

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

Tracking # *MLD-2021-08-09-Rehm*

Tracking # *ZON-2021-08-09-Rehm*

Date: September 14, 2021

Plan Commission Member Attendees (5):

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

**Public Hearing – Application for Minor Land Division / Rezoning A-1 to A-2 – Douglas & Judith Rehm:**

**Location/Description of Property:** W9652 Olden Rd / T07-16-16-18-07-001-00 & T07-16-16-18-08-001-00

**Parent parcel acres:** 32.59 +/- & 40.0 +/-

**Current zoning:** A-1

**Proposed parcel acres:** 4.925 +/- ac. Lot 1 w/ existing house, 3.138 +/- ac. Lot 2, 3.131 +/- ac. Lot 3 & 59.856 +/- ac. Lot 4

**Area of dedication acres:** 1.751 +/- ac. for Olden Rd

**Proposal:** Spilt 32.59 +/- acres into three lots on west side of Olden Rd, rezone all three lots A-2 and combine remnant on east side of Olden Rd with 40 +/- acres to remain A-1.

**Base Farm Tract (BFT) Acres:** 72.8 acres

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 69.33 +/- acres

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 3.47 +/- acres

*Note: conversion of land from A-1 to another district and/or dedication of land to the public for a road does not affect the maximum nonfarm residential acre calculation that is based on the Town’s Base Farm Tract map with parcel data as of 12/31/2013.*

**Attendance for the application:** Doug & Judy Rehm

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

Brenner read the legal notice published August 29, 2021 and September 5, 2021.

Presentation of application:

Doug Rehm discussed their plan, based on the June 2021 concept plan discussion, to split the existing 32.59-acre A-1 parcel that includes both sides of Olden Rd into three lots on the west side of Olden Rd:

- a 4.925-acre proposed Lot 1 with their existing home on the west side to be rezoned A-2,
- a 3.138-acre proposed Lot 2 to the north of their existing home on the west side to be rezoned A-2, and
- a 3.131-acre proposed Lot 3 to the north on the west side to be rezoned A-2.

Furthermore, the remnant on the east side of Olden Rd will be combined with the 40-acres to create a 59.856-acre proposed Lot 4 that will remain zoned A-1. The intention is to sell proposed Lots 2 and 3 for construction of new homes at some point and sell the farmland on the east side as proposed Lot 4 now.

Questions of applicant from members of the public: None

Questions of applicant from Eldorado Plan Commission (EPC) members:

EPC noted the Soil Evaluation Reports are specific to “Proposed Lot 1” and “Proposed Lot 2”, are dated 7/12/2021 and do not include a Lot 3. Furthermore, the proposed lot lines do not match up with the proposed certified survey map (CSM). Rehm stated that the soil test was performed based off a previous preliminary CSM, prior to Rehm including his current residence in the CSM and when they were unclear where to draw the southern property boundary with the

existing tree line. It is believed that at the time the perc test was requested, “Proposed Lot 1” matched up with current proposed Lot 3 (furthest north on the west side of Olden Rd) and “Proposed Lot 2” generally matched up with the current proposed Lot 2 but with different southern lot line (center lot on west side of Olden Rd). Eric Freiburg, E T Surveying, shared that Dan Hanks, the Fond du Lac County Sanitarian, reviews soil evaluation reports and has final approval before the County approves the CSM. Freiburg summarized that Hanks makes sure the proper soil evaluations are done for creation of the new lots. Rehm offered to send Borski the draft map sent to request soil testing for documentation purposes. EPC discussed and suggested that approval of the rezone could also be made contingent upon approval of the CSM by both the Town and the County.

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

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

Rebuttal testimony by applicant: None

Discussion by EPC: None

Motion:

Motion made by Borski/Wenker to recommend approval of the application regarding W9652 Olden Rd, parcel numbers T07-16-16-18-07-001-00 and T07-16-16-18-08-001-00, for creation of Lot 1 of 4.925 +/- acres, Lot 2 of 3.138 +/- acres, Lot 3 of 3.131 +/- acres and Lot 4 of 59.856 +/- acres with 1.751 acres +/- acres dedicated to Olden Road by certified survey map contingent upon approval of rezone of proposed Lots 1, 2 & 3 from A-1 to A-2.

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

Motion made by Borski/Wenker to recommend approval of the application regarding W9652 Olden Rd, parcel numbers T07-16-16-18-07-001-00 and T07-16-16-18-08-001-00, to rezone proposed Lots 1, 2 & 3, from A-1 to A-2 contingent upon approval of the proposed certified survey map by the Town and the County.

Borski, Brenner, Rickert, Wenker & White 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 September 27, 2021. If approved, the CSM will be signed by the Town Board.

Brenner adjourned the hearing at 7:15 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission