

Town of Eldorado Plan Commission (EPC) Meeting Minutes

February 8, 2022

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2019 - 4/30/2022)	x	Jenna Borski, Secretary (5/1/2021 - 4/30/2024)	x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - 4/30/2023)
x	Lee Wenker, Vice Chairperson (5/1/2019 – 4/30/2022)	x	Jeff White, Member (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk (Appointed position)	x	Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	Dave Jahns, Town Supervisor #1 (5/1/2021 - 4/30/2023) Permit Officer		

Note: As of June 2021, minutes no longer include public attendance. Names will be included for agenda items or contributions under public input or as deemed necessary by EPC.

Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance.

Review & Approve Minutes: EPC reviewed the public hearings & EPC meeting minutes from January 11, 2022. Five copies circulated to public per May 2021 decision. Motion made by Wenker/White to approve minutes. Motion carried 4-0 (Rickert abstained due to absence 1/11/22).

Status Update – MTRV Enterprises LLC Rezone for W8880 Lincoln Rd and Conditional Use Permit (CUP) Review: The application for rezone was not on the Town Board agenda for January 24, 2022 and will be placed on the next Town Board agenda for February 28, 2022. The decision on the CUP is contingent upon approval of the rezone.

Review of General Inquiries Since January 11, 2022:

- Brenner – Received a question from a prospective purchaser on a residential parcel on Blewett Rd with pending foreclosure and Sheriff’s auction regarding options for demo/rebuild of the residence.
- Borski –
 - Received a call from a prospective purchaser on a property with an Eldorado mailing address regarding options for constructing a second residence on the parcel. Property was found to be physically located in the TN of Lamartine and referred the caller to their Town Clerk.
 - Received a call from a realtor representing a prospective purchaser of a parcel on Town Line Rd near the future Alliant Substation with questions on how the development will look and where electrical lines will be installed. Provided realtor with electronic copies of the proposed substation development that are an attachment to Conditional Use Permit (CUP) # ELD-20-001 and photos of similar substations submitted in the CUP application by Alliant.
 - Contacted the Fond du Lac Co Planner, Terry Dietz, to confirm the County still allows two parcels to be combined without a Certified Survey Map (CSM) for tax purposes as a follow-up to the concept plan from Al and Mary Chancellor (CP-2022-01-11-Chancellor). Dietz stated the County would still consider this if the parcels are under common ownership, adjacent and zoned the same; but confirmed that this does not legally merge the two parcels. The property line between the two parcels will remain and needs to be considered with future construction (e.g., setback distances). A CSM is needed to officially merge the parcels and eliminate the center property line. Contacted Mary Chancellor with the information and they intend to pursue application for approval of a CSM.
 - Contacted Surveyor Eric Freiburg regarding the concept plan from Chris Schumacher (CP-2021-12-27-Schumacher) to see if a full 80-acre CSM is necessary to accomplish the goal of returning the land to

two 40-acre parcels or if there is a way to simply void the CSM that created the current 5.0-acre parcel at W7431 Cemetery Rd that spans the two 40-acre parcels. Freiburg consulted on this and found that a CSM will be needed that covers the full 80 acres. Contacted Schumacher with the update. Schumacher will pursue the application for approval of a CSM as discussed.

- The Town received an application for a CUP for general agri-tourism use at W8232 Lone Elm Rd (CUP-2022-01-29-TJRVJM Real Estate LLC) with potential conceptual uses listed. Preliminary review of the application by Borski, Brenner & Town Attorney Matt Parmentier found the application incomplete as it includes no attached proposal with details (e.g., specific use(s), seasons/hours of operation, max capacity, parking plan, septic rating, etc.). Contacted applicant who will attempt to submit the necessary details by 2/14/22 so there is time to publish the required legal notice for a public hearing on 3/8/22. Otherwise, the public hearing will need to occur on a later date after the application is deemed complete.

Public Input: Jahns inquired on the status of the landscape plan for Alliant substation (CUP # ELD-20-001) and current contact. Borski summarized email last conversation with Alliant (Greg Ardery & Thomas Erstadt) from approximately November 2021 where the landscape plan condition was reviewed. Borski confirmed for Jahns that the Town and three specific adjacent property owners have 60 days following submittal of a *preliminary* landscape plan to provide comments to Alliant and the Town has 30 days to approve following submittal of a *final* landscape plan. Borski is not aware of a change in contacts for Alliant.

There was also general discussion on the up-coming meeting scheduled for February 21, 2022 at 7 p.m. located at Laconia High School in Rosendale with Leeward Energy regarding the proposed solar energy farm. Pionke confirmed Leeward is planning to have four representatives in attendance. The announcement is on the Town's Facebook page and the scrolling electronic sign but Pionke is unable to add it to the Town's website as a Special Meeting. Pionke will add clarification to the Facebook post & scrolling sign that the meeting will include a question & answer session to counter apparent rumors that questions will not be taken during the meeting.

Next Meeting Date & Tentative Agenda: March 8, 2022 – potential for public hearing for a CUP and/or CSM approvals

[Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month.]

Adjourn: Motion made by Brenner/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission