

**MINUTES OF June 13, 2012**  
**TOWN of BEAVER DAM**  
**BOARD OF APPEALS**

Beaver Dam Town Hall, W8540 Cty W, Beaver Dam, WI

Acting Chairman Del Guenther called the June 13, 2012 Board of Appeals meeting to order at 7:05pm. Roll Call taken, present, Del Guenther, Harold Hicks, Paul Worth, Howard Bohl and Secretary, Cheryl Goodrich.

Notice of meeting was posted and published June 6, 2012.

Motion by Howard Bohl to approve the Dec. 14, 2011 minutes as read. Motion seconded by Harold Hicks, all in favor, motion carried.

The first order of business is to act on the application of Alan Mannel, for a variance to Sections 62-182(2) of the Town zoning code to construct a garage within the street yard setback in a residential zoning district.

Mr. Mannel stated the reasons for the placement and need of the second garage are as follows: The previous owner built house to close to the south lot line, avoid septic, place needed for additional vehicles and work shop. No opposition from adjoining property owners.

Motion by Paul Worth to approve the variance. Motion seconded by Howard Bohl, all in favor, motion carried.

Motion by Paul Worth to have the town Chairman appoint a Vice Chair to the BOA. Motion seconded by Harold Hicks, all in favor, motion carried.

Motion by Harold Hicks to adjourn, seconded by Paul Worth, all in favor, motion carried.

Meeting adjourned 7:17pm.

Respectfully Submitted,  
Cheryl Goodrich, Secretary

**Approved**  
**MINUTES OF July 18, 2012**  
**TOWN of BEAVER DAM**  
**BOARD OF APPEALS**

Beaver Dam Town Hall, W8540 Cty W, Beaver Dam, WI

Chairman Jeff Schmitt called the July 18, 2012 Board of Appeals meeting to order at 7:03pm. Roll Call taken, present, Jeff Schmitt, Howard Bohl, Harold Hicks, Dean Hughes, Secretary, Cheryl Goodrich. Absent, Del Guenther & Paul Worth.

Notice of meeting was posted and published July 11, 2012.

Motion by Howard Bohl to approve the June 13, 2012 minutes as corrected. (Correction of date in first sentence) Motion seconded by Harold Hicks, all in favor, motion carried.

The first order of business is to act on the application of Wesley Hotchkiss, for a variance to Section 62-182(2) of the town zoning code to allow for the construction of a garage within the street yard setback in a residential zoning district, located at W8763 Westview Ln. Applicant is present. Variance needed because of bad topography and side yard has a swale in the way. Neighbor Mark Koch also present and spoke in favor of building the garage in that area. No opposition. Motion by Howard Bohl to approve the variance. Motion seconded by Harold Hicks, all in favor, motion carried.

The second order of business is to act on the application of New Frontier Land Surveying, agent for Rosemarie Garczynski, for a variance to Section 62-63(2)(k) of the town zoning code, to allow for a minor land division without a qualifying 35 acre parcel, and Section 62-156 to allow a driveway spacing of less than 500', located on Shaw Hill Rd. Applicants, Mark Tomashek and Rosemarie Garczynski are present. The house lot would be approximately 1.8 acres. Less than 500 cars per day allows for 300' between driveways. This would be about 250' from 1 driveway and 800' on the other side. Mark Tomashek claims a hardship is created by and incorrect Comprehensive plan. Mrs. Garczynski claims hardship if she had to purchase land elsewhere nor should she have to. Tom Zeamer read a letter of opposition from Neal Stippich. Speaking in favor were neighbor, Gerald Cianciollo, reason, has no problem with a house there; Jeff Schmitt, reason, it's a fragmented piece of land, it is surrounded by natural & man made obstacles and Comp Plan does create a hardship; Harold Bohl, rents land for farm use, this does not create a hardship for him. Motion by Jeff Schmitt to approve the variance. Motion seconded by Harold Hicks, all in favor, motion carried.

Third order of business is to act on the application of Herb Lehner, for a variance to Section 62-63(2)(k) of the town zoning code, to allow two homes to be located on one farm without having to complete a minor land division or obtain a Conditional Use Permit, located at W9294 Jackson Rd. Applicant Herb Lehner is present. Parcel for a new house is 20 acres. He would like to keep

complete farm in tact with 15 parcels = about 453 acres. Tom Zeamer read a letter of opposition from Neal Stippich. Motion by Howard Bohl to approve the variance. Motion seconded by Dean Hughes, all in favor, motion carried.

Motion by Harold Hicks to adjourn, seconded by Howard Bohl, all in favor, motion carried.  
Meeting adjourned 8:00pm.

Respectfully Submitted,  
Cheryl Goodrich, Secretary

**Approved**  
**MINUTES OF August 29, 2012**  
**TOWN of BEAVER DAM**  
**BOARD OF APPEALS**

Beaver Dam Town Hall, W8540 Cty W, Beaver Dam, WI

Chairman Jeff Schmitt called the Aug. 29, 2012 Board of Appeals meeting to order at 7:04pm. Roll Call taken, present, Jeff Schmitt, Howard Bohl, Harold Hicks, Dean Hughes, Paul Worth, Secretary, Cheryl Goodrich. Absent, Del Guenther.

Notice of meeting was posted and published Aug. 22, 2012.

Motion by Howard Bohl to adopt the agenda presented. Motion seconded by Harold Hicks, all in favor, motion carried.

Motion by Harold Hicks to approve the July 18, 2012 minutes as read. Motion seconded by Paul Worth, all in favor, motion carried.

The first order of business is to act on the application of Robert Burton, for a variance to Section 62-64(a)(2) of the town zoning code to allow for horses to be housed on an eight acre parcel located in a residential zoning district, located at W9213 CTY Rd G. Robert Burton was present. Mr. Burton stated that he is selling the property and the buyers would like to have horses. Speaking in favor were Mike and John Kuzniewicz and Janice Schmitt. They all had no problem with horses being there with the below listed conditions.

Motion by Jeff Schmitt to approve the variance with the following conditions:

1. Variance is granted for horses only with 4 horses maximum.
2. Manure stockpiled for no more than 6 months with no obnoxious/offensive odor.
3. Construction of legal fence according to State of WI Fence Law is installed as required with the cost of construction and maintenance be entirely born by the applicant parcel.

Motion seconded by Harold Hicks, all in favor, motion carried.

Motion by Howard Bohl to adjourn, seconded by Harold Hicks, all in favor, motion carried.

Meeting adjourned 7:38pm.

Respectfully Submitted,  
Cheryl Goodrich, Secretary

**UnApproved**  
**MINUTES OF Oct. 10, 2012**  
**TOWN of BEAVER DAM**  
**BOARD OF APPEALS**

Beaver Dam Town Hall, W8540 Cty W, Beaver Dam, WI

Acting Chairman Del Guenther called the Oct. 10, 2012 Board of Appeals meeting to order at 7:10pm. Roll Call taken, present, Del Guenther, Howard Bohl, Harold Hicks, Paul Worth, Secretary, Cheryl Goodrich. Jeff Schmitt absent.

Notice of meeting was posted and published Oct. 3rd, 2012.

Motion by Paul Worth to dispense with the reading of the minutes and approve as submitted.

Motion seconded by Harold Hicks, all in favor, motion carried.

The first order of business is to act on the application of Jill Fakes for a variance to construct two lighted columns within the road setback area, located at W8556 Lake George Ter.

Mr. Fakes was present and stated they would be located behind a tree line. Motion by Howard Bohl to approve the variance. Motion seconded by Paul Worth, all in favor, motion carried.

Motion by Howard Bohl to adjourn, seconded by Harold Hicks, all in favor, motion carried.

Meeting adjourned 7:20pm.

Respectfully Submitted,  
Cheryl Goodrich, Secretary