

Town of Eldorado Plan Commission (EPC) Meeting Minutes

April 11, 2023

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)		Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - 4/18/2023)
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 - 4/18/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	Dave Jahns, Town Supervisor #1 (5/1/2021 - 4/18/2023) 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.

<p>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. Agenda repair included re-ordering agenda items and adding verbal discussion of Concept Plan by Jim Rickert.</p>
<p>Public Comments <i>(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.):</i> None</p>
<p>Review & Approve Minutes: EPC reviewed the public hearings & EPC meeting minutes from March 21, 2023. Five copies circulated to public per May 2021 decision. Motion made by Brenner/Yoder to approve minutes with revisions noted by Borski. Motion carried 4-0.</p>
<p>Review of General Inquiries Since March 21, 2023:</p> <ul style="list-style-type: none"> • Brenner spoke with Jim Rickert who is present for follow-up discussion of a previously submitted Concept Plan. Brenner followed up with Roger Stahmann the morning following the last EPC meeting (CP-2023-03-13-Stahmann) to share information obtained by Borski/Brenner with a clarification on options moving forward. • White spoke with Doug Rehm regarding concern with driveway distance requirements with his existing property if the County takes over Olden Rd. Joint driveways may be a possibility.
<p>Tracking # CP-2023-01-23-Rickert (missing pg 2 of application and signatures of property owners) Concept Plan – Application for Minor Land Division of A-1 Land for construction of residence – Applicant: Jim & Kelly Rickert</p> <p>Location/Description of Property: Vacant / T07-16-16-18-08-002-00 Parent parcel acres: 59.856 +/- Current zoning: A-1 Proposed parcel acres: 3.47 +/- Area of dedication acres: none for Olden – dedicated on previous CSM (2021) Proposal: Create one parcel of less than 3.47 +/- acres for a non-farm residence</p>

Base Farm Tract (BFT) Acres: 72.8 +/- (Doug Rehm BFT)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 69.33 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 3.47 +/-

J. Rickert explained he and Kelly own the vacant parcel across from Doug & Judy Rehm on Olden Rd and currently farm the land. The northwest corner of the property has a pond that J. Rickert believes would be good to sell with the surrounding land for creation of one non-farm residence parcel of no more than 3.47 +/- acres as discussed at the Rehm concept plans and public hearing. J. Rickert will work with surveyor, Eric Freiburg but has not yet started surveying.

EPC also discussed the potential for this land to be rezoned General Agricultural, A-2, for the homeowner to have a hobby farm and also that more than 3.47 acres may be needed for adequate room to construct a house due to setback requirements and location of the pond in the center of the proposed lot. J. Rickert intends to continue farming the remnant and is not interested in reserving the non-farm residence. EPC reviewed the Fond du Lac County GIS map and reviewed options for parcel dimensions. It looks from the GIS that more than 3.47 acres will be needed. EPC reviewed criteria for rezone and believe this parcel with the pond and limited ag land between the pond and property lines would meet the criteria to rezone out of A-1. EPC provided applications for a certified survey map and rezone. The applications must be submitted by April 17, 2023 for a public hearing on May 9, 2023 or by May 22 for a public hearing on June 13, 2023.

Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020):

Information:

- The Town of Lamartine is currently going through their Comprehensive Plan Update just now.
- The Rosendale-Brandon School District Referendums both passed (Operational & Capital).
- Town Board elections resulted in Dave Jahns as Chairperson, Joe Kopf as Town Supervisor & Aaron Rickert as Town Supervisor.
- Silver Maple Solar project submitted their application to the Public Service Commission (PSC).
- Another senior living option is opening in Rosendale that will assist the local aging population with staying in the area when they can no longer stay in their home.

EPC will focus on starting with 5 to 6 recommendations based on the Comp Plan Update 2040 to the new Town Board for continuous improvement such as Town email addresses (vs. personal Gmail accounts), website presence, Facebook postings, annual newsletter, etc. EPC noted a desirable wish item is a bike connection from the hamlet to the bike trail.

Status Update of Applications/Permits in Progress of Completion:

- a. Mike Albrecht Rezone, N7876 Town Hall Rd - Town Board approved the rezone on April 27, 2023. The Town Clerk will email the Town Board and EPC minutes to the County.
- b. Michele (Simon) Sievert Rezone, N7889 County Road C - Town Board approved the rezone on April 27, 2023. The Town Clerk will email the Town Board and EPC minutes to the County.
- c. Existing Conditional Use Permits
 1. Mitch & Jenna Vis, CUP #ELD-16-001 – The deed doc is ready for signature by the Town and recording.
 2. Ben & Sarah Isaac, CUP #ELD-14-001 – Town Attorney Matt Parmentier is working on the deed restriction correction. Borski anticipates this will be revised in time to do the next CUP review in May 2023.
 3. Newcastle Property Investments, CUP #ELD-22-002 – Some containers have been moved to the property and there was supposed to be an on-site meeting with the Permit Officer ahead of that. Jahns will discuss with whoever is assigned temporary Permit Officer since Dave Jahns is not able to serve as Permit Officer when he officially becomes the Town Chairman.

4. Alliant, CUP #ELD-20-001 –Alliant currently has an open building permit application for construction of the building and the Permit Officer needs to contact Alliant. Borski will review the CUP to see if there are other items for follow-up if the sub-station is not yet constructed. EPC recalls that Alliant reported the only item remaining to complete for this substation was the landscaping in spring 2023 when the weather allows.

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: May 9, 2023 – Wayne Kemnitz rezone (public hearing) & Isaac CUP review (public hearing) with other standing agenda items.

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

Adjourn: Motion made by Yoder/White to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 8:44 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission