

Town of Eldorado Plan Commission (EPC) Meeting Minutes

October 8, 2024

Plan Commission Member Attendees (5 members) 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 Yoder at 7:16 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 10, 2024. Five copies circulated to public per May 2021 decision. Motion made by White/Rickert to approve minutes. Motion carried 4-0.

Tracking # CP-2024-09-03-Freiberg

Concept Plan – Application for Combination of Parcels – Applicant: Howard and Sharon Freiberg

Location/Description of Property: N8280 Town Hall Rd / T07-16-16-20-09-003-00 & vacant land / T07-16-16-20-09-004-00

Parent parcel acres: 0.96 & 1.45 +/-, respectively

Current zoning: General Agricultural, A-2 & Residential, respectively

Proposed parcel acres: 2.41 +/-

Area of dedication acres: unknown +/- for Town Hall Rd

Proposal: combine lots with house (N8280 Town Hall Rd) & septic system (vacant lot) so both are on the same lot

Freiberg’s were unable to attend the September 2024 EPC meeting and so the application was held until the October 2024 EPC meeting. EPC was informed Freiberg’s were also unable to attend the October 2024 EPC meeting after the agenda was posted. Discussion tabled until Freiberg’s are able to attend.

Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance – no update from Town Board

Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020) – no update

Status Update of Applications/Permits in Progress of Completion:

- a. Rickland Farms, Inc., Certified Survey Map (CSM) and Rezone, N9507 & N9509 Town Hall Rd / T07-16-16-04-07-002-00 & T07-16-16-04-10-003-00 (including part of T07-16-16-04-08-002-00 & T07-16-16-04-09-001-00) – public hearing held 10/8/24 with recommendation for approval with conditions. Town Board will review 10/28/24.
- b. Existing Conditional Use Permits – no discussion

Review of Inquiries / Complaints Since September 10, 2024:

- Rickert / Borski received the same inquiry regarding vacant property on Olden Road and Fond du Lac County’s time limit for more than four splits.
- Jahns received a general inquiry on the Ruth E. Will farm on Lincoln Rd & Jahn Rd and potential future uses.

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 12, 2024

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 4-0. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission