

**Approved Minutes  
Town of Beaver Dam  
Public Hearing and Board of Appeals Meeting  
W8540 County Highway W Beaver Dam, WI  
January 31, 2018**

Chairman Schmitt called the meeting to order 7:17pm.

Roll call taken. Present: Chairman Jeff Schmitt, Del Guenther, Howard Bohl, Harold Hicks, Alan Mannel, Secretary Kristine Klodowski, Land Use Administrator Dan Prunuske. Absent: Earl Voigt, Susan Reчек

Notice of meeting was posted January 27, 2018 and published January 23, 2018.

Minutes of October 11, 2017 were presented. Motion (Guenther/Bohl) to approve minutes as presented. Motion carried.

Chairman opened the public hearing on the appeal of Mathew R. & Michelle M. Stephens of the land use administrator's order to correct a violation of s 62-182(2), accessory structures not to exceed 20 feet in height, on parcel 004-1214-2811-022 at N8022 Cherry Drive, Beaver Dam, WI. Mathew & Michelle Stephens present indicating built 30x40 shed, submitted plans, built shed not realizing height. No one else present in favor of or in opposition to appeal. Discussion. Motion (Guenther/Voigt) to close public hearing. Motion carried.

Neighbor Gary Wylskey present and spoke in opposition expressing concern with height and general concern for construction of structure on the parcel.

Neighbor Roxanne Kading present and spoke in opposition. Roxanne's father was original builder 60+ years ago and had no one in neighboring lot, and now no longer has sunlight, and all she sees is the building when out in her yard.

Hubert Drive resident Daniel Billington present and spoke in favor. Billington indicated structure is not obtrusive, nor does it impeded on anyone's view and feels that the difference of 1' will not change anything.

LUA Prunuske notified Stephens while structure was under construction and as soon as height was noticed via a letter when trusses went up and that the structure was taller than 20'.

Town Board Chairman John Kuzniewicz asked the Board of Appeals to look at Town Ordinances.

**BOARD OF APPEALS**  
**APPROVED MINUTES OF MAY 23, 2018**  
**TOWN OF BEAVER DAM**  
**W8540 COUNTY ROAD W**

Chairman Schmitt called the meeting to order at 7:04pm.

Roll call taken. Present: Chairman Jeff Schmitt, Alan Mannel, Harold Hicks, Howard Bohl, Del Guenther, Susan Reчек, Land Use Administrator Dan Prunuske.

Meeting was posted and published May 8, 2018.

Motion (Guenther/Mannel) to approve minutes of January 31, 2018 as presented. Motion carried.

Chairman opened the public hearing on the appeal of Timothy K. Deering, trustee of the Deering Revocable Trust, of the Land Use Administrator's denial of a Land Use Permit for an accessory structure in the street yard on parcel 004-1214-3632-015 at W7650 Patrick Place, Beaver Dam.

Applicant Timothy Deering present. Mr. Deering and his wife have nine children, with five drivers in the house. Property is on a cul-de-sac, so technically structure is on side of house, hence LUA's denial. No one present for or against.

Chairman closed the public hearing.

Motion (Bohl/Mannel) to grant variance to allow Mr. Deering to build accessory structure in street yard of parcel. Discussion. Motion carried.

Chairman opened the public hearing on the appeal of United Cooperative, of the Land Use Administrator's denial of a Land Use Permit for a fertilizer processing structure in the street setback on parcel 004-1114-0723-002 at W9710 County Road D, Beaver Dam.

Applicant Joel Berghuis of the United Cooperative and Todd Jansen of MSA present. Original plant needed variance as well. Very cost effective to utilize facility with train access.

Town Board Chairman Kuzniewicz stated the Plan Commission approved pending the BOA granting variance.

No one present to speak in for or against to variance.

Chairman closed public hearing.

Motion (Guenther/Hicks) to grant variance. No discussion. Bohl abstained. Motion carried.

Chairman opened the public hearing on the appeal of Dale & Susan Pangborn of the Land Use Administrator's denial of a Land Use Permit for an expansion of an existing non-conforming use by constructing two accessory structures, expanding the size of the existing house, and constructing porches in the street setback on parcel 0004-1214-2123-020 at N8356/N8358 Hickory Lane, Beaver Dam.

Applicants Dale & Susan Pangborn present. Duplex structure built prior to Town's current zoning. Only R-2 structure in neighborhood. Purchased to have mother and mother-in-law to live in other half of duplex. Looking to build structure in back, front porches for aesthetic appeal and screen porch in back, and perhaps finishing of current garages as living space. There are two options they are seeking to make a decision as to what is best for them.

Residents: Dan Gladowski, Alice Reader, Dennis and Shelly Roskopf, Ron Hauser, Bob Eilbes present all in support of granting variance. No opposition present.

Chairman closed public hearing.

Motion (Mannel/Hicks) to grant variances. Discussion. Motion carried.

Motion (Guenther/Mannel) to adjourn 7:25pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**BOARD OF APPEALS  
APPROVED MINUTES OF SEPTEMBER 26, 2018  
TOWN OF BEAVER DAM  
W8540 COUNTY ROAD W**

Chairman Schmitt called the meeting to order at 7:10pm.

Roll call taken. Present: Chairman Jeff Schmitt, Alan Mannel, Harold Hicks, Howard Bohl, Del Guenther, Land Use Administrator Dan Prunuske. Absent: Susan Rechek.

Meeting was posted September 19, 2018 and published September 17, 2018.

Motion (Guenter/Hicks) to approve the minutes of the May 23, 2018 Board of Appeals meeting with the addition of Land Use Administrator Dan Prunuske to the roll call. Motion carried.

Chairman opened the public hearing on the appeal of Robert & Shawn Klosterman of the Land Use Administrator's denial of a Land Use Permit for a house addition in the street yard on parcel 004-1114-2023-004 at N5942 County G, Beaver Dam, WI. Clifford and Kris Goeller present in favor of. Applicants present and looking to do an addition for first floor bedroom and bath, location partially selected due to current location of septic and well. Discussion. No one present in opposition. Chairman closed public hearing.

Motion (Schmitt/Bohl) to approve the variance. Motion carried.

Motion (Mannel/Bohl) to adjourn 7:17pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**BOARD OF APPEALS  
APPROVED MINUTES OF NOVEMBER 28, 2018  
TOWN OF BEAVER DAM  
W8540 COUNTY ROAD W**

Chairman Schmitt called the meeting to order at 7:02pm.

Roll call taken. Present: Chairman Jeff Schmitt, Alan Mannel, Harold Hicks, Howard Bohl, Del Guenther, Susan Reчек, Land Use Administrator Dan Prunuske, Town Chairman John Kuzniewicz.

Meeting was posted November 19, 2018 and published November 16, 2018.

Motion (Guenther/Mannel) to approve the minutes of the September 26, 2018. Motion carried.

Chairman opened the public hearing on the application of Nathan W. Heck for a variance to the terms of s. 62-7 (c) zoning ordinance to allow floor area of no less than 1,000 sq. ft. for a new house on parcel 004-1114-2041-002 at N5849 Shaw Hill Road, Beaver Dam, WI. Applicant Nathan W. Heck present, would like to construct in place of current residence. No one else present in favor of or in opposition to. Chairman closed the public hearing.

Current ordinance requires 1400 sq. ft. Attached garage, nor finished basement does not count towards square footage. Discussion. Motion (Mannel/Bohl) to approve the variance. Motion carried.

Motion (Hicks/Schmitt) to adjourn 7:08pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

Del Guenther indicated Board of Appeals was not authorized to enforce Ordinances, rather to be lenient in some cases if common sense shows they should.

Chairman Schmitt indicated the Stephens' have five options: Appeal in Circuit Court, replace trusses, construct a breezeway to connect structure to house, chop off 1.8' from top of structure, nothing.

Neighbor Valerie (sister to Roxanne, father built first house in subdivision) spoke in opposition and expressed concern for the structure blocking sunlight and having an effect on her garden.

Discussion.

Bohl confirmed with Mathew Stephens that he will get permit for construction of breezeway.

Chairman closed public hearing.

Motion (Guenther/Mannel) to deny variance. Ayes: Mannel, Guenther, Bohl. Nays: Hicks, Schmitt. Motion failed to deny variance.

Motion (Schmitt/Hicks) to approve variance. Ayes: Hicks, Schmitt, Bohl. Nays: Mannel, Guenther. Motion failed and defeated.

Discussion.

Motion (Bohl//Hicks) to adjourn 8:35pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary