

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

Tracking # *CSM-2023-09-15-Weed*

Tracking # *ZON-2023-09-15-Weed*

Date: October 10, 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 Certified Survey Map / Rezone RD to A-2 – Jordan & Amand Weed:

Location/Description of Property: W9640 Olden Rd / T07-16-16-18-10-005-00 & Vacant land / T07-16-16-18-07-002-00

Parent parcel acres: 12.58 & 5.3 +/-

Current zoning: Rural District (RD)

Proposed parcel acres: 1.736 (W9640 Olden Rd) & 16.156 (proposed for new home & outbuildings) +/-

Area of dedication acres: none for Cty Rd I – previously dedicated

Proposal: split off existing house for sale and merge remnant open land with existing vacant parcel for construction of new home and outbuildings with rezone of vacant new parcel from RD to A-2

Base Farm Tract (BFT) Acres: N/A – parcels not zoned Ag at the time of DATCP certification in 2013

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): N/A

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A

Attendance for the application: Jordan Weed

Meeting called to order by Brenner at 7:05 p.m.

Brenner read the legal notice published September 24, 2023 and October 1, 2023.

Presentation of application:

Jordan Weed explained the history of his purchase and stated the intent of the application is to split the existing house and outbuilding into a 1.736-acre lot for sale and merge the vacant land surrounding it for a 16.156-acre lot to now construct a new house and outbuildings. Weed explained the reasoning behind the irregular proposed lot lines surrounding the existing house (proposed Lot 2). Reasons included the location of an existing power transformer, existing septic, existing berm around the back of the lot with the house, need to meet rear yard and side yard setbacks from the existing structures and setbacks for future buildings and septic on the vacant lot that is proposed to be rezoned to A-2, and minimum lot dimensions (lot size, frontage & rear and side yard setbacks) for each respective zoning district. The existing potable well will be sold with the existing house. Weed will install a potable well and septic on the vacant lot prior to occupancy. A perc test was done to keep the future detached garage size flexible and consider setbacks. The existing driveway for the vacant land will be used for the new house and buildings. Weed is requesting to rezone the proposed 16.156-acre lot from Rural District (RD) to General Agricultural (A-2) due to the wetlands on the lot and interest in larger outbuildings than allowed in RD. Weed’s surveyor has the final CSM with Fond du Lac County and final review is scheduled for October 11th but they are not anticipating any changes. The preliminary CSM previously reviewed by EPC is the same as the final CSM submitted to the County.

Questions of applicant from members of the public: none

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Questions of applicant from Eldorado Plan Commission (EPC) members: none – issues addressed during concept plan discussions prior to submittal of applications.

Testimony in support of application (offered three times):

Dave Jahns spoke in favor of the applications.

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

Rebuttal testimony by applicant: None

Discussion by EPC: none

Motions:

Motion made by Brenner/Yoder to recommend approval of the application for a CSM for W9640 Olden Rd, parcel #s T07-16-16-18-10-005-00 and T07-16-16-18-07-002-00, for creation of proposed Lot 1 of 16.156 +/- acres and proposed Lot 2 of 1.736 +/- acres with no dedication to Olden Road contingent upon no substantive changes to the final CSM by Fond du Lac County and recording of the affidavit with October 9, 2023 Town Resolution to remove Deed Restriction Doc #951682 at the Register of Deeds.

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

Motion made by Brenner/White to recommend approval of the application to rezone proposed Lot 1 of 16.156 +/- acres from Rural District (RD) to General Agricultural (A-2) contingent upon no substantive changes to the final CSM by Fond du Lac County, approval of the proposed CSM and recording of the affidavit with October 9, 2023 Town Resolution to remove Deed Restriction Doc #951682 at the Register of Deeds.

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 October 23, 2023.

If approved, the CSM will be signed by the Town Board after the conditions are met, including payment of legal fees and \$30 recording fee for the affidavit to remove the Deed Restriction Doc #951682.

Brenner adjourned the hearing at 7:22 p.m.

Respectfully submitted,

Jenna Borski

Secretary

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