

Town of Eldorado Plan Commission (EPC) Meeting Minutes

August 13, 2019

Plan Commission Member Attendees (5):

x	Norbert Chesney, Chairperson		Jenna Borski, Secretary
x	Lee Wenker, Vice Chairperson	x	Jeremy Brenner, Member
x		x	Bill Averbeck, Town Board Liaison
			STAFF: Attorney Matt Parmentier, Edgerton, St. Peter, Petak & Rosenfeldt

Public Attendees:

Wayne Kemnitz	Shong Xiong		
Neng Xiong	Gary Miller, Town Chairman		

Call to Order and Agenda Review: Meeting called to order by Norbert Chesney at 7:00 p.m. Borski absent. Brenner took meeting notes.

Review of Minutes: EPC reviewed the minutes from July 9, 2019. Motion made by Brenner/Wenker to approve minutes. Motion carried 4-0.

Concept Plan – Application for Minor Land Division of A-1 Land without Rezone – Wayne and Shannon Kemnitz:

Location/Description of Property: East of N7678 County Rd I / T07-16-16-35-01-001-00

Parent parcel acres: 17.060+/-

Current zoning: A-1

Proposed parcel acres: 8.410+/- (with 8.65+/- remnant)

Area of dedication acres: TBD+/- for Sales Road and Cty Rd I

Proposal: “Split parcel for possible sale”

Base Farm Tract (BFT) Acres: 33.9+/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): N/A – BFT less than 31.5 acres

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A – BFT less than 31.5 acres

Kemnitz is looking to possibly sell the “lower farm” consisting of approximately eight acres and came to discuss his options. EPC reviewed Borski’s options summarized in an email prior to the meeting and provided them to Kemnitz. EPC encouraged Kemnitz to provide feedback in the next months during the Comprehensive Plan Ten Year Review process as well as regarding future land use.

Public Hearing – Application for Rezoning Exclusive Ag (A-1) to Transitional Residential District (TRD) – Neng Xiong, Shong Xiong, Houa Xiong:

Location/Description of Property: N7978 Town Hall Rd / T07-16-16-29-08-002-00

Parent parcel acres: 27.62+/-

Current zoning: A-1

Proposed parcel acres: 13.31+/- and 13.31+/-

Area of Dedication acres: 0.95+/- for Town Hall Rd

Proposal: Owners would like to rezone the entire acreage to TRD and split the parcel in half for construction of a second house. A home currently exists on the parcel.

Base Farm Tract (BFT) Acres: 27.62+/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): N/A – BFT less than 31.5 acres

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A – BFT less than 31.5 acres

Chesney called the Xiong Rezone Hearing to order at 7:25 p.m. Chesney read the legal notice published August 4, 2019 and August 11, 2019. EPC discussed the need for all property owners to sign the application. EPC also discussed with the applicants that if the rezone to TRD is approved for the entire acreage, then the majority of the ag buildings will need to be removed as TRD only allows three outbuildings on the land. Xionsgs will consider their options and possibly revise the application so Lot 1 will remain zoned A-1 and Outlot 1 will be rezoned to TRD. This correction will come at no cost as it is not a new application or process.

Motion made by Averbek/Wenker to table the rezone and minor land division application. Motion carried 4-0.

Chesney closed the public hearing at 8:16 p.m. The minor land division application was on the agenda following the public hearing for rezone but was addressed during the public hearing.

Schedule 2018/2019 Conditional Use Permit Three Year Reviews: Reviews of the CUPs expiring in 2018 and 2019 needs to take place. Motion made by Averbek/Wenker to do this at the October meeting. Town Clerk will send notices to the individuals up for review.

Public Input: Gary Miller requested permission from the Xionsgs to take a look at the current buildings and structures. They agreed to meet Miller at noon on Friday, August 23, 2019.

Future Meetings & Agenda Items: Next meeting September 10, 2019.
[Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month, pending agenda items.]

Adjourn: Motion made by Brenner/Wenker to adjourn the meeting. Motion carried 4-0. Meeting adjourned at approximately 8:45 p.m.

Meeting notes taken by Brenner, typed by Borski.
Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission