

TOWN OF EAGLE
PLANNING & ZONING HELD JOINTLY WITH THE TOWN BOARD
February 3, 2025
Unapproved Minutes

Chairperson Mommaerts called the meeting to order at 6:30pm and led with the Pledge of Allegiance. Roll Call: J. Lewis, J. Blanchard, A. Kinoshian, R. Kugel, S. Shorr, R. Hajewski, D. Knauer, C. Mommaerts, Town Planner Rebekah Leto, and Attorney Remzy Bitar were present.

Consideration and Approval of Minutes: *Motion by Kinoshian, seconded by Lewis to approve the meeting minutes of January 6, 2025. 6 in favor, 1 abstain, motion carried.*

Mommaerts opened the floor for public comments. Justin Warzala states he grew up in a rural environment and wants children to do the same and therefore rejects development. Brian Miner on behalf of The Nature Conservancy wants to protect the Mukwonago River watershed and states that the proposed Kaerek Homes development will alter the natural flow of surface water. Tom Teichen questioned what type of houses will be built and what impact it will have on taxes. Theresa Sayles spoke against rezoning requests from developers and would like it kept Rural Residential. Dawn-Marie Staccia spoke against the Sprague Road potential development as it is located near the headwaters of a tributary and encourages the use of low-consumption water softeners; Staccia further states there is also a tributary on the Doman property west of Markham Road and that it is critical not to disturb the land. Shannon Venegas states she and her husband just bought a farm on South Road; their property abuts the Doman property west of Markham and is opposed to development there. Tim Samuels said that last month's meeting was informative, but recommendations made to Kaerek are not reflected in tonight's materials. (Planner Leto added that a redesign is currently being worked on.) Ted Kucharski is against development stating drainage and density needs to be addressed. Fred Leittermann registered to speak but states his zoning question has been answered. Michael Miller spoke on the 2009 land use plan reporting numbers from the 2000 census, stating it hasn't been updated and also cited the vision statement in the land use plan promoting small town character and rural beauty. The following individuals registered opinions opposed to Doman farms development but did not wish to speak: Scott Bovee and Richard Ladewig. Ken Brostowitz could not attend but emailed an opinion in opposition to development stating there is no upside.

Land Use Map Discussion Planner Leto read from the comprehensive plan that it is a long-range guide to physical, social, and economical development of the community. It is used to guide the community over a 20-year planning period. Lands are generally placed in a zoning district consistent with their existing use. Land is not pre-zoned to accommodate development. Leto explained that at this time only conceptual plans have been received. If an application for a rezone comes in, things to consider are if there is anything in the near vicinity zoned similarly, and if the rezone is consistent with the comprehensive plan. Supervisor Kugel added, that in looking at the Land Use Plan Map, it appears that in 2009 there was a vision to set aside some land for transitional development between the Village and 3-acre lots in the Town. Further discussion on the various zoning districts took place.

Consideration and action of 2025 Residential Development Credits for Kaerek development: Leto summarized that input from the last meeting was relayed to the developer. They are working on a new plan. Leto recommends tabling the agenda item until the April meeting. *Plan Commission motion by Kinoshian, seconded by Kugel, to table the agenda item until the April Planning and Zoning Commission Meeting. All in favor, motion carried. Town Board motion by Knauer, seconded by Hajewski, to table until the April Planning and Zoning Meeting. All in favor, motion carried.*

Concept Discussion for residential development on 60-acres Doman Farms Property (Bielinski), Markham Road. No formal action. Leto summarized that Bielinski Homes has submitted a concept plan for a 40-lot subdivision located east of Markham Road. The proposed zoning district is R-1 Residential with a PUD. John Donovan, Development Manager at Bielinski Homes, was present. Discussion took place regarding wetlands, kettles, and rezone requirements. *Motion by Lewis to recommend to the Town Board that they request an opinion from the Town's attorney or his firm, to confirm whether or not the Land Use Plan having 1.5-acre density requires that we accept a rezone petition down from 3 acres as opposed to at least having the option to turn it down and maintain 3 acre zoning for these properties close to the Village. Second by Kinoshian.* In other discussion, Kugel states he agrees on getting a legal opinion but changing the Land Use Plan now could create a problem and further used the analogy of a store advertising something at one price but then changing it when the shopper is at the register. *All in favor, motion carried. Town Board motion by Kugel, seconded by Hajewski, to accept the recommendation for an opinion from the Town's attorney. All in favor, motion carried.*

Two-lot Certified Survey Map and any necessary waivers located at S75W35621 Wilton Rd.,; Dan and Barb Riva, owners/applicant; (application 2025-02). Leto summarized that this is a similar plan to what was approved last year for a subdivision that was later withdrawn. The applicants have applied for a new CSM, with Lot 2 being 70.25 acres and a proposed use of one single family residence. There is consideration for the Town Board to waive the preliminary CSM since it was approved once before. *Motion by Hajewski to approve the waiver for the CSM, seconded by Kugel. All in favor; motion carried. Plan Commission motion by Lewis, seconded by Kugel, to recommend approval of the CSM subject to the staff report and conditions herein. All in favor; motion carried. Town Board motion by Hajewski, seconded by Kugel, to accept the recommendation. All in favor; motion carried.*

Land Use Plan Inventory exercise for Sections 34-36 The exercise will be continued at a later date.

Mukwonago River Initiative (MRI) Lewis reported on the virtual meeting on January 27th. Discussion included potential development impacting waterflow, wake boats, oak barrens tour on June 21st, and Waukesha County Land Conservancy Meeting on March 12th.

Violation updates: A list for review was provided.

Recommendation for future agendas is the FEMA Floodplain Mapping amendments.

Next meeting is March 3, 2025, at 6:30pm.

Motion to adjourn Planning and Zoning Commission made by Kinosian, seconded by Blanchard at 9:04pm. All in favor; motion carried. Motion to adjourn Town Board made by Hajewski, seconded by Shorr at 9:04pm. All in favor; motion carried.

Respectfully submitted,

Mercia Christian, Clerk