

Town of Beaver Dam Planning Committee

The January 2, 1996 Town of Beaver Dam Planning Committee was called to order at 7:45 pm by Chairman Neal Stippich. Members present were Larry Braker, Lee Winkler, Wayne Propst, Earl Stutz, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting (9 Oct 95) were read. Larry Braker made a motion to approve the minutes as read, Lee Winkler seconded. Motion carried.

The letter of intent by Oliver Voigt to create 3 parcels was discussed. Lee Winkler made a motion to approve and Larry Braker seconded with the following conditions. The driveway for any future building from parcel 3 must access onto the new proposed road and not onto Crystal Lake Rd, and that any development of parcel 3 must include a water retention plan. Motion carried. See document #1-2-96 enclosed.

The request of Earl Voigt to create a non-farm residence in an A-G district was discussed. Janice Bobholz and other attending neighbors expressed a concern about safety with having so many residential driveways in close proximity to each other. Bob Propst also expressed a concern about future farming practices being in possible conflict with residential dwellings. Larry Braker made a motion to table Earl Voigt's request, Wayne Propst seconded.

We recommended that the Town Board approve and accept the certified survey of 4 lots as submitted by Homestake Enterprises, Ltd. with the following requirements. A letter of credit for blacktop and all permits be provided. Earl Stutz made a motion to approve, Neal Stippich seconded, Motion carried.

Regarding the letter of intent submitted by Concept Development to create a 14.9 acre parcel as wetlands. Neal Stippich made a motion and Wayne Propst seconded to table the request until further information is provided. Motion carried.

Regarding the preliminary plat of the Second Addition of Rolling Meadows: We accept the preliminary plat as presented and require that they include two conditions.

1. A road from Fairway north to Hemlock planned and constructed as part of any future development.
2. Any further development must include a plan for water retention if necessary.

Lee Winkler made a motion to approve, Larry Braker seconded.  
Motion carried.

We discussed the Shaw Hill dump ground use. Earl Voigt brought us all up to date on a recent meeting that took place explaining intended use, etc.

Gary Schlafer from Beaver Dam Raceway presented some information about a July 13, 1996 special event he would like to have.

Larry Braker Made a motion to adjourn, Lee Winkler seconded.  
Motion carried.

Secretary,  
Earl Stutz

TOWN OF BEAVER DAM PLANNING COMMITTEE

The March 4, 1996 Town of Beaver Dam Planning Committee was called to order at 7:30 PM by Chairman Neal Stippich. Members present were Mike Caniff, Lee Winkler, Earl Stutz, Neal Stippich, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting (Feb. 5, 1996) were read. Lee Winkler made a motion to approve the minutes as read, Mike Caniff seconded. Motion carried.

Regarding the tabled conditional use permit of Hugh Hatzinger for a non-farm residence in an A-G District: (See exhibit 4 Mar 96). Eugene Uttech presented information for a new lot location. Lee Winkler made a motion to approve under the condition that no additional out buildings be erected without further approval from this committee. Neal seconded, motion carried.

Regarding the tabled and revised conditional use permit of Steve Schmitt to create 4 non-farm residences in an A-G district: Eugene Uttech presented a sketch map showing access driveways for lots 1,2,3,&4. See exhibit(4-Mar96-1). Two conditions were applied.

- 1.The road that services the four lots must forever be maintained by the property owners.
- 2.Must be right of way given to each of 4 property owners over existing agricultural access located in line with Schlieff Rd.

Mike Caniff made a motion to approve, Earl Stutz seconded. Motion carried.

Regarding tabled petition of John Zimmerman to rezone 2 acre parcel from A-G to E-C.(Extensive Commercial) Eugene Uttech presented a survey sketch and explained intent. Neal Stippich made a motion to recommend rezoning to the Town Board, Mike Caniff seconded. Motion carried. (See exhibit 4Mar96-2)

Regarding a letter of intent to subdivide of Ken Kelm. Lee Winkler made a motion to table, Neal Stippich seconded. Motion carried.

Regarding application for a conditional use permit of Ralph Wiedenhoeft & Mark Grienert to create a contractors yard, office, & retail store in an E-C district located at N7143 E Plaza Drive. Ralph Goetting presented pictures of the same property that was leased by Lawrence Hoefs, the last tenant, showing a fence was supposed to be erected, but wasn't. His concern was that the terms of the conditional use permit weren't adhered to. Ralph explained the intended usage of the property. Mike Caniff made a motion to approve on two conditions.

1. Good housekeeping must be maintained.
2. Land that can be used as contractors yard will be limited material storage to the west 100 feet of said lot. Earl Stutz seconded. Motion carried.

Regarding review of preliminary plat for Ron Warmka in section 10&15. Eugene Uttech presented a sketch. (See exhibit 4Mar96-3) Lee Winkler made a motion to table. Motion carried.

Regarding review of preliminary plat for Harvey Voigt in Sec 34. Eugene Uttech presented a proposed layout. (See exhibit 4 Mar 96-4) The committee reviewed it.

Regarding request of Gary Schlafer to modify condition #5 on his Conditional Use Permit (hours of operation in special events.) Marty Schoenberger expressed her concern regarding the noise levels she presently experiences from the raceway. Gary Schlafer explained his needs and how weather affects his business. Mike Caniff made a motion that when inclement weather occurred on Saturday night, Beaver Dam Raceway be allowed to reschedule to the following Sunday evening. Beaver Dam Raceway during all events will be allowed to run over 30 minutes or less 2 nights per season. The forfeiture for violation of this would be \$500 per hour at \$125 per 15 minute increments. Earl Stutz seconded motion. Motion carried.

Regarding review plat of Donna Zubke for conditions proposed: The Zoning Coordinator presented information he learned from Dodge County Engineer. Lee Winkler made a motion to adjourn, Earl Stutz seconded.

TOWN OF BEAVER DAM PLANNING COMMITTEE

The April 16, 1996 Town of Beaver Dam Planning Committee was called to order at 7:30 pm by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voigt.

The minutes from the previous meeting (4 Mar 96) were read. Lee Winkler noted a clarification regarding the forfeiture re Gary Schlafer running over his time limit. The forfeiture will go into effect on the third offense. The minutes were so amended. Lee Winkler made a motion to approve, Mike Canniff seconded. Motion carried.

Regarding John Zimmerman's request for a conditional use permit to create a truck service garage in an E-C District on Iron Rd. in section 7. Neal Stippich recommended approval with the following conditions.

1. Must maintain good housekeeping.
2. No unlicensed vehicles will be allowed.
3. No retail sales of automobiles or trucks. Earl Stutz seconded. Motion carried.

4. Must exit on future proposed road on west side of parcel (see letter of intent)

Larry Braker made a motion to add item 4 to the formally approved conditional use permit. Earl Stutz seconded. Motion carried.

Regarding the letter of intent to subdivide for John Zimmerman. Neal Stippich made a motion to approve, Lee Winkler seconded. Motion carried.

Regarding the application of Mike Maleck for a conditional use permit to create 3 non-farm residences in an A-G district and reduce parcel of remaining lands fo A-G district located on Canary Rd.

Larry Braker made a motion to approve the permit with the following conditions.

1. A berm must be designed for a 20 year storm with ½ percent pitch to the north located on the west side of the 3 proposed residential lots.
2. All lots must ingress and egress through the prior

approved proposed road as noted on 9 OCT 95 conditional use permit.

Mike Canniff seconded. Motion carried.

Regarding Mile Maleck's letter of intent to create 4 parcels in SE¼, NE¼ of Section 20. Lee Winkler made a motion to approve, Larry Braker seconded. Motion carried.

Regarding review of preliminary plat of Oliver Voigt on North Crystal Lake Rd. We reviewed the request to remove the 66' road to the north as shown between lots 2 & 3.

Regarding the request for a recommendation to the Town Board of Victor & Kathleen Sunderland to rezone a parcel of land located on Hemlock Rd. in NE¼, NE¼, Sec 24, from A-1 prime agriculture to A-G district. Neal Stippich made a motion to recommend to the town board that it be rezoned. Mike Canniff seconded.

Earl Stutz made a motion to adjourn, Mike Canniff seconded. Motion carried.

Secretary,

Earl Stutz

TOWN OF BEAVER DAM PLANNING COMMITTEE

The June 10, 1996 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Lee Winkler, Earl Stutz, Wayne Propst, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting (16 APR 96) were read. Lee Winkler made a motion to approve, Wayne Propst seconded. Motion carried.

Regarding a Conditional Use Permit for Victor & Kathleen Sunderland to allow a non farm residence in an A-G district. Lee Winkler made a motion to approve, Wayne Propst seconded. Motion carried.

Regarding a Conditional Use Permit for John Zimmerman to allow a non farm residence in an A-G district. Neal Stippich made a motion to table the request, Lee Winkler seconded. Motion carried.

Regarding a Conditional Use Permit for Ron Warmka to reduce the size of a parcel to less than 35 acres in Sec 15. Neal Stippich made a motion to approve the permit with one condition. The remaining acreage can not be further divided. Wayne Propst seconded, motion carried.

Regarding a Conditional Use Permit for Mike Maleck to reduce a parcel to less than 35 acres in Section 20. Lee Winkler made a motion to approve, Earl Stutz seconded. Motion carried.

Regarding a Conditional Use Permit for Steve & Cheryl Schmitt to allow a non farm residence in as A-G district located at N5836 Shaw Hill Rd. (See Parcel B on separate map) Wayne Propst made a motion to approve Parcel B and the letter of intent to create a parcel, Earl Stutz seconded. Motion carried.

Regarding a Conditional Use Permit for Steve & Cheryl Schmitt to allow a non farm residence in an A-G district at N5824 Shaw Hill Rd. (See Parcel A on separate map) Neal Stippich made a motion to approve Parcel A and the letter of intent to create a parcel. Lee Winkler seconded. Motion carried.

Regarding the request of Steve & Cheryl Schmitt to reduce the remaining parcel to less than 35 acres in an A-G district.

Neal Stippich made a motion to approve, Lee Winkler seconded.  
Motion carried.

Regarding letter of intent of Homestake Enterprises, Ltd. to create lots 5&6 on Parkway Drive in Rolling Meadows in Sec 21. Neal Stippich made a motion to approve, Earl Stutz seconded.  
Motion carried.

Regarding a letter of intent of Joe & Mona Meyer to create a parcel of approximately 4 acres at W7485 Hwy B in Sec 25 in an A-1 district. This parcel falls under Farm Consolidation and does not require a conditional use permit. Lee Winkler made a motion to approve, Wayne Propst seconded. Motion carried.

Regarding a request of Ken Kelm to review & discuss & act on a concept plan for a subdivision located at NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , Sec 7, T11N, R14E and approval of two proposed lots. (See separate concept plan) Lee Winkler made a motion to approve as long as road is included & built to Township specifications. Earl Stutz seconded. Motion carried.

We reviewed future development plans of Shady Oaks plat in Sec 28, T12N, R14E.

Regarding review of Crystal Ridge preliminary plot. (See separate document) Earl Stutz made a motion to conditionally approve after satisfactory review by the Township attorney and satisfaction of the following items:

1. Roadways built to township standards.
2. Agreement on pond sizing.
3. Maintenance of ponds.
4. Ownership of ponds.

Wayne Propst seconded. Motion carried.

Lee Winkler made a motion to adjourn. Wayne Propst seconded. Motion carried.

Secretary,

Earl Stutz



TOWN OF BEAVER DAM PLANNING COMMITTEE

The August 5, 1996 Town of Beaver Dam Planning Committee meeting was called to order at 7:35 pm by Chairman Neal Stippich. Members present were Lee Winkler, Earl Stutz, Larry Braker, Wayne Propst, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting (June 10, 1996) were read. Wayne Propst made a motion to approve, Larry Braker seconded. Motion carried.

Regarding the tabled Conditional Use Permit of John Zimmerman for a nonfarm residence in an AG district. Lee Winkler made a motion to table the request for another month, Larry Braker seconded. Motion carried.

Regarding clarification of a Conditional Use Permit of Walter & Karen Maron issued in Jan.1995. Add paper fabrication to their conditional use permit. Lee Winkler made a motion to approve, Wayne Propst seconded. Motion carried.

Regarding Ron Warmka's request to remove the condition of not being able to further divide his parcel from the Conditional Use Permit that was approved last month, Neal Stippich made a motion to rescind the condition, Larry Braker seconded. Motion carried.

Regarding Oliver Voigt 4 lot certified survey and the elimination of the 66' road to the north between lots 2 & 3. Larry Braker made a motion to approve, Earl Stutz seconded. Motion carried.

Larry Braker made a motion to recommend approval to the Town Board of the 4 lot certified survey with the road built to Township standards, and a irrevocable letter of credit for blacktop as submitted by Oliver Voigt. Earl Stutz seconded. Motion carried.

Earl Stutz made a motion to recommend approval to the Town Board of the 6 lot certified survey map with the road built to township standards and an irrevocable letter of credit for blacktop as submitted by Mike Maleck per plan dated 26 March, 1996. Lee Winkler seconded. Motion carried.

Larry Braker made a motion to recommend approval to the Town Board of the Second Addition of Rolling Meadows certified survey map of 9 lots in Sec 21, T12N R14E with the road built to township standards and an irrevocable letter of credit for blacktop per plan dated 5 Aug 96 and an updated plot plan being provided by Louis Nehls. Earl Stutz seconded. Motion carried.

Neal Stippich made a motion to recommend approval to the Town Board of the Crystal Ridge Subdivision subject to the road being built to township standards, an irrevocable letter of credit for blacktop being provided, subject to plat restrictions language approval by Erv Doepke and the City & County per plan dated 5 Aug 96. Larry Braker seconded. Motion carried.

Regarding the letter of intent of Tim Bartol to create a residential lot in an R-D district. Larry Braker made a motion to table. Lee Winkler seconded. Motion carried.

Regarding letter of intent of Ralph Goetting Revocable Trust to create commercial lots in the SE $\frac{1}{4}$ , NE $\frac{1}{4}$  Sec 3, T11N, R-14E. Neal Stippich made a motion to approve and Wayne Propst seconded. Motion carried.

Earl Stutz made a motion to adjourn, Wayne Propst seconded. Motion carried.

Secretary,

Earl Stutz

The September 9, 1996 Town of Beaver Dam Planning Committee meeting was called to order at 7:30 p.m. by Chairman Neal Stippich. Members present were Lee Winkler, Larry Braker, Wayne Propst, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting (August 5, 1996) were read. Larry Braker made a motion to approve, Wayne Propst seconded. Motion carried.

Regarding the application of Carl Schmitt for a Non-Farm Residential Conditional Use Permit located in an A.G. district located in NE $\frac{1}{4}$ , NE $\frac{1}{4}$  Section 29 T11N, R14E. Also included was a Letter of Intent of said parcel. Neighbor Roger Schutte had no objections to the proposal. No further discussion made, Larry Braker made a motion to approve the Conditional Use Permit and the Letter of Intent to create the parcel. Lee Winkler seconded. Motion carried.

Regarding the application of Joe and Mildred Rechek for a Non-Farm Residential Conditional Use Permit located in SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 27 T12N, R14E. After discussion between applicant and Committee members about layout of parcel and driveways, Neal Stippich made a motion to table until further information is provided. Lee Winkler seconded. Motion carried.

Motion by Neal Stippich made to table the Letter of Intent of said parcel. Lee Winkler seconded. Motion carried.

Application of Letter on Intent of Faye Klebs to create a parcel in an R 1 district located at NW, SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 21 T12N, R14E lot 10 of Rolling Meadows Subdivision in the Town of Beaver Dam. After discussion, Neal Stippich made a motion to approve the Letter of Intent with one condition, if the driveway has to cross the drainage easement, the culvert must be engineered and sized according to water flow. Larry Braker seconded. Motion carried. Neal Stippich made a motion that the driveway must enter on Parkway Dr. Larry Braker seconded, motion carried.

Discussion was made of the Crystal Ridge Subdivision water retention pond and drainage. Neal Stippich made a motion to amend Crystal Ridge Subdivision Regulations to include that

they need to have a developer re-establish both ponds to the original specifications at Pre development in two years, or when 75% of the lots are constructed, whichever is later. Lee Winkler seconded. Motion carried.

Lee Winkler made a motion to adjourn, Larry Braker seconded, motion carried. Meeting adjourned at 9:00p.m.

Acting Secretary,

Earl Voigt, Zoning Administrator



TOWN OF BEAVER DAM  
PLANNING COMMITTEE

The 7 October, 1996 Town of Beaver Dam Planning Committee was called to order at 7:30 p.m. by Chairman Neal Stippich. Members present were Lee Winkler, Earl Stutz, Larry Braker, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting 9 Sept 96 were read. Larry Braker made a motion to approve, Lee Winkler seconded. Motion carried.

Regarding Ken Kelm's letter of intent to create 2 parcels and approve certified survey and town road dedication located in the NW $\frac{1}{4}$ -NE $\frac{1}{4}$  Sec. 7, T11N, R14E. A certified survey map was presented. After discussion, Larry Braker made a motion to approve, Lee Winkler seconded. One condition is that the road must be constructed to township specs. Motion carried.

Regarding the letter of intent of John & Joyce Rabata to create a parcel in an R-1 district located in the NW $\frac{1}{4}$ -NW $\frac{1}{4}$ , Section 35, T12N, R14E. One condition is that the parcel must use existing private driveway owned by John Rabata, Sr. for its entrance to said parcel. Larry Braker made a motion to approve, Neal Stippich seconded. Motion carried.

Regarding the letter of intent of Maxine Wheeler to create a parcel in an R-D district located in the NE $\frac{1}{4}$ -NW $\frac{1}{4}$  & SE $\frac{1}{4}$ -SW $\frac{1}{4}$  Sec. 2&3, T11N, R14E. Neal Stippich made a motion to approve, Larry Braker seconded.

Regarding tabled conditional use permit and the letter of intent of Joe & Mildred Rechek. After discussion between the committee and the applicant about the proposed driveway and the line of sight concern it was decided to table until next month. Lee Winkler made a motion to table, Earl Stutz seconded. Motion carried.

Lee Winkler made a motion that the Town Board adopt the following ordinance change regarding house trailers, manufactured, and mobile homes.

"When any existing house trailer, and/or mobile home and/or manufactured home is removed from its' site, it can only

be replaced with a structure that meets the current code." Larry Braker seconded. Motion carried.

Lee Winkler made a motion to adjourn, Larry Braker seconded. Motion carried.

Secretary,

Earl Stutz

