

**Town of Eldorado  
Plan Commission  
Public Hearing Minutes**

**Tracking # *Amend-Comp-Plan-2025-05-07-CSB Trailer Holdings, LLC***

**Date:** June 10, 2025

Plan Commission Member Attendees (5):

x	Jeremy Brenner, Chairperson	x	Jenna Borski, Secretary	x	Todd Stahmann, Town Board Liaison
x	Dennis Yoder, Vice Chairperson	x	Jeff White, Member		

**Public Hearing – Application for Amendment to the Comprehensive Plan Update 2040 (Future Land Use Map, Figure B-3, amended June 20, 2022) – Applicant: CSB Trailer Holdings LLC**

**Applicant:** CSB Trailer Holdings, LLC

**Location/Description of Property:** vacant property at NE Corner of STH 23 & Cty Rd C / T07-16-16-99-EW-130-00, Lot 13 of the Eldorado Wildlife Estates in Section 31

**Parent parcel acres:** approximately 2.18 +/- per Fond du Lac County GIS map (measured on website by Borski)

**Current zoning:** Residential District

**Attendance for the application:** Dale (“Charlie”) Becker

Meeting called to order by Brenner at 7:00 p.m.

Brenner read the Class I legal notice published May 11, 2025.

Presentation of application:

Becker summarized the application as submitted is to amend the Future Land Use Map of the Comprehensive Plan Update 2040 for this parcel only and change allowed future use from Residential to Commercial or Industrial, as determined by the Town. The purpose for the need to amend the Future Land Use Map for a single parcel is to allow rezone for use of the property to lease to a bus garage and other similar businesses. Becker summarized the application to amend the Future Land Use Map for his parcel was needed due to Becker’s plans for development and finding out just recently the property is currently zoned Residential, not Commercial as always believed by Becker when he purchased it 21 years ago. Becker needs to rezone the property to move forward with development to lease to a bus company and other similar businesses but cannot currently rezone due to the Future Land Use Map categorizing the property as future Residential.

Borski summarized the materials provided to EPC members include:

- Becker’s May 7, 2025 letter of application,
- the Eldorado Wildlife Estates map,
- an aerial map of the property with boundaries highlighted,
- a zoning map for this property and surrounding properties, and
- a copy of the June 20, 2022 Future Land Use Map, Figure B-3, identifying this parcel as future Residential.

The Future Land Use Map land use category options include: Agricultural, Mixed Commercial/Light Industrial, Mixed Use, Residential and Transitional Residential. Based on the previous concept plan discussion on May 13, 2025, discussion with the Town Attorney and intent to eventually rezone this property to Commercial, the category that best fits the future intended use is to consider a change for this parcel on the Future Land Use Map to “Mixed Commercial / Light Industrial”.

Questions of applicant from members of the public: EPC provided a reminder that this is a public hearing regarding an application to amend the Future Land Use Map of the Comprehensive Plan that allows the Town to *consider* a rezone, and not a public hearing for an application for rezoning the property or obtaining a conditional use permit.

Questions asked by Bruce and Julie Teel of N7359 Deer Vu Rd and Nancy Rudey of W9306 Mallard Rd and responses by Becker:

- Notification of the neighborhood regarding the hearing - specifically, why did the neighborhood not receive a direct mailing – Borski clarified that a Class 1 legal notice is required for applications to amend the Comprehensive Plan which was published in the paper and posted on the Town bulletin boards and website for 30 days, as required by state law. No direct mailing to adjacent property owners is required. However, property owners within 300 feet of the property boundaries will receive a direct mailing for any future application for a conditional use permit per our Zoning Ordinance in addition to the Class 2 legal notice published in the paper for two consecutive Sundays and posted on the Town bulletin boards and website, also as required by state law. Becker also stated that although Rudey is not located within the required distance for direct notification, Becker did include her on the list of individuals to receive a direct notification from the Town.
- Noise from the bus company – Noise level will be no more than what is already taking place at the existing Eldorado Trailer Sales business. Bus traffic will likely be for buses in need of maintenance throughout the school year (washing, oil changes, etc.) with hours likely near 7 am to 4 pm during the week. Buses (14) will mostly be stored at the bus drivers' homes during the school year and not coming/going daily from this property. Buses can be expected to be stored in the parking lot for the summer that will be recycled blacktop. The proposed RV storage building along the north side of the property is going to be a noise blocker for whatever is happening on the property and the neighborhood will not experience as much noise from Hwy 23 as at present.
- Driveway access and concern for damage to Deer Vu Rd and traffic – Per County Ordinance, the driveway has to go off the lesser traveled road (Deer Vu Rd). Becker has an application for a variance from Fond du Lac County to allow driveway access off Cty Rd C, directly across from the driveway for the Eldorado Trailer Sales business. Any wear on the roads will need to be addressed through routine maintenance by the Town/County, just as done for damage done by area farmers, truckers and other allowed vehicles. Concern for safety on Deer Vu is another argument for the driveway variance, along with safety.
- Property values and views from existing homes – The property will be graded and recontoured to address runoff including addition of a stormwater retention pond on the corner of Cty Rd C & Deer Vu Rd and additional grading on the neighboring property owned by Schlefke's. Becker has mowed the vacant property and paid taxes for 21 years for neighbors to enjoy the view of a well-maintained lawn. Maintenance of the property will continue after development of the property.
- Legal notice lists "other similar businesses" - stated this way for a future conditional use permit for the bus garage to allow for other similar businesses after the bus garage no longer needs to lease the property.

Questions of applicant from Eldorado Plan Commission (EPC) members: EPC discussed for clarification that since the property is currently zoned Residential, a residential development could move forward at this time without rezone and no need to amend the FLUM.

Prior to requesting testimony in support or in opposition, Brenner explained the remaining hearing process.

Testimony in favor of application to amend the Future Land Use Map for this property to Mixed Commercial / Light Industrial (offered three times): None

Testimony in opposition of application to amend the Future Land Use Map for this property to Mixed Commercial / Light Industrial (offered three times): None

Rebuttal testimony by applicant: None

Discussion by EPC: EPC discussed the similarities with this application and the 2022 application to amend the Future Land Use Map by applicants that discovered their property to not be zoned as thought and need to rezone to do what they believed was already an option. EPC clarified that the amendment to the Future Land Use Map will reflect the parcel as “Mixed Commercial / Light Industrial”. To actually rezone the parcel from the current Residential District, an application for rezone will need to be submitted and processed separately. EPC noted this property is a good location for commercial businesses and will increase the tax base.

Motion:

Motion made by Borski/Stahmann to recommend approval of the application to amend the Future Land Use Map, Figure B-3 of the Comprehensive Plan Update 2040 originally adopted by the Town on September 28, 2020 and amended June 20, 2022, for the northeast corner of Hwy 23 and Cty Rd C, parcel number T07-16-16-99-EW-130-00 of the Eldorado Wildlife Estates, to change from Future Residential Land Use to Future Mixed Commercial / Light Industrial Land Use.

Borski, Brenner, Stahmann & Yoder voted in favor of the motion. White voted in opposition of the motion due to the current shortage of residential housing in the Town and some apparent opposition from residences. Motion carried 4-1.

Future actions:

The Town Board will consider a resolution drafted by the Town Attorney at the next scheduled Town Board meeting on June 23, 2025 and then East Central Wisconsin Regional Planning Commission (ECWRPC) will be able to modify the Future Land Use Map. Assuming approval by the Town Board, CSB Trailer Holdings LLC will be able to submit applications for rezone, conditional use permit and site plan permit. The applicant will be invoiced for professional service fees incurred by the Town regarding this application to amend the Future Land Use Map (e.g., Town Attorney and possibly ECWRPC).

Borski reviewed the process and timing for applications for rezone and conditional use permit. To hold a public hearing for the next set of applications on July 8, 2025, the legal notice will need to be published in advance of the June 23, 2025 Town Board meeting. Borski asked Becker if he is willing to take the risk regarding the outcome of the Town Board decision in order to publish the legal notice to allow the public hearing on July 8<sup>th</sup> and Becker agreed. As a result, the public hearing on July 8<sup>th</sup> will take place regardless of the Town Board’s decision on June 23, 2025. Becker stated the site plan will be submitted after the County makes a decision on the driveway variance, which is scheduled for Thursday, June 12, 2025.

Borski summarized the public notice process that will take place on July 8, 2025 for the neighbors in attendance.

Brenner adjourned the hearing at 7:47 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission