

Town of Eldorado Plan Commission (EPC) Meeting Minutes

December 14, 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:

| | | | | | |
|--|---|--|--|--|--------------------------|
| | Cheryl Pionke, Town Clerk (Appointed position) | | 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 7:00 p.m. followed by pledge of allegiance.

Review & Approve Minutes: EPC reviewed the public hearings & EPC meeting minutes from November 9, 2021. Five copies circulated to public per May 2021 decision. Motion made by White/Brenner to approve minutes. Motion carried 5-0.

Tracking # CP-2021-11-25-Newcastle Property Investments LLC

Concept Plan – Discussion of upgrades to Commercial property for continuation of Fond du Lac Storage – Eric Borseth, Newcastle Property Investments, LLC:

Location/Description of Property: N8030 Sales Rd / T07-16-16-26-01-003-00

Parent parcel acres: 5.217 +/-

Current zoning: Commercial

Proposed parcel acres: N/A

Area of dedication acres: N/A

Proposal: install security gate & fence, cameras, solar powered lighting, temporary storage containers & eventually construct new building and add business sign

Borseth purchased the property on 9/8/21 along with the Fond du Lac Storage business which he plans to continue. The property was last sold in July 2008 (prior to adoption of current Zoning Regulations in 2013). Borseth gave a presentation on plans to upgrade the property by installing security cameras, lighting & gate now and a fence in a year. He also plans to bring storage containers (8' x 40' x 8.5' tall and 8' x 20' x 8.5' tall) to the property (five at a time) beginning in spring 2022 to increase revenue. Containers will be placed one foot apart and not stacked. He may paint a mural on the shipping containers on the highway side. Blue Frog will be the property manager and Borseth plans to visit the property once per week. Borseth plans to eventually put up a new business sign in a couple years and build a large structure to replace the storage containers when he has sufficient funding. He also provided a couple photos of a nearby property with storage containers on their property (not in TN Eldorado).

EPC directed Borseth to Dave Jahns, Permit Officer, for permitting on the fence and gate and to the Town Clerk/Town Board for the sign (Ch. 20 Sign Regulations). EPC will get back to Borseth on whether he can continue the existing business at this Commercial property without obtaining a Conditional Use Permit for a self-storage facility in the Commercial District (current legal non-conforming use prior to adoption of current Zoning Regulations) and whether

the storage containers need permitting. Painting a mural on the storage containers may be considered a sign and subject to federal regulations as the property is adjacent to I-41. EPC informed Borseth he needs to submit a Site Plan in advance of getting a building permit for the large permanent building and will need to consider other county, state and federal permits for site grading, wetlands, retention pond, etc. Borski will follow-up with Borseth with any additional information.

Status Update – TJRVJM Real Estate LLC Rezone and Conditional Use Permit (CUP) Review:

The Town Board approved rezone of the property at W8232 Lone Elm Rd from A-1 to A-2 on November 22, 2021. EPC did not renew the CUP for a non-farm residence (# ELD-18-002) at the public hearing on November 9, 2021, as requested by the property owner.

Review of General Inquiries Since November 9, 2021:

- Brenner – None but Brenner confirmed with Borski that the Town Clerk had the Certified Survey Map for Tom & Theresa Schultz at N7659 Cty Rd C signed by the Town Chairman and submitted to the County since the last meeting.

Public Input: Brief discussion on potential solar energy project.

Next Meeting Date & Tentative Agenda: January 11, 2022 potential public hearing for rezone of W8880 Lincoln Rd and 3-yr review of CUP # ELD-18-003 (Westphal / MTRV Enterprises).

[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 7:55 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission