

**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, November 25, 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 November 11, 2019 Plan Commission meeting
4. Conduct a public hearing on the application of Joshua J. Van Nocker, dba Great Car Deals, LLC., for a Conditional Use permit to sell and service motor vehicles on Parcel 004-1114-0821-016 located at W9178 Iron Road
5. Act on Item 4 above
6. Conduct a public hearing on the application of Krenz Farms, LLC., for a Conditional Use permit to create a 2± acre parcel in the A-2 zoning district under the provisions for farm consolidation on Parcel 004-1114-1933-001 located at W9694 Canary Road
7. Act on Item 6 above
8. Act on the Letter of Intent of Krenz Farms, LLC., for creation of a 2± acre parcel in the A-2 zoning district
9. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
November 11, 2019**

Meeting called to order 7:00 pm. Notice posted November 1, 2019 and published October 29, 2019.

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

Minutes of October 7, 2019 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the application of Donald Geddeis, agent for Badger Wash Rio, LLC., for a Conditional Use permit to operate a business service establishment exceeding 3,500 square feet in floor space and to service motor vehicles on Parcel 004-1114-0631-004 located at W9579 County Road G. Applicant Don Geddeis present. Neighboring resident, Annette Duckett also present. Geddeis apologized for missing last meeting as he was gone to Europe between delivery of notice and date of meeting. Still up in air on scheme of what is being done with building. Car wash chemicals and solutions is ongoing, employing 2 employees. Intent is to service up to two Hometown Pharmacy vehicles at any given time and have one additional vehicle on site. Future plan to move marketing from Rio (6-7 employees) to location and warehousing with 2-3 deliveries per day. If marketing is moved to this location, vehicle repair will be moved elsewhere. One mechanic will be employed. Chairman inquired if hazardous waste was stored on site and Geddeis indicated everything was biodegradable. LUA Prunuske stated it appeared that Lauren, employee of Geddeis, was repairing crashed vehicles and asked how many licensed and operating cars would be parked on site. Geddeis indicated no more than five, not including employees' cars that will come each morning and leave each evening. Kitchen inquired about how fluids are handled, such as transmission fluid, oils, antifreeze, etc. Geddeis stated they would be disposed of off-site. Currently 2-3 employees daily; however, next year at this time could be 9-10. Prunuske reminded Geddeis that ownership change triggers a new conditional use permit (CUP), even if the agent is the same for each business. Chairman expressed concern for Geddeis's evasive answers. It was further questioned about the current repair business being done by Lauren, who Geddeis indicated is not an employee, thereby making him an independent contractor and needing an additional CUP. Chairman closed public hearing.

Discussion. Motion (Kitchen/Voigt) to conditionally approve the CUP, to be reviewed in one year, with the following conditions:

1. In addition to employee's personal cars that shall come and go on a daily basis, a maximum of 5 additional registered and operational cars may be on-site.
2. Normal hours of operation 7:00 am to 5:00 pm Monday through Saturday. Restricted hours of operation 5:00 pm to 7:00 am Monday through Friday. Restricted hours of operation to have any and all work done with all doors closed and no noise, music or otherwise to be heard outside of the building during the restricted hours of operation.
3. Liquid waste generated and stored on site not to exceed two 55 gallon drums for each of the following: oil, transmission fluid, antifreeze. Any and all liquid waste to be stored and disposed of per State requirements.
4. Any and all tires to be stored under cover up to a maximum of twenty-four (24) tires at any given time to be disposed of per State requirements.

Motion carried.

Motion (Schauer/Tietz) to adjourn 8:00 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

Conditional Use Permit Application

Applicant (Agent) Joshua Van Nocker
Street Address 228 River Rd
City, State, Zip Code Columbus WI 53925
Phone Number (920) 296-3838 Email gcardeals@yahoo.com
Property Owner (If different from applicant) Michael Behrendt
Street Address N 9354 Idlehour Dr
City, State, Zip Code Randolph WI 53956
Phone Number (920) 210-5800 Email _____
Parcel Identification Number (PIN) 00411140821016
Site Address W 9178 Iron Rd Beaver Dam WI 53916
Zoning Commercial
Present Use of Property USED Car Dealership
Proposed Use of Property USED Car Dealership
Zoning Ordinance Section Number 62-66 (b) (5)

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 11-4-2019

Contact number (920) 296-3838

Disposition (For office use only)

Plan Commission Meeting Date: _____

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

Permit is hereby issued with the understanding that all work performed be in accordance with the application and in compliance with the Town of Beaver Dam Zoning Ordinance and relevant Laws of the State of Wisconsin and subject to the conditions stated above.

Signed _____
Land Use Administrator

Date _____

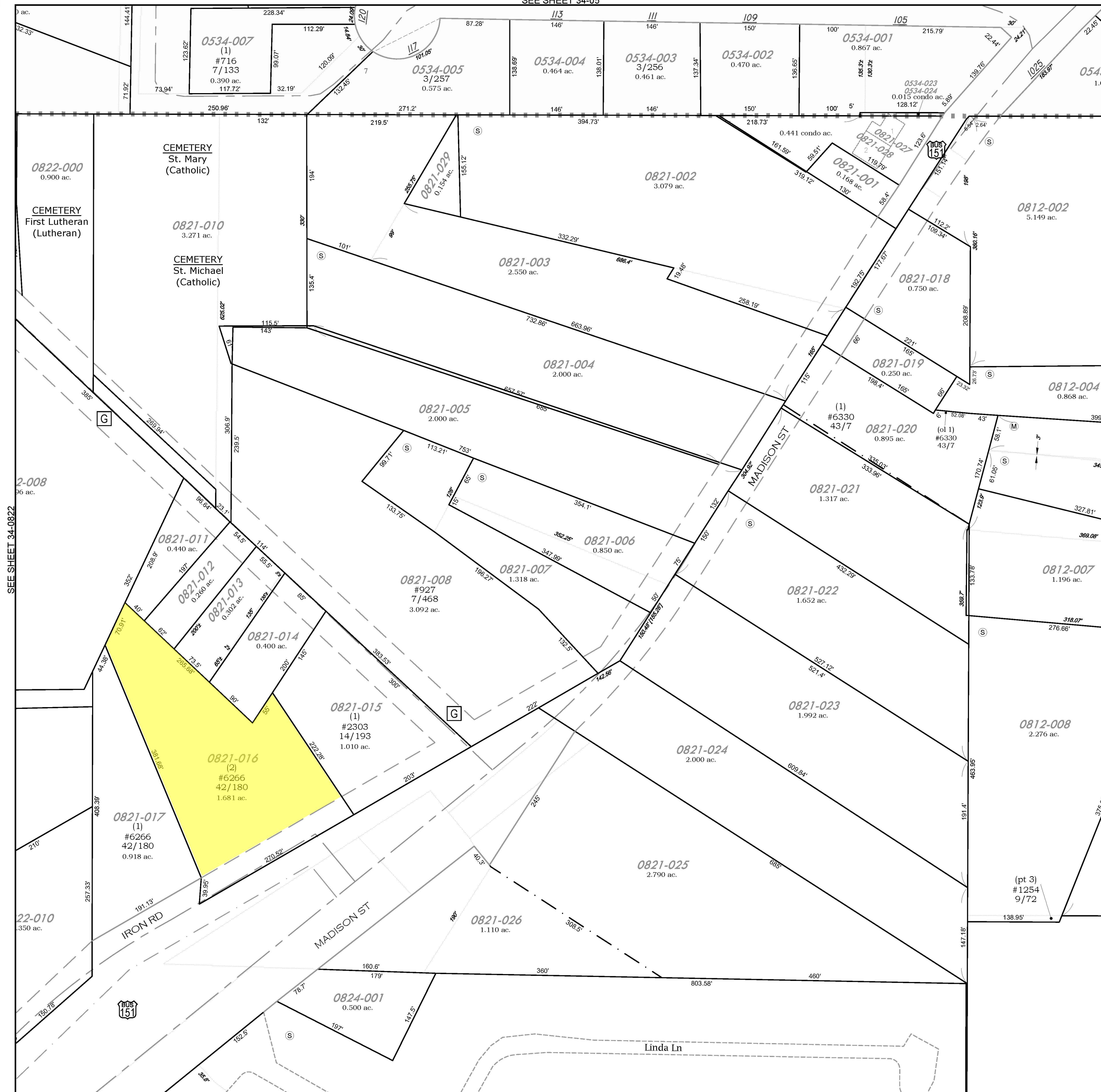
Town of BEAVER DAM

NE1/4-NW1/4 SECTION 8

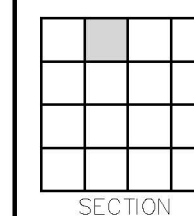
T11N-R14E

004-1114-

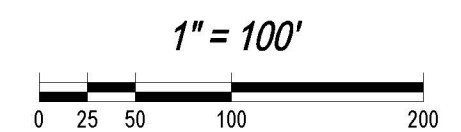
- 0821-001 RICHARD D TEBEEST
- 0821-002 SIMAR OIL LLC
- 0821-003 LUCILLE C NOWAK +
- 0821-004 RUSSEL J TETZLAFF
- 0821-005 R DANIEL CHLEBOWSKI
- 0821-006 CACHE
- 0821-007 CACHE -2- LLP
- 0821-008 OSCAR D MENDOZA +
- 0821-010 ST KATHARINE DREXEL CONGREGATION
- 0821-011 MICHAEL L FINNESTAD
- 0821-012 CARL R ENGBRETSON
- 0821-013 MATTHEW STREEKSTRA
- 0821-014 EUGENE C ASCHEREN +
- 0821-015 ZRH
- 0821-016 MICHAEL BEHRENDT
- 0821-017 MICHAEL BEHRENDT
- 0821-018 GRANT A MCGOVERN +
- 0821-019 JEROME S FRYE
- 0821-020 JEFFREY A BEHNKE +
- 0821-021 TRACY L PETERSEN
- 0821-022 HB VETERINARY LLC
- 0821-023 RANDHIR KAUR
- 0821-024 DONALD A FITZSIMMONS
- 0821-025 JOHN M BIEL
- 0821-026 BRAUN SPOT RENTALS LLC
- 0821-027 ARCHIE MONUMENT AND STONE INC
- 0821-028 KEVIN WINTER
- 0821-029 LUCILLE NOWAK 1/5 +



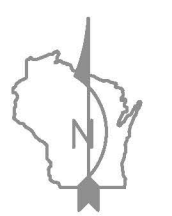
+Parcel Number - Parcel appearing on this map but parcel information not shown
 *Parcel Number * - Parcel does not correspond to map name but is tagged to this map
 Name + - Parcel has multiple owners



SECTION



Prepared by
Land Resources & Parks Department
 Mapping Division



JANUARY 2019

This map was prepared for the use of the local assessor in accordance with Chapter 70.09, Wisconsin Statutes. All information contained herein is advisory only. Map accuracy is limited to the quality of the data obtained from other public records. This map is not a substitute for an accurate field survey.

Conditional Use Permit Application

Applicant (Agent) New Frontier Land Surveying
Street Address P.O. Box 576
City, State, Zip Code Beaver Dam WI 53916
Phone Number (920) 885-3904 Email newfrontier@power.com.net
Property Owner (If different from applicant) Krenz Farm / Steve Krenz
Street Address W 9640 Canary Rd
City, State, Zip Code Beaver Dam WI 53916
Phone Number 210-1117 Email N/A
Parcel Identification Number (PIN) 004 1114-1933-001
Site Address W 9644 Canary Rd
Zoning A6
Present Use of Property Farm House
Proposed Use of Property Farmette
Zoning Ordinance Section Number 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 10/30/15 Contact number 920-885-3904

Disposition (For office use only)

Plan Commission Meeting Date: _____

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

Permit is hereby issued with the understanding that all work performed be in accordance with the application and in compliance with the Town of Beaver Dam Zoning Ordinance and relevant Laws of the State of Wisconsin and subject to the conditions stated above.

Signed _____
Land Use Administrator

Date _____

2444-001
20 ac.

1932-001
22.71 ac.

CALAMUS

BEAVER DAM

SUCOR
Sec. 19

2512-000
71.784 ac.

2511-000
3.35 ac.

3022-002
1.72 ac.

3022-001
20.22 ac.

FARM CONSOLIDATION

Kyle (son)

Don + Misha Daugherty
Sons

Adele Knapp
Hunt & farm

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

NAME & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) <u>New Frontier Land Survey Inc</u>		Parcel Identification Number (PIN) <u>004-1114-1933-001</u>				
Street Address <u>P.O. Box 576</u>		Town <u>Beaver Dam</u>	T <u>11</u>	N <u>14</u>	R <u>14</u>	E <u></u>
City • State • Zip Code <u>BEAVER DAM, WI 53916</u>		1/4 <u>SW</u>	1/4 <u>SW</u>	Section <u>19</u>	Acreage of Parent Parcel <u>23</u>	Acreage of Proposed Lot(s) <u>2.05</u>
Property Owner (if different from applicant) <u>STEVE KRENZ / KRENZ Farms</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u></u>				
Street Address <u>W9640 Canvey Rd</u>		Site Address Of Property (DO NOT include City/State/Zip Code) <u>W9644 Canvey Rd</u>				
City • State • Zip Code <u>BEAVER DAM, 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 TO MASHEK</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 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</u>			<u>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>Aug 10, 2019</u>				
Daytime Contact Number <u>(920) 885 3904</u>						