

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

Tracking # ZON-2023-02-27-Albrecht

Date: March 21, 2023

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 Residential to Farmland Preservation District (A-1) (Exclusive Agriculture) – Albrecht

Applicant: Michael R. Albrecht

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

Parent parcel acres: 2.45 +/-

Current zoning: Residential

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

Attendance for the application: Michael Albrecht

Meeting called to order by Brenner at 7:00 p.m. Brenner read the legal notice published March 5 and March 12, 2023.

Presentation of application:

Albrecht explained the intent of the application is to move the zoning back to Agricultural from Residential because it has always been used for agricultural purposes. Albrecht wants to make sure future agricultural buildings are allowed on the property. Brenner provided background that the County zoned the property to Residential a long time ago when the lot size reduced to less than 35 acres because the only option at the time, other than Agricultural, was Residential. The existing buildings are legal non-conforming in the Residential District. Per Borski, Town Attorney Matt Parmentier advised that the property can be rezoned to A-1 as the buildings will remain legal non-conforming (i.e., not creating a non-conformance).

Questions of applicant from members of the public: None

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

Albrecht informed EPC that the current land use is his residence with a mostly agricultural business that dates back many years.

Testimony in support of application (offered three times):

Dave Jahns, Gary Miller, Roger Stahmann, Rosalind Lyness and Wayne Kemnitz spoke in favor of the application.

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

Rebuttal testimony by applicant: None

Discussion by EPC:

There is no minimum lot size for A-1 and this lot does not meet the minimum 3.0 acres for rezone to A-2. The parcel meets the minimum road frontage requirement for A-1 (200 feet). This rezone coincides with the rezone performed in November 2022 for Cory & Brittney Zickert (N7828 / N7840 Town Hall Rd) returning the zoning from Residential to A-1

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for the same reasons. EPC noted this application is following an update to the Future Land Use Map (FLUM) of the Comprehensive Plan Update 2040 to allow rezone of this parcel to Agricultural.

Motion:

Motion made by White/Yoder to recommend approval of the application to rezone 2.45 +/- acres at N7876 / N7880 Town Hall Rd, parcel # T07-16-16-29-09-007-00, from Residential to Farmland Preservation District (A-1) (Exclusive Agricultural).

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 March 27, 2023.

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

Respectfully submitted,
Jenna Borski
Secretary
Town of Eldorado Plan Commission