

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

Tracking # *CSM-2022-05-16-Jahns, et al.*

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 Certified Survey Map – Applicant: David Jahns, et al.

Applicants: David Jahns, Patricia M. Jahns, Joan L. Toetz, Thomas J. Jahns

Location/Description of Property: W7535 Cty Rd OO / T07-16-16-36-12-008-00

Parent parcel acres: 31.09 +/-

Current zoning: A-1

Proposed parcel acres: 3.008 +/- for Lot 1 with rezone and 28.077 +/- for Outlot 1 without rezone

Area of dedication acres: none

Proposal: split farmhouse and buildings from tillable farmland for sale of farmland and rezone of parcel with house and buildings from A-1 to A-2

Base Farm Tract (BFT) Acres: 39 +/- (David Jahns BFT)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 37.14 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 1.86 +/-

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: David Jahns, Patricia Jahns, Joan Toetz

Meeting called to order by Brenner at 7:13 p.m.

Brenner read the legal notice combined for both the CSM and rezone applications, published May 22, 2022 and May 29, 2022.

Presentation of application:

Brenner summarized the CSM application as submitted. David Jahns stated the intent of the application is to settle everything with the family since the passing of their mother. They (the four siblings) want to sell the house and shed to one of the siblings and sell the farmland to a local farmer. The farmland would be landlocked, so they are drafting a driveway easement for the proposed landlocked outlot with an attorney for 40 feet off the west property line.

Questions of applicant from members of the public: None

Questions of applicant from Eldorado Plan Commission (EPC) members: EPC discussed with Jahns that the driveway easement will need to be drafted and submitted to the Town with recording fee prior to signature approval of the proposed CSM for recording at the Register of Deeds by the Town following assignment of a CSM number by the County.

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

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

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Rebuttal testimony by applicant: None

Discussion by EPC: Borski informed EPC that Tom Jahns made contact that day and provided verbal support for the CSM and rezone applications. Tom Jahns will work with the Town Clerk to provide his signature to the applications prior to the Town Board meeting on June 27, 2022.

Motion:

Motion made by Rickert/Brenner to recommend approval of the application for a certified survey map for W7535 Cty Rd OO, parcel T07-16-16-36-12-008-00, for creation of proposed Lot 1 of 3.008 +/- acres and remnant proposed Outlot 1 of 28.077 +/- acres, contingent upon receipt of a driveway easement.

Borski, Brenner, Rickert, White & Yoder 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 June 27, 2022.

If approved, the CSM will be signed by the Town Board following receipt of the driveway easement, recording fee and any applicable legal fees.

Brenner adjourned the hearing at 7:27 p.m.

Respectfully submitted,
Jenna Borski
Secretary
Town of Eldorado Plan Commission