Town of Eldorado Plan Commission (EPC) Meeting Minutes

May 12, 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**)		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:

	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 EPC meeting minutes from April 14, 2026. Five copies circulated to public per May 2021 decision. Motion made by White/Yoder to approve minutes. Motion carried 3-0-1 (Brenner abstained as he did not review).

Tracking # *CP-2026-05-09-Guderski*
Concept Plan – Applicant: Michael Guderski

Location/Description of Property: N7385 County Rd C / T07-16-16-99-EW-050-00 and vacant land on County Rd C / T07-16-16-99-EW-060-00
Parent parcel acres: 0.58 and 1.58 +/-
Current zoning: Residential
Proposed parcel acres: unsure
Area of dedication acres: none for Cty Rd C (already dedicated)
Proposal: construct a shop

Mike Guderski attended and explained his desire to build a shop for his own use to store tools, trailers, a welder, woodworking equipment, etc., with in-floor heat, air conditioning and a truck wash bay. He is self-employed and offers rental property maintenance, carpentry, and other handyman services. Customers will not come to his shop.

EPC reviewed current zoning, Future Land Use Map (FLUM), confirmed acres and reviewed details of the Residential District (permitted and conditional uses, setbacks, accessory building size, etc.). After discussion, EPC shared the following:

- The two parcels are currently zoned Residential District with Guderski's residence on one parcel and his intended shop location on the other (vacant) parcel.
- The FLUM shows the future use as Residential.
- Based on proposed use, the properties will need to be merged by certified survey map (CSM) to allow a building accessory to the residence to be constructed as the primary use in the Residential District is residences, creating an approximately 2.16-acre parcel (ROW already dedicated).
- Based on the proposed use, Guderski will likely need to apply for a Conditional Use Permit (CUP) for a home-based business. EPC will confirm with Town legal and/or planning consultant.
- Based on the current accessory building size allowed in Residential District, a maximum cumulative accessory buildings (including existing small shed) is **1,796 sq.** ft., assuming the merged parcels result in 2.16 ac. (1,100 sq. ft. for first 1.0 acre, 600 sq. ft. for second 1.0 acre and 96 sq. ft. (0.16 ac. x 600 sq. ft.) for 0.16 ac. portion of 1.0 acre). EPC shared that the Town is currently working with a planning consultant and reviewing accessory building sizes, among other items such as set backs, and anticipate the allowed accessory building size will increase for all districts; however, a timeline for adoption of these changes cannot be estimated.
- EPC suggested Guderski talk with Dan Hanks with the County (and possibly a plumber) regarding his options for well and septic with adding a bathroom and truck wash bay. At least 50 ft separation is needed between well and septic.
- EPC suggested Guderski talk with the County regarding establishing a driveway to the vacant lot off Cty Rd C prior to merging the properties.

Guderski plans to talk with the County regarding the septic, well and driveway and will talk with a Surveyor about drafting a CSM. Guderski will return to EPC with an update.

Informational: Jeremy Brenner, N7698 Cty Rd C, Parcel #T07-16-16-31-01-002-02 (0.661 ac.) & vacant strip to south, Parcel #T07-16-16-31-01-002-03 (0.029 ac.) – Brenner was contacted around December 2025 or January 2026 by the County and offered to merge these two lots into a single tax parcel to receive a single tax bill. Brenner recalls a couple years ago an addition of 8-9 ft of frontage was required, possibly for his new driveway but does not fully recall, and a triangle parcel of 0.029 acres was created and purchased from his parents' adjacent parcel. The triangle kept the back southwest point with the 8-9 ft frontage. Brenner has received a tax bill for each lot.

Borski explained to EPC that this parcel "merge" is for tax billing purposes only but does not change the lot lines. A CSM needs to be created to change the lot lines. Unfortunately, these two parcels will now show up on the County GIS map as a single tax parcel and the Town will be unable to see the existing lot line between the two lots. This is a problem for determining setbacks from lot lines. This is concerning to the Town as there are likely other property owners approached by the County to "merge" their lots with a single tax parcel number for simplified tax billing.

Tracking # *CSM-2026-05-10-Brenner*
Certified Survey Map – Applicant: David L. 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: 2.059 acres for N8257 Cty Rd I and 10.00 acres for remnant vacant ag land
Area of dedication acres: none – dedication already done on both Cty Rd I & Brenner Rd
Proposal: add minimum necessary acres to existing lot at N8257 Cty Rd I for construction of a new mound system due to failed septic and leave remnant

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 attended on behalf of David Brenner. The CSM is as discussed at a previous concept plan review with two exceptions: 1) the property lines were squared up with Cty Rd I to minimize the amount of ag land transferred for construction of the required mound system; 2) the side yard property lines were adjusted accordingly to meet the 50 ft setback from existing buildings. Based on the timing of the application, EPC meeting and Town Board meeting, Fond du Lac County has not yet completed their review of the CSM and may have required changes to incorporate. The motion to recommend approval will need to be contingent upon completion of the County's review and incorporating any required changes. The Town Board will not be able to sign the CSM until a final version is provided to the Town following the County's review process.

Motion made by Borski/White to recommend approval to the Town Board of application for a certified survey map regarding the southeast corner of Brenner Road and County Road I, parcel number T07-16-16-22-13-007-00 and N8257 County Road I, parcel number T07-16-16-22-13-004-00, for creation of 10.00 +/- acre Lot 1 and 2.059 +/- acre Lot 2 for N8257 Cty Rd I, with no acres dedicated to the public for Brenner Road and County Road I, contingent upon review of the CSM by Fond du Lac County and incorporation of any modifications required by the County, without rezone. Motion carried 3-0-1 (J. Brenner abstained).

The CSM will be further reviewed by the Town Board at the next meeting on May 18, 2026. If approved, the CSM may not be signed by the Town Board until Fond du Lac County finishes their review, any necessary changes are incorporated and a final CSM is submitted to the Town.

Plan Commission review of info from consultant, work planning and prioritization: Borski anticipated receiving the "punch list" of items from the planning consultant, Cedar Corp, ahead of this meeting. No update from Cedar Corp. EPC continued discussion on possible changes to the Zoning Ordinance:

- Potential for uniform side yard (15 ft) and rear yard (25 ft) setbacks across districts for all dwellings and accessory structures except if the structure exceeds a certain height. That height is to be determined and must be clarified where it is measured from (e.g., lowest grade facing the road).
- Potential for all buildings to include a well and septic approved by the County unless zoned A-1.
- Potential to amend the Road Access Control ordinance to allow for two driveways per lot if enough space from lot lines, between driveways and from an intersection.

EPC further discussed that the Town Board needs to budget more funds for Cedar Corp to move forward with their accepted proposal. Future meetings with Cedar Corp may need to limit the agenda for efficiency.

Status Update of Applications/Permits in Progress of Completion:

a. Existing Conditional Use Permits – Borski noted that Highland Farms (W8232 Lone Elm Rd owned by TJRVJM Real Estate LLC) have not submitted their annual report as required in their CUP. It is unclear if this CUP is still needed. Jahns was informed they are applying for renewal of the liquor license. The Town needs to inquire further with this application.

Review of Inquiries / Complaints Since April 14, 2026:

- Borski was informed by Stahmann prior to the meeting that Chris Schumacher (and Scott Suprenand) may be proceeding with their storage units concept; however, no additional information has been submitted at this time.
- Yoder received an inquiry and recommended they contact Borski to submit a Concept Plan application.
- Weinke received an inquiry from Chuck Boyd for a building permit. Based on information provided to Weinke, EPC recommended Boyd submit a Concept Plan application to EPC.

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: June 9, 2026

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

Adjourn: Motion made by Yoder/White to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission