

Town of Eldorado Plan Commission (EPC) Meeting Minutes

January 20, 2026

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)
	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:

Cheryl Pionke, Town Clerk (Appointed 5/19/2025 to finish term thru 4/20/2027)	x	Dave Jahns, Town Chairman (4/18/2025 - 4/18/2027)	Attorney Matt Parmentier
Mike Pionke, Highway Patrolman		Joe Kopf, Town Supervisor #1 (4/18/2025 - 4/18/2027)	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 draft EPC meeting minutes from December 9, 2025. Five copies circulated to public per May 2021 decision. Edits discussed. Motion made by Brenner/White to approve minutes with noted edits. Motion carried 4-0. Borski will update and distribute.

Tracking # CP-2026-01-12-Dehn

Concept Plan – Variance to Setbacks for Construction of a Garage on A-1 Land – Applicant: Daniel and Jennifer Dehn

Location/Description of Property: N9693 Hass Rd / T07-16-16-02-06-003-00

Parent parcel acres: 0.62 +/-

Current zoning: A-1

Proposed parcel acres: N/A

Area of dedication acres: N/A

Proposal: variance for required setbacks in A-1 Farmland Preservation District

Dehn explained he purchased the existing lot on the southeast corner of Hass Rd and Lone Elm Rd in 1997 and currently has his house and a detached garage. The footprint of the parcel already had the northwest corner at the intersection cut out. Dave Jahns commented that this was likely the vision corner. Dehn believes the property used to be part of the adjacent ag land as a 40-ac parcel. Dehn would like to construct a 22 ft x 32 ft garage but is unable to meet the required setbacks due to the location of his septic and potable well located immediately adjacent to the proposed building location. The old farmhouse was in the southeast corner of the property, where he proposes to place the garage, and has the drain field to the north of the proposed build location. Due to the current house, detached garage, septic and drain field and potable well, he proposes to build 10 ft from the east property line and 20 ft from the south property line. A well driller told Dehn there is no setback from any buildings but Dehn does not want

to construct the building over the well. Dan Hanks, County Code Enforcement, told Dehn the building needs to be 5 ft from the septic and 10 ft from the drain field. Current setbacks in the A-1 district for an accessory structure are 50 ft side yard setback and 40 ft rear yard setback.

Borski explained that after separate conversation with Dehn, Borski recommended Dehn submit a Concept Plan application for discussion with EPC to review options. EPC reviewed the Future Land Use Map (FLUM) and the property is shown as Ag, not Residential, meaning the property can only be zoned A-1 or A-2 unless an amendment to the FLUM is made. Regardless, the 0.6 acre lot could not be rezoned Residential due to the minimum 1.5 acre requirement. After discussion, EPC sees no option for construction of the proposed building in compliance with the current Zoning Ordinance. Other options discussed for consideration:

- A variance to the required setbacks by the Board of Appeals (BOA) is unlikely as there are no obvious hardship or other criteria met to issue the variance; however, the BOA is a separate body and Dehn could submit an application for a variance to the Town Clerk. The meeting is a public hearing with \$350 non-refundable application fee and no guarantee that the variance could be granted.
- EPC suggested Dehn approach the adjacent landowner to purchase 30 feet of additional land to the East and South (an estimated 0.25 ac. +/-) to merge with his current parcel to meet the required setbacks. There is no minimum lot size for A-1.
- EPC is considering changes to the Zoning Ordinance and Dehn could check back in the future.

Dehn stated he intends to simultaneously proceed with the first two options and will contact the Town Clerk for application for a variance from the BOA.

Review of initial Comprehensive Plan 2020 and Update 2040 public comments and potential additional zoning district in future – public comments not discussed. White reviewed notes from follow-up conversation with the TN of Friendship since last EPC meeting (e.g., permits, campers, hobby farms). Borski has not received a proposal from Cedar Corp following the request emailed in Nov 2025 and follow-up contact. Brenner agreed to contact Cedar Corp.

Status Update of Applications/Permits in Progress of Completion:

- a. Existing Conditional Use Permits – No discussion.

Review of Inquiries / Complaints Since December 9, 2025:

- Borski – inquiry by Marlene Wittchow for combination of two lots adjacent to each other due to house on one lot and septic on adjacent lot. N7675 Cty Rd C, Parcel #T07-16-16-32-06-006-00 (0.14 ac.) & N7681 Cty Rd C, Parcel #T07-16-16-32-06-005-00 (0.3 ac.). EPC noted both lots are zoned A-2, General Agricultural.

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: February 10, 2026

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

Adjourn: Motion made by Brenner/White to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 8:38 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission