Town of Eldorado Plan Commission (EPC) Meeting Minutes

June 9, 2026

Plan Commission Member Attendees (5 members) and terms:

x	Jeremy Brenner, Chairperson (5/1/2025 - **4/30/2028**)		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:

	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		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. Borski was unable to attend due to a last minute personal conflict. Notes recorded by Brenner.

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 May 12, 2026. Five copies circulated to public per May 2021 decision. Motion made by White/Yoder to approve minutes. Motion carried 4-0.

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: update – no amendment to property lines
Area of dedication acres: none for Cty Rd C (already dedicated)
Proposal: rezone vacant lot to Commercial and construct a shop

Mike Guderski attended and updated EPC that he obtained a driveway permit from Fond du Lac County for his vacant parcel since the initial concept plan discussion May 12, 2026. Guderski reviewed his updated intentions to keep his vacant lot separate from his residence, rezone it from Residential to Commercial, and construct a building to support his property management and handyman business. The building will include a shop, equipment storage and small office. As the business becomes established in the community, Guderski may experience limited customer traffic to meet with him at his office and/or an employee in addition to himself. Additional employees are not anticipated. Guderski is aware of the need to obtain a sanitary permit, install a holding tank or mound system, drill a potable well, as well as following any other local, state, and federal codes for a commercial building.

EPC informed Guderski that there are no specific building setbacks or size restrictions in the Commercial District. Rather, a site plan review is performed by EPC and a Site Plan Permit is required. EPC explained the process to initiate an amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan (to change future use of the vacant lot from Residential to Commercial to allow the Town to consider an application for rezone). A 30-day Class 1 public notice is required ahead of a public hearing and final decision by the Town Board regarding the amendment to the FLUM. Following a successful amendment to the FLUM, Guderski could then apply to rezone the parcel from Residential to Commercial. A separate public hearing (Class 2 public notice) is required for the rezone application with final decision by the Town Board. EPC clarified that none of this is initiated with this Concept Plan discussion and Guderski will need to follow-up with Borski to initiate the process of iterative applications.

Plan Commission review of info from consultant, work planning and prioritization: No contact from Cedar Corp again this month. Stahmann will contact Krista Kamke (Cedar Corp) to discuss a timeline and plan for moving forward.

Status Update of Applications/Permits in Progress of Completion:

a. David Brenner, Certified Survey Map (CSM), SE corner of Cty Rd I & Brenner Rd / Parcel #T07-16-16-22-13-007-00 (10.73 ac.) & N8257 Cty Rd I / Parcel #T07-16-16-22-13-004-00 (1.25 ac.) – Town Board reviewed and conditionally approved the CSM on May 18, 2026 contingent upon Fond du Lac County CSM review and incorporation of any required changes. As a result of the contingency, the Town did not sign the CSM on May 18, 2026. FDL Co review of CSM now complete. D. Brenner will contact C. Pionke to notarize his signature and have D. Jahns, Town Chairman, sign the CSM before filing at the Register of Deeds.
b. Existing Conditional Use Permits – No discussion.

Review of Inquiries / Complaints Since May 12, 2026:

- Brenner - Jahns contacted Brenner during the month for additional clarity regarding discussion at May's EPC meeting on a request by Chuck Boyd for a building permit from Weinke where EPC advised Weinke to recommend Boyd submit a Concept Plan application. Jahns informed Brenner he understood Boyd intends to construct a greenhouse on the farm property and is unclear why this requires involvement by EPC. Brenner informed Jahns that Weinke explained to EPC that, in addition to the greenhouse, Boyd is planning to enclose a garage and add a spa but details were unclear. Brenner asked Jahns if the greenhouse idea is for personal farming or customer-oriented sales of plants with a store associated with it. In addition, there is currently possible commercial storage on the ag property. A Concept Plan application and discussion with Boyd is needed with EPC before direction and permitting could be done.
- Weinke – Inquiry from a prospective purchaser regarding 2.57-acre ag land for sale at southeast corner of Sales Rd & I-41. The prospective purchaser may want to put up a shed, store campers, and possibly construct a house. More details to come.

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: July 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/White to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 8:15 p.m.

Respectfully submitted,
Jenna Borski (notes by Brenner transcribed by Borski)
Member/Secretary
Town of Eldorado Plan Commission