

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, June 12, 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 May 15, 2019 Board of Appeals meeting
4. Conduct a public hearing on the application of Kevin Raether, agent for Noreen Rueckert and the Alan Matuszeski estate for a variance to the terms of s. 62-63(2)(n), Zoning Ordinance, to allow creation of a parcel larger than 1.5 acres containing a non-farm single-family dwelling
5. Act on Item 4 above
6. Conduct a public hearing on the application of Alan D. & Sheila L. Mannel for a variance to the terms of s. 62-7(c), Zoning Ordinance, requiring a full basement for a new single-family residence on parcel 004-1214-2022-024 at N8439 Sunset Boulevard
7. Act on Item 6 above
8. Adjourn

Jeff Schmitt
Board of Appeals Chairman

**BOARD OF APPEALS
UNAPPROVED MINUTES OF MAY 15, 2019
TOWN OF BEAVER DAM
W8540 COUNTY ROAD W**

Chairman Schmitt called the meeting to order at 7:13pm.

Roll call taken. Present: Chairman Jeff Schmitt, Alan Mannel, Howard Bohl, Del Guenther, Land Use Administrator Dan Prunuske. Absent: Harold Hicks, Susan Reчек, Jesse Hanks.

Meeting was posted April 29, 2019 and published May 1, 2019.

Motion (Guenther/Bohl) to approve the minutes of November 28, 2018. Motion carried.

Chairman opened the 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. Alan Mannel present as applicant and recused himself. No one to present to speak in opposition. Chairman closed the public hearing.

Motion (Bohl/Guenther) to grant variance to allow a 10 foot street setback for a new house on parcel 004-1214-2022-024 at N8439 Sunset Boulevard. Motion carried.

Motion (Guenther/Bohl) to grant variance for a garage addition on parcel 004-1214-2022-025 at N8437 Sunset Boulevard contingent that lots are combined prior to that (Lots 2 and 3 of CSM 6785). Motion carried.

Chairman opened the 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. Mike Butler of CEE Media and Stuart Glander of Glander Landscape present. No one present to speak in opposition.

Motion (Bohl/Mannel) to grant variance to allow a 12'x48' billboard on parcel 004-1114-0144-002 at W7390 State Road 33. Motion carried.

Motion (Mannel/Guenther) to adjourn 7:39pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

Appeal Application

Applicant (Agent) Kevin Kraether United Country Badgerland Action Realty

Street Address PO Box 154

City, State, Zip Code Ironia WI 53036

Phone Number 403 342 0905 Email kraether@ucbadgerland.com

Property Owner (If different from applicant) Alan Matuszeski / Noreen Ruckert

Street Address N4560 County KK

City, State, Zip Code Monroe WI 53566

Phone Number 608 558 1092 Email noreen.ruckert@gmail.com

Parcel Identification Number (PIN) 00411141134000

Site Address N6525 Thompson Rd Beaver Dam WI 53916

Subdivision & Lot Number or CSM Number _____

Zoning G-1, G-4 (A-2)

Present Use of Property Residential + Ag

Proposed Use of Property Residential + Ag

List any prior variances granted or denied for this property _____

Describe all Nonconforming structures and uses on this property _____

Zoning Ordinance Section for which a variance is sought 62-63 (2)(n)

Variance Requested to approve a 6-7 acre parcel (Residential) from the 38,371 parcel.

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

Name

Address

~~James~~ : Mason, Julie & Melissa Abel

N6499 Thompson Rd

Judith Sell

N6493 Thompson Rd

Andrew : Robert Propst

N6600 Fabish Rd Beaver Dam, 53916

Diane Bresser Donna Vick

N6540 Thompson Rd

Martin : Susan Weiss

N6647 Fabish Rd Beaver Dam 53916

Bruce & Kari Flick

N6469 Thompson Rd

Michael & Christine Peterson

N6603 Thompson Rd

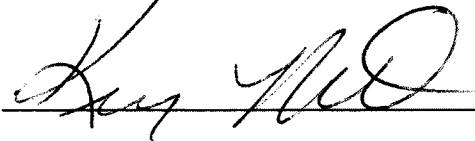
Provide justification for the variance, Attach additional sheets if necessary.

The current residential home was built in the 1970's and there is currently 2 parcels (pel00411141143000) & (pel004111411434000) - Parcel 00411141143000 has a residential home on 38.371 acres. Currently the home is located on the SW corner of property and to create a residential lot inbetween the SW lot line and Schulte Creek; lot would then be 6 to 7 acres. The remaining acreage would be added to pel 00411141143400 and creating a 70 plus acre parcel.

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 5/28/2019

Contact number 920 342 0905

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 _____

Alan Matuszeski
Wisconsin, 6 AC +/-

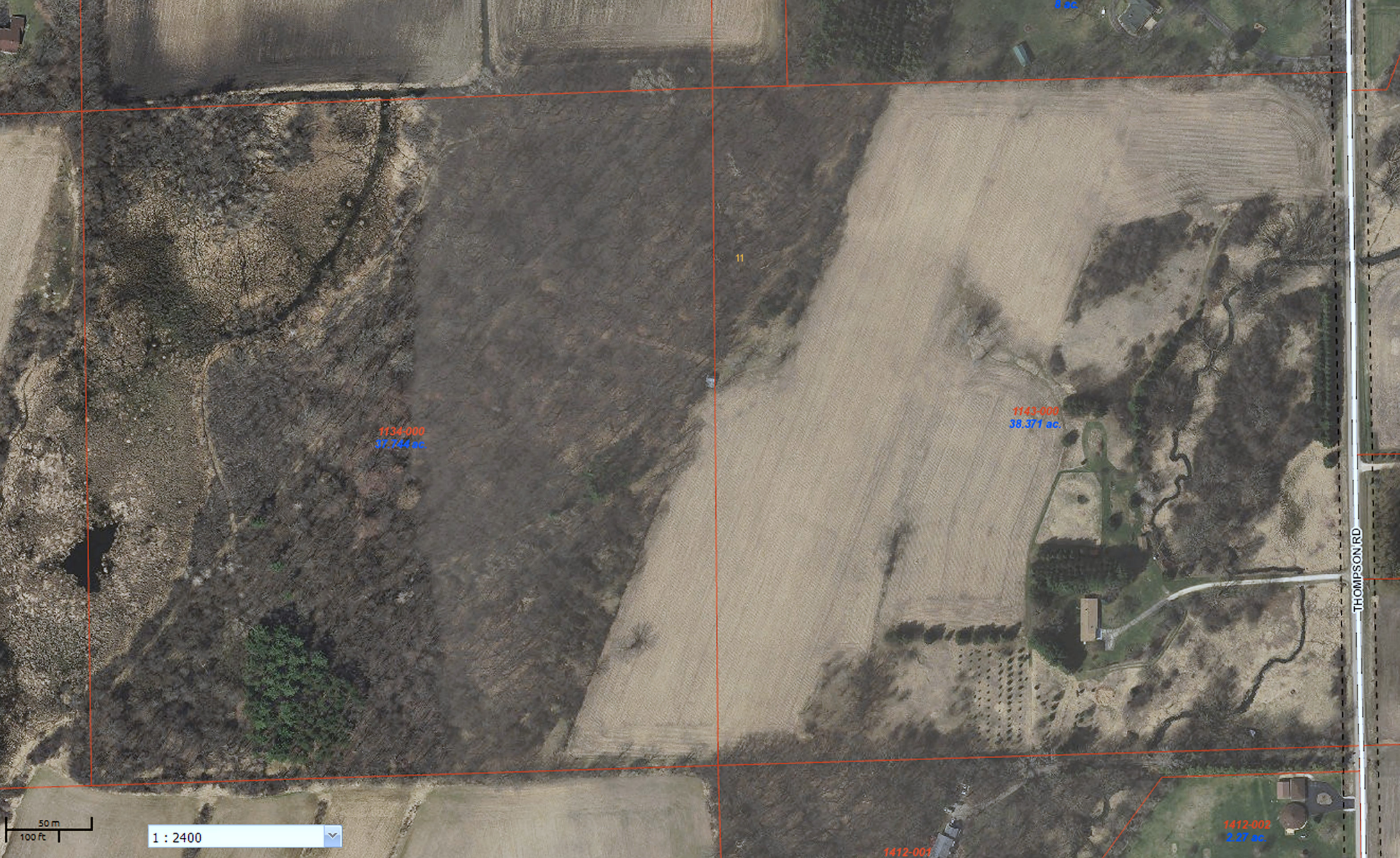


Google

Well Road / Trail River / Creek Boundary

Kevin Raether

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



1134-000
37.234 ac

1143-000
38.371 ac

1412-000
2.27 ac

1412-003

THOMPSON RD

50 m
100 ft

1 : 2400



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 _____

Variance Requested Allow new home to be built with a crawlspace and slab as opposed to a Basement

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
Archan Sagmek	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.

Due to the lot being level and the water table high,
we would prefer a concrete Crawl space as opposed to a
basement. This would help prevent Flooding in structure,

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

John Mammal

Date 5/31/19

Contact number 920-296-4610

Disposition (For office use only)

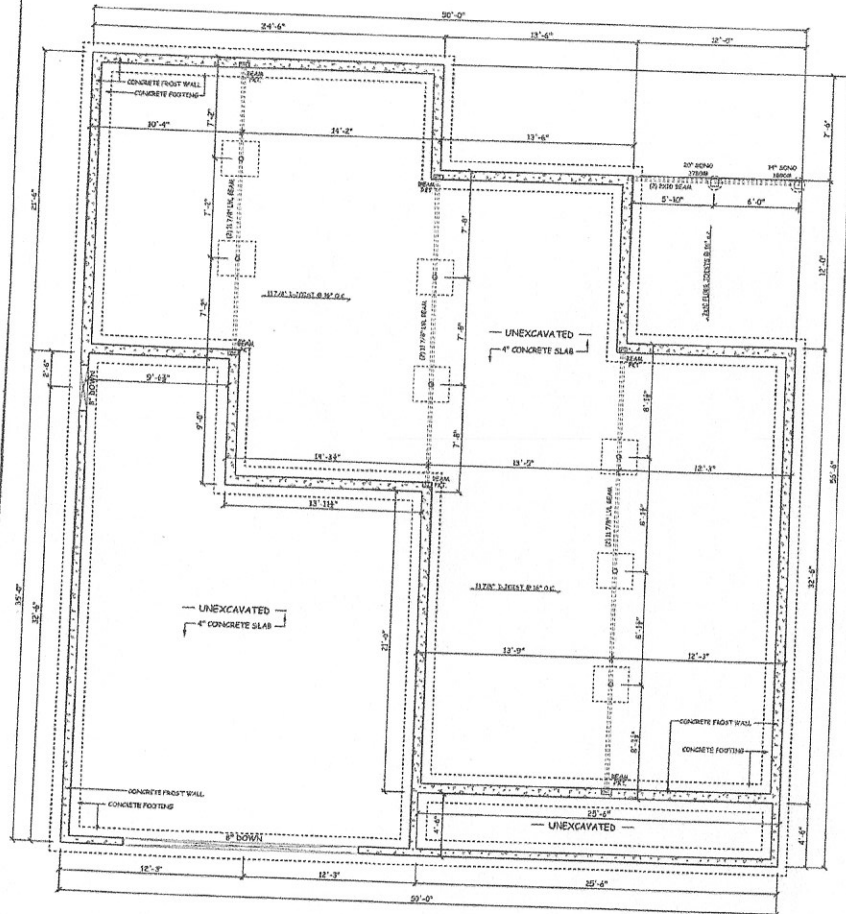
Board of Appeals meeting date: _____

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

Signed _____

Land Use Administrator

Date _____



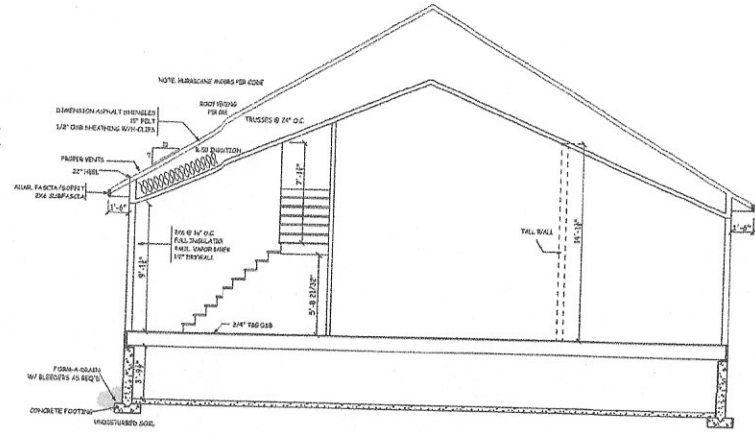
FOUNDATION PLAN SCALE: 1/4" = 1'-0"

9'-4" WALL THICK.
W/ FLOOR: 180.00 FT.
END FLOOR: 872.00 FT.
TOTAL: 1052.00 FT.
ALL UNEXCAVATED UNLESS INDICATED
4'-0" DEEPER HEIGHT/THICKNESS NOTED

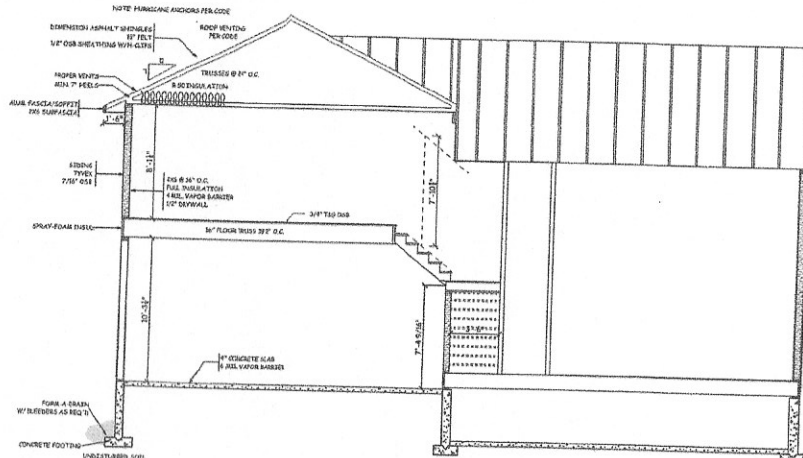
4" CRAWL SPACE

Note: Add appropriate amount to any R.O. in
depth and height to allow for rough backs
FOUNDATION PLAN
NOTE: MASON TO LOCATE PILASTERS AND SIZE
FOOTINGS PER CODE & SOIL CONDITIONS

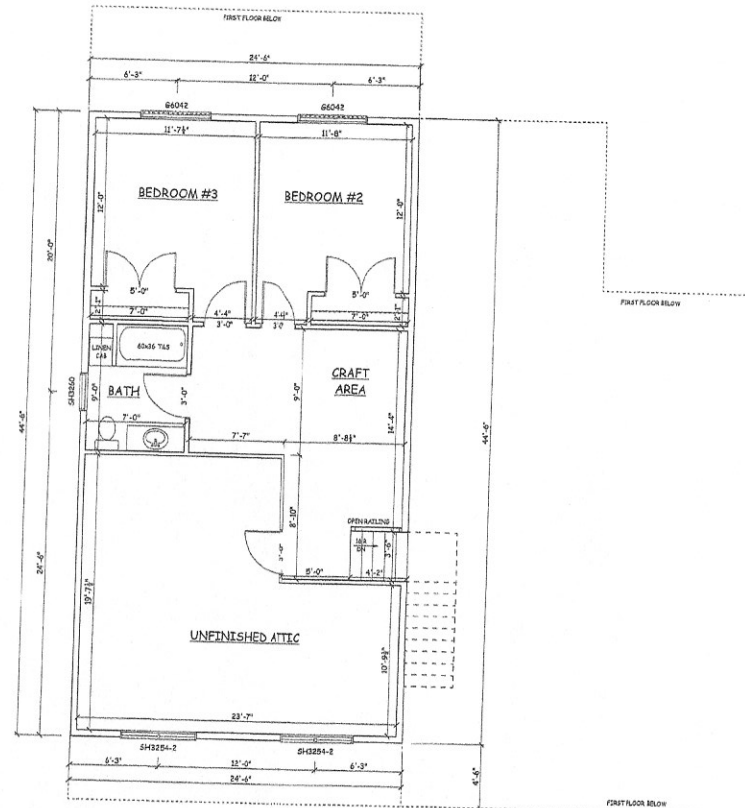
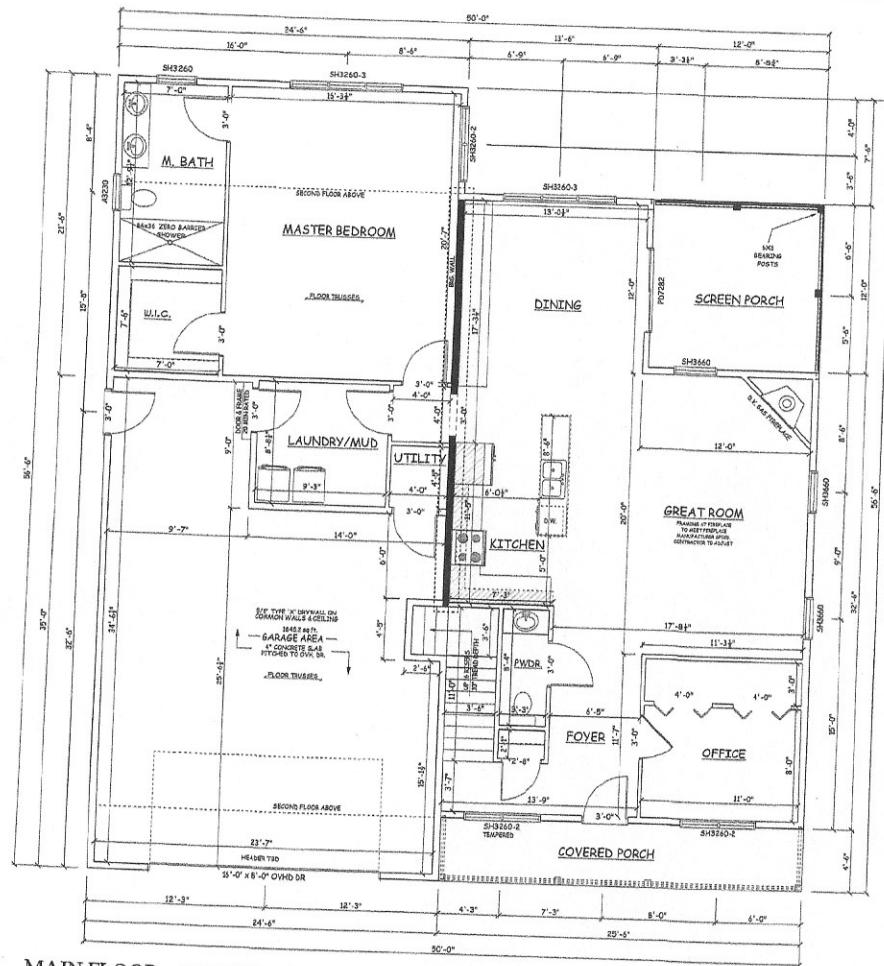
ENGINEERING MAY BE REQUIRED
ON THIS HOME TO SATISFY THE
LOCAL MUNICIPAL CODE
-ALL FEEL ARE RESPONSIBILITY OF CONTRACTOR-



Section Views SCALE: 1/4" = 1'-0"



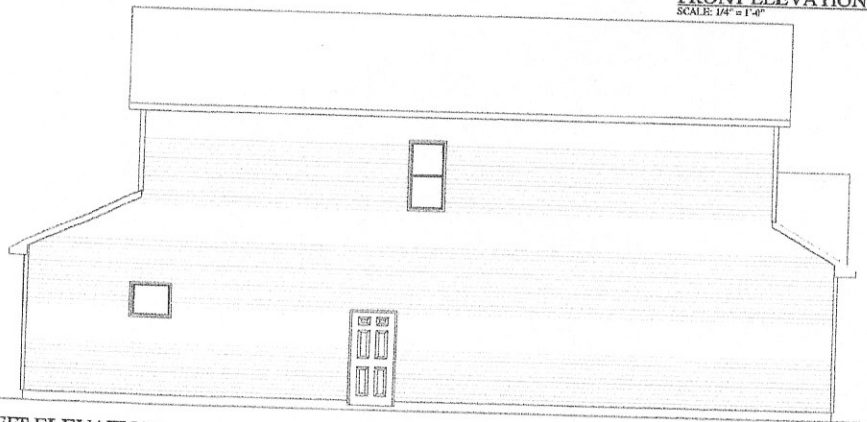
DATE: 11/13/11 BY: JAM PROJECT: 118-131-M	A3	T18-131-M	Drexel BUILDING SUPPLY DrexelTeam.com	JUSTMANN	PROPOSED NEW PROJECT FOR ALAN & SHEILA MANNEL RESIDENCE	ADDRESS: 10000 N. LAYTON AVE. LAWRENCE, KS 66044 ALAN MANNEL BUILDING CONTRACTORS 10000 N. LAYTON AVE. LAWRENCE, KS 66044 TEL: 781-221-1111 FAX: 781-221-1112		CITY/TOWN/STATE/ZIP LAWRENCE, KS 66044		CEILING HEIGHT: 8'0" (8'0" TO 8'6") FLOOR FINISH: 3/4" TYPICAL WALL FINISH: 5/8" TYPICAL ROOF FINISH: 5/8" TYPICAL FOUNDATION FINISH: 5/8" TYPICAL CONCRETE FINISH: 5/8" TYPICAL PAINT FINISH: 5/8" TYPICAL FLOOR FINISH: 5/8" TYPICAL WALL FINISH: 5/8" TYPICAL ROOF FINISH: 5/8" TYPICAL FOUNDATION FINISH: 5/8" TYPICAL CONCRETE FINISH: 5/8" TYPICAL PAINT FINISH: 5/8" TYPICAL FLOOR FINISH: 5/8" TYPICAL WALL FINISH: 5/8" TYPICAL ROOF FINISH: 5/8" TYPICAL FOUNDATION FINISH: 5/8" TYPICAL CONCRETE FINISH: 5/8" TYPICAL PAINT FINISH: 5/8" TYPICAL FLOOR FINISH: 5/8" TYPICAL WALL FINISH: 5/8" TYPICAL ROOF FINISH: 5/8" TYPICAL FOUNDATION FINISH: 5/8" TYPICAL CONCRETE FINISH: 5/8" TYPICAL PAINT FINISH: 5/8" TYPICAL FLOOR FINISH: 5/8" TYPICAL WALL FINISH: 5/8" TYPICAL ROOF FINISH: 5/8" TYPICAL FOUNDATION FINISH: 5/8" TYPICAL CONCRETE FINISH: 5/8" TYPICAL PAINT FINISH: 5/8" TYPICAL FLOOR FINISH: 5/8" TYPICAL 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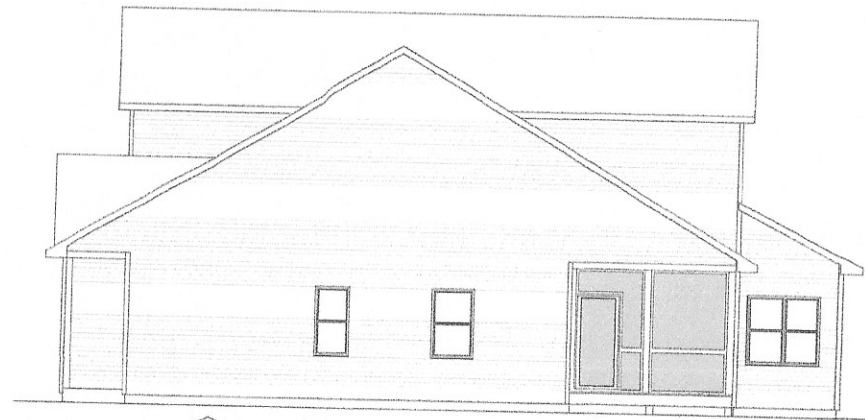
DATE: 11/13/11	BY: JLM	SCALE: 1/4" = 1'-0"	PROPOSED NEW PROJECT FOR: ALAN & SHEILA MANNEL RESIDENCE	JUSTMANN	BUILDING SUPPLY Drexelfe.com	PRELIMINARY PLAN ALL INFORMATION IS FOR INFORMATION ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ALL INFORMATION IS FOR INFORMATION ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
DATE: 11/13/11	BY: JLM	SCALE: 1/4" = 1'-0"				
DATE: 11/13/11	BY: JLM	SCALE: 1/4" = 1'-0"	CEP/CPET 12/2018 THIS PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. THE PROJECT WAS DESIGNED BY JUSTMANN BUILDING SUPPLY, INC. FOR THE MANNEL RESIDENCE. 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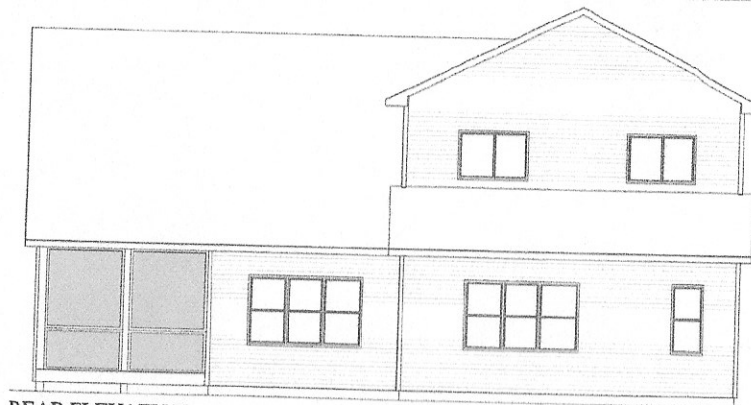
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"




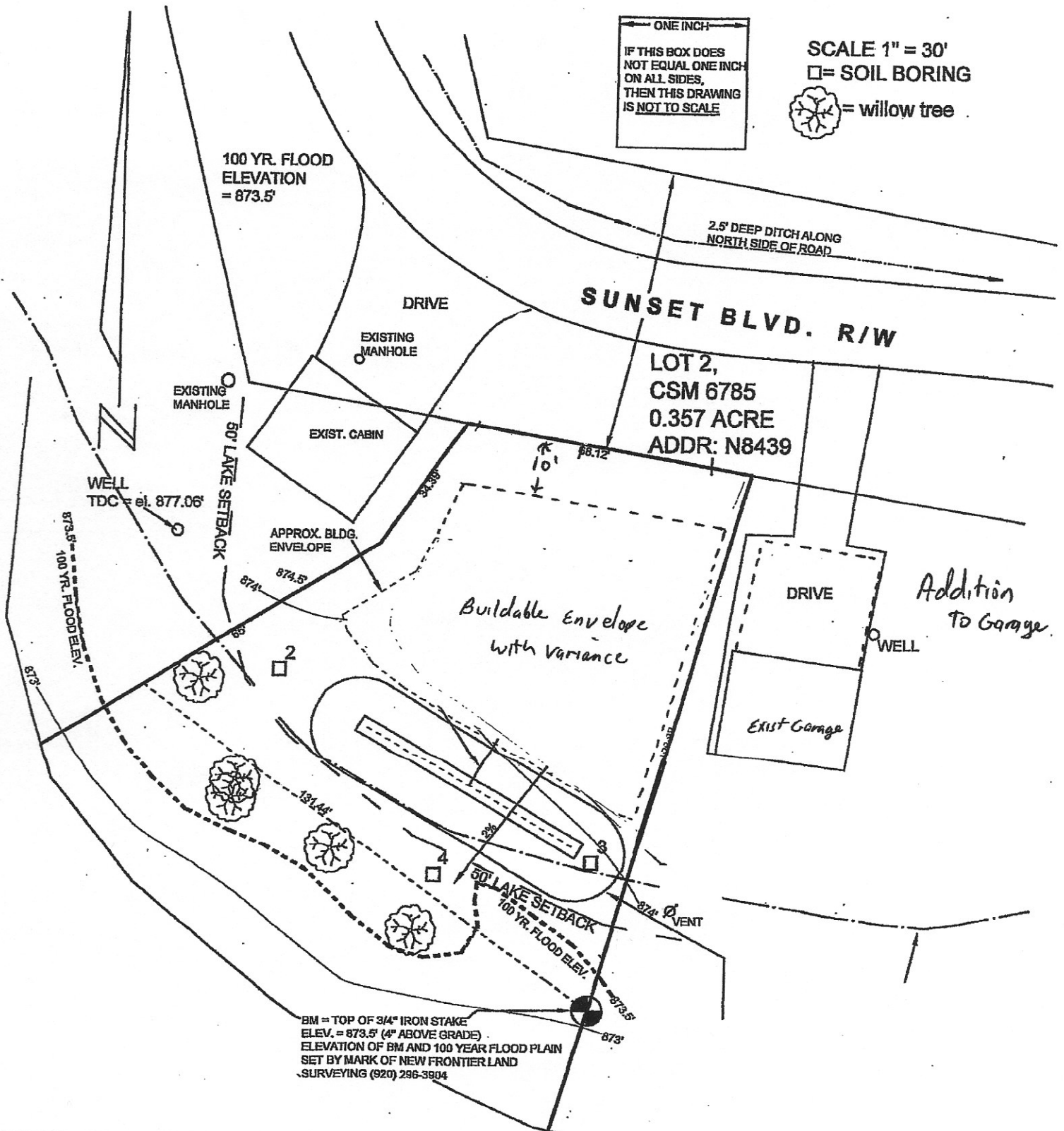
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

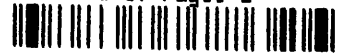
Drexel BUILDING SUPPLY DrexelTeam.com	PROJECTED NEW PROJECT FOR ALAN & SHEILA MANNEL RESIDENCE		JUSTMANN	
	T18-131-M		A1	
DATE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0" PROJECT:	BID PLAN A. FOUNDATION A. EXTERIOR A. INTERIOR A. ROOFING A. MECHANICAL A. ELECTRICAL A. PLUMBING A. PAINT A. FINISH	CHECKLIST & ZONE 1. EXTERIOR WALLS 2. EXTERIOR ROOFING 3. EXTERIOR MECHANICAL 4. EXTERIOR ELECTRICAL 5. EXTERIOR PLUMBING 6. EXTERIOR PAINT 7. EXTERIOR FINISH 8. EXTERIOR LANDSCAPE 9. EXTERIOR FENCE 10. EXTERIOR DRIVEWAY 11. EXTERIOR PORCH 12. EXTERIOR STAIRS 13. EXTERIOR WALKWAYS 14. EXTERIOR LIGHTING 15. EXTERIOR SECURITY 16. EXTERIOR STORAGE 17. EXTERIOR UTILITY 18. EXTERIOR MAINTENANCE 19. EXTERIOR INSPECTION 20. EXTERIOR CLEANUP	CHECKLIST & ZONE 1. FOUNDATION 2. EXTERIOR 3. INTERIOR 4. ROOFING 5. MECHANICAL 6. ELECTRICAL 7. PLUMBING 8. PAINT 9. FINISH 10. LANDSCAPE 11. FENCE 12. DRIVEWAY 13. PORCH 14. STAIRS 15. WALKWAYS 16. LIGHTING 17. SECURITY 18. STORAGE 19. UTILITY 20. MAINTENANCE 21. INSPECTION 22. CLEANUP	CHECKLIST & ZONE 1. FOUNDATION 2. EXTERIOR 3. INTERIOR 4. ROOFING 5. MECHANICAL 6. ELECTRICAL 7. PLUMBING 8. PAINT 9. FINISH 10. LANDSCAPE 11. FENCE 12. DRIVEWAY 13. PORCH 14. STAIRS 15. WALKWAYS 16. LIGHTING 17. SECURITY 18. STORAGE 19. UTILITY 20. MAINTENANCE 21. INSPECTION 22. CLEANUP

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



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 SURVEYORS625 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 & A FILE NO. 412-149**

DRAFTED BY: J. BROST

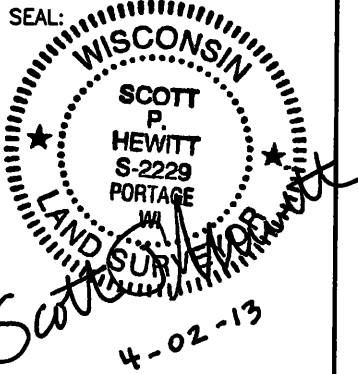
CHECKED BY: SPH

PROJ. 412-149

DWG. 412149 CSM

SHEET 1 OF 3

SEAL:

**DODGE COUNTY CERTIFIED SURVEY MAP NO.**

6785

GENERAL LOCATION

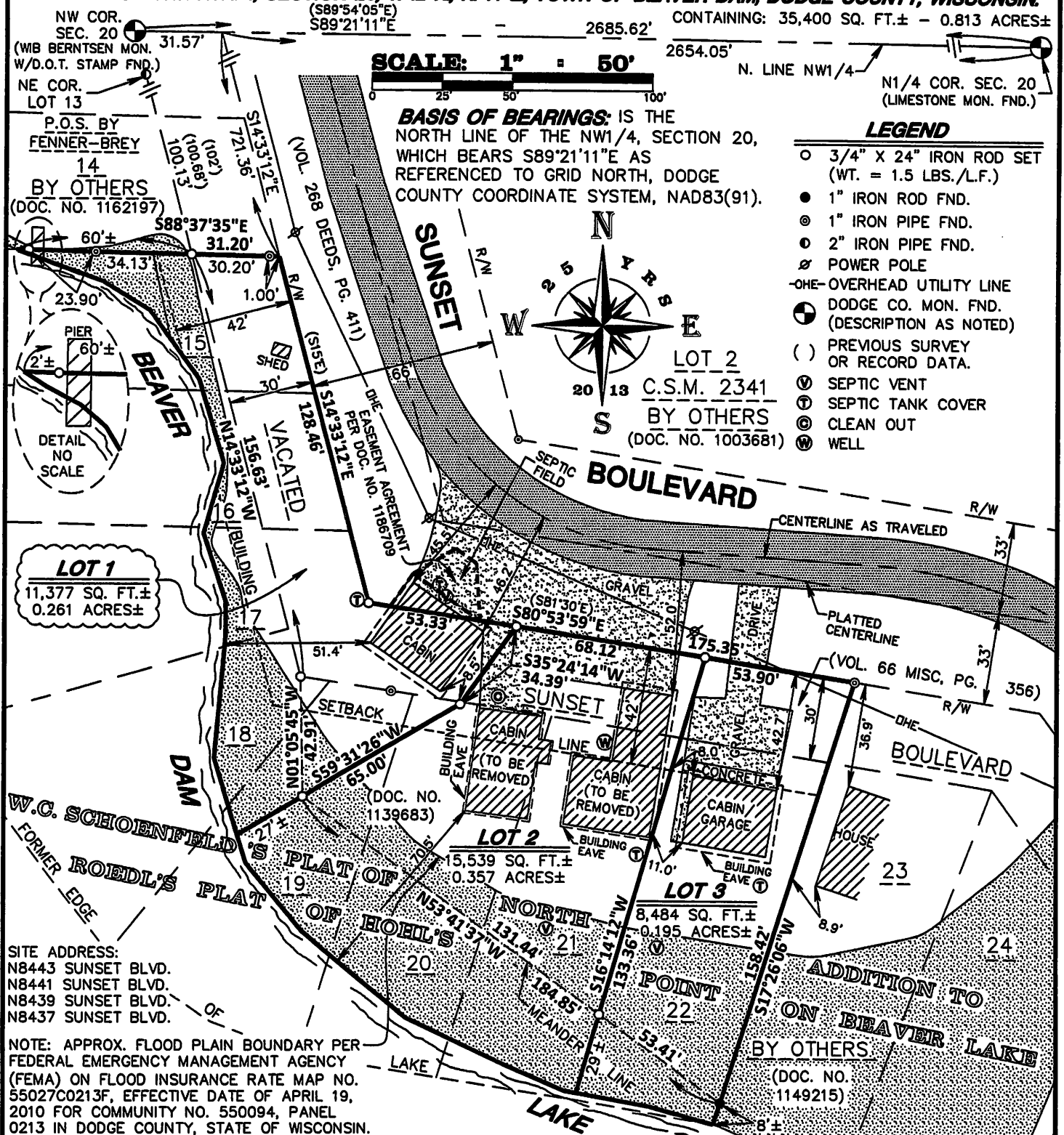
Volume _____, Page _____

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 (WB BERNTSEN MON. 31.57' W/D.O.T. STAMP FND.) NE COR. LOT 13 P.O.S. BY FENNER-BREY 14 BY OTHERS (DOC. NO. 1162197) (S89°54'05"E) S89°21'11"E 2685.62' 2654.05' CONTAINING: 35,400 SQ. FT.± - 0.813 ACRES± N. LINE NW1/4 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

SITE ADDRESS:
N8443 SUNSET BLVD.
N8441 SUNSET BLVD.
N8439 SUNSET BLVD.
N8437 SUNSET BLVD.

NOTE: APPROX. FLOOD PLAIN BOUNDARY PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 55027C0213F, EFFECTIVE DATE OF APRIL 19, 2010 FOR COMMUNITY NO. 550094, PANEL 0213 IN DODGE COUNTY, STATE OF WISCONSIN.

OWNER:DENNIS GIESE
W6500 CTH B
BURNETT, WI 53922**CLIENT:**DENNIS GIESE
W6500 CTH B
BURNETT, WI 53922

Dodge County

2013-0098-01