed. Deadlines to be determined.
04/20/26 - A deadline was set for March 20th and the applicant did not respond. A new deadline has been set for May 1st, for the applicant to provide proof of registration for the unlicensed boat/vehicle, removal of carport, and details of any vegetation removal that took place on the site.
5/14/26 The owner submitted the requested items. Proof of registration for the boat has been provided and the vehicle and uncovered carport have been removed from the property. The owner provided information on what vegetation removal was completed on the adjacent site and it has been determined a vegetation removal permit is not needed. Staff is awaiting photos from the owner to officially close out the violation.
5/15/26 Staff received a photo showing the carport had been removed.
6/8/26 Violation closure letter sent. (Closed, EG)

Eagle Spring Pub, W345 S10463 CTH E
Dumpsters not enclosed, noncompliance with SP187 Condition 19
5/26/26 Complaint received stating dumpsters are not fully enclosed and trash is blowing around from overflowing dumpsters.
6/29/26 Staff conducted a site inspection from the ROW and revealed that the doors are not on the dumpster enclosure.
7/10/26 Staff spoke with the owner who stated someone ran into the enclosure with their vehicle. The person who was fixing it needed to have brain surgery and the owner has been waiting for his return. He anticipated the call regarding the violation and said he would "get on it." He is proposing a different enclosure.
7/16/26 Staff sent violation letter with a deadline of 8/10/26 to fully enclose the dumpsters. ***(Pending, KS)***

Brian Shanklin, S102W34417 COUNTY ROAD LO
Trash, furniture and vehicles on property
7/7/26 Complaint received about trash, furniture and vehicles strewn about the property.
7/27/26 Staff sent a violation letter requesting permission to inspect. Deadline to respond is 8/10/26. (Pending, KS)

Nancy and Joseph Ringer, S109W34730 JACKS BAY RD
Habitation of a camper
07/08/26 Complaint received about habitation of a camper
07/08/26 ROW site visit by county staff confirmed camper is present and shows signs of habitation (slide out)
07/27/26 Violation letter sent. Deadline of 08/14/26 to cease habitation or start storage of camper. (Pending, AT)

HOFELD REVOCABLE FAMILY TRUST, S108W34835 SOUTH SHORE DR
Adverse drainage caused by construction of new residence, failure to comply with new home zoning permit conditions
05/23/26 Initial complaint received via POD from neighbor via email
05/26/26 AT replied to complainant with info on the approved new home permit that was issued and providing context that naturally (and historically) drainage runs to their properties given the steep slopes. Asked for evidence that they are not abiding by terms of permit and asked for photos.
06/04/26 Complainant replied with photos showing poor erosion control (wash out onto street). Expressed interest in runoff being captured by TIS on property. Town BI copied.
06/09/26 AT and JF have technical assistance meeting with LRD (Marissa and Alan) with a focus on adverse drainage and possible solutions. Decided a group site visit was needed to get full picture. email sent to complainant that we will be having a site visit with LRD to discuss solutions. JF spoke with builder about us coming out for a site visit. Builder said complainant has been in touch with them about the construction noise and traffic.
06/29/26 AT conducted a site visit with LRD (Alan and Riley) and JF. Beehive drain was noted by curve on SE side of JBR, rain garden or infiltration trench by house was discussed. Better erosion control methods are required (currently they are failing).

07/08/26 AT reached out to LRD via email to check in with them on getting a report from them on EC and drainage calculations for rain garden or infiltration trench.
07/09/26 Email from Riley with marked up grading plan and detailed summary of solutions and standards for the improvements to meet.
07/09/26 JF emailed builder (copied town BI) with the recommendations that Riley provided. Will wait to see what the builder comes back with and PZD will check in with town BI (hopefully BI will check on the erosion control again once they make the needed adjustments)
07/24/26 Per builder, the owners have agreed to a rain garden. LRD will coordinate with landscaper for installation.
07/27/26 Neighbor's would still like to do a meeting with us to discuss the violation. Meeting scheduled for 08/07/26 at the county office. (Pending, AT)

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.

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