

**Town of Beaver Dam  
Notice of Public Hearing and  
Board of Appeals Meeting**

**Notice is hereby given** that the Town of Beaver Dam Board of Appeals will meet on Wednesday, May 15, 2019 at 7:00 PM in the Town of 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 November 28, 2018 Board of Appeals meeting
4. Conduct a public hearing on the application of Alan D. & Sheila L. Mannel for a variance to the terms of s. 62-121(3)(e), Zoning Ordinance, to allow a 10 ft. street setback for a new house on parcel 004-1214-2022-024 at N8439 Sunset Boulevard, and for a garage addition on parcel 004-1214-2022-025 at N8437 Sunset Boulevard, Beaver Dam, WI. All interested persons may appear and present comments on the application.
5. Act on Item 4 above
6. Conduct a public hearing on the application of CEE Media, LLC. for a variance to the terms of s. 62-214(3), Zoning Ordinance, to allow a 12 ft. x 48 ft. billboard on parcel 004-1114-0144-002 at W7390 State Road 33 (Glander Landscape), Beaver Dam, WI. All interested persons may appear and present comments on the application.
7. Act on Item 6 above
8. Adjourn

Jeff Schmitt  
Board of Appeals Chairman

**BOARD OF APPEALS**  
**MINUTES OF NOVEMBER 28, 2018**  
**TOWN OF BEAVER DAM**  
**W8540 COUNTY ROAD W**

Chairman Schmitt called the meeting to order at 7:02pm.

Roll call taken. Present: Chairman Jeff Schmitt, Alan Mannel, Harold Hicks, Howard Bohl, Del Guenther, Susan Rechek, Land Use Administrator Dan Prunuske, Town Chairman John Kuzniewicz.

Meeting was posted November 19, 2018 and published November 16, 2018.

Motion (Guenther/Mannel) to approve the minutes of the September 26, 2018. Motion carried.

Chairman opened the public hearing on the application of Nathan W. Heck for a variance to the terms of s. 62-7 (c) zoning ordinance to allow floor area of no less than 1,000 sq. ft. for a new house on parcel 004-1114-2041-002 at N5849 Shaw Hill Road, Beaver Dam, WI. Applicant Nathan W. Heck present, would like to construct in place of current residence. No one else present in favor of or in opposition to. Chairman closed the public hearing.

Current ordinance requires 1400 sq. ft. Attached garage, nor finished basement does not count towards square footage. Discussion. Motion (Mannel/Bohl) to approve the variance. Motion carried.

Motion (Hicks/Schmitt) to adjourn 7:08pm. Motion carried.

Respectfully submitted,

Kristine Kłodowski, Secretary

## Appeal Application

Applicant (Agent) Alan + Sheila Mannel  
Street Address N8483 Fairway Drive  
City, State, Zip Code Beaver Dam WI 53916  
Phone Number 920 296 4610 Email alanmannel@charter.net

Property Owner (If different from applicant) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Parcel Identification Number (PIN) 004-1214-2022-023,024 and 025  
Site Address N8439 Sunset Blvd  
Subdivision & Lot Number or CSM Number CSM # 6785  
Zoning R-1  
Present Use of Property Vacant Residential  
Proposed Use of Property Residential  
List any prior variances granted or denied for this property Previous owner

Describe all Nonconforming structures and uses on this property Structure on lot at N8443 is closer to street than allowed. Approved by Town via Previous Owner

Zoning Ordinance Section for which a variance is sought 62-121 (3) (e)

Variance Requested Allow new home to be built closer to street than allowed.  
Allow addition to current garage to be built closer to street (N8437).

List names and addresses of all property owners within 300 feet of the subject parcel. Attach additional sheet if necessary.

Name	Address
David Mannel	N8435 Sunset Blvd. Beaver Dam
Steve West	N8431 Sunset Blvd Beaver Dam
Steve + Patrice Hughes	N8423 Sunset Blvd Beaver Dam
Steve Henning	N8457 Sunset Blvd Beaver Dam
Archon Srgmek	N8461 Sunset Blvd Beaver Dam
William Medema	N8465 Sunset Blvd Beaver Dam
Tim Leatherbury	N8469 Sunset Blvd Beaver Dam
Francis Beretsky	N8475 Sunset Blvd Beaver Dam
Christopher McMillan	N8443 Sunset Point Dr. Beaver Dam
Lloyd Hiley	N8433 Sunset Point Dr. Beaver Dam

Provide justification for the variance. Attach additional sheets if necessary.

Please See attached

## **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 Board of Appeals to enter the above described property for purposes of obtaining information pertinent to my appeal.

Signature of owner or authorized agent Alan Manuel

Date \_\_\_\_\_ Contact number 920-296-4610

**Disposition (For office use only)**

Board of Appeals meeting date:

**The Appeal is (denied/granted/granted in part) subject to the following conditions:**

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Signed

Date

## Land Use Administrator

### Description of the variance request

We are seeking a variance to build our new home at N8439 Sunset Blvd. and extend our existing detached south garage closer to the street than currently allowed by code and build the home closer to our existing south garage than currently allowed by code. There are several reasons for this. They are as follows:

- It would get the residential structure further away from the lake and reduce the possibility of flood damage
- It would get the residential structure further away from the septic mound
- It would provide more efficient and aesthetically pleasing use of the property
  - Better use of scenic lake side yard
  - Better use of street side yard

There are other reasons to allow the requested variance:

- There are many other structures in the neighborhood closer to the street than allowed by current code
  - The house and garage addition wouldn't look out-of-place
- The street sits in the road right-of-way much closer to the east side of the ROW than the west and uses up more land than necessary to accomplish the goal. This is illustrated in attachments.

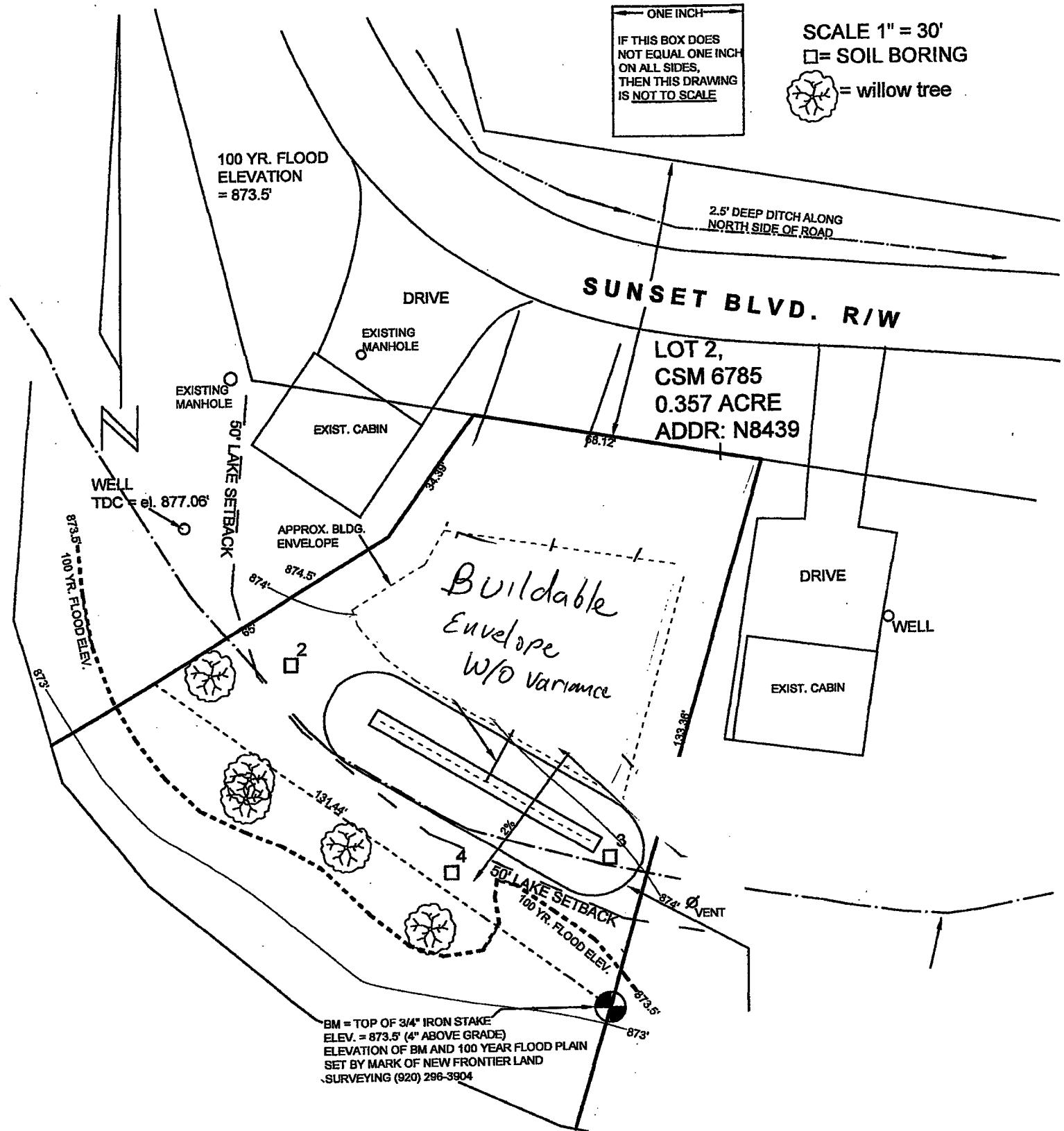
We would like to be able to build up to 10 feet from the ROW and, build the new home no closer than 10 feet from the existing garage. We are in the process with the County to consolidate the two lots into one.

Thank you for your consideration

ONE INCH

IF THIS BOX DOES  
NOT EQUAL ONE INCH  
ON ALL SIDES,  
THEN THIS DRAWING  
IS NOT TO SCALE

SCALE 1" = 30'  
□ = SOIL BORING  
 = willow tree



ONE INCH

IF THIS BOX DOES  
NOT EQUAL ONE INCH  
ON ALL SIDES,  
THEN THIS DRAWING  
IS NOT TO SCALE

**SCALE 1" = 30'  
□ = SOIL BORING**



= willow tree

**100 YR. FLOOD  
ELEVATION  
= 873.5'**

2.5' DEEP DITCH ALONG  
NORTH SIDE OF ROAD

SUNSET BLVD. R/W

**LOT 2,  
CSM 6785  
0.357 ACRE  
ADDR: N8439**

## **BRIDGING MANHOLE**

**EXISTING  
MANHOLE**

**EXIST. CABIN**

WELL  
TDC el. 877.06

APPROX. BLDG.  
ENVELOPE

## Buildable Envelope with Variance

## Addition To Garage.

DRIVE

1

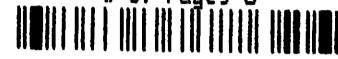
873.5' - 100 YR. FLOOD ELEV.

BM = TOP OF 3/4" IRON STAKE  
ELEV. = 873.5' (4" ABOVE GRADE)  
ELEVATION OF BM AND 100 YEAR FLOOD PLAIN  
SET BY MARK OF NEW FRONTIER LAND  
SURVEYING (920) 286-3904

Office of Register of Deeds  
Dodge County, Wisconsin  
RECEIVED FOR RECORD

April 30, 2013 9:07 AM

CHRIS PLANASCH - Registrar  
Fee Amount: \$30.00  
# of Pages 3



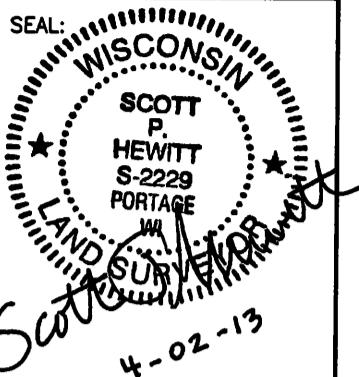
As prepared by:

**GA** GROTHMAN  
& ASSOCIATES S.C.  
LAND SURVEYORS  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G &amp; A FILE NO. 412-149

DRAFTED BY: J. BROST  
CHECKED BY: SPH  
PROJ. 412-149  
DWG. 412149 CSM

SHEET 1 OF 3



## DODGE COUNTY CERTIFIED SURVEY MAP NO. 6785

## GENERAL LOCATION

BEING ALL OF LOTS 15, 16, 17, 18, 19, 20, 21, 22 AND A PART OF VACATED SUNSET BOULEVARD, W.C.  
SCHOENFELD'S PLAT OF NORTH ADDITION TO ROEDL'S PLAT OF HOHL'S POINT ON BEAVER LAKE LOCATED IN  
THE NW1/4 OF THE NW1/4, SECTION 20, T. 12 N, R. 14 E, TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

NW COR. SEC. 20 (S89°54'05"E) S89°21'11"E 2685.62' CONTAINING: 35,400 SQ. FT. ± - 0.813 ACRES ±  
(WIB BERNTSEN MON. 31.57' N. LINE NW1/4  
W.D.O.T. STAMP FND.) N1/4 COR. SEC. 20 (LIMESTONE MON. FND.)

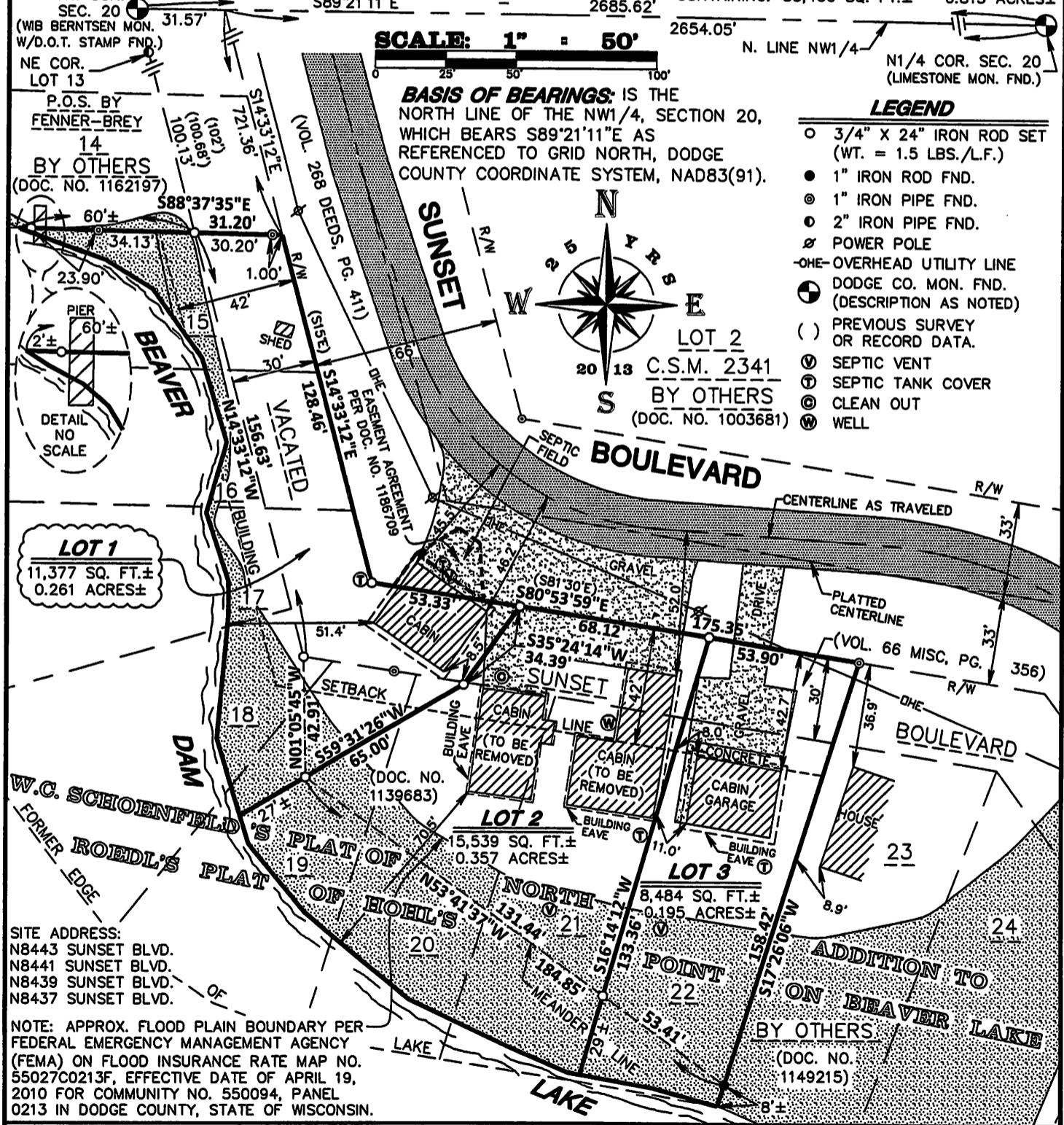
SCALE: 1" = 50'

**BASIS OF BEARINGS:** IS THE  
NORTH LINE OF THE NW1/4, SECTION 20,  
WHICH BEARS S89°21'11"E AS  
REFERENCED TO GRID NORTH, DODGE  
COUNTY COORDINATE SYSTEM, NAD83(91).



## LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS./L.F.)
- 1" IRON ROD FND.
- ◎ 1" IRON PIPE FND.
- 2" IRON PIPE FND.
- ⊖ POWER POLE
- OHE- OVERHEAD UTILITY LINE
- DODGE CO. MON. FND. (DESCRIPTION AS NOTED)
- ( ) PREVIOUS SURVEY OR RECORD DATA.
- SEPTIC VENT
- SEPTIC TANK COVER
- CLEAN OUT
- WELL



## OWNER:

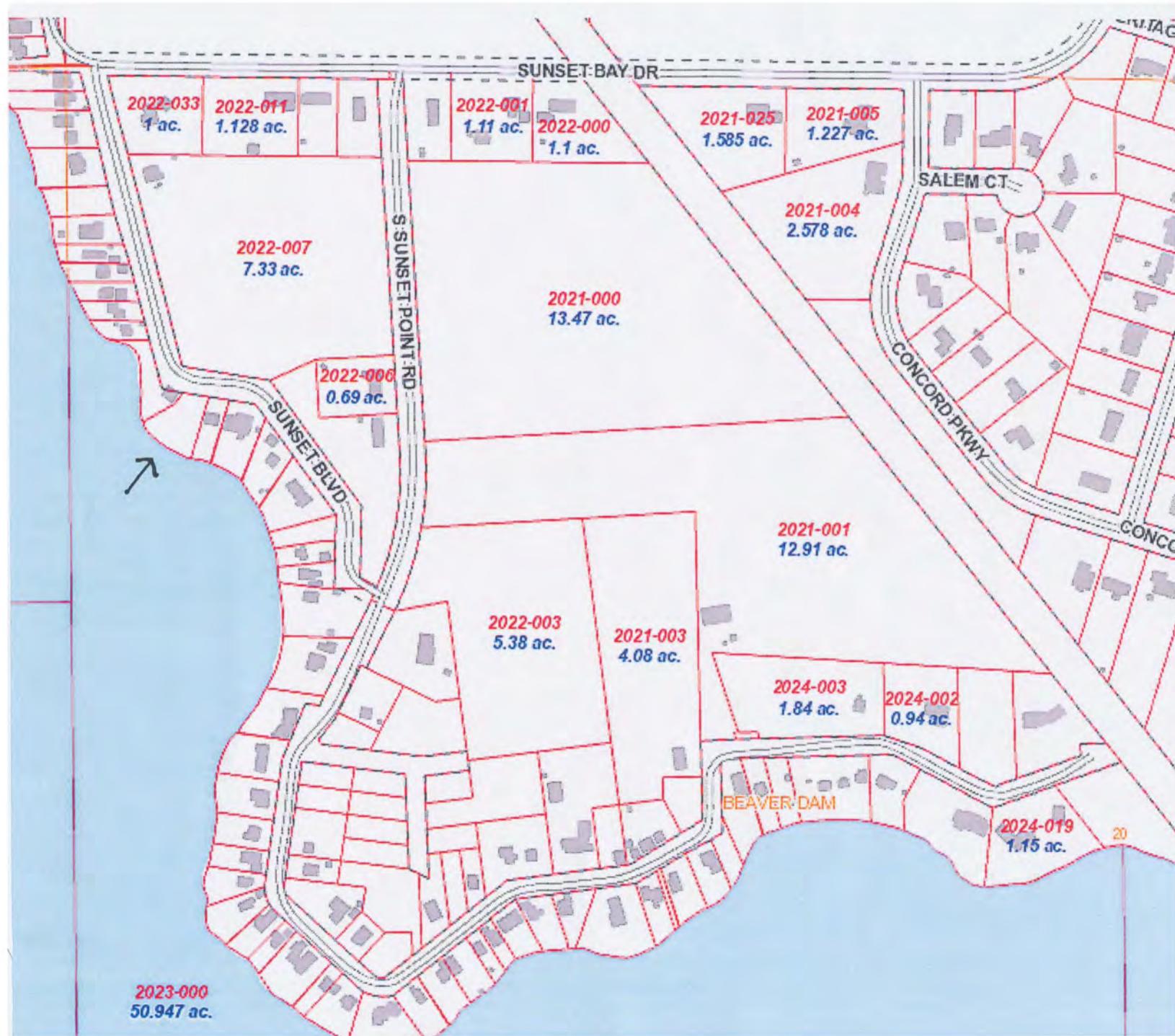
DENNIS GIESE  
W6500 CTH B  
BURNETT, WI 53922

## CLIENT:

DENNIS GIESE  
W6500 CTH B  
BURNETT, WI 53922

Dodge County

2013-009801





—  
Est.  
Row

## Appeal Application

Applicant (Agent) Ceremedia LLC

Street Address 304 OAKDALE DR.

City, State, Zip Code Brownsville Wi 53006-0323

Phone Number 920 960 6389 Email butler84@frontier.com

Property Owner (If different from applicant) BFB properties LLC

Street Address W 739D State Rd. 33

City, State, Zip Code Beaver Dam WI 53916

Phone Number 920 960 4548 Email butler84@fmtrher.com

Parcel Identification Number (PIN) 004-1114-0144-002

Site Address W 7390 State Rd 33 Beaver Dam W. 53916

Subdivision & Lot Number or CSM Number Lot 2 CSM 6336

## Zoning I/ Industrial

Present Use of Property Landscape Supply

Proposed Use of Property billboard

List any prior variances granted or denied for this property none

Describe all Nonconforming structures and uses on this property ~~none~~ Set back violation of the building

Zoning Ordinance Section for which a variance is sought 62-214(3) - all provisions

Variance Requested number of signs per premises, height 26 ft, street & side yard setbacks, sign area 576 sq. ft.

List names and addresses of all property owners within 300 feet of the subject parcel. Attach additional sheet if necessary.

Name \_\_\_\_\_

## Address

CK 6245

Provide justification for the variance. Attach additional sheets if necessary.

Want fit

## 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 Board of Appeals to enter the above described property for purposes of obtaining information pertinent to my appeal.

Signature of owner or authorized agent

Date 4-19-19

Contact number 920-960-6389

**Disposition (For office use only)**

Board of Appeals meeting date:

**The Appeal is (denied/granted/granted in part) subject to the following conditions:**

Signed

## Land Use Administrator

Date

Wallys Auto

0143-002  
19.217 ac.

FABISCH RD

0144-000  
14.991 ac.

0144-001  
16.437 ac.

0144-002  
1.708 ac.

BEAVER DAM  
12x48  
12' hAg1

Glander

ROW

0 ac.

33

STATE ROAD 33

1212-001  
9.74 ac

1211-000  
39.057 ac.

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

0 100 200 300ft

