

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

August 10, 2021

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2019 - <b>4/30/2022</b> )	x	Jenna Borski, Secretary (5/1/2021 - <b>4/30/2024</b> )	x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - <b>4/30/2023</b> )
x	Lee Wenker, Vice Chairperson (5/1/2019 – <b>4/30/2022</b> )	x	Jeff White, Member (5/1/2021 – <b>4/30/2024</b> )		

Staff or Town Board Member Attendees:

Cheryl Pionke, Town Clerk	Gary Miller, Town Chairman (5/1/2021 - <b>4/30/2023</b> )	Attorney Matt Parmentier
Mike Pionke, Highway Patrolman	Dave Jahns, Town Supervisor #1 (5/1/2021 - <b>4/30/2023</b> ) Permit Officer	

*Note: As of June 2021, minutes no longer include public attendance. Names will be included for agenda items or contributions under public input or as deemed necessary by EPC.*

**Call to Order and Agenda Review:** Meeting called to order by Jeremy Brenner at 7:09 p.m. Agenda revised to allow public comment ahead of the status updates (Chuck Boyd Concept Plan discussion).

**Review & Approve Minutes:** EPC reviewed the EPC meeting minutes from July 13, 2021. Five copies circulated to public per May 2021 decision. Motion made by White/Rickert to approve minutes. Motion carried 5-0.

**Discussion of properties shown as split-zoned on Fond du Lac Co GIS & zoning vs. assessment:**

Borski shared that a property appears to be split-zoned A-1 & Residential on the Fond du Lac County GIS website (T07-16-16-15-11-008-00), found during review of the Ihrig application. However, upon inquiry with Terry Dietzel, the County Planner, the two parcels were combined onto one tax bill but remain two separate parcels with different zoning. This was a service the County historically did at the request of property owners to reduce the number of tax bills received but acknowledge that it does create confusion when reviewing the County GIS map. The County is considering no longer combining parcels for tax purposes and requiring property owners to go through the local Plan Commission to formally combine lots. Any properties that appear to be split-zoned will need to be reviewed by the County Planning Dept. to determine actual parcel numbers and zoning. There are a couple throughout the Town identified during a recent effort with the County to identify all A-1 land. Borski provided Dietzel with one more property in question for review that appears split zoned A-2 & Commercial (T07-16-16-15-12-006-00). Dietzel will research and get back to Borski.

Borski also shared with EPC that a property owner recently inquired to confirm zoning based on the information on the County assessment page (T07-16-16-26-08-016-00). It appears that 1.3 acres was assessed Residential and 0.527 acres were assessed Agricultural. Borski confirmed with the County that the entire 1.827 acres is zoned Residential. However, the property is assessed based on land use. Since the 0.527 acres were still tilled land as of the assessment, the portion was assessed as Agricultural even though it is zoned Residential. Borski showed EPC how to verify this on the County GIS website for future reference.

**Public Input:**

**Tracking # CP-2021-08-09-Boyd**

**Concept Plan – Application for Rezone from A-1 to Commercial – Charles, Patty & Carol Boyd:**

**Location/Description of Property:** N8069 Sales Rd / T07-16-16-25-06-003-00

**Parent parcel acres:** 3.48 +/-

**Current zoning:** A-1

**Proposed parcel acres:** same  
**Area of dedication acres:** N/A  
**Proposal:** Rezone to Commercial for purpose of building storage warehouse for rental

**Base Farm Tract (BFT) Acres:** N/A – less than 10 acres  
**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** N/A  
**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** N/A

Chuck Boyd provided the EPC with a Concept Plan application and map not provided in advance of the meeting. The property has a residence along with accessory buildings and was zoned agricultural (A-1) and rented out prior to the current ordinance (legal non-conforming). Boyd owns the property with Patty and Carol Boyd. They propose to rezone the property to Commercial to construct a storage warehouse for rental.

EPC identified the Future Land Use Map (FLUM) shows this area as Ag, which would allow rezone from A-1 to A-2 unless there is an amendment to the FLUM. Since the Comprehensive Plan was just updated, Boyd would need to initiate and cover Town expenses for an amendment to the FLUM. EPC reviewed permitted and conditional uses in the A-1 & A-2 districts and recommended Boyd review these in further detail to better understand options under the current ordinance. Boyd will also investigate potential costs to amend the FLUM to extend the area marked as “Commercial” from the south side of Hwy 41 on Sales Rd to the north side to include this and potentially adjacent parcels.

**Status Update – Lasting Impressions, LLC (Tom and Theresa Schultz) Combine Lots by Certified Survey Map:** Per Eric Freiburg, Surveyor, a CSM will be submitted for review at the October EPC meeting.

**Status Update – Frank & Jeni Mazanka Minor Land Division (MLD), Rezone & Variances:** Frank Mazanka is working with an attorney to draft a driveway easement per a condition of approval by the Town.

**Status Update – Gary Rabe MLD & Conditional Use Permit (CUP) for Non-farm Residence:** The CUP was signed but will not be filed at the Register of Deeds per EPC decision.

**Review of General Inquiries Since July 13, 2021:**

- Brenner – none beyond what has already been discussed
- Borski – inquiries were made regarding the southwest corner of Lone Elm & Townline Rd & N8030 Sales Rd regarding current zoning and permitted uses and regarding the Rehm properties.

**Public Input:** none

**Next Meeting Date & Tentative Agenda:** September 14, 2021 – Public Hearing for Douglas & Judith Rehm applications.

[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 5-0. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission