

Town of Beaver Dam Amended 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 2, 2023 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 July 31, 2023 Plan Commission meeting
4. Conduct a public hearing on an application for a Conditional Use permit submitted by Racecar Components for Gearheads, LLC, Anna Gehrke, agent, to sell automotive parts, operate a hobby shop, and conduct light manufacturing with floor space exceeding 3,500 sq. ft. on parcel 004-1114-0823-015 at 1235 Madison St
5. Approve, approve conditionally, or reject the application in Item 4 above
6. Conduct a public hearing on the application of the Duane & Kathleen Foulkes Trust to amend Map 8-2 of the 2030 Future Land Use plan by changing the zoning for the filled part of parcel 004-1214-2824-000 north of the City ROW from Single-Family Residential to Commercial
7. Approve, approve conditionally, or reject the application in Item 6 above
8. Conduct a public hearing on the application of the Duane & Kathleen Foulkes Trust to rezone the filled part of parcel 004-1214-2824-000 north of the City ROW from R-1 Single-Family Residential to C-1 Commercial
9. Approve, approve conditionally, or reject a favorable recommendation to the Board on the application in Item 8 above
10. Review the site layout for Beaver Bay Storage Co, fdba Jeremy Frank and Michael Bassette, and application for a Land Use permit for the construction of Building #2 on parcel 004-1114-0742-003, W9500 Nova Pass in accordance with the conditions of approval of the CU permit issued September 24, 2018 and approve, approve conditionally, or reject the application
11. Adjourn

Tom Zeamer
Plan Commission Chairman

UnAPPROVED MINUTES
Town Of Beaver Dam
Plan Commission Meeting
W8540 County Road W
July 31, 2023

1. Meeting called to order at 7:00pm. Present: Tom Zeamer, Donna Schauer, Ryan Griswold, Earl Voigt, and Mark Bobholz. Absent: Dean Hughes, Art Kitchen, Secretary Aimee Mallon
2. Minutes of June 26, 2023 meeting reviewed and approved with no changes.
3. Chairman opened a public hearing on the application for a Conditional Use permit submitted by Jeremy Kruk dba Crushin' It Apparel to operate a screen printing business with floor space exceeding 3,500 sq. ft. on parcel 004-1114-0823-015 at 1235 Madison St. Mr. Kruk not present. Building owner Tony Klatt testifies in favor. Public hearing closed.
4. Motion (Voigt/Griswold) to grant a Conditional Use permit to Jeremy Kruk dba Crushin' It Apparel to operate a screen printing business with floor space exceeding 3,500 sq. ft. on parcel 004-1114-0823-015 at 1235 Madison St. Motion carried unanimously.
5. (Voigt/Griswold) motion to adjourn at 7:15pm. Motion carried unanimously and the meeting adjourned at 7:15pm.

Respectfully submitted,

Mark Bobholz, Acting Secretary

Conditional Use Permit Application

Applicant (Agent) Racecar Components for Gearheads

Street Address W10690 Lake Dr

City, State, Zip Code Fox Lake, WI 53933

Phone Number 608.577.9623 Email gehrkes4@yahoo.com

Property Owner (If different from applicant) Tony & Stephanie Klatt

Street Address 411 Eilbes Ave

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920.204.2093 Email tklatt@jfahern.com

Parcel Identification Number (PIN) 004-1114-0823-015

Site Address 1235 Madison St Bldg. 1 Upper, Beaver Dam

Zoning G2-Commercial

Present Use of Property Vacant

Proposed Use of Property Racecar and Automotive parts for sale, hobby shop, light manufacturing

Zoning Ordinance Section Number 62-66(b)(1)

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 8-22-23

Contact number 608.577.9623 (Anna)

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 _____

TOWN OF BEAVER DAM
PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: Highway 33' NORTH @ Commercial Dr

Tax Key Number: 004- 1214-2824-000

Property Owner: Diane Foulkes c/o John Henry
(Name)

W8769 N. Slick Rd Beaver Dam, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-210-3435

Email: n/a

PROPOSED CHANGE OF USE FROM R-1 TO C-1

Agriculture
Conservancy
Utilities & Community Services

Single Family Residential
General Residential
Recreation

Commercial
Industrial

Existing Property Use: MARSH / FILL AREA

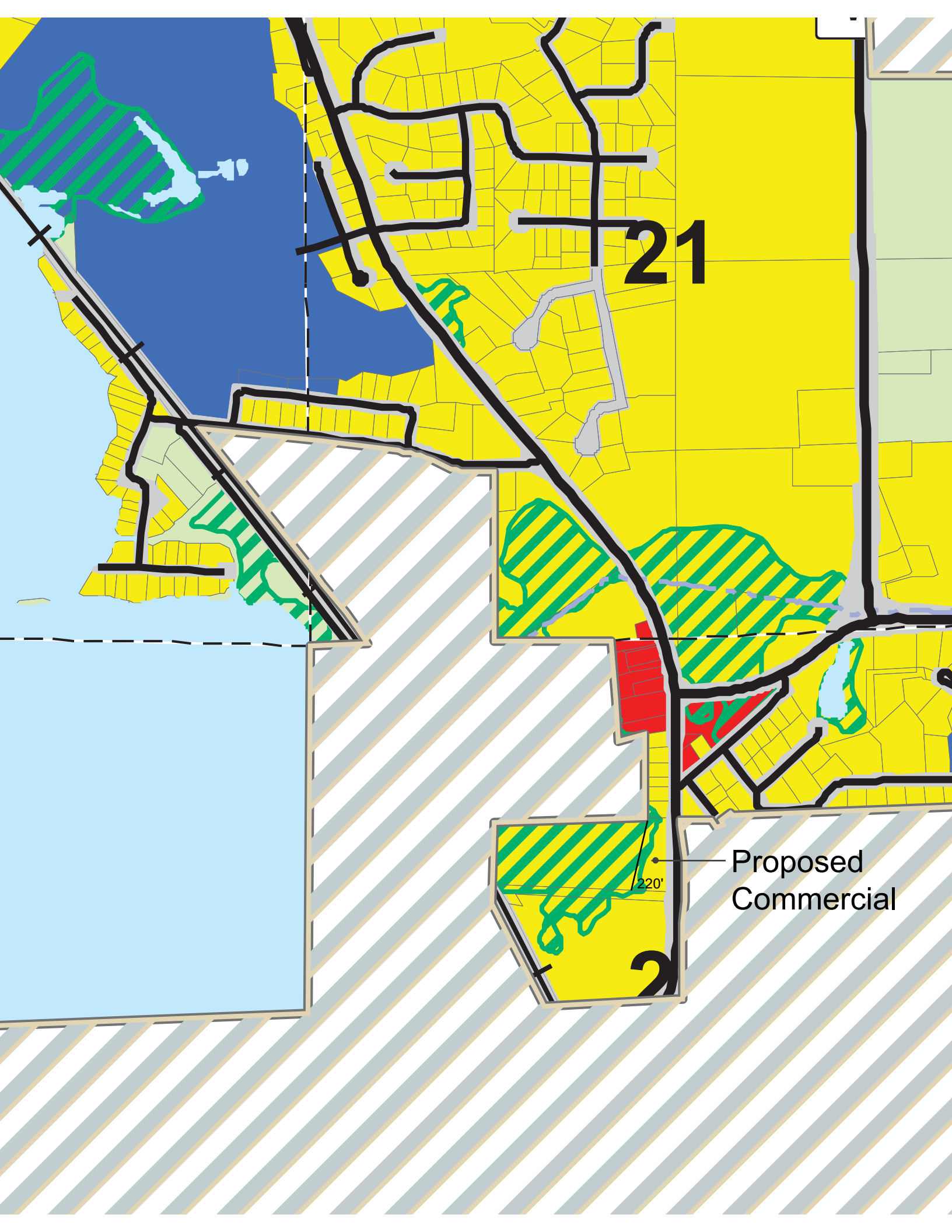
Proposed Property Use: GARAGE / BARN DOMINION

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

PROPERTY OWNER SIGNATURE Diane Foulkes DATE: 9-3-2023

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.



21

220'

2

Proposed
Commercial

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: Hwy "33" @ COMMERCIAL DR. WEST OF Hwy "33"

Tax Key Number: 004- 1214-2824-000

Property Owner: Duane Foulkes % JOHN HENRY
(Name)

W 8769 NIBLUCK RD BEAVER DAM, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-210-3435

Email: N/A

PROPOSED CHANGE OF ZONING FROM R-1 TO C-1

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: MARSH / FILL AREA

Proposed Property Use: GARAGE / BARN

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

PROPERTY OWNER SIGNATURE Duane Foulkes MF DATE: 9-3-2023

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.

FOULKES / HENRY REZONE :

- 1.) USE OF ADJOINING LANDS (500') :
- NORTH : CITY OF B.D. PARK (RECREATION)
RESIDENTIAL ON Hwy "33" (MULTI / SINGLE)
- EAST : CITY OF B.D. (COMMERCIAL)
- SOUTH : CITY LIFT STATION - (COMMERCIAL)
FARMLAND (AGRICULTURE)
- WEST : RAILROAD / LAKE (COMMERCIAL)

2.) OWNERS WITHIN (300') :

- NORTH :
- RUBEN SCHMIDT / Karen Ispen - N8011 SR "33"
 - LOREN & BETSY ZUELKE - N8019 SR "33"
 - BEVERLY LABRANGE - N8027 SR "33"
 - SALIM MOHAMMED - N8013 HUBERT DR

EAST :

CITY OF BEAVER DAM 205 S. LINCOLN AVE

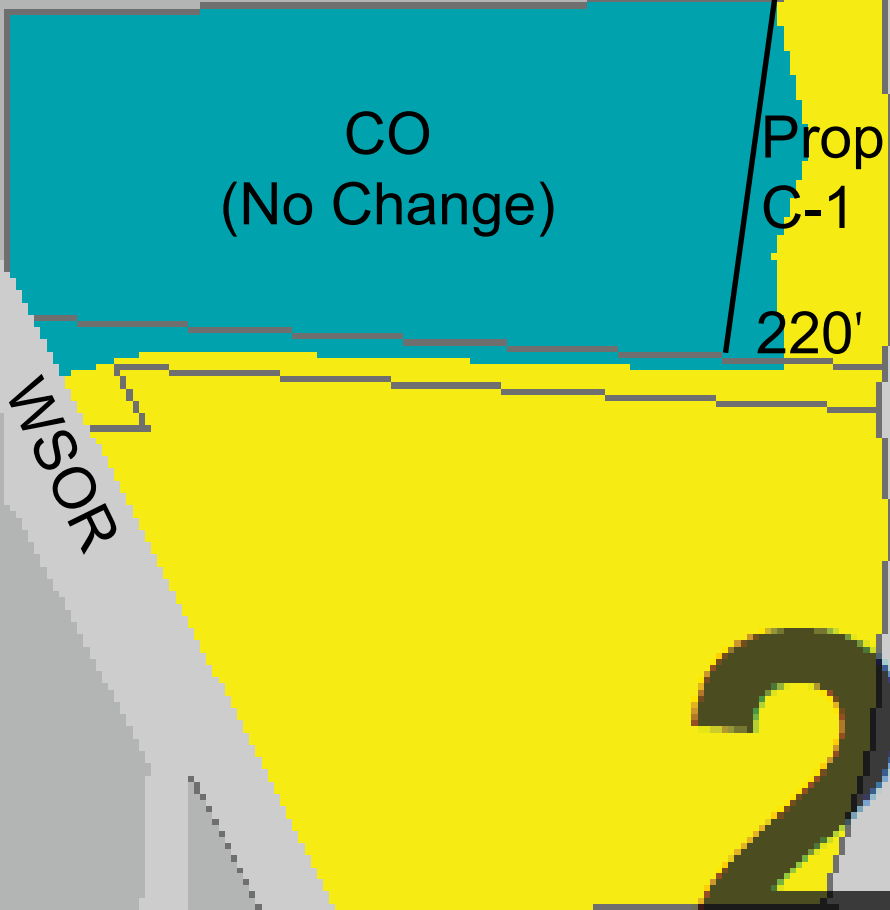
SOUTH : Duane Foulkes

CITY OF B.D. (LIFT STA)

WEST : WISC. D.O.T. RAILROAD 4822 MADISON VILLS
MADISON, WI

BEAVER DAM LAKE - CITY B.D.

NORTH : CITY of B.D. Park 205 S. LINCOLN B.D.



28

Land Use Permit Application

Fee: \$75.00 + \$1.00 per \$1,000.00 of cost
\$150.00 + \$2.00 per \$1,000 of cost*

Town of Beaver Dam

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

Applicant (Agent) Beaver Bay Storage Teremy frank
Street Address W7663 Patrick place
City, State, Zip Code Beaver Dam WI 53916
Phone Number 920-296-2481 Email beaverbaystorage@gmail.com

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

Parcel Identification Number (PIN) 004-1114-0742-003
Site Address W9500 Nova Pass

Present Use of Property ~~Auto~~ Storage mini storage non heated
Proposed Use of Property mini storage non Heated
Permit Required For _____

Structure Dimensions: Length 221 Width 36 Height ≈ 13'
Number of Stories 1 Total Square Footage 7,956

Total Structure Costs \$ ~~110,000~~ \$180,000

Note: 1. A site plan drawn to scale must be included with all applications. Building # 2
2. Costs are defined as either Contracted or Do-it-yourself. Contracted cost includes material and labor. Do-it-yourself cost is the value of materials doubled.

Certificate

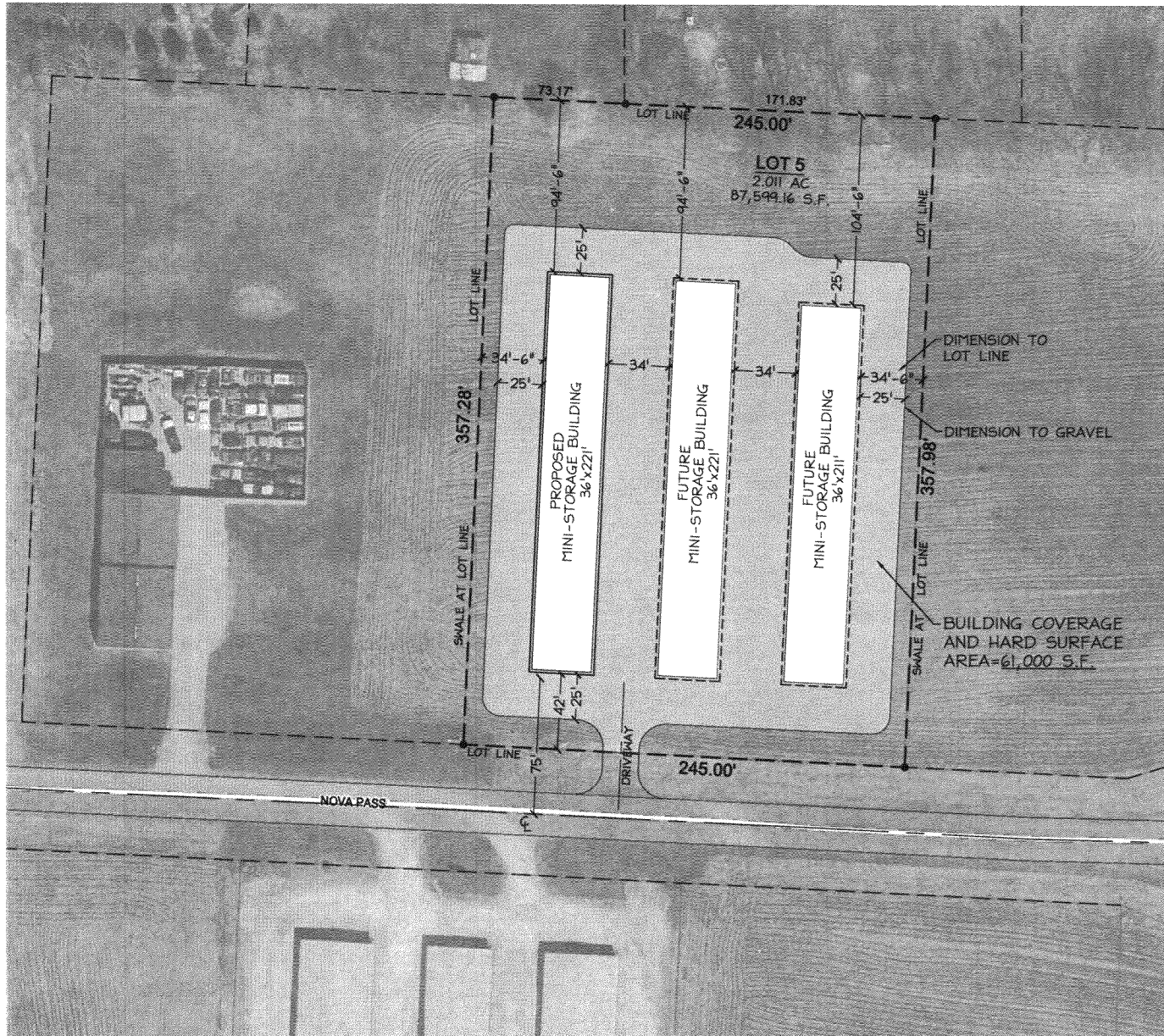
I hereby certify that I am the owner and/or authorized agent of the property and that all the above statements and attachments submitted are true and correct to the best of my knowledge and belief. Also, all work performed and equipment installed shall meet all applicable laws and regulations of the State of Wisconsin.

Signature of owner or authorized agent [Signature] Date 5-23-23
Phone Number 920-296-2481 Email BEAVERBAYSTORAGE@GMAIL.COM

Disposition (For Town use only)

Zoning District _____ Date Permit Issued/Denied _____
Land Use Permit Number _____ Sanitary Permit Number _____
Total Fees Paid \$ _____ Date Collected _____
Land Use Administrator _____


*Fee doubles if construction has started prior to application for permit.



TOTAL LOT 87,599.16 S.F.
 MAXIMUM COVERAGE 70% = 61,319.41 S.F.

PRELIMINARY DRAWING

CONTRACT SPECIFICATIONS
 TAKE PRECEDENCE
 OVER BUILDING PLANS

 PINNO CONSULTING, INC. 7888 COUNTY ROAD T ROSENDALE, WI 54974	SITE LOT-5 OF CELESTIAL VIEW BUSINESS PARK TOWN OF BEAVER DAM, WISCONSIN DOUGLASS COUNTY	OWNER: Mike Bassette 203 Cody Dr. Beaver Dam, WI 53916	BUILDING PROPOSED MINI-STORAGE BUILDING 36'x221'x9'6"	COPYRIGHT NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM THIS PLAN IS PROHIBITED AND MAY CONSTITUTE CRIMINAL THEFT	DRAWING NO. 18-275	DRAWN BY J. IMMEL	ISSUE DATE 9/5/2018	REVISIONS 9/6/2018 PAGE C1 OF C1
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**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
September 24, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted September 19, 2018 and published September 17, 2018
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Art Kitchen, Bob Tietz, Donna Schauer, Rosemarie Garczynski, Land Use Administrator Dan Prunuske. Absent: Neal Stippich.
3. Reading of minutes of August 27, 2018 were read. Kitchen stated he had checked calendar and was absent for the January 29, 2018 meeting. Motion (Voigt/Kuzniewicz) to approve as read. Motion carried.
4. Chairman opened the public hearing on the application of Minning Transport for a Conditional Use Permit to operate a trucking business for transportation of unprocessed agricultural products at W7836 County Road S, parcel 004-1114-2343-000. Mark Tomashek present from New Frontier Land Surveying. Kuzniewicz stated Board talked about matter a couple of years ago and did not think they would have a problem with it. Ron & Debbie Nell present. Neighbor Barnett present in a show of support. Chairman closed the hearing.
5. Motion (Voigt/Kitchen) to approve Conditional Use Permit application for milk hauling business for Kevin Minning. Motion carried.
6. Letter of Intent submitted by F.W.R. Nell Farms, Inc. to divide parcel 004-1114-2343-000 to create a 3.7 acre parcel in the A-2 General Agricultural district. Said parcel to be used for a trucking business for transportation of unprocessed agricultural products at W7836 County Road S. Chairman noted parcel is zoned A-1, not A-2. Motion (Kuzniewicz/Voigt) to approve letter of intent. Motion carried.
7. Letter of Intent submitted by Ronald W. and Deborah A. Nell to divide parcel 004-1114-1442-001 to create a 1.5 acre parcel in the A-2 General Agricultural district containing a non-farm single-family dwelling. LUA Prunuske pointed out the issue is that they are looking to create a 1.5 acre parcel, not that it is non-farm. Kuzniewicz stated it is farm consolidation and a non-conforming lot. Motion (Voigt/Schauer) to approve letter of intent to create the 1.5 acre lot. Motion carried.
8. Chairman opened the public hearing on the application of Ronald W. & Deborah A. Nell for a Conditional Use Permit to create a 1.5 acre parcel in the A-2 General Agricultural district containing a non-farm single-family dwelling. Ronald and Deborah Nell present. No one present against. Chairman closed the public hearing.
9. Motion (Voigt/Kitchen) to approve Conditional Use Permit for the residence. Motion carried.

10. Chairman opened the public hearing on the application of Jeremy Frank and Michael Bassette for a Conditional Use Permit to operate a self-service storage facility on parcel 004-1114-0742-003, Lot 5 Celestial View Business Park in the C-1 Commercial district. Jeremy Frank and Michael Bassette present proposing a 36x221 storage facility and once full, then expanding to 2 more thereafter. Discussion. Lot will have lighting, but not fencing at this time. No one present against. Prunuske inquired about lighting being angled down due to residential area nearby. Chairman closed the public hearing.
11. Motion (Kitchen/Voigt) to approve the Conditional Use Permit with only inside storage, no outdoor storage, shaded so outdoor lighting shines downward and not outward, and must return for review prior to construction of additional buildings to ensure ordinances have not changed, and comply with all local, County and State permits. Motion carried.
12. Motion (Kuzniewicz/Voigt) to adjourn 7:27pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary