

## **Town of Beaver Dam 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, May 11, 2020 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 January 27, 2020 Plan Commission meeting
4. Conduct a public hearing on the petition of Steven J. & Nancy J. Stippich to amend the comprehensive plan by changing the west 207.9 feet of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 22, T. 11 N., R. 14 E. lying north of CSM 5380 from Agricultural 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 Steven J. & Nancy J. Stippich to rezone the west 207.9 feet of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 22, T. 11 N., R. 14 E. lying north of CSM 5380 from A-2 General Agricultural to R-1 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 Letter of Intent submitted by Steven J. & Nancy J. Stippich to separate the west 207.9 feet of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 22, T. 11 N., R. 14 E. lying north of CSM 5380 from the balance of lands in Parcel 004-1114-2232-000
9. Adjourn

Tom Zeamer  
Plan Commission Chairman

**This meeting has been cancelled.**

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
January 27, 2020**

Meeting called to order 7:01 pm. Notice posted January 22, 2020 and published January 18, 2020.

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

Minutes of December 23, 2019 were read. Motion (Kuzniewicz/Voigt) to approve minutes with Art Kitchen noted as absent and Mercia Christian as the minute taker. Motion carried.

Chairman opened the public hearing on the application of Dennis Giese for a Conditional Use permit to operate a storage facility with a watchman's quarters in the C-1 zoning district on Parcel 004-1214-2812-005 located at N8034 State Road 33. Applicant Dennis Giese present. Wants to keep building same size as it is and have apartment upstairs and downstairs classic cars and one of the bays for oil changes on personal vehicles and planning to rebuild garage for restoring cars. Garage being rebuilt would need Land Use Permit. Dan Billington, resident on Hubert Drive, present looking to clarify information to confirm it is for personal use only and won't turn into outdoor storage. Giese confirmed only tenant's vehicle(s) would be outside. Giese asked about the possibility of selling Christmas Trees in season and LUA told him there was a temporary permit he could apply for. Chairman closed the public hearing.

Motion (Voigt/Tietz) to approve CUP with the conditions of: no outside storage besides tenant's vehicle(s), licensed electrician to perform light installation with down lighting for exterior lights. Motion carried.

Chairman opened the public hearing on the application of Joel Posthuma for a Conditional Use permit to operate a tavern in the C-1 zoning district on Parcel 004-1114-0244-020 located at W7771 State Road 33. Applicant Joel Posthuma present. Plans on keeping restaurant/bar same as previous with interest in doing more restaurant than bar. Plans to do some outdoor events in the summer, possible motorcycle night and/or vintage car night. Hours of operation 6 am-2 am Sunday-Thursday and 6 am -2:30 am Friday-Saturday. Chairman closed the public hearing.

Motion (Tietz/Voigt) to approve the CUP with the following conditions: no parking on Thompson Road; obtain all local, County, State permits and licenses. Motion carried.

Motion (Voigt/Schauer) to adjourn 7:19 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**TOWN OF BEAVER DAM**  
**PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN**

Property Address: Blackbird Road

Tax Key Number: To be assigned upon approval of LOI and zoning. (Parent parcel 004-1114-2232-000)

Property Owner: Steven and Nancy Stippich  
(Name)

N5755 County Road SS Juneau, WI 3039  
(Address) (City, State, Zip)

Phone Number: (920) 319-2573

Email: steven.stippich@gmail.com

**PROPOSED CHANGE OF USE FROM** A-2 **TO** R-1

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

**Existing Property Use:** Agriculture (Crop)

**Proposed Property Use:** Single Family Residence.

Proposed time schedule for development and/or use of the property: Construction beginning  
summer of 2020

PROPERTY OWNER SIGNATURE  DATE: 3/24/2020

**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: Blackbird Road

Tax Key Number: To be assigned upon approval of LOI and zoning. (Parent parcel 004-1114-2232-000)

Property Owner: Steven and Nancy Stippich (upon approval)  
(Name)

N5755 County Road SS

Juneau, WI 3039

(Address)

(City, State, Zip)

Phone Number: (920) 319-2573

Email: steven.stippich@gmail.com

**PROPOSED CHANGE OF ZONING FROM** A-2 **TO** R-1

A-1 (Prime Agricultural)

R-1 (Single Family Residential)

C-1 (Commercial)

A-2 (General Agricultural)

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

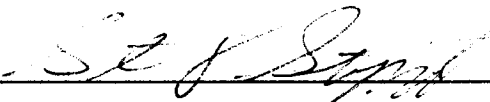
I-1 (Industrial)

CO (Conservancy)

**Existing Property Use:** Agriculture (Crop)

**Proposed Property Use:** Single Family Residence.

Proposed time schedule for development and/or use of the property: Construction beginning  
summer of 2020

PROPERTY OWNER SIGNATURE  DATE: 3/20/2020

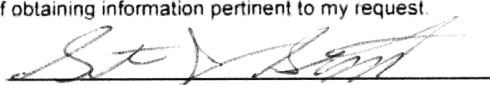
**Petition must include:**

- (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.

# 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) Steven and Nancy Stippich		Parcel Identification Number (PIN) 004-1114-2232-000			
Street Address N5755 County Road SS		Town Beaver Dam		T 11 N 14 E	
City • State • ZipCode Juneau, WI 53039		1/4 SW	1/4 SW	Section 22	Acreage of Parent Parcel 49.85
Property Owner (If different from applicant) Neal Stippich		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)			
Street Address N6008 County Road G		Site Address Of Property (DO NOT include City/State/ZipCode) Blackbird Road (North of Cty S)			
City • State • ZipCode Beaver Dam, WI 53916		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 Steven Stippich		Daytime Phone 920 319 2573			
CURRENT PROPERTY USE			PROPOSED USE		
<input type="checkbox"/> Vacant Property <input 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 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 <b>Town of Beaver Dam Plan Commission</b> to enter the above-described property for purposes of obtaining information pertinent to my request.					
Signature 				Date 3/20/2020	
Daytime Contact Number (920) 319 - 2573					





Town of Beaver Dam Plat  
SW, SW of Section 22  
Blackbird Road, North of County Road S.

Steven and Nancy Stippich  
Petition to Rezone Proposed New Parcel

