

**Town of Eldorado  
Plan Commission  
Public Hearing Minutes**

**Tracking # ZON-2021-12-10-MTRV Enterprises LLC**

**Date:** January 11, 2022

Plan Commission Member Attendees (5):

x	Jeremy Brenner, Chairperson	x	Jenna Borski, Secretary		Aaron Rickert, Town Board Liaison
x	Lee Wenker, Vice Chairperson	x	Jeff White, Member		

**Public Hearing – Application for Rezoning from A-1 to A-2 – MTRV Enterprises LLC:**

**Applicant:** MTRV Enterprises LLC

**Location/Description of Property:** W8880 Lincoln Rd / T07-16-16-09-11-003-00

**Parent parcel acres:** 5.013 +/-

**Current zoning:** A-1

**Proposed parcel acres:** same

**Area of Dedication acres:** none

**Proposal:** Rezone property from A-1 to A-2 to allow continued use as a residential rental and storage of owner’s equipment in lieu of a non-farm residence with conditional use permit in A-1 district.

**Base Farm Tract (BFT) Acres:** 232 +/- (Ronald Westphal BFT)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 220.952 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 11.048 +/-

*Note: conversion of land from A-1 to another district and/or dedication of land to the public for a road does not affect the maximum nonfarm residential acre calculation that is based on the Town’s Base Farm Tract map with parcel data as of 12/31/2013.*

**Attendance for the application:** None

Meeting called to order by Brenner at 7:00 p.m.

Brenner read the legal notice published December 26, 2021 and January 2, 2022.

Presentation of application:

Brenner/Borski summarized the application as submitted to the Town for rezone from A-1 to A-2 to allow continued use as a residential rental and storage of owner’s equipment in lieu of renewing a conditional use permit (CUP) for a non-farm residence (NFR) issued for the property on December 28, 2018. Brenner/Borski shared the background that led up to this application. This is following actions for land division and rezone since December 2018 where the EPC has since learned land with existing old farmhouses and outbuildings are able to be rezoned from A-1 to A-2 under the existing ordinance, whereas the EPC previously understood the only option to address farmhouses being split from the farmland was to issue a CUP for a NFR. Since A-2 District does not require the residence to meet the definition of a “farm residence”, it is appropriate to rezone the property to A-2 General Agricultural to allow continued ag use with the existing outbuildings. This same rezone from A-1 to A-2 in lieu of renewal of a CUP for NFR was also just done for W8232 Lone Elm Rd and CUP # ELD-18-02.

Questions of applicant from members of the public: None

Questions of applicant from Eldorado Plan Commission (EPC) members: None

Testimony in support of application (offered three times): None

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Testimony in opposition of application (offered three times): None

Rebuttal testimony by applicant: None

Discussion by EPC: None

Motion:

Motion made by Brenner/Wenker to recommend approval of the application to rezone W8880 Lincoln Rd, parcel # T07-16-16-09-11-003-00, from A-1 to A-2.

Borski, Brenner, Wenker & White voted in favor of the motion. Motion carried 4-0.

Future actions:

The Town Board will consider the application at the next scheduled Town Board meeting on January 24, 2022.

Brenner adjourned the hearing at 7:04 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission