

Town of Eldorado Plan Commission (EPC) Meeting Minutes

June 7, 2022

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2022 - 4/30/2025)	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	Dennis Yoder, Member (5/1/2022 – 4/30/2025)	x	Jeff White, Vice Chairperson (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

	Cheryl Pionke, Town Clerk (Appointed position)		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 comments or as deemed necessary by EPC. As of May 2022, public comments are limited to the designated times during the meeting.

Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:33 p.m. following public hearings.

Public Comments *(Please note this is the Plan Commission’s monthly business meeting, not a public hearing. Individuals wishing to speak on any item should present their comments now under this “Public Comments” agenda item. In addition, although the Plan Commission can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of three consecutive minutes under this agenda item.):* None

Review & Approve Minutes: EPC reviewed the EPC meeting minutes from May 3, 2022. Five copies circulated to public per May 2021 decision. Motion made by White/Yoder to approve minutes. Motion carried 5-0.

Tracking # CP-2022-05-25-Eilertson

Concept Plan – Application for Certified Survey Map (CSM) for A-1 Land with Rezone of Lot 2 to A-2 – Cary & Sharon Eilertson

Location/Description of Property: N8803 Cty Rd C / T07-16-16-17-06-001-00 (36.70 ac.) & T07-16-16-17-06-02-00 (1.5 ac.)

Parent parcel acres: 36.70 & 1.5 +/-

Current zoning: A-1

Proposed parcel acres: 34.362 (Lot 1) & 3.922 (Lot 2) +/-

Area of dedication acres: 0.931 ac. for Lincoln Rd and none for Cty Rd C (already dedicated)

Proposal: Expand existing 1.5 ac. Lot 1 to include existing shed, well and trees for proposed Lot 2 of 3.922 +/- ac. and leave remnant proposed Lot 1 of 34.362 +/- ac. Rezone proposed Lot 2 to A-2 for estate planning purposes and to get house, shed & well on same lot.

Base Farm Tract (BFT) Acres: 39.3 +/- (Cary Eilertson BFT)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 37.428 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 1.872 +/-

Eric Freiberg, Surveyor, presented the concept plan and preliminary CSM that is proposed for estate planning purposes. Applicants wish to get the existing house, shed, trees and potable well on single lot and separate from

farmland. This includes expanding existing Lot 1 of CSM 1734 (T07-16-16-17-06-002-00) from 1.5 ac. to proposed Lot 2 of 3.922 +/- ac and rezone of proposed Lot 2 from A-1 to A-2 for future flexibility (no longer a farm residence). The remnant of existing T07-16-16-17-006-001-00 is proposed Lot 1 of 34.362 +/- ac. which is then required to be included in the CSM as a separate lot (less than 35 acres). Eilertson's were also interested in all land being surveyed. Land has already been dedicated to Cty Rd C but need 0.931 dedicated to Lincoln Rd. EPC asked Freiberg to add the existing potable well and adjacent land owners to the final CSM. EPC reviewed land use and lot dimensions for proposed Lot 2 and for rezone to A-2 including setbacks and road frontage. Driveway to existing vacant land was discussed since the driveway access to the shed will be added to the parcel with the house. Cary Eilertson stated there is currently an access driveway off Lincoln Rd to the vacant land.

Borski provided Freiberg with applications for a CSM and Rezone. Applications filled out and signed by both property owners along with the \$650 application fees needs to be received by June 20th to public notice for a hearing on July 12th.

Review of General Inquiries Since May 3, 2022:

- Borski – Call from property owner on Schultz Rd with approximately 1.5 acres zoned A-1 that wants to demo barn and replace with new shed with residence upstairs. Informed owner only one residential structure is allowed per parcel. Discussed mobile homes no longer allowed. Discussed need for demolition permit for removal of barn and building permit to construct replacement building (accessory structure). Owner will contact Borski if any additional questions. Borski also updated EPC that legal fees were paid by TJRVJM Real Estate LLC for the agri-tourism businesses CUP and the signed CUP was provided to the applicants.

Public Comments (*Individuals wishing to speak on any agenda item discussed above should present their comments now under this "Public Comments" agenda item. Each commenter will be limited to a total of three consecutive minutes under this agenda item.*): None

Next Meeting Date & Tentative Agenda: July 12, 2022 public hearing for Eilerston CSM & Rezone followed by regular EPC meeting.

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

Adjourn: Motion made by White/Rickert to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:59 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission