

Town of Eldorado Plan Commission (EPC) Meeting Minutes

October 21, 2025

Plan Commission Member Attendees (5 members) and terms:

x	Jeremy Brenner, Chairperson (5/1/2025 - 4/30/2028)	x	Jenna Borski, Secretary (5/1/2024 - 4/30/2027)	x	Todd Stahmann, Town Supervisor #2 (Town Board Liaison) (4/18/2025 - 4/18/2027)
x	Dennis Yoder, Vice Chairperson (5/1/2025 – 4/30/2028)	x	Jeff White, Member (5/1/2024 – 4/30/2027)		

Staff or Town Board Member Attendees:

x	Cheryl Pionke, Town Clerk (Appointed 5/19/2025 to finish term thru 4/20/2027)	x	Dave Jahns, Town Chairman (4/18/2023 - 4/18/2025)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2023 - 4/18/2025)	x	Jason Weinke, Permit Officer (Appointed 1/27/2025)

Note: As of June 2021, minutes no longer include public attendance. Names will be included for agenda items or contributions under public comments or as deemed necessary by EPC. As of May 2022, public comments are limited to the designated times during the meeting.

<p>Call to Order, Pledge of Allegiance and Agenda Review: Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance.</p>
<p>Public Comments <i>(Please note this is the Plan Commission’s monthly business meeting, not a public hearing. Individuals wishing to speak on any item should present their comments now under this “Public Comments” agenda item. In addition, although the Plan Commission can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of three consecutive minutes under this agenda item.):</i> None</p>
<p>Review & Approve Minutes: EPC reviewed the EPC meeting minutes from September 16, 2025. Five copies circulated to public per May 2021 decision. Motion made by Brenner/White to approve minutes. Motion carried 4-0-1 (Stahmann abstained due to absence in Sept).</p>
<p>Tracking # CP-2025-09-08-Frank Concept Plan – Application for Certified Survey Map of A-1 Land with Rezone] – Applicant: Zach Frank</p> <p>Location/Description of Property: W9350 Frank Rd / T07-16-16-06-13-002-00 Parent parcel acres: 4 +/- Current zoning: A-1 Proposed parcel acres: 5 +/- Area of dedication acres: unknown for Frank Rd Proposal: intend to purchase necessary acres from Dick Langenfeld to get frontage and rezone from A-1 to build a house and building</p> <p>Base Farm Tract (BFT) Acres: 4 Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): N/A Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): N/A</p> <p>Zach (and Ashley) Frank attended in addition to Dick Langenfeld. Langenfeld and Frank met with Borski ahead of the meeting to prepare a concept map. They propose approximately one acre of land be split from Langenfeld's 39.548-acre parcel (T07-16-16-06-04-003-00) and merged with Frank’s 4.0-acre parcel to provide legal access to Frank Road and the required frontage to be a buildable lot. The proposed area ends at a line of trees and excludes the high power</p>

line that crosses Langenfeld's property. Frank explained the property was acquired from his grandfather and currently has an existing garage. His intention is to build a residence and 60 ft x 100 ft building for his concrete business. Based on discussion of his business and proposed use of the property, EPC agreed a rezone to A-2 General Agricultural is appropriate. His current 4.0 acres and the additional 1.0 acre from Langenfeld is all land that includes grasses, trees and lowland (i.e., no row crops) and would therefore meet the criteria to rezone from A-1 Exclusive Ag to A-2. Z. Frank stated the building is intended to be constructed ahead of the residence. They are also considering including a bathroom in the shed and possibly a "barndominium".

Frank provided the following:

- The old well did not pass inspection but remains.
- A new well has been drilled but is not yet connected. Jahns recommended the well be properly abandoned when the new well is operational.
- The property has electrical service.
- No percolation "perc" test has been performed yet.
- There is currently no septic on site and was likely filled/abandoned when the house was taken down. Jahns provided that the perc test needs to be at least 50 ft from the well. EPC noted a perc test needs to be performed as part of the CSM application process.

EPC discussed building setbacks and min/max building sizes in the A-2 District, driveway and culvert requirements and the process for CSM and rezone applications. Frank was informed to work with Mike Pionke on the culvert & driveway placement and Weinke on all permits. EPC agreed a preliminary CSM should be reviewed at a subsequent concept plan discussion ahead of formally submitting applications with fees for the CSM approval and rezone. Borski informed Frank and Langenfeld that they will both need to submit signed applications for the CSM (but one CSM application fee) since it involves parcels owned by each of them. Frank will work with a surveyor to draft a map and see if he can get a perc test done this year yet. Frank will inform Borski when he is ready to come back to EPC (maybe December). EPC noted "barndominiums" need to be discussed during future evaluation of the Zoning Ordinance.

Tracking # CP-2025-10-16-Nitz

Concept Plan – shipping container use in A-2 – Applicant: Corey Nitz

Location/Description of Property: W9543 Rose-Eld Rd / T07-16-16-31-05-006-00

Parent parcel acres: 3.052 +/-

Current zoning: A-2 General Ag

Proposed parcel acres: N/A

Area of dedication acres: N/A

Proposal: Looking to put a 40 ft shipping container on property for temporary use while planning future building

Nitz explained that his concrete business is expanding and he is in need of more room for storage of his equipment on his property. He proposes to temporarily use an 8 ft x 40 ft shipping container while figuring out what he needs to construct and is wondering if this is allowed in the A-2 General Ag District. The container is proposed to be placed in the northeast corner of his 3.0-acre property, behind the existing building. EPC reviewed the Zoning Ordinance, specifically section 17.34(4)(e) – is a shipping container considered a structure similar in nature to structures (a)-(d). In this specific situation and at this specific property in A-2 District, EPC agrees a shipping container can be used under 17.34(4)(e) with no need for a conditional use permit. Required setbacks must be met and a building permit obtained. EPC noted shipping containers need to be discussed during future evaluation of the Zoning Ordinance.

Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification

Process for Town Zoning Ordinance – Waiting on Town Attorney to finalize application for re-certification. Discussed next steps for evaluating ordinance details for potential revisions in 2026. Borski compiled list of previously identified issues since certification of the ordinance in 2013 for Cedar Corp to develop a proposal. EPC agreed on intent for Cedar Corp to attend an initial EPC meeting to provide guidance on list, have EPC work on the details and regroup with Cedar Corp for additional guidance. EPC anticipates a potential third meeting with Cedar Corp prior to holding a

public hearing on proposed revisions. Additional revisions may be needed based on public input. EPC can then make a recommendation to the Town Board for approval. Brenner and/or Yoder and Weinke will begin developing a questionnaire and meeting with surrounding Townships on average setbacks, lot sizes, frontage requirements, etc. for consideration during this process. Following amendments to the ordinance(s), the Zoning Ordinance will need to be re-certified by DATCP.

Status Update of Applications/Permits in Progress of Completion:

- a. CSB Trailer Holdings, LLC (Dale “Charlie” Becker), Conditional Use Permit, northeast corner of Hwy 23 & Cty Rd C, Parcel # T07-16-16-99-EW-130-00, Lot 13 of Eldorado Wildlife Estates – The CUP approved by EPC on July 8, 2025, is finalized. Legal fees reimbursed. CUP signed October 21, 2025.
- b. Chris & Sharon Schumacher, Certified Survey Map (CSM), W7324 Lincoln Rd, Parcel # T07-16-16-12-01-003-00 (37.418 ac) – Town Board reviewed and approved on September 22, 2025.
- c. Existing Conditional Use Permits – No discussion.

Review of Inquiries / Complaints Since September 16, 2025:

- Brenner – spoke with Corey Nitz regarding submitting a Concept Plan Application
- Borski –
 - Inquiry from an owner of an 11-acre parcel on Cty Rd C, zoned A-1, currently with trees and grasses without 200 ft of frontage, wondering what is allowed on the property. Borski provided general information via email about permitted uses in the A-1 district and that the property may be able to be rezoned to A-2 but is not a buildable lot without 200 ft of frontage. Borski encouraged submission of a concept plan application for additional discussion with EPC.
 - Inquiry from an individual looking to purchase property in this or surrounding Towns for construction of a shed/workshop for personal use with no residence. Borski provided general information via email that this *may be* allowed in the A-1 or A-2 district if minimum lot sizes & frontage requirements are met but additional information would be needed on proposed use. Borski encouraged submission of a concept plan application for additional discussion with EPC.
 - Borski inquired with Weinke about building construction in progress at the northwest corner of Cty Rd I & Dike Rd, a 16-acre parcel zoned A-1, where construction is more than 350 feet from the road and a mound system appears to have been installed. Borski noted the max setback from the ROW is 350 ft for all dwellings and non-ag structures unless a variance is granted (by Board of Appeals). Weinke stated he issued a building permit for a “50 ft x 80 ft workshop” building with a bathroom following a permit for installation of a driveway. Mike Pionke worked with the property owner on placement of the culvert/driveway. Weinke reviewed the building permit and noted the owner has a sanitary permit from the County. Weinke informed EPC the owner intends to eventually construct a residence. The property owner has not submitted a concept plan application with EPC despite previous recommendations by Jahns to do so. The concern is potential need for a CSM and/or rezone for construction of a residence, meeting setback requirements and land use in compliance with the Zoning Ordinance. Borski stated this property/example raises concerns about consistent application of the Zoning Ordinance throughout the Town and will discuss further with Jahns & Weinke.

EPC noted “accessory structures” constructed ahead of residences needs to be discussed during future evaluation of the Zoning Ordinance.

Public Comments (*Individuals wishing to speak on any agenda item discussed above should present their comments now under this “Public Comments” agenda item. Each commenter will be limited to a total of three consecutive minutes under this agenda item.*): None

Next Meeting Date & Tentative Agenda: November 4, 2025 – prep questions for adjacent Towns on Zoning Ordinance; DATCP update

Note: Regular EPC meetings are tentatively scheduled for 7:00 p.m. the second Tuesday of each month.

Adjourn: Motion made by White/Yoder to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 9:56 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission