

Town of Beaver Dam
Approved Planning Committee Minutes
January 31, 2011

Chairman Al Matuszeski called the meeting to order at 7:00pm.

Roll call: Al Matuszeski, Donna Schauer, Bob Tietz, Neal Stippich, Michael Firchow, John Kuzniewicz, Mike Canniff and Clerk, Cheryl Goodrich.

Minutes of the June 28, 2010 meeting were read. One was spelling correction on name Carla to Karla. Motion by Michael Firchow to approve the minutes with the name correction. Motion seconded by Bob Tietz, all in favor, motion carried.

The first order of business is to review and update the conditional use permit for Powercom Park Raceway, located at N7086 Raceway Rd. Motion by Neal Stippich to table the review until an owner or manager can be present. Motion seconded by Mike Canniff, all in favor, motion carried.

The second order of business is to review the conditional use permit for Russ Tetzlaff for violation of conditions. Permit allows for a vehicle sheet metal fabrication business and the owners living quarters, located at 1126 Madison St. Russ Tetzlaff was present with his attorney Bill Gergen. Mr. Tetzlaff agreed that he is in violation of the conditional use. Mr. Tetzlaff and Mr. Gergen gave 3 proposals. First to clean up to be in compliance by July 1; Second, Clean up junk and move/sell property; third, contact neighbors to see if they would agree to a zoning change for that area.

If a zoning change were to take place no business would be allowed. Also noted that the fence is not built to specs of the conditional use. Neighbors present were Dave Belier, Clancy, and Nowak's. They stated they would not be in favor of a zoning change. It was suggested that Tom Zeamer and planning members monitor progress of clean up.

Motion by Michael Firchow to allow Russ Tetzlaff to have until June 30th to comply with the conditional use permit. Failure to abide by the Conditional Use Permit by said date would result in the maximum penalty allowed as called for by Ord. #1.9. Motion seconded by Donna Schauer, all in favor, motion carried.

Third order of business is to review and discuss proposed ordinance for parking of vehicles on residential use properties. Motion by Neal Stippich to form a committee of Michael Firchow and John Kuzniewicz, create/correct a property maintenance/parking ordinance. No second, motion failed.

Fourth order of business is beginning review of the Comprehensive Plan. Motion by Neal Stippich to set up a meeting Monday, Feb. 7, 2011 to begin review. Motion seconded by Donna Schauer, all in favor, motion carried.

Motion by John Kuzniewicz to adjourn, seconded by Bob Tietz, all in favor, motion carried.
Adjourned 8:25pm

Respectfully

Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
August 29, 2011

Chairman Al Matuszeski called the meeting to order at 7:00 pm. Roll call: Al Matuszeski, Donna Schauer, Bob Tietz, Michael Firchow, John Kuzniewicz, Larry Braker and Clerk, Cheryl Goodrich.

Minutes of the Jan. 31st, 2010 meeting were read. Motion by Bob Tietz to approve minutes as read. Motion seconded by Michael Firchow. All in favor, motion carried.

The first order of business is to act on the application of Russ Koepsell, for a Conditional Use Permit to operate a Funeral Home and Crematory, for #004-1114-0311-011 & #001-1114-0713-016, located at the intersection of State Rd 33 and N Crystal Lk Rd, East of Beaver Dam. The previous approved permit has expired, a new permit is required. Russ Koepsell was present along with Keystone Funeral Home design representative Russ Karasch. Mr. Karasch stated that crematoriums are not regulated by the state but the state does random inspections. Estimated cremations are possibly 1 per week. The only change for permit is that no driveway is allowed off Hwy 33. Motion by Larry Braker to approve the Conditional Use permit. Seconded by Michael Firchow, all in favor, motion carried.

The second order of business is to act on the application of New Frontier Land Surveying, Brad Johnson, agent for Michael Zimmerman, for a minor land division/letter of intent for parcel #004-1114-0713-016, located on Zimmerman Dr. This is a follow-up from the March 30, 2009 Planning meeting. Concerns brought forward by Ken Ferstl of excess water in yard, culvert size and flow of water. After discussion, it was requested to have Brad change the placement of the driveway and change the split on the CSM to adjust for the new placement of the driveway. Motion by John Kuzniewicz to table until a notified by New Frontier that a new CSM is ready. Motion seconded by Bob Tietz, all in favor, motion carried.

Third and fourth order of business is to act on applications of Frieda Kern for a Minor land division/Letter of Intent and Conditional Use permit for parcel #004-1114-2214-000 to allow a non-farm residence in an A-2 district located at N5983 S Crystal Lk Rd. Motion by Bob Tietz to table these items until the land owner is available and can present all information needed. Motion seconded by John Kuzniewicz, all in favor, motion carried. Motion by Bob Tietz to adjourn, seconded by Michael Firchow, all in favor, motion carried. Adjourned 7:50 pm

Respectfully, Cheryl Goodrich

Town of Beaver Dam
Planning Committee Meeting
Oct. 24, 2011

Chairman Al Matuszeski called the meeting to order at 7:04 pm
Roll Call: Al Matuszeski, Donna Schauer, Bob Tietz, Larry Braker and Michael Firchow
Tom Zeamer, LUA, also present
In Cheryl Goodrich's absence, Michael Firchow will keep minutes

Minutes from the August 29, 2011 Planning Commission meeting were read. Donna Schauer made motion to approve minutes with an amendment correcting the spelling for Keystone Funeral Home. Larry Braker seconded. All in favor, motion carried.

The first order of business is to act on the application of MSA Professional Services, agent for William Bohl Trust, for a minor land division/Letter of Intent to create a 1.00 acre lot in parcel #004-1114-0922-001, located at N6828 County Road G, South of Beaver Dam. Dick Leistikow from MSA was present as well as William Bohl, the applicant. Donna Schauer requested clarification from MSA of the proposed lot being that the overview map possessed an "area of question". The Planning Commission was provided with an explanation that the proposed new lot will incorporate the home and garage to the north of the existing lot whereas the existing parcel incorporates both garages and the house to the south. Larry Braker made motion to approve. Seconded by Donna Schauer. All in favor, motion carried.

The second order of business is to act on the application of Tim Fletcher, for a Conditional Use Permit to allow for the operation of a tavern and an auto dealership in a C-1 zoning district for parcel #004-1114-0244-020, located at W7771 State Road 33, East of Beaver Dam. Present was Tim Fletcher applicant and Tim Bartol owner of adjacent parcel. Tim Fletcher stated that no cars were being kept onsite and simply using the address for physical address for WI auto sales licensure whereas his business is internet based. Based on interior square footage as it relates to the Town's requirement for exterior parking stalls, per Tom Zeamer, LUA, the requirement has been met. Discussion of a joint CUP ensued relating to the operation of two dissimilar businesses on the same site and in the same building. Per Tim Bartol, he believed that the state disallows licensure to an auto sales business shared with a restaurant and for each physical location of an auto dealership, each location must also allow for a showroom with a minimum space requirement of one car. Tim Fletcher requested that the CUP application be amended to only allow for a tavern at that location and he would cease to operate the internet based auto sales business from that location. Larry Braker made motion to approve the CUP for the Tavern and to discontinue to the CUP for the car dealership at the location. Seconded by Michael Firchow, All in favor, motion carried.

The third order of business is to act on the application of New Frontier Land Surveying, agent for Michael Zimmerman for a Minor Land Division/Letter of Intent for parcel #004-1114-0713-016, located on Zimmerman Drive. This is a follow-up from the August 29, 2011 Planning Committee Meeting from a follow-up from the March 30, 2009 Planning meeting. Present were Brad Johnson from New Frontier, Michael Zimmerman, the applicant, Ken Ferstl an adjacent lot owner. Brad Johnson stated that he did not change the placement of the driveway nor change the split on the CSM and prepare a new CSM as discussed at the August 29, 2011 meeting. The Planning Commission reiterated the conversations from the last meeting relative to flooding in the area. Mr. Johnson stated that the property is not in a flood plain, meets the lot size requirements and should be approved for minor land division. Donna Schauer read the Town Code 54-10 regarding Land suitability. The Planning Commission discussed numerous instances of flooding in the immediate area and the prior installation of an overflow culvert on Zimmerman Drive to help alleviate the flooding. Much discussion that in the spring of this year the area still flooded which could be the result of the culvert having been installed too high, the existing culvert being too high or too small in diameter as well as the possibility that some of the retention ponds in the area may not be deep enough to handle the water and flooding issues in the area. Much discussion

continued with Jeff Schmitt speaking on behalf of the applicant recommending to the commission to approve the land division because the onus for water runoff and flooding concerns should not fall on the expense of the developer. Michael Firchow of the Planning Commission responded by reiterating 54-10 Land Suitability and that no plan for water runoff has been supplied and there is no evidence that flooding has been mitigated. Ken Ferstl shared with the Plan Commission pictures from spring of 2011 showing significant flooding on his land. Another minor land division would create an additional residential lot which in turn would create additional impervious surfaces such as another driveway, septic holding tank, a garage and a home. Until evidence is provided to the Planning Commission that all potential flooding has been mitigated, and adequate watershed runoff plans have been provided, the commission cannot approve the application. Michael Firchow made a motion to deny the application, seconded by Donna Schauer. All in favor of Denying the application for minor land division, motion carried. Brad Johnson requested an application from Tom Zeamer, LUA, for the Board of Appeals, Zoning Variance Application.

The fourth order of business is to act on the application of Bill and Frieda Kern for a Minor Land Division/Letter of Intent and a CUP to allow a non-farm residence in an A-2 zoning district for parcel#004-1114-2214-000, located at N5983 S Crystal Lake Road. Present was Frieda Kern. She said that she intends to have her son build his home on the parcel. Discussion ensued regarding the cities extraterritorial jurisdiction. Michael Firchow made a motion to approve, Larry Braker seconded, Al Matuszeski voted against, all others voted in favor, motion carried.

Nate Olson from Dodge County Land Use Department made a presentation regarding the Town's Comprehensive Plan. Maps were discussed. Planning Commission discussed the creation of a Boundary Agreement with the City of Beaver Dam. Donna Schauer recommended that Nate establish an informational meeting for the general public. The Planning Commission recommends to the Town Board to draft and pursue a Boundary Agreement with the City of Beaver Dam. December 7, 2011 at 7 pm at the Town Hall will be a joint meeting with the Planning Commission and the Town Board to discuss the Comprehensive Plan.

Motion made by Larry Braker to adjourn, seconded by Michael Firchow, all in favor, motion passed.