

Town of Eldorado Plan Commission (EPC) Meeting Minutes

April 9, 2019

Plan Commission Member Attendees (5):

x	Norbert Chesney, Chairperson	x	Jenna Borski, Secretary	x	Bill Averbeck, Town Board Liaison
x	Lee Wenker, Vice Chairperson	x	Jeremy Brenner, Member		STAFF: Attorney Matt Parmentier, Edgerton, St. Peter, Petak & Rosenfeldt

Public Attendees:

Neng Xiong	Shong Xiong		

Call to Order and Agenda Review: Meeting called to order by Norbert Chesney at 6:58 p.m.

Review of Minutes: EPC reviewed the minutes from March 12, 2019. Motion made by Averbeck/Brenner to approve minutes with the correction of the date for the October 2018 meeting. Motion carried 5-0. The November 2018 minutes are yet to be approved.

Concept Plan – Neng Xiong, Shong Xiong, Houa Xiong:

Location/Description of Property: N7978 Town Hall Rd / T07-16-16-29-08-002-00

Parent parcel acres: 27.62+/-

Current zoning: A-1

Proposed parcel acres: 13.81+/-

Area of Dedication acres: ? for Town Hall Rd

Proposal: Owners would like to split the parcel in half for construction of a second house. A home currently exists on the parcel.

Base Farm Tract (BFT) Acres: 27.62+/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): N/A – BFT less than 31.5 acres

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A – BFT less than 31.5 acres

The owners garden the majority of the parcel at present for personal use and intend to continue to garden after construction of the new home. The Future Land Use Map (FLUM) in the December 2009 Comprehensive Plan has the area, including this parcel, listed as Transitional Residential District (TRD). EPC reviewed the requirements of TRD, including the requirement to designate at least 40% of the property as open space in perpetuity. EPC reviewed the minimum lot requirements and build requirements for the TRD along with the process for a minor land division and rezone from A-1 to TRD. EPC provided Xiongs with a copy of the Application Process Instructions and applications for a Minor Land Division and Rezone.

Comprehensive Plan Review/Update – Chapters 1-3:

Chesney updated EPC that the Town Board appointed four ad hoc members: Mike Pionke (Town Patrol & Asst. Fire Chief), Jerry Borski (Fire Chief), Vickie Michiels (First Responders) & Noah Henke (First Responders). They will attend future EPC meetings with East Central Wisconsin Regional Planning Commission (ECWRPC) as able and provide input during the comprehensive planning process.

In addition, Karen Fontaine is the new Town Clerk, replacing Cathy Winters, and Dave Jahns is the new Town Supervisor #1, replacing Dennis Mueller. Both will be sworn in at the Annual Town Board meeting.

EPC members will review the draft chapters and documents provided by ECWRPC prior to the May 2019 EPC meeting.

Public Input: None

Future Meetings & Agenda Items:

Public Visioning Open House (Facilitated by ECWRPC): May 7, 2019

EPC Meeting: May 14, 2019 (with ECWRPC)

[Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month, pending agenda items.]

Adjourn: Motion made by Brenner/Wenker to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Jenna Borski

Member/Secretary

Town of Eldorado Plan Commission