

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

**Tracking # ZON-2023-06-05-Wagner**

**Date:** July 11, 2023

Plan Commission Member Attendees (5):

	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 from Rural District (RD) to General Agricultural (A-2)**

**Applicants:** Aaron & Melissa Wagner

**Location/Description of Property:** W7762 Dike Rd / T07-16-16-35-13-008-00

**Parent parcel acres:** 9.67 +/-

**Current zoning:** Rural District

**Proposed parcel acres:** same

**Area of Dedication acres:** N/A

**Proposal:** rezone to A-2 with no change in property use to eventually sell four acres to an adjacent neighbor

**Attendance for the application:** Melissa Wagner

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

White read the legal notice published June 25, 2023 and July 2, 2023.

Presentation of application:

Wagner stated the intent of the application is to come into compliance with the current ordinance regarding their outbuildings and property use and set up the property to split off four acres to sell to an adjacent neighbor zoned A-2. Wagner stated they bought the property with the existing house and buildings 11 years ago and believe it was zoned incorrectly.

Borski explained that the original 40-acre parcel was split into three lots prior to the current Zoning Ordinance adopted in 2013. At the time of the land division, the only option for an agricultural property less than 35 acres in the rural area was to rezone to Rural District which allowed outbuildings and animals for a hobby farm if there were at least 5 acres. Since then, the Town has created two separate agricultural districts (A-1 and A-2) and is no longer rezoning into Rural District. However, rezoning from RD to A-2 would allow more flexibility for property use and outbuildings and set up the property to transfer four acres to the adjacent property owner that is currently zoned A-2. Borski also commented that this application was previously reviewed as a concept plan on July 13, 2021.

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 and Chris Baker 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 parcel meets the minimum lot size of 3.0 acres and minimum road frontage of 200 feet for A-2 district. The existing accessory structures meet the rear and side yard setbacks of 40 feet and 50 feet, respectively, for the A-2 district. A-2 is an appropriate district for the current use.

Motion:

Motion made by Yoder/ Rickert to recommend approval of the application to rezone W7762 Dike Rd, parcel # T07-16-16-35-13-008-00, from Rural District (RD) to General Agricultural (A-2).

Borski, Rickert, 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 July 24, 2023.

White adjourned the hearing at 7:19 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission