

**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-14-002**, originally issued February 17, 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:** Larry & Virginia Hinz

**Location/Description of Property:** W8297 Lincoln Rd / T07-16-16-03-15-006-00

**Parcel acres:** 2.455 +/-

**Current zoning:** A-1

**Base Farm Tract (BFT) Acres:** 51.9 +/- (Larry Hinz)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 49.429 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 2.471 +/-

**Attendance for the renewal:** none

Meeting called to order by Brenner at 7:00 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 Larry & Virginia Hinz in advance of the hearing indicating they remain in compliance with all terms of the CUP. Averbeck confirmed there have been no complaints received by the Town. 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 discussed a renewal without expiration vs. another three-year renewal. After discussion, EPC agreed to renew the CUP without expiration and perform an internal administrative review every three years. This will eliminate the need for public hearings every three years at this non-farm residence that was constructed in 2017 without compliance concerns.

Motion:

Motion made by Averbeck/Wenker to renew the conditional use permit without a term limit. 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 7:07 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission