

Town of Eldorado Plan Commission (EPC) Meeting Minutes

April 14, 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)	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)
x	Krista Kamke, Cedar Corp				

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 March 10, 2026. Five copies circulated to public per May 2021 decision. Motion made by Stahmann/White to approve minutes. Motion carried 5-0.

Tracking # CP-2026-04-10-Madigan Rev Trust

Concept Plan – Application for Minor Land Division of A-1 Land with Rezone – Applicant: Terence J and Karen A Madigan Revocable Trust

Location/Description of Property: vacant property on Town Hall Rd / T07-16-16-29-05-001-00

Parent parcel acres: 35.9 +/-

Current zoning: A-1

Proposed parcel acres: 5 +/-

Area of dedication acres: unknown for Town Hall Rd

Proposal: split off 5 acres along Town Hall Rd for sale for a residence, zoned A-2

Base Farm Tract (BFT) Acres: 36.4 +/-

Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 34.667 +/-

Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 1.733 +/-

Karen and Terry Madigan and son, Brian Madigan, attended in addition to prospective purchaser, Luke Heimlich. They propose to split approximately 5 acres from the field that includes a large pond/wetland with short ag-rows between wetland and adjacent residences or Town Hall Rd and square the new property off with the back of the existing

residential properties to the north and south. Heimlich is interested in purchasing to build a residence with a shop and hobby farm including fruit trees and possibly animals.

EPC reviewed the following:

- The current parcel is listed on the County GIS as 35.901 acres and the 2014 Base Farm Tract (BFT) Map lists the Karen Madigan BFT as 36.4 ac.
- The 2025 Future Land Use Map (FLUM) in the Comprehensive Plan Update lists the property as future Transitional Residential District (TRD).
- A non-farm residential property is possible with max 1.733 acres which does not fit the proposed land use.
- The proposed acres would likely be able to be rezoned from A-1 to A-2 due to the existing pond, wetlands and short ag-rows that are difficult to farm with the existing machinery; however, an amendment to the FLUM is needed to change the parcel from future TRD to future Ag (includes A-1 & A-2).
- The minimum lot size for the A-2 lot is 3.0 acres.
- EPC agreed with the proposal to square up the back lot line with adjacent parcels.
- EPC discussed the need for an access easement to the future land-locked 30-acre remnant since the property to the west (opposite of Town Hall Rd and accessed off Cty Rd C) is owned by Brian and Lori Madigan (different from the Terence J and Karen A Madigan Revocable Trust). Creation of a flag lot for the remnant off Town Hall Rd is not an option as flag lots are not allowed in the Town's Land Division/Subdivision Ordinance.
- The footprint of the existing parcel will need to be included in a Certified Survey Map (CSM) since the remnant will be less than 35 acres per current County Ordinance.
- A perc test is also needed for the proposed 5-acre lot. If a perc test is not done for the remnant farmland, this may need to be labeled as an Outlot or noted that a perc test is needed prior to building, as required by the County.

Moving forward, K. & T. Madigan will need to submit an application for an amendment to the FLUM with \$350 application fee. The Town must post a Class 1, 30-day public notice prior to a hearing by EPC and final decision by Town Board. Borski will send B. Madigan an example letter application as there is no form for an amendment to the FLUM.

EPC agreed another concept plan application and preliminary CSM is not needed if they square up the back lot line to the adjacent parcels and do not create a flag lot with the remnant. Following approval of an amendment to the FLUM, K. & T. Madigan may submit an application for a CSM of the two lots and \$300 fee and an application for rezone of the 5-acre lot from A-1 to A-2 with \$350 fee, a perc test result and draft access easement for recording following the land division. Borski provided B. Madigan with the application forms. The Town must post a Class 2 public notice prior to a hearing by EPC and final decision by the Town Board. Borski will follow-up with B. Madigan and Heimlich on process.

Tracking # CP-2026-03-30-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 and N8257 Cty Rd I / T07-16-16-22-13-004-00

Parent parcel acres: 10.73 & 1.25 +/-

Current zoning: A-1

Proposed parcel acres: approximately 1.75 acre for N8257 Cty Rd I

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

Proposal: add approximately 0.5 acres to existing lot at N8257 Cty Rd I and leave remnant of approximately 10.2 +/- acres for construction of one residence on northwest corner.

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. Previous concept plan meeting on February 10, 2026. The 10.73-acre lot is currently farmed. The updated Concept Plan map includes splitting 0.5 acres from the 10.73-acre property and merging the 0.5 acres to the 1.25 acre lot for construction of a mound system based on the percolation (“perc”) test. J. Brenner to construct a new residence in the northwest corner of the vacant A-1 lot as son of the farmer. They no longer propose to split the 10.73-acre lot further at this time. J. Brenner is working with a surveyor.

EPC discussed the existing residence at N8257 Cty Rd I and whether current use meets the definition of a “farm residence” to remain zoned A-1, or if rezone to A-2 and minimum 3.0 acres is necessary. Brenner stated the prospective business of the future owner is ag-related. Krista Kamke with Cedar Corp provided that an “existing residence” is allowed in the A-1 Farmland Preservation District under the current statute without need to meet the definition of a “farm residence” or a “non-farm residence” with conditional use permit. In addition, the additional acres are needed due to a requirement by code for the septic to be replaced (failing septic). Therefore, a rezone from A-1 is not required in this instance.

Borski provided Brenner with an application form for a CSM. Brenner will need to submit the application form, signed by David Brenner as property owner, the \$300 application fee and a final CSM by the surveyor for review at a monthly EPC meeting. No public hearing is required for approval of a CSM without rezone.

Discussion with planning consultant, Cedar Corp (accessory building vs. primary structure, building setbacks, attached garage size, etc.): Krista Kamke with Cedar Corp provided a packet of information to review with EPC specific to the following topics in addition to proposed changes to the ordinance for EPC consideration:

- Accessory vs. Primary
- Parcel vs. Lot
- Town Farmland Preservation Zoning District and Land Covered by Farmland Preservation Certificate of Compliance with overlap including Land Eligible for Credits

Kamke led discussion with proposals for consideration by EPC. Kamke will provide EPC with a “punch list” of decisions based on discussion (e.g., max 2,000 sq. ft. for garage attached to dwelling in all districts; no max sq. ft. for farm, ag or ag-use buildings; use lot lines for setbacks (vs. parcel lines); stay with max setback for dwellings and non-ag buildings of 350 ft from right-of-way and no max setback for farm, ag or ag-use buildings). No official changes will be made to the Town ordinances without first holding a public hearing. At this point, EPC is reviewing possible changes with Kamke.

Next discussion with Kamke will be on side yard and rear yard setbacks and building permit requirements for non-residential buildings without an established farm (e.g., non-ag hobby shop/shed on lot without residence).

Status Update of Applications/Permits in Progress of Completion:

- a. Existing Conditional Use Permits – No discussion.

Review of Inquiries / Complaints Since March 10, 2026:

Weinke received an inquiry from Josh Pipping regarding placement of shipping containers at W9670 Olden Rd, Parcel #T07-16-16-18-06-005-00 (5.8 ac) zoned A-1. His building is on a separate lot in the Town of Rosendale but road access is via the 5.8-ac. parcel in Town of Eldorado. Pipping proposes to pour a concrete slab and place two shipping containers with a constructed cover/roof for storage of wood, equipment, off-road vehicles, etc. Per previous decisions by the EPC, EPC agreed these are permitted with a building permit. Weinke to follow-up with Pipping.

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: May 12, 2026

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 10:05 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission