

Town of Eldorado Plan Commission (EPC) Meeting Minutes

November 9, 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)
x	Lee Wenker, Vice Chairperson (5/1/2019 – 4/30/2022)	x	Jeff White, Member (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk (Appointed position)	x	Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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 7:16 p.m. following public hearings.

Review & Approve Minutes: EPC reviewed the EPC meeting minutes from October 12, 2021. Five copies circulated to public per May 2021 decision. Motion made by Rickert/Brenner to approve minutes. Motion carried 3-0 (Wenker & White abstained since not present October 12th).

Status Update – Tom and Theresa Schultz Combine Lots by Certified Survey Map & Conditional Use Permit (CUP) #ELD-20-002: The Town Board approved the CSM at the October 25, 2021 Town Board meeting but was not signed at the time. Borski spoke with Cheryl Pionke today and the CSM will be signed and taken to the Fond du Lac County Planner’s office. This completes outstanding condition for CUP #ELD-20-002.

Status Update – Wisconsin Power & Light Company (Alliant Energy) Conditional Use Permit (CUP) #ELD-20-001: Borski placed this item on the agenda thinking there was going to be a Preliminary Landscape Plan submitted on November 3, 2021 for EPC review but that was not received. Borski provided an update that the culvert and driveway are in place and Alliant applied for a fire number needed for their documentation purposes moving forward. Dave Jahns and Cheryl Pionke discussed and believe the County assigned the fire number.

Jahns shared the building to be constructed on the property is prefabricated, approximately 16 ft x 40 ft and will be heated. EPC raised questions about how this substation ties into the rumored solar energy projects, next steps for Alliant and what revenue this substation may generate for the Town since as a utility there are no property taxes. Jahns shared a neighboring Town has a substation and the Town gets approximately \$2,000 per year. It is unknown if this was negotiated or if there is law addressing Town revenue.

EPC reviewed the conditions for CUP #ELD-20-001 for construction & operation of the substation, specifically the need to submit a preliminary landscape plan to the EPC and specific property owners adjacent to the property at least eight months in advance of construction. The Town and property owners then have 60 days to provide comments on the preliminary plan for Alliant to consider in development of a final landscape plan for Town approval.

Review of General Inquiries Since October 12, 2021:

- Brenner received one inquiry from a property owner within the Transitional Residential District (TRD) on the Future Land Use Map (FLUM) in the Comprehensive Plan Update 2040 regarding potential property use. EPC

reviewed the FLUM, TRD minimum lot dimension requirements for both conventional certified survey maps (CSMs) and conservation CSMs and requirement in TRD to maintain 40% open space/green space. No other rezone option exists (e.g., Residential, Commercial, etc.) without an amendment to the FLUM. This is different from the FLUM that shows future Residential district south of the hamlet of Eldorado and south of the current residential development on Town Line Circle. Also, if property is currently zoned A-1, property needs to meet the requirements in ch. 17 Zoning Regulations, section 17.33(10)(a)-(d). Brenner also provided background on the development of the current FLUM for Rickert who was not on the EPC at the time of the Comprehensive Plan Update 2040. The next 10-year update for the 20-year Comp Plan will begin around 2029 for the Comp Plan Update 2050.

- Borski received two inquiries:
 - New property owner for N8030 Sales Rd (zoned Commercial) contacted Borski for a discussion on potential property enhancements (e.g., fencing, security, lighting, additional building(s)). The property owner intends to submit a concept plan for discussion at the next EPC meeting on December 14, 2021.
 - The property owner for W8232 Lone Elm Rd (just rezoned from A-1 to A-2 at public hearing) contacted Borski for discussion on potential property uses with the existing outbuildings, residence & farm animals (e.g., home-based business vs. a commercial business), if rezone to Commercial is an option, etc. They do not yet have a plan but are considering options.

Public Input: There was a public comment on observation of EPC's efforts to consider the importance of properties as a source of revenue in decisions likely based on recent pressure from the public and Town Board to increase the tax base. A discussion on roles and responsibilities followed. Specifically, the EPC is working to treat all property owners equally and apply the regulations. EPC is also working with the Town Attorney and Town Board to make the best of revenue opportunities, but it is beyond the scope of the EPC's authority to drive revenue. It is the Town Board's responsibility to address revenue opportunities. The EPC/Town Board liaison serves to align these efforts. Discussion followed on the solar energy project(s) potentially coming to the Town and the recent Alliant substation approval as examples where the Town Board needs to provide leadership in addressing these applications as a revenue source for the Town.

Next Meeting Date & Tentative Agenda: December 14, 2021 – 3-yr non-farm residence conditional use permit review for W880 Lincoln Rd & concept plan for N8030 Sales Rd.
[Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month.]

Adjourn: Motion made by Wenker/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission