

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 August 28, 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 July 24, 2024 Board of Appeals meeting
4. Conduct a public hearing on the appeal of the DAB KAR Group, LLC., owners of Old Hickory Golf Club, to reduce the required 10 ft x 20 ft parking stall size to 9 ft x 18 ft for a proposed expansion of the parking lot at W7596 State 33 on parcel 004-1114-0131-000
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
Wednesday, July 24, 2024
7:00pm
W8540 County Rd W

Meeting called to order at 7:01pm

Present: Chairman Howard Bohl, Liz Kern, Alan Mannel, Jesse Hanks, Sue Recheck, Isaac Dornfeld

Also Present: Land Use Administrator Dan Prunuske

Motion (L.Kern/I.Dornfeld) to approved May 13, 2024 meeting minutes. Carried unanimously.

Chairman opened public hearing on the appeal of the Dennis Giese to reduce the 42ft street setback to 27ft to allow construction of a new single-family residence at approximately W8049 Prospect Road on parcel 004-1114-0222-006.

Dennis Giese in attendance and spoke in favor of appeal.

None spoke opposed.

Chairman closed public hearing.

Motion (S. Rechek/J. Hanks) to grant the approval. Carried unanimously.

Chairman adjourned meeting at 7:11pm.

Aimee Mallon, Secretary

Appeal Application

Applicant (Agent) Old Hickory Golf Club

Street Address W7596 State Rd 33

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920-887-7179 Email rstray@oldhickorygolfclub.com

Property Owner (If different from applicant) Dab Kar Group LLC

Street Address 2027 Fieldstone Ln

City, State, Zip Code Richfield, WI 53076

Phone Number 920-887-7179 Email rstray@oldhickorygolfclub.com

Parcel Identification Number (PIN) 004-1114-0131-000

Site Address W7596 State Rd. 33, Beaver Dam, WI 53916

Subdivision & Lot Number or CSM Number Lot 1

Zoning R-1: Single Family

Present Use of Property Golf Course

Proposed Use of Property Gold Course w/ Clubhouse & Parking Lot addition

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 Section 62-126: Off-Street Parking of the Town of Beaver Dam Zoning Ordinance

Variance Requested Section 62-126: Off-Street Parking of the Town of Beaver Dam Zoning Ordinance requires each parking space to be at least 200 square feet (10 feet x 20 feet). The applicant proposes 162 square foot (nine [9] feet by 18 feet) parking stalls the reduction in parking stall size will avoid parking encroachment into existing delivery truck routes and the driving range.

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

See attached narrative document.

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 Ryan Stray

Date 7/29/24 Contact number 920-980-5652

Disposition (For office use only)

Board of Appeals meeting date: _____

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

Signed _____ Date _____

Land Use Administrator



August 6, 2024

Parking Stall Size Variance Narrative

Project: Old Hickory Golf Club
W7596 State Rd. 33
Beaver Dam, WI 53916

Dab Kar Group LLC is requesting a parking stall size variance review and approval for the proposed new clubhouse addition with associated parking lot expansion, at the golf club on W7596 State Road 33 (Parcel #004-1114-0131-000) in the Town of Beaver Dam.

The entire approximate 193-acre golf course property is zoned R-1 Single Family and contains no applicable overlay zoning districts. The golf course use is a conditional use in this zoning district. The proposed development includes an approximately 15,405 square foot, single-story banquet building with a basement, offering an area to host large gatherings and weddings. In conjunction with the proposed clubhouse facility, parking lot expansion and reconstruction are proposed to accommodate 209 parking stalls. As part of the project, the applicant requests a smaller parking stall size to accommodate the truck delivery route and avoid expanding parking into the existing driving range area, and also ensuring adequate space for a stormwater management pond south of the parking lot.

The applicant respectfully requests development be allowed to proceed with the following requested exception from the Town of Beaver Dam Zoning Ordinance.

Section 62-126: *Off-Street Parking* of the Town of Beaver Dam Zoning Ordinance requires each parking space to be at least 200 square feet (10 feet x 20 feet). The applicant proposes 162 square foot (nine [9] feet by 18 feet) parking stalls. The reduction in parking stall size will avoid parking encroachment into existing delivery truck routes and the driving range. The proposed parking lot addition/reconstruction and stall size are shown on the enclosed sheet C1.1.

Due to special conditions, a literal enforcement of the provisions of the code will result in practical difficulty or unnecessary hardship. In this case, you must demonstrate that a variance will not be contrary to the public interest and that the spirit of the code will be observed, public safety and welfare secured, and substantial justice done.

Old Hickory Golf Club is a long-established golf course; the course layout and driving range have been in place for years. Additional parking is required to accommodate the proposed clubhouse upgrades; the deviation in parking stall size combined with the proposed parking expansion will allow sufficient parking to accommodate the clubhouse upgrades without infringing on the driving range or interfering with the new delivery truck route. Denial of the variance for the smaller parking stall size will be unreasonably burdensome by reducing the area of the driving range amenity. Granting the requested variance provides the minimum relief

necessary to allow the new clubhouse development, provide required parking and delivery truck access, and not interrupt the existing course and driving range layout.

The requested building parking stall size exception will not be detrimental to the character of the neighborhood or negatively impact the nearby properties and the proposed stall size conforms to widely accepted engineering/parking stall sizing standards. The proposed clubhouse and parking lot expansion and reconstruction will allow the Club to expand the clubhouse amenities and maintain the current course and driving range layout.

The proposed clubhouse facility will meet all required setbacks to the surrounding adjacent residential and agricultural properties. The requested parking stall size exception will not be detrimental to the public welfare or health; it will not be injurious to the nearby properties, nor will it be contrary to the intent of the Town of Beaver Dam Zoning Ordinance. The variance will allow smaller parking stall sizes but will not impact the safe traffic circulation on the site or impact fire protection and prevention standards in place for emergency service access/maneuver and firefighting services.



LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

KEYNOTES:	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	CONCRETE PATIO (SEE ARCH/STRUCTURAL PLANS)
3	FLUSH WALK (SEE DETAIL)
4	CONCRETE STAIRS (SEE ARCH/STRUCTURAL PLANS)
5	WEDDING AREA (FINAL DESIGN AND FEATURES TBD)
6	CONCRETE RETAINING WALL (SEE STRUCTURAL PLANS)
7	18" CURB & GUTTER (SEE DETAIL)
8	ALTERNATE REPAVING AREA (REMOVE ASPHALT AND REPAVE OVER EXISTING BASE). PROVIDE BREAKOUT PRICING FROM BASE BID FOR THIS AREA. PROVIDE NEW PARKING STALL STRIPING IF ALTERNATE IS SELECTED.
9	CURB TAPER (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
17	6" CONCRETE BOLLARDS (TYP) (SEE ARCH PLANS FOR DETAILS)
22	TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	GENERATOR PAD. PAD DESIGN & SIZE PER MANUFACTURER SPECIFICATIONS
25	CONCRETE EQUIPMENT PAD. VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.

SITE INFORMATION:

PROPERTY AREA: 8,402,549.8 S.F. (192.896 ACRES).
EXISTING ZONING: R-1: SINGLE FAMILY
PROPOSED ZONING: R-1: SINGLE FAMILY WITH CUP
PROPOSED USE: GOLF COURSE WITH BANQUET BUILDING ADDITION AND PARKING/OTHER IMPROVEMENTS.
AREA OF SITE DISTURBANCE: 3.55 ACRES
SETBACKS:
BUILDING: FRONT(SOUTH) = 100'
SIDE(EAST/WEST) = 10'
REAR(NORTH) = 25'
PAVEMENT: FRONT(SOUTH) = 0'
SIDE(EAST/WEST) = 0'
REAR(NORTH) = 0'
BUFFERYARDS:
FRONT(SOUTH) = 0'
SIDE (EAST/WEST) = 0'
REAR(NORTH) = 0'
PROPOSED BUILDING HEIGHT: XXXXX (MAX. HEIGHT ALLOWED: 40')
PARKING REQUIRED: 1 SPACE PER 200 S.F. FLOOR AREA (163 SPACES REQ.)
PARKING PROVIDED: 208 SPACES (8 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 7, HANDICAP STALLS PROVIDED: 8

EXISTING SITE DATA (WITHIN PROJECT AREA)			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	1.73	75,198	42.0%
TOTAL IMPERVIOUS	1.73	75,198	42.0%
LANDSCAPE/ OPEN SPACE	2.38	103,802	58.0%
PROJECT SITE	4.11	179,000	100.0%

PROPOSED SITE DATA (WITHIN PROJECT AREA)			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.35	15,447	8.6%
PAVEMENT (ASP. & CONC.)	2.33	101,500	56.7%
TOTAL IMPERVIOUS	2.68	116,947	65.3%
LANDSCAPE/ OPEN SPACE	1.42	62,053	34.7%
PROJECT SITE	4.11	179,000	100.0%



CIVIL SITE PLAN

PROJECT INFORMATION

PROPOSED CLUB HOUSE BUILDING FOR:
OLD HICKORY GOLF CLUB
W7596 STATE HIGHWAY 33 • BEAVER DAM, WI 53916

PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 27, 2024
JULY 9, 2024
JULY 18, 2024
AUG. 6, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230348300

SHEET NUMBER

C1.1

CIVIL SITE PLAN - TRUCK TURN EXHIBIT