

Town of Beaver Dam
Approved Planning Committee Minutes
January 7, 2013

Chairman Al Matuszeski called the meeting to order at 7:05pm. Roll call: Al Matuszeski, John Kuzniewicz, Donna Schauer, Bob Tietz, Michael Firchow, Neal Stippich and Cheryl Goodrich, Clerk.

Notice published and posted Dec. 31st.

Minutes of the Oct 29, 2012 meeting of the Planning Committee were read.

Motion by Bob Tietz to approve the 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 T. Fletcher and Sons, for a conditional use permit to operate a motorcycle shop, (motor vehicle sales and service) in conjunction with an existing tavern, in a C-1, Commercial Zoning district located in parcel #004-1114-0244-020, located at W7771 Hwy 33, East of Beaver Dam. Tim & Wade Fletcher and Brad Weber were present. Plans for an addition to the existing building had been submitted for retail business in the future which will require a variance, state, county and Town permits. The applicant is responsible for acquiring all necessary plans & permits as listed above. This Conditional Use permit is for a 20 X 25 area of the existing building for wholesale use only. Motion by Neal Stippich to approve the Conditional Use Permit with the following conditions: 1. The new area requires a separate entrance, 2. No open passage between businesses, 3. Will be used for wholesale only between the hours of 8am-8pm with extended hours to 11pm, permitted 6 weekends per year. 4. No unnecessary rubbish visible in yard. 5. 2 additional parking stalls required. Motion seconded by Donna Schauer, all in favor, motion carried.

Motion by Bob Tietz to adjourn, seconded by John Kuzniewicz, all in favor, motion carried.
Adjourned 7:52pm

Respectfully submitted,

Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
April 29, 2013

Chairman Al Matuszeski called the meeting to order at 7:05pm. Roll call: Al Matuszeski, John Kuzniewicz, Donna Schauer, Bob Tietz, Neal Stippich, Larry Braker, and Clerk, Cheryl Goodrich.

Notice published and posted April 22nd.

Minutes of the Jan. 7, 2013 meeting of the Planning Committee were read.

Motion by Donna Schauer to approve the minutes as read.

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

The first order of business is to act on the application of Deanna Tobak for a Conditional Use permit to operate a pet grooming business located at N7019 S. Crystal Lk Rd. Deanna Tobak was present and stated she would be running the business in the basement of her home. The property is zoned A-2. Motion by Neal Stippich to approve the Conditional Use Permit with approval of the Town Board. Motion seconded by John Kuzniewicz, all in favor, motion carried.

The second order of business is to act on the application of Polly Dake-Jones, agent for Canine Solutions, for a Conditional Use permit to operate a dog training business, located at 1227 Madison St. Polly and Lisa Jones were present and stated training will not require any sort of boarding of dogs. Polly and Lisa are state certified trainers. Days of operation will be Tuesday-Thursday, Saturday and possibly Sunday. Motion by Donna Schauer to approve the conditional use permit. Motion seconded by Bob Tietz, all in favor, motion carried.

Motion by Larry Braker to adjourn, seconded by John Kuzniewicz, all in favor, motion carried.
Adjourned 7:21 pm

Respectfully submitted,

Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
July 29, 2013

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

Notice published and posted July 22nd.

Minutes of the April 29, 2013 meeting of the Planning Committee were read.

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

The first order of business is to act on the application of Vintage Parts, agent for Karen Maron, to rezone parcel #004-1114-0731-00 that currently consists of both Conservancy and Commercial zoning, to an I-1 Industrial zoning district, located on Iron Rd. Brody Richter, representative for Vintage Parts, stated the land will have a crushed gravel base, gravel base will be added to enlarge if/when needed. Parts to be stored in that open air area will be large auto, farm and construction parts. Zoning/Plans were approved at the County level. Motion by Bob Ganske to recommend to the Town Board to approve the rezoning as stated above pending the Towns Attorney approval that the following conditions can be enforced with the approval. 1. Industrial zoning would be for Vintage Parts only and if Vintage sells in the future they must return the zoning to Commercial. 2. Plantings on the north side to be double staggered rows of Arborvitae. 3. Be sure to apply proper vision corners at the driveway. Motion seconded by Larry Braker. Yah, Larry Braker, Bob Tietz, Bob Ganske. Nay, Al Matuszeski, John Kuzniewicz. Michael Firchow abstains. Motion carried.

The second order of business is to act on the application of MSA, agent for the Charlotte Kehl Estate, for a Minor Land Division/Letter of Intent and a Conditional Use Permit to allow a non-farm residence in an A-2 Zoning district, for parcel #004-1114-1932-000, located at W9610 Canary Rd. Dick Leistikow of MSA stated they would add a deed restriction that the outlot be sold with the created parcel. Motion by John Kuzniewicz to recommend to the Town Board to approve the minor land division pending an approved variance. Motion seconded by Bob Tietz, all in favor, motion carried. Motion by John Kuzniewicz to approve the Conditional Use Permit. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business is to discuss the Planning Committee having the authority to approve minor land divisions that exceed the present 1.5 acre maximum lot size without involvement of the Board of Appeals. Discussion on special situations with land divisions in A-1 & A-2 zoning districts. Ordinance would have to be changed. Motion by John Kuzniewicz to recommend to the Town Board to change ordinance to not limit the lot size on existing farm consolidations in A-1 & A-2 zoning districts. Motion seconded by Bob Ganske, all in favor, motion carried.

Motion by Bob Tietz to adjourn, seconded by Michael Firchow, all in favor, motion carried.

Adjourned 8:10pm

Respectfully Submitted,

Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
September 30, 2013

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

Roll call: Al Matuszeski, John Kuzniewicz, Bob Tietz, Larry Braker, Michael Firchow, Neal Stippich, Tom Zeamer and Clerk, Cheryl Goodrich.

Notice published Sept. 23rd and posted Sept 18th.

Minutes of the July 29th, 2013 meeting of the Planning Committee were read. Motion by Bob Tietz to approve the minutes as read. Motion seconded by Larry Braker, all in favor, motion carried.

The first order of business is to act on the application of Howard Bohl, agent for Bohl Farms LLC, for a conditional use permit to allow for an Animal Feeding Operation with more than 500 animal units in an A-2 zoning district, located at N6566 Cty Rd G. This is an existing operation, permit required for town zoning compliance only. Howard Bohl stated in 2005 he had just under 1000 animal units. In 2006 the Town changed the ordinance to establish a limit. It was questioned and discussion on if he needed a conditional use permit. He has no intention of increasing his animal units, It was suggested to him to complete the ATC 51 forms to decrease the possibility of a future law suit. Motion by John Kuzniewicz to table the conditional use permit application. Motion seconded by Bob Tietz, all in favor, motion carried.

The second order of business is to act on the application of Dean Hughes for a Conditional Use Permit to allow a non-farm residence in an A-2 zoning district for parcel #004-1114-1023-000, located on CTH W. Dean would like to purchase 2.5 acre property on CTH W for the purpose of building a home and shed. The 2030 Comprehensive Plan shows this property as commercial or industrial. The Planning Committee has 2 options as follows: 1. Deny the Conditional Use Permit, 2. Require the applicant to petition the Planning committee and Town Board to change the Comprehensive Plan to zone property Ag or Residential, which would require added time, expense and a public hearing. Motion by John Kuzniewicz to table the application for a conditional use permit to give applicant time to review options. Motion seconded by Michael Firchow, all in favor, motion carried.

Third order of business is to act on the request/application of Robb Brunelle. Information submitted may allow for the creation of a new lot, as it pertains to Conditions that were placed on the Minor Land Division/Letter of Intent application that was approved on November 24, 2008. The created lot is over 1.5 acres requiring the applicant to apply to Board of Appeals for a variance. Applicant wants the access off of CTH W instead of Judson Dr. Motion by Neal Stippich to deny the request on the basis of non-compliance of the contiguous 125' frontage. Motion seconded by Michael Firchow, all in favor, motion carried.

A letter of resignation from the Committee was received from Donna Schauer, due to conflict with work hours. Motion by Larry Braker to accept the resignation. Motion seconded by Bob Tietz, all in favor, motion carried.

Motion by Larry Braker to adjourn, seconded by Michael Firchow, all in favor, motion carried. Adjourned 7:50 pm.

Respectfully Submitted,
Cheryl Goodrich