

Town of Eldorado Plan Commission (EPC) Meeting Minutes

April 13, 2021

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)	x	Bill Averbeck, 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

Public Attendees:

Charlie Becker	Aaron Rickert, Town Board Supervisor beginning 4/26/21	David Jahns, Town Board Supervisor & Building Permit Officer	Gary Miller, Town Board Chairman
Jerry Borski	Matthew Zimmerman	Richard Schultz	Theresa Schultz
Ted Frank	Cheryl Pionke, Town Clerk	Mike & Lisa Pionke	Gary & Cindy Borgers
Jim Rozek	Brad Witt	Glenn Henning	Kellan Henning
Jordan Weed	Frank Mazanka	Jim Pionke	Ben Smith
Eric Freiburg, ET Surveying			

Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Jeremy Brenner at 9:10 p.m. following two public hearings. Pledge done previously.

Review of Minutes: EPC reviewed the minutes from March 9, 2021. Motion made by Averbeck/Brenner to approve minutes. Motion carried 5-0.

Tracking # CP-2021-04-02-Frank Mazanka

Concept Plan – Minor land division and rezone for construction of new home – Frank Mazanka:

Location/Description of Property: W7518 Lincoln Rd / T07-16-16-12-05-002-00

Parent parcel acres: 5.32 +/-

Current zoning: A-1 (but no ag use)

Proposed parcel acres: 2.186 +/- for Lot 1 and 2.968 +/- for Lot 2 (remnant)

Area of dedication acres: 0.166 +/- for Lincoln Rd

Proposal: Spilt land and rezone for their daughter to purchase and build a new home.

Base Farm Tract (BFT) Acres: not assigned (less than 10 acres) per Base Farm Tract map with parcel data as of 12/31/2013 and Zoning Ordinance Map Certified by DATCP on 11/20/2013

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

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A – insufficient acreage

This concept plan discussion is a follow-up to the initial **Tracking # CP-2021-01-12-Frank Mazanka on January 12, 2021 and February 9, 2021** and further general discussion **on March 9, 2021**. Mazanka submitted CP-2021-04-02-Frank Mazanka along with a preliminary CSM for EPC review. Eric Freiburg, ET Surveying explained how he surveyed the property to accommodate the suggestions from EPC and the Town Attorney (Matt Parmentier) including a minimum 30 feet frontage for the remnant lot (Lot 2) and using the existing line of trees for the East-West split between proposed Lots 1 & 2. Mazanka owns to the center of the driveway, not the entire width of the driveway as previously thought by Mazanka but this does not affect the proposal. Freiburg will finalize the CSM including labeling Lincoln Rd and labeling the owner of property to the East. The southern property line for the remnant (Lot 2) does not meet the required setback from an existing accessory building but is the existing property line. The perc test is done and will be submitted with the application.

To be reviewed at the May 11, 2021 EPC meeting, the application for a rezone with \$350 fee and MLD with \$300 fee is due no later than April 19th to allow for the public notice process. The final CSM should be submitted no later than May 3rd. Applications for a MLD and Rezone were provided to Mazanka.

Status Update – Conditional Use Permit (CUP) #ELD-20-001 (Alliant/WP&L): The invoice for reimbursement of legal review and filing at the Register of Deeds was paid by Alliant. The CUP is now signed and recorded at the Register of Deeds. Borski provided a copy of the signed CUP to EPC and Town Board members (Gary Miller, Dave Jahns and new TB member Aaron Rickert-eff. 4/26/21) as well as Mike Pionke, Town Patrolman. Borski will send an electronic copy to the Town of Friendship.

Status Update & Compliance Question for Condition #3c – CUP #ELD-20-002 (Lasting Impressions LLC): Condition #3c of the CUP states, *The Applicant shall complete and receive all necessary approvals for a Certified Survey Map that combines the two parcels into a single parcel no later than September 8, 2021.* There has been email discussion the past month between Tom Schultz (Lasting Impressions, LLC), Fond du Lac County and Borski and also between Borski and Town Attorney Matt Parmentier regarding a CSM vs. a Plat of Survey. The discussions were whether a Plat of Survey would meet the criteria in condition #3c of the CUP. Theresa Schultz stated that they have decided to just go ahead with the CSM. The EPC still discussed and, for future reference, are not in favor of a Plat of Survey option because the document is not recorded with the Register of Deeds. Rather, the document is held by the Surveyor.

Review of General Inquiries since March 9, 2021:

- Brenner received a question on a property in the hamlet that is zoned Commercial and possible interest for conversion to a Residence. Since this is within the Traditional Neighborhood Design Overlay (TNDO) Brenner informed them it was a possibility. The inquiring party will consider further.
- White received multiple questions on solar projects.

Public Input: Question from Glenn Henning on why there is a big white arrow painted in the road at the intersection of Blewett Rd & Town Hall Rd/CR C. No one is certain. The public noted Leeward Solar Renewable Energy, LLC was out surveying land today.

Future Meetings & Agenda Items: May 11, 2021 – Public hearing for MLD & Rezone application by Frank Mazanka. Follow-up to Town Board action on Zoning Ordinance amendments (Solar Energy Systems & Changes and Amendments).
[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/Averbeck to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission