

**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 Non-Farm Residence Conditional Use Permit #ELD-18-01**, originally issued February 18, 2018 for a three-year term.

**Property Owner:** Gary A. and Teresa M. Hass, David D. and Paula S. Lass Living Trust

**Location/Description of Property:** Hass Rd / T07-16-16-02-06-004-00

**Parcel acres:** 2.014 +/-

**Current zoning:** A-1

**Base Farm Tract (BFT) Acres:** 156.7 +/- (Gary Hass)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 149.238 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 7.462 +/-

**Attendance for the renewal:** none

Meeting called to order by Brenner at 7:07 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 the house is not built yet. Borski also shared that Gary A. Hass verbally informed Borski in advance of the meeting they still intend to build but there is no timeframe, maybe 2-5 years. There were no questions from the public.

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

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

Rebuttal testimony by property owner: None

Discussion by EPC:

EPC noted the tax parcel number changed after the Certified Survey Map was recorded creating Lot 1 of 2.014 acres. The tax parcel numbers included in the original CUP are #T07-16-16-02-06-002-00 and #T07-16-16-02-07-001-00. The tax parcel number for this vacant lot on Hass Rd is # T07-16-16-02-06-004-00. This should be clarified in the renewal documentation. After brief discussion, EPC decided to stay with a three-year renewal at this time.

Motion:

Motion made by Borski/Averbeck to renew the conditional use permit for a three-year term expiring in March 2024.  
Motion carried 5-0.

Future actions:

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

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Brenner adjourned the hearing at 7:14 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission