

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

July 11, 2023

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

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**Staff or Town Board Member Attendees:**

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*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 and Agenda Review:** Meeting called to order by White at 7:20 p.m. following public hearing.

**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 Kemnitz public hearing & EPC meeting minutes from May 9, 2023 (excluding the incomplete Isaac public hearing minutes), and Stahmann public hearing and EPC meeting minutes from June 13, 2023. Five copies circulated to public per May 2021 decision. Motion made by Rickert/Yoder to approve minutes excluding the Isaac public hearing minutes from May 9, 2023. Motion carried 4-0.

**Information on Department of Agriculture, Trade and Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance:**

Borski shared the May 10, 2023 reminder letter from DATCP to the Town regarding the Farmland Preservation Zoning Ordinance Certification from 2013 that will expire December 31, 2023 along with the application for recertification. Per the letter, if not re-certified by December 31<sup>st</sup> of 2024, landowners will not be able to claim farmland preservation tax credits for tax year 2024. An extension to the certification is available for up to two years. Borski informed the Town Board of this letter and action needed at the June Town Board meeting. At the direction of the Town Board, Borski reached out East Central Wisconsin Regional Planning Commission (ECWRPC) to request assistance with the application process and obtain a cost estimate for Town Board consideration. ECWRPC connected Borski with County Planner Dan Teaters to assist with re-certification and confirmed Teaters can assist with this process. The contact at DATCP is Tim Jackson.

EPC reviewed the letter and application packet and briefly summarized the Farmland Preservation statute for the benefit of all EPC members and public attendees. EPC members questioned whether this is an opportunity to review the pros and cons of the Farmland Preservation statute for the Town considering potential impacts to the Town by the proposed Silver Maple Solar Project. EPC also discussed whether requesting an extension is appropriate. Borski stated the Town Board needs to direct the EPC on re-certification actions including whether to request an extension. These items will be added to the July Town Board meeting agenda. In addition, if the Town would like to consider not

re-certifying the Zoning Ordinance, the Town will need to present the options to Town citizens and follow the process for public input or direct the EPC to take these actions and make a recommendation for Town Board decision.

**Status Update of Applications/Permits in Progress of Completion:**

- a. Roger Stahmann and Rachel Hutter on behalf of Marian Stahmann Certified Survey Map (CSM) and Rezone, N9101 Hass Rd / T07-16-16-11-08-004-00 & Vacant land on Hass Rd / T07-16-16-11-07-002-00- On June 26, 2023, the Town Board approved the applications for CSM and rezone contingent upon obtaining a variance from the Board of Appeals (for lot dimensions).
- b. Existing Conditional Use Permits
  - 1. Alliant, CUP #ELD-20-001 – Pionke attempted to cash the check from two years ago but is unsure if it cleared. The landscape has not yet occurred. A review of the road needs to be performed by the Town when the construction & landscaping are complete. Pionke is unsure when the substation will be up and running.
  - 2. Ben & Sarah Isaac, CUP #ELD-14-001 – Borski reported the deed restriction amendment is done and can be sent to Isaac’s for signature.
  - 3. Newcastle Property Investments, CUP #ELD-22-002 – Pionke reported Eric Borseth is starting to line up the storage units. There is a question on business activity vs. hobby activity being performed on the property.

**Review of General Inquiries Since July 11, 2023:**

Borski spoke with Cathy Rabe regarding the conversion fee charged for their non-farm residence. This is state regulated under Farmland Preservation and not the Town’s jurisdiction.

**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:** August 8, 2023. Standing agenda items. Application for a CSM by Baker/Wagner (2 lots) with single \$300 application fee is anticipated soon.

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

**Adjourn:** Motion made by Yoder/Rickert to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission