

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**January 14, 2008**

Chairman Alan Matuszeski called the Jan 14, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Van Rokicki, Bill Popp, John Kuzniewicz & Mike Canniff.

Minutes from the Nov. 26, 2007 meeting were read. Motion by Bob Tietz to approve minutes as read, seconded by Bill Popp, all in favor, motion carried.

First order of business was to act on the application for a conditional use permit by Tina and Eugene Beske, to operate a hair salon in their home located at W8164 Burchardt Ln. Eugene stated he talked with neighbors and they had no objections, there is room for off road parking in their driveway, and Tina will apply to the state for a state license and must abide by state codes. Motion by John Kuzniewicz to deny the conditional use on the basis that according to town practice, a business is not permitted use in a home in a platted residential subdivision. Motion seconded by Mike Canniff, all in favor, motion carried.

The second order of business is to act on the application for a conditional use permit made by Randal Carey, agent for Praise Assembly of God Church, to operate a church on parcels 004-1114-0712-022 and 004-1114-0712-023 located on Cty Rd D, Town of Beaver Dam. Plans show church to be located over a water drainage easement and possible utility easement. Dave Uttech stated Paul Reese of MSA is investigating the possible utility easement and has a plan to reroute the water drainage easement. They have also applied to the county as they have dominant jurisdiction within 1000ft of the lake, the DNR would also be involved. Motion by John Kuzniewicz to table the application until more investigation is done and the county acts on their CU application. Motion seconded by Van Rokicki, all in favor, motion carried.

Motion by Bob Tietz to adjourn, seconded by John Kuzniewicz, all in favor, motion carried. Meeting adjourned at 7:25pm.

Secretary, Cheryl Goodrich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**March 31, 2008**

Chairman Alan Matuszeski called the March 31, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Van Rokicki, Bill Popp, John Kuzniewicz & Mike Canniff.

Minutes from the Jan.14, 2008 meeting were read. 1 correction made in paragraph 3, town code to town practice. Motion by Bob Tietz to approve minutes as amended, seconded by Bill Popp, all in favor, motion carried.

First order of business was to review and act on the application for a conditional use permit by Tina and Eugene Beske, to operate a hair salon in their home located at W8164 Burchardt Ln. Motion by Bob Tietz to reopen hearing for the Beske Conditional Use Permit, seconded by Al Matuszeski, all in favor, motion carried. Al Matuszeski explained this was reopened because he thought the planning Committee may have made a mistake at the January Planning meeting, stating a home business can be allowed in a residential zoned area, but not in a platted subdivision with a covinence stating no home business. Site plans were submitted showing sq. footage of house and room to be used. Beske's neighbor, Gordon Schulz spoke in favor of the business. Al Matuszeski read aloud the Home Occupation code #62.98© 1-8. Beske's received a copy of this code from Tom Zeamer. Motion by Bob Tietz to approve the CU with the condition they follow the code read. Motion seconded by Al Matuszeski. Voting to approve, Van Rockiki, Bob Tietz, al Matuszeski, Bill Popp, Oppose, John Kuzniewicz and Mike Canniff. Motion carried.

The second order of business is to act on the application from Kevin Quiring to rezone Parcel 004-1114-1212-022, located at W7475 State Rd 33E, from C-1 to R-1. Rezoning needed for Kevin to build a home and acquire a fixed rate loan. Motion by Mike Canniff to recommend approval of rezoning to the Town Board. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business was to discuss, review and recommend to the Town Board changes to the present zoning codes. Neal Stippich handed out zoning codes with the changes. After review and discussion, motion by Bob Tietz to recommend to the town Board to adopt Zoning code changes. Motion seconded by Mike Canniff, all in favor, motion carried.

The forth order of business was to discuss and review updated Application Forms for Land Use related items. Motion by Bob Tietz to approve amended forms for Land Use items. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Secretary Cheryl Goodrich announced 3 County Planning meetings to be held at the administration building, May 5.

Neal Stippich stated that it is the duties of the Planning Comm to update the Comp. Plan. (No volunteers), also, Planning members will be required to attend 1 training session per year.

Motion by Bob Tietz to adjourn, seconded by Mike Canniff, all in favor, motion carried. Meeting adjourned at 8:05pm.

Secretary, Cheryl Goodrich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
May 19, 2008

Chairman Alan Matuszeski called the May 19, 2008 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 & Donna Schauer.

Minutes from the March 31, 2008 meeting were read. 1 correction in paragraph 2, change statement from Committee made to Committee may have made. Motion by Bob Tietz to approve minutes as amended, seconded by John Kuzniewicz, all in favor, motion carried.

First order of business is to act on the application of MSA Prof. Services, agent for Mark Hansen, for a Minor Land Division/Letter of Intent for parcel #004-1114-0311-009, located N7243 N Crystal Lk Rd, Town of Beaver Dam. Dick Leistekow present for MSA. Parcel is zoned R1, purpose for division is to build a new home. Motion by John Kuzniewicz to approve the land division with the restriction that the driveway will come off Marks Circle and the ground perks. Seconded by Bob Tietz, all in favor, motion carried.

Second order of business is to act on the application for a Conditional Use permit for Beaver Dam Dance Academy LLC to operate a dance studio inside the Get Fit Health Club located at N7156 E Plaza Dr. Dena Jacobson, owner and instructor was present. Hours of operation are 4pm-9:30pm Mon-Thur and Sunday afternoons. Motion by John Kuzniewicz to approve the conditional use. Seconded by Van Rokicki, all in favor, motion carried.

Third order of business is to act on the application for Bodyworks LLC for a Conditional Use Permit to operate a spa inside the Get Fit Health Club located at N7156 E Plaza Dr. Kristi Lund, owner and massage therapist/instructor was present. Two rooms in the Health club area will be used. Estimated hours of operation are 9am-11am and 5pm-8pm by appointment. Motion by Bob Tietz to approve the conditional use permit. Motion seconded by Larry Braker, all in favor, motion carried.

Fourth order of business is to act on the application of Jason Maleck and Michael Rosanke for a Conditional Use permit for a farm consolidation on parcel number 004-1214-3514-000, located on Cty Rd E. Neal Stippich was present and stated he has made an offer to purchase, which will create a conforming parcel. Motion by Larry Braker to permit the farm consolidation. Motion seconded by Donna Schauer, all in favor, motion carried.

Fifth order of business is to act on the application of the Town of Beaver Dam for a conditional use permit to construct a salt storage facility at W8540 Cty W. Motion by John Kuzniewicz to table this item until the next meeting. Seconded by Donna Schauer, all in favor, motion carried.

Sixth order of business is to review the existing conditional use permit of Danny Spears, agent for Dennis Roth. Danny Spears is owner of the building, located at 1121 Madison St, and is present at the meeting. Mr Spears stated Dennis Roth is no longer involved with the business and that the current business operator is Mike Basset and is said to be in poor health. Motion by Larry Braker to give Mr Spears/Mike Bassett 60 days at which time the CU permit will expire and items from the business and the Rummage Sale Store sign hanging in front of the building must be removed. Motion seconded by Bob Tietz, all in favor, motion carried.

Seventh order of business is to review an existing Conditional Use permit for violation of conditions issued to Russell Tetzlaff, allowing for a motor vehicle sheet metal fabrication business and owners living quarters, located at 1126 Madison St. Mr Tetzlaff stated he is a Full Time employee of John Deere and is retiring around this Christmas/New Years time. He also stated he is in the process of cleaning up and agreed he could and would remove the gravity box, and complete the north side of the fence in the discussed allotted time given of 60 days, and that there are currently approximately 16 cars and 1 motor home on his property. John Kuzniewicz

stated the current fence and gate is not as it was shown on the original application. Motion by Al Matuszeski to give Mr Tetzlaff 60 days to complete the north side of the fence, he may leave the gate where it is, remove the gravity box and comply the original conditions as stated in the April 4, 2005 Planning Committee minutes. Those being:

1. No cars will be sold other than personal.
2. The 8' high 40' by 40' car holding area would be made of white painted pole shed steel. The entrance gate would be made of the same height material.
3. No cars will be sitting outside, other than personal.
4. All cars being worked on or staged will be in the shop or within the 8' high fenced area.
5. The north lot line fence will be positioned 5' off the lot line.
6. No work can take place after 10:00pm on any evenings.

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

Eight order of business is to review existing Conditional Use permit for violations of conditions issued to Les and Vicki Fischer , agent for Earl & Marjorie Voigt to operate an accounting business from their home, located at N6901 Thompson Rd. Due to a request by Vicki Fischer, Motion by a Al Matuszeski to table this item until next months meeting. Motion seconded by Bob Tietz, all in favor, motion carried.

Ninth order of business is to review the existing Conditional Use permit for violation of conditions issued to Jeffery and Denise Schepp, to operate a car and truck repair business located at W7972 Ollinger Rd. Tom Zeamer stated the original Conditional Use allows 6 licensed, drivable vehicles in the front yard, there are currently 11. Mr Schepp agreed things got a little out of hand but stated he has gone to a full time business operation. He also agreed he could and would move the vehicles to the back. Motion by John Kuzniewicz to allow Mr Schepp 30 days to organize the front yard. Motion seconded by Van Rokicki, all in favor, motion carried.

Neal Stippich commended the Planning Committee for the reviewing of Conditional Use permits.

Motion by Bob Tietz to adjourn, seconded by Larry Braker, all in favor, motion carried.  
Meeting adjourned at 8:50pm.

Secretary, Cheryl Goodrich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
June 16, 2008

Chairman Alan Matuszeski called the June 16, 2008 Town of Beaver Dam Planning Committee special meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Larry Braker, Van Rokicki, Bill Popp, John Kuzniewicz, Mike Canniff, alt. Donna Schauer, & LUA Tom Zeamer.

Motion by John Kuzniewicz to waive the reading of the May minutes until the June 30 meeting. Seconded by Bob Tietz, all in favor, motion carried.

First order of business is to act on the application of Tim Fletcher for a minor land division/letter of Intent for parcel #004-1114-0144-000, located at W7354 Hwy 33E, Beaver Dam. Tim Fletcher was present and stated he would like to divide the parcel in order to maintain the stone business in the event of selling of the auto salvage business. Motion by Larry Braker to approve the land division with the condition that the fencing remains in place. Seconded by Mike Canniff, all in favor, motion carried.

Second order of business was to act on the application of Jon Curro, agent for Wally's Auto, for a Conditional Use permit to operate an auto salvage and metal recycling yard in an I-1, Industrial Zoning District on parcel #004-1114-0144-000, located at W7354 Hwy 33E, Beaver Dam. Jon Curro was present and agreed not to stack any materials higher than the burm. Motion by John Kuzniewicz to approve the Conditional Use with the condition that no materials (autos, scrap etc), be stacked higher than the burm. Seconded by Bill Popp, all in favor, motion carried.

Third order of business is to act on the application of Tim Fletcher for a Conditional Use permit to allow multi-family and condo (zero lot-line) dwelling in an R-1 Zoning district for lots 1, 2 and 21. Current zoning is R1. Residents present were Deb & Doug Darnick, lot 20, Nathan Riebe, lot 10, and all spoke against granting the Conditional use. A letter was received from Robert and Susan Christian from lots 11 & 12 which also spoke against the granting of the conditional use permit. Issues and questions to be investigated are the Fairway Covenant, does it state majority subdivision lot owners approval needed for any changes; zoning change required and deed restrictions of subdivision. The original conditional use of 2003 is void due to conditions not met. Motion by Bob Tietz to deny the Conditional Use due to insufficient information. Seconded by Larry Braker, all in favor, motion carried.

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

Secretary, Cheryl Goodrich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**June 30, 2008**

Acting Chairman Neal Stippich called the June 30, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Bob Tietz, Larry Braker, Van Rokicki, Bill Popp, John Kuzniewicz, Mike Caniff, Neal Stippich, Donna Schauer, and LUA Tom Zeamer. Absent Al Matuszeski.

Minutes from the May 19, 2008 meeting were read. Motion by Bob Tietz to approve minutes as read, seconded by Larry Braker, all in favor, motion carried. Minutes from the June 16, 2008 meeting were read. Motion by Bob Tietz to approve minutes as read, seconded by John Kuzniewicz, all in favor, motion carried.

First order of business is to act on the application by Donald Kern, for a Minor Land Division/Letter of Intent for parcel #004-1114-1422-000, located N6448 S Crystal Lk Rd, Town of Beaver Dam. Don explained that the division was requested by the bank to separate the house from the farm for financial purposes. It was noted that a Conditional Use permit must be applied for in order to allow a residential on lot zoned A2. Motion by Mike Canniff to table the Land Division until a conditional use is applied for. Motion seconded by Bob Tietz, all in favor, motion carried.

Second order of business is to act on the application by MSA, agent for Tim Vanderhei, for a Minor Land Division/letter of Intent for parcel #004-111-2912-000, located at W9011 Cty Rd S, Town of Beaver Dam. Dick Leistkow of MSA was present and explained the need to divide was for the purpose of selling 2 lots. A conditional use permit must be applied for in order to allow non-farm, residential use of those lots in an A1 zoned area. Motion by John Kuzniewicz to table the land division until a conditional use permit is applied for. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business is to act on the application by the Town of Beaver Dam for a conditional use permit to construct a salt storage facility at W8540 Cty W. The unit will be approx. 1500-1600 sq.ft., located at the NW corner of the Town Hall. Motion by Mike Canniff to approve the Conditional Use, seconded by Bob Tietz, all in favor, motion carried.

Fourth order of business is to review the existing Conditional Use permit for Vikki and Les Fischer to operate an accounting business from their home located at N6901 Thompson Rd. The business is now being operated by Vikki and Dan Kurth, dba 3 Flags Tax Service. One complaint had been received in regards to parking on the road. Vikki agreed they would do what they can as far as scheduling appointments, to keep parking off the road. No action by Planning Committee needed.

Motion by Bob Tietz to adjourn, seconded by Larry Braker, all in favor, motion carried. Meeting adjourned at 7:35pm.

Secretary, Cheryl Goodrich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**July 28, 2008**

Acting Chairman Neal Stippich called the July 28, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Bob Tietz, Larry Braker, Bill Popp, John Kuzniewicz, Mike Caniff, Neal Stippich, Donna Schauer, and LUA Tom Zeamer. Absent Al Matuszeski & Van Rokicki.

Minutes from the June 30, 2008 meeting were read. Motion by John Kuzniewicz to approve minutes as read, but adding Mike Canniff to members present, seconded by Bob Tietz, all in favor, motion carried.

First order of business is to act on the application by Donald Kern, for a Conditional Use and Minor Land Division/Letter of Intent for parcel #004-1114-1422-000, located N6448 S Crystal Lk Rd, Town of Beaver Dam. Don explained that the division was requested by the bank to separate the house from the farm. The farm is in Don & Bill's name, the new house is in Don's name only. The old house will be demolished. Motion by Larry Braker to approve the Conditional Use with the condition that the old house is to be demolished by Jan. 1, 2009. Motion seconded by Mike Canniff, all in favor, motion carried. Motion by John Kuzniewicz to approve the Minor Land Division/Letter of Intent. Motion seconded by Donna Schauer, all in favor, motion carried.

Second order of business is to act on the application by MSA, agent for Tim Vanderhei, for a Conditional Use and Minor Land Division/letter of Intent for parcel #004-1114-2912-000, located at W9011 Cty Rd S, Town of Beaver Dam. Dick Leistkow of MSA was present. It was noticed that not all adjoining property owners were notified of the meeting. Motion by Neal Stippich to table until all adjoining land owners can be notified. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business is to act on the application by the City of Beaver Dam for a conditional use permit to operate a shooting range in an A-2 district on parcel#004-1114-1614-000, located on Shaw Hill Rd, Town of Beaver Dam. Motion by John Kuzniewicz to table due to no representation from the city Police Dept present to answer questions. Motion seconded by Bob Tietz, all in favor, motion carried.

Fourth order of business is to act on the application of Tom Leuker, agent for WI P & L, to rezone Parcel#004-1214-2811-000 from R-1 to I-1 district, and for a conditional Use permit to operate an electrical substation in an I-1 district on the same parcel, located at W8511 Cty Rd B, Town of Beaver Dam. Tom Leuker was present. WI P & L will be constructing capacity bank substation plus a storm water detention area. The following residents spoke against the rezoning and expansion: Howard Moon, Rick Schmitt, Dr Brynly Jones, Jim DeYoung, Rose Puls, Matt Christian, Karla Jones for the following reasons: preserve trees and wildlife, noise, protect investments made by residents, preserve green space, leaves no buffer for noise and lights. Mr. Moon stated he appreciates being informed and the willingness to deliberate. Questions to be answered are: Will the industry change the usage or have further future expansion? Can the East side substation be used? Can the site be reconfigured? Can land to the east be bought and used for this? The WI P & L project manager was not present to answer the many questions, nor was the city notified as an adjoining property owner. Motion by John Kuzniewicz to table until the board can view the property and speak with a project manager and have a project manager present at the meeting. Motion seconded by Bob Tietz, all in favor, motion carried.

The fifth order of business is to act on the application of Mike Kuzniewicz, agent for Mike and Doreen, John and Karla Kuzniewicz, to rezone parcel #004-1114-0641-000, 004-1114-0644-000 and 004-1114-0532-000, from A-2 to R-1, located on Airport Rd and Cty G, Town of Beaver Dam. At this time John Kuzniewicz excused himself from the board. Approx. 52 acres

will be divided into 35-40 lots for future residential development, as Phase II to Lake Hills Subdivision. Possible access points would be 2 on Airport Rd and 1 on Cty G across from Banes Crt. The following residents were present and spoke against the additional traffic accessing Airport Rd: Mary Pautsch, Jim Engel, John Schoenberger, Fred Steimsma, Ken Buhle, Judy Polzin, Dean Beal, Mike Schwarzenbacher, Roger Soerman. Letters from Elwood and Lois Flaherty and Stofflets were also received speaking against the rezoning. The following reasons were given: Increase in traffic and traffic problems, devaluation of current houses, development too close to current properties, no visual plans presented, preserve ag land, too many vacant subdivisions and lots in the Town now, some of the land thought to be too low and wet and 1 adjoining property owner not notified. John and Karla Kuzniewicz stated that developing would enhance the current properties and have added green space, the development would be on the hill area, there would be green space and probably 2 retention ponds. Also, annexing the property to the city was another option. John stated he would go the County to see what would be allowed for access points off Cty G. Motion by Neal Stippich to table until a development plan is brought to the committee. Motion seconded by Mike Canniff, all in favor, motion carried.

Motion by Bob Tietz to adjourn, seconded by Larry Braker, all in favor, motion carried.  
Meeting adjourned at 8:45pm.

Secretary, Cheryl Goodrich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**August 25, 2008**

Chairman Al Matuszeski called the Aug 25, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Bob Tietz, Larry Braker, John Kuzniewicz, Mike Caniff, Neal Stippich, Donna Schauer, and LUA Tom Zeamer. Absent were Bill Popp, Van Rokicki and secretary, Cheryl Goodrich.

Minutes from the July 28, 2008 meeting were read by Tom Zeamer. Motion by Bob Tietz to approve minutes with correction, seconded by Larry Braker, all in favor, motion carried.

First order of business is to act on the application by MSA, agent for Tim Vanderhei, for a Minor Land Division/letter of Intent and a Conditional Use permit to allow a non farm residence in an A-2 district for parcel #004-1114-2912-000, located at W9011 Cty Rd S, Town of Beaver Dam. Tabled from July 28 meeting. Dick Leistikow of MSA was present. CUP needed for Minor Land Division. Lot has own septic, shared well, own utilities. County will inspect septic before approved at county level. Motion by Mike Canniff to approve with the following conditions: 1. Trailer to be removed before parcel is approved. 2. Be part of the A-2 cluster development, remaining lands cannot be split. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Second order of business is to act on the application by the City of Beaver Dam for a conditional use permit to operate a shooting range in an A-2 district on parcel#004-1114-1614-000, located on Shaw Hill Rd, Town of Beaver Dam. Tabled from July 28 meeting. Richard Piltz appeared for the city. He met on site with NRA and Police Dept. They would use range book for guidelines for safety. Will construct a 20' berm, will have a lead collection system for collection of bullets, its City owned property, designing as a safety training facility used by the City and Town Police Departments. There would be 5 or 6 shoots per year with shoots at 8am, 1pm and 3 pm. For shot guns, rifles and hand guns, gate would be improved and perimeter would be signed. 7 neighbors spoke against due to noise, smoke and scaring the cattle in the area. Audience responded that the CUP be turned down regardless of any conditions imposed. Motion by Neal Stippich to deny the CUP. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business is to act on the application of Tom Leuker, agent for WI P & L, to rezone Parcel#004-1214-2811-000 from R-1 to I-1 district, and for a conditional Use permit to operate an electrical substation in an I-1 district on the same parcel, located at W8511 Cty Rd B, Town of Beaver Dam. Tabled from July 28 meeting. Motion by Bob Tietz to table, seconded by Larry Braker, all in favor, motion carried.

Motion by John Kuzniewicz to adjourn, seconded by Bob Tietz, all in favor, motion carried. Meeting adjourned at 7:47pm.

Tom Zeamer and Neal Stippich

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**September 29, 2008**

Chairman Al Matuszeski called the Sept 29, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Bob Tietz, Larry Braker, Donna Schauer, John Kuzniewicz, Mike Caniff, LUA Tom Zeamer and Secretary Cheryl Goodrich. Neal Stippich absent.

Resigned from the Planning committee is Bill Popp & Van Rokicki.

Minutes from the Aug 25, 2008 meeting were read by Cheryl Goodrich. Motion by Bob Tietz to approve minutes as read. Seconded by Donna Schauer, all in favor, motion carried.

First order of business is to act on the application of Heather Ganske for a conditional Use Permit to sell farm related antiques and collectables in an A-2 district, parcel#004-1114-1333-000, located at W7602 Cty Rd W, Town of Beaver Dam.

Heather Ganske was present and stated she has a small shop behind the house to sell the collectables and antiques, hours would be mostly weekends and there is ample off road parking space. No items would be sitting outside. Nobody present spoke against. Motion by Larry Braker to approve the Conditional Use. Motion seconded by John Kuzniewicz. Vote called, 4 ayes, MC, JK, BT, LB; 1 ney, DS. Motion carried.

Second order of business is to act on the application of Tom Lueker, agent for WI P & L. This matter is tabled at the request of Tom Lueker. Motion by Larry Braker to table until Tom Zeamer hears from WI P&L that they are ready to proceed.. Motion seconded by Bob Tietz, all in favor. Motion carried.

Third order of business is to act on the application of Mike Kuzniewicz, agent for Mike and Doreen, John and Karla Kuzniewicz, to rezone parcel #004-1114-0641-000, 004-1114-0644-000 and 004-1114-0532-000, from A-2 to R-1, located at Airport Rd and Cty Rd G, Town of Beaver Dam. John Kuzniewicz excused himself from the Planning Comm. John then presented a letter from the County Highway Commission stating tentative approval of a proposed town road intersection with CTH G. Mike Kuzniewicz stated that the timing of development is unknown at this time, but presented a hand drawn sketch of the possible development layout, also stating there would be no access off Airport Rd and that they had a quality development at the end of Airport Rd. and that it was an asset to the Town. Mike Canniff stated that the Town can put restrictions on the plat when it is presented to include no access off Airport Rd. and that the access off Cty G would be built to County specs. Donna Schauer questioned the Comprehensive plan showing Ag or green space. John Kuzniewicz stated the Comprehensive plan does not take effect until 2010 and that is why they are requesting the zone change now. 12 people spoke against the rezoning for the following reasons: Need to protect Ag land and open space; there are enough empty subdivisions and lots in the town now. Last meeting people wanted no access off Airport Rd. It was stated by John and Mike Kuzniewicz there would be no access pts off Airport Rd.

Motion by Larry Braker to recommend approval of the rezoning to the Town Board also recommending only 1 access point off Cty Rd G and no access point off Airport Rd.

Vote called, 3 ayes, MC, BT, LB; 1 ney, DS.

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

Respectfully,  
Cheryl Goodrich, Secretary

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**October 27, 2008**

Chairman Al Matuszeski called the Oct 27, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Bob Tietz, Larry Braker, Donna Schauer, John Kuzniewicz, Mike Caniff, Neal Stippich, Michael Firchow, LUA Tom Zeamer and Secretary Cheryl Goodrich.

Minutes from the Sept 29, 2008 meeting were read by Cheryl Goodrich. Motion by Larry Braker to approve minutes as read. Seconded by Bob Tietz, all in favor, motion carried.

First order of business is to act on the application of Archie Nugteren for Green Earth Manure Management, for a Minor Land Division/Letter of Intent to remove the wording "Area Reserved for Future Road" and attach to adjoining parcel, as it appears on Certified Survey Map#5969, pertaining to parcels 004-1214-3631-019 and 00412143631020, located adjacent to Hillendale Parkway. Mr. Nugteren was not present. The purpose for the request is 2 lots sold and new owners do not want a town road. The reserved road area will either go with one lot or be divided to go with each parcel.

Motion by Mike Canniff to remove the statement "area reserved for future road" from the plat. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Second order of business is to act on the application of Heather Ganske for a conditional Use Permit to sell farm related antiques and collectables in an A-2 district, parcel#004-1114-1333-000, located at W7602 Cty Rd W, Town of Beaver Dam. This item was returned to the Planning committee from the Town board with recommendation to add a number of conditions. Heather was present and stated the building to be used is approx. 16X18 with a porch entry way. The Town Board suggests the following conditions: Specify that it remain farm related antiques and collectables only; off street parking; no outdoor storage or sales; specify business hours. Heather stated business hours would be Thurs. and Fri. 3pm-7pm, Sat & Sun. 10am-6pm. Motion by Neal Stippich to approve the conditional use with the above listed conditions. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business is to act on the application of Tom Lueker, agent for WI P & L to rezone Parcel #04-1214-2811-000 from and R-1 district to an I-1 district, and for a conditional use permit to operate an Electrical substation on the same parcel, located at W8511 Cty Rd B, Town of Beaver Dam. This item tabled from Aug 25. Tom Luecker contacted Tom Zeamer and asked that this be tabled until further notice. Motion by Bob Tietz to table this matter until further notice from WI P & L. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Brad Kulka was present to explain the difference in projects being conducted by WI P & L and the ATC.

Matt Christian request information of new businesses in the Town be forwarded to the Fire Dept for inspection purposes. Tom Zeamer will be in charge of that.

Motion by Larry Braker to adjourn, seconded by Bob Tietz, all in favor, motion carried. Meeting adjourned at 8:15pm.

Respectfully,  
Cheryl Goodrich, Secretary

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**November 24, 2008**

Chairman Al Matuszeski called the Nov 24, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Michael Firchow, Donna Schauer, John Kuzniewicz, Neal Stippich, LUA Tom Zeamer and Secretary Cheryl Goodrich.

Minutes from the Oct 27, 2008 meeting were read. One correction made in members present adding Michael Firchow. Motion by Bob Tietz to approve minutes as read with the addition of Michael Firchow as a member present. Seconded by John Kuzniewicz, all in favor, motion carried.

First order of business is to act on the application of Robb Brunelle, for a Minor Land Division/Letter of Intent, for parcel #004-1114-0911-004, located at W8569 Cty Rd W, Town of Beaver Dam. Robb stated he received an offer to purchase for the existing house and would like to build a new house on the parcel to be created. He will have it surveyed if approved. Robb was informed that an easement can be used for accessing the newly created parcel however; the newly created parcel will need 125' of road frontage at the setback on a legal municipal road. Motion by Neal Stippich to approve the Minor Land Division/Letter of Intent with the following conditions: 1. must have the 125' of road frontage for access. 2. The 25' rear setback from the existing house is met. 3. The lot perks per county approval. Motion seconded by Donna Schauer, all in favor, motion carried.

Second order of business is to act on the application of Tim Fletcher for a conditional Use Permit to operate a motorcycle shop with vehicle sales, in a C-1 zoning district on parcel 004-1114-0244-020, located at W7771 State Rd 33E, Town of Beaver Dam. Tim Fletcher not present. Motion by Neal Stippich to move this item to the end of the agenda to give Tim Fletcher time to arrive. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Third order of business is to act on the application of Daniel Dee, agent for Green Business Concepts, LLC, for a Conditional Use Permit to operate a salvage yard in an I-1 Industrial Zoning district, on parcel #004-1114-0314-012, located at N7103 E Plaza Dr, Town of Beaver Dam. This business is for the recycling of end of life products, the majority being electronics. It would consist of the collection and indoor de-manufacturing of products. Motion by Michael Firchow to approve the Conditional Use Permit with the following conditions: 1. there will be no outside scrap piles or storage except for business use vehicles. 2. A limit of 3 semi trailers may be on site at rear of building but kept closed and secured during off hours. 3. There will be no vehicle recycling at this time. 4. They must meet Federal and State permit and handling requirements.

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

The fourth order of business to act on the amendment of Section 62-63 of the Town of Beaver Dam zoning Code to conditionally allow a contractor's office and/or storage yard to be placed in and A-2, General Agricultural district. This is advised by the County for the purpose of better control and avoids spot zoning. Motion by Bob Tietz to recommend to the town Board to approve amending Section 62-63 of the Zoning code to include a contractors Office and/or storage yard as a conditional use in an A-2 District.

Motion seconded by Michael Firchow, all in favor, motion carried.

The last order of business is to revisit number 2 of the agenda. Tim Fletcher is not present. Motion by John Kuzniewicz to table this item until Tim Fletcher or representation can be present. Motion seconded by Bob Tietz, all in favor, motion carried. Motion by Bob Tietz to adjourn, seconded by Michael Firchow, all in favor, motion carried. Meeting adjourned at 8:10pm.

Respectfully,  
Cheryl Goodrich, Secretary

**Town of Beaver Dam**  
**Planning Committee Minutes**  
**December 8, 2008**

Acting Chairman Neal Stippich called the Dec 8, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Mike Canniff, Bob Tietz, Michael Firchow, Donna Schauer, John Kuzniewicz, Larry Braker, Neal Stippich, LUA Tom Zeamer and Secretary Cheryl Goodrich. Absent Al Matuszeski.

Minutes from the Nov 24, 2008 meeting were read. One correction made in Paragraph 4 correct address for Parcel004-1114-0244-020 is W7771 State Rd 33. Motion by John Kuzniewicz to approve minutes with address change. Motion seconded by Bob Tietz, all in favor, motion carried.

First order of business is to act on the application of Russ Koepsell, agent for Citizen Publishing Co, for a Conditional Use Permit to operate a Funeral Home and Crematory, for parcel #004-1114-0311-011 and #004-1114-0314-001, located at the intersection of State Rd 33 and n Crystal Lk Rd. East of Beaver Dam. Russ Koepsell was present and stated they would like to purchase the lots in order to expand the business in terms of a larger building and parking lot and adding a crematory. It is a 4<sup>th</sup> generation business looking to the future. Pastor James Derber was present and voiced concerns on space between church and Funeral Home, traffic and smell. Mr. Koepsell explained that the site plan does leave ample green space between the buildings, traffic and driveway placement will be considered in plans and there is no smell involved in the crematory business. Motion by John Kuzniewicz approve with the conditions that a row of trees be planted on the North lot line and the driveway be checked approved at 500'. Motion seconded by Bob Tietz, all in favor, motion carried.

Second order of business is to act on the application of Tim Fletcher for a conditional Use Permit to operate a motorcycle shop with vehicle sales, in a C-1 zoning district on parcel 004-1114-0244-020, located at W7771 State Rd 33E, Town of Beaver Dam. Tim Fletcher was present and would like to operate a cycle shop with used vehicle sales, cycle sates and parts and service. Tim Bartol was present to point out there is no private owned access to the property. Motion by Mike Canniff to approve the conditional Use permit with the following conditions: 1. a limit of 10 vehicles for sale at one time. 2. No vehicles may be parked in the vision corners. 3. No scrap piles outside unless fenced from view. Motion seconded by Larry Braker, all in favor, motion carried.

Third order of business is to act on the application of Mike Schmitt for a Conditional Use permit to operate a contractors office and or storage yard in an A-2 zoning district, for parcel #004-1114-2143-001, located at W8700 Cty Rd S, South of Beaver Dam. Michael Schmitt was present and stated he would like to have a shop approx. 60X80 to run his excavating business. Neal Stippich advised Mike that the Town Board has not yet approved this as a Conditional Use in an Ag district. Motion by Larry Braker to approve the Conditional Use Permit with the condition that the Town Board approves and adds the Conditional Use Permit to an Ag 2 district. Motion seconded by Mike Canniff, Michael Firchow abstain, 6votes in favor, motion carried.

The fourth order of business to act on the application of Tom Leuker, agent for WI Power and Light, to rezone parcel #004-1214-2811-000 from R-1 to and I-1 and for a conditional Use Permit to operate an Electrical Substation in an I-1 district, on the same parcel, located at W8511 Cty Rd B, North of Beaver Dam. Neal Stippich spoke with the County, the Town attorney, and Tom Leuker on this matter. ATC request was withdrawn and agreed not to pursue these requests. They will however, go to the Board of Appeals to request expanding without rezoning. A Board of Appeals meeting will be scheduled when the request is received.

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

Respectfully,  
Cheryl Goodrich, Secretary