

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

**Tracking # ZON-2022-10-11-Zickert**

**Date:** November 1, 2022

Plan Commission Member Attendees (5):

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

**Public Hearing – Application for Rezone Residential to Exclusive Agriculture (A-1) – Zickert**

**Applicant:** Cory & Brittney Zickert

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

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

**Current zoning:** Residential

**Proposal:** Rezone to Exclusive Agriculture (A-1) (Farmland Preservation District)

**Attendance for the application:** Cory & Brittney Zickert

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

Brenner read the legal notice published October 16 and 23, 2022.

Presentation of application:

C. Zickert explained the intent of the application is to move the zoning back to Agricultural from Residential following an update to the Future Land Use Map (FLUM) of the Comprehensive Plan (Update 2040). [Secretary’s note: The FLUM listed this property as future Transitional Residential District and required an amendment to allow rezone to Agricultural. The amendment to the FLUM was approved by the Town Board on June 27, 2022.] The zoning issue originated when the Town denied an application for a building permit for the existing business due to the current Residential District zoning. Zickerts were surprised to find the property zoned Residential and confirmed the zoning with Fond du Lac County. The property currently has a residence, ag-related business and animals on site. The property has been owned by the family as a farm since 1960. They currently have ponies, chickens and goats.

Questions of applicant from members of the public: None

Questions of applicant from Eldorado Plan Commission (EPC) members:

Discussion took place regarding the appropriate zoning with the current use: A-1, Farmland Preservation District or A-2, General Agricultural District. A-2 has two animal units/acre limit. Zickert’s communicated their preference for A-1 with the horses, goats, and ag-related business. Their business services hatcheries and the pond is licensed as a fish hatchery by the Department of Agriculture, Trade and Consumer Protection (DATCP). As a result, this use falls under Aquaculture (Fish Hatchery), an agricultural use per the Zoning Ordinance.

Testimony in support of application (offered three times):

Gary Miller spoke in favor of the application.

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

Rebuttal testimony by applicant: None

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Discussion by EPC:

The existing parcel meets all setbacks and lot dimensions required for A-1.

Motion:

Motion made by Brenner/White to recommend approval of the application to rezone N7828 / N7840 Town Hall Rd, parcel # T07-16-16-29-10-014-00, from Residential to Exclusive Agriculture (A-1).

Borski, Brenner, White & Yoder voted in favor of the motion. Motion carried 4-0.

Future actions:

The Town Board will consider the application at the next scheduled Town Board meeting on November 21, 2022.

Brenner adjourned the hearing at 7:21 p.m.

Respectfully submitted,

Jenna Borski

Secretary

Town of Eldorado Plan Commission