

Town of Eldorado Plan Commission (EPC) Meeting Minutes

September 13, 2022

Plan Commission Member Attendees (5) and terms:

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

Staff or Town Board Member Attendees:

Cheryl Pionke, Town Clerk (Appointed position)	x	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 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 and Agenda Review: Meeting called to order by Brenner at 8:43 p.m. following public hearings.

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 August 9, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/Rickert to approve minutes. Motion carried 5-0.

Status Update of Applications/Permits in Progress of Completion:

- a. David Jahns et al. Certified Survey Map (CSM) and Rezone, W7535 Cty Rd OO – The CSM has been signed following receipt of the driveway easement with notarized signatures. The Town will record the driveway easement at the Register of Deeds when the CSM # is assigned.
- b. Chris & Sharon Schumacher CSM, W7431 Cemetery Rd - The Town Board approved the CSM at the August 22, 2022 Town Board meeting and signed the CSM.
- c. Newcastle Property Investments, LLC Conditional Use Permit (CUP), N8030 Sales Rd – Discussion on reason for no term limit being that there is requirement for iterative oversight by the Permit Officer at specific milestones with involvement by the Highway Patrolman and/or Fire Department as needed. The permit will be ready for signature by the end of the week.
- d. Existing Conditional Use Permits – no discussion.

Review of General Inquiries Since August 9, 2022:

- Rickert submitted a Concept Plan by Rickert Bros LLC for a CSM and rezone of approximately 22-26 acres from A-1 to A-2 for sale and construction of a shop & storage for Josh Pipping’s Ag Concrete business.
- Borski explained an email received from Terry Dietzel of Fond du Lac County regarding an ag property in the southeast corner of the Town. The County owns the property for a potential landfill that never came to fruition and is wondering if the Town is open to rezoning this Commercial. Borski indicated this would first require an application to amend the Future Land Use Map and recommended the County get on the agenda for the next Town Board meeting to first gage interest by the Town Board for such an application.

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.*): None

Next Meeting Date & Tentative Agenda: October 4, 2022 due to scheduling conflict for second Tuesday – new Concept Plan by Rickert Bros LLC

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

Adjourn: Motion made by Yoder/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 9:06 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission