

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

November 14, 2023

### 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) (4/18/2023 - <b>4/18/2025</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:

x	Cheryl Pionke, Town Clerk (Appointed position) Temporary Permit Officer		Dave Jahns, Town Chairman (4/18/2023 - <b>4/18/2025</b> )		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2023 - <b>4/18/2025</b> )		

*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 White at 8:10 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 (Jordan & Amanda Weed) & EPC meeting minutes from October 4, 2023. Five copies circulated to public per May 2021 decision. Motion made by Rickert/Yoder to approve minutes. Motion carried 4-0.

### **Tracking # CSM-2023-11-06-Baker & CSM-2023-11-14-Wagner (two owner applications for single CSM) Certified Survey Map – Applicants: Chris & Keetra Baker and Aaron & Melissa Wagner**

**Location/Description of Property:** W7762 Dike Rd / T07-16-16-35-13-008-00 (Wagner) & W7786 Dike Rd / T07-16-16-35-13-003-00 (Baker)

**Parent parcel acres:** 9.67 +/- (Wagner) / 9.62 +/- (Baker)

**Current zoning:** both properties zoned A-2

**Proposed parcel acres:** 5.568 +/- for Lot 1 at W7762 Dike Rd (Wagner) & 13.717 +/- for Lot 2 at W7786 Dike Rd (Baker)

**Area of dedication acres:** none for Dike Rd

**Proposal:** Create a 5.568 +/- ac. Lot 1 at W7762 Dike Rd (Wagner) & a 13.717 +/- acre Lot 2 at W7786 Dike Rd (Baker) by a minor land division to accomplish transfer of approximately 4 acres of vacant land from Wagner parcel to merge with Baker parcel for creation of two lots for eventual construction of a residence and another storage building on the Baker lot.

Chris & Keetra Baker attended to represent the applications. K. Baker provided the CSM application signed by Aaron & Melissa Wagner immediately prior to the meeting to complete the application packet. C. Baker explained the application as described above under the proposal. The CSM presented has been submitted to Fond du Lac County Planning Department for review but Baker’s have not yet received comments from the County. Substantial changes to the proposed lot lines and acres is not anticipated. Bakers had a percolation test done that passed but may need to be

repeated prior to construction of their residence depending on how long that takes to start. Construction of their residence is a few years out yet.

EPC reviewed minimum lot size & dimensions for both lots with proposed lot lines along with setbacks for existing and proposed buildings in the A-2 district. A variance to the 350 ft maximum setback for Baker's future residence will need to be obtained prior to construction in the anticipated location but does not need to be a condition for approval of the CSM. EPC noted the driveway to Baker's new storage building was constructed with extra width anticipating the requirement to support emergency fire vehicles when they are ready to build the residence.

Motion made by Yoder/Rickert to recommend to the Town Board approval of application for a CSM regarding T07-16-16-35-13-008-00 at W7762 Dike Rd and T07-16-16-35-13-003-00 at W7786 Dike Rd for creation of a 5.568 +/- acre Lot 1 and 13.717 +/- acre Lot 2 with no dedication to Dike Road without rezone, conditional upon no substantial changes to the CSM by Fond du Lac County. Motion carried 4-0.

The CSM will be further reviewed by the Town Board at the next meeting on November 27, 2023, following receipt of the final CSM after review by Fond du Lac County. If approved, the CSM will be signed by the Town Board.

**Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020):** Resumed discussion on action items.

Rickert presented example proposed changes to the Future Land Use Map (FLUM) with extended Transitional Residential District (TRD) northwest of the hamlet of Eldorado, location of proposed Silver Maple Solar Project and mixed commercial and light industrial along I-41 on CR I. Rickert stated the Town Board is considering holding a workshop open to the public in spring 2024 paired with a local fundraiser such as chili with the local 4H club. The Town Board is no longer considering an early 2024 workshop. Rickert questioned what could be added to the FLUM, such as the Solar Project and how the Town would reflect this if approved by the Public Service Commission (PSC). Rickert provided copies of the current FLUM to EPC members to sketch proposed changes. After further discussion, it was agreed Borski will assist the Town Clerk with an informational flyer regarding EPC to include with the tax bill mailing.

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

- a. Jordan & Amanda Weed application for CSM & Rezone - W9640 Olden Rd / T07-16-16-18-10-005-00 & Vacant land / T07-16-16-18-07-002-00 - the Town Board approved the CSM & rezone at the October 23, 2023 Town Board meeting.
- b. Existing Conditional Use Permits – Alliant submitted an application for an extension to complete the conditions of CUP #ELD-20-001 by July 2024. A public hearing was held immediately prior to this meeting. EPC tabled a decision pending additional information from Alliant. A Special Hearing will be needed in 2024 to resume review of the application.

**Review of General Inquiries Since October 10, 2023:** None

**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:** December 14, 2023 – standing agenda items only at this time

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

**Adjourn:** Motion made by Rickert/Yoder to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Jenna Borski

Member/Secretary

Town of Eldorado Plan Commission