

Town of Eldorado Plan Commission (EPC) Meeting Minutes

October 12, 2021

Plan Commission Member Attendees (5) and terms:

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

Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk		Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Dave Jahns, Town Supervisor #1 (5/1/2021 - 4/30/2023) 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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:08 p.m. followed by pledge of allegiance.

Review & Approve Minutes: EPC reviewed the public hearing & EPC meeting minutes from September 14, 2021. Five copies circulated to public per May 2021 decision. Motion made by Rickert/Brenner to approve minutes. Motion carried 3-0.

Tracking # MLD-2021-09-29-Schultz

Minor Land Division (Combine Lots by Certified Survey Map) – Tom & Theresa Schultz:

Applicant: Tom & Theresa Schultz

Location/Description of Property: N7659 Cty Rd C / T07-16-16-32-06-014-00 & T07-16-16-32-06-015-00

Parent parcel acres: 0.181 +/- & 0.323 +/-, respectively

Current zoning: Commercial in Traditional Neighborhood Design Overlay (TNDO) District

Proposed parcel acres: 0.492 +/- per Survey (in lieu of 0.504 +/-)

Area of dedication acres: N/A

Proposal: Create 0.492 +/- (Lot 1) by certified survey map to combine parcels with building and associated parking/storage.

Base Farm Tract (BFT) Acres: N/A – zoned Commercial

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

Theresa Schultz attended for the applicant. The proposed CSM to combine the two lots satisfies condition #3c of Conditional Use Permit #ELD-20-002, dated December 8, 2020.

Motion made by Brenner/Rickert to recommend approval to the Town Board of application for combination of lots by CSM at N 7659 Cty Rd C for creation of 0.492 +/- acre Lot 1 without rezone. Motion carried 3-0. The application and CSM will be further reviewed by the Town Board at the next meeting on October 25, 2021. If approved, the CSM will be signed by the Town Board.

Status Update – Douglas & Judith Rehm Minor Land Division & Rezone:

The Town Board approved the applications from Douglas & Judith Rehm for creation of four lots by CSM along Olden Rd and rezone of Lots 1-3 from A-1 to A-2 on September 27, 2021.

Status Update – Process for amendment to Comprehensive Plan:

During the past month, Borski continued conversations with East Central Wisconsin Regional Planning Commission (ECWRPC) regarding the process & potential costs for a citizen-initiated amendment to the Future Land Use Map (FLUM). Trish Nau with ECWRPC confirmed that an update to the FLUM would require a 30-day Class 1 public notice and public hearing but the effort by ECWRPC to update a single parcel on the FLUM is negligible and there would be no charge for this update or to provide an electric copy of the revised FLUM to the Town. A revision to a single parcel on the FLUM would not require an update to the text within the 2040 Comprehensive Plan Update. The Town would have to post the revised FLUM on the Town’s website with the 2040 Comp Plan. There would be costs associated with any hard copies printed for distribution. Borski also researched the legal process & potential costs for legal fees associated with an application to amend the FLUM. Town Attorney Matt Parmentier estimated that for the process to update a parcel on the FLUM, legal costs would likely be a few hundred dollars. Borski will pull all the information together and communicate with the individual interested in the process for an amendment.

Review of General Inquiries Since September 14, 2021:

- Brenner – General conversations regarding properties for sale.
- Rickert – Rickert inquired on the base farm tract(s) acres for Rickert Bros LLC & Rickland Farms Inc, non-farm residences and potential placement of a non-farm residence near the northern intersection of Lincoln Rd & Town Hall Rd. EPC reviewed the 2013 Base Farm Tract Map.

Public Input: none

Next Meeting Date & Tentative Agenda: November 9, 2021 – regular 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 Brenner/Rickert to adjourn the meeting. Motion carried 3-0. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission