

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, June 29, 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 application of Gates Properties, LLC. for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0733-001 at W9666 Beaverland Pkwy
5. Act on Item 4 above and in addition, review the operations of Gerber Collision & Glass, and Enterprise Rent-A-Car on the same parcel
6. Conduct a public hearing on the application of Zach Tone for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0734-000 at N6543 US Highway 151
7. Act on Item 6 above
8. Conduct a public hearing on the application of Michael Zimmerman to amend Map 8-2 of the Comprehensive Plan by changing a part of Parcel 004-1114-0231-001 on State Highway 33 from Agricultural to Commercial
9. Act on Item 8 above
10. Conduct a public hearing on the application of Michael Zimmerman to rezone a part of Parcel 004-1114-0231-001 on State Highway 33 from A-2 Agricultural to C-1 Commercial
11. Act on Item 10 above by making a recommendation to the Town Board
12. Act on the Letter of Intent submitted by Michael Zimmerman to divide Parcel 004-1114-0231-001 by creating a 2± acre parcel along State Highway 33
13. Adjourn

Tom Zeamer
Plan Commission Chairman

**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

Conditional Use Permit Application

Applicant (Agent) Gates Properties, LLC (Troy Gates)

Street Address 3388 Whistling Wind Way

City, State, Zip Code Sun Prairie, WI, 53590

Phone Number (608) 444-0065 Email tgates@gatescollision.com

Property Owner (If different from applicant) _____

Street Address _____

City, State, Zip Code _____

Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1114-0733-001

Site Address 9666 Beaverland Pkwy, Beaver Dam, WI 53916

Zoning C-1

Present Use of Property Auto collision repair, vehicle rentals, storage

Proposed Use of Property Addition of used vehicle sales to property

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 Troy Gates

Date 6/8/2020 Contact number (608) 444-0065

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 _____

9666 Beaverland Pkwy

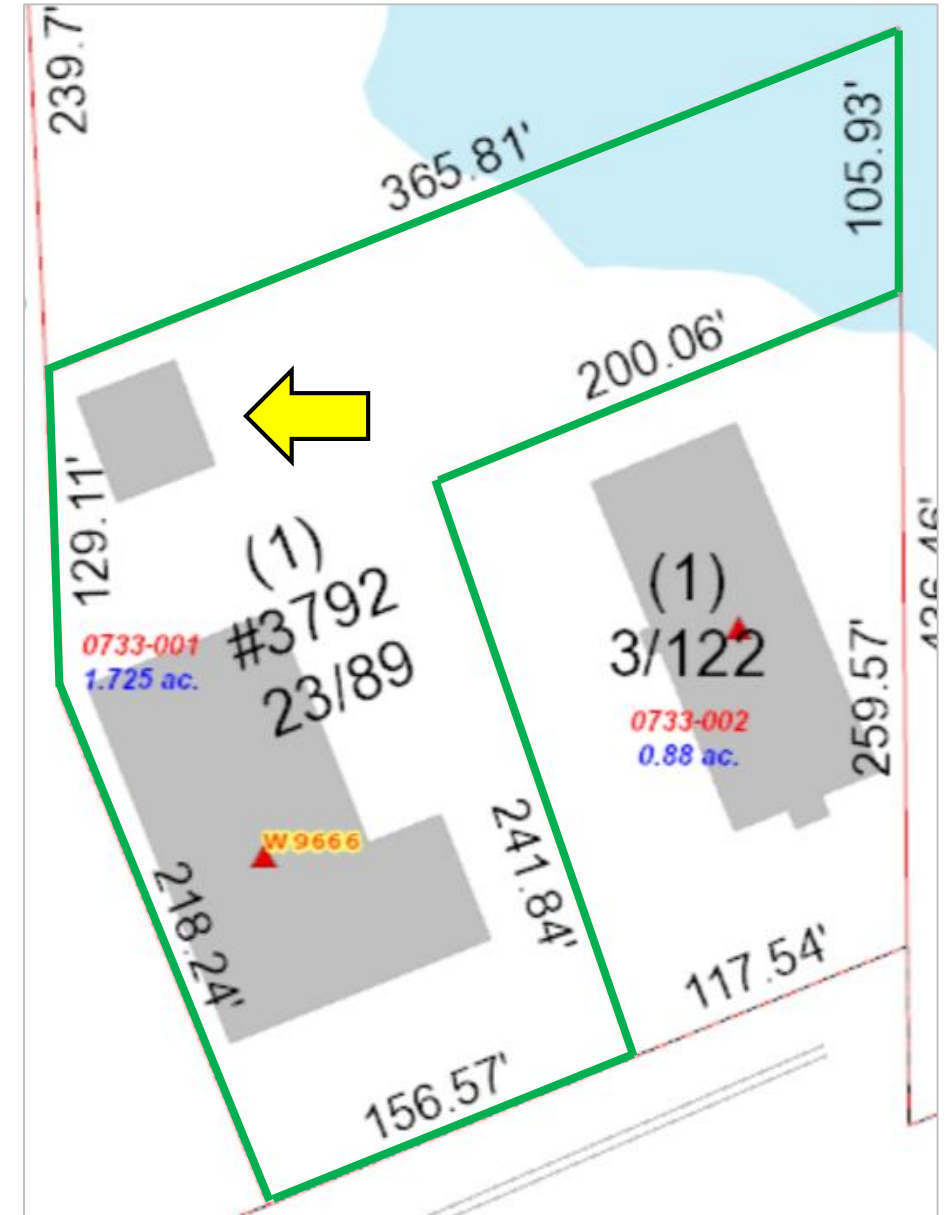
Conditional Use Permit Application

June 2020

Parcel description & proposed use:

Parcel description: There are two buildings on the parcel. Both Gerber Collision and Enterprise currently lease parts of the larger building that is closest to the road. There is a smaller building in the back corner of the parcel with a fenced-in lot that is currently used for storage.

Proposed use: We are seeking a conditional use permit allowing the property to serve as a distribution hub for our independent used car dealership based in Janesville. Customers from Beaver Dam and the surrounding areas who buy our vehicles online would be able to have the vehicle delivered to their home from this location.



Aerial view:



Street view:



Conditional Use Permit Application

Applicant (Agent) Gates Properties, LLC (Troy Gates)
Street Address 3388 Whistling Wind Way
City, State, Zip Code Sun Prairie, WI, 53590
Phone Number (608) 444-0065 Email tgates@gatescollision.com

Property Owner (If different from applicant) Joe Horbas
Street Address 4844 Bey Ati Hill
City, State, Zip Code West Bend, WI 52095
Phone Number (414) 477-0263 Email snoman442@gmail.com

Parcel Identification Number (PIN) 004-1114-0734-000
Site Address N6543 US Highway 151, Beaver Dam, WI 53916
Zoning C-1
Present Use of Property Storage
Proposed Use of Property Storage, Auto Sales
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 Zachary Tons
Date 6/17/2020 Contact number (716) 864-1137

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 _____

N6543 Highway 151

Conditional Use Permit Application

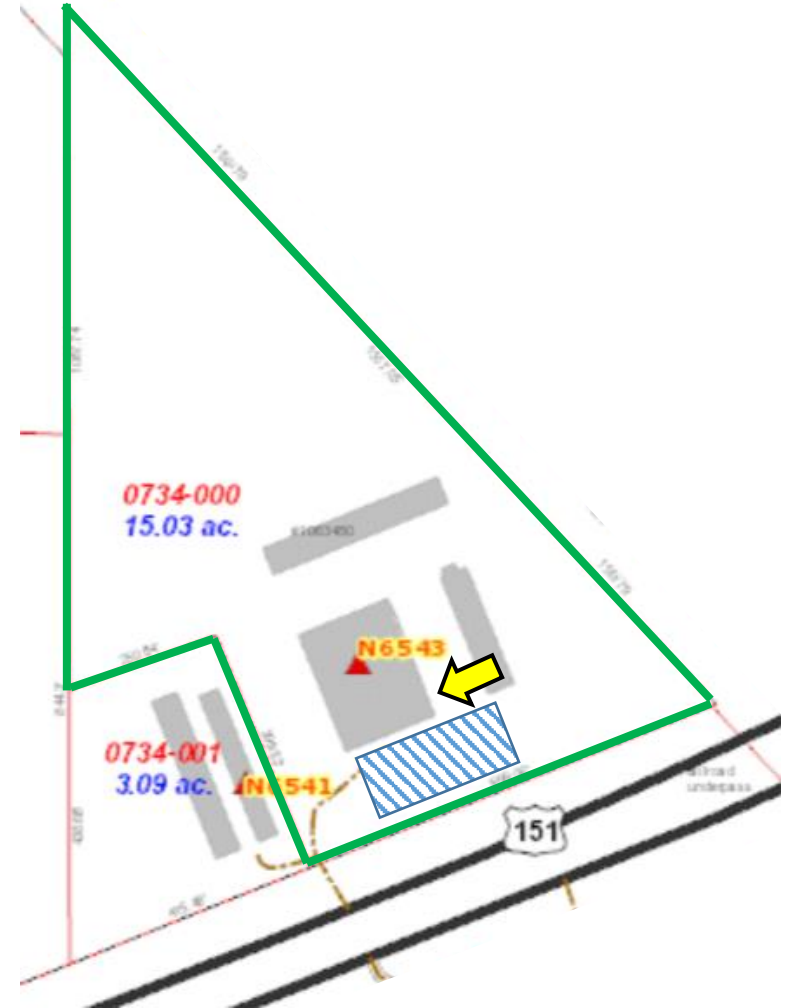
June 2020

Parcel description & proposed use:

Parcel description: This parcel has one large showroom/warehouse (30,000 sqft), one 42 unit standalone storage building and two large covered (not sided) storage buildings. All storage is fenced in, accessible by key-code and operated by the owner, Creekside Storage.

Proposed use: We are seeking a conditional use permit allowing the property to serve as a retail sales location for our independent used car dealership. We would be leasing and remodeling existing office space within the main showroom building and leasing the front parking lot to display and sell vehicles.

Other information: We are also seeking a conditional use permit for the property we own located ¼ mile down the road (9666 Beaverland Pkwy). The smaller building located in the back of that property will serve as our photo booth for online vehicle listings and storage for new inventory before those cars are moved to the lot at N6543 Highway 151.



Both properties are .26 miles apart on Highway 151



Aerial view:



Street view:



TOWN OF BEAVER DAM

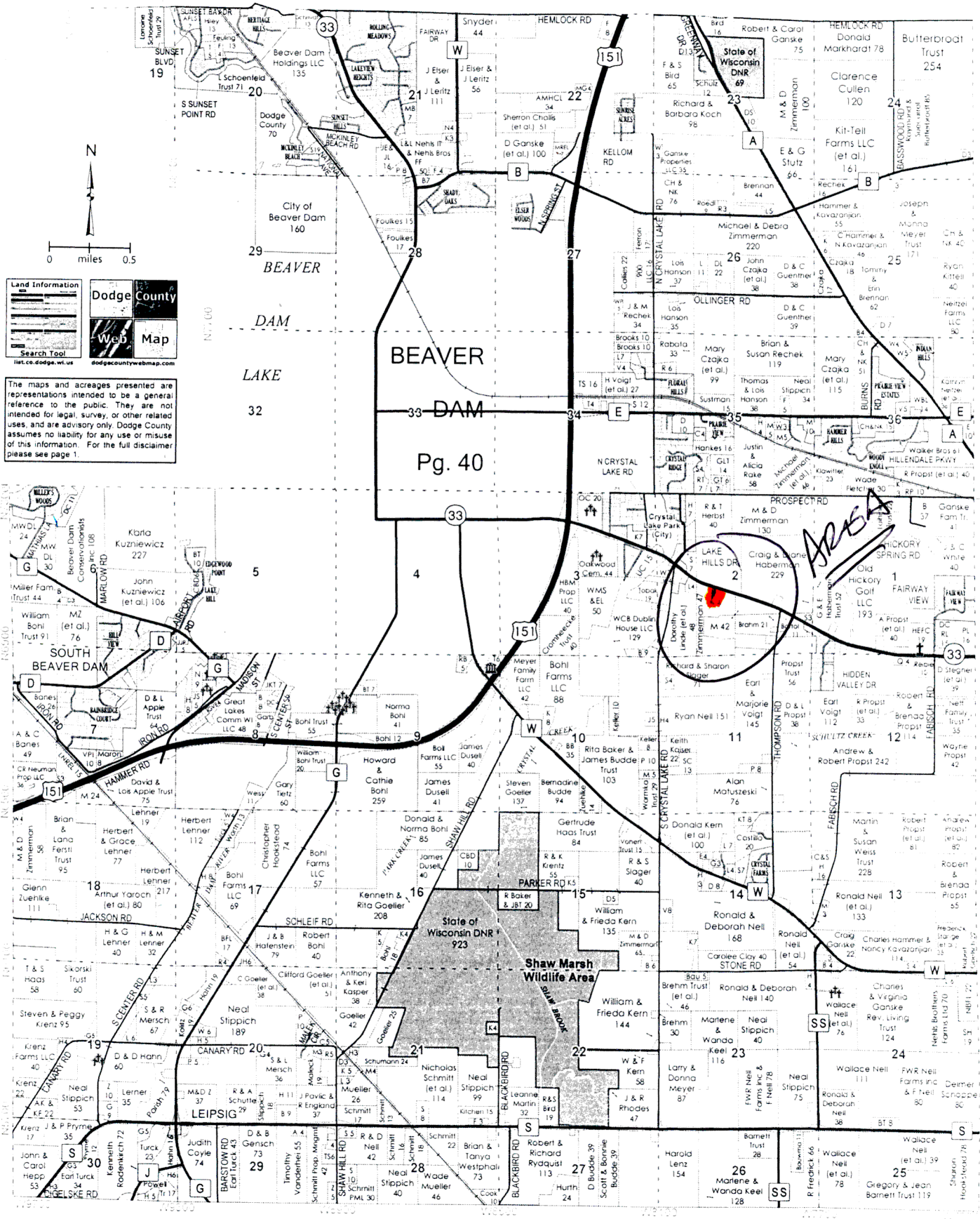
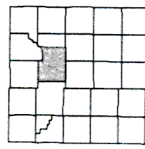
PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: STH "33" EASTTax Key Number: 004- 1114- 0231- 001Property Owner: MIKE + DEB ZIMMERMAN
(Name)N 6490 US "151" BEAVER DAM, WI 53916
(Address) (City, State, Zip)Phone Number: 920 - 210 - 0130Email: N/APROPOSED CHANGE OF USE FROM A-1 TO C-1 OR I-1Agriculture
Conservancy
Utilities & Community ServicesSingle Family Residential
General Residential
RecreationCommercial
IndustrialExisting Property Use: AGProposed Property Use: DAUGHTER/SON IN LAW LAWYER/HOMEProposed time schedule for development and/or use of the property: ASAPPROPERTY OWNER SIGNATURE Mike Zimmerman DATE: 6-16-20

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.

*Zimmerman owns all lands
300' from this land down*



Zimmerman / EILDES



(1)
#6712
45/277

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: STH "33" EAST

Tax Key Number: 004-1114-0231-001

Property Owner: MIKE & DEB ZIMMERMAN
(Name)

N6490 USH "151" BEAVER DAM, WI 53916
(Address) (City, State, Zip)

Phone Number: (920) 210-0130

Email: newfrontier@power.com.net

PROPOSED CHANGE OF ZONING FROM A-1 TO I-1 OR C-1

A-1 (Prime Agricultural)
A-2 (General Agricultural)
CO (Conservancy)

R-1 (Single Family Residential)
R-2 (Two Family & Multi-Family Residential)

C-1 (Commercial)
I-1 (Industrial)

Existing Property Use: AGRICULTURE

Proposed Property Use: DAUGHTER TO BUY - HOUSE / LAWN CARE BUSINESS

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

PROPERTY OWNER SIGNATURE Mike Zimmerman DATE: 6-1-2020

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.

ALL OWNERS WITHIN 300' IS MIKE ZIMMERMAN.

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 DEVELOPMENT</u>		Parcel Identification Number (PIN) <u>004-1114-0231-001</u>				
Street Address <u>P.O. BOX 576 234 S SPRING ST</u>		Town <u>BEAVERDAM</u>		T <u>11</u>	N <u>14</u>	R <u>14</u>
City • State • ZipCode <u>BEAVERDAM WI 53916</u>		1/4 <u>NE</u>	1/4 <u>SW</u>	Section <u>2</u>	Acreage of Parent Parcel <u>41.0</u>	Acreage of Proposed Lot(s) <u>2.0%</u>
Property Owner (if different from applicant) <u>Mike Zimmerman</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u>CSM 6712 - LOT 1</u>				
Street Address <u>N6490 US "151"</u>		Site Address Of Property (DO NOT include City/State/ZipCode) <u>STH "33"</u>				
City • State • ZipCode <u>BEAVERDAM 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 Tomask</u>		Daytime Phone (<u>920</u>) <u>296-3904</u>				
CURRENT PROPERTY USE				PROPOSED USE		
<input checked="" 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 checked="" type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)		
				<u>LAWN CARE & HOUSE FOR DAUGHTER & SON-IN-LAW</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>6-1-2020</u>				
Daytime Contact Number (<u>920</u>) - <u>296-3904</u>						