

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 28, 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 April 26, 2021 Plan Commission meeting
4. Conduct a public hearing on the application of Clifford, Krista, & Mary Goeller for a non-farm single family residence in the A-2 General Agricultural district on parcel 004-1114-2011-000 at N6094 County Road G. All interested persons may appear and present comments on the application.
5. Act on Item 4 above
6. Act on a Letter of Intent submitted by Clifford, Krista, & Mary Goeller to separate the existing single family residence and approximately 1.5 acres on parcel 004-1114-2011-000 at N6094 County Road G from the remaining agricultural lands
7. Conduct a public hearing on a directive from the Town Board to include utility scale solar farms and appurtenant equipment as a Conditional Use in the A-1, A-2, C-1, and I-1 zoning districts
8. Act on Item 7 above by making a recommendation to the Town Board
9. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
April 26, 2021**

Meeting called to order 7:00 pm. Notice posted April 20, 2021 and amended notice posted April 23, 2021. Notice published April 17, 2021 and amended notice published April 23, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Land Use Administrator Dan Prunuske.

Minutes of March 29, 2021 were read. Motion (Voigt/Schauer) to approve. Motion carried.

Chairman opens 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.

Ed Budde speaks and asks why it was zoned that way in the first place. John offers explanation but no one is sure as this happened long ago. Sandy Schoenberger asks if it is rezoned to ag if it will remain a pit and they will farm around it.

Chairman closes the public hearing.

Motion (Kuzniewicz/Tietz) 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. Motion carried.

Chairman opens the 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.

Chairman closes the public hearing.

Motion (Kuzniewicz/Voigt) 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. Motion carried.

Review of 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.

Motion (Voigt/Schauer) to approve 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. Motion carried.

Review of 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.

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Reading of original conditional use permit from August 4, 2003. Jeffrey Schepp and Denise Schepp appear as well as their son and co-owner, Noah Schepp. Schepp presents pictures of the completed gates from the original CUP that Kuzniewicz addressed at March 29, 2021 meeting. Daniel Nowak states that this is a business owner who is putting money into his business and trying to grow within the Town. Schepp does not feel that six cars left out front is feasible at this point in his business. They often have cars dropped off by dealerships, sometimes three to five at a time. Schepp would like to change his CUP so that he can have more than 6 cars as he is expanding, as he is now as a full time shop with three additional employees. Chairman states that Schepp is welcome to apply to change his conditional use permit and should contact LUA Dan Prunuske to get started on that. Gary Zuelsdorf, neighbor, also appears in support.

Chairman opens the 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.

Michael Jahn appears. He states that Angel Cars provides discounted auto repair for low income families. He is looking for a dealer's license and needs this to be able to get it. He states that he is now a member of the Beaver Dam Chamber of Commerce. Angel Cars works with Wheels-2-Work which is an auto loan program that offers 0% interest. Customer appears in support as she relies on Angel Cars. Neighbors Leon and Brenda Bannas appear W9591 County Road G. Brenda Bannas asks how many cars they want to have outside? They have five total employees, looking for one more part time employee. Plans to be funded by grants, non-profits, and loans. Schauer asks hours. M-F 8a earliest to 7pm latest. Michael Jahn wants to get Dealer's license to be able to buy cars at auction. Art Kitchen asks if he is involved with Don Geddeis. He states that he fixes Don's cars. Art Kitchen asks about fluids/hazardous waste. Jahn states that they have one 50 gallon drum that they recycle through a recycling company. Art Kitchen asks where the floor drains go to? Jahn states that fluids are not dropped onto the floor. Schauer asks if they have a dumpster? Yes Advanced Disposal dumpster. Tires are recycled through tire recycling company. Scrap dumpsters go through local scrap company. Have had insurance building inspections, but Jahn does not believe they've yet had a fire inspection.

Chairman closes public hearing.

Motion (Kitchen/Voigt) to approve CUP subject to complying with all of the requirements, proper hazardous waste disposal, and fire department notification of the business they are conducting as well as what they have in the building. CUP will allow 10 cars outside overnight for this business. Allowable working hours will be 7AM-6PM Monday through Saturday. Motion carried.

Bohl/Schauer to adjourn. 7:56PM.

Respectfully submitted,

Abby Klodowski, Secretary

Conditional Use Permit Application

Applicant (Agent) Clifford Goeller

Street Address N5967 County Road G

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 407-376-5352 Email cgoeller@bellsouth.net

Property Owner (If different from applicant) Clifford + Krista Goeller / Mary Goeller

Street Address N5967 County Rd G / N6583 Shaw Hill Rd

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 407-376-5352 Email cgoeller@bellsouth.net
920-885-5200

Parcel Identification Number (PIN) 004-1114-2021-000

Site Address N6094 County Road G, Beaver Dam, WI 53916

Zoning Agricultural

Present Use of Property Residential

Proposed Use of Property Residential

Zoning Ordinance Section Number 62-63 (2) (n)

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 Clifford A. Goeller

Date 6-1-2021 Contact number 407-376-5352

Disposition (For office use only)

Plan Commission Meeting Date: _____

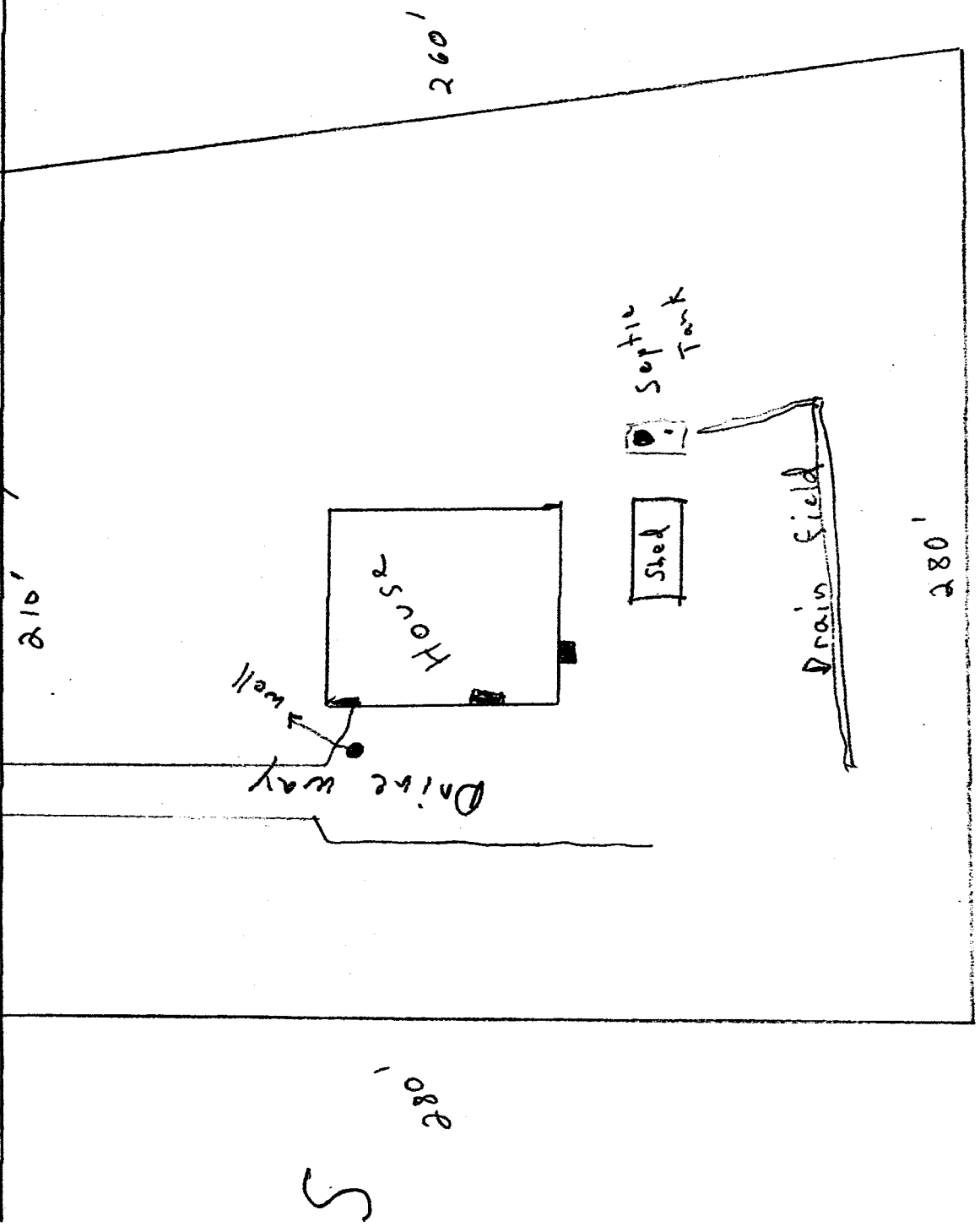
The CUP is (denied/granted/granted in part) subject to the following conditions:

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 _____

Hyw - G



N

260'

210'

Driveway
Well

House

Shed

Septic Tank

Drain Field

280'

E

208'
S

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>Clifford Goeller</u>		Parcel Identification Number (PIN) <u>004-1114-2021-000</u>			
Street Address <u>N5967 County Rd G</u>		Town <u>Beaver Dam</u>	T <u>11</u>	N <u>14</u>	R <u>14</u>
City • State • ZipCode <u>Beaver Dam, WI 53916</u>		1/4 <u>NE</u>	1/4 <u>NW</u>	Section <u>20</u>	Acreage of Parent Parcel <u>13.26</u>
Property Owner (If different from applicant) <u>Clifford & Krista Goeller / Mary Goeller</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u>N/A</u>			
Street Address <u>N5967 County Rd G / N6583 Shaw Hill Rd</u>		Site Address Of Property (DO NOT include City/State/ZipCode) <u>N6094 County Rd G</u>			
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 <u>Clifford Goeller</u>		Daytime Phone <u>(407) 376-5352</u>			
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 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 type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)		
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>Clifford A. Goeller</u>		Date <u>6-1-2021</u>			
Daytime Contact Number <u>(407) 376-5352</u>					