

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

Tracking # *ZON-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 Rezone – Applicant: David Jahns, et al.**

**Applicant:** 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 7:27 p.m.

Brenner referred to the combined legal notice read immediately prior for the Certified Survey Map (CSM) public hearing (reference Tracking # *CSM-2022-05-16-Jahns, et al.*). The combined legal notice included both the CSM and rezone applications, published May 22, 2022 and May 29, 2022.

Presentation of application:

Brenner summarized the rezone application as submitted and that approval of the rezone will be contingent upon approval of the CSM discussed at the hearing immediately prior to this one. David Jahns stated the intent of the application is to provide more flexibility for the farmhouse and buildings in the future as it is being split from the farmland.

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

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

Rebuttal testimony by applicant: None

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Discussion by EPC: Brenner agrees that rezone from A-1 to A-2 will provide more flexibility for the property and is appropriate since the existing farmhouse will no longer meet the definition of a “farm residence” and the desired lot size is larger than the size allowed for a non-farm residence (with conditional use permit of 1.86 +/- acres).

Motion:

Motion made by Brenner/Yoder to recommend approval of the application to rezone proposed Lot 1 of 3.008 acres, a portion of parcel T07-16-16-36-12-008-00 at W7535 Cty Rd OO, from A-1 to A-2 contingent upon approval of the proposed certified survey map, contingent upon receipt of the driveway easement to proposed Outlot 1.

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.

Brenner adjourned the hearing at 7:33 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission