

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

**Tracking # ZON- 2025-05-29-CSB Trailer Holdings LLC**

**Tracking # CUP- 2025-05-29-CSB Trailer Holdings LLC**

**Date:** July 8, 2025

Plan Commission Member Attendance (5 members):

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

**Public Hearing – Application for Rezone Residential to Commercial / Conditional Use Permit (CUP)**

**– 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

**Proposal:** Rezone to Commercial and obtain a CUP to allow the property to be utilized as a bus service garage and self-storage facility.

**Base Farm Tract (BFT) Acres:** N/A – not assigned per Base Farm Tract map with parcel data as of 12/31/2013 and Zoning Ordinance Map Certified by DATCP on 11/20/2013 (zoned R)

**Minimum Acres Required to be Maintained as Farm (20:1 ratio) (BFT acres/1.05):** N/A

**Maximum Nonfarm Residential Acres Allowed (BFT – BFT/1.05):** N/A

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

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

Brenner read the legal notice published June 22 and 29, 2025.

Presentation of application and response to Questions by Plan Commission and Fire Chief, Jerry Borski:

Becker explained the intent to construct two buildings on the property. The primary building is 56 x 89 ft facing Hwy 23 at an angle, with at least one unit to be occupied by Northern Express Bus Co for a 7-year lease. The building will consist of three units that will be leased to the bus company, and possibly a toy shop, contractors, etc., or used as storage by Eldorado Trailer Sales. This building will be immediately constructed with the parking lot. The second phase will include construction of a secondary building 60 x 200 ft that will be utilized specifically for “RV storage” primarily by Eldorado Trailer Sales with potential rental of spaces to the public for RV storage (e.g., self-storage). There are no overhead or service doors to the north facing Deer Vu Ln.

Becker purchased the property 25 years ago to expand his Eldorado Trailer Sales business across the street at N7332 Cty Rd C and didn’t know it was zoned Residential. Now with the sales of RVs, his Eldorado Trailer Sales business needs more storage for RVs. Lighting will consist of light packs facing downward toward the center of the property. No lights will be facing Deer Vu Ln, Hwy 23 or the Schleske’s property (residence to the east). There will be no free-standing light poles. Becker received approval from the County for a culvert off Cty Rd C so there will be no driveway to Deer Vu Ln and no additional traffic on that road.

The bus facility will consist of 2-2,000 gal holding tanks for 2 employees at the bus garage: 1 sanitary and 1 catch basin holding tank with service by Ziegelbauer. The sanitary permit is approved through Able Plumbing. Units 2 and 3 will have plumbing roughed in to be added to the single holding tank. The site plans have not yet been approved by the State but there are no revisions anticipated. There is no plumbing, heat or insulation in the proposed RV storage building. The bus has contracted with the Rosendale-Brandon school district to provide 14 buses. Most buses go home with their drivers. Buses stored at the property will likely leave by 6:40 am and return by 8:30 am and then go out again in the afternoon to take home the students. They also transport students nights and weekends for school events. Buses will be stored on the west and south sides of the building and buses will be able to drive around the building. The RV storage building will be used by Becker's Eldorado Trailer Sales business located across the street for storage, as needed. The bus garage hours are primarily business hours for repairs. The main building is use for bus repair and other commercial businesses. All businesses will lease the space and the property and buildings will be owned by CSB Trailer Holdings, LLC. CSB Trailer Holdings, LLC is in a Living Trust with the family. Becker requests the conditional use permit be issued to CSB Trailer Holdings, LLC as opposed to running with the property.

There is a 50-ft building setback from Hwy 23. The proposed building sizes are the max size for buildings without sprinklers. The "use class" for Unit 1 of the primary building is a "bus garage" with diesel and air-to-air exchange requirements, a floor drain and secondary containment. Units 2 and 3 have a "use class" of "commercial" with no floor drains. The "use class" for the secondary building is "RV Storage" which allows 12,000 sq ft non-sprinklered. There is only one ingress/egress to the property off of Cty Rd C which is not an issue for the Fire Department. No address has been assigned to the property yet.

Standing water is anticipated in the retention pond. It will be bermed per state requirements. Water from Hwy 23 will not flow into the pond. Buses will park on the west and south side of the primary building. A potable well will be installed off the northeast corner of the bus garage, approximately 10 ft from the property line. The buildings must meet State building codes, including fire codes. There is no additional Town Fire Code. The Town will perform an annual fire inspection of all businesses at the property.

Questions of applicant from members of the public:

Bruce Teel, N7359 Deer Vu Ln – Teel is concerned about the bus repair shop being used for Ripon School District buses and moving buses in and out for repair and storage of broken-down buses. Becker stated the bus company also has a bus garage in Berlin. Teel has lived there for 30 years and the lot has always been planned for residential use. Teel stated Lot 13 was identified for "multifamily residential". Teel asked if the electrical use will affect the subdivision. Becker said no and the electrical is located on the State's vision triangle. EPC noted that buses need to be registered with DOT (vs. storage of unregistered/unusable buses). Chief Borski asked Teel why the concern for repair of other buses from other school districts and cautions against the Town limiting the number of employees or number of buses that can be serviced here and defer to the property owner to work this out with their tenant. Becker stated the discussion with leasing with the bus company discussed parking for up to 14 buses and is not opposed to limiting the number of buses.

Gail Bates, N7340 Deer Vu Ln – Bates asked Becker to confirm there will be no fuel pumps. Becker confirmed.

Teel inquired about the building height. Becker stated 16-foot sidewalls with 14-foot overhead doors. The building is proposed 25 ft off the property line along Deer Vu Ln and line up with the road (parallel). Becker is unsure of the ROW for this road but stated Bates' driveway will come straight out to the west side of the building. Schleske will have the same view to the west, Bates will view the retention pond and Teel's don't see the property from their home. Becker stated the views of the neighboring properties were considered and they attempted to maintain everyone's current views and distance.

Testimony in support of applications for rezone and conditional use permit (offered three times):

The following spoke in favor of the application:

Dave Jahns, Town Chairman

Jerry Borski (individually), N9160 Town Hall Rd

Jason Schlefke, N7347 Deer Vu Rd  
Josh Duel, N7395 Cty Rd C

Testimony in opposition of applications for rezone and conditional use permit (offered three times): None

Rebuttal testimony by applicant: None

Discussion by EPC on the application for rezone:

EPC agreed the rezone fits the proposed businesses and what is expected in the commercial district. The proposal fits logistically and is in line with the flow and future of the Town. Stahmann, Town Board liaison, agreed the development is a benefit to the Town. EPC acknowledged that there has been no interest in residential development in this space.

Motion:

Motion made by Borski/Brenner to recommend approval of the application to rezone the vacant property at the northeast corner of Hwy 23 & Cty Rd C, parcel #T07-16-16-99-EW-130-00, also known as Lot 13 of the Eldorado Wildlife Estates, from Residential to Commercial.

Borski, Brenner, Stahmann & White voted in favor of the motion. Motion carried 4-0.

Future actions:

The Town Board will consider the rezone application at the next scheduled Town Board meeting on July 28, 2025. Earthwork may begin but no building until the building permit is issued following approval of the rezone by the Town Board.

Continued Discussion by EPC on the CUP application

EPC reviewed section 17.35 Commercial District of the Zoning Regulations, specifically permitted and conditional uses and discussed with Becker. The CUP will be specifically for all three units of the primary building to allow for the following conditional uses in addition to all permitted uses:

- 17.35(3)(j), "Building trade contractor with storage yard for material and equipment on premises, provided all materials and equipment are effectively screened from view from any residential lot or public highway" to allow for plumbers, electricians, etc.;
- 17.35(3)(L), "Woodworking and cabinetry";
- 17.35(3)(p), "Any other use which the Plan Commission finds will be similar in nature, operation, and function to the uses permitted within the C Commercial District" – which will include the bus garage with a maximum of 25 buses outside to allow for residential growth in the school district over time.

The CUP will also be specific to the primary building and secondary "RV Storage" building to allow for:

- 17.35(3)(o), "Self-service storage facility". Exclusively self-RV storage is to be allowed in the RV Storage building due to the class use. No storage of hazardous materials is to be allowed in self-service storage units.

EPC discussed the need to leave conditions on the lease agreements with the property owner.

The CUP will include the requirement to comply with the Town Nuisance Ordinance, all local, state and federal requirements. No limit on employees or operating hours. No additional landscaping is required. Final site plans including the building layout will be attached to the CUP. CUP to be issued to CSB Trailer Holdings, LLC as opposed to issued to the property so the permit does not apply to a future property owner without applying for a new CUP. The main building will be the smaller building with three units and the secondary building is the RV Storage building that may have units rented to tenants for RV storage only. No term limit. CUP is not recorded at the Register of Deeds and is a contract signed by Becker and the Town that can be enforced under Town Ordinances.

Chief Borski stated that the Town of Eldorado is supposed to be issuing Business Permits (Section 17.21 of the Zoning Regulations) to all businesses in the Town annually. The Fire Department performs the annual fire inspections but there has to be oversight of the businesses. There should also be an annual review of all CUPs issued in the Town, regardless of terms – not necessarily a public hearing, but at least annual review of a list of CUPs issued in the Town.

Motion made by Borski/Stahmann to approve the application for issuance of a CUP to CSB Trailer Holdings, LLC for the vacant property at the northeast corner of Hwy 23 & Cty Rd C, parcel #T07-16-16-99-EW-130-00, also known as Lot 13 of the Eldorado Wildlife Estates, with no term limit, to include the conditional uses listed above for the proposed primary building (section 17.35(3)(j, L, o and p)) with a maximum of 25 buses stored outside, and secondary building (section 17.35(3)(o)), with no hazardous materials storage in self-service units, with no term limit, contingent upon approval of the rezone application by the Town Board.

Borski, Brenner, Stahmann & White voted in favor of the motion. Motion carried 4-0.

Future actions:

The EPC will work with the Town Attorney to draft a CUP following approval of the rezone. After professional service (e.g., attorney) fees are paid, the CUP can be signed by the EPC and applicant.

Brenner adjourned the hearing at 9:02 p.m.

Respectfully submitted,  
Jenna Borski  
Secretary  
Town of Eldorado Plan Commission