

Town of Beaver Dam Amended Notice of 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, April 26, 2021 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 March 29, 2021 Plan Commission meeting
4. Conduct a public hearing on the application of the James L. Budde Trust to amend Map 8-2 of the Comprehensive Plan by changing 4± acres containing the farmhouse and outbuildings at W8242 County Road W on parcel 004-1114-1043-000 from Agricultural to Single Family Residential. All interested persons may appear and present comments on the application.
5. Act on Item 4 above by making a recommendation to the Town Board
6. Conduct a public hearing on the application of the James L. Budde Trust to rezone 4± acres containing the farmhouse and outbuildings on parcel 004-1114-1043-000 at W8242 County Road W from I-1 Industrial to R-1 Single Family Residential, and the balance of said parcel from I-1 Industrial to A-2 General Agricultural. All interested persons may appear and present comments on the application.
7. Act on Item 6 above by making a recommendation to the Town Board
8. Review and approve, approve conditionally, or reject the Letter of Intent of the James L. Budde Trust to create a 4± acre parcel separating the farmhouse and outbuildings from the balance of parcel 004-1114-1043-000 at W8242 County Road W
9. Review the Conditional Use Permit granted to Jeffrey D. & Denise L Schepp on August 4, 2003 on parcel 004-1214-2631-004 at W7972 Ollinger Rd for compliance with the conditions of said permit
10. Conduct a public hearing on the application of Michael P. Jahn, agent for Angel Cars, LLC. for a Conditional Use Permit to sell and service automobiles at W9579 County Road G on parcel 004-1114-0631-004 in the C-1 Commercial zoning district. All interested persons may appear and present comments on the application.
11. Act on Item 10 above by approving, approving conditionally, or rejecting the application

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
March 29, 2021**

Meeting called to order 7:00 pm. Notice posted March 19, 2021 and published March 12, 2021.

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

Minutes of February 1, 2021 were read. Motion (Kitchen/Voigt) to approve. Motion carried.

Plan commission reviewed the proposed site plan submitted by Jeffrey D. & Denise L Schepp.

Kuzniewicz addresses that there were three complaints about this property from 2003-2008. Kuzniewicz does not feel that Schepp is in compliance with his CUP. Kuzniewicz does not feel that we should approve anything for him until his property is "cleaned up".

Land Use Administrator Dan Prunuske states that he has had no complaints about this property in his time as the LUA.

Schauer asks if we are able to give him time to clean up and reconvene in a timely fashion so he is able to move ahead with his building.

Voigt asks if we are able to conditionally approve and then ask Dan Prunuske to verify compliance with CUP before Schepp can go ahead with his building.

Schepp states that his business is different now than it was when he originally applied for a CUP as it is not a hobby business, it is his full time business and he has two full time employees.

Zeamer states that he is concerned with history of calls and complaints, doesn't want to allow expansion of property if nothing regarding the state of the property will change.

Kitchen asks if we can table until he is in compliance with CUP but was not able to look at the property prior to this meeting. Voigt states that he does not have much work to do to get in compliance.

Schepp states that he will get gravel poured out back and move everything but the allowable 6 vehicles to the back. This gravel pad will be behind the new building.

Zeamer states that we could approve conditionally and reconvene WITHIN 60 days. He could build his building but we would revisit his site plan and review his CUP within 60 days.

Schepp clarifies that these plans are all dependent on contractors so he does not know an exact date when this project will be completed.

Motion (Voigt/Schauer) to conditionally approve proposed site plan submitted by Jeffrey D. & Denise L Schepp in conjunction with a application for a land use permit for a new building on parcel 004-1214-2631-004 at W7972 Ollinger Rd with the conditions that we will reconvene WITHIN 90 days and review Conditional Use Permit compliance as well as verifying that Schepp has installed the gravel pad behind his new building.

Motion (Voigt/Kitchen) to adjourn. Motion carried. 7:42pm.

Respectfully submitted,
Abby Klodowski, Secretary

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: W8242 County Rd W Beaver Dam Wi

Tax Key Number: 004- 1114 1043 000

Property Owner: James L. Buddle Trust
(Name)

W8142 County Rd W, Beaver Dam, Wi. 53916
(Address) (City, State, Zip)

Phone Number: 920-210-7466

Email: ebbuddle@live.com

PROPOSED CHANGE OF USE FROM Agricultural TO Single Family Residential

Agriculture
Conservancy
Utilities & Community Services

Single Family Residential
General Residential
Recreation

Commercial
Industrial

Existing Property Use: SFR

Proposed Property Use: SFR

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

PROPERTY OWNER SIGNATURE Edward L. Buddle Trust DATE: 4/13/21

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: W8242 County Rd W, Beaver Dam WI 53916

Tax Key Number: 004- 1114 1043 000

Property Owner: James L Bodde Trust
(Name)

W8242 County Rd W Beaver Dam WI 53916
(Address) (City, State, Zip)

Phone Number: 920-810-7466

Email: ebbuddle@live.com

PROPOSED CHANGE OF ZONING FROM I-1 **TO** R-1 (Bldg's) & A-2

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: Closed gravel pit + SFR

Proposed Property Use: same

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

PROPERTY OWNER SIGNATURE

Edward H. Bodde
Trustee

DATE:

4/13/21

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) <u>Edward Budde</u>		Parcel Identification Number (PIN) 004-1114-1043-000				
Street Address <u>W8192 Co Rd W</u>		Town Beaver Dam		T	N	R E
City • State • ZipCode <u>BEAVER DAM WI 53916</u>		1/4	1/4	Section	Acreage of Parent Parcel	Acreage of Proposed Lot(s)
		SE		10	97.6	4 ±
Property Owner (If different from applicant) <u>James L Budde Trust</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)				
Street Address <u>W8142 County Rd W</u>		Site Address Of Property (DO NOT include City/State/ZipCode) W8242 County W				
City • State • ZipCode <u>Beaver Dam, 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 Edward Budde Daytime Phone (920) 887-1474

CURRENT PROPERTY USE	PROPOSED USE
<input type="checkbox"/> Vacant Property <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"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input checked="" type="checkbox"/> Other (Describe Below) <u>Closed pit</u>	<input 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) <u>Same</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.

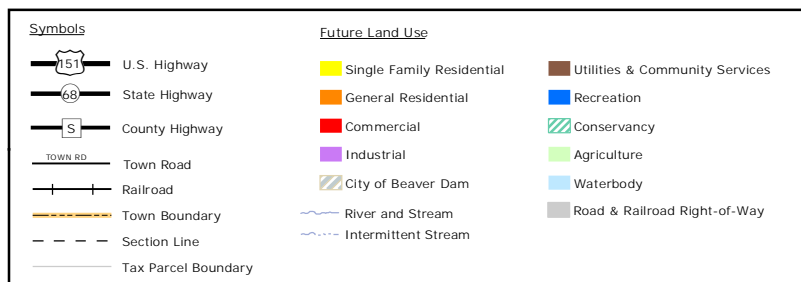
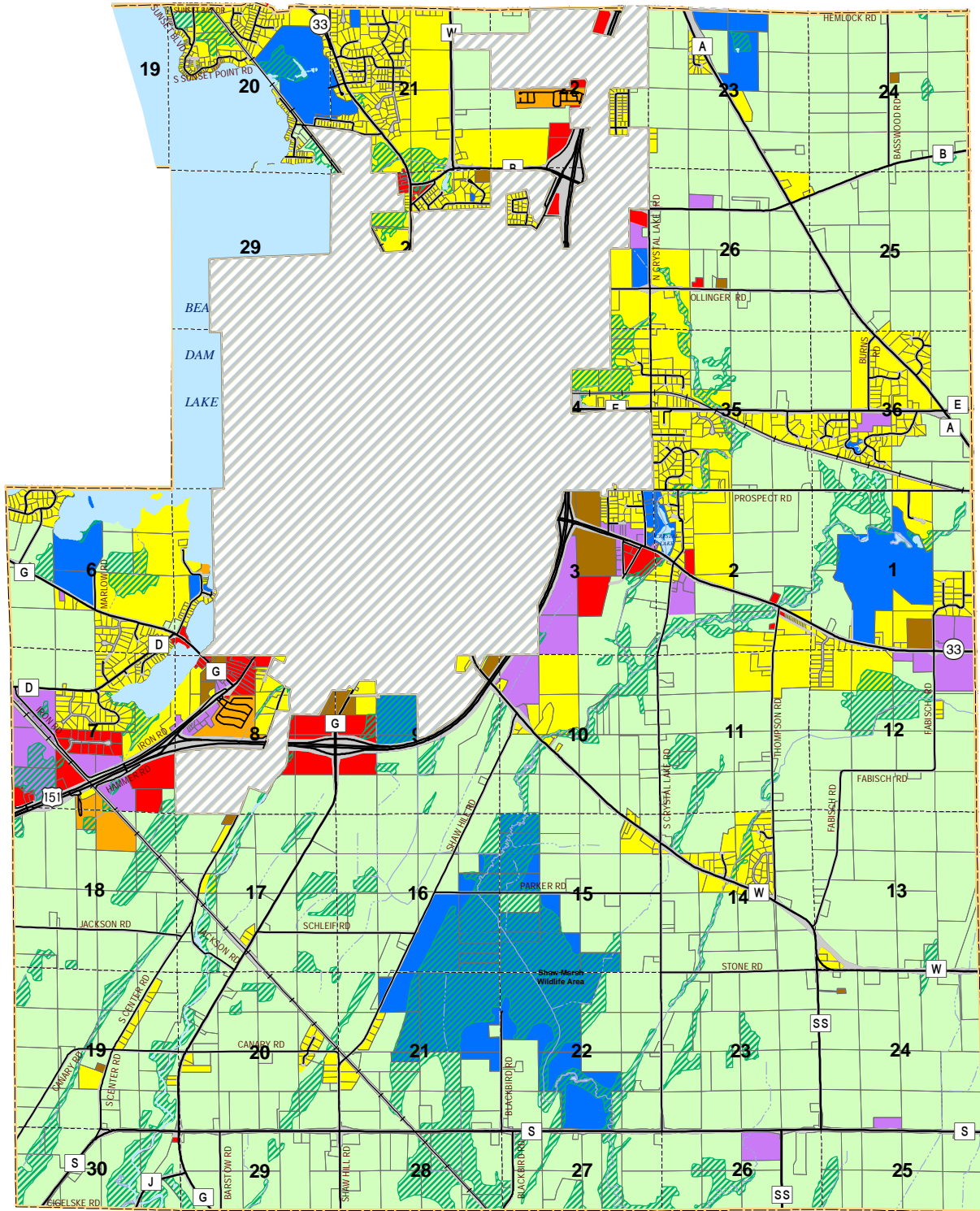
Signature Edward L Budde Date 11-13-21
Trustee
 Daytime Contact Number () _____



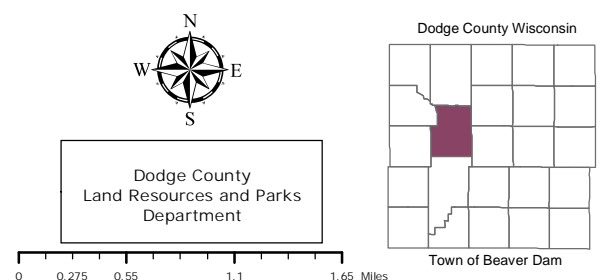


W

Map 8-2, Year 2030 Future Land Use
Town of Beaver Dam, Dodge County, Wisconsin

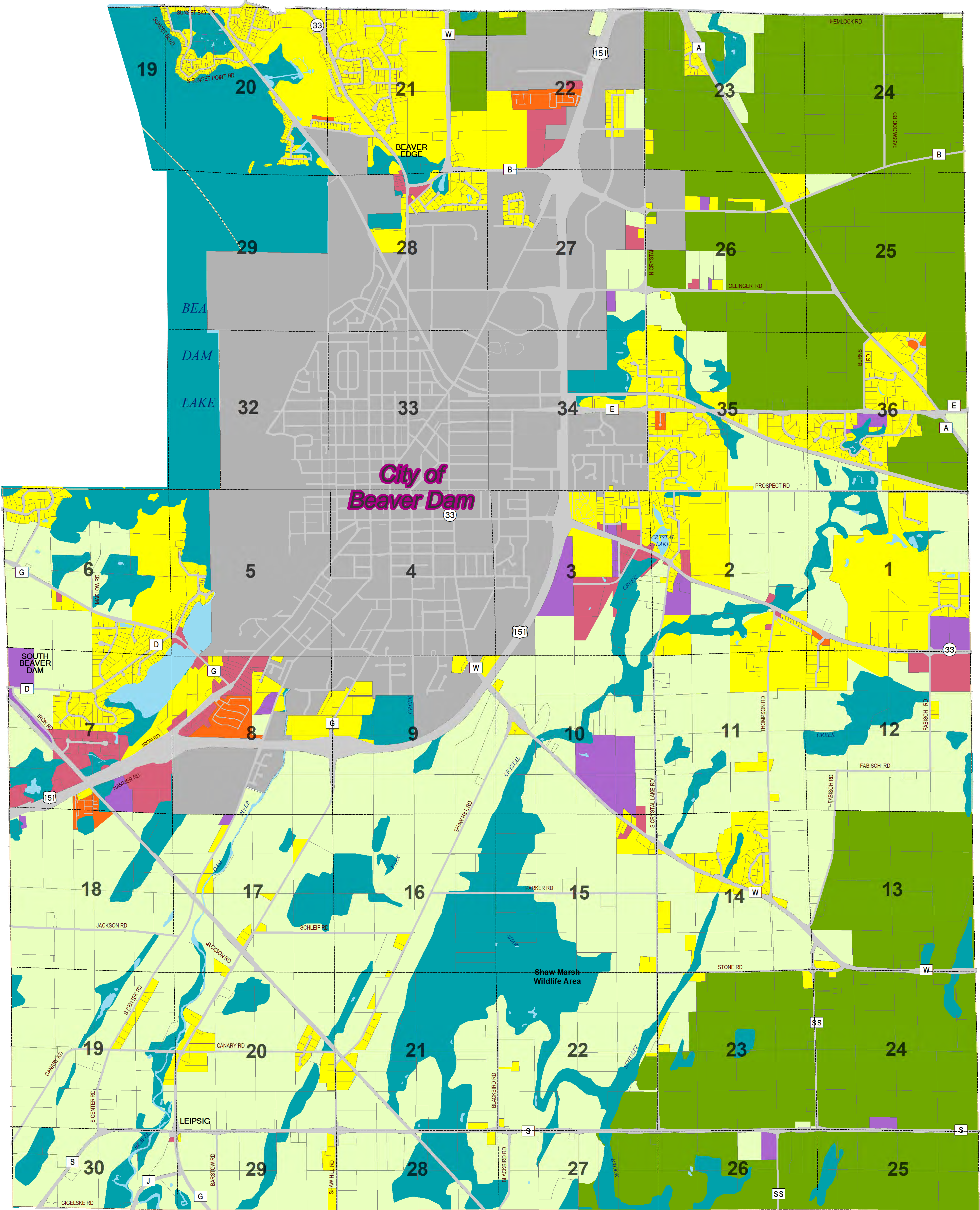


Source: Dodge County Land Resources and Parks Department, March 2012



TOWN OF BEAVER DAM ZONING MAP

DODGE COUNTY



LEGEND

ZONING DISTRICT

- PRIME AGRICULTURAL
- GENERAL AGRICULTURAL
- CONSERVANCY
- COMMERCIAL
- INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY AND MULTI-FAMILY RESIDENTIAL

SYMBOL

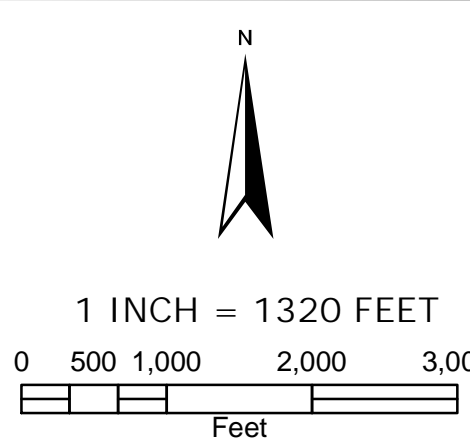
- A-1
- A-2
- CO
- C-1
- I-1
- R-1
- R-2

THIS IS TO CERTIFY THAT THIS MAP IS A CERTIFIED COPY OF THE OFFICIAL ZONING MAP ADOPTED AND APPROVED WITH THE ZONING ORDINANCE, TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN ON _____ BY TOWN BOARD OF THE TOWN OF BEAVER DAM.

_____, TOWN CHAIRMAN
_____, TOWN CLERK

DODGE COUNTY
LAND RESOURCES AND PARKS
DEPARTMENT

CREATED: MARCH 2003
S. JANSEN
REVISED: Zoning
8-16-05, 11-15-05, 2-21-06,
9-19-06, 5-15-07, 3-18-08,
7-22-08, 10-20-09,
11-10-09, 2-18-10, 6-20-12,
08-21-12, 07-30-15, 10-27-15,
3-13-17, 5-19-17, 8-15-17,
8-20-19, 11-14-19



Town of Beaver Dam
Planning Committee
August 4, 2003

Chairman Alan Matuszeski called the August 4, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Ken Neumann, Earl Stutz, Larry Braker, 1st Alternate Bob Tietz and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the June 30, 2003 meeting minutes. Ken Neumann seconded the motion. Motion carried.

The First order of Business was to Act on the application of Craig Ganske, agent for Charles & Virginia Ganske for a Conditional Use Permit for a Non Farm resident in an A-G district located in the SW ¼ of the SW ¼ of Section 13, T11N, R13E. Craig explained that he lives on the homestead now and his parents want to sell the farm so he wants to build a new house across the road on the north side of Hwy W. John Kuzniewicz recommended he contact the County to get his proposed driveway approved. John Kuzniewicz made a motion to approve the Conditional Use Permit contingent on the County's approval of the driveway. Mike Canniff seconded the motion. Motion carried.

The Second order of Business was to Act on the application of Jeffrey & Denise Schepp for a Conditional Use Permit in an Industrial District located at W7972 Ollinger Rd for Auto & Truck repair, painting, welding, rebuilding, detailing & accessories including motor sports equipment. Russell Landsinger, former owner and now adjoining landowner, shared the history of the property over the last fifteen years and his views regarding the permitting process in the past. Jeffrey explained that he bought the property seven years ago and operates it as a hobby business in addition to his fulltime second shift job. There was considerable discussion regarding the roadside general appearance of the property and the enclosing of cars and equipment aside and behind the buildings. John Kuzniewicz made a motion to approve the Conditional Use Permit with the following conditions.

1. A gate must be installed on the south side fencing to close up the existing opening.
2. A maximum of six licensed/drive able vehicles will be allowed in the front of the building outside of the fenced area.
3. All other vehicles and equipment must be inside a totally secured fence of at least six feet in height.
4. Jeffrey has sixty days to complete the fencing.

Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to Act on the petition of Anne Cook, agent for Tom Brennan, for the rezoning of a parcel of land from Prime A-G to A-G for the purpose of building a non farm resident located in the SE ¼ of the SW ¼ of Section 2, T12N, R13E. Anne Cook, from MSA explained the request and that it involved four and one half acres on the south side of Hwy A.

Earl Stutz made a motion to recommend to the Town Board to approve the rezoning. Larry Braker seconded the motion. Motion carried.

The Fourth Order of Business was to Act on a Letter of Intent for John Francis to create a parcel located in the NE ¼ of the NW ¼ of Section 20, T12N, R14E and a request to remove the restriction along Sunset Point Rd for no access. Mr. Francis explained what he was trying to do with the property. John Kuzniewicz made a motion to approve the request to create a parcel and remove the restriction subject to the following three conditions being met.

1. A water runoff study is performed for the lot being created.
2. The Railroad approves the driveway access.
3. A letter from the County is provided authorizing the driveway off Sunset Point Road.

Ken Neumann seconded the motion. Motion carried.

Town of Beaver Dam
Planning Committee
October 6, 2003

Chairman Alan Matuszeski called the October 6, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the September 22, 2003 meeting were read. Larry Braker made a motion to approve the minutes as read. Ken Neumann seconded the motion. Motion carried.

The First Order of Business was to Act on the application of Dodge County Hwy Commission, agent for David & Katherine Schmitt, for a Conditional Use Permit in a AG district for a Borrow area in the SW ¼ of SW ¼ of S21 – T11 R14E corner of Cty Hwy S and Shaw Hill Rd. Dodge County Highway Engineer Bruce Zellner explained about the borrow pit and stated that he would like to have it closed up by the end of this year. Larry Braker made a motion to approve the Conditional Use with the following two conditions.

1. The sub soil and top soil will be put back and the stones will be picked up.
2. When completed the land will be back to an Agriculture state.

Joe Meyer seconded the motion. Motion carried. Ken Neumann abstained from voting.

The Second Order of Business was to Act on the tabled application for a Conditional Use Permit of David Eisenga, agent for Joseph Cantafio, to allow a manufactured homes sales display in a EC District located at W9178 Cty Hwy G, Beaver Dam, on the corner of Madison St. and Cty Hwy G. Part of NE ¼ of NW ¼ S8 T11N R14E. David Eisenga addressed the committee and clarified that he sells modular homes, not manufactured homes. They are two totally different types of homes built to different standards. He then presented a sketch showing the proposed location of his model home in relationship to the intersection of Highways 151 and G. Larry Braker then referenced the October 1991 Conditional Use Permit and stated that the existing trailer parking on this property was not allowed and raised concerns about general housekeeping. John Kuzniewicz was also concerned about all the signs along the road that were not approved either. After some discussion about what the County's requirements were for a vision corner, Larry Braker made a motion to table the issue until Bruce Zellner could return to our meeting in a little while and explain to us what the current setback requirements are. Ken Neumann seconded the motion. Motion carried. Upon Bruce's return, the set back requirements were explained to everyone. Larry Braker made a motion to approve the Conditional Use with the following conditions.

1. The vision triangle is measured from the center line of each road.
2. Along Highway G the dimension is 132 feet from the center of Highway 151 to the west.
3. Along Highway 151 the dimension is 312 feet from the center of Highway G to the north.
4. Nothing can be within the vision triangle. (Bruce Zellner further clarified that a holding tank could be within the vision triangle if approved through the County Planning Development Department.)
5. No driveway can be within the vision triangle.
6. There is also a 10 foot building setback requirement in addition to the vision triangle dimensions.
7. All existing signs must be removed before the modular home can be erected.
8. All campers and trailers must be removed before the home is erected.

Ken Neumann seconded the motion. Motion carried. John Kuzniewicz then made a motion to amend the motion to include that the home was not to be used as a residence. Mike Canniff seconded the motion. Motion carried.

The Third Order of Business was to Act on the application of Rob Brunelle at W8569 Cty Hwy W, Sect. 9 Town of Beaver Dam, for a Letter of Intent to create a parcel. John Kuzniewicz made a motion to deny the request because there was no road access. Joe Meyer seconded the motion. Motion carried.

Other Business:

Jeff Schepp provided pictures showing the front and sides of his business building confirming that he had meet the first three out of the four conditions of his August 2003 Conditional Use Permit. He asked for additional time to finish the last item of installing a fence to enclose the yard behind his building. He has already purchased the chain link fencing with wood slats but is unable to install it due to a large pile of firewood that is in the way. He would like to burn that up this winter and then install the fence in spring. Joe Meyer made a motion to amend the August 2003 Conditional Use to include a new dead line for the fence installation of June 1, 2004. John Kuzniewicz seconded the motion. Motion carried.

In reference to Ron Warmka's September 2003 Conditional Use Permit, Mr. Warmka submitted a letter requesting we strike the last stipulation limiting the 24 acre parcel to two lots, one being 5 acres and the other 19 acres. Larry Braker made a motion to let the original decision stand. Mike Canniff seconded the motion. Motion carried. The Town Clerk will notify Mr. Warmka of this via a letter.

Larry Braker made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee Minutes
May 19, 2008

Chairman Alan Matuszeski called the May 19, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Larry Braker, Van Rokicki, Bill Popp, John Kuzniewicz & Donna Schauer.

Minutes from the March 31, 2008 meeting were read. 1 correction in paragraph 2, change statement from Committee made to Committee may have made. Motion by Bob Tietz to approve minutes as amended, seconded by John Kuzniewicz, all in favor, motion carried.

First order of business is to act on the application of MSA Prof. Services, agent for Mark Hansen, for a Minor Land Division/Letter of Intent for parcel #004-1114-0311-009, located N7243 N Crystal Lk Rd, Town of Beaver Dam. Dick Leistikow present for MSA. Parcel is zoned R1, purpose for division is to build a new home. Motion by John Kuzniewicz to approve the land division with the restriction that the driveway will come off Marks Circle and the ground perks. Seconded by Bob Tietz, all in favor, motion carried.

Second order of business is to act on the application for a Conditional Use permit for Beaver Dam Dance Academy LLC to operate a dance studio inside the Get Fit Health Club located at N7156 E Plaza Dr. Dena Jacobson, owner and instructor was present. Hours of operation are 4pm-9:30pm Mon-Thur and Sunday afternoons. Motion by John Kuzniewicz to approve the conditional use. Seconded by Van Rokicki, all in favor, motion carried.

Third order of business is to act on the application for Bodyworks LLC for a Conditional Use Permit to operate a spa inside the Get Fit Health Club located at N7156 E Plaza Dr. Kristi Lund, owner and massage therapist/instructor was present. Two rooms in the Health club area will be used. Estimated hours of operation are 9am-11am and 5pm-8pm by appointment. Motion by Bob Tietz to approve the conditional use permit. Motion seconded by Larry Braker, all in favor, motion carried.

Fourth order of business is to act on the application of Jason Maleck and Michael Rosanke for a Conditional Use permit for a farm consolidation on parcel number 004-1214-3514-000, located on Cty Rd E. Neal Stippich was present and stated he has made an offer to purchase, which will create a conforming parcel. Motion by Larry Braker to permit the farm consolidation. Motion seconded by Donna Schauer, all in favor, motion carried.

Fifth order of business is to act on the application of the Town of Beaver Dam for a conditional use permit to construct a salt storage facility at W8540 Cty W. Motion by John Kuzniewicz to table this item until the next meeting. Seconded by Donna Schauer, all in favor, motion carried.

Sixth order of business is to review the existing conditional use permit of Danny Spears, agent for Dennis Roth. Danny Spears is owner of the building, located at 1121 Madison St, and is present at the meeting. Mr Spears stated Dennis Roth is no longer involved with the business and that the current business operator is Mike Bassett and is said to be in poor health. Motion by Larry Braker to give Mr Spears/Mike Bassett 60 days at which time the CU permit will expire and items from the business and the Rummage Sale Store sign hanging in front of the building must be removed. Motion seconded by Bob Tietz, all in favor, motion carried.

Seventh order of business is to review an existing Conditional Use permit for violation of conditions issued to Russell Tetzlaff, allowing for a motor vehicle sheet metal fabrication business and owners living quarters, located at 1126 Madison St. Mr Tetzlaff stated he is a Full Time employee of John Deere and is retiring around this Christmas/New Years time. He also stated he is in the process of cleaning up and agreed he could and would remove the gravity box, and complete the north side of the fence in the discussed allotted time given of 60 days, and that there are currently approximately 16 cars and 1 motor home on his property. John Kuzniewicz

stated the current fence and gate is not as it was shown on the original application. Motion by Al Matuszeski to give Mr Tetzlaff 60 days to complete the north side of the fence, he may leave the gate where it is, remove the gravity box and comply the original conditions as stated in the April 4, 2005 Planning Committee minutes. Those being:

1. No cars will be sold other than personal. 2. The 8' high 40' by 40' car holding area would be made of white painted pole shed steel. The entrance gate would be made of the same height material. 3. No cars will be sitting outside, other than personal. 4. All cars being worked on or staged will be in the shop or within the 8' high fenced area. 5. The north lot line fence will be positioned 5' off the lot line. 6. No work can take place after 10:00pm on any evenings. Motion seconded by Bob Tietz, all in favor, motion carried.

Eight order of business is to review existing Conditional Use permit for violations of conditions issued to Les and Vicki Fischer , agent for Earl & Marjorie Voigt to operate an accounting business from their home, located at N6901 Thompson Rd. Due to a request by Vicki Fischer, Motion by a Al Matuszeski to table this item until next months meeting. Motion seconded by Bob Tietz, all in favor, motion carried.

Ninth order of business is to review the existing Conditional Use permit for violation of conditions issued to Jeffery and Denise Schepp, to operate a car and truck repair business located at W7972 Ollinger Rd. Tom Zeamer stated the original Conditional Use allows 6 licensed, drivable vehicles in the front yard, there are currently 11. Mr Schepp agreed things got a little out of hand but stated he has gone to a full time business operation. He also agreed he could and would move the vehicles to the back. Motion by John Kuzniewicz to allow Mr Schepp 30 days to organize the front yard. Motion seconded by Van Rokicki, all in favor, motion carried.

Neal Stippich commended the Planning Committee for the reviewing of Conditional Use permits.

Motion by Bob Tietz to adjourn, seconded by Larry Braker, all in favor, motion carried. Meeting adjourned at 8:50pm.

Secretary, Cheryl Goodrich

Conditional Use Permit Application

Applicant (Agent) Angel Cars LLC / Michael Janu

Street Address P.O. Box 14635

City, State, Zip Code MADISON, WI. 53708

Phone Number 608-341-8067 Email MJANU@BADGERWASH.COM

Property Owner (If different from applicant) ~~DON GEDDIS~~ Badger Wash Rio, LLC.

Street Address ~~W9579 County Rd 6~~ W7934 Prospect Rd

City, State, Zip Code BEAVER DAM WI. 53916

Phone Number 920-210-5427 Email _____

Parcel Identification Number (PIN) 004-1114-0631-004

Site Address W9579 ~~County Rd 6~~ BEAVER DAM, WI. 53916

Zoning C-1 Commercial

Present Use of Property AUTO REPAIR

Proposed Use of Property AUTO REPAIR & DONATIONS OF CARS TO LOW-INCOME FAMILIES

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 

Date 07-01-2020 Contact number _____

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 _____



March 17, 2021

Town of Beaver Dam

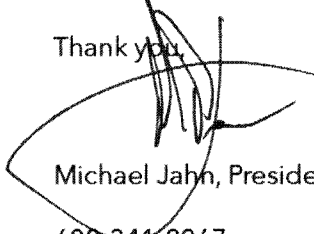
Beaver Dam, WI 53916

Town of Beaver Dam,

We are Angel Cars, LLC. and we are applying for a conditional use permit to operate an Auto Repair and Sales Business located at W9579 County Rd. G., Beaver Dam, WI 53916. This facility is currently owned by Don and Mary Geddeis. They have been very supportive.

Angel Cars, LLC. is focused on helping low income families with low cost towing and auto repairs. Everyone deserves to have reliable transportation to get to their jobs, kids to school, and get to medical appointments/emergencies. We do our best to help each family with their specific financial limitations. We work with A Pay It Forward Foundation a non-profit 501(c)3, Work n' Wheels, and local businesses Wally's Auto, AutoZone and O'Reillys Auto. With our Dealers License we will be able to purchase vehicles at the Auction, fix them and sell them to low income families for \$5,000.00 or less. Especially now during these Pandemic times it can be very difficult to keep a job without a vehicle we are helping so many and would like the support of the Town of Beaver Dam.

Thank you,



Michael Jahn, President

608-341-8067

Angel Cars, LLC

cc: Debbie

**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.

**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

**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

APPROVED 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 states that he is not "employee", however Don Geddeis signs his paychecks. 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