

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

August 11, 2020

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2019 - <b>4/30/2022</b> )	x	Jenna Borski, Secretary (5/1/2018 - <b>4/30/2021</b> )		Bill Averbeck, Town Board Liaison (5/1/2019 - <b>4/30/2021</b> )
x	Lee Wenker, Vice Chairperson (5/1/2019 – <b>4/30/2022</b> )		Jeff White, Member (11/16/2019 – <b>4/30/2021</b> )		STAFF: Attorney Matt Parmentier, Edgerton, St. Peter, Petak & Rosenfeldt

Public Attendees:

Darrell Woelfel			
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**Call to Order, Pledge of Allegiance and Agenda Review:** Meeting called to order by Jeremy Brenner at 7:05 p.m. followed by pledge of allegiance. Agenda revised to include public comment after minutes.

**Public Input:** Darrell Woelfel attended the meeting, filled out an application for a Concept Plan and provided a preliminary certified survey map for discussion.

**Tracking # CP-2020-08-11-Woelfel**

**Concept Plan – Application for Minor Land Division of A-1 Land with Rezone - Darrell Woelfel & Shelly Batterman-Woelfel:**

**Location/Description of Property:** N7989 County Rd I / T07-16-16-26-08-007-00

**Parent parcel acres:** 1.0 +/-

**Current zoning:** Residential (Determined during meeting)

**Proposed parcel acres:** 1.827 +/-

**Area of dedication acres:** TBD +/- for County Rd I

**Proposal:** Acquire land surrounding 1.0 acre parcel from John Ruedinger that is too small to farm and add to existing 1.0 acre residential parcel.

**Base Farm Tract (BFT) Acres:** 165.2 +/- (Determined during meeting)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 157.333 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 7.866 +/-

Woelfel owns a 1.0 acre parcel he believed to be zoned Ag that is surrounded by farmland owned by John Ruedinger. Ruedinger was not present during the discussion. Woelfel explained Ruedinger owns a small tract of land that is between Woelfel’s side yard and a natural waterway that is too small for Ruedinger to farm with his existing equipment (too large for small area). Woelfel would like to purchase the area between his existing parcel and the ditch to combine with his existing 1.0 acres into a 1.827 acre parcel. Woelfel would also like to build an accessory structure of an undetermined size at some point and would like to know if that is possible. A preliminary CSM was provided with no aerial or parcel map to verify land use, structures or lot lines. EPC initially reviewed the requirements in A-1 district: no max sq. ft. for accessory structure, 50 ft. side yard setback and 40 ft. rear yard setback.

EPC attempted to access the County GIS to look up the zoning for Woelfel’s parcel and verify his lot size and zoning and verify the parcel size and zoning of Ruedinger’s land. Not all information could be accessed from a Smartphone. EPC also looked up the BFT acreage for Ruedinger’s land on the Town of Eldorado Base Farm Tract Map certified by DATCP 11/20/2013 to consider options. EPC determined Woelfel’s lot is 1.0 acres, zoned Residential. Ruedinger’s has a BFT of 165.2 acres and is zoned A-1. EPC reviewed the Future Land Use Map and verified all of Ruedinger’s land is marked as Ag.

EPC talked through the complications of splitting land off an A-1 parcel for rezone to Residential within our current Zoning Ordinance and 2010 Future Land Use Map. Rezoning the 1.0 acre Res. parcel to A-1 is not an option based on land use. The proposed parcel also cannot be split zoned. Splitting the A-1 land and NOT merging it with Woelfel’s

Res. parcel would not allow for a building to be constructed in the future and is a flag lot that could not be approved as a stand-alone parcel.

Two questions for the Town Attorney:

1. Sec. 17.30 (11) (b) – Accessory structure size in Residential zone – Does a lot have to be 2.0 acres with 1,700 sq. ft. max or can it be a partial ratio 600 sq. ft./ac. after the initial 1.0 acre?
2. Rezone options for A-1 in 17.33 (10) – Does this scenario meet the rezone condition under option (d)?

Critical information for the existing land cannot be confirmed and there are two questions that need to be clarified by the Town Attorney before EPC can proceed with laying out options for Woelfel. In addition, the application to split and rezone Ruedinger’s land has to come from Ruedinger. At a minimum, approval would be contingent upon sale and merge to Woelfel parcel. EPC recommended Woelfel return with a revised Concept Plan for review at the September 8<sup>th</sup> EPC meeting. EPC will get answers to the two listed questions for discussion. Brenner will not be present on September 8<sup>th</sup> but can submit comments in advance of the meeting.

Woelfel asked if he could plant grass seed on the land he proposes to purchase from Ruedinger. EPC stated we cannot guarantee that the land will be able to be split and sold to Woelfel and planting of grass seed is between him and Ruedinger.

**Review of Minutes:** EPC tabled review of all the minutes from July 14, 2020 since Wenker was not in attendance on July 14<sup>th</sup> and Averbeck and White are absent at this meeting (only two attendees from July 14<sup>th</sup> present).

**Discussion of Fond du Lac County’s cluster meeting via Zoom held July 23, 2020 and Farmland Preservation map assignment for the Town of Eldorado:**

Borski and White participated in a cluster meeting held by Fond du Lac County to discuss the County’s Comprehensive Plan & Farmland Preservation Plan Update. Borski reviewed the highlights of the meeting and notes with Brenner and Wenker. Essentially, the Town needs to mark up the map provided by the County to mark all land zoned out of A-1 the past 10 years and all land zoned into A-1 (if any). The updated map needs to be submitted to County Planning by August 28<sup>th</sup> at the latest. EPC reviewed files available in the Town Clerk’s Office dating back to 2008 and update the map with the exception of the two Town-initiated rezones (30+ smaller parcels listed by parcel number only). Brenner and Borski will meet at a later date with a computer to locate the numerous small parcels using the County GIS and lands website.

**Brief review of public hearing process in advance of public hearing for draft comprehensive plan scheduled for September 8, 2020:**

Brenner will be absent on September 8<sup>th</sup>. Wenker will run the meetings. Process for public hearing/listening session reviewed. Borski will inquire with Trish Nau of East Central Wisconsin Regional Planning Commission (ECWRPC) if she plans to attend and if a full hard copy of the draft will be available for reference. Borski will also ask Nau to clarify if EPC discussion of the written and oral comments are discussed and action taken during the public hearing or at the subsequent regular EPC meeting.

**Future Meetings & Agenda Items:**

September 8, 2020 Public Hearing for Comments on Comprehensive Plan followed by regular EPC meeting. The Woelfel/Ruedinger Concept Plan will also be reviewed further.

[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 Borski/Wenker to adjourn. Motion carried 3-0. Meeting adjourned at 9:22 p.m.

Respectfully submitted,  
Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission