

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

**Tracking # Amend-Comp-Plan-2022-04-18-Zickert-Albrecht-Simon**

**Date:** June 7, 2022

Plan Commission Member Attendees (5):

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

**Public Hearing – Application for Amendment to the Comprehensive Plan Update 2040 – Applicant: Cory & Brittney Zickert, Michael Albrecht & Michele Simon**

**Applicant 1:** Cory & Brittney Zickert

**Location/Description of Property:** N7840/N7828 Townhall Rd / T07-16-16-29-10-014-00

**Parent parcel acres:** 6.642 +/-

**Current zoning:** Residential District

**Applicant 2:** Michael Albrecht

**Location/Description of Property:** N7876/N7880 Townhall Rd / T07-16-16-29-09-007-00

**Parent parcel acres:** 2.45 +/-

**Current zoning:** Residential District

**Applicant 3:** Michele Simon

**Location/Description of Property:** N7889 Cty Rd C / T07-16-16-29-10-004-00

**Parent parcel acres:** 5.5 +/-

**Current zoning:** Residential District

**Attendance for the application:** Cory & Brittney Zickert, Mike Albrecht, Michele (Simon) Sievert

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

Brenner read the Class I legal notice published April 24, 2022.

Presentation of application:

Brenner summarized the application as submitted is to amend the Future Land Use Map of the Comprehensive Plan Update 2040 for these three parcels only and change allowed future use from Transitional Residential District to Agricultural. Cory Zickert summarized the application to amend the Future Land Use Map for their parcel is due to their attempt for a building permit and finding out their property is currently zoned Residential. Zickert’s need to rezone their property to Agricultural (A-2) to move forward with additions to their ag-related business building but cannot currently rezone due to the Future Land Use Map.

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):

Rosalind Lyness and Dave Jahns spoke in favor of the application.

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

Rebuttal testimony by applicant: None

Discussion by EPC: EPC discussed that the amendment to the Future Land Use Map will reflect the three parcels as “Agricultural” and not specifically A-1 Exclusive Ag or A-2 General Ag. To physically rezone any of the parcels from the current Residential District to either A-1 or A-2, applications for rezone will need to be submitted and processed separately.

Motion:

Motion made by Rickert/White to recommend approval of the application to amend the Future Land Use Map, Figure B-3 of the Comprehensive Plan Update 2040, for N7876/N7880 Townhall Rd, N7876/N7880 Townhall Rd and N7889 Cty Rd C to change from Transitional Residential District to Agricultural.

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

Future actions:

The Town Board will consider a resolution at the next scheduled Town Board meeting on June 27, 2022 and then East Central Wisconsin Regional Planning Commission will be able to modify the Future Land Use Map. Following approval by the Town Board, Zickert’s will be able to submit an application for rezone.

Brenner adjourned the hearing at 7:13 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission