

## Town of Eldorado Plan Commission (EPC) Meeting Minutes

January 10, 2023

**Plan Commission Member Attendees (5) and terms:**

x	Jeremy Brenner, Chairperson (5/1/2022 - <b>4/30/2025</b> )	x	Jenna Borski, Secretary (5/1/2021 - <b>4/30/2024</b> )		
x	Dennis Yoder, Member (5/1/2022 – <b>4/30/2025</b> )	x	Jeff White, Vice Chairperson (5/1/2021 – <b>4/30/2024</b> )		Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - <b>4/30/2023</b> )

**Staff or Town Board Member Attendees:**

	Cheryl Pionke, Town Clerk (Appointed position)	x	Gary Miller, Town Chairman (5/1/2021 - <b>4/30/2023</b> )		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	Dave Jahns, Town Supervisor #1 (5/1/2021 - <b>4/30/2023</b> ) 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 7:00 p.m. followed by pledge of allegiance.

**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 December 13, 2022. Five copies circulated to public per May 2021 decision. Motion made by Yoder/White to approve minutes. Motion carried 4-0.

**Tracking # CP-2022-12-05-Rickert Bros LLC**

**Concept Plan – Application for Minor Land Division of A-1 Land without Rezone – Applicant:** Rickert Bros LLC selling to Joshua and Jillian Pipping (signed by Josh Pipping)

**Location/Description of Property:** Vacant land / T07-16-16-04-13-002-00 & T07-16-16-04-16-001-00 (Jahns Rd north of Lincoln Rd)

**Parent parcel acres:** 37.61 & 7.26+/-

**Current zoning:** A-1

**Proposed parcel acres:** 17-18 +/-

**Area of dedication acres:** unknown for Jahns Rd

**Proposal:** Split and combine parcels for sale to Josh Pipping to build a shop for JP Tank, Inc. and Wisconsin Farm Drainage, Inc., etc.

**Base Farm Tract (BFT) Acres:** 545.7+/-

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 519.714+/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 25.986+/-

EPC continued discussion of the concept plan from December 2022 including information obtained from Terry Dietzel, Fond du Lac County Planner, by Borski following the December meeting:

1. Creation of landlocked parcels is allowed if the owner is provided access to a public road through either an adjacent parcel with road access under common ownership or an access easement is recorded at the Register of Deeds.
2. The County has no max parcel size limit but the County Subdivision Ordinance addresses creation of parcels less than 35 acres.
3. Two businesses with two separate addresses on a single parcel with a shared driveway is not prohibited by County ordinances or State rules but not recommended by Dietzel for the following reasons:
  - a. Complications with 9-1-1 emergency response
  - b. Property assessment is more complicated to track
  - c. Addressing is more straight forward when on two separate parcels
  - d. It is more complicated if something happens to one of the businesses

Item #3 was shared with Josh Pipping by email prior to the meeting with a recommendation he and the property owners attend for continued discussion of options. Neither the landowners nor prospective purchaser attended the meeting.

**Farmland Preservation Report 2022:** Borski shared a copy of the Town of Eldorado's Farmland Preservation 2022 Report just submitted to the Department of Agriculture, Trade and Consumer Protection (DATCP). The Report identifies the number of acres the Town rezoned out of the Farmland Preservation District (A-1) along with other details. Note that land zoned into A-1 is not included in the report. EPC also reviewed documents provided by DATCP, *Rezoned out of Farmland Preservation Zoning for Jurisdictions in 2021*, and *Farmland Preservation Local Jurisdictions with Zoning for 2022 Tax Year*. EPC noted the Town of Nekimi is not listed as being included in the Farmland Preservation District. EPC briefly discussed the potential for construction of future large scale solar energy panels in the Town and possible implications for the state's Farmland Preservation Program in the Town. However, EPC has no application or directive regarding this issue from the Town Board at this time.

**Status Update of Applications/Permits in Progress of Completion:** Existing Conditional Use Permits -

- a. TJRVJM Real Estate, LLC (Highland Farm) CUP # ELD-22-001 for W8232 West Lone Elm Road submitted their first annual report with very limited information. More detail is needed to understand what events took place. Borski will request the Town Clerk contact Highland Farm for this information.
- b. Vis, N9177 Town Hall Rd (CUP #ELD-16-001) – The update documents for the Register of Deeds have yet to be prepared.
- c. Isaac, W9509 Rose-Eld Rd (CUP #ELD-14-001) – The update documents for the Register of Deeds have yet to be prepared.

**Review of General Inquiries Since December 13, 2022:** None

**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.*): Public comments made by Rosalind Lyness and Dave Jahns.

**Next Meeting Date & Tentative Agenda:** February 14, 2023 including Comp Plan Update 2040 Ch. 2 discussion, Highland Farm Annual Report follow-up, Vis & Isaac deed restriction document updates, and any applications.

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

**Adjourn:** Motion made by Yoder/Brenner to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission