

**BOARD OF APPEALS  
MINUTES OF AUGUST 12 2020  
TOWN OF BEAVER DAM  
W8540 COUNTY ROAD W**

Motion (Bohl/Mannel) to appoint Del Guenther as acting Chairman. Motion carried.

Present: Del Guenther, Howard Bohl, Harold Hicks, Al Mannel, Land Use Administrator Dan Prunuske

Chairman Jeff Schmitt arrived 7:04 pm.

Meeting called to order 7:05 pm.

Meeting posted July 29, 2020 and published July 30, 2020.

Motion (Guenther/Bohl) to approve minutes of July 8, 2020 as presented. Chairman read minutes in entirety to review previous minutes pertinent to current meeting. Motion carried.

\*Property owner Mike Zimmerman, property owner, and Mark Tomashek, New Frontier Surveying present. Act on the appeal of Michael J. Zimmerman of the Plan Commission's denial of a proposed subdivision of Parcel 004-1114-0713-016 aka Lot 15 Bainbridge Court Subdivision into 2 parcels which was tabled at the Board's July 8, 2020 meeting.

Property owner Mike Zimmerman, property owner, and Mark Tomashek, New Frontier Surveying present. Schmitt reviewed that the Town has made concessions out there for drainage and made mention that any additional concessions may be split in cost between the Town and property owners affected, but Board has not made any directive order. Neighborhood resident Ken Ferstl present and stated that he is aware Zimmerman has the right to divide, but would ask Board of Appeals to put stipulation on size of culvert installed to provide continuation of water flowage. Discussion. Zimmerman shared that a perc test was performed by Brian Wright of Wright Plumbing and it passed for a mound system.

Motion (Mannel/Guenther) to approve appeal, with stipulation that Surveyor record on CSM, for Lot 1 (North lot) that approvals must be obtained from the Town of Beaver Dam, or it's agent, for driveway location and culvert size. Motion carried.

Chairman opened the public hearing on the appeal of Christopher W. & Brenda L. Kuhl for a variance to Sec. 62-122(3)(e) to allow a 6 ft. street setback on Parcel 004-1214-2044-002 on S. McKinley Beach Road. Applicants Chris and Brenda Kuhl present, as is Mark Tomashek, New Frontier Land Surveying. Tomashek mentioned Kuhls may give consideration to turning garage sideways. Cynthia Sandberg, N8196 S McKinley Beach Road present in opposition due to snow removal, flooding potential, property values and had numerous other concerns not relevant to setback. Schmitt asked Sandberg to step down. Resident, Julia Rogers, N8173 S. McKinley Beach Road present in opposition and reviewed recorded plat restrictions. Tomashek reviewed 1956 plat setbacks allowing 60' from centerline and indicated if Kuhls turn garage, they will be 60' from center of current physical road. Debra Czarnecki, N8165 S. McKinley Beach Road, present in opposition. Discussion. Chairman closed the public hearing.

Motion (Schmitt/Mannel) to approve variance for the 6' setback. Due to all of the opposition, Hicks asked if there is anything the Board can do to satisfy some of those in opposition. Bohl acknowledged a number of hurdles to overcome and this being the first in the sequence of hurdles. Discussion. Motion carried.

Motion (Bohl/Hicks) to adjourn. 8:13 pm. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Secretary