

Town of Eldorado Plan Commission (EPC) Meeting Minutes

February 11, 2025

Plan Commission Member Attendees (5 members) and terms:

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

Staff or Town Board Member Attendees:

x	Kristy Weinke, Town Clerk (Appointed <i>(Deputy 9/11/2024)</i> Clerk 1/27/2025 - 4/20/2027)	x	Dave Jahns, Town Chairman (4/18/2023 - 4/18/2025)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2023 - 4/18/2025)		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 7:00 p.m.

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.):* Public comments made by Jenny Reinhold, N7837 Townline Rd, on behalf of her and Kati Hari, N7845 Townline Rd, unable to attend.

Review & Approve Minutes: EPC reviewed the public hearing (Nemitz, Mark and Nemitz, Carla), public hearing (Deta-J Farms LLP) & EPC meeting minutes from January 14, 2025. Five copies circulated to public per May 2021 decision. Motion made by White/Yoder to approve minutes. Motion carried 5-0.

Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance: Following the January 27, 2025 Town Board meeting where EPC was directed to proceed with re-certifying the Zoning Ordinance with DATCP, Borski contacted DATCP to confirm the process. Borski also contacted Terry Dietzel with Fond du Lac County Planning. The County will assist with the re-certification process.

Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020): Weinke continues to post a monthly newsletter to the Town Facebook page. EPC discussed the Town email distribution list that Cheryl Pionke, former Town Clerk, sent the monthly newsletter to that should be resumed. The last newsletter sent via email was from September 2024. Weinke will look into this.

Status Update of Applications/Permits in Progress of Completion:

- a. Mark Nemitz and Shari Graffunder on behalf of Carla Nemitz (deceased), Certified Survey Map (CSM) and Rezone, W8662 & W8664 Lone Elm Rd / Parcel ID # T07-16-16-04-02-002-00 (5.61 ac.) & T07-16-16-04-02-002-01 (5 ac.) – approved by the Town Board on January 27, 2025 and CSM recorded.
- b. Deta-J Farms, LLP (David Schultz), CSM and Rezone, northeast of northern intersection of Lincoln Rd and Cty Rd C / Parcel ID # T07-16-16-03-11-003-00 (9.439 ac.) & T07-16-16-03-12-001-00 (40 ac.) – approved by the Town Board on January 27, 2025 and CSM recorded.
- c. Existing Conditional Use Permits –

1. Alliant CUP #ELD-20-001 and 6/10/24 Amendment. – Reinhold reported to EPC under public comments that the landscaping contracted by Stuart’s has been installed on her property and her neighbor’s property (Hari). Reinhold also reported a list of joint concerns and complaints, including, but not limited to:
 - Retention basin not installed
 - Anderson Creek not restored
 - Landscaping on Alliant property not installed per approved plan
 - Reinhold and neighbor (Hari) have concerns with stormwater run-off onto their property since installation of the sub-station, including: loss of duck nests, dead chickens, lost rhubarb plants and introduction of rats now on their property (displaced)
 - Buzzing and humming never stops, can always be heard outside and through open windows and were told this is “just how it is”
 - Reduced cellular and Wi-Fi service: neighbor can no longer work from home due to interruption in service and had to change jobs
 - Electricity now flashes on and off
 - Alliant not returning phone calls
 - No one from ATC has returned to view the damage to their homes as promised by ATC
 - Felons were stealing unsecured materials from Alliant property. When police were called, felons pulled a gun on Jenny.EPC informed Reinhold that Greg Ardrey is no longer with Alliant, which she did not know. EPC discussed and agreed to contact Town Attorney Matt Parmentier regarding concerns where the Town has jurisdiction. EPC agreed a site inspection should be performed with Alliant to review the property with respect to the approved plan.
2. EPC reviewed a list of existing CUPs.

Review of Inquiries / Complaints Since January 14, 2025: none

Public Comments (*Individuals wishing to speak on any agenda item discussed above should present their comments now under this “Public Comments” agenda item. Each commenter will be limited to a total of three consecutive minutes under this agenda item.*): None

Next Meeting Date & Tentative Agenda: March 11, 2025

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

Adjourn: Motion made by Yoder/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:04 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission