

Town of Beaver Dam Notice of Public Hearing and Board of Appeals Meeting

Notice is hereby given that the Town of Beaver Dam Board of Appeals will meet on Wednesday, December 16, 2020 at 7:00 PM in the Town of Beaver Dam Town Hall located 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 12, 2020 Board of Appeals meeting
4. Conduct a public hearing on the appeal of Christopher W. & Brenda L. Kuhl for a variance to Sec. 62-7(c) Zoning Ordinance to construct a new single family residence without a basement on Parcel 004-1214-2044-002 on S. McKinley Beach Road
5. Act on Item 4 above
6. Adjourn

Jeff Schmitt
Board of Appeals Chairman

**BOARD OF APPEALS
MINUTES OF AUGUST 12 2020
TOWN OF BEAVER DAM
W8540 COUNTY ROAD W**

Motion (Bohl/Mannel) to appoint Del Guenther as acting Chairman. Motion carried.

Present: Del Guenther, Howard Bohl, Harold Hicks, Al Mannel, Land Use Administrator Dan Prunuske

Chairman Jeff Schmitt arrived 7:04 pm.

Meeting called to order 7:05 pm.

Meeting posted July 29, 2020 and published July 30, 2020.

Motion (Guenther/Bohl) to approve minutes of July 8, 2020 as presented. Chairman read minutes in entirety to review previous minutes pertinent to current meeting. Motion carried.

Act on the appeal of Michael J. Zimmerman of the Plan Commission's denial of a proposed subdivision of Parcel 004-1114-0713-016 aka Lot 15 Bainbridge Court Subdivision into 2 parcels which was tabled at the Board's July 8, 2020 meeting.

Property owner Mike Zimmerman, property owner, and Mark Tomashek, New Frontier Surveying present. Schmitt reviewed that the Town has made concessions out there for drainage and made mention that any additional concessions may be split in cost between the Town and property owners affected, but Board has not made any directive order. Neighborhood resident Ken Ferstl present and stated that he is aware Zimmerman has the right to divide, but would ask Board of Appeals to put stipulation on size of culvert installed to provide continuation of water flowage. Discussion. Zimmerman shared that a perc test was performed by Brian Wright of Wright Plumbing and it passed for a mound system.

Motion (Mannel/Guenther) to approve appeal, with stipulation that Surveyor record on CSM, for Lot 1 (North lot) that approvals must be obtained from the Town of Beaver Dam, or it's agent, for driveway location and culvert size. Motion carried.

Chairman opened the public hearing on the appeal of Christopher W. & Brenda L. Kuhl for a variance to Sec. 62-122(3)(e) to allow a 6 ft. street setback on Parcel 004-1214-2044-002 on S. McKinley Beach Road. Applicants Chris and Brenda Kuhl present, as is Mark Tomashek, New Frontier Land Surveying. Tomashek mentioned Kuhls may give consideration to turning garage sideways. Cynthia Sandberg, N8196 S McKinley Beach Road present in opposition due to snow removal, flooding potential, property values and had numerous other concerns not relevant to setback. Schmitt asked Sandberg to step down. Resident, Julia Rogers, N8173 S. McKinley Beach Road present in opposition and reviewed recorded plat restrictions. Tomashek reviewed 1956 plat setbacks allowing 60' from centerline and indicated if Kuhls turn garage, they will be 60' from center of current physical road. Debra Czarnecki, N8165 S. McKinley Beach Road, present in opposition. Discussion. Chairman closed the public hearing.

Motion (Schmitt/Mannel) to approve variance for the 6' setback. Due to all of the opposition, Hicks asked if there is anything the Board can do to satisfy some of those in opposition. Bohl acknowledged a number of hurdles to overcome and this being the first in the sequence of hurdles. Discussion. Motion carried.

Motion (Bohl/Hicks) to adjourn. 8:13 pm. Motion carried.

Respectfully submitted,
Kristine Klodowski, Secretary

Appeal Application

Applicant (Agent) Chris + Brenda Kuhl
Street Address P.O. Box 878
City, State, Zip Code Brewer AM WI 53916
Phone Number 920-382-4979 Email friend4life1960@gmail.com

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

Parcel Identification Number (PIN) 004-1214-2044-002
Site Address N 8181 S. McKinley Beach Rd
Subdivision & Lot Number or CSM Number _____
Zoning _____

Present Use of Property _____
Proposed Use of Property Build New Home

List any prior variances granted or denied for this property _____
Garage Variance

Describe all Nonconforming structures and uses on this property _____

Zoning Ordinance Section for which a variance is sought _____

Variance Requested Build New Home with no-Basement.

List names and addresses of all property owners within 300 feet of the subject parcel. Attach additional sheet if necessary.

Name	Address

Provide justification for the variance. Attach additional sheets if necessary.

No Basement make Sense. We will have
in floor heat. The foundation will be 6" thick
poured Concrete Wall, 4' tall, sitting on a
Concrete footing that is 8" thick and 20" wide.

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 Board of Appeals to enter the above described property for purposes of obtaining information pertinent to my appeal.

Signature of owner or authorized agent

Bruce Kuhl

Date

11-23-2020

Contact number

920 382 4979

Disposition (For office use only)

Board of Appeals meeting date: _____

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

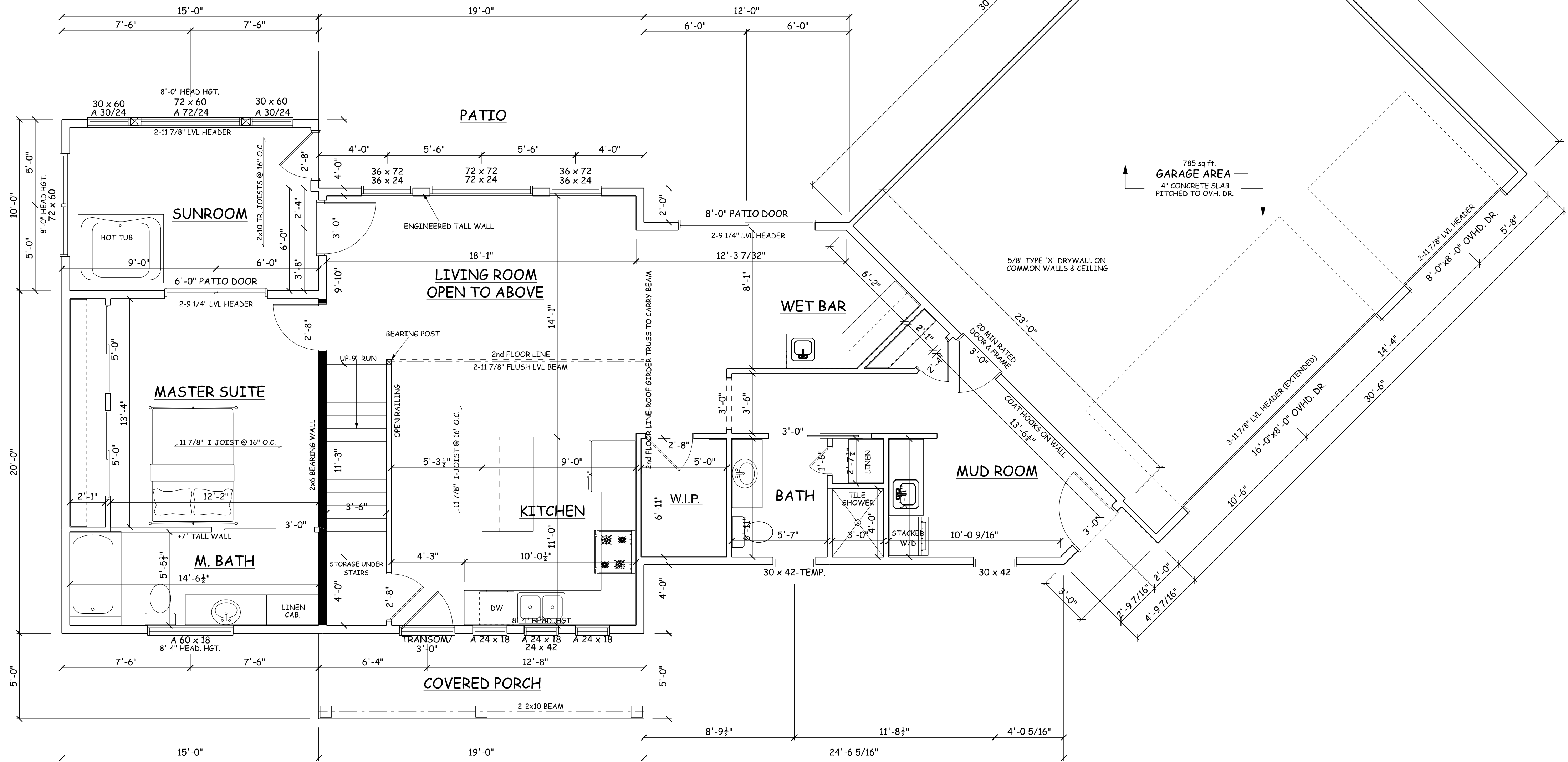
Signed _____

Land Use Administrator

Date _____



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

9'-1 1/8" WALL HGT.
1363 sq ft.

ENGINEERING MAY BE NEEDED
ON THIS HOME TO SATISFY THE
WALL BRACING CODE
-ALL FEES ARE RESPONSIBILITY OF CONTRACTOR-

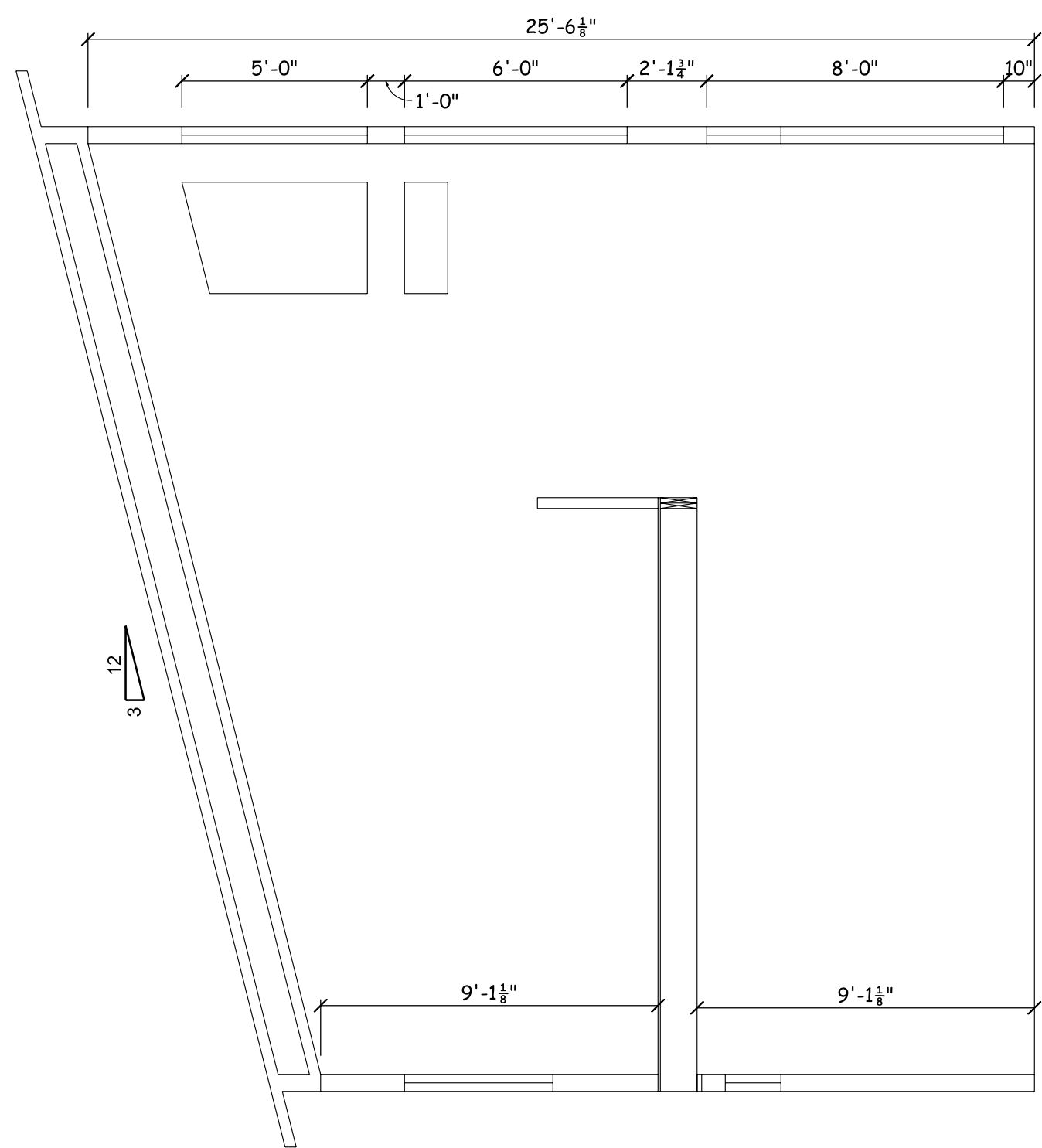
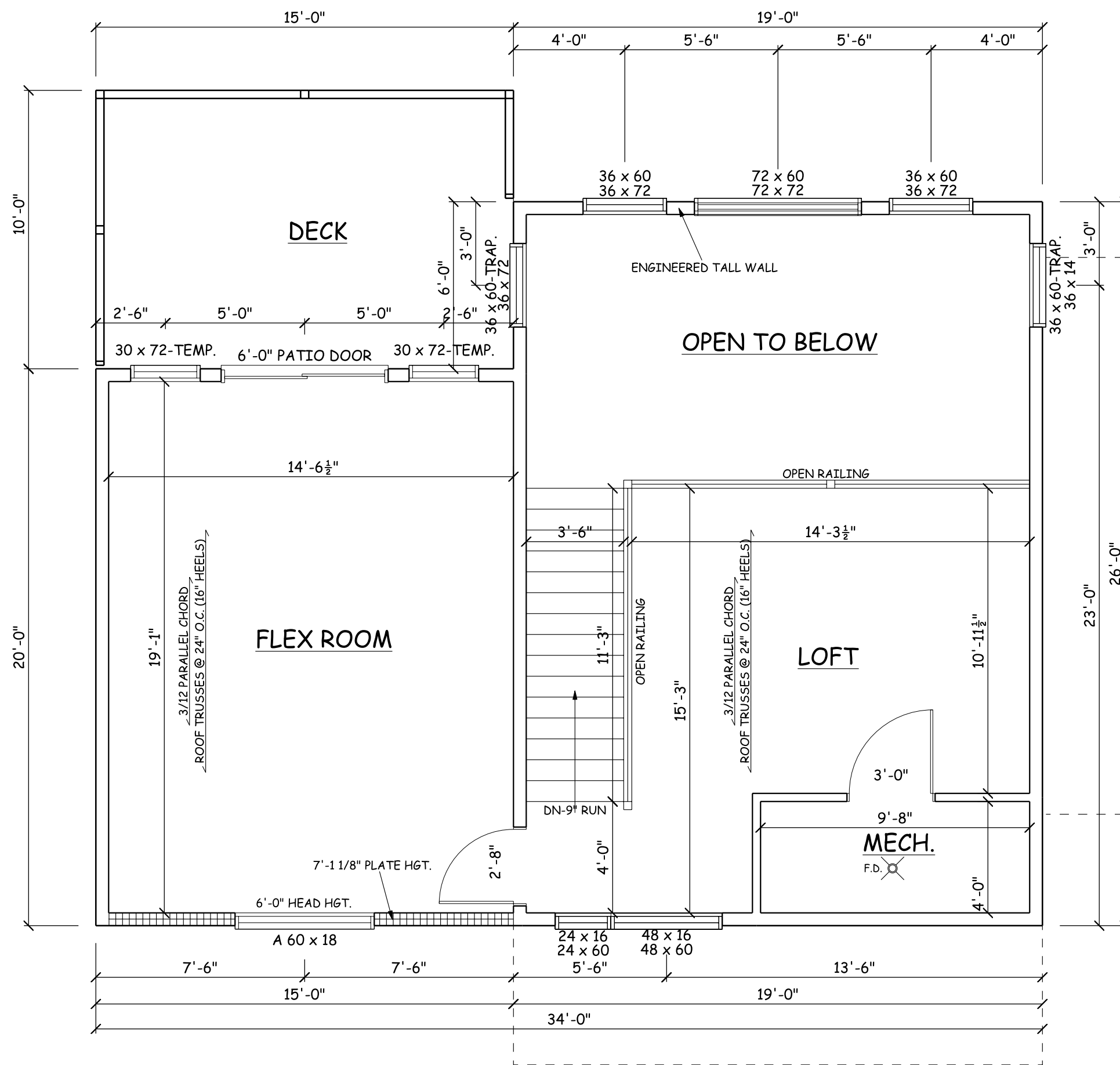
DRAWN BY: K.M.S.	SCALE: 1/4" = 1'-0"	SHEET NO: A1	DRAWING NO: T20-310-C	PROPOSED NEW PROJECT FOR: CHRIS & BRENDA KUHL RESIDENCE S. MCKINLEY BEACH RD BEAVER DAM, WI	KRIESER CONST.	COPYRIGHT © 2020 CONTRACTOR: DREXEL BUILDING SUPPLY, INC. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF DREXEL BUILDING SUPPLY, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE USER. CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASURED DIMENSIONS. ANY CLASHES OR CONFLICTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND NOT THE CONTRACTOR. PLANS MAY NOT BE TO SCALE.	FINAL PLAN A PRELIMINARY PLAN - 6/20/20 3HRS A REVISIONS - 8/1/20 2HRS A REVISIONS - 9/4/20 1HRS A REVISIONS - 9/27/20 1HRS A REVISIONS - 11/4/20 2HRS A REVISIONS - 11/16/20 1HR A BID PLAN - 12/2/20 3HRS A FINAL PLAN - 12/2/20 3HRS
							ALL HEADINGS, NOTES, AND DIMENSIONS SHALL BE TO THE RIGHT OF THE DRAWING. DIMENSIONS SHALL BE TO THE CENTER UNLESS NOTED OTHERWISE. DOORS SHALL BE 2'-0" WIDE UNLESS NOTED OTHERWISE. WINDOWS SHALL BE 2'-0" WIDE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO THE ROUGH FINISH UNLESS NOTED OTHERWISE. GARAGE AREA 785 sq ft. 4" CONCRETE SLAB PITCHED TO DRIVE DR.



SECOND FLOOR PLAN

7'-1 1/8" or 9'-1 1/8" WALL HGT
566 sq ft.

ENGINEERING MAY BE NEEDED
ON THIS HOME TO SATISFY THE
WALL BRACING CODE
-ALL FEES ARE RESPONSIBILITY OF CONTRACTOR-



DRAWN BY: K.M.S.

DRAWN BY: K.M.S.

A2

T20-310-C

PROPOSED NEW PROJECT FOR:

CHRIS & BRENDA
KUHLMAN RESIDENCE

KRIESER CONST.
S. MCKINLEY BEACH RD
BEAVER DAM, WI

ALL HEADERS NOT LABELED AS LVL
TO BE MIN. 2 BY 2-10

ALL DIMENSIONS ARE TO THE ROUGH STUD

(UNLESS NOTED OTHERWISE)
2x6 WALLS= 5 1/2"

2nd WALLS= 3 1/2"

EXT. DOORS=DOOR + 2 1/2"

DBL DOOR (STANDARD)=DOOR + 2 1/2"

BL-PASS DOOR=DOOR WIDTH X2 + 1"

(THESE ARE "TYPICAL" TROUGH OPENINGS OF "COMMON" DOORS EXTENDING ONLY 5 INCHES). THESE ARE ONLY GUIDELINES.

AND IT IS THE GENERAL CONTRACTORS RESPONSIBILITY
TO VERIFY ANY HOLDER OPENING.]

FINAL PLAN

⚠ PRELIMINARY PLAN -

Δ REVISIONS -

3 REVISIONS -

Δ REVISIONS -

REVISIONS -

REVISIONS -

Δ BID PLAN -

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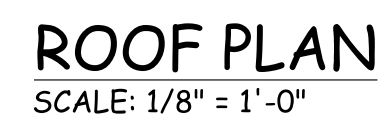
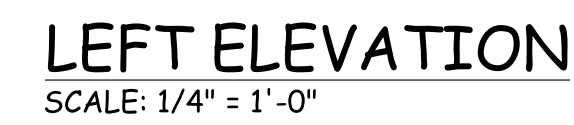
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REXEL BUILDING SUPPLY INC. RESERVES THE RIGHT
TO USE ALL OR PARTS OF THESE PLANS IN THE FUTURE

ALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT BUILDING

DESIGNER FOR ANY CLARIFICATIONS,
DUE TO OCCASIONAL PLOTTER MALFUNCTION

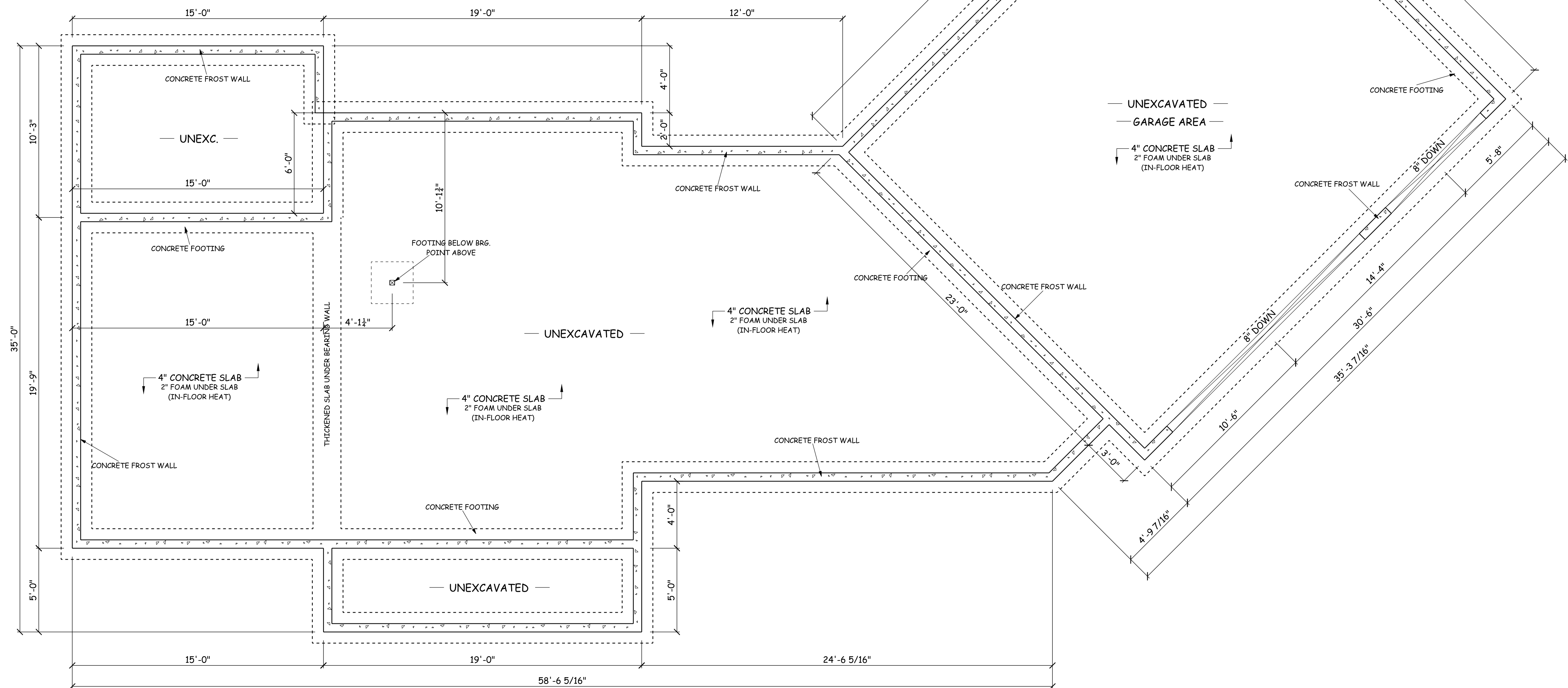
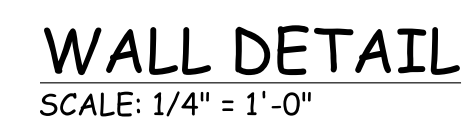


Windows or Doors to be set in concrete wall
make R.O. 3" bigger in width & height.

FOUNDATION PLAN

NOTE: MASON TO LOCATE PILASTERS AND SIZE
FOOTINGS PER CODE & SOIL CONDITIONS

- ALL DIMENSIONS ARE TO THE OUTSIDE OF FOUNDATION WALLS/BRICK LEDGE
- BASEMENT WALLS SHOWN AS 8" THICK (UNLESS OTHERWISE NOTED)
- FROST WALLS SHOWN AS 6" THICK (UNLESS OTHERWISE NOTED)
- WALL THICKNESS FOR REPRESENTATION ONLY-MASON/CONTRACTOR VERIFY

[illegible]