

## Town of Eldorado Plan Commission (EPC) Meeting Minutes

December 9, 2025

### Plan Commission Member Attendees (5 members) and terms:

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

### Staff or Town Board Member Attendees:

	Cheryl Pionke, Town Clerk (Appointed 5/19/2025 to finish term thru <b>4/20/2027</b> )	x	Dave Jahns, Town Chairman (4/18/2025 - <b>4/18/2027</b> )		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2025 - <b>4/18/2027</b> )	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.*

**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.

**Public Comments** *(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.):* None

**Review & Approve Minutes:** EPC reviewed the EPC meeting minutes from December 9, 2025. Five copies circulated to public per May 2021 decision. Motion made by Stahmann/White to approve minutes. Motion carried 5-0.

**Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification of Town Zoning Ordinance:** Per our Town Attorney’s office and confirmed by DATCP, DATCP cannot re-certify the Town ordinance until *after* the County updates their Farmland Preservation Map in 2026. This is a change from previous direction that re-certification could take place in 2025 with a confirmation letter from the County that the update to the County map would take place in 2026.

**Discussion on zoning questionnaire conversations with adjacent Townships and next steps:**

White and Brenner summarized conversations regarding ordinances with the Towns of Friendship and Lamartine, respectively. Yoder has yet to connect with Town of Nekimi.

Additional general comments from EPC discussion:

- Mound system is based on the number of bedrooms in a house.
- Private on-site wastewater treatment systems (POWTS) can include a holding tank instead of a mound.
- Jerry Borski, Fire Chief, recommended the Town stay with the 350 feet max setback for buildings with a variance required for longer driveways that includes a requirement for a turn-around. Jahns also shared his concern with long driveways for kids riding the bus.
- Jahns is unsure if the Town has Village powers (regarding enforcement of conditional use permits).
- Inspections are required for plumbing, electrical and also footings of a building if within 10 feet of a house.
- EPC discussed consideration of adding an A-3 District for residences in ag area for less than 3.0 acres or less than 200 ft. road frontage.
- EPC needs further discussion on flag lots (prohibited at present).

Discussion to be continued next meeting.  
EPC to consider public comments from the initial Comprehensive Plan public input process in continued consideration of updates to ordinances.

**Discussion on November 2025 Town Board agenda item on ponds, whirlpools, pool in the A-1 and A-2 districts:**

Borski, Stahmann, White and Jahns recounted discussion at the Town Board meeting brought up by Norb Chesney on four items:

1. Regulation of ponds in all districts, including rules related to fences and setbacks from property lines – EPC generally agreed to defer to DNR regarding ponds
2. Regulation of motorcross bikes with some Towns requiring conditional use permits to limit the number of bikes, minimum acres, manufactured mufflers, etc. Per the Sheriff’s Dept., noise during the day is not a concern. – EPC will consider
3. Regulation of building manure pits, storage and spreading – EPC agreed to defer to DNR regarding these items.
4. Adding a clause to the A-1 and A-2 district that any use not specifically permitted or listed as a conditional use is prohibited as a catchall so unlisted items are not allowed. – EPC will consider

Borski will add these to the working list of items for potential update to Town ordinances for discussion with a planner.

**Status Update of Applications/Permits in Progress of Completion:**

- a. Existing Conditional Use Permits – No discussion

**Review of Inquiries / Complaints Since November 4, 2025:**

- Weinke –
  - inquiry from Eric Borseth’s attorney regarding future development on property on Sales Rd – Jerry Borski and Jahns confirmed they last met with Borseth in July to discuss the last concept plan. If that changed, another concept plan application needs to be submitted.
  - Inquiry from Van Rossum regarding new buildings on property N9455 Ridge Rd, T07-16-16-03-10-005-00, 1.322 acres, zoned A-1, with farmhouse and outbuildings recently demolished. EPC discussed and a concept plan is not needed. Van Rossum can move forward with obtaining building permits for construction of their new residence.
- Brenner – inquiry on options for a residence on A-1 land
- Borski – inquiry from individual wishing to purchase land to build a hobby shop on a property either with potential for a residence down the road or no residence

**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:** January 20<sup>th</sup>

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

**Adjourn:** Motion made by Borski/White to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 9:50 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission