

Town of Eldorado Plan Commission (EPC) Meeting Minutes

February 4, 2020

Plan Commission Member Attendees (5) and terms:

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

Public Attendees:

Matthew Albrecht			
David Jacob, Jacob Land Surveying			

Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Jeremy Brenner at 7:00 p.m. followed by pledge of allegiance.

Review of Minutes: EPC reviewed the minutes from January 14, 2020. Motion made by White/Wenker to approve minutes. Motion carried 4-0.

Tracking # MLD-2020-01-27-Albrecht

Minor Land Division – Robert H. Albrecht:

Parcel 1 (Lot 1 of proposed Certified Survey Map (CSM))

Location/Description of Property: W8178 Lincoln Rd / T07-16-16-10-01-001-00 (Ed Albrecht residence)

Parent parcel acres: 38.84 +/-

Current zoning: A-1

Proposed parcel acres: 13.215 +/-

Area of dedication acres: 1.076 +/- for Lincoln Rd and Hass Rd (wraps around corner) and 0.180 +/- for Hass Rd (south of N9284 Hass Rd)

Proposal: Split house, buildings and farmland north of the drainage ditch from the farmland south of the drainage ditch, creating Lot 1. Also give 80.88 feet x 174.99 feet in the NE corner of the parcel and combine with N9284 Hass Rd for existing mound system and to extend the parcel to Lincoln Rd as Lot 2.

Parcel 2 (Lot 2 of proposed CSM)

Location/Description of Property: N9284 Hass Rd / T07-16-16-10-01-002-00 (Robert Albrecht residence)

Parent parcel acres: 1.0 +/-

Current zoning: A-1

Proposed parcel acres: 1.162 +/-

Area of dedication acres: area in front of original parcel already dedicated to Hass Rd; area adjacent to acres added to parcel dedicated to Lincoln Rd & Hass Rd under Parcel 1 above.

Proposal: Expand existing parcel 80.88 feet north to Lincoln Rd for the purpose of including the existing mound system and squaring the parcel off at the intersection.

Base Farm Tract (BFT) Acres: 70.6 +/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 67.238 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 3.362 +/-

[Secretary's Note: Through discussion with David Jacob of Jacob Land Surveying, LLC in 2020, Borski confirmed that only a single application for a minor land division is required for a single CSM with two lots. Robert Albrecht is no longer pursuing combining the farmland being split from W8178 Lincoln Rd / T07-16-16-10-01-001-00 with the farmland off Hass Rd / T07-16-16-10-04-001-00 as initially discussed during the concept plan review on November 12, 2019.]

Matthew Albrecht, son of Robert Albrecht, attended and spoke on behalf of R. Albrecht per previous written documentation. M. Albrecht provided documentation in advance of the meeting verifying Joann Albrecht (deceased) has been removed from the property records. M. Albrecht and David Jacob reviewed the CSM. EPC questioned why there is no potable well shown on Lot 1. Jacob stated he did not find a potable well when he surveyed the property in winter. M. Albrecht stated the potable well is located within the small rectangle building immediately NE of the building labeled as the barn. M. Albrecht stated both residences have their own potable well.

Motion made by Borski/Wenker to recommend to the Town Board approval of a minor land division of T07-16-16-10-01-001-00 into 13.215 +/- acres for Lot 1 with 1.076 +/- acres dedicated to Lincoln Rd and Hass Rd and 0.180 +/- acres dedicated to Hass Rd and T07-16-16-10-01-002-00 into 1.162 +/- acres for Lot 2 without rezone. Motion carried 4-0. The minor land division application will be further reviewed by the Town Board at the next meeting on February 24, 2020. If approved, the certified survey map will be signed by the Town Board.

Public Input: None

Jeremy Brenner announced East Central Wisconsin Regional Planning Commission (ECWRPC) is hosting a seminar on Affordable Housing on February 20, 2020 in Menasha from 9-10:30 a.m. and in Fond du Lac from 1:30-3 p.m. and forwarded the email invite to EPC members. Brenner plans to attend.

Future Meetings & Agenda Items:

- Public Hearing March 10, 2020 for review of the Conditional Use Permit (ELD-16-001 Mitch & Jenna Vis).
- March 10, 2020 for continued work on the Comprehensive Plan.
- Public Hearing April 14, 2020 for review of Conditional Use Permits.
- April 14, 2020 if agenda items.

[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 Wenker/White to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission