Town of Eldorado Plan Commission (EPC) Meeting Minutes

August 11, 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:

	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 July 14, 2026. Five copies circulated to public per May 2021 decision. Motion made by Stahmann/Yoder to approve minutes. Motion carried 5-0.

Tracking # *CP-2026-07-29-Leichtfuss*
Concept Plan – Application for Rental of former Farm Residence – Applicant: Michael Leichtfuss

Location/Description of Property: W7783 Lincoln Rd / T07-16-16-02-16-002-00
Parent parcel acres: 20 +/-
Current zoning: A-1
Proposed parcel acres: none
Area of dedication acres: NA
Proposal: rental of former farm residence as weekend crafts retreat

Base Farm Tract (BFT) Acres: 195.2 +/- (Roger Leichtfuss Living Trust)
Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): 185.90 +/-
Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): 9.3 +/-

Lisa Leichtfuss attended for the applicant. Following the passing of M. Leichtfuss's parents, L. & M. Leichtfuss have been preparing the farmhouse to rent out as a crafts retreat (scrapbook, sew, etc.), primarily on weekends. They will have a dedicated website and Facebook page for advertising and will not rent through Vrbo or Airbnb. Leichtfuss's have applied for a short-term housing license with Fond du Lac County that has authority to regulate this use. Leichtfuss's are in contact with the Town's Fire Chief as well as the Fire Inspector.

M. Leichtfuss is the "farm operator" (defined in Zoning Ordinance s. 17.09(44)) of the farm and resides at W7913 Lincoln Rd. The parcel with the historical farm residence includes a yard, crop land (row crops) and accessory structures, including a barn with cows adjacent to the house. The manure pit is on the parcel immediately west.

EPC reviewed aerial photos, parcel map, the Base Farm Tract (BFT) map, Future Land Use Map (FLUM) of the Comprehensive Plan and Zoning Ordinance.

- The residence met the definition of a "farm residence" (defined in Zoning Ordinance s. 17.09(45)) in the A-1 District at the time the Zoning Ordinance was adopted by the Town and certified by the Dept of Agriculture, Trade & Consumer Protection (DATCP) in 2013.
- The BFT map identified this farm as 195.2 ac. which would allow up to 9.3 ac. +/- to be split without rezone for use with a conditional use permit (CUP) in the A-1 District as a "non-farm residence" (NFR) (defined in Zoning Ordinance s. 17.09(83)).
- It would be difficult to meet required setbacks from existing buildings per EPC, and not preferred per L. Leichtfuss, to create a parcel of 9.3 ac. +/- or less for the residence to be separated from the barn and other ag use areas.
- The FLUM allows agricultural use (i.e., no change in use) for this and surrounding parcels, which allows either A-1 Farmland Preservation District or A-2 General Agricultural District zoning.
- The A-2 District would allow the house to be rented as a single-family or two-family residence and continued ag use of the barn, other accessory structures and crops. Fond du Lac County continues to have authority to license short-term rentals.
- A minimum 3-acre lot could be created by certified survey map (CSM) to include the house, yard, barn and accessory structures in the southwest corner of the existing parcel with a minimum of 200 feet of road frontage for rezone to A-2. The remnant land would remain zoned A-1 for continued crop use.
- EPC believes the criteria for rezone of 3 acres from A-1 to A-2 (defined in Zoning Ordinance s. 17.33(10)) would be met at this location.

After discussion, it appears the path forward to allow the proposed use and continued ag use under the current Zoning Ordinance is to create a minimum 3-acre lot for rezone to A-2.

L. Leichtfuss informed EPC they are not currently working with a surveyor. EPC explained the process and potential timing for creation of a CSM with a surveyor and review by Fond du Lac County, as well as the application process with the Town for review and approval of a CSM and rezone from A-1 to A-2. A public hearing is required prior to rezone. EPC agreed another concept plan discussion for review of a preliminary CSM is not necessary unless M. & L. Leichtfuss or their surveyor have questions or concerns.

Fond du Lac County Staffing Update: County Code Enforcer, Dan Hanks, retired. A replacement has not yet been announced.

Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance: Borski is nearly done compiling the list of properties zoned out of A-1 since 2013. This is the final piece needed for submitting the application for recertification as the County updated their Farmland Preservation Map last month.

Status Update of Applications/Permits in Progress of Completion:

a. Amend Future Land Use Map: Michael Guderski for vacant parcel on County Road C, Parcel #T07-16-16-99-EW-060-00 (1.58 ac.) - scheduled public hearing for Monday, September 21, 2026
b. Existing Conditional Use Permits:
    i. TJRVJM Real Estate, LLC (Highland Farm) CUP # ELD-22-001 for W8232 West Lone Elm Road - Pionke has not yet connected with Tabatha regarding current use of the property.

Review of Inquiries / Complaints Since July 14, 2026:

- Stahmann:
  - The Town received a response from Ken Jaworski with Cedar Corp earlier today. Cedar Corp will provide an update on the Zoning Ordinance revisions to the Town by 8/19/26 for discussion at the August Town Board meeting. The Town Board is working to fund the ordinance revision effort.
  - No contact or update from Zach Frank or Dick Langenfeld regarding their parcels at W9350 Frank Rd, Parcel # T07-16-16-06-13-002-00 (4 ac) & vacant land on Frank Rd, Parcel # T07-16-16-06-04-003-00 (39.548 ac.), respectively, where Langenfeld intends to split the portion of land south of Frank Rd for sale and to merge with Frank's current parcel by CSM for subsequent rezone.
- Borski:
  - The Town has not yet received an application by the Terence J. and Karen A. Madigan Trust for amending the Future Land Use Map for the vacant parcel on Town Hall Rd, Parcel # T07-16-16-29-05-001-00 (35.901 ac.)
  - Pionke received an inquiry from Marlene Wittchow as follow-up from Dec 2025 (N7681/N7675 Cty Rd C, Parcel #s T07-16-16-32-06-005-00 (0.3 ac.) / T07-16-16-32-06-006-00 (0.14 ac.). Borski to contact Wittchow to submit a Concept Plan application.

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 and Carlton Kastorff

Next Meeting Dates: September 8, 2026 (monthly meeting), September 21, 2026 (public hearing), October 20, 2026 (monthly meeting)

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 5-0. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission