

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

**Tracking # CSM-2022-06-16-Eilertson and
Tracking # ZON-2022-06-16-Eilertson**

Date: July 12, 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 (CSM) / Rezone A-1 to A-2 – Cary & Sharon Eilertson:

Applicant: Cary & Sharon Eilertson

Location/Description of Property: N8803 Cty Rd C / T07-16-16-17-06-002-00 (1.5 ac.) & T07-16-16-17-06-001-00 (36.701 ac.)

Parent parcel acres: 1.5 & 36.701 +/-

Current zoning: A-1

Proposed parcel acres: Lot 2 of 3.922 (with house, shed & well) & Lot 1 of 34.362 +/- (remnant undeveloped)

Area of Dedication acres: 0.931 +/- for Lincoln Rd (none for Cty Rd C)

Proposal: combine existing Lot 1 of CSM No. 1734 that includes the house with a portion of the larger parcel with the existing shed and potable well for rezone to A-2 and leave the remnant as A-1

Base Farm Tract (BFT) Acres: 39.3 +/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 37.428 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 1.872 +/-

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 – Sharon Eilertson contacted Borski prior to the meeting and stated they had a prior commitment for the date of the hearing but would be available by phone if there were questions.

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

Brenner read the legal notice published June 26 and July 3, 2022.

Presentation of application:

Brenner & Borski summarized the application including previous discussion during the concept plan review. The house is currently on one lot (Lot 1 of CSM No. 1734) and the building and potable well on another larger lot. Eilertson's wish to put the house, building and potable well with the yard and trees all on one lot and rezone from A-1 to A-2 for estate planning purposes.

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):

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 proposed Lot 2 with the house, building, potable well and yard meets the criteria in the Zoning Ordinance for zoning out of A-1 and meets the Future Land Use Map for rezone to A-2. Borski also stated that a public hearing is not required for the CSM and no special contingencies are anticipated for the recommendation. As such, both applications are being addressed under a single hearing.

Motion:

Motion made by White/Brenner to recommend approval of the application for a CSM for N8803 Cty Rd C, parcel T07-16-16-17-06-002-00 (1.5 ac.) & T07-16-16-17-06-001-00 (36.701 ac.), for creation of proposed Lot 2 of 3.922 +/- acres and proposed remnant Lot 1 of 34.362 +/- acres with 0.931 +/- acres dedicated to Lincoln Road.

Motion made by Borski/Rickert to recommend approval of the application to rezone proposed Lot 2 of 3.922 +/- ac. at N8803 Cty Rd C, from A-1 to A-2 contingent upon approval of the proposed CSM.

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

Future actions:

The Town Board will consider the applications at the next scheduled Town Board meeting on July 25, 2022. If approved, the CSM will be signed by the Town Board.

Brenner adjourned the hearing at 7:17 p.m.

Respectfully submitted,
Jenna Borski
Secretary
Town of Eldorado Plan Commission