

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 Monday May 13, 2024 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 January 29, 2024 Board of Appeals meeting
4. Conduct a public hearing on the appeal of the Scott A. & Jennifer Schroepfer Trust to allow construction of a detached garage in front of the residence at W9599 Rose Circle parcel 004-1114-0622-020
5. Approve, approve conditionally, or reject the appeal in Item 4 above
6. Adjourn

Howard Bohl
Board of Appeals Chairman

Town of Beaver Dam-Board of Appeals
Unapproved Meeting Minutes
Monday, January 29, 2024
7:00pm
W8540 County Rd W

Meeting called to order at 7:00pm

Present: Chairman Howard Bohl, Sue Recheck, Alan Mannel

Also Present: Land Use Administrator

Motion (Recheck/Mannel) to approve December 13, 2023 meeting minutes.

Chairman opened public hearing on the appeal of James and Pamela Pfarr to allow construction of a new single-family residence with no basement on Lot 7 The Preserve at Crystal Farms, Tradewinds Circle, parcel 004-1114-1413-010.

James and Pamela Pfarr not in attendance.

Land Use Administrator Dan Prunuske stated town ordinance states basement is necessary, no issue with planning commission if it is approved but there might be issues with building permits.

Sister of James Pfarr read letter from Pamela Pfarr stating why Pamela did not want stairs.

James Pfarr spoke in favor via phone call.

Six neighbors spoke against the residence being built without basement, scared of safety for owners due to Wisconsin weather, property value decreasing to neighboring properties, and restrictions in housing covenants.

Chairman closed public hearing.

Motion (Mannel/Bohl) to turn down the variance. Carried unanimously.

Motion (Recheck/Mannel) to adjourn at 7:54pm.

Aimee Mallon, Secretary

Town residents in attendance-

Becky Kikkert N6323 Tradewinds Cir. #920-296-9040 rebecca.kikkert@gmail.com

Andrew Kurer N6415 Tradewinds Cir #262-227-9303

Leo & Judy Lackas N6369 Tradewinds Cir #920-382-1717

Jim Cuhel N6329 Tradewinds Cir #920-841-5178

Appeal Application

Applicant (Agent) Scott Schroepfer

Street Address W9599 Rose Cir

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920-567-8507 Email schroepfer.scott@gmail.com

Property Owner (If different from applicant) same as applicant

Street Address _____

City, State, Zip Code _____

Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1114-0622-020

Site Address W9599 Rose Circle, Beaver Dam, WI 53916

Subdivision & Lot Number or CSM Number Millers Woods Lot 21

Zoning Residential

Present Use of Property Residence

Proposed Use of Property Residence

List any prior variances granted or denied for this property none

Describe all Nonconforming structures and uses on this property none

Zoning Ordinance Section for which a variance is sought No detached garage on street side of home

Variance Requested Allow a detached garage on the street side of the home

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

See the attached detailed justification which considers the interests of Beaver Dam Lake, the neighboring homeowners and the spirit of the existing code.

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 _____

Date 4/23/2024

Contact number 920-567-8507

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

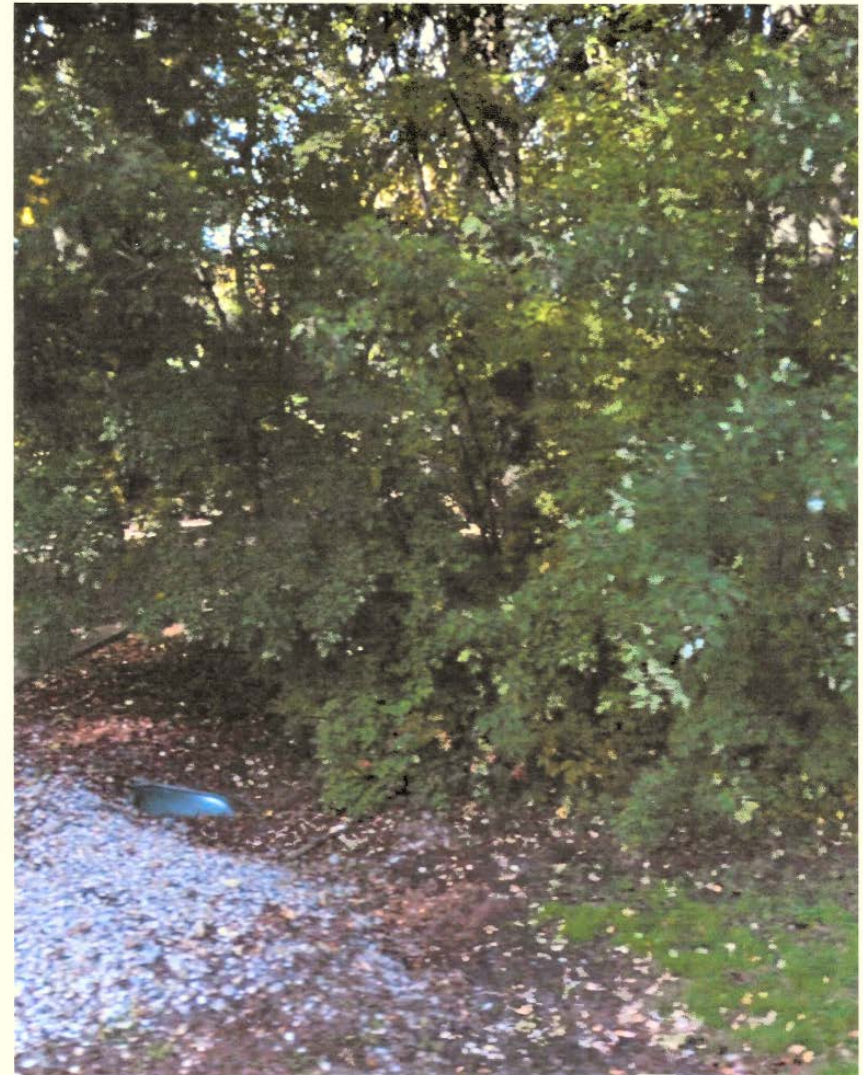
Date _____

W9599 Rose Circle Detached Garage Variance Application

Justification for the variance

1. This property is located on Beaver Dam Lake with the existing residence located 90ft from the lakeshore. Considering this 90ft dimension, per DNR regulations, no structure can be built in the backyard of this property to protect Beaver Dam Lake for the enjoyment of the current and future residents of the County. Also, per the site map, the lot is too skinny for a detached garage to be placed alongside the existing residence. Therefore, the remaining option is placement of the detached garage on the streetside of the residence.
2. Referring to the site map, the streetside of the lot is very wide and provides ample space to locate the proposed detached garage. The proposed location of the detached garage was selected to ensure no change in the direct line-of-sight viewing of the residence from the junction of Rose Circle and the residence driveway. This location was also selected to provide access to the detached garage from the existing driveway.
3. Because the mature trees in Millers Woods are beneficial to the neighborhood residents and property values, the position of the detached garage was selected to reduce the number of trees that require removal. Positioning the detached garage further to the left (when viewed from Rose Circle) would trigger additional mature tree removal.
4. The existing residence is not readily visible from the Rose Circle or Cousins Court roadways due to the dense trees and bushes on the streetside of the residence. The only clear visibility of the residence is by looking directly down the driveway. The proposed placement of the detached garage will not change the visibility of the residence from Rose Circle or Cousins Court.

Satellite image of the property denoting the location of 5 'Google Maps photos' showing the visibility of the residence from the roadways. The subsequent pages contain the street view photos.



Position 1



Position 2



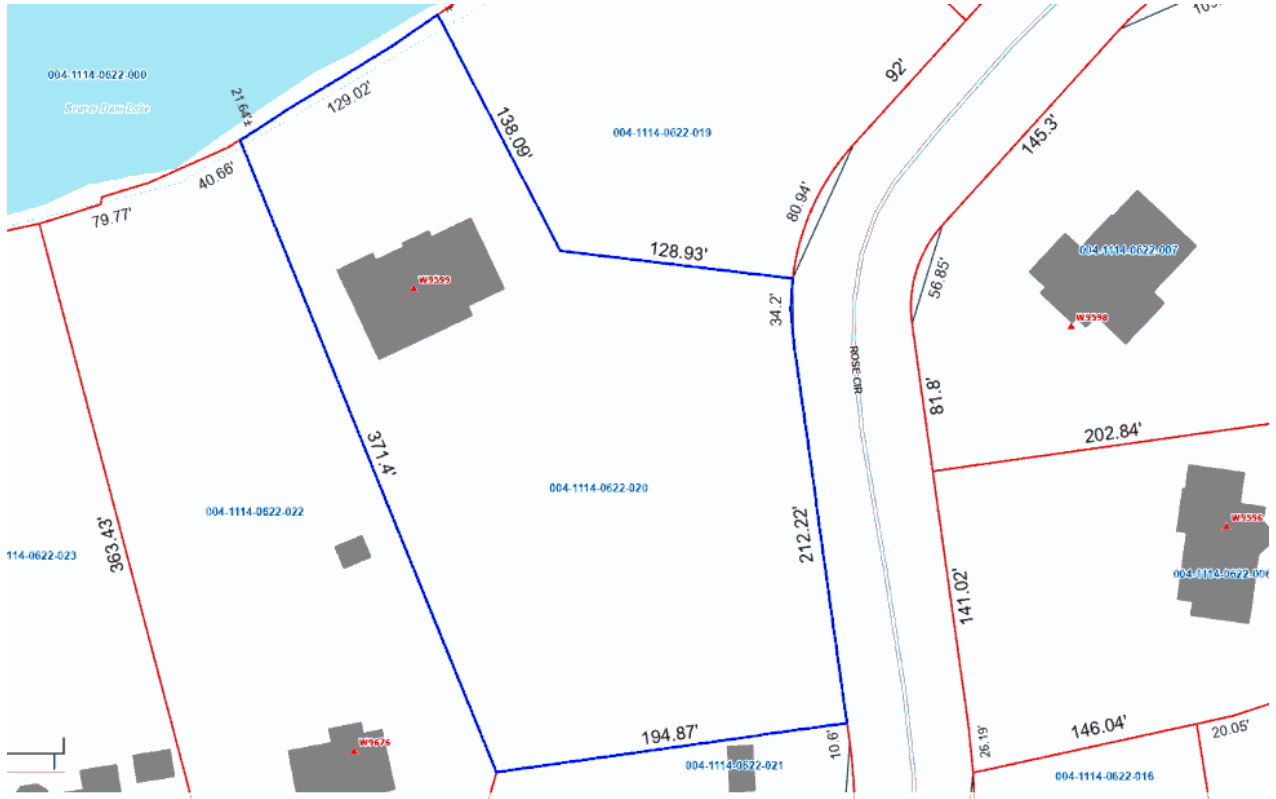
Position 3



Position 4



Position 5



☐ New

3133-000
80.256 ac.

Distance

D 77' to existing structure

0622-000
2344 ac.

6693

216.76

206.55°

213

6693

2-007

0622-008
1.036 ac.

0622-009
1.002 ac.

0622-010
1 002 ac

9529-020 p

300ft line

Proposed
Garage

Septic Drains
to Community
Mound

COUSINS CT

ROW

MATHIAS LN

N

0111-002
17.485 ac

0623-006
9 306 20

271.89'

0622-025
1.191 ac.

0622-026
1.053 ас.

0622-027
1.033 ac.

0692-01
1.089 ac

0622-031
1.174 ac

0622-032
1.113 ac.

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.