

Town of Eldorado Plan Commission (EPC) Meeting Minutes

October 10, 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)	x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (4/18/2023 - 4/18/2025)
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:

x	Cheryl Pionke, Town Clerk (Appointed position) Temporary Permit Officer	x	Dave Jahns, Town Chairman (4/18/2023 - 4/18/2025)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2023 - 4/18/2025) 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 and Agenda Review: Meeting called to order by Brenner at 7:22 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 EPC meeting minutes from September 12, 2023. Five copies circulated to public per May 2021 decision. Motion made by Rickert/Brenner to approve minutes with corrections noted. Motion carried 4-0 (Yoder abstained due to absence in September).

Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance: Zoning Ordinance remains certified through December 31, 2025 as discussed last month. No further direction from Town Board at this time.

Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020): Resumed discussion paused after May 2023 on action items.

- Borski and Rickert will work with Cheryl Pionke, Town Clerk, on information about EPC for the flyer attached to the end-of-year tax bill.
- Pionke is working with Village of Rosendale and Tower View on marketing ideas (e.g., Facebook posts, email distribution list updates, website updates) and will include information for Town residents on how to get on EPC agenda to discuss options for their property.
- Rickert will make an announcement at Town Board meetings under the Plan Commission Report on how residents can get on the EPC agenda to discuss options for their property.
- The Town Board will consider ways to obtain input from residents regarding the Future Land Use Map, Zoning Ordinance, Land Division/Sub-division Ordinance, Farmland Preservation Program, etc. (e.g., listening session, Town open house) for winter 2023/2024 or early spring 2024.

Continue discussion next month.

Status Update of Applications/Permits in Progress of Completion:

- a. Request by Jordan Weed for Removal of December 16, 2009 Deed Restriction for Lot 1 of CSM #4292 (W9640 Olden Rd & vacant land on Olden Rd, Parcel #: T07-16-16-18-010-05-00 & T07-16-16-18-007-02-00) – Town Board approved the request at the September 25, 2023 Town Board meeting. A Resolution and affidavit for removing the restriction was drafted by Town Attorney Sam Jack (for Matt Parmentier). The signed Resolution and affidavit packet was provided to Weed in advance of the meeting for signature with a notary. After payment of legal & recording fees and receipt of the signed & notarized affidavit, the Town will record the packet at the Register of Deeds to remove the restriction.
- b. Alliant, Conditional Use Permit (CUP) # ELD-20-001 for substation submitted an application for an extension to the CUP to complete landscaping. A public hearing will be held next month.
- c. Existing Conditional Use Permits (CUP):
 1. Ben & Sarah Isaac, CUP #ELD-14-001 for non-farm residence (NFR) – Deed restriction amendment signed by Isaac’s and recorded at Register of Deeds.
 2. Gary Rabe (original applicant), CUP # ELD-21-001 for NFR, N7462 Cty Rd I / T07-16-16-36-10-006-00 (3.168 ac. owned by Kimberly & Craig Shesky) – Jahns believes the issue regarding the Conversion Fee has been resolved. The Town has no authority regarding a Conversion Fee under Wisconsin Statutes.

Review of General Inquiries Since September 12, 2023: 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.*): None

Next Meeting Date & Tentative Agenda: November 14, 2023 (Brenner will be absent) – Alliant CUP extension public hearing, Comp Plan Update 2040 Ch. 2 action items.

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

Adjourn: Motion made by Rickert/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission