

Town of Eldorado Plan Commission (EPC) Meeting Minutes

January 14, 2025

Plan Commission Member Attendees (5 members) and terms:

x	Jeremy Brenner, Chairperson (5/1/2022 - 4/30/2025)	x	Jenna Borski, Secretary (5/1/2024 - 4/30/2027)	x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (4/18/2023 - 4/18/2025)
x	Dennis Yoder, Vice Chairperson (5/1/2022 – 4/30/2025)	x	Jeff White, Member (5/1/2024 – 4/30/2027)		

Staff or Town Board Member Attendees:

x	Kristy Weinke, Town Clerk (Appointed 9/11/2024 - 4/20/2027)	x	Dave Jahns, Town Chairman (4/18/2023 - 4/18/2025)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2023 - 4/18/2025)		

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.

<p>Call to Order, and Agenda Review: Meeting called to order by Brenner at 8:08 p.m. following public hearings.</p>
<p>Public Comments <i>(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.):</i> Public comments made by Dave Jahns</p>
<p>Review & Approve Minutes: EPC reviewed the EPC meeting minutes from December 10, 2024. Five copies circulated to public per May 2021 decision. Motion made by White/Rickert to approve minutes. Motion carried 5-0.</p>
<p>Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance: EPC discussed with Jahns. This item will be added to the January Town Board agenda for decision.</p>
<p>Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020): No update</p>
<p>Status Update of Applications/Permits in Progress of Completion:</p> <ol style="list-style-type: none"> a. Mark Nemitz and Shari Graffunder on behalf of Carol Nemitz (deceased), Certified Survey Map (CSM) and Rezone, W8662 & W8664 Lone Elm Rd / Parcel ID # T07-16-16-04-02-002-00 (5.61 ac.) & T07-16-16-04-02-002-01 (5 ac.) – public hearing held January 14, 2025 with recommendation for approval with conditions. Town Board will review January 27, 2025. b. Deta-J Farms, LLP (David Schultz), CSM and Rezone, northeast of northern intersection of Lincoln Rd and Cty Rd C / Parcel ID # T07-16-16-03-11-003-00 (9.439 ac.) & T07-16-16-03-12-001-00 (40 ac.) – public hearing held January 14, 2025 with recommendation for approval with conditions. Town Board will review January 27, 2025. c. Existing Conditional Use Permits – Alliant CUP #ELD-20-001 and 6/10/24 Amendment. Borski emailed Greg Ardrey of Alliant for an update. Ardrey is no longer with Alliant. Borski emailed another contact and has not yet received a reply. Borski will contact them again. If no response is received, engage our Town Attorney.

Review of Inquiries / Complaints Since December 10, 2024: Borski received an inquiry about putting up a billboard on land adjacent to I-41. Borski explained that billboards are under federal jurisdiction since the road is an interstate highway. The inquirer stated he was informed the property needed to already be zoned commercial or industrial and located within a city and is looking to confirm zoning. Borski informed the caller the property is zoned agricultural and located in a Town.

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 Jerry Borski.

Next Meeting Date & Tentative Agenda: February 11, 2025

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 8:54 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission