

**Town of Beaver Dam
Planning Committee
January 12, 1998**

The January 12, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by chairman Neal Stippich. Members present were Lee Winkler, Earl Stutz, Mike Canniff, Wayne Propst and Zoning Administrator Earl Voight.

The minutes from December 8, 1997 meeting were read. Lee Winkler made a motion to approve, Mike Canniff seconded. Motion carried.

Re: The tabled application for a conditional use permit for Earl and Marjorie Voight to allow a non farm residence in an A-G district located at SE ¼, NE ¼, Sec.11 and to create a parcel at same location. Neal Stippich reported that Bob Sell from the County Highway Safety Department declined to participate. Lee Winkler suggested an engineering study be done and the cost be absorbed by the owner. The audience provided input voicing their concern for safety with the placement of the proposed new driveway. Lee Winkler made a motion that the land owner have a state licensed professional engineer, using national standards, do a safety study and provide the results to the Planning Committee to help in making a decision in this matter. Cost would be the land owner's responsibility. Mike Canniff seconded. Motion carried.

Mike Canniff made a motion that the statement " This lot is located in an agricultural area and is subject to noise and odors from neighboring farm operations and subject to right to farm law, Wis. Statue Chapter 823, Nuisances 823.08" be added as a condition for the approval of the creation of the parcel, per the recommendation of the Wisconsin Town's Association attorney. Lee Winkler seconded. Motion carried.

Re: The tabled letter of intent of Mark Hansen to create a parcel in the NE ¼, NE ¼ Section 3 and to discuss the drainage plan for approval. Gene Uttech presented the results of a professional engineering study addressing the drainage issue. Neal Stippich made a motion to approve the letter of intent subject to approval by the Town Chairman after the Town Chairman, Gene Uttech and Jim Riege review and approve the proposed drainage plan. Mike Canniff seconded the motion. Motion carried.

Re: The letter of intent of Joe Goeller to create a parcel in the SE ¼, SE 1/4, of Section 9 under farm consolidation per the zoning ordinance. Lee Winkler made a motion to approve, Wayne Propst seconded. Motion carried.

Re: The review and recommendation to the Town Board of the petition of Earl Stutz to rezone 18.06 acres located at NE ¼, NE ¼, Section 26, east of CTH A and north of CTH B to A-G district. Mike Canniff made a motion to recommend approval. Neal Stippich seconded. Motion carried. Earl Stutz abstained from voting.

Re: The review and recommendation to the Town Board on the petition of John Zimmerman to rezone a parcel of land located at Pt. of the SE ¼, NW ¼ and PT of the SW1/4, NE ¼ Section 7 from A-G district to R-D district. Lee Winkler made a motion to rezone the east 40 acres and the building site per the preliminary plot. Mike Canniff seconded. Motion carried.

Re: The review and recommendation to the Town Board of the final plat of the Shady Oaks Estates subdivision, subject to state approval. Neal Stippich made a motion to approve contingent upon review of the location of trees in the road right of way, the proof rolling of the road base and the blacktop application timing being negotiated with the Town Board in the summer of 1998. Mike Canniff seconded. Motion carried.

Lee Winkler made a motion to adjourn. Wayne Propst seconded. Motion carried.

Secretary,

**Town of Beaver Dam
Planning Committee
February 16, 1998**

The February 16, 1998 Town of Beaver Dam Planning Committee was called to order at 7:40 P.M. by Chairman Neal Stippich. Members present were , Earl Stutz and Zoning Administrator Earl Voight.

Neal Stippich announced that the meeting would have to be postponed due to a lack of members present to form a quorum. Audience member, Orv Riege, requested even though we couldn't act on the request, we listen to the input of the large number of people that turned out in support of the Conditional Use Permit to allow Hillside Paper Converting to perform their paper cutting operation, an unclassified use, in the building owned by Art Griebenow at N7212 Farewell Road.

A representative of Hillside Paper then explained that the business would operate between the hours of 6:00 AM to 6:00 PM, that the truck traffic would consist of approximately one load a day for now with future plans to expand up to 2 or 3 truck loads a day over the next 3 years. Total employees would get up to approximately 3 or 4. The building owner indicated there would be less truck traffic than the previous user of the building. Adjoining property owners Ralph Goetting and Charles Behm as well as others voiced their support for approving the request. All indications were positive.

Neal Stippich announced that Ed Stegner had requested that his petition to rezone a parcel of land located at NE ¼, NE ¼, Sec. 12, T11N, R14E, from A-G District to extensive Commercial be postponed until next months meeting.

Neal Stippich announced that the next Planning Committee meeting would be March 2nd.

Neal Stippich made a motion to adjourn, Earl Stutz seconded. Motion carried.

Secretary,

Earl Stutz

**Town of Beaver Dam
Planning Committee
March 2, 1998**

The March 2, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Earl Stutz, Lee Winkler, Mike Canniff, Wayne Propst and Zoning Administrator Earl Voight.

The minutes from January 12, 1998 meeting were read. Mike Canniff made a motion to approve, Lee Winkler seconded. Motion carried.

Mike Canniff made a motion to amend a motion that was made in the December 8th, 1997 meeting. It was in regards to a note that was added to Earl & Marjorie Voight's letter of intent to create a parcel in the R-D district located at SE ¼, SW ¼, Sec. 2. At that time Mike seconded the motion to approve the request but added a note be attached "**to all certified survey maps**" that read as follows: "This lot is located in an agricultural area and is subject to noise and odors from neighboring farm operations and subject to right to farm law, Wis. Statue Chapter 823, Nuisances 823.08". Mike Canniff's motion now was to remove the words "**to all certified survey maps**". Neal Stippich seconded the motion. Motion Carried.

After further discussion, we were lead to believe that based on the County's action at their last meeting, they were not going to approve any requests that had the wording attached: "This lot is located in an agricultural area and is subject to noise and odors from neighboring farm operations and subject to right to farm law, Wis. Statue Chapter 823, Nuisances 823.08". Neal Stippich then made a motion to remove that wording also from the December 8th, 1997 motion. Mike Canniff seconded the motion. Motion carried.

Re: The tabled application for a conditional use permit for Earl and Marjorie Voight to allow a non farm residence in an A-G district located at SE ¼, NE ¼, Sec.11. Lee Winkler read aloud the Stopping Sight Distance report that was performed by MSA Professional Services. It indicated the stopping distance to be acceptable for the situation at hand. After further audience questions and concern about future development, Neal Stippich made a motion to deny the request to create the parcel until we can review a master plan for the parcel in question and the adjoining developable 10 to 15 acres. Mike Canniff seconded the motion. Motion carried. Wayne Propst abstained from voting.

The minutes from February 16, 1998 meeting were read. The minutes were for information only because there weren't enough members present for a quorum so no motion for approval was requested.

Re: The application of Hillside Paper Converting for a Conditional Use Permit to allow paper converting (paper cutting), an unclassified use, in an Extensive Commercial District at N7212 Farwell Road. As noted in the minutes from the February 16, 1998 meeting, many of the local land owners appeared and voiced support for approving the permit. Lee Winkler made a motion to approve, Earl Stutz seconded. Motion carried.

Re: The discussion and recommendation to the Town Board on the petition of Ed Stegner to rezone a parcel of land located at NE ¼, NE ¼, Sec. 12, T11N, R14E, from A-G District to Extensive Commercial. Ed explained he might want to put up storage units on this parcel and he was trying to accommodate the State's request to relocate a billboard sign. After further discussion, Lee Winkler made a motion to table the request till next month to give Ed time to assemble a plan for the proposed storage units. Mike Canniff seconded. Motion carried.

Lester Giese requested permission to place a 14' x 70' mobile home south of his green house to be used as a portable green house and or sales office. He wants to leave the wheels on it. After discussion about alternatives and what would be required for proper placement, road and lot line setbacks, leaving the wheels on or taking them off, etc, Mike Canniff requested that Lester provide a site plan and then we would consider it.

Wayne Propst made a motion to adjourn, Mike Canniff seconded. Motion carried.

Secretary,

**Town of Beaver Dam
Planning Committee
April 6, 1998**

The April 6, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Earl Stutz, Mike Canniff, Wayne Propst and Zoning Administrator Earl Voight.

The minutes from March 2, 1998 meeting were read. Mike Canniff made a motion to approve, seconded by Wayne Propst. Motion carried.

Regarding the tabled application for a Conditional Use Permit for Earl & Marjorie Voight to allow a non-farm residence in an A-G District located in the SE ¼, NE ¼, Sec. 11. Earl Voight presented a master plan for the parcel in question and the adjoining developable 10 to 15 acres. Audience members and the Planning Committee reviewed the plan. Neal Stippich summarized the issues that had been raised over the last few months and how each has now been addressed. Earl Stutz made a motion to approve the Conditional Use Permit. Neal Stippich seconded with two conditions. No further development of the adjoining area north of the proposed lot up to the existing farm house and all traffic must egress from the lot in a forward motion. Wayne Propst abstained from voting. Motion carried.

Regarding Earl & Marjorie Voight's letter of intent to create a parcel, Neal Stippich made a motion to recommend approval to the Town Board. Mike Canniff seconded. Motion carried.

Regarding the tabled petition of Ed Stegner to rezone a parcel of land located in the NE ¼, NE ¼, Sec. 12 from A-G District to E-C District. Ed presented a proposed site plan and answered questions of the Planning Committee and audience. Earl Stutz made a motion to recommend approval to the Town Board. Mike Canniff seconded. Wayne Propst abstained. Motion carried.

Regarding the application of Kevin Dollar, agent for Robert Schoenberger, for a Conditional Use Permit to allow a non-farm residence in an existing parcel in an A-G District located in the SW ¼, NW ¼, Sec. 21, T11N, R14E, Shaw Hill Road. Mike Canniff made a motion to approve, Earl Stutz seconded. Motion carried.

Regarding the request of Beaver Dam Raceway to modify their Conditional Use Permit to allow an earlier starting time of Preliminary Race events prior to the race. Gary Schlafer explained that his request for more daytime operation was for improved public safety and for scheduled television coverage. After input from the audience and further discussion Neal Stippich made a motion to approve the request for the 1998 season only for the following dates and hours of operation. Saturday, May 9th gates could open at 8:00AM, racing would not start before 1:00 PM end time of 11:30 PM would remain the same. Sunday, May 10th gates could open at 9:00 AM, racing would not start before 10:00 AM and end time of 6:00 PM would remain the same. Saturday, May 23rd gates could open at 8:00 AM, racing would not start before 10:00 AM and end time of 11:30 PM would remain the same. Sunday, May 24th gates could open at 9:00 AM, racing would not start before 10:00 AM and end time of 6:00 PM would remain the same. Mike Canniff seconded the motion. Motion carried.

Regarding the discussion and recommendation to the Town Board on the petition of Ken Kelm to rezone a parcel of land from A-G District to R-1 District located in Pt. of the SW ¼, of SE ¼ & SE ¼, of SE ¼, Sec. 6 and Pt. of the NW ¼, of NE ¼, Sec.7, all in T11N, R14E. Mike Canniff made a motion to recommend approval to the Town Board, Earl Stutz seconded. Wayne Propst voted no. Motion carried.

Regarding the discussion and recommendation to the Town Board on the petition of Charles Hammer to rezone a parcel of land from A-1 District to R-1 District located in Pt. of NW ¼, NE ¼, & NE ¼, NW ¼, Sec. 36, T12N, R14E lying Southwest of CTH A & East of Burns Rd., said parcel is 19+ acres. Earl Stutz made a motion to recommend approval to the Town Board, Wayne Propst seconded. Motion carried.

Regarding the Letter of Intent of Charles Hammer to create 2 parcels in a R-1 District located in the SW ¼, of the SE ¼, NE ¼, Sec. 36 T12N, R14E, said parcel is 6.3 acres. A proposed plat plan (drwg # S1-106) was presented identifying the two lots as 6 & 7 and showing their driveway coming off Highway E. Neal Stippich made a motion to approve, Mike Canniff seconded. Motion carried.

Regarding discussion and recommendation to the Town Board for approval of a Preliminary Plat of Mark Hansen located in the NE ¼, NE ¼, Sec. 3 specifically for lots 5, 6 and the cul de sac. The other lots were approved at a prior meeting. Wayne Propst made a motion to approve with two conditions, Mr. Hansen must pay for the improvement to the road adjacent to his property and install a cul de sac. Neal Stippich seconded. Motion failed. Neal Stippich made a motion to table the preliminary plat, Mike Canniff seconded. Motion carried.

Regarding the review and discussion of possible changes of driveway locations on the Preliminary Plat of Harvey Voight. Neal Stippich made a motion to amend the preliminary plat with lots 1 & 2 entering through a common drive onto North Crystal Lake Road and that lot 2 of the certified survey map must exit onto the proposed road of the plat. Earl Stutz seconded. Motion carried.

Regarding the Letter of Intent of John Zimmerman to create two parcels in an R-1 District located in the SE ¼, SW ¼, & NW ¼, NE ¼, Sec. 7, T11N, R14E, said parcel is 4+ acres. Lot 1 contains buildings, lot 2 is the future home site for the owner. Neal Stippich made a motion to approve with the condition that the south lot line of lot 2 be in line with the south lot line of lot 1. Mike Canniff seconded. Motion carried.

Regarding the Letter of Intent of Pam Ganske to create a lot in an R-1 District located in the NW ¼, Sw ¼, Sec. 35, T12N, R14E. Mike Canniff made a motion to approve, Earl Stutz seconded. Neal Stippich amended the motion requiring that access to lot 1 be restricted to the future town road on the north side of the lot. Mike Canniff seconded. Motion carried.

Regarding the discussion and recommendation to the Town Board of proposed sewer extension in Shady Oaks Subdivision. Neal Stippich made a motion to recommend approval to the Town Board to grant easements in the Town Road right-of-ways for sewer extension, Mike Canniff seconded. Motion carried.

Earl Stutz made a motion to adjourn the meeting, Wayne Propst seconded. Motion carried.

Secretary,

**Town of Beaver Dam
Planning Committee
May 4, 1998**

The May 4, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Earl Stutz, Lee Winkler and Zoning Administrator Earl Voight.

The minutes from April 6, 1998 meeting were read. Lee Winkler made a motion to approve, seconded by Earl Stutz. Motion carried.

Regarding the discussion and recommendation to the Town Board on the petition to discontinue Pt. of Park Circle and Pt. of Shady Oak Lane in Shady Oaks Subdivision located in the NW ¼, NE ¼, Sec. 28, T12N, R14E. Scott Eberle explained the purpose to everyone present. Lee Winkler moved to approve the recommendation, Earl Stutz seconded. Motion carried.

Regarding the application of Mashuda Construction, Inc. for two Conditional Use Permits for the extraction of fill material to be used for the construction of CTH G Interchange. One area is owned by Wm. Bohl located in the SE ¼, NE ¼, Sec. 8, T11N, R14E, approx. 5 acres. The other area is owned by Wm. Bohl and Howard Bohl located in the NE ¼, SE ¼, Sec.8, T11N, R14E, approx. 7.5 acres. Marty Williams from Mashuda explained his requests to everyone present. The same details are documented in the 7 April, 1998 letter Mr. Williams submitted to our committee. Earl Stutz made a motion to approve, Lee Winkler seconded. Motion carried.

Regarding the application of Tim Holbach, agent for Jerry Burns, for a Conditional Use Permit for a home occupation permit (beauty parlor) located in an R-D District on Thompson Rd. in Sect. 14, tax parcel 004-114-1412-070. Mr. Holbach addressed the audience and explained that the beauty parlor was going to be a single chair operation, hours of operation could be up to 9:00 PM, it is a part time basis typically 3 to 5 hours a day, the entrance for customers would be at the rear of the house so no additional vehicles would be sitting out front, they are planning on building this summer and no outside employees will be engaged. Ron Nell and Wayne Propst voiced concern that odors from existing farm operations in the area could be a problem. Mr. Holbach and his fiance assured everyone that would not be a problem because they both have first hand experience with that type of environment. Neal Stippich made a motion to approve the permit with the conditions that no outside employees will be allowed and that the owners must recognize that agricultural operations exist in the area and they must respect them as long as they are done in an approved husbandry like manner. Earl Stutz seconded. Motion carried.

Regarding the application of Les & Vikki Fischer, agent for Earl & Marjorie Voight for a Conditional Use Permit for a home occupation permit (tax & accounting services) in an R-D district on Thompson Rd. in the SW ¼, SE ¼, Sec. 2, T11N, R14E. Vikki Fischer explained to everyone present that January through April were the busy times for appointments, there was only one client at a time and during those three months she does hire a girl to answer the phone. The concern regarding odors from existing farm operations in the area was again raised by several audience members. Neal Stippich made a motion to approve the permit with the condition that the owners must recognize that agricultural operations exist in the area and must respect them as long as they are done in an approved husbandry like manner. Lee Winkler seconded. Motion carried.

Regarding the discussion and decision to approve the Plan Unit Development with existing restrictions of Rita Kline at 1227, 1229, 1231, 1233, 1235 Madison St. located in NW1/4, SW ¼, Sec. 8, T11N, R14E. Mrs. Kline and Gene Uttech presented the plan and explained the intent. The restrictions were reviewed. Lee Winkler made a motion to approve. Earl Stutz seconded. Motion carried.

Regarding the Review of the Preliminary Plat of Mark Hansen on N. Crystal Lake Rd. located in the NE ¼, NE ¼, Sec. 3, specifically lots 5 and 6 and the cul-de-sac. Gene Uttech presented information about road construction costs and possible locations. After considerable discussion Earl Stutz made a motion to table the request to give Mr. Hansen time to get cost estimates to upgrade Hove Road and build a cul-de-sac. Neal Stippich seconded. Motion carried.

Lee Winkler made a motion to adjourn the meeting, Earl Stutz seconded. Motion carried.

Secretary,

Town of Beaver Dam
Planning Committee
July 6, 1998

The July 6, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Earl Stutz, Lee Winkler, Larry Braker and Zoning Administrator Earl Voight.

The minutes from May 4, 1998 meeting were read. Lee Winkler made a motion to approve, Mike Canniff seconded. Motion carried.

Regarding the review and decision on the plat of Charles Hammer on boundary lines in Section 36 of rezoning in an R-1 District. Gene Uttech explained what they had changed after our committee had recommended to the Town Board in our April 6th meeting that the 19 acre A-1 parcel be rezoned to R-1. He then explained further why the County Planning Commission denied their modified request. It would create a new parcel in A-1 less than 35 acres which would create a violation of County ordinances. Leaving the existing R-1 as is would leave approximately a 19 acre parcel in A-1 which was also unacceptable. After further discussion our committee stood by it's April 6 recommendation to the Town Board to rezone the said 19 acre parcel from A-1 to R-1.

Regarding the review of Mark Hansen's plat at North Crystal Lake Road on boundaries of lots located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 3. After considerable discussion Neal Stippich made a motion to approve a road to service lot 5 and designated constructed area for turn around agreeable to the Town Board with easement or dedication and entire road cost bore by Mr. Hansen for conditions of approving this plat. Earl Stutz seconded. Motion carried.

Regarding discussion and decision on Tim Holbach's Letter of Intent to create two parcels in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 14, T11N, R14E, in an R-D District. Mike Canniff made a motion to approve the creation of two parcels with access for both lots and any future lots to be through Lot 2. Larry Braker seconded. Motion carried.

Dan Kenevan appeared to discuss speed limits on Lake Hills Drive.

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

Secretary,

**Town of Beaver Dam
Planning Committee
September 14, 1998**

The September 14, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Earl Stutz, Mike Canniff, Lee Winkler, John Kuzniewicz and Zoning Administrator Earl Voight.

The minutes from July 6, 1998 meeting were read. Lee Winkler made a motion to approve Mike Canniff seconded. Motion carried.

Regarding the application of Tim Fletcher, agent for Wally's Auto Salvage, N7354 Hwy 33 for a modification of a Conditional Use Permit to change required fence to burm around the salvage yard. Tim Fletcher explained his plans. The west boundary would start 200 feet from Highway 33 right-of-way and run 800 feet to the north then turn to the east toward the east property line running another 1,400 feet. The burm will be approximately 20 feet wide and 10 feet high and be seeded with wild flowers. If the property along the east boundary is not sold then a fence will be required to block the view of cars from Highway 33. The fence previously required on the west boundary by the conditional Use permit dated June 19, 1995 will now be replaced by the burm. John Kuzniewicz made a motion to approve, Mike Canniff seconded. Motion carried.

Regarding the discussion and recommendation on a petition of Ken Kelm to rezone 11+ acres from A-G to R-1 district located in the SE ¼ of Sec. 6 & the NE ¼ of Sec. 7, T11N, R14E and the application of Ken Kelm for a Conditional Use permit to create a 32 acre parcel in an A-G District in the SE ¼ of Sec. 6 lying south of CTH G and west of Banes subdivision. Earl Stutz made a motion to recommend to the Town Board they approve the petition to rezone the 11+ acres from A-G to R-1 and approve the application for the Conditional Use permit to create a 32 acre parcel. Mike Canniff seconded. Motion carried.

Regarding discussion and recommendation on the petition of Charles Ganske to rezone land from A-1 to A-G district in SW ¼, SW ¼ Sec. 13, T11N, R14E. The purpose of the rezoning is to create two parcels less than 35 acres for non-farm residential use because of relocation of County Highway W. Neal Stippich made a motion to recommend to the Town Board for approval the rezoning of 40 acres from A-1 to A-G in SW ¼, SW ¼ Section 13. John Kuzniewicz seconded. Motion carried.

Regarding Letter of Intent of William Radke, W7943 CTH W to divide a parcel in an R-D District to create 2 parcels dividing 8.3+ acres into Parcel A, 3.5+ acres and Parcel B 4.8+ acres with the house. Mike Canniff made a motion to approve, Earl Stutz seconded. Motion carried.

Letter of Intent of Ralph Goetting to reaffirm the decision made by our Planning Committee on August 5, 1996. The planning Committee reviewed our decision of August 5, 1996 and confirmed our position to be the same as then. Earl Voight will send a copy of the August 5 minutes to the County.

Mike Canniff made a motion to adjourn. John Kuzniewicz seconded. Motion Carried.

Secretary,

Town of Beaver Dam Planning Committee

October 5, 1998

The October 5, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Lee Winkler, John Kuzniewicz, Earl Stutz and Larry Braker and Zoning Administrator Earl Voight.

The minutes from September 14, 1998 meeting were read. Lee Winkler made a motion to approve, Larry Braker seconded. Motion carried.

Sandy Snyder of W8212 Hemlock Road explained their application to rezone approximately 8 acres of their farm encompassing the homestead from A-1 to A-G District located in the N ½ of NE ¼, Sec. 22. They were planning to do some refinancing and adding onto their house and this would help their effort. Earl Stutz made a motion to recommend to the Town Board that they approve the request. John Kuzniewicz seconded the motion. Motion carried.

Robert Matheus explained his application to rezone 4.34 acres from A-G to R-D District located in part of the SW ¼, SE ¼, Sec. 7, T11N, R14E, Hwy 151. Neal Stippich made a motion to recommend to the Town Board that they approve the request. Larry Braker seconded. Motion carried.

A representative of Uttech Surveying explained the requested application of Ken Kelm to change the zoning from A-G to A-M District on a parcel located in the NE ¼, Sec. 7 to bring his business site zoning into compliance. Larry Braker made a motion to recommend to the Town Board that they approve the request. Earl Stutz seconded the motion. Motion carried.

Regarding the letter of Intent of Alan Muhle to create 2 parcels in an R-1 District located in the NE ¼, SE ¼, Sec. 35, T12N, R14E, 22+ acres. Lee Winkler made a motion to table the request until the site could be viewed and more information provided. Larry Braker seconded the motion. Motion carried.

Regarding the letter of Intent of Gordon Oosterhouse, agent for Robert Steinhorst, to split S-C District and R-1 District to create two parcels located at N7231 Farewell Road. Mr. Steinhorst explained where the division would be to create the two parcels. John Kuzniewicz made a motion to approve. Larry Braker seconded the motion. Motion carried.

A representative of Uttech Surveying explained the preliminary Plat of Louie Nehls addition to Rolling Meadows addition located in the NE ¼, Sec. 21. Larry Braker made a motion to recommend to the Town Board that they approve the request. John Kuzniewicz seconded the motion. Motion carried.

Charles Hammer explained his Preliminary Plat located in the NE ¼, NW ¼, Sec. 36. There was discussion about bringing Burns Road up to current Township road standards and who should bear the cost of such improvements. Charles will gather additional cost information and have further discussion with the Town Board on this matter. Neal Stippich made a motion to table the request until an agreement can be reached with the Town Board. Larry Braker seconded the motion. Motion carried.

A number of Elser's Woods residence were in attendance and voiced their concern about the development of the former Langmack property owned by Hillside Hospital in Sec. 27 & 28. Several ideas were discussed.

Neal Stippich made a motion to adjourn. Lee Winkler seconded. Motion Carried.

Secretary,

Town of Beaver Dam Planning Committee

December 7, 1998

The December 7, 1998 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Larry Braker, Lee Winkler, Mike Canniff, Earl Stutz and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the October 5, 1998 meeting minutes. Each member had a copy and everything was in order. Motion carried.

David and Kathy Schmitt appeared requesting a Conditional Use Permit for a non-farm residence in an A-G District located at W8879 CTH S in the NW ¼, NW1/4, Sec. 28 and also with a Letter of Intent to create a parcel of 5+ acres at the same location. David explained he wanted to create the separate parcel for the benefit of residential financing and has no other plans to further develop. Mike Canniff made a motion to approve the Conditional Use Permit and the Letter of Intent to create a 5 acre parcel. Larry Braker seconded. Motion carried.

Gary and Pamela Haas appeared requesting a Conditional Use Permit for a home occupation or business of a photography studio in an R-D District located at W7902 Prospect Rd in the SE ¼, SW ¼, Sec. 35, T12N, R14E. There was a large turn out of neighbors from the area in attendance. Gary addressed everyone and explained his intentions. Audience members raised concerns regarding several issues including traffic, the appearance of a separate out building and what the current ordinances stated. Don Gittus read a list of opposing issues he had and presented the committee with a petition signed by a number of local land owners agreeing with his views. Neal Stippich and Earl Voight explained how the current request does not fit today's zoning regulations and how it is different from the Conditional Use Permit approved in October of 1985. Neal Stippich made a motion to turn down the request. Mike Canniff seconded. Motion carried.

Gene Uttech appeared representing Elaine Cromheecke's request for a Conditional Use Permit for a non-farm residence in an A-G District located at W8416 CTH W in the SE 1/4, NW ¼, and SW ¼, NW ¼, Sec 10, T11N, R14E, and also with a Letter of Intent to create a parcel of 8 acres at the same location. Gene explained how a paperwork mistake had taken place resulting in an incorrect recording at the county. Now these steps were being taken to correct this. Lee Winkler made a motion to approve the Conditional Use Permit and the Letter of Intent to Create the 8 acre parcel. Mike Canniff seconded. Motion carried.

Regarding the tabled Letter of Intent of Alan Muhle to create two parcels in an R-1 District located in the NE ¼, SE ¼, Sec 35, T12N, R14E 22 acres. Larry Braker made a motion to approve the request. Mike Canniff seconded the motion. Motion carried.

Neal Stippich made a motion to adjourn. Earl Stutz seconded. Motion Carried.

Secretary,