

Approved Minutes of January 30, 2013
Town of Beaver Dam
Board of Appeals Meeting

Chairman Jeff Schmitt called the January 30, 2013 Town of Beaver Dam Board of Appeals meeting to order at 7:03 pm. Members present: Jeff Schmitt, Howard Bohl, Del Guenther, Harold Hicks, Paul Worth, and Dean Hughes. The meeting was located at W8540 County Road W, Beaver Dam,

Motion by Guenther, seconded by Hicks to dispense of reading of minutes, all in favor, motion carried.

The first order of business was to act on the application of Dennis Giese, for a variance to Section 62-241 of the town zoning code which states that repairs and alterations of a non-conforming structure cannot exceed 50 percent of the municipality's assessed value of it. The building is deemed non-conforming due to insufficient road setback. This building is to be located at N8443 Sunset Blvd, Dennis Giese was present and stated that the building was built in the late 1960's and received all necessary permits at that time. Mr. Giese also stated the building will stay in its current location, and the lots to the North were all combined to create (1) larger lot.

Al Mannel, representing an adjoining property owner, stated his concern that the first structure remodeled on the property has been in-process for a number of years and is not finished yet, and now Mr. Giese wants to start another project.

After much discussion, Jeff Schmitt made a motion to grant the variance with the following conditions:

1. Improvements shall be limited to the existing footprint of the structure,
2. Mr. Giese must comply with the previously issued easement agreement with the Town of Beaver Dam.
3. Mr Giese must seek, obtain and comply with any town, county and state permits as they pertain to this lot and improvement project.
4. The value of the improvements shall not be reimbursable by condemnation for roadway purposes, if required.

Motion seconded by Del Guenther, all in favor, motion carried.

Motion by Howard Bohl to adjourn, seconded by Paul Worth, all in favor, motion carried.

Meeting Adjourned at 7:48 pm.

Respectfully submitted,
Tom Zeamer

MINUTES OF April 24, 2013
TOWN of BEAVER DAM
BOARD OF APPEALS

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

Chairman Jeff Schmitt called the April 24, 2013 Board of Appeals meeting to order at 7:04pm. Roll Call taken, present, Jeff Schmitt, Howard Bohl, Harold Hicks, Dean Hughes, Paul Worth, Del Guenther, Secretary, Cheryl Goodrich and LUA, Tom Zeamer.

Notice of meeting was posted and published April 17, 2013.

Audience present: Brad weber, Wade Fletcher, Pete & Clancy Knaup, Neal Stippich, Tim Bartol, John Kuzniewicz, Al Matuszeski, Joe Meyer, David Blieler, Mark Bobholz, Brad Johnson.

Motion by Del Guenther to dispense reading of the Jan. 30, 2013 and approve as presented.

Motion seconded by Paul Worth, all in favor, motion carried.

The first order of business is to act on the application of Clancy Knaup for a variance to Sec. 62-66 of the Town zoning code to allow a two family residential building to be established in a commercial zoning district, located at 1136 Madison St. The property is currently vacant. The previous owner ran a business in half and lived in the other half. Clancy would like to clean up the property and up-grade the duplex (upper/lower unit) with new windows, electric & heating bringing it up to code and use it as rental properties. No one spoke in opposition.

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

The second order of business is to act on the application of Tim fletcher, agent for Steelhorse Motorsports, LLC., for a variance to Sect. 62-12291) of the Town zoning code to allow a building addition to be constructed within the 75' roadway setback area along Thompson Rd and a designated access road abutting this property. The parcel is located at W7771 Hwy 33, east of Beaver Dam. Wade Fletcher & Brad Weber are present to represent Tim Fletcher and Steelhorse Motorsports, LLC. The addition to existing Hogz & Honeez building would be a motorcycle parts and service business. Plan submitted by Wade Fletcher showing addition and ample parking area. There will be a firewall between businesses. The addition is 5' less encroachment on Thompson Rd than the existing building.

Tim Bartol, adjoining property owner, spoke in opposition and submitted a survey map named Job No 02-0328, sheet 1 of 2, showing inadequate parking area.

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

Motion by Jeff Schmitt to adjourn, seconded by Harold Hicks, all in favor, motion carried.

Meeting adjourned 7:43pm.

Respectfully Submitted, Cheryl Goodrich, Secretary

MINUTES OF June 5, 2013
TOWN of BEAVER DAM
BOARD OF APPEALS

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

Chairman Jeff Schmitt called the June 5, 2013 Board of Appeals meeting to order at 7:06pm.

Roll Call taken, present, Jeff Schmitt, Howard Bohl, Harold Hicks, Dean Hughes, Del Guenther, Secretary, Cheryl Goodrich and LUA, Tom Zeamer.

Notice of meeting was posted and published June 29, 2013.

Motion by Harold Hicks to dispense reading of the April 24, 2013 minutes and approve as presented. Motion seconded by Del Guenther, all in favor, motion carried.

The first order of business is to act on the application of Barn Painting and Advertising, Inc., agent for Mike Zimmerman, for a variance to Sect. 62-213(1)(f) of the town zoning code.

The entire barn is to be restored and painted, with a temporary advertisement painted on the gable end as part of a Community Outreach program through Culvers. This building is located at N6490 State Rd 151. Mike Zimmerman and Culver's representative, Barry Cramer were present.

After the program has ended the barn will be repainted to its original color.

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 Del Guenther, all in favor, motion carried.

Meeting adjourned 7:18pm.

Respectfully Submitted,
Cheryl Goodrich, Secretary

MINUTES OF August 21, 2013
TOWN of BEAVER DAM
BOARD OF APPEALS

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

Chairman Jeff Schmitt called the Aug. 21, 2013 Board of Appeals meeting to order at 7:02pm. Roll Call taken, present, Jeff Schmitt, Howard Bohl, Harold Hicks, Dean Hughes, Del Guenther, Secretary, Cheryl Goodrich and LUA, Tom Zeamer.

Notice of meeting was posted Aug. 8 and published Aug. 14, 2013.

Motion by Del Guenther to dispense reading of the June 5, 2013 minutes and approve as presented. Motion seconded by Dean Hughes, all in favor, motion carried.

The first order of business is to act on the application of MSA Professional Services, agent for Charlotte Kehl Estate, for a variance to allow a lot larger than 1.5 acres to be created by a minor land division in an A-2 zoning district. Dick Leistekow of MSA and Betty Kehl were present. Dick stated Steve Krenz is buying the farm land and that the outlot 1 will be deeded to stay with the newly created parcel if sold in the future.

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

Motion by Del Guenther to adjourn, seconded by Harold Hicks, all in favor, motion carried.

Meeting adjourned 7:11pm.

Respectfully Submitted,
Cheryl Goodrich, Secretary

MINUTES OF Dec. 18, 2013
TOWN of BEAVER DAM
BOARD OF APPEALS
Beaver Dam Town Hall, W8540 Cty W, Beaver Dam, WI

Chairman Jeff Schmitt called the Dec. 18, 2013 Board of Appeals meeting to order at 7:04 pm. Roll Call taken, present, Jeff Schmitt, Howard Bohl, Harold Hicks, Dean Hughes, Del Guenther, Secretary, Cheryl Goodrich and LUA, Dan Prunuske.

Notice of meeting was posted Dec.5 and published Dec. 11, 2013.

Motion by Howard Bohl to approve the agenda presented. Seconded by Del Guenther, all in favor, motion carried.

Motion by Del Guenther to dispense reading of the Aug. 21st, 2013 minutes and approve as presented. Motion seconded by Paul Worth, all in favor, motion carried.

The first order of business is to act on the application of Mark Mahoney, agent for Powersports Co. for a variance to section 62-214(3) to allow for more than (1) ground sign and for the sign to exceed the 20' height, located at N8309 Kellom Rd.

Mark explained that Powersports is going to be a Kubota dealership. The Kubota Co. requires dealers to have a ground sign and that placement would be in the legal setback.

Motion by Howard Bohl to approve the variance to allow a second ground on a premise and for that sign not to exceed 22' in height. Motion seconded by Del Guenther, all in favor, motion carried.

Jeff Schmitt welcomed Dan Prunuske as the new Land Use Administrator for the Town of Beaver Dam.

A handout was given to committee members for upcoming workshops that would be considered the required training for committee members.

Motion by Jeff Schmitt to adjourn, seconded by Harold Hicks, all in favor, motion carried.

Meeting adjourned 7:20 pm.

Respectfully Submitted,
Cheryl Goodrich, Secretary