

**BOARD OF APPEALS  
APPROVED MINUTES OF FEBRUARY 19, 2020  
TOWN OF BEAVER DAM  
W8540 COUNTY ROAD W**

Chairman Schmitt called the meeting to order at 7:07PM.

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

Meeting notice was posted on February 7, 2020 and published on February 7, 2020.

Motion (Bohl/Hicks) to approve minutes of the December 4, 2019 Board of Appeals meeting. Motion carried.

Chairman opened the public hearing on the application of Raymond L. & Margaret R. Dilts for a variance to the terms of s. 50-56(a) Streets, Sidewalks, and Other Public Places Ordinance, to allow 2 driveways on parcel 004-1214-2812-015 at W8655 Peachy Rd. Discussion. No one present to speak in opposition. Chairman closed the public hearing.

Motion (Mannel/Bohl) to grant variance to allow a variance to the the terms of s. 50-56(a) Streets, Sidewalks, and Other Public Places Ordinance, to allow 2 driveways on parcel 004-1214-2812-015 at W8655 Peachy Rd. I's: Schmitt, Bohl, Mannel, Guenther. No's: Hicks. Variance passes.

Motion (Hicks/Guenther) to adjourn 7:26PM. Motion carried.

Respectfully submitted,

Abby Klodowski, Secretary

**BOARD OF APPEALS**  
**APPROVED MINUTES OF FEBRUARY 26, 2020**  
**TOWN OF BEAVER DAM**  
**W8540 COUNTY ROAD W**

Meeting called to order at 7:01pm.

Roll call taken. Present: Del Guenther, Howard Bohl, Harold Hicks, and Sue Reчек. Absent: Jeff Schmitt.

Meeting was posted February 19, 2020 and published February 17, 2020.

Motion (Hicks/Reчек) to approve the minutes of February 19, 2020. Motion carried.

Chairman Guenther opened public hearing on the application of Robert W. & Andrew A. Propst for a variance to the terms of s. 62-122(1) Zoning Ordinance, to allow a grain dryer within the highway setback on parcel 004-1114-1234-000 at Fabisch Rd. No parties spoke in opposition. Chairman Guenther closed public hearing.

Motion (Bohl/Reчек) to approve. Motion carried.

Motion (Reчек/Hicks) to adjourn 7:15pm. Motion carried.

Respectfully submitted,

Howard Bohl

**BOARD OF APPEALS**  
**APPROVED MINUTES OF MAY 20, 2020**  
**TOWN OF BEAVER DAM**  
**W8540 COUNTY ROAD W**

Meeting called to order at 7:03 pm by acting Chairman Howard Bohl.

Roll call taken. Present: Howard Bohl, Al Mannel, Harold Hicks, and Sue Reчек. Absent: Jeff Schmitt. Del Guenther arrived at 7:07 pm.

Meeting was posted May 11, 2020 and published May 12, 2020.

No objections to minutes of February 26, 2020. Approved.

Charmain opened the public hearing on the appeal of Dale A. & Kimberly A. Schroeder from the terms of s. 62-182(2) of the Zoning Ordinance to allow an accessory structure in the street yard on parcel 004-1114-0222-012 at W8062 Brookwood Circle. All interested persons may appear and present comments on the application. Dale and Kimberly Schroeder present and looking to build a 24x30 garage. With where house is set on lot and where septic system is, there is no other location to place a garage. Property is at the end of a dead end street. No one present in opposition.

Motion (Mannel/Reчек) to approve variance for structure.

Motion (Hicks/Guenther) to adjourn 7:07pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**BOARD OF APPEALS  
APPROVED MINUTES OF JULY 8, 2020  
TOWN OF BEAVER DAM  
W8540 COUNTY ROAD W**

Meeting called to order at 7:05 pm by acting Chairman Del Guenther.

Roll call taken. Present: Del Guenther, Howard Bohl, Al Mannel, Harold Hicks, and Sue Reчек.

Absent: Jeff Schmitt.

Meeting was posted July 7, 2020 and published June 29, 2020.

Motion (Bohl/Mannel) to approve minutes of May 20, 2020. Motion carried.

Acting Chairman Del Guenther opened the public hearing on the appeal of Michael J. Zimmerman of the Plan Commission's denial of a proposed subdivision of Parcel 004-1114-0713-016 aka Lot 15 Bainbridge Court Subdivision into 2 parcels. All interested persons may appear and present comments on the application. Note: The Board of Appeals granted this appeal on August 29, 2011, but the applicant failed to submit a proposed CSM within the 1 year time limit. Mark Tomashek, New Frontier Land Surveying, present on behalf of Mike Zimmerman. In 2011 a variance was issued to John Zimmerman and he fell ill and the year to complete the CMS passed. Previously denied by Plan Commission, then went before Board of Appeals and overturned; however, approval was not acted on within 1 year. Michael Zimmerman now wants to proceed with turning lot into two parcels. No one present in favor of. Jeff Wolf, Zimmerman Drive resident present, shared map and indicated that placing a driveway on neighboring lot would create a dam due to drainage. Ken Ferstl, neighboring resident also present and against division until water issue is addressed. Previous Plan Commission minutes of October 24, 2011 indicated the application was denied until evidence was provided that all potential flooding had been mitigated, and adequate watershed runoff plans had been provided. Chairman closed the public hearing.

Discussion. LUA Prunuske indicated that he did not know that he had the authority to put stipulations on a driveway permit or building permit. Motion (Mannel/Hicks) to table until water situation is squared away between petitioner and Town. Motion carried. Will be placed on the Town Board agenda for July 14, 2020.

Chairman opened the public hearing on the appeal of Neuman Pools, Inc. to install a ground sign within the 27 ft. right-of-way setback of s. 62-214(3) on Parcel 004-1114-0733-000 at W9684 Beaverland Pkwy. Steven Franklin, Able Signs & Lighting, sign contractor and Christopher Neuman, Neuman Pools present. Sign would be placed in green space off of the front of property. No one present opposed. Chairman closed the public hearing.

Discussion. Motion (Bohl/Mannel) to approve sign placement. Motion carried.

Motion (Hicks/Reчек) to adjourn 7:40pm. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Secretary

**BOARD OF APPEALS  
MINUTES OF AUGUST 12 2020  
TOWN OF BEAVER DAM  
W8540 COUNTY ROAD W**

Motion (Bohl/Mannel) to appoint Del Guenther as acting Chairman. Motion carried.

Present: Del Guenther, Howard Bohl, Harold Hicks, Al Mannel, Land Use Administrator Dan Prunuske

Chairman Jeff Schmitt arrived 7:04 pm.

Meeting called to order 7:05 pm.

Meeting posted July 29, 2020 and published July 30, 2020.

Motion (Guenther/Bohl) to approve minutes of July 8, 2020 as presented. Chairman read minutes in entirety to review previous minutes pertinent to current meeting. Motion carried.

\*Property owner Mike Zimmerman, property owner, and Mark Tomashek, New Frontier Surveying present. Act on the appeal of Michael J. Zimmerman of the Plan Commission's denial of a proposed subdivision of Parcel 004-1114-0713-016 aka Lot 15 Bainbridge Court Subdivision into 2 parcels which was tabled at the Board's July 8, 2020 meeting.

Property owner Mike Zimmerman, property owner, and Mark Tomashek, New Frontier Surveying present. Schmitt reviewed that the Town has made concessions out there for drainage and made mention that any additional concessions may be split in cost between the Town and property owners affected, but Board has not made any directive order. Neighborhood resident Ken Ferstl present and stated that he is aware Zimmerman has the right to divide, but would ask Board of Appeals to put stipulation on size of culvert installed to provide continuation of water flowage. Discussion. Zimmerman shared that a perc test was performed by Brian Wright of Wright Plumbing and it passed for a mound system.

Motion (Mannel/Guenther) to approve appeal, with stipulation that Surveyor record on CSM, for Lot 1 (North lot) that approvals must be obtained from the Town of Beaver Dam, or it's agent, for driveway location and culvert size. Motion carried.

Chairman opened the public hearing on the appeal of Christopher W. & Brenda L. Kuhl for a variance to Sec. 62-122(3)(e) to allow a 6 ft. street setback on Parcel 004-1214-2044-002 on S. McKinley Beach Road. Applicants Chris and Brenda Kuhl present, as is Mark Tomashek, New Frontier Land Surveying. Tomashek mentioned Kuhls may give consideration to turning garage sideways. Cynthia Sandberg, N8196 S McKinley Beach Road present in opposition due to snow removal, flooding potential, property values and had numerous other concerns not relevant to setback. Schmitt asked Sandberg to step down. Resident, Julia Rogers, N8173 S. McKinley Beach Road present in opposition and reviewed recorded plat restrictions. Tomashek reviewed 1956 plat setbacks allowing 60' from centerline and indicated if Kuhls turn garage, they will be 60' from center of current physical road. Debra Czarnecki, N8165 S. McKinley Beach Road, present in opposition. Discussion. Chairman closed the public hearing.

Motion (Schmitt/Mannel) to approve variance for the 6' setback. Due to all of the opposition, Hicks asked if there is anything the Board can do to satisfy some of those in opposition. Bohl acknowledged a number of hurdles to overcome and this being the first in the sequence of hurdles. Discussion. Motion carried.

Motion (Bohl/Hicks) to adjourn. 8:13 pm. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Secretary

**BOARD OF APPEALS**  
**APPROVED MINUTES OF DECEMBER 16 2020**  
**TOWN OF BEAVER DAM**  
**W8540 COUNTY ROAD W**

Meeting called to order 7:02 pm. Present: Chairman Jeff Schmitt, Alan Mannel, Del Guenther, Howard Bohl, Harold Hicks, Sue Rechek, Secretary Abby Klodowski.

Meeting posted December 7, 2020 and published December 5, 2020.

Motion (Guenther/Hicks) to approve minutes of August 12, 2020 meeting as presented. Motion carried.

Chairman opened the public hearing on the appeal of Christopher W. & Brenda L. Kuhl for a variance to Sec. 62-7(c) Zoning Ordinance to construct a new single family residence without a basement on Parcel 004-1214-2044-002 on S. McKinley Beach Road. Cynthia Sandberg, N8196 S McKinley Beach Road present in support, but with questions. Discussion. Chairman closed the public hearing.

Motion (Mannel/Guenther) to approve variance for the single family residence without a basement. Discussion. Motion carried.

Motion (Bohl/Hicks) to adjourn. 7:21 pm. Motion carried.

Respectfully submitted,  
Abby Klodowski, Secretary