

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

Tracking # **ZON-2022-03-14-Baker**

Date: April 12, 2022

Plan Commission Member Attendees (5):

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

Public Hearing – Application for Rezoning RD to A-2 – Chris & Keetra Baker

Applicant: Chris & Keetra Baker

Location/Description of Property: vacant land on Dike Rd / T07-16-16-35-13-003-00

Parent parcel acres: 9.62 +/-

Current zoning: Rural District, RD

Proposed parcel acres: same

Area of dedication acres: N/A

Proposal: Rezone from Rural District, RD, to General Ag, A-2

Base Farm Tract (BFT) Acres: N/A - not assigned per Base Farm Tract map with parcel data as of 12/31/2013 and Zoning Ordinance Map Certified by DATCP on 11/20/2013 (zoned RD)

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

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

Attendance for the application: Chris & Keetra Baker

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

Brenner read the legal notice published March 27 and April 3, 2022.

Presentation of application:

Chris Baker summarized the intent of the application is to rezone their current 9.62-acre parcel from RD to A-2 to allow construction of an accessory building in advance of construction of their home on the same parcel. This application differs from the concept plan discussion on July 13, 2021 in that they are not purchasing a portion of the adjacent land to rezone and merge with their lot at this time. That may take place next year. However, the maximum size for accessory structures in RD does not allow them to build the size building they need and therefore need to rezone to A-2 prior to purchasing the adjoining land. Baker stated he already worked with Dave Jahns for the culvert permit and the culvert and start of the driveway are in place.

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):

Charlie Becker (Town Resident) and Dave Jahns (Town Supervisor & Permit Officer) spoke in favor of the application, stating that the plan will fit in the neighborhood nicely.

Gary Miller (Town Chairman) spoke in favor of the application.

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

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Rebuttal testimony by applicant: None

Discussion by EPC: Application appears in line with concept plan discussion.

Motion:

Motion made by Wenker/White to recommend approval of the application to rezone parcel # T07-16-16-35-003-00, from RD to A-2.

Borski, Brenner, Rickert, Wenker & White voted in favor of the motion. Motion carried 5-0.

Future actions:

The Town Board will consider the application at the next scheduled Town Board meeting on April 25, 2022. Baker inquired how to obtain a fire number. Jahns stated he can apply with the County. Jahns will assist Baker.

Brenner adjourned the hearing at 7:12 p.m.

Respectfully submitted,

Jenna Borski
Secretary
Town of Eldorado Plan Commission