

Town of Beaver Dam
Planning Committee Minutes
February 5, 2007

Chairman Alan Matuszeski called the Feb 5, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00 PM. Members present were Al Matuszeski, John Kuzniewicz, Bill Popp, Bob Tietz, Van Rokiki and Land Use Administrator Tom Zeamer.

Minutes from the Dec 4, 2006 meeting were read.

Motion by Bob Tiedt to approve the minutes as read, seconded by Bill Popp, all in favor, motion carried.

First order of business was to act on the petition to rezone and Letter of Intent for Minor Land division, by MSA agent for Jerry & Donna Hankes, to amend conservancy district to reflect new flood plain boundary as adopted by FEMA, located at Parcel 00412143531000, lot 1-CSM 4651V29P283, and divide into 3 lot CSM. Al Matuszeski stated the common driveway will not be considered a town road.

Motion by John Kuzniewicz to approve the rezoning of CSM and Letter of Intent for minor land division with the following conditions:

1. Outlot 1 driveway/road will be constructed to Town of Beaver Dam road standards with a temporary turn around.
2. Town would accept a dedicated road when remaining lands are developed and completed.
3. Storm Water management study to be completed.
4. Rezoning paper work is completed to FEMA and DNR standards.

Motion seconded by Bob Tiedt, all in favor, motion carried.

Second order of business was to act on the application for a Conditional Use Permit submitted by John Biel, to permit operation of bar/restaurant, located at 1201 Madison St. to be known as John's, formerly Bogey's. Motion by Bob Tiedt to approve conditional use, seconded by John Kuzniewicz, all in favor, motion carried.

Neil Stippich stated that the board members received letters from Tom Vilman's attorneys in regards to Scoots. Attorney Steve Hannan replied with a letter stating a Conditional Use must be applied for since no proof of operation in past 12 months from date of application has been presented.

Motion by Bob Tiedt to adjourn, second by Van Rokicki, motion carried.

Meeting adjourned at 7:50pm.

Secretary,
Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
February 26, 2007

Chairman Alan Matuszeski called the Feb 26, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00 PM. Members present were Al Matuszeski, John Kuzniewicz, Mike Canniff, Bill Popp, Bob Tietz, Van Rokiki, & alternate Heather Ganske.

Minutes from the Feb 5, 2007 meeting were read.

Motion by Bob Tiedt to approve the minutes as read, seconded by John Kuzniewicz, all in favor, motion carried.

First order of business was to act on Conditional Use Permit for Tom Vilmin to operate "Scoots" Bar located at W7771 Hwy 33 E. Tim Bartol presented an objection for use of the driveway off of Thompson Rd for commercial use. John Kuzniewicz had a copy of the original Gergens Plat showing 50' wide dedicated access ROW off Thompson Rd for all lots shown on Gergens Plat with no stipulations as to specific use or non-use. Motion by Bob Tiedt to approve the Conditional Use with the condition that no parking will be allowed on Thompson Rd. Motion seconded by Mike Canniff, 6 vote yea, 1 nay vote by Heather Ganske, motion carried.

Second order of business was to act on application by DesignTech Engineering, agent for Dennis and Nancy Hampton for the Preliminary Plat review for "Hamptons Cove" subdivision located at W9264 Iron Rd. John Kuzniewicz stated that he and Jeff Schmidt attended a informational meeting with the WI DOT on the 151/Iron Rd/Cty DE change in the planning stages, planned for the not to far future, noting it may somewhat affect the proposed subdivision. Janice Schmidt spoke against the proposed subdivision. Motion by Bob Tiedt to approve the preliminary plat for Hamptons Cove. Motion seconded by Mike Canniff, all in favor, motion carried.

Third order of business was to act on the application by New Frontier, agent for Mike and Debra Zimmerman, for a minor land division, and Letter of Intent. Motion by John Kuzniewicz to table the matter due to insufficient information. Motion seconded by Bill Popp, all in favor, motion carried. Needed is a petition to rezone and application for a conditional use.

Forth order of business was to discuss/decide conditional uses and variances. Motion by Bob Tiedt to table indefinitely due to no information presented. Motion seconded by Van Rokiki, all in favor, motion carried.

Motion by Bob Tiedt to adjourn, second by Van Rokicki, motion carried.
Meeting adjourned at 8:20pm.

Secretary,
Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
April 4, 2007

Chairman Alan Matuszeski called the April 4, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00 PM. Members present were Al Matuszeski, John Kuzniewicz, Mike Canniff, Bill Popp, Bob Tietz, Van Rokiki, & Larry Braker

Minutes from the Feb 26, 2007 meeting were read.

Motion by John Kuzniewicz to approve the minutes as read, seconded by Bob Tiedt, all in favor, motion carried.

First order of business was to act on the rezoning request, Letter of Intent and Conditional Use by Michael Zimmerman. Rezoning would be from A2 to Industrial. Motion by Larry Braker to recommend approval of the zoning change from A2 to Industrial for Lot 1 to the Town Board. Lot 2 will remain A2. Motion seconded by John Kuzniewicz, all in favor, motion carried. Act on Letter of Intent for the same Zimmerman property as above. Motion by Mike Canniff to approve the Letter on Intent with the condition that the barn be removed within 90 days from when the survey is approved. Motion seconded by Bob Tiedt, all in favor, motion carried. Conditional Use application for same Zimmerman property. Motion by John Kuzniewicz to create condition and the conditional use remains with the operation, where if at any date or time the operation changes, a new conditional use must be applied for. Motion seconded by Bob Tiedt, all in favor, motion carried.

Second order of business was to act on the rezoning request for BD Holdings from R1 to R2 for lots created on Gossfeld Lane. Motion by John Kuzniewicz to recommend approval of the zoning change to the Town Board. Motion seconded by Larry Braker, all in favor, motion carried.

The Preliminary Plat will be reviewed and approved separately for Lot 1 and Lot 2.

Motion by Larry Braker to approve the preliminary plat for Lot 1, 004-1214-2041-015. Motion seconded by John Kuzniewicz, all in favor, motion carried.

The application for the Conditional Use is for Lot 1 only to build a 2 unit condominium.

Motion by Mike Canniff to approve the CU for Lot 1 only. Motion seconded by Bill Popp, all in favor, motion carried. Note, as a reminder, by Al Matuszeski that nothing is to be done until the rezoning is approved by the Town Board.

Third order of business was to discuss Conditional Uses and Variances. Tom Zeamer will create check lists for the Planning committee to review and discuss at the next meeting. Notice for next meeting must be a class 2 notice as a hearing to review zoning ordinances for recommendation to the Town Board.

Motion by Van Rokicki to adjourn, second by Larry Braker, all in favor, motion carried, 8:30pm.

Secretary,
Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
April 30, 2007

Chairman Alan Matuszeski called the April 30, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00 PM. Members present were Al Matuszeski, John Kuzniewicz, Mike Canniff, Bill Popp, Bob Tietz, Van Rokicki, & Larry Braker

Minutes from the April 4, 2007 meeting were read.

Motion by Larry Braker to approve the minutes as read, seconded by Bob Tietz, all in favor, motion carried.

First order of business was to act on the application by Anne Cook, MSA, agent for Jerome & Donna Hanks for a preliminary plat consultation on parcel located on Cty Hwy E, Beaver Dam. Only a road access will be allowed onto Cty Hwy E. Motion by Al Matuszeski to approve preliminary consult. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Second order of business was to act on the application for a Conditional Use Permit from Jon Curro, to operate an auto salvage and metal recycling yard in an I-1 zoning district located at W9605 Iron Rd. Approximately 8 people voiced their opinion against having a second salvage yard on Iron Rd. After lengthy discussion, motion by John Kuzniewicz to table the application for Conditional Use in order to give Al Matuszeske and Tom Zeamer time to talk with the attorney on the interpretation of permitted use in an I-1 zoning district. Motion seconded by Bill Popp, all in favor, motion carried.

Third order of business is to act on the application of Steve Drunasky for a Conditional Use Permit for a condominium and a Preliminary Plat review. This is tabled due to insufficient paperwork submitted.

Resident on Zimmerman Dr stated that another resident of Zimmerman's subdivision is starting a Home Day Care, which is not permitted according to the Subdivision covenant. It was suggested to the resident that he file a written complaint to the Town Board, before the board can proceed.

Motion by Bob Tietz to adjourn, seconded by Van Rokicki, all in favor, motion carried.
Meeting adjourned at 8:20pm.

Secretary,
Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
May 29, 2007

Chairman Alan Matuszeski called the May 29, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00 PM. Members present were Al Matuszeski, John Kuzniewicz, Bill Popp, Bob Tietz and Larry Braker.

Minutes from the April 30, 2007 meeting were read.

Motion by Larry Braker to approve the minutes as read, seconded by Bob Tietz, all in favor, motion carried.

First order of business was to act on the application by Dick Leistekow, MSA, agent for Green Earth Manure Management for a Minor Land Division/Letter of Intent for parcels 004-1214-3641-000 and 004-1214-3644-000 located on Cty Hwy A, east of Beaver Dam. It was stated that: 1.) The resulting lot has to be 2.0 acres or less, and 2.) A variance is required to create a lot from less than 75 acres. Motion by Bob Tietz to deny the Letter of Intent, seconded by Larry Braker, all in favor, motion carried.

Second order of business was to act on the application of Jon Curro for a Conditional Use Permit to operate an auto salvage and metal recycling yard in an I-1 zoning district for parcel 004-1114-0732-001, located at W9605 Iron Rd. Mr. Curro stated that vehicles will not be stored at, or parts sold from this location. Tom Zeamer defined salvage yard in response to attendee's question. Discussion followed with input and question from adjoining property owners in attendance. The following conditions must be met:

- 1.) Move driveway toward South Beaver Dam on the northwest end of the property.
- 2.) Trailer home is not allowed on the property.
- 3.) Septic system must meet county requirements.
- 4.) Fence to be constructed surrounding the property will be 10' high and be 80% opaque.
- 5.) Autos may not be piled higher than the 10' fence.
- 6.) Letter from State of Wisconsin regarding storm water run off permit.
- 7.) No auto parts sold on site.
- 8.) Maximum of 18 vehicles on site at any given time.

Motion by Larry Braker to approve the Conditional Use Permit with the above listed conditions, seconded by Bob Tietz. Vote called, 4 yeas, 1 nay, motion carried.

Third order of business is to act on the application of Steve Drunasky for a Conditional Use Permit for a condominium and a Preliminary Plat review 004-1117-0133-005, located at N6929 and N6933 Hidden Valley Dr. Subdivision property owners questions regarding condominium status were answered. Motion by John Kuzniewicz to approve the Conditional Use Permit, seconded by Larry Braker, all in favor, motion carried.

Last order of business was to review proposed changes to Town Ordinances. Town Board Chairman Neal Stippich reviewed the proposed changes with the Planning Committee. Additions and/or changes to the revised ordinances will be made and ready for the next Planning Committee meeting.

Motion by John Kuzniewicz to adjourn, seconded by Bill Popp, all in favor, motion carried. Meeting adjourned at 9:06pm.

Acting Secretary, Bill Popp

Town of Beaver Dam
Planning Committee Minutes
June 25, 2007

Chairman Alan Matuszeski called the June 25, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:10pm. Members present were Al Matuszeski, John Kuzniewicz, Bob Tietz, Larry Braker and Van Rokiki. Absent, Bill Popp.

Minutes from the May 29, 2007 meeting were read.

Motion by John Kuzniewicz to approve the minutes with one correction added to conditions of conditional Use for Jon Curro, #9 Option to review Conditional Use and number of autos allowed on the yard in 1 year. Motion seconded by Bob Tietz, all in favor, motion carried.

Motion by John Kuzniewicz to move item #1 - zoning modifications, to the end of the agenda. Motion seconded by Bob Tietz, all in favor, motion carried.

First order of business was to act on the Preliminary Plat of Prairie Hill Subdivision for Anne cook, agent for Jerry & Donna Hankes. Motion by John Kuzniewicz to approve the Prairie Hill preliminary plat with the condition that a variance is granted by the BOA for a road extension from 800ft to 1050ft. Motion seconded by Bob Tietz, all in favor, motion carried.

Second order of business was to act on the Letter of Intent for Anne Cook of MSA, agent for Zieman Properties, for a 2 lot certified survey land division for 2 parcels on approx 3.5 acres. Paperwork for the end of Kellom Rd is needed. Property is zoned Commerical. Motion by Larry Braker to approve the Letter of Intent with the condition that there is a 66ft strip reserved for a future road. Motion seconded by Van Rokiki, all in favor, motion carried.

Third order of business was to discuss and decide and make recommendation to the Town Board on the revised zoning in A-1 and A-2 animal zoning district for modifications required b the DATCP. (Livestock Siting Law) Motion by Bob Tietz to recommend approval of the Live Stock Siting, seconded by Larry Braker, all in favor, motion carried.

Tom Zeamer proposed a Property Maintenance Ordinance. The Planning Committee is in favor of adoption of such an ordinance by the Town Board.

Motion by Larry Braker to adjourn, seconded by John Kuznieiwcz, all in favor, motion carried. Meeting adjourned at 8:30pm.

Secretary, Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
July 30, 2007

Chairman Alan Matuszeski called the July 30, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, John Kuzniewicz, Bob Tietz, Larry Braker and Van Rokicki, Bill Popp, & Mike Canniff.

Minutes from the June 25, 2007 meeting were read.

Motion by John Kuzniewicz to approve the minutes with one correction on statement as follows: Motion by John Kuzniewicz to approve the Prairie Hill preliminary plat with the condition that a variance is granted by the BOA for a road extension to extend the cul-de-sac from 800ft to 1050ft. Motion to approve as corrected, was seconded by Larry Braker, all in favor, motion carried.

First order of business was to act on the application for minor land division for MSA, agent for Green Earth Manure Management to divide acreage to be taken out of the partnership, to allow a single family dwelling in an A-1 district. The BOA approved the sub-standard size lot with the condition that in is not to be further divided. Motion by John Kuzniewicz to approve the land division, to allow a single family dwelling in an A-1 district. Seconded by Bill Popp, all in favor, motion carried.

Second order of business was to act on the application KGM Enterprises, Inc. for a Conditional Use permit to operate motorcycle, lawn mower business on the divided lot at the end of Kellom Rd. Motion by Larry Braker to approve the conditional use, seconded by Mike Canniff, all in favor, motion carried.

Third order of business was to act on the application by New Frontier Land Surveying, agent for Prince Properites, for a minor land division, located at W7702 Prospect Rd. Jack Prince Jr. is purchasing the approx. 1.6 acre lot with the house on it, following the grass line. Zoning is A-2. Motion by Mike Canniff to approve the land division, with the condition that the remaining lands not be further divided. Motion seconded by Van Rokicki, all in favor, motion carried.

Discussions on subjects not on the agenda: Larry Braker inquired about the Town abandoning Access Rd. Reply was the state may expand Hwy 33 in the future. Neal Stippich relayed a request from Chief John Kreuziger to the Planning Committee to inform him if a citation needs to be written in cases of violations to Conditional Uses and Ordinances. Tom Zeamer received a complaint from Jeff Nowicki about the flooding that took place at Hometown Glass because of poor storm water management. County required/approved the storm water management plan. Tom will follow up with Marie Cigelske, Jeff Nowicki and the County to see if the plan was followed as approved. If the plan was deviated from what was approved, a citation can be issued, and changes made. The question came up is Marie has an occupancy permit yet as she allegedly has begun dance/gymnastic lessons. Reply is the state is to issue the occupancy permit.

Motion by Bob Tietz to adjourn, seconded by Bill Popp, all in favor, motion carried. Meeting adjourned at 7:50pm.

Secretary, Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
October 8, 2007

Chairman Alan Matuszeski called the Oct 8, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Larry Braker, Van Rokicki, Bill Popp, John Kuzniewicz & Mike Canniff.

The September 24 meeting was postponed due to the lack of a quorum.

Minutes from the July 30, 2007 meeting were read.

Motion by Bob Tietz to approve the minutes as read. Motion seconded by John Kuzniewicz, all in favor, motion carried.

First order of business was to act on the application for minor land division for Jon Abfall, for parcel #004-1114-1911-003, located at N6002 S Center Rd.

The original request was approved about 3 years ago. He is now selling 2 acres, and the tree lot line to Lehnrs, leaving approximately 3.8 acres to divide into 2 lots. It is zoned R-1 and it was agreed to by Jon Abfall that there would be 1 driveway off S Center Rd to service the 2 lots and remaining lands owned by Jon Abfal. Motion by Larry Braker to approve the land division with the condition that the access shall be by easement thru lot 1, CSM1285. Motion seconded by Mike Canniff, all in favor, motion carried.

Second order of business was to act on the Conditional Use Permit for Beaver Dam Bay Marina to operate a marina located at W9276 Cty Rd G, town of Beaver Dam. Representing the BD Bay Marina is Ron Marach. Motion by John Kuzniewicz to approve the Conditional Use. Motion seconded by Larry Braker, all in favor, motion carried.

Third order of business was to act of the application by Anne Cook of MSA, for the final plat review of Prairie Hill Subdivision, located on Cty Rd E, Town of Beaver Dam. @ letter from Alliant Energy, presented by Anne Cook, the utilities have been paid for but are not yet installed. A bond is being acquired by Jerry Hankes in the amount of \$75,222/125% of bids received for remaining road work, ditching, top soil and seeding.

Plans have been submitted to the County and State for final approval. Motion by Mike Canniff to recommend approval to the Town Board noting that the bond is in the works and ditches must be graded to plat drawings after the utilities are installed. Motion seconded by Van Rokiki, all in favor, motion carried.

The fourth order of business to discuss/act on the relocation of Oak Lane, off S Sunset Pt Rd, is a dead issue as a decision was made my the Town Board not to pursue this matter. Secretary Cheryl Goodrich read the unofficial minutes of the Sept 11 town board meeting stating the Town Boards decision. Atty Steve Hannan is drafting a letter stating the Boards decision and reasons, to be sent to Mrs Harmsen after the board approves it. Atty Scott Rasmussen was present with Lois Harmsen to discuss the matter. Neal Stippich stated that this issue started with a verbal request to the Town Board to look into the matter, and that Mrs. Harmsen never formally applied for a road vacation. Mrs Harmsen also stated that there was a verbal agreement made 50years ago between her Aunt and the Town Board. Dan Prunuske explained the difficult issues involved to Mr Rasmussen.

It was suggested that Mr Rasmussen contact Mr Hannan if they wish to further pursue this matter.

The fifth order of business was to discuss the possibility of the Planning Committee being able to waive certain issues that normally require BOA action. Example the Cul de sac length. The planning committee would like Tom to contact Anne Cook and Dan Prunuske to make a list of specific items that need to be addressed.

Motion by Larry Braker to adjourn, seconded by Bob Tietz, all in favor, motion carried. Meeting adjourned at 8:00pm.

Secretary, Cheryl Goodrich

Town of Beaver Dam
Planning Committee Minutes
November 26, 2007

Chairman Alan Matuszeski called the November 26, 2007 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Larry Braker, Van Rokicki, Bill Popp, John Kuzniewicz & Mike Canniff.

Minutes from the Oct. 8, 2007 meeting were read. One correction noted in the First order of business, it should read; Lots are zoned R-1 and it was agreed to by Jon Abfall that there would be 1 driveway off S Center Rd to service the 2 lots and the remaining lands owned by Jon Abfall. Motion by John Kuzniewicz to approve minutes as amended, seconded by Bill Popp, all in favor, motion carried.

First order of business was to act on the application for minor land division by MSA, agent for Michael Behrendt, located W9178 Iron Rd. Representing MSA was Dick Leistkow. Reason for land division is one lot is currently occupied and is being bought by the S & R Taxi Service. The 2nd lot, the old house would be torn down and a future service garage with 2 bays would be built, next to the car lot. Motion by Mike Canniff to approve the minor land division, seconded by Van Rockiki, all in favor, motion carried.

Motion by Bob Tietz to adjourn, seconded by Larry Braker, all in favor, motion carried.
Meeting adjourned at 7:15pm.

Secretary, Cheryl Goodrich