

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, October 26, 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 August 31, 2020 Plan Commission meeting
4. Conduct a public hearing on the application of Brian Schwandt, agent for 1051 Towing & Recovery, LLC. for a Conditional Use Permit to operate a salvage yard and storage of inoperable vehicles at W9605 Iron Rd on parcel 004-1114-0732-001 in the I-1 Industrial zoning district. All interested persons may appear and present comments on the application.
5. Act on Item 4 above
6. Conduct a public hearing on the application of Michael Firchow, agent for Absolute Financial Lending Services, LLC. to amend Map 8-2 of the Comprehensive Plan by changing the non-wetland area of parcel 004-1214-2022-007 from Conservancy to Single Family Residential
7. Act on Item 6 above
8. Conduct a public hearing on the application of Michael Firchow, agent for Absolute Financial Lending Services, LLC. to rezone the non-wetland area of parcel 004-1214-2022-007 from C-1 Conservancy to R-1 Single Family Residential
9. Act on Item 8 above
10. Adjourn

Tom Zeamer
Plan Commission Chairman

UNAPPROVED MINUTES

Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 31, 2020

Meeting called to order 7:00 PM.

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

Notice posted August 27, 2020 and published August 21, 2020.

Minutes of June 29, 2020 were read. Remove first motion to withdraw/motion to table, as it is stated later in the minutes. Motion (Voigt/Kitchen) to approve. Motion carried.

Chairman opened the 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. Don Geddeis, owner, states that he has brought in someone new to run the building and he is cleaning up and shutting down by 5PM. Ann Binotto addresses concerns. She states that there are up to 15 cars a day outside, some of them being towed around as they do not run. Annette Duckett speaks and addresses similar concerns. She states that previous employee Lauren Breckenridge was running his own business "Car Pimps" out of this building and printed business cards for it. As of August 3rd neighbors feel they have started cleaning up. Michael Jahn is the new person in the building. Jahn is not "employee". Jahn runs "Angel Cars" and is working on those vehicles at this facility. These two businesses need separate Conditional Use Permits. The only vehicle maintenance that should be occurring here is for the Hometown Pharmacy vehicles and Don's personal vehicles. Chairman closed the public hearing.

The permit is for soap mixing and car repair of ONLY the Hometown Pharmacy vehicles and Don's personal vehicles. Currently, there are vehicles there and being serviced there that are not Hometown Pharmacy vehicles or Don's personal vehicles.

Discussion.

Motion (Tietz/Schauer) to allow CUP with added conditions:

All previous conditions remain, however, allowed hours of operation will be 7:00AM to 5:00PM Monday through Saturday. No work outside of these hours is allowed.

As of today, August 31, 2020 the owner has 30 days to clean the shop up and get it to the standards set in the previous conditions.

If there will be any car repair outside of the two Hometown Pharmacy vehicles at any given time, there needs to be a separate Conditional Use Permit.

Motion carried.

Discussion regarding merits of adding contractor's storage yard as conditional use in the A-1 and A-2 zoning districts and recommend same to the town board. Dan Prunuske will further investigate.

Motion (Kitchen/Voigt) to adjourn 8:28PM. Motion carried.

Respectfully submitted,

Abby Klodowski, Secretary

Conditional Use Permit Application

Applicant (Agent) Brian Schwandt (1051 Towing & Recovery)
Street Address N7763 State Rd 44149
City, State, Zip Code Ripon WI 54971
Phone Number 920-229-1051 Email 1051TOWING@Gmail.com

Property Owner (If different from applicant) _____
Street Address _____
City, State, Zip Code _____
Phone Number _____ Email _____

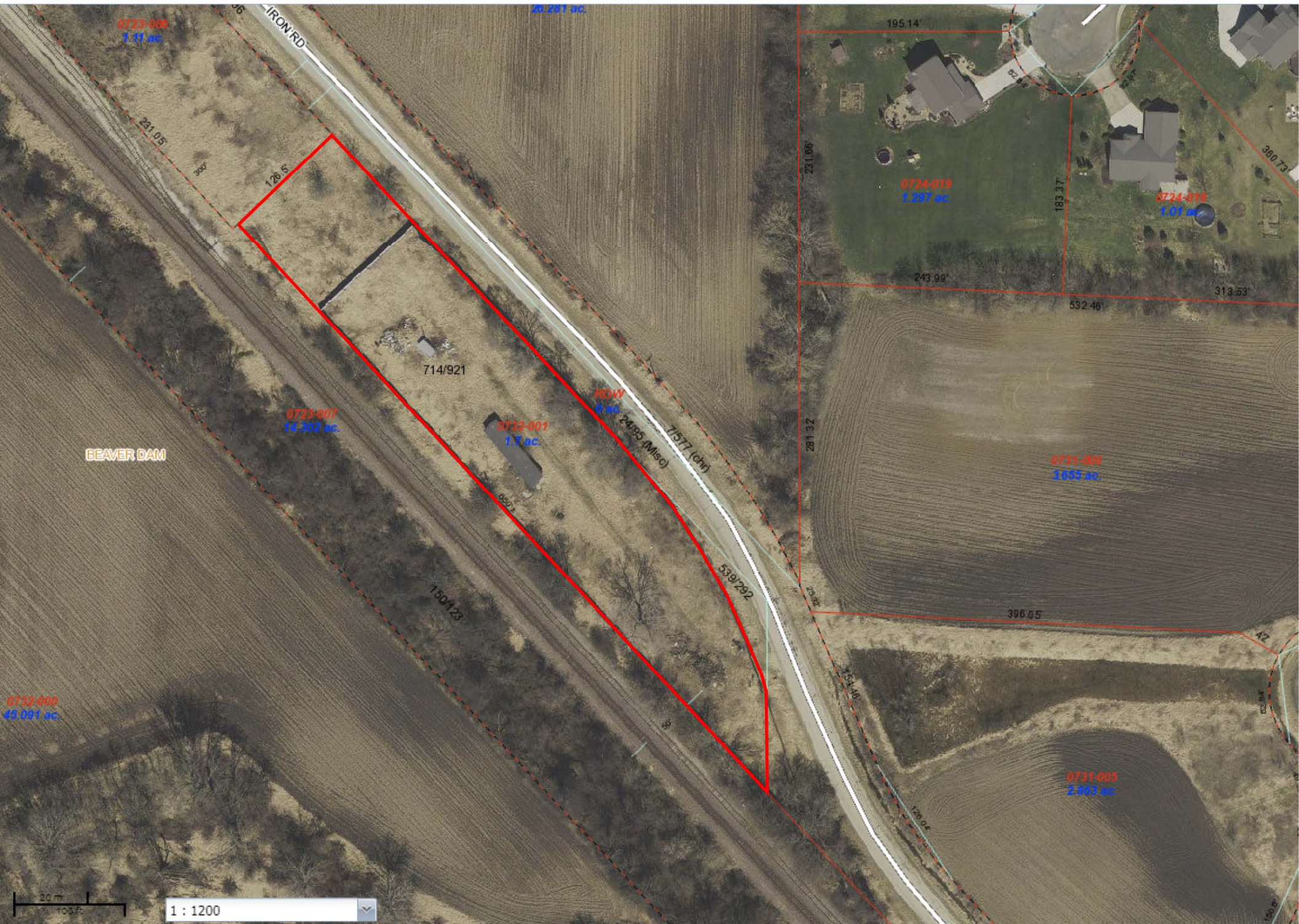
Parcel Identification Number (PIN) 004-1114-0732-001
Site Address W9605 Iron Road Beaver Dam, WI
Zoning _____
Present Use of Property None
Proposed Use of Property Towing & Storage
Zoning Ordinance Section Number _____

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 Brian Schwandt

Date 9-4-20 Contact number 920-229-1051



TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: N 8491 X Sunset Blvd, B.D.

Tax Key Number: 004- 1214-2022-007

Property Owner: Absolute Fin'l Lending Services LLC
(Name)

213 Front St Beaver Dam, WI
(Address) (City, State, Zip)

Phone Number: 920 210 8017

Email: mcfirchow@gmail.com

PROPOSED CHANGE OF USE FROM conservancy TO SFR

Agriculture
Conservancy
Utilities & Community Services

Single Family Residential
General Residential
Recreation

Commercial
Industrial

Existing Property Use: .25 acre Residential 7.08 undeveloped

Proposed Property Use: .92 acre Residential 6.41 undeveloped

Proposed time schedule for development and/or use of the property: Buyer for the property wants to build home on .92 acre residential

PROPERTY OWNER SIGNATURE mcfirchow DATE: 10/1/2020

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.



FIGURE 11: DELINEATED WETLAND BOUNDARY

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: N8491 X Sunset Blvd.

Tax Key Number: 004-1214-2022-007

Property Owner: Michael Firchow (Absolute Financial lending Services)
(Name)

213 Front St. Beaver Dam, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-887-9525

Email: mfirchow@gmail.com

PROPOSED CHANGE OF ZONING FROM R1/CO TO R1/CO

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: .25 residential 7.08 conservancy

Proposed Property Use: .92 residential 6.38 conservancy

Proposed time schedule for development and/or use of the property: December 2020
sale

PROPERTY OWNER SIGNATURE mfirchow DATE: 10/15/20

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.