

Town of Beaver Dam Notice of Plan Commission Meeting

Notice is hereby given that the Town of Beaver Dam Plan Commission will meet at 7:00 PM on Monday, June 24, 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 April 29, 2019 Plan Commission meeting
4. Act on the Letter of Intent submitted by Kevin Raether, agent for Noreen Rueckert and the Alan Matuszeski estate, to divide Parcel 004-1114-1143-000 at N6525 Thompson Road
5. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
April 29, 2019**

Meeting called to order 7:00pm. Notice posted April 16, 2019, published April 18, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, John Kuzniewicz, Art Kitchen, Donna Schauer, Rosemarie Garczynski, LUA Dan Prunuske.

Minutes of February 25, 2019 were read. Motion (Tietz/Voigt) to approve with the correction of Paragraph 4 "Current property owners Tim Moy/Dan Beal..." to read "Proposed property owners...". Motion carried.

Chairman opened the 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. Kuzniewicz inquired about City having any concerns. Mark Tomashek, New Frontier Land Surveying, indicated he spoke with Ritchie Piltz of the City of Beaver Dam and the City had no issues. Chairman closed the hearing.

Voigt made the recommendation to amend the Comprehensive Plan. Zeamer made the recommendation to the Town Board to rezone. All in Favor.

Motion (Voigt/Kitchen) to approve conditionally the division of Lot 2 CSM 5172 Parcel 004-1214-2621-002 on the Letter of Intent submitted by Mark Tomashek, Anthony A. & Patricia A. Roedl owners, with Town Board approval of the prior two items (amend Comprehensive Plan and rezoning). Motion carried.

Chairman opened the 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. Discussion. Kuzniewicz addressed the 5.4 acre when the Town allows 5 acres. LUA Prunuske read "The separated parcel shall be no larger than reasonably necessary to accommodate the proposed use or 5 acres." Property would stay in A-2 and be a CSM. Chairman closed the public hearing.

Motion (Kuzniewicz/Schauer) to approve Conditional Use Permit. Motion carried.

Motion (Kitchen/Schauer) to approve division of Parcel 004-1114-1831-000 W9518 Jackson Road, on the Letter of Intent submitted by Mark Tomashek, Herbert Lehner Jr. owner. Motion carried.

Earl Voigt removed himself from the table. Discussion. Parcel zoned R-1. Motion (Kitchen/Kuzniewicz) to approve division of Parcel 004-1114-1112-000 on Thompson Road, on the Letter of Intent submitted by Mark Tomashek, Voigt Family Irrevocable Farmland Trust owner. Motion carried.

Earl Voigt returned to the table. Letter of Intent submitted by Matt Roth, HBM Properties, LLC owner, to divide Parcel 004-1114-0331-000 on Raceway Road was withdrawn.

Motion (Tietz/Voigt) to adjourn 7:31pm. Motion carried.

Respectfully submitted,
Kristine Klodowski, Secretary

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) <u>Kevin Raetner</u>		Parcel Identification Number (PIN) <u>00411141143000</u>				
Street Address <u>PO Box 154</u>		Town <u>Beaver Dam</u>		T <u>11</u> N <u>14</u> E		
City • State • ZipCode <u>Ixonia WI 53036</u>		1/4 <u>SW 1/4</u>	1/4 <u>SE 1/4</u>	Section <u>11</u>	Acreage of Parent Parcel <u>38.371</u>	Acreage of Proposed Lot(s) <u>7</u>
Property Owner (If different from applicant) <u>Alan Matoszeski / Noreen Rueckert</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) 				
Street Address <u>W8560 County</u>		Site Address Of Property (DO NOT include City/State/ZipCode) <u>N6525 Thompson Rd</u>				
City • State • ZipCode <u>Monroe WI 53566</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>Kevin Raetner</u>		Daytime Phone (<u>920</u>) <u>342 0905</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 checked="" 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)		
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>5/28/2019</u>		
Daytime Contact Number (<u>920</u>) <u>342 0905</u>						

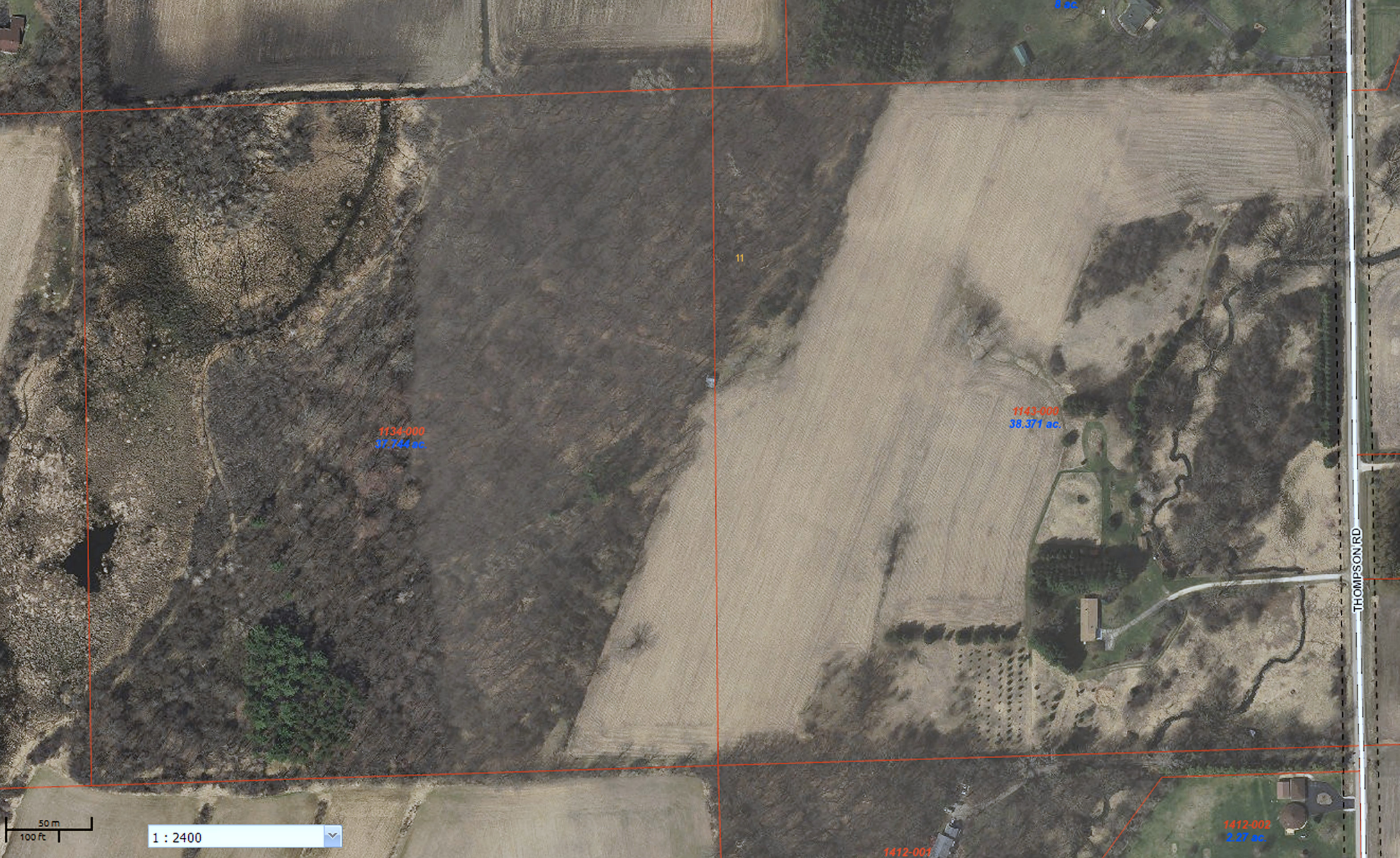
Alan Matuszeski
Wisconsin, 6 AC +/-



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