

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

April 8, 2025

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

x	Jeremy Brenner, Chairperson (5/1/2025 - <b>4/30/2028</b> )		Jenna Borski, Secretary (5/1/2024 - <b>4/30/2027</b> )	x	Aaron Rickert, Town Supervisor #2 (Town Board Liaison) (4/18/2023 - <b>4/18/2025</b> )
	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	Kristy Weinke, Town Clerk (Appointed <i>Deputy</i> 9/11/2024) Clerk 1/27/2025 - <b>4/20/2027</b> )	x	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> )	x	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, Pledge of Allegiance and Agenda Review:** Meeting called to order by Brenner at 7 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 EPC meeting minutes from March 11, 2025. Five copies circulated to public per May 2021 decision. Motion made by White/Rickert to approve minutes. Motion carried 3-0.

### **Tracking # CP-2025-03-25-Newcastle Property Investments**

**Concept Plan – Site Plan – Applicant:** Newcastle Property Investments, LLC (Eric Borseth)

**Location/Description of Property:** N8030 Sales Rd / T07-16-16-26-01-003-00

**Parent parcel acres:** 5.217 +/-

**Current zoning:** Commercial

**Proposed parcel acres:**

**Area of dedication acres:**

**Proposal:** New buildings to expand self-storage and move the shipping containers

Eric Borseth, New Castle Properties, presented his concept plan for future growth and development. He purchased 5.217 acres of land from the WI DOT. Parish Survey & Engineering is helping him with the proposal to ensure design, watershed, and flow are done correctly. His intent is to build several new permanent larger storage units and move the current smaller containers to a different section of the property. He is getting construction bids now. He will likely be doing this project in phases. First grading and cement work, then the two long buildings by I-41 and lastly the interior buildings. These may be started in the next year or so, possibly longer. Eric stated he has lots of ideas and still has lots of details to work out. He is aware that drainage will need to be approved by the state and Parish Survey & Engineering is working to ensure that it’s compliant.

Eric questioned whether a new CUP would be required or if the current one would be modified. Brenner informed him it likely would be a new one, but since he still will be using the containers that possibly an additional CUP would be issued. That will be finalized as the process gets further. He also inquired about ordinances for storage units, lighting, and fencing. Brenner responded that more specifics would be researched and provided by the EPC for the storage unit requirements, as the EPC has already experienced a similar process with the Rabe storage units. Rickert noted that there are several other storage units along I-41 that have lighting he can use for comparison and that light pollution needs to be considered. Fire Chief Borski also reviewed the plan for spacing between buildings and reminded Eric to consider fire wall code for the buildings.

A discussion on the use of the current buildings took place. Specifically, the long-term use of some of the buildings for living or hanging out. Eric stated he has worked hard to ensure any violations were swiftly remedied and will continue to do so. A suggestion for him to include in the lease terms, and a possible addition to the CUP, was made by Brenner to include “maximum continued occupancy” of the units, such as no more than two hours of consecutive use. This would prevent the units from becoming hang outs or temporary living and if that occurred there would be a specific violation making recourse easier.

**Tracking # CP-2025-04-03-Will**

**Concept Plan – Application for Minor Land Division of A-1 Land with Rezone – Applicant:** prospective purchaser (application unsigned by representative of property owner, Ruth E. Will (deceased))

**Location/Description of Property:** W8543 Lincoln Rd / T07-16-16-09-04-003-00

**Parent parcel acres:** 28.56 +/-

**Current zoning:** A-1

**Proposed parcel acres:** unknown

**Area of dedication acres:** not applicable – already dedicated on Lincoln Rd & Jahn Rd

**Proposal:** described below including rezone to A-2

**Base Farm Tract (BFT) Acres:** 28.56 +/-

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 27.23 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 1.37 +/- (minimum lot size is 1.5 ac.)

Michaela and Joey Brebeck are looking to buy the property and ideally would like a 9-acre hobby farm with plans to sell off the remaining farmland. Currently, there is a 28.5-acre parcel with a non-livable homestead in the woods. It's been 40 to 50 years since it's been lived in. There are also several major steep ditch lines running through it. The parcel section they would like to build on is by the corner of Jahn and Lincoln Rd. East of their proposed house would be a several-acre woods with a semi-steep slope toward the road. Driveway placement of at least 300' from the centerline of an intersection was discussed, which would give them room to put the driveway on the north side of their proposed lot.

Several other members of the Will family were present at the meeting. There was a lengthy discussion of where the lot line would best be drawn. Their ideal 9-acre proposal would have a significant impact on farmland, not only by pulling out farmland for their hobby farm and orchard, but by limiting continual accessibility to current farmland.

Brenner stated that there is no black and white answer regarding what would be an acceptable lot line to protect farmland. The lot is irregular shaped, there are several impassable ditches that are irregular, and the wooded area, the neighboring lot, and the roads all run irregularly. Thus, determining what is “quality farmland” and what is considered “difficult to farm” is difficult to define for this property. Michaela said they were willing to tighten the lot lines to the edge of the woods, but that would still encompass approximately 1.3 acres of farmland between the woods and Jim Will's house. Michaela stated they hoped for an answer tonight, so they could determine whether to proceed with the purchase.

Brenner and Rickert both stated that there are too many variables to be able to give a tentative “yes” to having a lot line where they felt was “minimally acceptable” to move forward with purchase. They were assured that they would be able to build and divide the land, we just couldn’t state where the division would need to be. After looking at the land, thinking it over more, researching precedents further, and gaining the input of the entire board, a further decision could be made.

**General Discussion: Follow-up to Cedar Corp presentation at Mar 2025 Town Board meeting**

**Continued Discussion of Comprehensive Plan Update 2040 Ch. 2 (Action Items for Goals included in the Comprehensive Plan Update 2040 adopted 9/28/2020)**

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

a. Existing Conditional Use Permits –

i. Wisconsin Power & Light Company (Alliant) Conditional Use Permit #ELD-20-001 & First Amendment & Site Inspection:

Recapped the walk through made today with Mike Ott and Nick Harold from Alliant. Dave Jahns, Mike Pionke, Jeremy Brenner, and Jeff White were present from Eldorado. Mark Peachy and Howard Miller were present from Friendship.

Ditches and road condition: Per Peachy, everything looks as expected. No concerns except for one large rock in the ditch on the West side that Alliant agreed to remove. Also, it appears that Stuarts did landscaping in the ditch in front of the residents’ houses, some possibly in the right-of-way. Pionke agreed with Peachy’s statements.

Runoff: The watershed plan was approved and passed DNR inspection. We also looked at the retention pond and overflow. Everything seemed to be in the proper location and fully functional. Water flowed to the culvers smoothly. Pionke and Peachy informed us a lot of tiling and field cleanup has occurred upstream from the site on neighboring farms in the past few years, which adds to the volume of water entering the stream when it rains but they have not observed unusual flow from the Alliant site or unusual water patterns in Anderson Creek around the Alliant site. White looked at the site last week after we had a lot of rain. He stated the fields well beyond Alliant were flooded during that, but the water on the Alliant site had drained as expected. Peachy stated there appears to be some flow issues downstream in the ditch on the Friendship side that may need to be looked at.

Site landscaping: All trees were accounted for individually. They were all the correct placement, type, and size. They were 5’ to 8’ tall with most being 6’-7’, meeting the expectations outlined in the landscape plan. Some ruts from plowing and vehicles this spring need to be fixed yet and they will do it once it dries up. Some gravel also needs straightening.

Internet and cell service: Neighbors reported not being able to use Wi-Fi or cell phones due to the interference from the substation. This concern was brought to the attention of Mike and Nick. Nick stated he also received that complaint from last month and they looked into it. Their engineers claim that the substation is not the cause of the interference.

Miller and Peachy stated that if there are any concerns from the neighbors in Friendship that they need to contact the Friendship town board or come to the Friendship meeting to address them. Brenner informed Nick that he would reach out if there was anything else needed. Nick said he would be happy to accommodate any other meetings needed.

At tonight's meeting, this summary was shared. Jahns confirmed this is accurate and it appears Alliant met all CUP requirements. Neighbor Reinhold, who was in attendance, questioned the flooding concerns she is experiencing in her yard. White again explained the added flow to the

creek during rains due to farmers tiling and clearing land upstream from Alliant. However, the Alliant site, the culvert and creek by the Alliant property seem to be handling flow and run off as anticipated. Neighbor Reinhold also reinforced her concerns of no cell or internet signal in their residences. White and Brenner responded that Alliant has asked their engineers about it, and they claim it should not be related to their substation. Further issues regarding that need to be addressed with Alliant. Reinhold again questioned what to do next for the issues she is experiencing from the Alliant station. Brenner responded that it is up to her on what to do. Alliant has met the expectations set forth in the CUP from a landscaping standpoint. Further issues of flooding on the Friendship side need to be addressed with the town of Friendship or other in-home issues addressed directly with Alliant. We will be there to support her if there is non-compliance by Alliant on site, but that's where our control ends.

ii. Other – no discussion

**Review of Inquiries / Complaints Since March 11, 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:** May 13, 2025

*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 3-0. Meeting adjourned at 9:05 p.m.

Respectfully submitted,

**Jeremy Brenner**

Chairperson

Town of Eldorado Plan Commission