

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

July 12, 2022

**Plan Commission Member Attendees (5) and terms:**

x	Jeremy Brenner, Chairperson (5/1/2022 - <b>4/30/2025</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	Dennis Yoder, Member (5/1/2022 – <b>4/30/2025</b> )	x	Jeff White, Vice Chairperson (5/1/2021 – <b>4/30/2024</b> )		

**Staff or Town Board Member Attendees:**

	Cheryl Pionke, Town Clerk (Appointed position)	x	Gary Miller, Town Chairman (5/1/2021 - <b>4/30/2023</b> )		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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 comments or as deemed necessary by EPC. As of May 2022, public comments are limited to the designated times during the meeting.*

**Call to Order, Pledge of Allegiance and Agenda Review:** Meeting called to order by Brenner at 7:17 p.m. following public hearing.

**Public Comments** *(Please note this is the Plan Commission’s monthly business meeting, not a public hearing. Individuals wishing to speak on any item should present their comments now under this “Public Comments” agenda item. In addition, although the Plan Commission can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of three consecutive minutes under this agenda item.):* None

**Review & Approve Minutes:** EPC reviewed the public hearing & EPC meeting minutes from June 7, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/Yoder to approve minutes with edits discussed. Motion carried 5-0.

**Tracking # CP-2022-06-07-Schumacher**

**Concept Plan – Application for Certified Survey Map (CSM) – Chris & Sharon Schumacher:**

**Location/Description of Property:** W7431 Cemetery Rd / T07-16-16-12-15-003-00

**Parent parcel acres:** 38.635 +/-

**Current zoning:** A-1

**Proposed parcel acres:** 27.131 +/- for Lot 1 & 50.998 ac. +/- for Lot 2 (combined with 39.494 ac. at T07-16-16-12-14-002-00 immediately to the north)

**Area of dedication acres:** none

**Proposal:** split 27 acres from T07-16-16-12-15-003-00 for eventual sale to son for construction of farm residence; retain remnant & continue farming

**Base Farm Tract (BFT) Acres:** 304 +/- (Chris Schumacher)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 289.524+/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 14.476+/-

Schumacher recently created these two lots (see CSM-2022-02-28-Schumacher) and intended to sell the southern lot along Cemetery Rd to his son for eventual construction of a farm residence. (Borski confirmed the acres & parcel numbers for the two existing lots with the County as they are not yet listed on the County GIS.) Schumacher now

wishes to split off approximately 27 acres for the same purpose. Schumacher intends to retain the remnant approximately 11 acres. The preliminary CSM proposes to also combine the 11-acre remnant with the recently created 39.494 ac. lot for creation of a new 50.9987 ac. lot. Schumacher stated there is no specific purpose for this other than this is how his surveyor drew the preliminary CSM. EPC reviewed the preliminary CSM and Ch. 18 Land Division / Sub-division Ordinance along with the definition of a flag lot. EPC views the proposed Lot 2 as a flag lot which is not allowed under the current ordinance. EPC suggested the CSM be revised to simply split the 38.635 ac. lot into two approximately 27 and 11-acre lots and leave the existing, recently created, 39.494 ac. lot in place. Schumacher agreed with this suggestion. EPC provided Schumacher with an application for a Certified Survey Map and process instructions. The application, final CSM and fee should be submitted by August 1, 2022 to be included on the agenda for the next EPC meeting on August 9, 2022. No public hearing is required for a CSM without rezone.

**Status Update of Applications/Permits in Progress of Completion:**

- a. Cory and Brittney Zickert (N7828/N7840 Town Hall Rd), Michael Albrecht (N7860/N7880 Town Hall Rd) and Michele Simon (N7889 Cty Rd C) Amendment to the Comprehensive Plan Update 2040, Future Land Use Map (TRD to Agricultural) – The Town Board approved the amendment on June 27, 2022. Borski is working with East Central Wisconsin Regional Plan Commission (ECWRPC) to amend Figure B-3, Future Land Use Map, as approved. Attorney fees for drafting the resolution for amendment were \$384 and will be charged to the applicants once confirmed no additional charges from ECWRPC. Following revision to Figure B-3, Zickerts are able to submit a request for rezone as discussed during the concept plan review.
- b. David Jahns, et al. CSM and Rezone, W7535 Cty Rd OO – The Town Board approved the CSM & Rezone contingent upon submittal of the driveway easement. A draft easement has not yet been received.
- c. Existing Conditional Use Permits – The Isaac CUP for non-farm residence (NFR) & Vis CUP for NFR are both overdue for review due to workload. Reviews may be scheduled for September. A CUP application by Newcastle Property Investments, LLC was recently received for N8030 Sales Rd and will be distributed, and a public notice published for the hearing on August 9, 2022.

**Review of General Inquiries Since June 7, 2022:**

- Rickert – inquiry on a possible CSM for Rickert Bros, LLC and a CUP for NFR for Weed. Will possibly have a concept plan application for discussion next meeting.

**Public Comments** (*Individuals wishing to speak on any agenda item discussed above should present their comments now under this “Public Comments” agenda item. Each commenter will be limited to a total of three consecutive minutes under this agenda item.*):

Public comments made by Dave Jahns

**Next Meeting Date & Tentative Agenda:** August 9, 2022 – CUP hearing for Newcastle Property Investments, LLC, possibly Zickert Rezone, possibly Rickert Bros, LLC concept plan.

*Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month.*

**Adjourn:** Motion made by Brenner/Yoder to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission