

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

**Tracking # ZON-2021-10-25-TJRVJM Real Estate LLC**

**Date:** November 9, 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 Rezoning from A-1 to A-2 – TJRVJM Real Estate LLC:**

**Applicant:** TJRVJM Real Estate LLC

**Location/Description of Property:** W8232 Lone Elm Rd / T07-16-16-03-02-004-00

**Parent parcel acres:** 5.092 +/-

**Current zoning:** A-1

**Proposed parcel acres:** same

**Area of Dedication acres:** none

**Proposal:** Rezone property from A-1 to A-2 to allow continued use as hobby farm (with animals) in lieu of a non-farm residence with conditional use permit in A-1 district.

**Base Farm Tract (BFT) Acres:** 231.3 +/- (Lynn Hinz BFT)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 220.286 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 11.014 +/-

*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:** None

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

Brenner read the legal notice published October 24 and 31, 2021.

Presentation of application:

Brenner/Borski summarized the application as submitted to the Town for rezone from A-1 to A-2 to allow use as a hobby farm with farm animals in lieu of renewing a conditional use permit (CUP) for a non-farm residence (NFR) issued for the property on October 10, 2018.

Questions of applicant from members of the public:

Dave Jahns, Town Board Supervisor & Permit Officer, questioned why the owners are not able to have animals at present since the property is zoned A-1. EPC explained CUPs for a NFR include the condition the property is only allowed residential use. The NFR CUP was requested in 2018 to split the land off from the Lynn Hinz BFT and sell to a different owner and ag use was not anticipated. The current owners are requesting not to renew the NFR CUP and instead to rezone the property from A-1 to A-2 to allow use as a hobby farm, which is another solution to the separation of the property from the BFT.

Questions of applicant from Eldorado Plan Commission (EPC) members: None

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

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

Rebuttal testimony by applicant: None

Discussion by EPC:

EPC reviewed the conditions for rezone out of A-1 under ch 17 Zoning Regulations, section 17.33(10)(a)-(d). The property is not used for row crops but is an existing farmstead with outbuildings, the Future Land Use Map shows the area as ag, and rezone from A-1 to A-2 will not hinder any surrounding farm use.

Motion:

Motion made by Brenner/Wenker to recommend approval of the application to rezone W8232 Lone Elm Rd, parcel # T07-16-16-03-02-004-00, from A-1 to A-2.

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

Future actions:

The Town Board will consider the application at the next scheduled Town Board meeting on November 22, 2021.

Brenner adjourned the hearing at 7:10 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission