

Town of Beaver Dam Notice of Public Hearing and Plan Commission Meeting

Notice is hereby given that the Town of Beaver Dam Plan Commission will meet at 7:00 PM on Monday, April 29, 2019 in the Beaver Dam Town Hall located at W8540 County Road W, Beaver Dam, WI. Town Board members may attend the meeting for purposes of gathering information.

The agenda is as follows:

1. Call to order and roll call
2. Verify compliance with the Open Meeting Law
3. Approve the minutes of the February 25, 2019 Plan Commission meeting
4. Conduct a public hearing on the petition of Anthony A. & Patricia A. Roedl to amend the comprehensive plan by changing the west 240 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential and to rezone said 240 feet from I-1 Industrial to R-1 Single-family Residential
5. Act on the petition to amend the Comprehensive Plan and the rezoning petition in Item 4 above by making a recommendation to the Town Board
6. Act on the Letter of Intent submitted by Mark Tomashek, Anthony A. & Patricia A. Roedl owners, to divide Lot 2 CSM 5172 Parcel 004-1214-2621-002
7. Conduct a public hearing on the application of Herbert Lehner Jr. for a Conditional Use Permit to create a 5.4 acre single-family residential parcel under farm consolidation on Parcel 004-1114-1831-000 W9518 Jackson Road
8. Act on Item 7 above
9. Act on the Letter of Intent submitted by Mark Tomashek, Herbert Lehner Jr. owner, to divide Parcel 004-1114-1831-000 W9518 Jackson Road
10. Act on the Letter of Intent submitted by Mark Tomashek, Voigt Family Irrevocable Farmland Trust owner, to divide Parcel 004-1114-1112-000 on Thompson Road
11. Act on the Letter of Intent submitted by Matt Roth, HBM Properties, LLC. owner, to divide Parcel 004-1114-0331-000 on Raceway Road
12. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
February 25, 2019**

1. Chairman Tom Zeamer called meeting to order 7:03PM. Notice posted February 14, 2019.
2. Present are Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Bob Teitz, Donna Schauer, Art Kitchen, Rosemarie Garczynski, LUA Dan Prunuske.
3. Minutes of January 28, 2019 were read. Motion (Kitchen/Schauer) to approve as read. Motion carried.
4. Chairman opened public hearing on the application of Matt Roth for a self-storage facility at N7086 Raceway Road on Parcel 004-1114-0331-000. Dan Prunuske provided supplemental documents. 1) CSM #6670 that details 66' driveway easement leading to parcel 0331-000 2) Addendum A to the offer to purchase of 13.8 ac of parcel 0331-000 that shows proposed easement and access on attached map Exhibit A. Current property owners Tim Moy/Dan Beal described the plan to develop mini storage units on the parcel, to include secure fencing with electric gate and punch code, downward projecting lights, 66' access lane, gravel lot, and steel buildings (40% climate controlled) with all inside storage.

Discussion: concerns for approval needed by county and town for parcel split, current parcel being landlocked, need to review plans with WI DOT, BDFD, the need for a "green" buffer between cemetery property and parcel, and researching presence of gas pipeline running through or adjacent to the parcel.

Close hearing: Motion (Voigt/Kuzniewicz) to conditionally approve permit application for Matt Roth to construct and operate a self-storage facility with the following conditions: consultation with WIDOT, BDFD, and gas line company. Application and approval by county and township for split of parcel 0331-000, CSM showing recorded access, and a green buffer adjacent to cemetery property in addition to secure fencing. Motion carried.
5. Motion (Tietz/Schauer) to adjourn 7:48PM. Motion carried.

Respectfully submitted,
Art Kitchen

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: W 7998 CR "B"

Tax Key Number: 004-1214-2621-002

Property Owner: TONY ROEDL
(Name)

W 7998 CR "B" BEAVER DAM, WI 53516
(Address) (City, State, Zip)

Phone Number: (920) 210-0328

Email: _____

PROPOSED CHANGE OF USE FROM INDUSTRIAL TO RESIDENTIAL SINGLE-FAM

Agriculture
Conservancy
Utilities & Community Services


Single Family Residential
General Residential
Recreation

Commercial
Industrial

Existing Property Use: HOUSE

Proposed Property Use: SAME

Proposed time schedule for development and/or use of the property: ASAP

PROPERTY OWNER SIGNATURE  DATE: 4-1-19

Petition must include:

- (1) Plot plan drawn to scale showing the area proposed to be changed, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be changed is required. The town board or plan commission may require the plot plan be prepared by a land surveyor licensed by the State of Wisconsin.
- (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be changed.

* THE WEST 240'± OF LOT 2 CSM #5172
2.8 AC ±

SEE ATTACHED

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: W 7998 CR "B" BEAVER DAM, WI

Tax Key Number: 004- 1214-2621-002

Property Owner: TONY ROEDL
(Name)

W 7998 CR "B" BEAVER DAM, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-210-0328

Email: _____

PROPOSED CHANGE OF ZONING FROM I-1 TO R-1

A-1 (Prime Agricultural)
A-2 (General Agricultural)
CO (Conservancy)

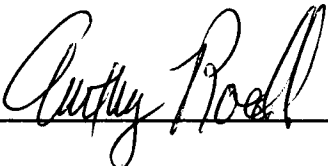
R-1 (Single Family Residential)
R-2 (Two Family & Multi-Family Residential)

C-1 (Commercial)
I-1 (Industrial)

Existing Property Use: HOME & EXCAVATING SHOP/YARD

Proposed Property Use: SAME

Proposed time schedule for development and/or use of the property: A.S.A.P.

PROPERTY OWNER SIGNATURE  DATE: 4-1-19

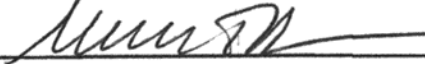
Petition must include:

- (1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be rezoned is required. The town board or plan commission may at their request require the plot plan be prepared to scale by a registered surveyor licensed by the State of Wisconsin.
- (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.
- (3) Check to Town of Beaver Dam for \$500 filing fee.

MINOR LAND DIVISION LETTER OF INTENT FORM

Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

Application Fee \$150 + \$25 per Lot

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) NEW FRONTIER LAND SURVEYING		Parcel Identification Number (PIN) 004-1214-2621-002				
Street Address P.O. BOX 576		Town BEAVER DAM	T 12	N 14	R 14	E
City • State • Zip Code BEAVER DAM, WI 53916		1/4 NE	1/4 NW	Section 26	Acreage of Parent Parcel 8.9	Acreage of Proposed Lot(s) 2.9
Property Owner (If different from applicant) TONY ROEDL		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) CSM # 5172 V. 33 P. 236				
Street Address W 7998 CR "B"		Site Address Of Property (DO NOT include City/State/Zip Code) W 7998 / W 7946 CR "B"				
City • State • Zip Code BEAVER DAM, WI 53916		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTACT PERSON						
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.						
Name MARK TOMASHEK		Daytime Phone (920) 885-3904				
CURRENT PROPERTY USE			PROPOSED USE			
<input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input checked="" type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below) HOUSE & EXCAVATING SHOP/YARD			<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input checked="" type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below) SAME			
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.						
CERTIFICATE						
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above-described property for purposes of obtaining information pertinent to my request.						
Signature 		Date 3-28-19				
Daytime Contact Number (920) 885-3904						

A SURVEY OF PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 26,
T. 12N., R. 14E., TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

OWNER

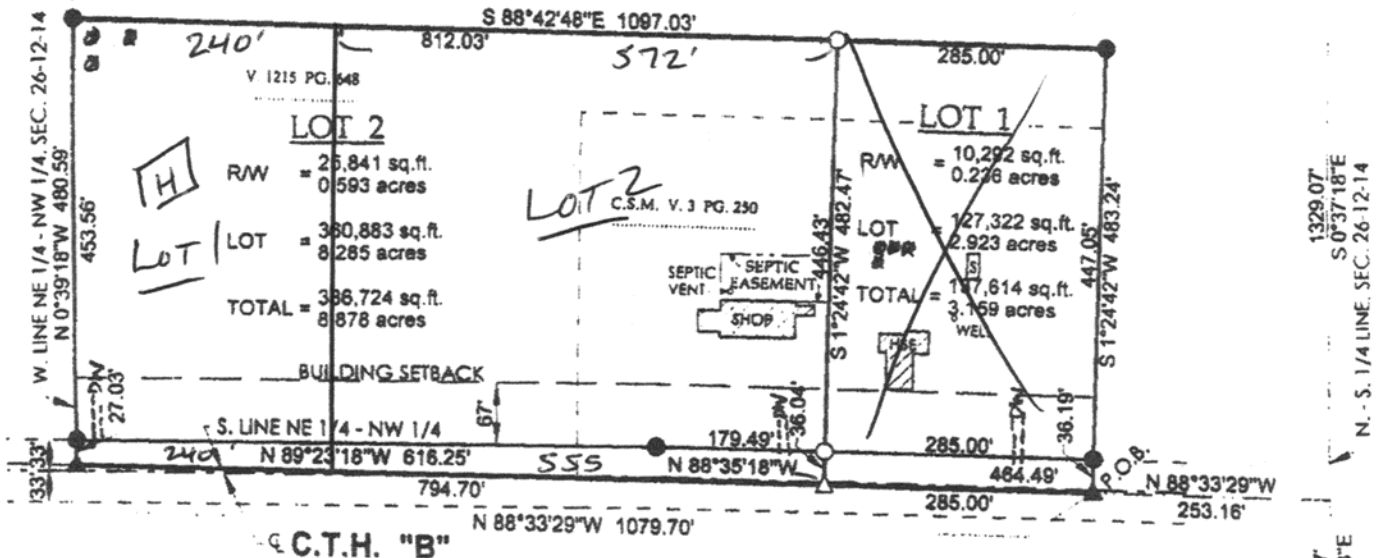
Ronald & Sue Roedl
W7934 C.T.H. "B"
Beaver Dam, WI 53916

TOTAL AREA

524,338 sq. ft.
12.037 acres

NOTE: These lots shall not
be further subdivided.

N 1/4 CORNER
SEC. 26-12-14
(LIMESTONE
MON. FD.)



C.T.H. "B"

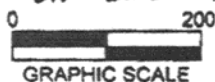


CENTER OF
SEC. 26-12-14
(BCAM FD.)

BEARINGS REFERENCED TO DODGE
COUNTY COORDINATE SYSTEM

LEGEND

- ▲ P.K. NAIL FOUND
- IRON PIPE FD.
- △ MASONRY NAIL SET
- 1" X 24" IRON PIPE SET
- ⊗ SOIL BORINGS
- DW - EXIST. DRIVEWAYS

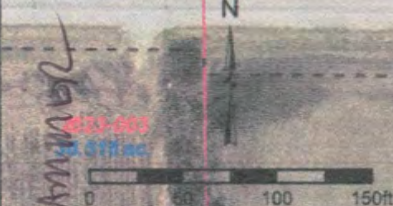


Approved by the Dodge County
Planning and Development Committee
Certified this 30th day of Aug. 2002
Fred A. Zuech, Deputy County Code

Document # **964718**
Received this 30th day of
August 2002 at 3:38 P.M.
and recorded in Vol. 33
of C.S.M.'s, Page 236-237.
DODGE COUNTY REGISTER OF DEEDS
Chris P. Planch, Registrar

Zimmerman - A-1

CITY OF BEAVER DAM R-1
Hammer



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Zimmerman A-1

Conditional Use Permit Application

Applicant (Agent) New Frontier Land Surveying LLC
Street Address P.O. Box 576
City, State, Zip Code BEAVERDAM, WI 53916
Phone Number (920) 885-3904 Email newfrontierpower.com.net
Property Owner (If different from applicant) Herbert Lechner JR
Street Address W 9433 JACKSON RD
City, State, Zip Code BEAVERDAM, WI 53916
Phone Number _____ Email _____
Parcel Identification Number (PIN) 004-1114-1831-000
Site Address W 9578 JACKSON RD
Zoning A 2
Present Use of Property Farm House and BUILDINGS
Proposed Use of Property Same
Zoning Ordinance Section Number 62-63(2)(1), 62-62(2)(i)

Certificate

I hereby certify that I am the owner and/or authorized agent of the property and that all the above statements and attachments submitted are true and correct to the best of my knowledge and belief. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above described property for purposes of obtaining information pertinent to my CUP request.

Signature of owner or authorized agent 

Date 4-16-15 Contact number 920-885-3904

MINOR LAND DIVISION LETTER OF INTENT FORM

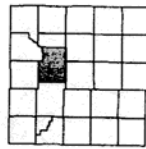
Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

\$175⁰²

Application Fee \$150 + \$25 per Lot

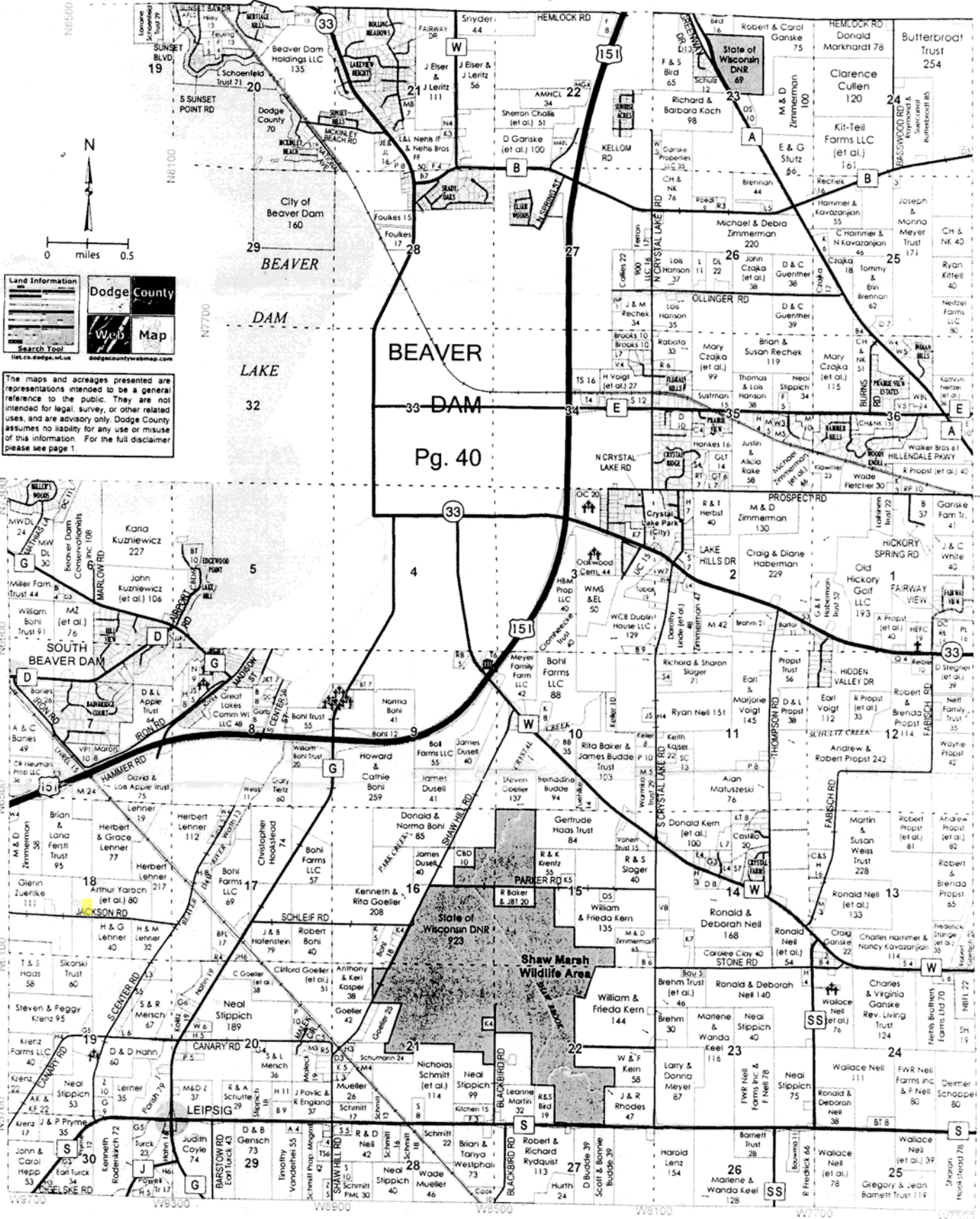
NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) <u>NEW FRONTIER LAND SURVEYING</u>		Parcel Identification Number (PIN) <u>604-1114-1831-000</u>				
Street Address <u>P.O. Box 576</u>		Town <u>BEAVERDAM</u>	T <u>11</u>	N <u></u>	R <u>14</u>	E <u></u>
City • State • ZipCode <u>BEAVERDAM, WI 53916</u>		1/4 <u>NE</u>	1/4 <u>SW</u>	Section <u>18</u>	Acreage of Parent Parcel <u>80</u>	Acreage of Proposed Lot(s) <u>5.86 +/-</u>
Property Owner (If different from applicant) <u>HERBERT LEHNER JR</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u>N/A</u>				
Street Address <u>W9433 JACKSON RD</u>		Site Address Of Property (DO NOT include City/State/ZipCode) <u>W9518 JACKSON RD.</u>				
City • State • ZipCode <u>BEAVERDAM, WI 53916</u>		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTACT PERSON						
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application						
Name <u>MARK TOMASHEK</u>		Daytime Phone (<u>920</u>) <u>885-3904</u>				
CURRENT PROPERTY USE			PROPOSED USE			
<input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input checked="" type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)			<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)			
			<u>FARM CONSOLIDATION FOR SON OF OWNER</u>			
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.						
CERTIFICATE						
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above-described property for purposes of obtaining information pertinent to my request						
Signature <u>[Signature]</u>		Date <u>4-1-19</u>				
Daytime Contact Number (<u>920</u>) <u>885-3904</u>						

BEAVER DAM



T.11-12N. - R.14E.

See TRENTON (S) Page 35



See LOWELL (N) Page 27

© 2017 Dodge County, WI



01/4

20+ac

60+ac

BY

OWNER

425'±

550'±

550'±

LOT
5.5 ac±

425'±

JACKSON RD

1320'

S 1/4 COR
SEC. 18



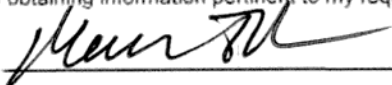
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

MINOR LAND DIVISION LETTER OF INTENT FORM

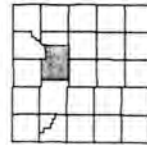
Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

Application Fee \$150 + \$25 per Lot

\$175⁰⁰

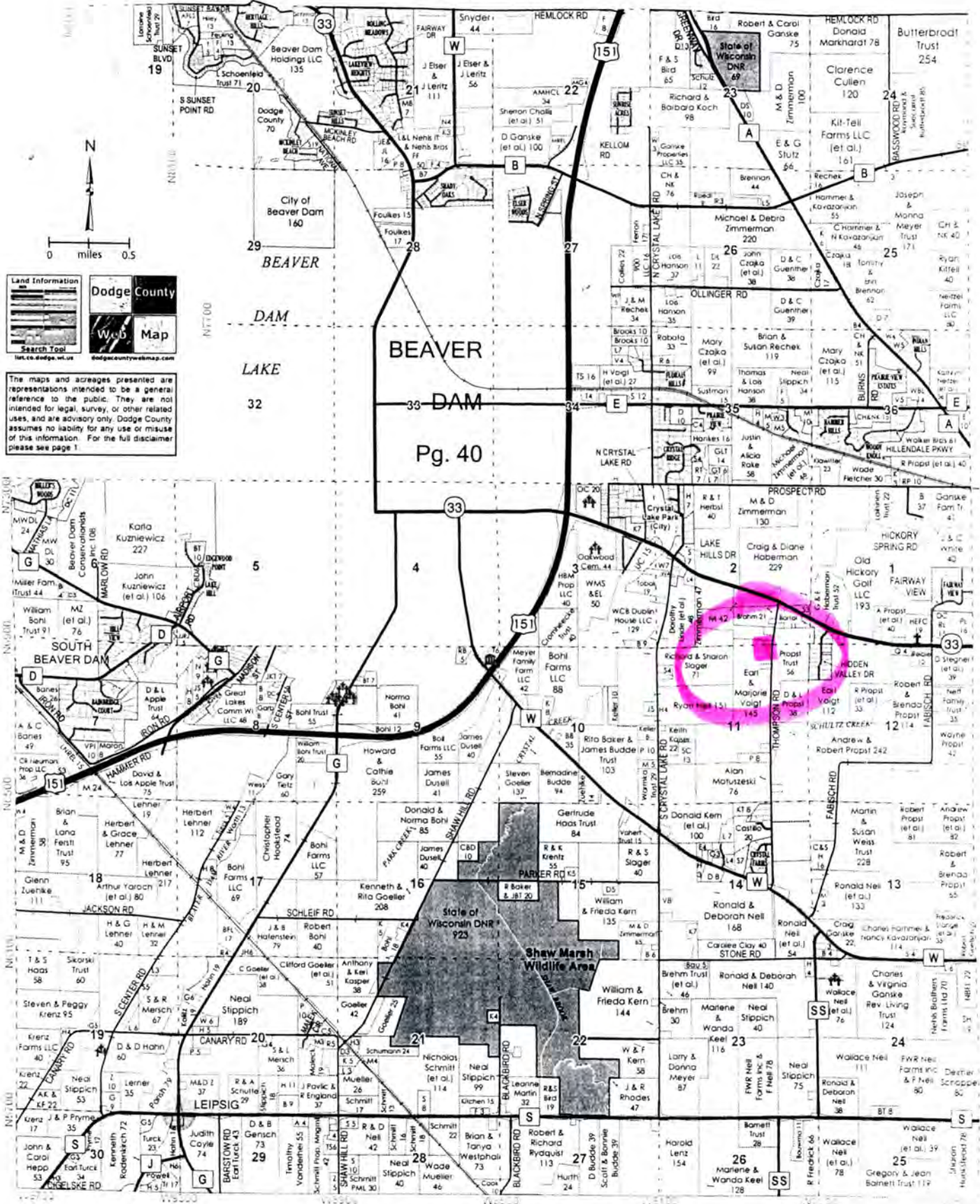
NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) New Frontier Land Surveying		Parcel Identification Number (PIN) 004-1114-1112-000				
Street Address P.O. Box 576		Town BEAVERDAM		T 11	N 14	E
City • State • Zip Code BEAVERDAM, WI 53916		1/4 NW	1/4 NE	Section 11	Acreage of Parent Parcel 33	Acreage of Proposed Lot(s) 1.5
Property Owner (If different from applicant) VOIGHT FAMILY TRUST		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) N/A				
Street Address N6849 THOMPSON RD		Site Address Of Property (DO NOT include City/State/Zip Code) N6849 THOMPSON RD				
City • State • Zip Code BEAVERDAM, WI 53916		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTACT PERSON						
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.						
Name MARK TOMASHEK		Daytime Phone (920) 885-3904				
CURRENT PROPERTY USE		PROPOSED USE				
<input checked="" type="checkbox"/> Vacant Property <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)		<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below) ALREADY ZONED R-1				
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.						
CERTIFICATE						
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above-described property for purposes of obtaining information pertinent to my request.						
Signature 		Date 4-4-19				
Daytime Contact Number (920) 885-3904						

BEAVER DAM



T.11-12N. - R.14E.

See LOWELL (S) Page 11



See LOWELL (S) Page 11

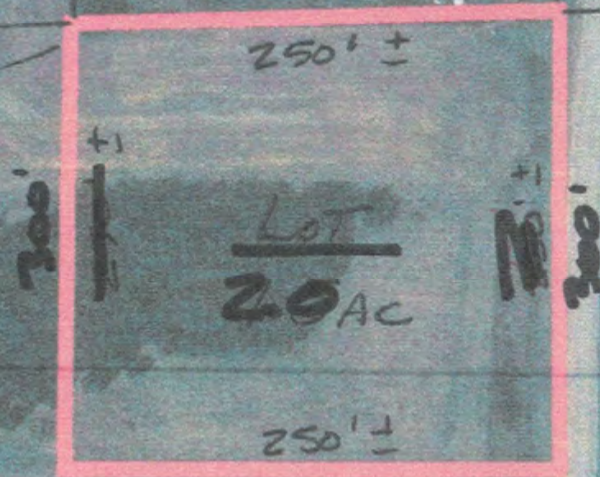
© 2017 Dodge County, WI

N¹/₄ COR
SEC. 11-11-14

CSM #4517
V. 27/P 109

ROAD

NE COR
SEC. 11



EARL VOLIGHT REVISED 4/16/19

MINOR LAND DIVISION LETTER OF INTENT FORM

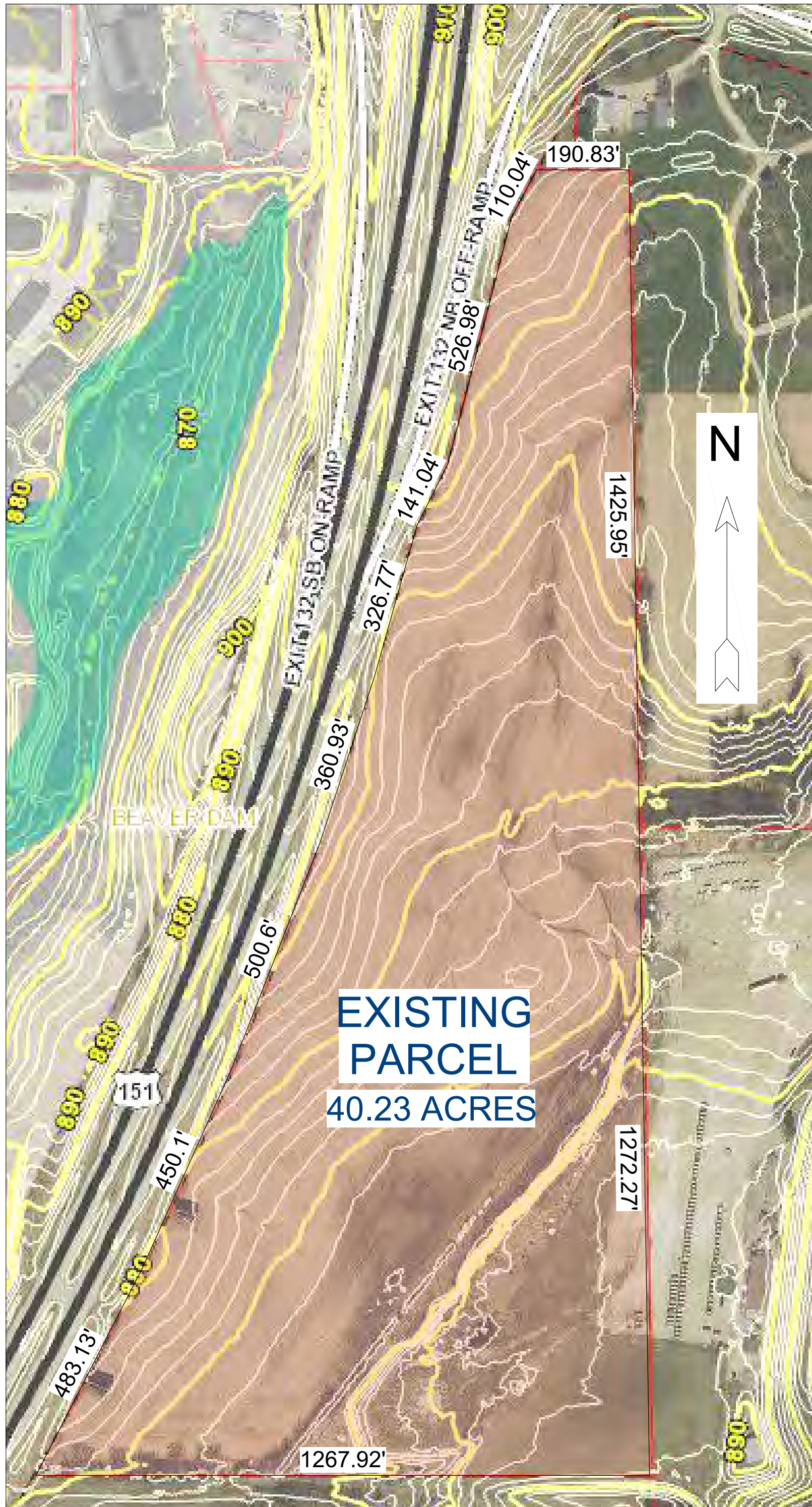
Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

Application Fee \$150 + \$25 per Lot

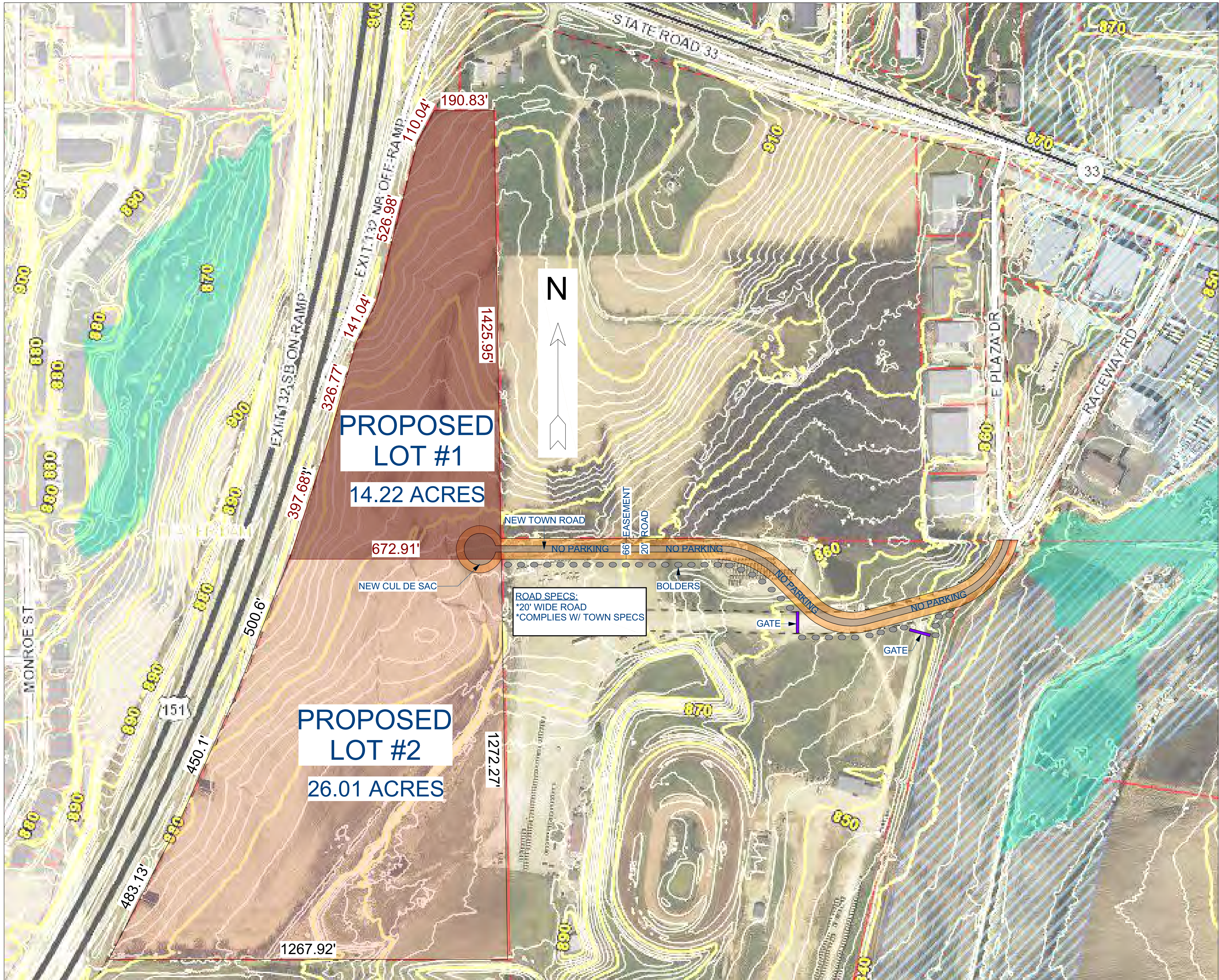
NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) Tim Moy / Dan Beal		Parcel Identification Number (PIN) 00411140331000				
Street Address E10890 Penny Lane		Town Beaver Dam		T 11	N 14	E
City • State • ZipCode Baraboo, WI 53913		1/4	1/4	Section 3	Acreage of Parent Parcel 40.233	Acreage of Proposed Lot(s) 14 ac
Property Owner (If different from applicant) HBM Properties LLC		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)				
Street Address N7086 Raceway Road		Site Address Of Property (DO NOT include City/State/ZipCode) Raceway Road				
City • State • ZipCode Beaver Dam, WI 53916		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTACT PERSON						
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.						
Name Matt Roth, Agent		Daytime Phone (608) 393 - 7603				
CURRENT PROPERTY USE		PROPOSED USE				
<input type="checkbox"/> Vacant Property <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input checked="" type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)		<input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input checked="" type="checkbox"/> Other (Describe Below) Commercial Storage Unit Facility				
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.						
CERTIFICATE						
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above-described property for purposes of obtaining information pertinent to my request.						
Signature <u>Matt Roth</u>		Date <u>04-15-19</u>				
Daytime Contact Number (608) 393 - 7603						

LEGAL DESCRIPTION:
ALL THAT PT OF NE1/4 SW1/4 & SE1/4 NW1/4 SEC 3 LYG ELY OF USH 151 EX HWY
DESC IN V329 P170 EX HWY DESC IN DOC# 1159717 SD DOC# 1161775 SUBJECT TO
CHANGE IN ROW PER TPP #1111-09-23-4.04 AMENDMENT #1

PARCEL #:
004-1114-0331-000



EXISTING PARCEL SITE MAP
1" = 200'



PROPOSED SITE MAP
1" = 200'

SHEET NO. A-1		SCALE	REV	DESC	DATE
			1	SITE MAP	03-07-2019
			2	REVISION	04-17-2019
			3		
			4		
			5		
			6		
DWG NO. 1	PROJECT TITLE: SECURE STORAGE BEAVER DAM - SITE MAP	DRAWN BY JAS	© Copyright Triduke Inc. Craftsman Construction Protected under Architectural Works Copyright Protection Act of 1990		
			AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.		