

## **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, August 31, 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 June 29, 2020 Plan Commission meeting
4. Conduct a public hearing on the review of the Conditional Use Permit issued to G & H Solutions, LLC. (now Badger Wash Rio, 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. All interested persons may appear and present comments on the application.
5. Act on Item 4 above
6. Discuss the merits of adding “Contractor’s Storage Yard” as a conditional use in the A-1 and A-2 zoning districts and recommend same to the Town Board
7. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
June 29, 2020**

Meeting called to order 7:01 PM. Notice posted and published June 22, 2020.

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

Minutes of the January 27, 2020 Plan Commission meeting were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Chairman opened the 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. Applicant not present. Discussion. Chairman closed the public hearing. Motion (Kuzniewicz/Kitchen) to table. Motion carried. Kuzniewicz/Kitchen to withdraw motion to table. Motion carried.

Application of Zach Tone for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0734-000 at N6543 US Highway 151 was withdrawn.

Chairman opened the 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 and 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. Applicant Michael Zimmerman and Surveyor Mark Tomashek, New Frontier Land Surveying present. Discussion. Chairman closed the public hearing.

Motion (Kuzniewicz/Voigt) to amend Map 8-2 of the Comprehensive Plan. Motion carried.  
Motion (Schauer/Voigt) to make a recommendation to the Town Board to rezone parcel from A-2 to C-1. Motion carried.

Motion (Tietz/Voigt) to approve Letter of Intent submitted by Michael Zimmerman to divide Parcel 004-1114-0231-001 by creating a 2± acre parcel along State Highway 33. Motion carried.

Mr. Gates arrived. Kuzniewicz/Kitchen to withdraw motion to table agenda item of application by Gates Properties, LLC for a Conditional Use Permit. Motion carried. Chairman reopened the 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. Mr. Gates present and would like to establish a used car dealership distribution point at this location. Approximately 20 cars will be stored in existing fenced in area. Expects to do most of the service work at Racine or Janesville locations. Will not be doing retail service work. Hours would be by appointment only 10:00 am – 7:00 pm, 6 days/week. Chairman closed the public hearing. Motion (Kitchen/Schauer) to approve Conditional Use Permit. Motion carried.

Motion (Tietz/Voigt) to adjourn 7:49 PM. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Clerk

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
June 1, 2015**

Chairman Al Matuszeski called the meeting to order at 7:00pm.

Present: Chairman Al Matuszeski, Neal Stippich, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker, Bob Ganske, Land Use Administrator Dan Prunuske, Secretary Kristine Klodowski. Absent: None.

Notice posted May 20, 2015 and published May 23, 2015.

The minutes of the April 27, 2015 Plan Commission meeting were read. Motion (Braker/Tietz) to approve minutes as read. Motion carried.

Opened the public hearing on the terms and conditions of the existing Conditional Use Permit for the Beaver Dam Raceway located at N7086 Raceway Road on parcel 004-1114-0342-000. Carolyn Mueller was present on behalf of the Beaver Dam Raceway, looking to clarify the policy regarding hours of operation. Public hearing closed by Chairman Matuszeski.

Motion (Stippich/Kuzniewicz) to continue with conditional use as it stands. Motion carried.

Letter of intent of Sherron Challis and Gar E. Kellom for a certified survey map of parcels 004-1214-2232-000, 004-1214-2242-004, and 206-1214-2242-006. Proposal is to create two lots, one with buildings and the other with ag land. Parcel is partially in city. Rich Leaver, surveyor present, representing Gar E. Kellom. Looking to list lots for sale and sell parcels separately. Currently attempting to annex remaining outbuilding. Motion (Stippich/Tietz) to have the Land Use Administrator approve the CSM.

Request of Jenny Knaup for a Certificate of Zoning compliance to operate a temporary roadside stand selling fireworks in C-1 Commercial zoning district at 1130 Madison Street on parcel 004-1114-0821-007. Jenny Knaup present. Discussion. Motion (Stippich/Kitchen) to approve request for a temporary permit. Motion carried.

Open public hearing on the application of G & H Solutions, LLC for a conditional use permit 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 Geddeis present. Operate numerous car washes around the area, including operation and service. Looking to move warehouse to Beaver Dam, potentially add loading dock on side of building and work with neighbors on drainage issues. Supplies for car wash repairs and will be blending soaps to sell. Soaps are readily biodegradable, meaning <28 days. Resident John Binnotto expressed concern for hours of operation, drainage, and outside storage. Public hearing closed by Chairman Matuszeski.

Motion (Kuzniewicz/Tietz) to approve conditional use permit with the stipulation that G & H Solutions LLC will work with neighbors to achieve a satisfactory resolution to the water drainage issue.

Motion (Tietz/Ganske) to adjourn. Motion carried. 7:51pm.

Respectfully submitted,

Kristine Klodowski, Secretary

# Town of Beaver Dam

W8540 County Road W  
Beaver Dam, WI 53916  
920-887-0791

June 25, 2019

Donald Geddeis  
Badger Wash RIO, LLC.  
W7934 Prospect Road  
Beaver Dam, WI 53916

Re: Parcel No. 004-1114-0631-004  
W9579 County Road G  
Beaver Dam, WI

Dear Mr. Geddeis:

At its June 1, 2015 meeting, the Town Plan Commission issued G & H Solutions, LLC. a conditional use permit to operate a business service establishment exceeding 3,500 square feet of floor space at the subject premises for the purposes of warehousing supplies for car wash repairs and for soap blending operations. It is apparent that automotive repair operations are now being conducted at the site. You must immediately either apply for a new conditional use permit or cease the automotive repair operations.

Sincerely,

A handwritten signature in black ink, appearing to read 'DJP', followed by a horizontal line and a small flourish.

Daniel J. Prunuske  
Land Use Administrator

# Town of Beaver Dam

W8540 County Road W  
Beaver Dam, WI 53916  
920-887-3128  
Lua@bdtown.org

August 7, 2019


Donald J. Geddeis  
W7934 Prospect Rd  
Beaver Dam, WI 53916

Re: Parcel 004-1114-0631-004  
W9579 County Road G

Dear Mr. Geddeis:

The Plan Commission will meet on August 26, 2019 to review the Conditional Use Permit granted to G & H Solutions, LLC. on June 1, 2015 for the subject property. Your presence at the meeting is requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Prunuske', with a stylized flourish at the end.

Daniel J. Prunuske  
Land Use Administrator

**APPROVED 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

W8540 County Road W  
Beaver Dam, WI 53916  
920-887-3128  
Lua@bdtown.org

September 4, 2019

Donald J. Geddeis  
W7934 Prospect Rd  
Beaver Dam, WI 53916

Re: Parcel 004-1114-0631-004  
W9579 County Road G

Dear Mr. Geddeis:

At its October 30, 2019 meeting, the Plan Commission ordered that G & H Solutions, LLC. (Now Badger Wash – Rio, LLC.) be cited for violating the Zoning Ordinance by servicing vehicles at the subject parcel without the appropriate Conditional Use permit.

The Plan Commission will also meet on November 4, 2019 to consider revocation of the existing Conditional Use permit unless an application for a new Conditional Use permit is received before that date. I have enclosed the application form for your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Prunuske', with a stylized flourish at the end.

Daniel J. Prunuske  
Land Use Administrator

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
September 30, 2019**

Meeting called to order 7:02 pm. Notice posed September 17, 2019 and published September 14, 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 26, 2019 were read. Motion (Kitchen/Tietz) to approve minutes as read. Motion carried.

Commission secretary asked the Commission to consider eliminating the reading of previous minutes at each meeting. Discussion. Motion (Kitchen/Kuzniewicz) to have secretary continue reading minutes. Motion carried.

Chairman opened the 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 498 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential. LUA Prunuske stated applicants originally asked for rezone of west 240' and potential buyer asking for additional lands be zoned R1. In the end there will be only one parcel, but the rezoning happens in two parts. Mark Tomashek, New Frontier Land Surveying, and petitioner Anthony Roedl present. Tomashek indicated request is changing from 240' to 498'/2.7 acres to 5.5 acres. Buyer wants to add a 40'x60' shed. LUA had made known that being residential, shed may not be used for business or animals. Mike Zimmerman, neighboring property owner present, and indicated issues with current drainage and expressed concern for increased issues. Zimmerman stated he has lost 7 acres in the past three years. Zimmerman expressed interest in being able to run tile through. Discussion. Chairman closed the public hearing.

Motion (Schauer/Voigt) to make recommendation to the Town Board to amend the comprehensive plan. Motion carried.

Chairman opened the public hearing on the petition of Anthony A. & Patricia A. Roedl to rezone the east 257 feet of the west 498 feet of Residential. Chairman closed the public hearing.

Motion (Voigt/Schauer) to make recommendation to the Town Board to rezone. Motion carried.

Motion (Voigt/Schauer) to approve Letter of Intent to divide Lot 2 CSM 5172 Parcel 004-1214-2621-002. Motion carried.

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. Don Geddeis of G & H Solutions not present. LUA has not had any contact from G & H Solutions. Kuzniewicz recommends issuing citation. If violation continues, CUP can be revoked. Discussion. Motion (Voigt/Kitchen) to issue G & H Solutions a citation for the violation of existing CUP and if G & H Solutions does not apply for a new or modified CUP within 30 days, Board will hold a hearing to revoke current CUP on November 4, 2019. Motion carried.

Motion (Voigt/Schauer) to adjourn pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary



**APPROVED 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

# Town of Beaver Dam

W8540 County Road W  
Beaver Dam, WI 53916  
920-887-3128  
Lua@bdtown.org

July 7, 2020

July 17, 2020

Donald J. Geddeis  
W7934 Prospect Rd  
Beaver Dam, WI 53916

Re: Parcel 004-1114-0631-004  
W9579 County Road G

Dear Mr. Geddeis:

The repeated violations of your Conditional Use permit with respect to the number of vehicles permitted on the site and the operating hours must cease immediately. If you will not or cannot comply with the terms of your permit, the Town will initiate enforcement actions including citations and/or revocation of the permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Prunuske', with a stylized flourish at the end.

Daniel J. Prunuske  
Land Use Administrator

cc: Tom Zeamer, Plan Commission Chair  
John Kuzniecicz, Town Chair



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<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Relationship</b>
08/01/20	Name	MORGAN, WILLIAM MAXWELL III	QUESTIONED
08/01/20	Name	SCHULTZ, DOMANIC ANTHONY	QUESTIONED
08/01/20	Name	GEDDEIS, DONALD JOHN	OWNER
08/01/20	Name	BINOTTO, ANN WUNROW	COMPLAINANT
08/01/20	Name	KAMPSTRA, TREVOR D	QUESTIONED
08/01/20	Vehicle	RED RED 2004 DODG RAM 2500 WI	INCIDENT/OTHER
08/01/20	Cad Call	22:46:31 08/01/20 SUSPICIOUS	Initiating Call

**Narrative**

\*\*\*ORIGINAL NARRATIVE BY SERGEANT JOSEPH NICHOLAS #123/djd\*\*\*

## CASE NARRATIVE

On August 1, 2020 at approximately 10:49 p.m., I, Sergeant Joseph Nicholas of the Dodge County Sheriff's Office, wearing full uniform and operating an unmarked K9 squad SUV, responded to W9579 County Road G, Township of Beaver Dam, Dodge County, WI, for a suspicious person complaint. The complainant was Ann W. Binotto (F/W, DOB 02-08-1949).

## VIDEO DATA RECORDING

This incident was recorded through the use of the WatchGuard 4RE in-car camera and the WatchGuard VISTA body camera. Both were successfully downloaded at the Dodge County Sheriff's Office.

## INITIAL INFORMATION

At approximately 10:46 p.m. Ann called the Sheriff's Office to report that there were subjects at W9579 County Road G, after 7:00 p.m., and were going in and out of the building. She stated there was a truck at a side door and possibly two occupants who had been there for approximately 20-25 minutes.

## CONTACT WITH SUBJECTS

I arrived on scene at approximately 11:00 p.m. and saw a dark red colored Dodge truck with WI registration of RZ4388. I saw no one in the truck and knocked on the southwest door. I could hear subjects inside the building and a subject opened the door. I identified this male subject as Domanic A. Schultz (M/W, DOB 09-15-2002). He stated he was there with a friend and two more males appeared. They were identified as Trevor D. Kampstra (M/W, DOB 03-24-1999) and William M. Morgan (M/W, DOB 04-21-1990), who stated he worked at this shop and was doing work inside. All subjects were cooperative.

## CONTACT WITH ANN

Ann called the Sheriff's Office back after I left and was upset that the individuals were there because of the Town of Beaver Dam zoning permit. Ann informed me no one was supposed to be there after 5:00 p.m. on Saturday and I informed her that I could not enforce a town zoning permit issue. Ann stated she understood and I gave her the complaint number for this incident. She gave me the building owner's name, who is identified as Donald J. Geddeis (M/W, DOB 02-19-1948).

## CONTACT WITH DONALD

Deputy McCarty went to Donald's residence and explained the situation to him. Donald stated William and the others were okay to be at the shop. Deputy McCarty asked about the zoning issue, at which time Donald asked the subjects be told to leave.

## PHONE CONTACT

I called Trevor after attempting to call William, and Trevor passed the phone over to him. I explained the situation to William and he stated he would and the others would leave. I drove by the shop approximately 5-10 minutes later and the building was dark.

## CASE DISPOSITION

At this time, no further actions will be taken by this deputy.

W7934 Prospect Road

Beaver Dam, WI 53916

August 11, 2020

Town of Beaver Dam Plan Commission Members

W8540 County Road W

Beaver Dam, WI 53916

Plan Commission Members:

On July 20, 2020 I received a letter from Daniel Prunuske informing me that our conditional use permit conditions listing the number of vehicles we have on site during overnight hours and our hours of operation were in violation of those conditions. The letter also stated that we must cease having more than five vehicles on the lot overnight and not have work being done between the hours of 5:00 pm and 7:00 am Monday through Friday. Upon receiving this letter we have installed cameras and we are documenting the number of vehicles we have on the lot overnight. We are also documenting our hours of operation. I am confident that we will meet the terms and conditions of the conditional use permit going forward.

I've attached the letter I received from Mr. Prunuske .

Sincerely yours,

A handwritten signature in black ink, appearing to read "Donald J. Geddeis". The signature is written in a cursive style with a large, circular initial "D" at the beginning.

Donald J. Geddeis