

Town of Elba
Plan Commission Public Hearing Meeting Minutes
Monday June 16, 2025

The Plan Commission Public Hearing on the Minor Land Division Request from Larry Leisemann and the sperate Minor Land Division Request from Thomas and Lori Ehrke was called to order on Monday June 16, 2025, at 7:01 pm by Commission Chairperson Jane Parpart. Commissioners Thomas Lannoy, Dennis Ball, John Moline, Danny Brisky and Town Clerk Lori Koenig-Fry were present. Members of the public Roger Parpart, Larry and Linda Leisemann, Thomas and Lori Ehrke and Joe Roche were also present.

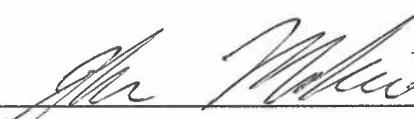
Public Comment: Larry Leisemann explained that he and his wife are looking to move back into the area and plan to keep bees on the new property, being that it is located between marsh and farmland it will be a good location to do so. Public comment was closed on the Leisemann minor land division request.

Public Comment: Thomas Ehrke explained that they would like to separate the house from the farmland, and the family would like to keep the farmland, and stated that they would look to sell the house and move north to be near their grandkids. Public comment was closed on the Ehrke minor land division request.

Adjourn: Motion by Commissioner Lannoy to adjourn the Public Hearing. Seconded by Commissioner Moline. All in favor. Motion carried. Public Hearing adjourned at 7:05 pm

Prepared By: Lori Koenig-Fry Town Clerk


Jane Parpart, Chairperson


John Moline, Commissioner


Danny Brisky, Commissioner


Thomas Lannoy, Commissioner


Dennis Ball, Commissioner

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Adopt Agenda: Commissioner Lannoy made a motion to adopt the amended agenda for Monday June 16, 2025, as presented. Seconded by Commissioner Brisky. All in favor. Motion carried.

Approval of Minutes: Commissioner Briskly made a motion to approve the Town of Elba Plan Commission Meeting Minutes of Tuesday May 20, 2025, as presented. Seconded by Commissioner Moline. All in favor. Motion carried.

Minor Land Division Request – Leisemann: Commissioner Lannoy asked if the plan was to install a culvert for the residential driveway for the property. Larry Leisemann stated that there is no ditch along the road and currently the water runs away from the road. The plan for the house would be to continue to pitch the water away from the road and away and around the house. Commissioner Lannoy asked for clarification on when a culvert would or wouldn't be required. Town Board Supervisor 1 – Roger Parpart stated that when there is no ditch along the road the Town Board would not require a culvert, as it is in this situation; also stating that if there was a classic v-ditch along the road that would interfere with the base of the road, a culvert would be required. Supervisor Parpart stated that the location in question, the water runs off the road and into the hayfield. Commissioner Lannoy asked if the ag driveway is going to remain on the property, Larry Leisemann stated that before the certified survey is finalized the ag driveway may be partly on his property and partly on his brother's property, the ag driveway will continue to service the shed and farmland. Commission Chairperson Parpart stated that the 4.22-acre lot would meet the 20:1 requirement, which is the same as the County. Commissioner Ball made a motion that the Plan Commission recommend approval to the Town Board regarding the minor land division request received from Dodge County on behalf of Larry Leisemann requesting to create one (1) 4.22-acre single family residential lot, located along the west side of Leisemann Road in part of NW 1/4 of the SE 1/4, Section 24, in the Town of Elba; Town of Elba Parcel #014-1013-2442-000. Seconded by Commissioner Brisky. All in favor. Motion carried.

Conditional Use Permit – Leisemann: Commissioner Lannoy made a motion that the Plan Commission recommend approval to the Town Board regarding the conditional use permit request received from Dodge County on behalf of Larry Leisemann requesting to create one (1) 4.22-acre nonfarm single family residential lot within the A-1 prime agricultural zoning district; the property is located in part of NW 1/4 of the SE 1/4, Section 24, in the Town of Elba, Dodge County, Wisconsin. Seconded by Commissioner Moline. All in favor. Motion carried.

Driveway Permit – Leisemann (Leisemann Road): Commissioner Lannoy made a motion that the Plan Commission recommend approval to the Town Board regarding the Driveway Permit Application received from Larry Leisemann for Leisemann Road, the driveway will not require a culvert on the recommendation from the Town Supervisor. Seconded by Commissioner Moline. All in favor. Motion carried.

Minor Land Division Request – Ehrke: Commissioner Ball asked if the property is measured from the middle of the road or the side of the road on County Roads. Town Board Supervisor 1 Roger Parpart stated that County Highways are the same as Town roads and it is the middle of the Road. Resident and Former Town Chairman Joe Roche stated that on County Highway BB the County owns up to the ditch. Commissioner Ball and Chairperson Parpart confirmed that the lot is being measured from the set back. Commissioner Brisky made a motion that the Plan Commission recommend approval to the Town Board on the minor land division request received from Dodge County on behalf of Thomas & Lori Ehrke requesting to create one (1) residential building lot approximately 2.5 acres, located along the east side of County Road BB in part of the NE 1/4 of the NE 1/4, Section 26, in the Town of Elba; parcel #014-1013-2611-000. Seconded by Commissioner Ball. All in favor. Motion carried.

Conditional Use Permit – Ehrke: Commissioner Moline made a motion that the Plan Commission recommend approval to the Town Board on the conditional use permit request received from Dodge County on behalf of Thomas & Lori Ehrke requesting to create one (1) residential building lot approximately 2.5-acre nonfarm single family residential lot within the A-1 prime

agricultural zoning district; the property is located in part of the NE 1/4 of the NE 1/4, Section 26, in the Town of Elba, Dodge County, Wisconsin. Seconded by Commissioner Brisky. All in favor. Motion carried.

Driveway Permit -Valido Homes (W10655 Breyer Road): Chairperson Parpart reviewed the application with the Plan Commission, stating that she has a couple of questions stating that the attached map is showing a 24-foot wide driveway and our ordinance requires 30-foot, and also stated that there is currently an ag-driveway on the property and wanted to know if it was going to be removed or moved off of the property. Unfortunately, no representatives of the driveway application are available at the meeting to ask. Chairperson Parpart also questioned the 1% slope away from the road. Commissioner Moline asked if the Plan Commission has any approval on the house, Clerk Koenig-Fry explained that Dodge County would issue a Land Use Permit and General Engineering would issue the Building Permit on behalf of the Town of Elba, also explaining that the Plan Commission reviewed the land division and conditional use permit when Agnew's presented it to the Plan Commission and Town Board last summer/fall. Commissioner Moline made a motion that the Plan Commission recommend approval to the Town board regarding the Driveway Permit Application from Valido Homes for W10655 Breyer Road with the following two stipulations, that the entrance of the driveway be 30-feet wide, with a 18x30 culvert with flares be installed, and that the ag driveway located on the property be removed. Seconded by Commissioner Brisky. All in favor. Motion carried.

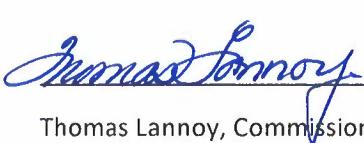
Adjourn: Motion by Commissioner Lannoy to adjourn. Seconded by Commissioner Brisky. All in favor. Motion carried. Meeting adjourned at 7:48 pm

Prepared By: Lori Koenig-Fry Town Clerk


Jane Parpart, Chairperson


John Moline, Commissioner


Danny Brisky, Commissioner

 
Thomas Lannoy, Commissioner Dennis Ball, Commissioner