

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

February 10, 2026

**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:**

x	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.*

<p><b>Call to Order, Pledge of Allegiance and Agenda Review:</b> Meeting called to order by Brenner at 7:00 p.m. followed by pledge of allegiance.</p>
<p><b>Public Comments</b> <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><b>Review &amp; Approve Minutes:</b> EPC reviewed the EPC meeting minutes from January 20, 2026. Five copies circulated to public per May 2021 decision. Motion made by Stahmann/White to approve minutes. Motion carried 4-0-1 (Yoder abstained due to absence).</p>
<p><b>Informational Report: New Rule on Accessibility of Web Content and Mobile Apps (Title II of Americans with Disability Act):</b> Borski reported to EPC, Jahns (Town Board Chairman) and Pionke (Town Clerk) on the federal rule and shared the Town Attorney’s memo dated January 29, 2026. The Town has until <u>April 2027</u> to update the Town’s website, documents and applications (e.g., Facebook page) to comply with the Accessibility requirements.</p>
<p><b>Status Update on Department of Agriculture, Trade &amp; Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance:</b> At Stahmann’s request, Borski inquired with Fond du Lac County on their timing for approving the annual revision of the County’s Farmland Preservation Plan Map and submitting to DATCP for certification as the Town cannot re-certify our Zoning Ordinance until the County’s Map is submitted. Per an email from Terry Dietzel with the County, the required public hearing for map revisions will be held in July, the appropriate County committee will approve in August and the County will submit the map revisions and resolution to DATCP in September.</p>
<p><b>Discussion on Proposed Agreement/Work Plan for 2026 Ordinance and Code Consulting Services, by Cedar Corp, January 22, 2026:</b> Ken Jaworski and Krista Kamke from Cedar Corp attended to present the proposed agreement and estimated hours based on the work plan provided to Cedar Corp by EPC. Hourly rates have increased since the proposal. Kamke’s hourly rate as a Planner is \$135/hr. A “Planner 1” would assist Kamke at a lower rate. Borski shared that since the work plan was shared, the Town Attorney’s office has created a Word version of the current Zoning</p>

Ordinance in preparation for submittal to DATCP for re-certification and is therefore no longer needed. Cedar Corp clarified three items:

1. The Ordinance text (specifically for the A-1 Farmland Preservation District), Town Zoning Map generated by the County and County's revised Farmland Preservation Plan Map all need to be in line with each other for re-certification. Since the Town Zoning Map has already been created, the Town is able to continue with rezones during the certification process because it is based on the date of the map.
2. The Town can update the text in the Ordinance for re-certification following the first re-certification (i.e., text revisions can be worked on during the re-certification process for a second re-certification at a later date)
3. The Comprehensive Plan Update process is the most appropriate time to consider creation of an additional zoning district. The Future Land Use Map (FLUM) is also updated at that time. If the FLUM shows current A-1 land as future residential or commercial (e.g., southwest of intersection of Lincoln Rd & Town Line Rd), Fond du Lac County may change their Farmland Preservation Plan Map from agricultural to non-agricultural and the farmer would no longer be eligible for tax credits. It is likely the County would first check with the Town to confirm the future use but not guaranteed. This was previously unknown to EPC and is a significant comment for consideration with the next Comprehensive Plan Update and modification of the FLUM.

Cedar Corp requests the work plan items be prioritized to help strategize actions for efficiency. Cedar Corp would work toward monthly updates and invoices and could limit their efforts to match the Town's budget for this effort. Pionke/Borski checked the Town budget and noted the Town budgeted \$2,500 for Consulting Fees in 2026. The Town Board will further review Cedar Corp's proposal and fee schedule at the February 23<sup>rd</sup> Town Board meeting.

**Tracking # CP-2026-02-03-Brenner**

**Concept Plan – Application for Minor Land Division of A-1 Land without Rezone – Applicant:** Dave Brenner

**Location/Description of Property:** vacant parcel southeast of Cty Rd I & Brenner Rd / T07-16-16-22-13-007-00

**Parent parcel acres:** 10.73 +/-

**Current zoning:** A-1

**Proposed parcel acres:** split into 3+, 3+, 3+ and maybe 0.5

**Area of dedication acres:** none – dedication already done on both Cty Rd I & Brenner Rd

**Proposal:** split ag land into three 3+ acre parcels for construction of one residence on northwest corner and possibly add 0.5 or 0.25 acres to N8257 Cty Rd I / T07-16-16-22-13-004-00 (1.25 ac) (existing residence also zoned A-1 and owned by Dave Brenner). No percolation ("perc") test done.

**Base Farm Tract (BFT) Acres:** 178.0 +/-

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** 169.524 +/-

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** 8.476 +/-

Jeremy Brenner (son) attended on behalf of Dave Brenner, property owner. The 10.73-acre lot is currently farmed. The Concept Plan map included splitting the 10.73-acre property into two 3+ acre lots side-by-side along Brenner Rd and another 3+ acre lot along Cty Rd I, all without rezone, with the intent for J. Brenner to construct a residence in the northwest corner on one of the 3+ acre lots. All three 3+ acre lots would be able to meet the 200-ft minimum road frontage required to build a structure. There may also be a need for up to 0.5 acres to be added to the existing residence at N8257 Cty Rd I if needed for a mound system. A perc test is being performed this week. If the property at N8257 Cty Rd I does not pass the perc test, a mound system is needed. J. Brenner is working with a surveyor. EPC discussed:

- Per the Zoning Ordinance, the farmland can be split for construction of a residence by J. Brenner as D. Brenner's son without rezone as a permitted use.
- There is no minimum lot size for undeveloped A-1 land for the remnant(s).
- For the existing 1.25-acre lot with residence to add only 0.5 acres and remain zoned A-1, the property use must meet a permitted use (or conditional use with a conditional use permit) as listed under the Farmland Preservation District. Additional discussion may be needed following the perc test results.

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

- a. Existing Conditional Use Permits – No discussion.

**Review of Inquiries / Complaints Since January 20, 2026:** None

**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:** March 10, 2026 & April 14, 2026

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

**Adjourn:** Motion made by Yoder/Stahmann to adjourn the meeting. Motion carried 5-0. Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Jenna Borski  
Member/Secretary  
Town of Eldorado Plan Commission