

**APPROVED MINUTES**  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
August 31, 2020

Meeting called to order 7:00 PM.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Donna Schauer, John Kuzniewicz, Art Kitchen, Land Use Administrator Dan Prunuske. Absent: Rosemarie Garczynski

Notice posted August 27, 2020 and published August 21, 2020.

Minutes of June 29, 2020 were read. Remove first motion to withdraw/motion to table, as it is stated later in the minutes. Motion (Voigt/Kitchen) to approve. Motion carried.

Chairman opened the public hearing on the review of the Conditional Use Permit issued to G & H Solutions, LLC. (now Badger Wash Rio, LLC.) on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Geddeis, owner, states that he has brought in someone new to run the building and he is cleaning up and shutting down by 5PM. Ann Binotto addresses concerns. She states that there are up to 15 cars a day outside, some of them being towed around as they do not run. Annette Duckett speaks and addresses similar concerns. She states that previous employee Lauren Breckenridge was running his own business "Car Pimps" out of this building and printed business cards for it. As of August 3<sup>rd</sup> neighbors feel they have started cleaning up. Michael Jahn is the new person in the building. Jahn states that he is not "employee", however Don Geddeis signs his paychecks. Jahn runs "Angel Cars" and is working on those vehicles at this facility. These two businesses need separate Conditional Use Permits. The only vehicle maintenance that should be occurring here is for the Hometown Pharmacy vehicles and Don's personal vehicles. Chairman closed the public hearing.

The permit is for soap mixing and car repair of ONLY the Hometown Pharmacy vehicles and Don's personal vehicles. Currently, there are vehicles there and being serviced there that are not Hometown Pharmacy vehicles or Don's personal vehicles.

Discussion.

Motion (Tietz/Schauer) to allow CUP with added conditions:

All previous conditions remain, however, allowed hours of operation will be 7:00AM to 5:00PM Monday through Saturday. No work outside of these hours is allowed.

As of today, August 31, 2020 the owner has 30 days to clean the shop up and get it to the standards set in the previous conditions.

If there will be any car repair outside of the two Hometown Pharmacy vehicles at any given time, there needs to be a separate Conditional Use Permit.

Motion carried.

Discussion regarding merits of adding contractor's storage yard as conditional use in the A-1 and A-2 zoning districts and recommend same to the town board. Dan Prunuske will further investigate.

Motion (Kitchen/Voigt) to adjourn 8:28PM. Motion carried.

Respectfully submitted,  
Abby Klodowski, Secretary