

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

Date: September 13, 2022

Plan Commission Member Attendees (5):

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

**Public Hearing – Review for Renewal of Conditional Use Permit for a Non-Farm Residence
Conditional Use Permit #ELD-16-001, March 31, 2016, issued April 26, 2016, renewed March 10, 2020 (retroactive to
March 2019)**

Applicant: Mitchell and Jenna Vis

Location/Description of Property: N9177 Town Hall Rd / T07-16-16-09-07-004-00

Parent parcel acres: 6.0 +/-

Current zoning: A-1

Base Farm Tract (BFT) Acres: 545.7 +/- (Rickert Bros, LLC BFT)

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 519.714 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 25.986 +/-

Attendance for the application: None but the property owners contacted Borski in advance of the hearing to confirm they are not requesting any changes to the CUP.

Meeting called to order by Brenner at 7:33 p.m.

Brenner read the legal notice published August 28, 2022 and September 4, 2022.

Presentation of application:

A questionnaire was sent to the property owners in advance of the hearing regarding current use of the property. EPC reviewed answers indicating continued compliance with the CUP. No changes to the CUP are requested by the owner. Borski summarized the CUP was recorded at the Register of Deeds in 2016 and will need follow-up recording when renewed with no term limit to update the term limit date. Borski also reminded EPC of past decisions to renew NFR CUPs without term limit after two reviews without compliance issues.

Testimony in support of application (offered three times):

Gary Miller, Charlie Becker and Greg Rickert spoke in favor of the application.

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

Rebuttal testimony by applicant: None

Discussion by EPC: For the benefit of newer EPC members and the public, EPC discussed term limits, previous decision to renew NFR CUPs without term limit after a new home is built and there are two reviews without compliance issues and that this one NFR CUP was for some reason recorded at the Register of Deeds. EPC has since decided not to record NFR CUPs at the Register of Deeds. EPC agreed the recorded document should be updated to reflect no term limit now that formal hearing reviews are done.

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Motion:

Motion made by Brenner/White to renew the NFR CUP at N9177 Town Hall Road, parcel number T07-16-16-09-07-004-00, retroactively from March 2022 with no term limit and for the renewal documents to be recorded at the Fond du Lac County Register of Deeds.

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

Future actions:

The EPC will draft a CUP renewal document and provide to the applicant.

Brenner adjourned the hearing at 7:49 p.m.

Respectfully submitted,
Jenna Borski
Secretary
Town of Eldorado Plan Commission