Town of Eldorado Plan Commission (EPC) Meeting Minutes

September 21, 2026

Plan Commission Member Attendees (5 members) and terms:

	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**)		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**)		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 Yoder at 6:30 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

Tracking # *CP-2026-09-11-Waterworth*
Concept Plan – Application for Minor Land Division of A-2 Land without Rezone – Applicant: Terry & Marcie Waterworth

Location/Description of Property: N7873 Town Hall Road / T07-16-16-29-09-010-00 (Lot 2, Certified Survey Map (CSM) 8345-63-59 REC AS DOC 1104105**)** & vacant parcel on Peterson Rd / T07-16-16-29-09-011-00 (Lot 3, CSM 8345-63-59 REC AS DOC 1104105)
Parent parcel acres: 3.0 and 12.089 +/-
Current zoning: A-2
Proposed parcel acres: 7.533 and 7.545 +/-
Area of dedication acres: none for Town Hall Road or Peterson Road – previously dedicated
Proposal: Land previously surveyed and divided on 5/31/2018 (recorded 9/12/2018). Propose to make Lot 2 a total of 7.5 acres to sell with house and make Lot 3 a total of 7.5 acres to sell to brother-in-law (Charlie Becker).

Base Farm Tract (BFT) Acres: not applicable – zoned A-2 at time of creation of BFT map on 3/31/2014
Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05): NA
Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05): NA

Charlie Becker attended on behalf of the applicants. Waterworth's contacted the previous surveyor, Dennis Green of Ripon Land Surveying, to update CSM 8345 that created three lots in 2018 to revise the dimensions for Lots 2 and 3 within the surveyed footprint. No changes are proposed to Lot 1 of CSM 4385 (5.132 acres, T07-16-16-29-09-009-00) owned by a different individual. In 2018, the percolation test was done on Lot 1 only and a residence has since been constructed (N7831 Town Hall Rd). Waterworth's propose to take approximately 4.5 acres as hunting land from

existing Lot 3 to add to the existing 3-acre Lot 2 with their house and create a 7.5 acre Lot 2 for sale to a new owner. This will reduce vacant Lot 3 from 12 acres to 7.5 acres which is intended to be sold to Becker. A perc test has not been done on current or proposed Lot 3.

EPC reviewed that all Lots 1-3 of CSM 8345 are zoned A-2. Since no changes are proposed to the road frontage for revised Lots 2 or 3, both lots will be greater than the minimum 3.0 acres, and there are no plans for development at this time, the proposal meets the minimum requirements for the A-2 district.

Borski provided Becker with an application for review of a CSM. An application signed by the property owners along with the $300 application fee and final CSM must be submitted by October 15, 2026 for the Plan Commission to review the final CSM at the next regularly scheduled meeting (no hearing required for CSM) currently scheduled for October 20, 2026. The Town Board will take action on the CSM at the next meeting, currently scheduled for October 26, 2026.

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: October 20, 2026

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

Adjourn: Motion made by White/Stahmann to adjourn the meeting. Motion carried 4-0. Meeting adjourned at 6:40 p.m.

Respectfully submitted,

Jenna Borski
Member/Secretary
Town of Eldorado Plan Commission