

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

June 10, 2025

### Plan Commission Member Attendees (5 members) and terms:

x	Jeremy Brenner, Chairperson (5/1/2025 - <b>4/30/2028</b> )	x	Jenna Borski, Secretary (5/1/2024 - <b>4/30/2027</b> )	x	Todd Stahmann, Town Supervisor #2 (Town Board Liaison) (4/18/2025 - <b>4/18/2027</b> )
x	Dennis Yoder, Vice Chairperson (5/1/2025 – <b>4/30/2028</b> )	x	Jeff White, Member (5/1/2024 – <b>4/30/2027</b> )		

### Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk (Appointed 5/19/2025 to finish term thru <b>4/20/2027</b> )		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> )		Jason Weinke, Permit Officer (Appointed 1/27/2025)

*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.*

**Call to Order and Agenda Review:** Meeting called to order by Brenner at 7:50 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 EPC meeting minutes from May 13, 2025. Five copies circulated to public per May 2021 decision. Motion made by White/Stahmann to approve minutes. Motion carried 4-0-1 (Yoder abstained due to absence).

#### **Tracking # CSM-2025-06-04-Hinz Family Farm LLC**

**Concept Plan – Application for Minor Land Division of A-1 Land without Rezone] – Applicant:** Hinz Family Farm LLC

**Location/Description of Property:** vacant farmland / T07-16-16-03-02-005-00

**Parent parcel acres:** 34.425 +/-

**Current zoning:** A-1

**Proposed parcel acres:** 5.362 +/-

**Area of dedication acres:** 0.284 +/- for West Lone Elm Rd

**Proposal:** split from farmland to sell five acres to neighbor at W8232 Lone Elm Rd for continued ag use

**Base Farm Tract (BFT) Acres:** 231.3 +/-

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 220.286 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 11.014 +/-

Eric Freiberg, Surveyor, attended on behalf of the applicants, Lynn & Rhoda Hinz, and Kelsie Lally attended on behalf of the purchaser. Freiberg confirmed the intent is to split approximately 5 acres from the farmland for sale to the owner of W8232 Lone Elm Rd. The Hinz family will rent and continue to farm the 5 acres through 2027. Lally confirmed the intent is to keep the parcels separate (i.e., not merge with W8232 Lone Elm Rd that has a Conditional Use Permit) and no rezone is planned. The land will continue ag use (e.g., grazing of steer as discussed during the Concept Plan discussion on May 13, 2025).

EPC asked for an explanation for the proposed parcel lines. Freiberg explained the east lot line is bordered by W8232 Lone Elm Rd, lot lines to the southeast and south allow for Hinz to retain the drainage ditch and the west lot line, proposed approximately 24 ft east of the current west lot line that is the west line of the NE ¼ of Section 3, allows Hinz continued use of the culvert and farm access driveway off West Lone Elm Rd. The strip of land Hinz proposes to retain to the west of the proposed 5 acres is for continued access from the driveway to the remnant parcel. The strip has less than 30 feet frontage. However, Hinz also owns a strip of land approximately 16 feet wide on the opposite side of the west line of the NE ¼ of Section 3 and east of land owned by Robert Burdick at W8306 Lone Elm Rd (Lot 1 of CSM #6051), also leading south to the remnant parcel. Together, these two strips of land on two separate parcels provide approximately 40 feet of frontage for use of the culvert and farm access driveway along with a 40-foot wide driveway south to the remnant farmland.

Discussion followed regarding potential creation of a “flag lot” prohibited under the Town’s Ch 18. Land Division and Subdivision Ordinance. In addition, per the Town’s Ch. 8 Road Access Control Ordinance, at least 30 feet width is required for farm access. EPC considered several items, including:

- the remnant parcel already includes an approximate 23-foot-wide strip of land along the east side of W8232 Lone Elm Rd for continued use of a farm access driveway off West Lone Elm Rd;
- the proposed remnant would have two access points from West Lone Elm Rd, creating a U-shaped parcel;
- Hinz Family Farm LLC owns all farmland to the east (38 acres), southeast (38 acres), south (40 acres), southwest (40 acres) and west (38 acres);
- presence of established farm access driveways by Hinz family from West Lone Elm Rd;
- Road Access Control Ordinance minimum farm access driveway width.

EPC also discussed with Freiberg the area of dedication to the public, specifically leaving the 40-foot wide block of land not dedicated to the public between W8306 Lone Elm Rd and the proposed parcel. Freiberg clarified that it would not be common to include this area in the proposed CSM.

Motion made by Borski/Yoder to recommend approval to the Town Board of application for a certified survey map regarding T07-16-16-03-02-005-00 for creation of 5.362 +/- acre Lot 1 with 0.284 +/- acres dedicated to West Lone Elm Road without rezone. Motion carried 5-0. The CSM will be further reviewed by the Town Board at the next meeting on June 23, 2025. 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):** Brief discussion regarding Cedar Corp potentially assisting the Town with several items. Borski clarified that Fond du Lac County and the Town Attorney are assisting with the recertification of the Zoning Ordinance by the Department of Agriculture, Trade and Consumer Protection (DATCP) but that Cedar Corp could assist with other items such as amendments to the Zoning Ordinance, the next Comprehensive Plan Update 2050 and/or grant-writing assistance. Dave Jahns is the point of contact with Cedar Corp and was not in attendance, so conversation was limited.

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

- a. CSB Trailer Holdings LLC (Charlie Becker) Amendment of the Future Land Use Map (v. July 2022) of the Comprehensive Plan 2040, vacant land at northeast corner of Hwy 23 and Cty Rd C / Parcel ID #T07-16-16-99-EW-130-00 – public hearing held June 10, 2025 with recommendation for approval. Town Board will review June 23, 2025.
- b. CSB Trailer Holdings LLC (Charlie Becker) Rezone and Conditional Use Permit (CUP), vacant land at northeast corner of Hwy 23 and Cty Rd C / Parcel ID #T07-16-16-99-EW-130-00 – applications received May 29, 2025. Public hearing scheduled for July 8, 2025.
- c. Existing Conditional Use Permits –
  - i. Wisconsin Power & Light Company (Alliant) Conditional Use Permit #ELD-20-001 & First Amendment – Brenner reported the permit issues have been resolved. Borski shared that Dave Jahns reported at the

May 2025 Town Board meeting that the Town will receive approximately \$8,700 +/- annually from the substation.
<b>Review of Inquiries / Complaints Since May 13, 2025:</b> none
<b>Public Comments</b> ( <i>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.</i> ): None
<b>Next Meeting Date &amp; Tentative Agenda:</b> July 8, 2025 – public hearing for rezone and conditional use permit for CSB Trailer Holdings LLC  <i>Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month.</i>
<b>Adjourn:</b> Motion made by Yoder/Stahmann to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:53 p.m.
Respectfully submitted,  Jenna Borski Member/Secretary Town of Eldorado Plan Commission