

Town of Eldorado Plan Commission (EPC) Meeting Minutes

January 11, 2022

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2019 - 4/30/2022)	x	Jenna Borski, Secretary (5/1/2021 - 4/30/2024)		Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - 4/30/2023)
x	Lee Wenker, Vice Chairperson (5/1/2019 – 4/30/2022)	x	Jeff White, Member (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

	Cheryl Pionke, Town Clerk (Appointed position)		Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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 input or as deemed necessary by EPC.

<p>Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:08 p.m.</p>
<p>Review & Approve Minutes: EPC reviewed the EPC meeting minutes from December 14, 2021. Five copies circulated to public per May 2021 decision. Motion made by Wenker/White to approve minutes. Motion carried 4-0.</p>
<p>Public Input: Note no physical application form was submitted. Tracking # CP-2022-01-11-Chancellor Verbal Concept Plan – Application for Certified Survey Map (CSM) – Al and Mary Chancellor:</p> <p>Location/Description of Property: N7598 Cty Rd C / T07-16-16-31-04-002-00 & T07-16-16-31-01-015-00 Parent parcel acres: 1.44 +/- & 0.56 +/- Current zoning: A-2 Proposed parcel acres: 2.0 Area of dedication acres: unknown Proposal: merge parcels for single tax bill</p> <p>Brenner encouraged Chancellors to come talk with the EPC. They would like to merge their two parcels to receive a single tax bill. EPC briefly discussed and believe Chancellors will need to submit an application with a Certified Survey Map (CSM) to merge parcels per our Land Division/Sub-division Regulations. Borski provided Chancellors with the Application Process Instructions and application for a CSM approval. Borski will contact the Fond du Lac County Planner for clarification and contact Chancellors with additional details. A preliminary CSM does not need to be reviewed at a future concept plan discussion in this instance.</p>
<p>Tracking # CP-2021-12-27-Schumacher Concept Plan – Application for Minor Land Division / Parcel Merge – Chris Schumacher:</p> <p>Location/Description of Property: W7431 Cemetery Rd / T07-16-16-12-15-002-00 (also vacant T07-16-16-12-15-001-00 and vacant T07-16-16-12-14-001-00 Parent parcel acres: 5.0 +/- (also 36.22 +/- and 38.75 +/-) Current zoning: A-1 Proposed parcel acres: 40 +/- and 40 +/- Area of dedication acres: unknown but will need to dedicate to Cemetery Rd</p>

Proposal: eliminate 5.0-acre lot that spans two historical 40-acre lots and revert land back to two separate approximate 40-acre parcels

Base Farm Tract (BFT) Acres: 304 +/- (Chris Schumacher)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 289.524 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 14.476 +/-

Schumacher explained there used to be a house at W7431 Cemetery Rd set way back along Van Dyne Creek at the end of a 985 ft. driveway that was vacant for many years. The Town Fire Dept used the vacant house for a training burn and there is no structure remaining. Schumacher would like to eliminate the 5.0-acre lot that spans two historical 40-acre lots and revert land back to two separate approximate 40-acre parcels for sale of southern 40-acre parcel (along Cemetery Rd) to son for eventual construction of a farm residence in several years. There would not be another land division, but construction of the home on the 40-acre parcel. No rezone is proposed.

EPC discussed road frontage requirements, side yard and rear yard setbacks, 350 ft driveway setback and possibility for a variance to the 350 ft driveway setback from the Board of Appeals. EPC agreed this would be a farm residence and no land division or conditional use permit would be required if sold to Chris's son for farming. Borski believes a CSM will be needed that covers the entire 80 acres based on the current layout of the parcels but will verify this with a surveyor and follow-up with Schumacher. Borski provided Schumacher with the Application Process Instructions and application for a CSM approval. A preliminary CSM does not need to be reviewed at a future concept plan discussion in this instance.

Tracking # CP-2022-01-11-TJRVJM Real Estate LLC (Highland Farm)

Concept Plan – Discussion of Conceptual Vision for Future Land Uses of Highland Farm – TJRVJM Real Estate LLC:

Note no physical application form was submitted but a PowerPoint presentation provided.

Location/Description of Property: W8232 Lone Elm Rd / T07-16-16-03-02-004-00

Parent parcel acres: 5.092 +/-

Current zoning: A-2

Proposed parcel acres: same

Area of dedication acres: none

Proposal: Discuss commercial vs. agri-tourism use

Kelsie Lally (on behalf of the property owner) gave a presentation on a conceptual vision for future land use of the current Highland Farm with the purpose of determining whether the owner will need to request an amendment to the Future Land Use Map and rezone to Commercial District or whether the conceptual visions are considered agri-tourism, permissible as a conditional use with permit. Current land use includes a residence used as weekly rental as an Airbnb and hobby farm.

Lally presented an aerial view of the existing structures/current uses and proposed uses followed by presentation of several conceptual options for the property: expanded animal hobby farm (donkeys, ducks, etc.); greenhouse/garden for pop-up dinners; commercial bakery/classes; coffee shop/retail; event venue. These options require remodeling & heating of the current outbuildings, updated mound system and to address parking. Lally discussed that State approvals would be needed for the bakery. It is unclear what state approvals would be needed for a dinner venue. Dave Jahns, Town Supervisor and Permit Officer, agreed with EPC members that these proposed uses are best managed as agri-tourism with a conditional use permit under the A-2 General Ag District since the Commercial District does not allow for animals and the animals are a central concept in the vision.

Discussion continued regarding the long-term business plan. Questions raised:

- state laws regarding events in barns & fire concerns with two egresses and sprinklers, and

- distinction between agri-tourism and commercial property as the bakery and/or restaurant grows.

Lally discussed the intent is for long-term maintenance of an undersaturated property (occasional in lieu of routine dinner venue). Lally may come to the February EPC meeting with additional details. Borski provided Lally with the Application Process Instructions and application for a CUP.

General discussion on storage containers as personal property vs. structures and process for permitting/approval (Re: N8030 Sales Rd):

Since discussion of the concept plan for N8030 Sales Rd in December 2021, EPC inquired with Town Attorney Matt Parmentier about the proposed storage containers. If they are moved around on the property, they are considered personal property. If they will be stationary, they should be permitted through a conditional use permit along with the lighting, fence, etc. Eric Borseth of Newcastle Property Investments, LLC, owner of N8030 Sales Rd, attended the meeting and participated in the discussion. After input from the Town Attorney, it is clear no rezone is needed, and the business may continue to operate under the new owner as a prior legal non-conforming use as a self-storage facility on property zoned Commercial. Borseth inquired on how the storage containers will be assessed for taxes and EPC suggested Borseth contact the Town Assessor. Borseth confirmed there are no operating businesses at the parcel, just renters with personal or auto hobby use. Jahns cautioned Borseth on allowing auto hobby use in the rental space due to liability with environmental contamination. Borski provided Borseth with the Application Process Instructions and application for a CUP for the storage containers and other site improvements.

General discussion on number of applications historically received by the Plan Commission:

In response to a request from the Town Board, Borski is working to create a spreadsheet of applications received since the Plan Commission was initiated in 2010 after adoption of the first Comprehensive Plan. Borski also provided an update on efforts to maintain e-files and generate/maintain paper files in the Town's Office. Borski provided EPC with a draft graph of the number of applications (by type) received from 2013 – 2022 as well as a detailed summary of applications. Borski will continue to review and update the Town's paper files, populate the spreadsheet and update the graph for future discussions.

Review of General Inquiries Since December 14, 2021:

- Borski worked with Newcastle Property Investments and Highland Farms.
- Brenner spoke with Chancellors.
- White received inquiries on the Solar Energy farm.

Public Input: none

Next Meeting Date & Tentative Agenda: February 8, 2022

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

Adjourn: Motion made by Wenker/Brenner to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 9:42 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

February 8, 2022

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2019 - 4/30/2022)	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	Lee Wenker, Vice Chairperson (5/1/2019 – 4/30/2022)	x	Jeff White, Member (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk (Appointed position)	x	Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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 input or as deemed necessary by EPC.

Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance.

Review & Approve Minutes: EPC reviewed the public hearings & EPC meeting minutes from January 11, 2022. Five copies circulated to public per May 2021 decision. Motion made by Wenker/White to approve minutes. Motion carried 4-0 (Rickert abstained due to absence 1/11/22).

Status Update – MTRV Enterprises LLC Rezone for W8880 Lincoln Rd and Conditional Use Permit (CUP) Review: The application for rezone was not on the Town Board agenda for January 24, 2022 and will be placed on the next Town Board agenda for February 28, 2022. The decision on the CUP is contingent upon approval of the rezone.

Review of General Inquiries Since January 11, 2022:

- Brenner – Received a question from a prospective purchaser on a residential parcel on Blewett Rd with pending foreclosure and Sheriff’s auction regarding options for demo/rebuild of the residence.
- Borski –
 - Received a call from a prospective purchaser on a property with an Eldorado mailing address regarding options for constructing a second residence on the parcel. Property was found to be physically located in the TN of Lamartine and referred the caller to their Town Clerk.
 - Received a call from a realtor representing a prospective purchaser of a parcel on Town Line Rd near the future Alliant Substation with questions on how the development will look and where electrical lines will be installed. Provided realtor with electronic copies of the proposed substation development that are an attachment to Conditional Use Permit (CUP) # ELD-20-001 and photos of similar substations submitted in the CUP application by Alliant.
 - Contacted the Fond du Lac Co Planner, Terry Dietz, to confirm the County still allows two parcels to be combined without a Certified Survey Map (CSM) for tax purposes as a follow-up to the concept plan from Al and Mary Chancellor (CP-2022-01-11-Chancellor). Dietz stated the County would still consider this if the parcels are under common ownership, adjacent and zoned the same; but confirmed that this does not legally merge the two parcels. The property line between the two parcels will remain and needs to be considered with future construction (e.g., setback distances). A CSM is needed to officially merge the parcels and eliminate the center property line. Contacted Mary Chancellor with the information and they intend to pursue application for approval of a CSM.
 - Contacted Surveyor Eric Freiburg regarding the concept plan from Chris Schumacher (CP-2021-12-27-Schumacher) to see if a full 80-acre CSM is necessary to accomplish the goal of returning the land to

two 40-acre parcels or if there is a way to simply void the CSM that created the current 5.0-acre parcel at W7431 Cemetery Rd that spans the two 40-acre parcels. Freiburg consulted on this and found that a CSM will be needed that covers the full 80 acres. Contacted Schumacher with the update. Schumacher will pursue the application for approval of a CSM as discussed.

- The Town received an application for a CUP for general agri-tourism use at W8232 Lone Elm Rd (CUP-2022-01-29-TJRVJM Real Estate LLC) with potential conceptual uses listed. Preliminary review of the application by Borski, Brenner & Town Attorney Matt Parmentier found the application incomplete as it includes no attached proposal with details (e.g., specific use(s), seasons/hours of operation, max capacity, parking plan, septic rating, etc.). Contacted applicant who will attempt to submit the necessary details by 2/14/22 so there is time to publish the required legal notice for a public hearing on 3/8/22. Otherwise, the public hearing will need to occur on a later date after the application is deemed complete.

Public Input: Jahns inquired on the status of the landscape plan for Alliant substation (CUP # ELD-20-001) and current contact. Borski summarized email last conversation with Alliant (Greg Ardery & Thomas Erstadt) from approximately November 2021 where the landscape plan condition was reviewed. Borski confirmed for Jahns that the Town and three specific adjacent property owners have 60 days following submittal of a *preliminary* landscape plan to provide comments to Alliant and the Town has 30 days to approve following submittal of a *final* landscape plan. Borski is not aware of a change in contacts for Alliant.

There was also general discussion on the up-coming meeting scheduled for February 21, 2022 at 7 p.m. located at Laconia High School in Rosendale with Leeward Energy regarding the proposed solar energy farm. Pionke confirmed Leeward is planning to have four representatives in attendance. The announcement is on the Town's Facebook page and the scrolling electronic sign but Pionke is unable to add it to the Town's website as a Special Meeting. Pionke will add clarification to the Facebook post & scrolling sign that the meeting will include a question & answer session to counter apparent rumors that questions will not be taken during the meeting.

Next Meeting Date & Tentative Agenda: March 8, 2022 – potential for public hearing for a CUP and/or CSM approvals

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

Adjourn: Motion made by Brenner/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

April 12, 2022

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2019 - 4/30/2022)	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	Lee Wenker, Vice Chairperson (5/1/2019 – 4/30/2022)	x	Jeff White, Member (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk (Appointed position)	x	Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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 input or as deemed necessary by EPC.

Call to Order and Agenda Review: Meeting called to order by Brenner at 7:12 p.m. following public hearing.

Review & Approve Minutes: EPC reviewed the public hearing & EPC meeting minutes from March 8, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/Wenker to approve minutes. Motion carried 5-0.

Review of Alliant’s Anderson Creek Substation Preliminary Landscape Plan (received 2/21/22):

Two neighbors attended to discuss the preliminary landscape plan:

- Jenny (& Darrell) Reinhold, N7837 Townline Rd
- Katie Hari, N7845 Townline Rd

They both shared that they were not contacted by Alliant or provided with the details of the preliminary landscape plan by Alliant as required in the Conditional Use Permit (CUP) #ELD-21-001, and only knew about the plan because of the 8.5x11" hard copy of the plan mailed to them by the Town with a brief letter in advance of this April meeting. Both expressed significant concerns about the height of the proposed trees that range between 4-6 ft. with three types being proposed as 1.5" cal. (unsure what this equates to in height). This is not as they recall being discussed at the hearing where "up to 18 feet tall" was mentioned by the representatives of Alliant. The neighbors also expressed concern about transmission towers that are supposedly planned to run along Townline Rd, which is also not as discussed during the hearing. There are also questions regarding water runoff after the grade is elevated and health implications for children living near the substation.

EPC provided a summary of the public hearing held in 2020 and that the CUP has been issued. However, Alliant is to provide a preliminary landscape plan to the three listed property owners (“Affected Owners” identified in the CUP as property owners of N7837, N7845 and N7913 Townline Rd) and consider their comments. EPC discussed the input from the neighbors and do not believe the requirement to provide the “Affected Owners” with the preliminary landscape plan has been met (CUP Special Condition #5a). Borski will send an email to Alliant reminding them of the requirements and summarizing the concerns raised. Borski will also send a copy of the full CUP to the Affected Owners.

2021 Zoning Report to Department of Agriculture Trade & Consumer Protection (DATCP): Borski shared a copy of the report with the public and EPC members and explained that the Town is required to submit the number of acres zoned out of A-1 to DATCP annually as part of the Farmland Preservation Program. Brief discussion followed about the purpose and benefits of the Farmland Preservation Program and allowed uses on land zoned A-1.

Status Update – Chris and Sharon Schumacher Certified Survey Map (CSM) for W7431 Cemetery Rd: The Town Board approved the CSM to reconfigure three lots to two lots at the March 28, 2022 Town Board meeting.

Status Update – TJRVJM Real Estate LLC Conditional Use Permit (CUP) for Agri-Tourism Businesses at W8232 Lone Elm Rd (Highland Farm): The Plan Commission approved the CUP at the April 4, 2022 Special Meeting for a term of three years. The permit includes approval of the agri-tourism businesses including greenhouse/garden dinners, greenhouse/garden planting sessions, barn wedding venue, barn business meeting venue, ag learning experiences, live music venue, commercial bakery and/or coffee shop with specific conditions for each business and general conditions. EPC is working with the Town Attorney to draft the CUP.

Tracking # CP-2022-02-28-Zickert

Concept Plan – Application for rezone – Cory & Brittney Zickert

Location/Description of Property: N7840 Townhall Rd / T07-16-16-29-10-014-00

Parent parcel acres: 6.642 +/-

Current zoning: Residential

Proposed parcel acres: same

Area of dedication acres: N/A

Proposal: rezone back to A -1 for construction of additional accessory buildings

Base Farm Tract (BFT) Acres: N/A – Residential at time of BFT

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

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A

Continued discussion from March 8, 2022 on application # CP-2022-02-28-Zickert. Prior to the March 8, 2022 meeting, Terry Dietzel, Fond du Lac Co Planner confirmed the property was zoned Residential as far back as 2007. This means that the property was not rezoned as part of the Town-initiated rezone of a group of properties as part of the initial Comprehensive Planning process around 2009-2010. EPC agreed to research the zoning history of the property following the March 8, 2022 meeting to determine how to legally proceed (options verbally provided by Matt Parmentier, Town Attorney).

Since the March 8th meeting, EPC found the 1997 Zoning Map which lists the property (and adjacent properties between Cty Rd C & Town Hall Rd) as zoned Residential (R). Parcel boundaries today appear the same as shown in the 1997 map. In 1997, zoning options for residences were either A-1 if larger than 35 acres, or Residential if less than 35 acres, commonly known as the “35-acre rule” and a rezone from A-1 to R would have likely occurred when the property was split below 35 acres.

Cory Zickert maintains that the zoning of his parcel from A-1 to R was an error by the Town and will continue to research the history. However, Zickert is willing to move forward with the current process laid out by the Town Attorney. Zickert intends to first request an amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan Update 2040 to identify his property as future Agricultural as opposed to future Transitional Residential District (TRD). Zickert may include additional properties in the application for an amendment to the FLUM. If successful in the amendment, Zickert then intends to request to rezone his parcel from R to A-1.

Borski agreed to email Zickert with process instructions for requesting an amendment to the FLUM and for a rezone, along with timing and fees for each.

Review of General Inquiries Since March 8, 2022:

- Brenner – Inquiries regarding the Alliant substation discussed tonight.

- Rickert – Inquiry from an ag-related business owner looking to purchase land to move his business into the Town. A concept plan will likely be submitted for discussion next meeting.

Public Input: One comment of appreciation for the EPC.

Next Meeting Date & Tentative Agenda: May 10, 2022 tentative meeting moved to **May 3, 2022**. Agenda will include another update on the Alliant substation. A new Plan Commission member may be appointed at the Town Board meeting on April 25, 2022. Thanks to Lee Wenker for six years of service on the Plan Commission! His term expires April 30th.

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

Adjourn: Motion made by Wenker/Brenner to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:23 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

May 3, 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	Denny Yoder, Member (5/1/2022 – 4/30/2025)	x	Jeff White, Member (5/1/2021 – 4/30/2024)		

Staff or Town Board Member Attendees:

Cheryl Pionke, Town Clerk (Appointed position)	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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance. Brenner introduced the new agenda format and public comments process.

Introduction of New Plan Commission Member: Denny Yoder appointed by the Town Board to a three-year term 5/1/22 – 4/30/25, replacing Lee Wenker’s vacancy.

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 Special Plan Commission meeting minutes from April 4, 2022 and public hearing and regular EPC meeting minutes from April 12, 2022. Five copies circulated to public per May 2021 decision. Motion made by White/Borski to approve all minutes. Motion carried 4-0 (Yoder abstained since not on EPC at the time).

Election of Vice Chairperson: Borski read the Plan Commission Ordinance regarding election of a Vice Chairperson since Lee Wenker vacated the position. White nominated and accepted. Verbal vote 5-0 in favor of White as Vice Chairperson.

Status Update – TJRVJM Real Estate, LLC Conditional Use Permit (CUP) for Agri-Tourism Businesses at W8232 Lone Elm Rd (Highland Farm): CUP approved April 4, 2022 and signed April 19, 2022. Attorney fees were \$1,612 and have been billed to the applicant. Brenner recommended Town Clerk inform the applicant the liquor license and bartender licenses run July 1st – June 30th.

Status Update – Chris & Keetra Baker Rezone from Rural District (RD) to General Agricultural (A-2) for tax parcel #T07-16-16-35-13-003-00 on Dike Rd (vacant): Town Board approved the rezone on April 25, 2022. Town Clerk will email the Town Board and EPC minutes to the County.

Status Update – Alliant Energy Conditional Use Permit (CUP) for Anderson Creek Substation at N7872 Townline Rd, tax parcel #T07-16-16-25-13-003-00: Following the April 12, 2022 EPC meeting and input from Affected Owners,

Borski emailed Alliant communicating that they have not yet met the conditions of the CUP regarding the landscape plan. Alliant acknowledged the message but have provided no updates since that time.

Review of General Inquiries Since April 12, 2022:

- Brenner – Town Attorney Matt Parmentier is providing free support to Brenner regarding facilitation and the change in meeting format.
- Borski – Eric Borseth reached out regarding his commercial property on Sales Rd for the Town Assessor contact info and to provide an update on timing for submittal of a CUP application. Borski also spoke with Dave Jahns regarding his family property on Hwy OO, pending CSM, and timing for future applications for CSM/minor land division and rezone with a driveway easement to the proposed Outlot.

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 Rosalind Lyness.

Next Meeting Date & Tentative Agenda: June 7, 2022 public hearing for amendment to the Comprehensive Plan Update 2040, Future Land Use Map, followed by regular EPC meeting.

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

Adjourn: Motion made by Brenner/Rickert to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

June 7, 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)		Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:33 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 EPC meeting minutes from May 3, 2022. Five copies circulated to public per May 2021 decision. Motion made by White/Yoder to approve minutes. Motion carried 5-0.

Tracking # CP-2022-05-25-Eilertson

Concept Plan – Application for Certified Survey Map (CSM) for A-1 Land with Rezone of Lot 2 to A-2 – Cary & Sharon Eilertson

Location/Description of Property: N8803 Cty Rd C / T07-16-16-17-06-001-00 (36.70 ac.) & T07-16-16-17-06-02-00 (1.5 ac.)

Parent parcel acres: 36.70 & 1.5 +/-

Current zoning: A-1

Proposed parcel acres: 34.362 (Lot 1) & 3.922 (Lot 2) +/-

Area of dedication acres: 0.931 ac. for Lincoln Rd and none for Cty Rd C (already dedicated)

Proposal: Expand existing 1.5 ac. Lot 1 to include existing shed, well and trees for proposed Lot 2 of 3.922 +/- ac. and leave remnant proposed Lot 1 of 34.362 +/- ac. Rezone proposed Lot 2 to A-2 for estate planning purposes and to get house, shed & well on same lot.

Base Farm Tract (BFT) Acres: 39.3 +/- (Cary Eilertson BFT)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 37.428 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 1.872 +/-

Eric Freiberg, Surveyor, presented the concept plan and preliminary CSM that is proposed for estate planning purposes. Applicants wish to get the existing house, shed, trees and potable well on single lot and separate from

farmland. This includes expanding existing Lot 1 of CSM 1734 (T07-16-16-17-06-002-00) from 1.5 ac. to proposed Lot 2 of 3.922 +/- ac and rezone of proposed Lot 2 from A-1 to A-2 for future flexibility (no longer a farm residence). The remnant of existing T07-16-16-17-006-001-00 is proposed Lot 1 of 34.362 +/- ac. which is then required to be included in the CSM as a separate lot (less than 35 acres). Eilertson's were also interested in all land being surveyed. Land has already been dedicated to Cty Rd C but need 0.931 dedicated to Lincoln Rd. EPC asked Freiberg to add the existing potable well and adjacent land owners to the final CSM. EPC reviewed land use and lot dimensions for proposed Lot 2 and for rezone to A-2 including setbacks and road frontage. Driveway to existing vacant land was discussed since the driveway access to the shed will be added to the parcel with the house. Cary Eilertson stated there is currently an access driveway off Lincoln Rd to the vacant land.

Borski provided Freiberg with applications for a CSM and Rezone. Applications filled out and signed by both property owners along with the \$650 application fees needs to be received by June 20th to public notice for a hearing on July 12th.

Review of General Inquiries Since May 3, 2022:

- Borski – Call from property owner on Schultz Rd with approximately 1.5 acres zoned A-1 that wants to demo barn and replace with new shed with residence upstairs. Informed owner only one residential structure is allowed per parcel. Discussed mobile homes no longer allowed. Discussed need for demolition permit for removal of barn and building permit to construct replacement building (accessory structure). Owner will contact Borski if any additional questions. Borski also updated EPC that legal fees were paid by TJRVJM Real Estate LLC for the agri-tourism businesses CUP and the signed CUP was provided to the applicants.

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: July 12, 2022 public hearing for Eilerston CSM & Rezone followed by regular EPC meeting.

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

Adjourn: Motion made by White/Rickert to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 7:59 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

July 12, 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	x	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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:17 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 & EPC meeting minutes from June 7, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/Yoder to approve minutes with edits discussed. Motion carried 5-0.

Tracking # CP-2022-06-07-Schumacher

Concept Plan – Application for Certified Survey Map (CSM) – Chris & Sharon Schumacher:

Location/Description of Property: W7431 Cemetery Rd / T07-16-16-12-15-003-00

Parent parcel acres: 38.635 +/-

Current zoning: A-1

Proposed parcel acres: 27.131 +/- for Lot 1 & 50.998 ac. +/- for Lot 2 (combined with 39.494 ac. at T07-16-16-12-14-002-00 immediately to the north)

Area of dedication acres: none

Proposal: split 27 acres from T07-16-16-12-15-003-00 for eventual sale to son for construction of farm residence; retain remnant & continue farming

Base Farm Tract (BFT) Acres: 304 +/- (Chris Schumacher)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 289.524+/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 14.476+/-

Schumacher recently created these two lots (see CSM-2022-02-28-Schumacher) and intended to sell the southern lot along Cemetery Rd to his son for eventual construction of a farm residence. (Borski confirmed the acres & parcel numbers for the two existing lots with the County as they are not yet listed on the County GIS.) Schumacher now

wishes to split off approximately 27 acres for the same purpose. Schumacher intends to retain the remnant approximately 11 acres. The preliminary CSM proposes to also combine the 11-acre remnant with the recently created 39.494 ac. lot for creation of a new 50.9987 ac. lot. Schumacher stated there is no specific purpose for this other than this is how his surveyor drew the preliminary CSM. EPC reviewed the preliminary CSM and Ch. 18 Land Division / Sub-division Ordinance along with the definition of a flag lot. EPC views the proposed Lot 2 as a flag lot which is not allowed under the current ordinance. EPC suggested the CSM be revised to simply split the 38.635 ac. lot into two approximately 27 and 11-acre lots and leave the existing, recently created, 39.494 ac. lot in place. Schumacher agreed with this suggestion. EPC provided Schumacher with an application for a Certified Survey Map and process instructions. The application, final CSM and fee should be submitted by August 1, 2022 to be included on the agenda for the next EPC meeting on August 9, 2022. No public hearing is required for a CSM without rezone.

Status Update of Applications/Permits in Progress of Completion:

- a. Cory and Brittney Zickert (N7828/N7840 Town Hall Rd), Michael Albrecht (N7860/N7880 Town Hall Rd) and Michele Simon (N7889 Cty Rd C) Amendment to the Comprehensive Plan Update 2040, Future Land Use Map (TRD to Agricultural) – The Town Board approved the amendment on June 27, 2022. Borski is working with East Central Wisconsin Regional Plan Commission (ECWRPC) to amend Figure B-3, Future Land Use Map, as approved. Attorney fees for drafting the resolution for amendment were \$384 and will be charged to the applicants once confirmed no additional charges from ECWRPC. Following revision to Figure B-3, Zickerts are able to submit a request for rezone as discussed during the concept plan review.
- b. David Jahns, et al. CSM and Rezone, W7535 Cty Rd OO – The Town Board approved the CSM & Rezone contingent upon submittal of the driveway easement. A draft easement has not yet been received.
- c. Existing Conditional Use Permits – The Isaac CUP for non-farm residence (NFR) & Vis CUP for NFR are both overdue for review due to workload. Reviews may be scheduled for September. A CUP application by Newcastle Property Investments, LLC was recently received for N8030 Sales Rd and will be distributed, and a public notice published for the hearing on August 9, 2022.

Review of General Inquiries Since June 7, 2022:

- Rickert – inquiry on a possible CSM for Rickert Bros, LLC and a CUP for NFR for Weed. Will possibly have a concept plan application for discussion next meeting.

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 Dave Jahns

Next Meeting Date & Tentative Agenda: August 9, 2022 – CUP hearing for Newcastle Property Investments, LLC, possibly Zickert Rezone, possibly Rickert Bros, LLC concept plan.

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

Adjourn: Motion made by Brenner/Yoder to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

August 9, 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	x	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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 8:40 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 & EPC meeting minutes from July 12, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/White to approve minutes. Motion carried 5-0.

**Tracking # CSM-2022-07-25-Schumacher
Certified Survey Map – Chris & Sharon Schumacher**

Applicant: Chris and Sharon Schumacher

Location/Description of Property: W7431 Cemetery Rd / T07-16-16-12-15-003-00

Parent parcel acres: 38.635 +/-

Current zoning: A-1

Proposed parcel acres: 27.131 & 11.504 +/-

Area of dedication acres: none

Proposal: Create 27.131 +/- (Lot 1) and 11.504 +/- (Lot 2) by a minor land division for sale of Lot 1 to son for farm residence

Base Farm Tract (BFT) Acres: 304 +/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 289.52 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 14.48 +/-

Schumacher informed the EPC that he wishes to split the 38.635 +/- acre lot the Town approved in April 2022 to split it along the existing driveway. The plans for his son to purchase and build a farm residence on the western side of the existing parcel remain (proposed Lot 1 of 27.131 +/- acres); however, they needed to reduce the size of the property his son will purchase at this time. Chris Schumacher will continue to farm the proposed Lot 2 of 11.504 +/- acres and

the surrounding ag parcels. EPC confirmed that as discussed in April 2022, no rezone is needed for a child of an owner of the farm to construct a farm residence. EPC confirmed the proposed CSM included at least 200 feet of road frontage for the proposed Lot 1 so it is buildable in the A-1 district.

Motion made by Yoder/Brenner to recommend approval to the Town Board of application for a certified survey map regarding W7431 Cemetery Rd, parcel #T07-16-16-12-15-003-00, for creation of a 27.131 +/- acre Lot 1 and 11.504 +/- acre Lot 2 without rezone. Motion carried 5-0. The CSM will be further reviewed by the Town Board at the next meeting on August 22, 2022. If approved, the CSM will be signed by the Town Board.

Tracking # CP-2022-07-25-Rickert Bros LLC

Concept Plan – Application for Minor Land Division of A-1 Land without Rezone and Conditional Use Permit (CUP) for a Non-Farm Residence (NFR) – Applicant: Rickert Bros LLC (Jim & Greg Rickert)

Location/Description of Property: vacant parcel NE of northern intersection of Lincoln Rd & Town Hall Rd / T07-16-16-09-07-005-00

Parent parcel acres: 23.83 +/-

Current zoning: A-1

Proposed parcel acres: 3.005 +/-

Area of dedication acres: 0.427 +/- for Town Hall Rd

Proposal: create a 3.005 +/- acre Lot 1 for sale and construction of a NFR under CUP

Base Farm Tract (BFT) Acres: 545.7 +/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 519.714 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 25.986 +/-

Kieran Weed attended on behalf of the applicants, Jim & Greg Rickert of Rickert Bros, LLC. Kieran and Apryl Weed are proposing to purchase the 3.005 +/- acres from Rickert Bros, LLC for construction of a NFR under a CUP without rezone and build this fall/winter. According to Weed, Greg Rickert shared with him that the proposed location has not been desirable ag land for several years because of the size of their farm equipment. The proposed parcel would square up their ag field by lining the proposed back lot line with the back lot line of the two adjacent residences and run to the curve in the road. Aaron Rickert confirmed this information and clarified that Rickert Bros, LLC is only considering selling land unsuitable for farming to family or friends.

A percolation (or “perc”) test was performed in 2005 when Rickert’s first considered selling this part of the ag parcel that will place the mound system in the northeast corner of the proposed lot. The 2005 perc test was recently submitted to the County and confirmed still valid, all submitted as part of this concept plan application. Weed confirmed he is planning to put the mound in that location.

The proposed lot would be in line with, and adjacent to, two current residences: N9145 Town Hall Rd (an existing 5.0 +/- acre lot zoned A-1 with a residence) and N9177 Town Hall Rd (an existing 6.0 +/- acre lot zoned A-1 with a non-farm residence under conditional use permit #ELD-16-001). The parcel at N9177 Town Hall Rd was the first NFR created within the 545.7-acre BFT for Rickert Bros LLC and currently the only one.

EPC informed Weed that, if approved, this will be the second NFR using 9.005 +/- of the max allowable 25.986 +/- acres for NFR. Future NFRs on this BFT will need to meet the Zoning Regulations. EPC informed Weed that if this property is split and a NFR CUP issued, only residential uses are allowed even though it remains zoned A-1 (i.e., no farm animals or ag use). Weed stated he understood.

Borski provided Weed with applications for a CSM and CUP. Applications filled out and signed by both property owners (Jim & Greg Rickert) along with the \$650 application fees need to be received by August 22, 2022 to public notice for a hearing on September 13, 2022 and review of the CSM by the Town Board on September 26, 2022.

Status Update of Applications/Permits in Progress of Completion:

- a. Cory and Brittney Zickert (N7828/N7840 Town Hall Rd), Michael Albrecht (N7860/N7880 Town Hall Rd) and Michele Simon (N7889 Cty Rd C) Amendment to the Comprehensive Plan Update 2040, Future Land Use Map (TRD to Agricultural) – Borski worked with East Central Wisconsin Regional Planning Commission (ECWRPC) to amend Figure B-3, Future Land Use Map, as approved. This was completed for no charge. The attorney fees for drafting the resolution for amendment of \$384 were invoiced to the applicants and have been paid. Zickerts are able to submit the request for rezone as discussed during the concept plan review.
- b. David Jahns et al. CSM and Rezone, W7535 Cty Rd OO – The draft driveway easement has been received and reviewed. Town Chairman, Gary Miller, (present) is now able to sign the CSM that was conditioned upon receipt of the driveway easement and will be done following the meeting. Following receipt of a recorded CSM, the Town will finalize Attachment A of the driveway easement and record it with the County Register of Deeds.
- c. Cary and Sharon Eilertson CSM and Rezone, N8803 Cty Rd C – The Town Board approved the CSM and Rezone at the August 22, 2022 Town Board meeting but did not yet sign the CSM. This will be done following the EPC meeting.
- d. Existing Conditional Use Permits - The Isaac CUP for NFR & Vis CUP for NFR are both overdue for review due to workload. Reviews may be scheduled for September.

Review of General Inquiries Since July 12, 2022:

- Borski – Received an inquiry from a non-resident wanting quick response as to whether our Zoning Regulations allow purchase of a property to reside in a motor home for part of the year as they live in their motor home down South for part of the year as well. They intend to demolish an existing dilapidated residence on Lincoln Rd, construct a concrete pad for the motor home and an accessory building. Borski informed the inquirer that living in a motor home in lieu of a permanent residential structure is not allowed per our ordinances. Also, mobile homes are no longer allowed to be brought to a location to serve as a residence. The inquirer was not interested in attending a future EPC meeting to discuss options.

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 Jeremy Magolski

Next Meeting Date & Tentative Agenda: September 13, 2022 – likely hearing for CSM and CUP for NFR for Rickert Bros LLC (Weed)

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

Adjourn: Motion made by Rickert/Brenner to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 9:27 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

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

Town of Eldorado Plan Commission (EPC) Meeting Minutes

October 4, 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	x	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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance.

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 hearings & EPC meeting minutes from September 13, 2022. Five copies circulated to public per May 2021 decision. Motion made by Rickert/White to approve minutes. Motion carried 5-0.

Review Anderson Creek Substation final landscape plan for Wisconsin Power and Light Company Conditional Use Permit (CUP) #ELD-20-001 for decision on acceptance or scheduling a public hearing for continued discussion:

Attending on behalf of permittee: Michael Ott, Manager of Anderson Creek Substation construction out of Fond du Lac (michaelott@alliantenergy.com). Ott explained that Greg Ardrey is typically in charge of the landscape plan but was unable to attend as was Jerry Lund (replaced Tom Erstad).

EPC reviewed the history of the CUP, initial landscape plan, previous neighbor comments at the April 12, 2022 EPC meeting, lack of involvement of the neighbors specifically listed in the CUP on the initial landscape plan, current landscape plan and signed statements from two of the three neighbors agreeing to the current proposed landscape plan. According to Ott, Design Studio worked with the neighbors going back and forth a few times on the design. Ott reiterated information provided to EPC via email from Lund that Design Studio and Alliant have been unable to contact the third neighbor after phone and email attempts. The third neighbor communicated that she was away taking care of her sister.

EPC discussed the attempts to contact the third neighbor and opportunities offered to provide input. The current proposed landscape plan includes plantings on the neighboring properties. Ott clarified that no dirt will be moved on the neighbors’ properties, and they intend to begin landscaping the neighbors’ properties this year following approval of the landscape plan. The substation construction will also begin upon approval this fall with below grade and base work. Above grade work will commence in Feb-Apr 2023 followed by the landscaping on the substation property.

EPC noted the CUP expires two years from date of the permit (per Alliant's agreement at the public hearing), which is March 22, 2023. This would put the permittee in default. EPC will discuss options with the Town Attorney. Dave Jahns, Town Permit Officer, and Mike Pionke, Highway Patrolman, have yet to do the joint inspection of the road with the Town of Friendship and Alliant. EPC questioned when the substation will be connected to the grid. Ott stated American Transmission Company (ATC) needs to tie the line in so it may not be energized until Oct/Nov 2023.

Motion by Brenner/Yoder to approve the proposed landscape plan as presented. Motion carried 5-0.

Tracking # CP-2022-09-13-Rickert Bros LLC

Concept Plan – Application for Minor Land Division of A-1 Land with Rezone to A-2 – Applicant: Rickert Bros LLC (Greg and Jim Rickert)

Location/Description of Property: Vacant land / T07-16-16-04-13-002-00 & T07-16-16-04-16-001-00 (Jahns Rd north of Lincoln Rd)

Parent parcel acres: 37.61 & 7.26+/-

Current zoning: A-1

Proposed parcel acres: 15-19 +/-

Area of dedication acres: unknown for Jahns Rd

Proposal: Split and combine parcels for sale to Josh Pipping to build storage and shop for his ag concrete business in 2-5 years

Base Farm Tract (BFT) Acres: 545.7+/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 519.714+/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 25.986+/-

Neither the applicants nor the prospective purchaser attended. A. Rickert began to provide background info on behalf of Rickert Bros LLC. Brenner asked A. Rickert to step away from the decision-making part of the application due to the potential for perception of a conflict of interest with his relationship to the applicants and practice of speaking on their behalf. A. Rickert explained the property owners have been in discussion with Josh Pipping who would like to buy 15-20 acres on Jahns Rd for the visibility from I-41 (similar to Skid Loaders Plus south of the Town on I-41) and is the most desirable location to Pipping. Rickert Bros LLC is looking at selling the existing 7-acre lot and a portion of the adjacent existing 37-acre lot to merge as a single parcel. They would retain at least the driveway on the south end of the 37-acre lot that provides access to their existing open pit further west. EPC discussed that approval cannot be granted for creation of a flag lot and to plan to split the 37-acre lot to prevent this issue. A. Rickert explained the ag concrete business exclusively constructs digesters for feed storage and Pipping is looking to move his business out of the Fox Valley and closer to home in the Town of Eldorado. This is a separate business from Pipping Construction.

EPC briefly discussed whether a Conditional Use Permit would be needed for this business or if it falls under a permitted use but could not discuss further without additional details on the proposed business. Concerns were raised by EPC regarding the lack of details presented, cost for bringing electricity to the location, timing of the prospective build with respect to the rezone without a CUP or Site Plan for review and approval, etc. All options including an amendment to the Future Land Use Map for future Commercial zoning need to be discussed with Pipping along with gaining a better understanding of the proposed land use.

EPC decided to table further discussion on the concept plan application until a more detailed plan can be presented and representatives from the property owner and business can attend for discussion. A. Rickert will take this information back to the interested parties. A. Rickert questioned if the property owners could move forward with a Certified Survey Map (CSM) and land sale without the rezone. EPC replied that as A-1 land, there is no restriction on moving forward with a CSM but strongly advises the CSM be created to allow for what Pipping intends to do with the new parcel.

A. Rickert requested further clarification on his involvement with applications regarding property owned by the farm. Brenner explained that this is a gray area and the Town needs to stay on the side of caution. All EPC members need to be aware of the potential for perceived conflicts of interest and remove themselves as appropriate. Due to the existing relationship with the farm owners and speaking on their behalf, Brenner requested A. Rickert remove himself from decisions on applications submitted by the farm.

Status Update of Applications/Permits in Progress of Completion:

- a. Newcastle Property Investments, LLC, CUP, N8030 Sales Rd (CUP #ELD-22-002) – Attorney fees paid. Finalized & signed September 26, 2022. CUP requires a certificate of liability insurance with the Town named as insured.
- b. Rickert Bros LLC, CSM and CUP for non-farm residence (Weed), vacant land at parcel #T07-16-16-09-07-005-00 (CUP #ELD-22-003) – CSM approved at Town Board meeting on September 26, 2022. Attorney fees paid. CUP finalized & signed September 26, 2022. A new parcel number will be assigned with recording of the CSM.
- c. Existing Conditional Use Permits:
 1. Vis, N9177 Town Hall Rd (CUP #ELD-16-001) – The renewal document is drafted but has not yet been signed by the Town Clerk. The update documents for the Register of Deeds have not yet been prepared.
 2. Isaac, W9509 Rose-Eld Rd (CUP #ELD-14-001) – The renewal document is drafted but has not yet been signed by the Town Clerk. The update documents for the Register of Deeds have not yet been prepared. The next review is scheduled to take place in March 2023.
 3. TJRVJM Real Estate LLC (a.k.a. Highland Farms) (CUP #ELD-22-001) – The Eldorado Fire Chief inspected the location for the future Greenhouse dinners per the CUP and consulted with the State Building Inspector. They found the building out of compliance with State regulations as a public venue. As a result, the dinner event scheduled for the Greenhouse venue has been cancelled. The CUP issued by the Town that permits the use under Town Zoning Regulations jurisdiction does not exempt the applicant from other local, State or Federal requirements under their jurisdictions.

Review of General Inquiries Since September 13, 2022:

Brenner reported that Terry Dietzel, Fond du Lac County Planner, attended the Town Board meeting in September looking for feedback about the potential to rezone existing A-1 land in the southeast portion of the Town to Commercial for sale. The County purchased the land long ago as a potential site for a future landfill but is no longer needed. The County has always rented the land out for farming. The Town Board members explained the process necessary for rezone that includes amending the Future Land Use Map in the Comprehensive Plan Update 2040. Additional comments were also provided to the County during the public comment period of the Town Board meeting. The County will discuss and advise the Town how they intend to proceed.

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 Charlie Becker

Next Meeting Date & Tentative Agenda: November 1, 2022

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

Adjourn: Motion made by White/Yoder to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:27 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

November 1, 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	Dennis Yoder, Member (5/1/2022 – 4/30/2025)	x	Jeff White, Vice Chairperson (5/1/2021 – 4/30/2024)		Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - 4/30/2023)

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 7:25 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 October 4, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/Yoder to approve minutes. Motion carried 4-0.

Status Update of Applications/Permits in Progress of Completion:

- a. Existing Conditional Use Permits:
1. The Town received the certificate of liability insurance from Newcastle Property Investments in accordance with Conditional Use Permit (CUP) # ELD-22-002.
 2. Borski is uncertain if the Town received the certificate of liability insurance for TJRVJM Real Estate, LLC (a.k.a. Highland Farms) per CUP # ELD-22-001 and will follow-up with the Town Clerk.

Review of General Inquiries Since October 4, 2022:

- Brenner received inquiry on the two lots on Blewett Rd that are in disrepair. One of the properties was recently sold presumably at Sheriff’s Auction and one remains in the foreclosure process.
- White received an inquiry on whether the Town is pulling out of Farmland Preservation because the Town of Nekimi withdrew from Farmland Preservation. The Town is not pursuing the possibility at this time.
- Borski was contacted by Terry Dietzel with Fond du Lac County regarding County-owned land discussed at the last Town Board meeting. Dietzel informed Borski the County is placing their land for sale as agricultural and will not be pursuing a change to the Future Land Use Map.

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 13, 2022, possibly a Concept Plan or Certified Survey Map (CSM) application by Rickert Bros LLC, CUP review schedule for 2023, Comp Plan Update 2040 Tasks

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

Adjourn: Motion made by White/Brenner to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission

Town of Eldorado Plan Commission (EPC) Meeting Minutes

December 13, 2022

Plan Commission Member Attendees (5) and terms:

x	Jeremy Brenner, Chairperson (5/1/2022 - 4/30/2025)
x	Dennis Yoder, Member (5/1/2022 – 4/30/2025)

x	Jenna Borski, Secretary (5/1/2021 - 4/30/2024)
x	Jeff White, Vice Chairperson (5/1/2021 – 4/30/2024)

x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (5/1/2021 - 4/30/2023)

Staff or Town Board Member Attendees:

	Cheryl Pionke, Town Clerk (Appointed position)
	Mike Pionke, Highway Patrolman

x	Gary Miller, Town Chairman (5/1/2021 - 4/30/2023)
	Dave Jahns, Town Supervisor #1 (5/1/2021 - 4/30/2023) Permit Officer

	Attorney Matt Parmentier

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, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance.

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 November 1, 2022. Five copies circulated to public per May 2021 decision. Motion made by Brenner/White to approve minutes. Motion carried 4-0 (Rickert abstained due to absence 11/1/22).

Tracking # CP-2022-12-05-Rickert Bros LLC

Concept Plan – Application for Minor Land Division of A-1 Land without Rezone – Applicant: Rickert Bros LLC selling to Joshua and Jilien Pipping (signed by Josh Pipping)

Location/Description of Property: Vacant land / T07-16-16-04-13-002-00 & T07-16-16-04-16-001-00 (Jahns Rd north of Lincoln Rd)

Parent parcel acres: 37.61 & 7.26+/-

Current zoning: A-1

Proposed parcel acres: 17-18 +/-

Area of dedication acres: unknown for Jahns Rd

Proposal: Split and combine parcels for sale to Josh Pipping to build a shop for JP Tank, Inc. and Wisconsin Farm Drainage, Inc. and future shop facility with office and maybe someday employee housing. JP Tank, Inc. and Wisconsin Farm Drainage, Inc. are both exclusively agricultural serving companies. The reason for choosing this location is vision from I-41 and it is close to Josh Pipping’s residence in Eldorado.

Base Farm Tract (BFT) Acres: 545.7+/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 519.714+/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 25.986+/-

Neither property owner was present. Josh Pipping presented the application. Pipping started the JP Tank business in 2019 south of Rosendale on CR T with cold storage. He also has a small, heated building in Fond du Lac but these are inadequate for the business now. Pipping resides north of the hamlet of Eldorado and is looking to consolidate his business on a visible highway close to home. Pipping spoke with Greg Rickert of Rickert Bros, LLC for land options on either Hwy 26 or I-41. They settled on the proposed location that was acceptable to both parties. Pipping only has the concept of a big agricultural business building but no specifics. Before proceeding Pipping needs to understand if this will be an "agricultural" building or a "commercial" building and what is allowed within the agricultural district. Pipping intends to construct the workshop and rebar fabrication portion first followed by the cold storage shed as funds allow and eventually an office. The JP Tank business is 100% an ag-serving business of ag waste storage concrete but also includes feed pads and anaerobic digesters. No waste is actually transported as they build on their clients' farms.

Wisconsin Farm Drainage is another business for farm field drain tile with 3-4 employees that may eventually move to this location with potential for employee housing. During the "off season", Pipping's employees perform snowplowing services to stay employed.

Pipping understands he needs to bring power to the location. A family member of his works with an electric company who estimated it would cost approximately \$2,000 to bring power to the site. Pipping plans to present a clean business front with visibility of the business name on the building or a sign for advertising purposes. He does not intend to construct a billboard. EPC informed Pipping of the Sign Ordinance available on the Town's website and that there are specific rules about signage along I-41 beyond the Town's authority of which he will need to research and comply. EPC recommended Pipping consider reaching out to Eric Borseth of Newcastle Property Investments, LLC that has been researching rules for signage along I-41 recently for his business and property on Sales Rd.

Borski explained the difference between *zoning* and *land use* and what EPC recently learned regarding state building codes. Based on information presented, the business meets the definition of an "Agricultural-related Use" in the Zoning Regulations (ch. 17.09(5)(a)) which is a *permitted use* in the A-1, Farmland Preservation District (ch. 17.33(2)(c)). The use is agricultural-related. The property is zoned A-1. However, the business does not meet the definition of a "Farm" (ch. 17.05(42)). Rather, it is a commercial business and therefore must meet all state building codes as a commercial building. However, a rezone to Commercial District is not required in this instance since the businesses are "Ag-related Use" permitted in the A-1 District.

Pipping presented the concept maps and clarified proposed use locations. EPC explained a flag lot cannot be created per our Land Division/Sub-division Ordinance and indicated the proposed southern lot line will need to be extended further south to the existing lot line and include the existing driveway leading to the pit on land west that Rickert Bros, LLC will retain. Since Rickert Bros, LLC owns the surrounding land and has access to the future 20 +/- & 3 +/- acre land-locked parcels, the County will allow creation per past EPC experience. EPC discussed a driveway easement between the parties is a recommended option but not required (i.e., not a condition of approval of the Certified Survey Map (CSM)). Rickert Bros, LLC also has the option to merge the 20 +/- & 3 +/- acre remnants with their adjacent 36.23-acre parcel to eliminate creation of small land-locked parcels. However, EPC is unclear how large of a parcel size the County will allow (36 + 20 + 3 = 59). EPC will inquire max lot size with the County.

EPC discussed the proposal for a single 17-18 ac. parcel for potentially two separate businesses in two separate buildings. EPC is unclear how many business addresses can be on a single parcel zoned A-1 or if there is a limit. EPC will review the Zoning Regulations & inquire with the County. Pipping inquired how many driveways can be added per parcel. EPC informed Pipping of the Road Ordinance administered by the Town that covers driveways (Permit Officer issues driveway permits). It is possible that the 17-18 ac. will need to be created into two separate parcels to accommodate the future Wisconsin Farm Drainage business but that would add another lot line to adhere to setbacks. Setback requirements for the A-1 district were reviewed. EPC believes that a four-plex house cannot be built for employees of the business on the same parcel as the business since this is not a "Farm" (no option for a "Farm

Residence”) and four-plexes are not allowed in the A-1 district (multi-family). Options for single or two-family non-farm residences under Conditional Use Permits (CUPs) were not discussed.

EPC also discussed lighting concerns with Pipping. Specifically, the Comprehensive Plan Update 2040 calls for protection of the rural atmosphere and recommends developing a Dark Sky Ordinance. However, EPC recognizes the need for growth in the Town and lack of ordinance on the topic. EPC encouraged lighting necessary for safety and business operation but not light the night sky as seen at, for example, car dealerships. Lighting is encouraged to be pointed downward. Pipping explained there will be no equipment on display outside for sale so exterior lighting would be limited to business needs. Again, the focus is a clean business front with visibility of the business name.

EPC provided Pipping with an application for a CSM that must be signed by both owners of Rickert Bros, LLC. The application and fee must be submitted to the Town Clerk. Once the CSM is sent to the Town by the County, and the application and fee are received, the EPC can add the CSM application to the routine EPC meeting agenda. No public hearing is required for a CSM and neither a rezone nor a CUP are needed for the proposed uses. However, EPC suggested Pipping wait until the outstanding questions can be answered either via email outside EPC meetings or at a future EPC meeting if additional discussion is needed.

Comprehensive Plan Update 2040 Tasks: Borski reviewed some of the Action Items in Chapter 2, *Plan Framework and Implementation*. EPC summarized the comp plan process and history for newer EPC members and discussed strategy to review, prioritize and implement the many Action Items that include responsibility by EPC, Town Board and/or Town Clerk. EPC members agreed to individually review Chapter 2 of the Comp Plan Update 2040 for discussion of ideas and recommendations at the February 2023 EPC meeting. Review and prioritization within the EPC is intended to be finalized at the March 2023 EPC meeting and recommendations presented to the Town Board in April or May 2023.

Conditional Use Permit (CUP) Review Schedule for 2023: Borski provided a list of all CUPs issued since adoption of the current Zoning Regulations in 2013. CUP # ELD-14-001 (Ben & Sarah Isaac at W9509 Rose-Eld Rd) is due for review in March 2023. No other CUPs are due for review in 2023.

Status Update of Applications/Permits in Progress of Completion:

- a. Cory & Brittney Zickert, Rezone, N7828 / N7840 Town Hall Rd - Rezone approved at Town Board meeting on November 21, 2022 and minutes submitted to the County by the Town Clerk.
- b. Existing Conditional Use Permits:
 - a. Vis, N9177 Town Hall Rd (CUP #ELD-16-001) – The renewal document has been signed by the Town Clerk. The update documents for the Register of Deeds have yet to be prepared.
 - b. Isaac, W9509 Rose-Eld Rd (CUP #ELD-14-001) – The renewal document has been signed by the Town Clerk. The update documents for the Register of Deeds have yet to be prepared.

Review of General Inquiries Since November 1, 2022:

- Borski received an inquiry from a potential purchaser of a residential property on Town Line Rd wanting to know what is allowed in the district. Borski was unable to connect with the individual.

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 Gary Miller.

Next Meeting Date & Tentative Agenda: January 10, 2022 (Rickert will be absent). Possible CSM application 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 Rickert/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission