Town of Eldorado Plan Commission (EPC) Meeting Minutes

September 8, 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)

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 August 11, 2026. Five copies circulated to public per May 2021 decision. Motion made by White/Yoder to approve minutes. Motion carried 5-0.

Review, discussion & next steps with Cedar Corp, Planning Consultant – Town of Eldorado Task List and Town of Eldorado Decision List re: Town Zoning Ordinance: Krista Kamke with Cedar Corp attended in person.

- Kamke apologized for miscommunication with the Town regarding funding for this effort to review and revise the Zoning Ordinance, expectations and anticipated timing. Moving forward, Kamke stated she will send an email every other week to the Town Clerk with blind copy to the Plan Commission regarding work performed.
- Borski communicated for informational and planning purposes that her term ends in April 2027 and will not be seeking another term.
- Prior to the meeting, Kamke provided a *Town of Eldorado Task List* and *Town of Eldorado Decision List*.
- The *Task List* items were reviewed and discussed in detail. Borski will provide Kamke with a Word version of the Zoning Ordinance to track changes discussed.
- The *Decisions List* was also reviewed with the following recommendations discussed:
  1. Building side and rear yard setbacks: Measure from GIS parcel lines (vs. survey or legal description in deed). This means that existing buildings that span parcel lines are non-conforming and would need a survey to resolve. EPC currently has issue with the County that merges two separate parcels into a single tax parcel for tax billing purposes only (either at the request of a property owner or at the recommendation of the County) as the property parcel lines are what are used for setbacks but then are not viewable by the Town on the County GIS map. Needs further discussion to resolve this on-going issue.
  2. Shipping containers: prohibited in Residential District. Building permit required in all other districts subject to max square footage. Allow for temporary storage (e.g., for moving), less than or equal to 120 days. Non-habitable. No limit to number of containers and subject to max square footage. Max length 35 feet.

3. Accessory structures (quantity & footprint): long discussion. No decisions. Kamke will provide options.
4. Detached accessory structures setbacks: Keep sliding scale
5. Business Permits: needs discussion with Town Board members. Kamke recommends this section remain and language added to 17.35 to require business permits before uses in Commercial or Industrial districts be allowed or as part of the Site Plan permit process. Town needs to also discuss how these will apply in Ag Districts (A-1 & A-2).
6. Off-street parking cover (pavement, gravel, etc.): to be discussed by Town
7. Transitional Residential District: Rescind or keep? There is currently one parcel known by Borski to be zoned TRD with a deed restriction to maintain 40% open space (N7938 Town Hall Road). Kamke stated there are two more parcels zoned TRD – who? Per Kamke, the Town could rezone parcels zoned TRD, remove TRD from the Zoning Ordinance and update the Future Land Use Map to remove TRD as well. To be discussed by Town and possibly with the Town Attorney.
8. Non-conforming Lots of Record (17.19(4)): Town to discuss with Town Attorney for possible striking or rephrasing or moving to Land Division codes instead of Zoning.

Additional discussion is needed on these items with the Plan Commission and Town Board.

Status Update on Department of Agriculture, Trade & Consumer Protection (DATCP) (10-year) Re-certification Process for Town Zoning Ordinance: Borski has compiled and will provide the final application materials to Alex Ackerman with the Town Attorney's office. Ackerman will then be able to submit the application packet to DATCP for re-certification.

Status Update of Applications/Permits in Progress of Completion:

a. Concept Plan: Michael Leichtfuss, W7783 Lincoln Road, Parcel #T07-16-16-02-16-002-00 (20 ac.) – Borski shared information verbally obtained from Town Attorney Matt Parmentier on August 18, 2026, confirming the concept plan discussion on August 11, 2026. Parmentier agreed with EPC that the current options for the proposed use are limited to:
    1. Issuance of a conditional use permit for a non-farm residence for the house only (1.5 ac. min.) which would require a certified survey map (CSM) to split the house from the barn and ag fields, or
    2. Rezone the house and buildings to A-2 (3.0 ac. min.) which would require a CSM to split the house, ag buildings and yard from the ag fields.

    Parmentier agrees the full 20 ac. parcel could not be rezoned A-2 due to the farm field use in the Farmland Preservation District (A-1). Parmentier confirmed that the proposed use as a retreat house constitutes "short term rental" (less than 29 days) which is also subject to licensing by the County.
b. Amendment of the Future Land Use Map: Michael Guderski for vacant parcel on County Road C, Parcel #T07-16-16-99-EW-060-00 (1.58 ac.) - public hearing scheduled for September 21, 2026
c. Amendment of the Future Land Use Map: Terence J. Madigan & Karen A. Madigan Revocable Trust for vacant parcel on Town Hall Road, Parcel #T07-16-16-29-05-001-00 (35.901 ac.) - public hearing scheduled for October 20, 2026
d. Existing Conditional Use Permits – no discussion

Review of Inquiries / Complaints Since August 11, 2026:

- None beyond what has already been discussed above.

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 Dates: September 21, 2026 (public hearing), October 20, 2026 (public hearing & 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 9:56 p.m.
Respectfully submitted, Jenna Borski Member/Secretary Town of Eldorado Plan Commission