

Town of Beaver Dam Planning Committee

1 of 3
16 Jan 95

Members present: Mike Canniff, Lee Winkler, Larry Braker, Earl Stutz, Neil Stippich

Zoning Administrator: Earl Voight

Meeting called to order by Chairman Neil Stippich at 7:30 PM.

There was a good general public turn out, approximately 15 people.

Walter & Karen Maron 004-1114-0742-001

Walter & Karen Maron 715729 Lark Rd, Columbus appeared requesting a conditional use permit to allow a professional office, metal fabrication & auto repair at W 9468 Iron Rd. A conditional use permit was granted based on the following conditions. Good housekeeping must be maintained around the building exterior, only licensed and or operable vehicles will be allowed to be stored outside. Larry Braker made a motion to approve, Mike Canniff seconded. Motion carried.

Lawrence Hoefs 004-1114-0314-004

Lawrence Hoefs, 104 Lakecrest Dr, Apt 104 Beaver Dam appeared requesting a conditional use permit to allow a metal fabricating shop, auto & truck repair and retail auto parts at 77143 E. Blaya Dr. A conditional use permit was granted based on the following conditions. An open 8' high fence will be installed per sketch provided. The fence will be installed by 1 June 1995. Other than owners and employees cars only 5 licensed and or operable cars can be stored outside while waiting for repairs.

On site storage of cars to be salvaged will be limited to two. Good housekeeping must be maintained around exterior of building. Mike Canniff made a motion to approve, Larry Braker seconded. Motion carried. Ralph Joetting of 519 ~~1000~~ Grove St. Beaver Dam requested a copy of this meetings minutes. I will send him one.

Don Beifuss

Don Beifuss appeared requesting permission to create a 1 acre parcel on Prospect Rd per the provided certified survey map # 1001 dated 1/5/95 and revised 1/16/95. Larry Braker made a motion to approve, Mike Canniff seconded. Motion carried.

Harold Lentz

Gene Uttech appeared requesting approval of a farm consolidation for Harold Lentz which will result in a (+ or -) 3 acre parcel being created. Lee Winkler made a motion to approve. Mike Canniff seconded.

Ken Kelm appeared requesting approval of the letter of intent to create a parcel. A concept plan was provided. The request was approved with the following condition There shall be no direct access from the parcel to Cty Highway "D". The access to Cty Highway "D" shall be through an easement of the proposed town Road. Lee Winkler made a motion to approve. Larry Braker seconded. Motion carried.

Ken Kelm

The committee approved the letter of intent from Maxine Wheeler to create a parcel in NW 1/4, SW 1/4 section 2, T4N, R14E with the stipulation that any housing erected or installed be built on a basement. See attached sketch # B-307. Neal Stypick made a motion to approve, Lu Winkler seconded, motion carried.

AGA Gas Central

A.G.A. Gas Central requested a modification of their conditional use permit to allow outside storage of empty pressurized fuel tanks enclosed outside within a fenced area. A motion to approve the request was made contingent on Earl Voight receiving approval from the Beaver Dam Fire Dept. Larry Braker made a motion to approve, Earl Stuty seconded, motion carried.

A general discussion among the Planning Committee members followed regarding possible raising of sewer fees.

Larry Braker made a motion to adjourn, Earl Stuty seconded. Motion carried.

Earl Stuty  
Secretary

Town of Beaver Dam Planning Committee 3-13-95

7:30 PM Members Present, Neal Stippich, Lee Winkler,  
Mike Conniff & EARL VOIGT (Zoning Administrator)  
~~PLANNING COMMITTEE~~

Meeting Called to Order by CHAIRMAN Neal Stippich

Harvest Church 004-1114-0143-002

7:35 Public Hearing FOR CONDITIONAL USE PERMIT FOR HARVEST EV. FREE CHURCH. A REPRESENTATIVE FROM THE CHURCH explained the Building Project. Discussion focused on the reconstruction of STN 33 and future setbacks post construction. Lee Winkler motioned to table application until April 3, 1995 Secured by Mike Conniff

Earl Voigt

8:15 Public Hearing FOR conditional use permit to create a parcel on lands owned by EARL VOIGT. Objections were expressed by JANICE BUBHOLZ and Bob Probst concerning driveways and EARL VOIGT'S objections to new parcels along that road in the past. A letter was submitted by Wayne Probst and read by Neal Stippich. The letter objected to the lot based on EARL'S objection to Probst's attempt to SUBDIVIDE in the past. Motion made by Lee & seconded by Mike to table. Letter by Probst included in record.

Mashuda Contractors Emerson Kellom

8:30 Public Hearing FOR conditional use permit FOR a borrow pit FOR MASHUDA CONTRACTORS at the EMERSON KELLOM property at NB241 Kellom Rd. Beaver Dam. Motion made by Neal & Secured by Lee to approve permit. Motion amended by Neal to include outline by STATE OF WIS requirements FOR restoring site. Reference attached letter by MASHUDA CONT. INC.

8:35

Inquiry by Cary <sup>SCHAFER</sup> ~~Shepherd~~ (sp) on possible use of large fireworks at his racing facility. This would require modification of his permit to extend it to an adjoining parcel for the date of the fireworks only. Al Matuszski objected to the modification as well as Winifred Beir. Proctor ~~is~~ was asked to be researched and <sup>re</sup>considered in the future. No action taken

8:45

Motion made by Lee to adjourn and seconded by Neal Stripped

Town of Beaver Dam Planning Committee

Neal  
PAGE 1 of  
DATE 8 May 95

Members present: Mike Caniff, Lee Winkler, Larry Braker,  
Neal Stippich, Earl Stutz  
Earl Knight Zoning Administrator

Meeting called to order by Chairman Neal Stippich at 7:30 P.M.

Donna Zubke

Gene Uttech appeared on behalf of Donna Zubke requesting  
letter of intent to subdivide per dated document enclosed.  
After discussion Lee Winkler made a motion to table due  
to drainage concerns, Larry Braker seconded. Motion carried.

Gene Uttech appeared on behalf of Ken Kelm requesting a letter  
of intent to subdivide. After discussion it was agreed  
he needs to come back with an ~~unconditional use permit~~ <sup>conditional use permit</sup>. E.V.  
~~due to rezoning. application for rezoning.~~

Ken Kelm

Gene Uttech appeared on behalf of Winifred & Mildred  
Beier requesting a letter of intent to subdivide.  
The letter of intent was approved subject to them  
receiving a variance for lot #4 driveway to 66 feet  
on to Hwy "E" instead of the 125' as now drawn  
on document enclosed, Lee Winkler made a motion to  
approve, Mike Caniff seconded. Motion carried

Winifred & Mildred Beier

Louis Nehls Rolling Meadows

Louis Nehls appeared to discuss the expansion of Rolling  
Meadows sub division. He will come back with additional  
information in the future. Major concern was extending  
sub division road out onto Hemlock Road.

PRESENT	2 of
DATE	8 May '95

Greg & Jean Barnett 004-1114-2612-000

Greg & Jean Barnett appeared ~~requesting~~ with a petition asking the Planning Commission to recommend to the Town Board to rezone 30 acres from A-1 prime agriculture to A-M agriculture located in NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , Sec. 26, T11N, R14E. Neal Stippich made a motion to approve, Larry Braker seconded, motion carried.

The board discussed raising permit fees. Enclosed are the recommended fees the Planning Commission is forwarding to the Town Board for approval.

Larry Braker made a motion to adjourn, Mike Coniff seconded.

Secretary,

Earl Stutz

Town of Beaver Dam Planning Committee

SESSION	1 of 2
DATE	19 June 95

Members present: Mike Canniff, Lee Winkler, Earl Voight, Neal Stippich,  
Larry Braker

Zoning Administrator: Earl Voight

Meeting was called to order by Chairman Neal Stippich at 7:30 PM

A conditional use permit was requested by Mashuda Mashuda Contractors Donald Snyder  
Contractors, Princeton for a temporary burrow site on the  
Donald Snyder property at N8469 Hwy 151 NE 1/4, NE 1/4,  
Sec 22 in an A-G district. Larry Braker made motion to  
approve, Lee Winkler seconded. Motion carried.

Wally & Marcy Seiler W7354 Hwy 33 requested a conditional  
use permit to construct a new dismantling building  
& to allow outside storage & auto repair & sales in an  
Industrial District. Mike Canniff made a motion to approve,  
Larry Braker seconded, including the conditions listed below.  
All salvagable vehicles shall be behind the fence, they must  
maintain present fences, they must maintain good  
housekeeping, all new buildings must be located behind  
the present fence and they must complete the proposed  
north south fence at west property line in 1996.  
Motion carried. Wally & Marcy Seiler Wally's Auto

Regarding the request for recommendation to the Town Board  
for rezoning 1 acre from R-1 to R-2 for Don Beilfuss  
property on Prospect Rd. It was decided to table the  
request and have the County Safety Comm review and  
provide recommendation. Larry Braker made the motion,  
Mike Canniff seconded. Motion carried. Don Beilfuss



19 June 95

Re: Robb Brunelle 906 Madison St letter of intent to sub divide, Lee Winkler made a motion to table until he appears at our next meeting, Mike Canniff seconded. Motion carried. Robb Brunelle

Joe & Monna Meyer requested to create 3 to 4 acre parcel for farm consolidation. Neal Stippich made a motion to approve, Larry Braker seconded. Motion Carried. Joe & Monna Meyer

Kent Smith from Dodge County Land Conservation Department presented some information regarding Watershed. Several area land owners were present & considerable discussion took place.

Larry Braker made a motion to adjourn & Lee Winkler seconded. Motion carried.

Secretary,

Earl Stutz

Journal of Beaver Dam Planning Committee

PREPARED BY

1 of 2

DATE

31 July 95

members present: Lee Winkler, Earl Stutz, Larry Bruker, Neal Stippich

Zoning Administrator: Earl Vought

Meeting was called to order by Chairman Neal Stippich at 7:30 PM

Re: Don Beilfuss request to rezone one acre parcel on Prospect Rd from R-1 to R-2 two family. The committee recommended the rezoning be approved contingent on the driveway exiting onto North Crystal Lake Rd. Larry made a motion to approve, I seconded, motion carried.

Don Beilfuss

Letter of intent to subdivide by Robb Brunelle. Lee made a motion to approve, Larry seconded. Motion carried.

Robb Brunelle

Ralph Goetting E Plaza Drive

Conditional use permit by Ralph Goetting to allow metal fabrication & storage at 7717 E. Plaza Drive in an extensive commercial district. Conditions included no employee parking on the road, no outside storage & good housekeeping must be maintained. Lee made a motion to approve, Larry seconded. Motion carried.

Letter of intent to subdivide by Mike Maleck and discussion regarding rezoning. Committee suggested they return with a complete layout and drainage plan and request 6 conditional use permits for non farm residences.

Michael Maleck

PRESENTED BY	2 of 2
DATE	3 July 25

Letter of intent by Donna Zubke to subdivide.  
A 24 lot preliminary layout was presented. At this time they are requesting approval to create the first <sup>certified survey,</sup> 2 lots with access off Prospect Rd. Conditions required included that the east lot be properly graded to direct water toward intended retention pond, the retention pond must be included in proposed preliminary plot plan and the access for these 2 lots must be through the proposed future road between these two lots. Neal made a motion to approve, Larry seconded. Motion carried.  
Donna Zubke Crystal Ridge

Letter of intent to sub divide Brad Allen. Lee made a motion to approve, Larry seconded. Motion carried.  
Brad Allen

Larry made a motion to adjourn, I seconded. Meeting adjourned.

Secretary

Earl Stutz

Town of Beaver Dam Planning Committee

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11 Sept 95

Members present: Mike Caniff, Lee Winkler, Neil Stippich,  
Earl Stutz, Wayne Propst  
Zoning Administrator: Earl Voight

Meeting was called to order by Chairman Neil Stippich at  
7:30 P.M.

Mike & Tracy Schmitt requested permission for non-farm  
residence in an A-G Agricultural District.  
Mike Caniff made a motion to approve & Lee Winkler  
seconded contingent on one condition that no further  
division of CSM for additional residence be allowed.  
Motion carried.

Michael & Tracy Schmitt 004-1114-2143-001

Greg Barnett requested a conditional use permit to allow  
semi trailer parking lot in an A-M Agriculture  
Manufacturing & Marketing District. Lot will be  
located at corner of "S" & "SS", Ron & Fred Nell  
appeared expressing a concern about the odor generated  
from their jig operation across the road. Earl Stutz  
made a motion to approve the permit based on the  
following condition. Only a building used for  
transfer and short term storage could be erected on  
this property in the future. Mike Caniff seconded  
the motion. Motion carried.

Gregory Barnett 004-1114-2612-000

Louis Nehls presented his plans for preliminary plat approval of Rolling Meadows Additions in Sec 21 and a letter of intent of Rolling Meadows to create 4 lots. Several landowners of the area were present and asked questions about the development. The committee recommended approval with two conditions.

1. A road from Fairway north to Hemlock planned and constructed as part of any future development.
2. Any further development must include a plan for water retention if necessary.

Neil Stippich made a motion to approve, Lee Winkler seconded. Motion carried.

Louis Nehls Rolling Meadows

Wayne Croplet made a motion to adjourn the meeting, Mike Caniff seconded.

Secretary  
Earl Stutz

Journal of Beaver Dam Planning Committee

PREPARED BY	E. Stutz
DATE	10/2

members present: Mike Canniff, Lee Winkler, Neal Stippich  
Earl Stutz, Larry Braker

Zoning Administrator: Earl Voight

Meeting was called to order by Chairman Neal Stippich at  
7:30 P.M. on October 9, 1995.

Michael Maleck

Michael Maleck N 5895 Maleck Circle appeared requesting  
to create 4 parcels for non farm residential use in an  
A-G Agricultural District in the SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Sec 20.  
A plan was presented to the committee.

The conditions use permit was approved on the condition  
that a berm be designed along the east & west boundary  
of the property within the lot to handle a 20 year storm,  
the proposed road built to township standards, and  
all lots must access through the proposed road.

Larry Braker made a motion to approve, Mike Canniff  
seconded, motion carried.

Regarding the letter of intent to subdivide Oliver  
Voight property off N. Crystal Lake Rd in an  
R-1 single family district. A print was provided  
by Uttech Land Surveying showing proposed lots.

Larry Braker made a motion to table till next month  
and Earl Stutz seconded. Motion carried.

Journal of B.D. Planning Committee

PREPARED BY	
DATE	2/2

The committee reviewed the preliminary plat for Donna Zubke Crystal Ridge Subdivision, and approved it as submitted.

Some of the questions that will be addressed in the discussion the next time the developer returns are as follows:

1. Different criteria for retention size is 20 yr plan
2. "Phase construction" of road how accomplished
3. Who will maintain <sup>Curb-ide-sue</sup> cutisack shrubbery
4. Who will maintain retention pond

Larry made a motion to approve, Lee seconded. Motion carried,

Donna Zubke, Crystal Ridge

Larry made a motion to adjourn, Lee seconded. Motion carried,

Secretary,

Earl Stutz