



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 $\frac{1}{4}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$, and SE $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ 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 $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the W 25 acres of the SE $\frac{1}{4}$ 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 $\frac{1}{4}$ 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.