

Town of Eldorado Plan Commission (EPC) Meeting Minutes

March 10, 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)
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)		Dave Jahns, Town Chairman (4/18/2025 - 4/18/2027)		Attorney Matt Parmentier
	Mike Pionke, Highway Patrolman	x	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.):*
Public comments made by five residents on Lincoln Rd regarding the Schumacher/Suprenand concept plan scheduled to be presented & discussed (Andy Karr, Terri Krueger, Lois Schuh, Keith Stanelle & Carl Shepard).

Review & Approve Minutes: EPC reviewed the EPC meeting minutes from March 10, 2026. Five copies circulated to public per May 2021 decision. Motion made by Yoder/White to approve minutes. Motion carried 5-0.

Tracking # CP-2026-03-04-Schumacher-Suprenand

Concept Plan – Application for Minor Land Division of A-1 Land with Rezone – Applicant: Chris & Sharon Schumacher & Scott Suprenand

Location/Description of Property: vacant land on Lincoln Rd (south side), west of Town Line Rd / T07-16-16-12-01-006-00

Parent parcel acres: 33.814 +/-

Current zoning: A-1 Farmland Preservation

Proposed parcel acres: 3 +/-

Area of dedication acres: unknown for Lincoln Rd

Proposal: Split 3 acres for rezoning to Commercial or Industrial to develop storage units for personal family use and community use.

Base Farm Tract (BFT) Acres: 304 +/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 289.52 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 14.48 +/-

Chris Schumacher and Scott Suprenand attended. Public comments presented under the initial public comment period included concerns for this concept plan related to: the current speed limit, preference for dark sky, mosquitos and health related to a retention pond, desire for no commercial or industrial buildings, keeping agriculture in the community, no large lights and no 24/7 access. Brenner explained the Concept Plan process vs. public hearing process for attendees and that no decisions would be made, no rezones approved and/or no conditional use permits issued during this meeting.

Suprenand presented the application to construct a pole shed for self-storage for family and customers from Eldorado, Van Dyne and Fond du Lac to address need by locals for a secure location for recreational vehicles and other items. The proposal is for a max 28-unit building with 3-4 units used by their family. They will cater to local customers. They plan for a single solar-powered motion light on the building with a solar-powered camera. No electricity to the building or constant lights are planned. No retention pond is planned. Existing local storage units are at capacity. Suprenand is working with Pinno on the initial location within property owned by Schumacher. No winter traffic is anticipated. The Schumacher family is looking to protect their farmland and the family's future security to maintain an agricultural area.

EPC discussed and provided information to Suprenand & Schumacher:

- Self-storage unit businesses are listed as a conditional use within the commercial district and a permitted use within the industrial district and not legally allowed in the A-1 or A-2 districts, meaning a rezone to commercial or industrial would be required.
- The 2025 Future Land Use Map (FLUM) shows this property as future residential, meaning that an application for an amendment to the FLUM to change the future potential for this property from residential to commercial or industrial would first need to be submitted with \$350 application fee and a public hearing. A recommendation to approve the application by EPC would need approval by the Town Board and does not guarantee future rezone be granted.
- If the FLUM is amended, applications for a minor land division (certified site map (CSM)) and rezone must be submitted with applicable fees (\$300 & \$350, respectively) and another public hearing held. If applying for rezone to commercial, an application for a conditional use permit (CUP) and additional \$350 application fee would also need to be submitted. A recommendation to approve the CSM and rezone application by the EPC would need approval by the Town Board. The EPC issues CUPs without Town Board review.
- If rezone is approved, this would allow any other permitted use in the respective district moving forward (e.g., rezone to industrial would allow any permitted use in the industrial district) and the property use would not be limited to the proposed self-storage building. However, since there is no sewer/water infrastructure, development may be limited.
- If the rezone is approved, an application for a Site Plan Permit must be submitted to EPC with the \$100 application fee and will consider building setbacks, driveway access, building construction, etc. However, EPC does not review for state requirements.
- EPC explained the 20-year Comprehensive Plan process and that the FLUM may be amended by the Town through the routine 10-year update process anticipated to be initiated in 2028 for the 2050 Comprehensive Plan Update.
- EPC discussed the A-1 zoning district currently allows the property owner to create lots for construction of up to four "non-farm residences" with conditional use permits under Section 17.33(5), depending on lot sizes, without rezone. Applications for CSMs and CUPs would need to be submitted with respective application fees.
- An application for rezone from A-1 to Residential, in line with the FLUM, would still need to meet the requirements under Section 17.33(10)(a)-(d) to rezone out of A-1.

This information will be considered by the Schumacher/Suprenand family.

Plan Commission work planning and prioritization: Stahmann reported that the Town Board signed a contract with Cedar Corp to proceed with assisting the EPC with review and update of the Zoning Ordinance. The budget for 2026 is

\$2,500 with potential for additional funds. Krista Kamke is EPC’s point of contact and Cedar Corp will bill monthly. EPC discussed whether voice conferencing is an option. The Town is not set up to do this formally. Brenner will discuss this possibility with Kamke.

EPC will request Kamke participate in the April 2026 EPC meeting on the following items:

- “accessory building” vs. “primary structure” – clarifying the difference between a primary ag building vs. a non-ag building (e.g., toy shed) vs. combined ag/toy building vs. ag-related building (e.g., concrete, tree service)
- Consider whether permitting a toy building on A-2 without a house should be considered and, if so, require a minimum of including a bathroom and septic system
- Minimum requirements by the Town for a residence is 800 sq. ft. – how does this enter the discussion on the above items?
- Building setbacks per district
- Attached garage sizes per district
- Public comments presented under the second public comment period were related to setbacks in the A-1/A-2 district and recommended these be based on building type (e.g. 15 ft for 2-car garage vs. 50 ft for cattle barn) or generally twice the sidewall height (e.g., 10’ garage sidewall = 20 ft setback; 35’ cattle barn sidewall = 70 ft setback)

Status Update of Applications/Permits in Progress of Completion:

- a. Existing Conditional Use Permits – No discussion.

Review of Inquiries / Complaints Since March 10, 2026:

- Brenner received a Concept Plan application by Andrew DeVries of Rickland Farms Inc for construction of an ag building (approx. 80 ft x 160 ft) at parcel # T07-16-16-19-04-001-00 (34.7 acres), currently zoned A-1, for equipment storage and beef cattle without rezone. DeVries was present at the meeting. EPC recommended DeVries work with Weinke to obtain a building permit. If a land division is desired, EPC can review the concept plan at a future meeting.
- Borski received an inquiry from an attorney for American Tower Corp through C. Pionke about existing towers in the Town and applicable ordinances / process for new towers. Borski reached out to Town Attorney Matt Parmentier for additional input. During discussion at the EPC meeting, DeVries stated that he is working with American Tower Corp to put up a tower on their land. After further discussion, it was identified that the land is located in the Town of Rosendale. DeVries will inform American Tower Corp.

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.*): Public comments made by Jerry Borski

Next Meeting Date & Tentative Agenda: 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 8:20 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission