

Town of Beaver Dam Amended 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, September 30, 2019 in the Beaver Dam Town Hall 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 August 26, 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 east 257 feet of the west 497 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential
5. Act on the petition to amend the Comprehensive Plan in Item 4 above by making a recommendation to the Town Board
6. Conduct a public hearing on the petition of Anthony A. & Patricia A. Roedl to rezone the east 257 feet of the west 497 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential
7. Act on the petition to zone in Item 6 above by making a recommendation to the Town Board
8. Act on the revised Letter of Intent to divide Lot 2 CSM 5172 Parcel 004-1214-2621-002
9. Review the Conditional Use Permit issued to G & H Solutions, LLC on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004
10. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 26, 2019**

Meeting called to order 7:00 pm. Notice posted August 19, 2019 and published August 12, 2019 and amended notice published August 15, 2019.

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

Minutes of August 12, 2019 were read. Motion (Schauer/Voigt) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the review of the Conditional Use Permit issued to G & H Solutions, LLC on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Gettis, owner of G & H Solutions, present. Three offices in front, and back is split between car wash equipment and car wash chemicals manufactured. Major owner in Hometown Pharmacies. Not sure what direction the future use will be, but considering bringing some office staff to Beaver Dam from the Rio office, or possibly using the building for files. Original CUP was for mixing soaps. LUA Prunuske indicated at time of issuing original permit, Plan Commission was told everything would be done inside; however, there has been a number of cars and scrap metal outside. There has also been concern for burning. Property zoned C-1, and surrounded by Residential. Neighboring property owners John & Ann Binnotto present and shared their concern for stuff lined up outside including multiple cars, times of operation being violated that include loud music, concern for where vehicle fluids are being disposed of and what is going down the drain, burning being done, and a variety of people coming and going. LUA indicated G & H Solutions is in violation of the current CUP and they need to follow current CUP or apply for a modified CUP in next couple of days. Neighboring resident Annette Duckett present and also expressed concern for burning and people coming and going. Chairman closed the public hearing.

Discussion. Motion (Garczynski/Kitchen) to offer G & H Solutions a gentleman's agreement to be given 30 days to decide how they are going to proceed and apply for a modified CUP. During the next 30 days (August 27, 2019 - September 26, 2019) hours of operation to be 6:00am-7:00pm Monday - Saturday, vehicles outside not to exceed five (5) overnight. Motion carried.

Chairman opened the public hearing on the application of Steven G. & Peggy L. Krenz for a Conditional Use Permit to construct a single family dwelling in the A-2 General Agricultural district for the primary farm operator. Driveway will be big enough for Fire Department to turn around. Chairman closed the public hearing.

Discussion. Motion (Garczynski/Schauer) to approve. Motion carried.

Motion (Schauer/Voigt) to adjourn 8:01pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary and Art Kitchen

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: W 7946 County Road B

Tax Key Number: 004- 1214-2621-002

Property Owner: Anthony Roedl
(Name)

Box 676 Beaver Dam WI 53916
(Address) (City, State, Zip)

Phone Number: 920-210-0328

Email: tony@yourdigger.com

PROPOSED CHANGE OF USE FROM Industrial TO Single Family Residential

Agriculture	Single Family Residential	Commercial
Conservancy	General Residential	Industrial
Utilities & Community Services	Recreation	

Existing Property Use: Contractor Yard

Proposed Property Use: Residential

Proposed time schedule for development and/or use of the property: Nov 1 ASAP

PROPERTY OWNER SIGNATURE Anthony Roedl DATE: 9-3-19

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.

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: W7946 County Road B

Tax Key Number: 004-1214-2621-002

Property Owner: Anthony Roedl
(Name)

Box 676 Beaver Dam WI 53916
(Address) (City, State, Zip)

Phone Number: 920-210-0328

Email: tony@yourdigger.com

PROPOSED CHANGE OF ZONING FROM I-1 TO R1

A-1 (Prime Agricultural)

R-1 (Single Family Residential)

C-1 (Commercial)

A-2 (General Agricultural)

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

I-1 (Industrial)

CO (Conservancy)

Existing Property Use: Contractor Yard

Proposed Property Use: Residential

Proposed time schedule for development and/or use of the property: Nov. 1 ASAP

PROPERTY OWNER SIGNATURE Anthony Roedl DATE: 9-3-19

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.

City of Beaver Dam
Hammer R1

W7503 County Dr.
Beaver Dam

2022-002
39.413 ac.

BEAVER DAM

City of Beaver Dam

Hammer R1



DISCLAIMER: This map is not guaranteed to be

480.59'

240' ±

A Roedl R1

2.65 Ac ±

W7998 CR "B"

240' ±

481.2' ±

251' ±
812.03'

Area to be Rezoned

(2)

#5172

33/236

2.85 Ac ±

251' ±
794.7'

481.9' ±

Zimmerman A1

313' ±

482.47'

A Roedl I1

3.38 Ac ±

W7946 CR "B"

296' ±

285'

S. Roedl R1
W7934 CR "B"
(1) BEAVER DAM

#5172
33/236

285'

483.24'

2022-001
3.159 ac.

1/6

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>New Frontier Land Surveying</u>		Parcel Identification Number (PIN) <u>004-1214-2621-002</u>				
Street Address <u>P.O. Box 576 234 S. SPRING ST</u>		Town <u>BEAVER DAM</u>		T <u>12</u>	N <u>14</u>	R <u>E</u>
City • State • Zip Code <u>BEAVER DAM, WI 53916</u>		1/4 <u>NE</u>	1/4 <u>NW</u>	Section <u>26</u>	Acreage of Parent Parcel <u>8.9</u>	Acreage of Proposed Lot(s) <u>5.5/3.5</u>
Property Owner (If different from applicant) <u>TONY KOEDL</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u>LOT 2 CSM # 5172 V33 P296</u>				
Street Address <u>W7998 CR. "B"</u>		Site Address Of Property (DO NOT include City/State/Zip Code) <u>W7998 / W7946 CR "B"</u>				
City • State • Zip Code <u>BEAVER DAM, WI</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) 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 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) <u>House + Shop</u>		<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) <u>SAME</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>9/9/19</u>				
Daytime Contact Number <u>(920) 885-3904</u>						

**NEW FRONTIER
LAND SURVEYING, LLC**

P.O. BOX 576 - BEAVER DAM, WI 53916-0576
PHONE: (920)885-3904 FAX: (920)885-3905

LOT 2 CSM 5112

CERTIFIED SURVEY MAP NO. 5112

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

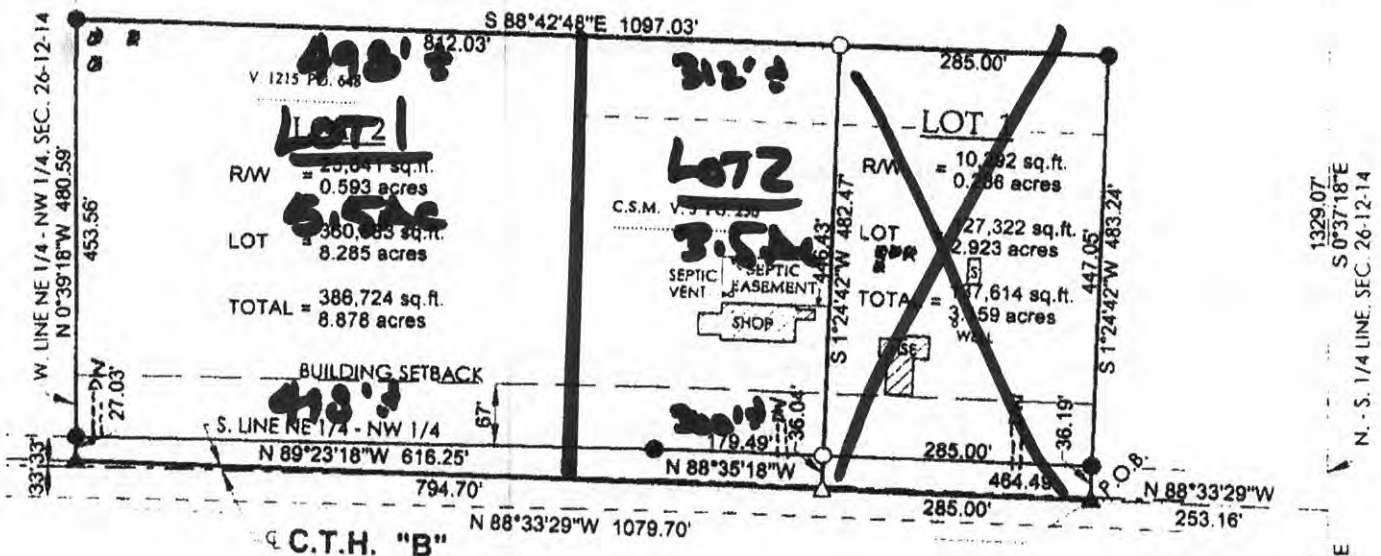
Ronald & Sue Roedl
W7934 C.T.H. "B"
Beaver Dam, WI 53916

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.)



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

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

LEGEND

- ▲ P.K. NAIL FOUND
- IRON PIPE FD.

INGS REFERENCED TO DODGE
ITY COORDINATE SYSTEM.

