

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

Date: March 9, 2021

Plan Commission Member Attendees (5):

x	Jeremy Brenner, Chairperson	x	Jenna Borski, Secretary	x	Bill Averbeck, Town Board Liaison
x	Lee Wenker, Vice Chairperson	x	Jeff White, Member		

Public Hearing – Review for Renewal of Conditional Use Permit (CUP) for a Residence and Warehouse at Property Zoned Commercial

Conditional Use Permit #ELD-13-001, originally issued January 8, 2014 for a three-year term, renewed March 13, 2017 for a three-year term. (One-year delay in review due to turnover and 2040 Comprehensive Plan Update work.)

Property Owner: D&K Endeavors, LLC (Dave & Kathy Rabe)

Location/Description of Property: W8332 Cty Rd N / T07-16-16-22-05-002-00

Parcel acres: 4.9 +/-

Current zoning: Commercial

Attendance for the renewal: Dave Rabe

Meeting called to order by Brenner at 7:14 p.m.

Brenner read the legal notice published February 28, 2021 and March 7, 2021.

CUP & Questionnaire Review:

A questionnaire was sent to the property owners in advance of the hearing regarding current use of the property. Borski summarized the CUP and read the questionnaire signed and submitted by the owners in advance of the hearing indicating compliance with the conditions of the CUP. Dave Rabe suggested the term for approval be extended to 6 to 10 years instead of three years. Rabe stated there is one more building to be built in the future, to the west of the warehouses in about a year after he gets out of the excavating business and that the additional building is on the approved plan. There were no questions from the public.

Testimony in support of renewal (offered three times): Dave Jahns, Building Permit Officer and neighbor, stated there are no problems with noise and is in favor of the renewal.

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

Rebuttal testimony by property owner: Rabe stated the last time the EPC reviewed this CUP for renewal (first renewal in 2017), it cost him \$1,200 to have a survey done because someone in the Town expressed concern about the allowable impermeable surfaces being exceeded. The survey revealed Rabe to be in compliance. Rabe would like the approval term extended to limit this kind of cost to him again.

Discussion by EPC:

Initially, Brenner, Borski and Averbeck desired review after three years because of EPC and Town Board member turnover. After discussion, EPC agreed on a five-year term.

Motion:

Motion made by Wenker/Averbeck to renew the conditional use permit for a five-year term, expiring in March 2026. Motion carried 5-0.

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Future actions:

The EPC will draft a renewal document and provide to the property owners.

Brenner adjourned the hearing at 7:25 p.m.

Respectfully submitted,

Jenna Borski

Secretary

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