

Town of Beaver Dam Planning Committee

February 8, 1999

The February 8, 1999 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, John Kuzniewicz and Zoning Administrator Earl Voight.

Lee Winkler made a motion to dispense with the reading of the December 7, 1998 meeting minutes. Each member had a copy and everything was in order. Earl Stutz seconded. Motion carried.

Earl Voight explained the request to revise and recommend to the Town Board on the rezoning map of Robert Matheus in the SW1/4, SE ¼, Sec. 7 to include a portion in a Conservancy District to comply with the County map. The County had clarified that they wanted the portion in existing wet lands to remain in wetlands. Lee Winkler made a motion to make the revision and recommended to the Town Board the rezoning be approved. John Kuzniewicz seconded. Motion carried.

Tim Fletcher explained his request for “Wally’s Auto”, for rezoning to E-C part of the land at W7354 Hwy 33 about 1,100 feet north of Hwy 33 and 1,400 feet along Hwy 33, except what is zoned Industrial and Extensive Commercial. The remainder now is zoned R-D. Tim explained his plans to prepare for selling a portion of the property to Ptaschinski Construction. Tom Ptaschinski addressed the audience and explained their company’s intent of moving their offices and yard operation from the current Copper Street location in Beaver Dam. Lee Winkler made a motion to recommend to the Town Board the request be approved. John Kuzniewicz seconded. Motion carried.

Gene Uttech appeared on behalf of Donald and Sandra Snyder requesting a non-farm Conditional Use Permit for their property located at W8219 Hemlock Road presently in an A-G District. There was a misunderstanding on the purposed boundary line between the Township and County so it needed to be routed through the process again. The Township secretary will resubmit the drawing to the County and it will be corrected. The Conditional Use Permit will aid the Snyder’s in acquiring fixed rate financing. John Kuzniewicz made a motion to approve. Lee Winkler seconded. Motion carried.

Earl Stutz explained his request for a non-farm Conditional Use Permit located at N8070 Hwy A in an A-G District. The Conditional Use Permit will aid in acquiring fixed rate financing and aid in selling the house and buildings off in the future while still retaining the adjoining farm land. Neal Stippich made a motion to approve. John Kuzniewicz seconded. Motion carried. Earl Stutz abstained from voting.

Gene Uttech appeared on behalf of Charles and Virginia Ganske requesting approval to create two parcels and non-farm Conditional Use Permits for property located at W7561, Juneau in an A-G District located in Section 13. Exact parcel configuration would be dependant on the County’s decision of whether to allow a driveway off of Hwy. W. They do presently have permission for access off of SS. There was discussion with several audience members regarding drainage and where the septic systems would be located on the two lots. John Kuzniewicz made a motion to approve. Earl Stutz seconded. Motion carried.

Regarding the review of preliminary plats of John Zimmerman in Section 7, Town of Beaver Dam. Gene Uttech explained John’s plat, referred to as Bainbridge Court subdivision. He explained water drainage plan, lot sizing reasoning, soil conditions, etc.

Regarding the review of preliminary plats of Ken Kelm in Section 7 Town of Beaver Dam. Gene Uttech explained the results of the County zoning regarding the painting shop. Preliminary soil borings have been completed and were satisfactory.

Gene Uttech explained the particulars regarding Ron Nell’s request to create a parcel located in NW1/4, SW1/4, Section 13, T11N, R14E under farm Consolidation. Neal Stippich made a motion to approve. John Kuzniewicz seconded. Motion carried.

Gene Uttech appeared on behalf of Tom Reuth and abutting owners to explain the request to create a large parcel from the sale of land from adjacent owners according to map located in part of Section 20, T12N, R14E. Gene explained the procedures required by the County including going through the Board of Adjustments, which they have already received approval from. Existing lots one and three will become larger. Newly created lot two perks for a mound system. Neal read the County Board of Adjustments decision aloud to the audience. Lee Winkler made a

motion to deny the request and refer it to the Township Board of Appeals. John Kuzniewicz seconded. Motion carried.

Regarding the Letter of Intent of Paul Studlman to create 2 or 3 lots in an R-1 District located in the SE1/4, NW1/4, Section 20, T12N, R14E, South Sunset Point Road. Gene Uttech requested this be tabled at this time.

Regarding the review and recommendation to the Town Board of the Final Plat of Rolling Meadows Addition located in Section 21. Gene Uttech appeared and explained that all lots perked, the road is built and the State has approved the preliminary plat. Earl Voight commented that several spots in the new road needed to be repaired and one corner was not wide enough. Gene indicated the owner is aware of it. John Kuzniewicz raised a concern about the 90 degree corner in front of lot 70. He suggested it be rounded off to a curve now and in the future when the road is extended to the northwest it can be squared off again to form a "T" intersection if so desired. John Kuzniewicz made a motion to recommend approval to the Town Board contingent on the Town Board reviewing and approving the corner at Fairway drive in front of lot 70 and the correction of the several bad spots in the road that Earl Voight noted. Earl Stutz seconded. Motion carried.

Regarding the review of the preliminary plat of Charles Hammer in Section 36, T12N, R14E, Town of Beaver Dam. Gene Uttech explained this addressed lots 1 through 15 at this time. Lee Winkler asked some questions about drainage. The condition of Burns Road and who is to pay for the improvements was raised. One opinion expressed was that it should be the Township's responsibility to bear the cost of the improvement because it is an existing road and the Township has been receiving State credit to maintain it for years. The concern about safety at the hill in the road was also raised. Charlie reminded everyone he had offered to cut the hill down when he had the equipment out their last fall doing other work in the area. Another opinion expressed was that the Township shouldn't be responsible for improving the road for the benefit of one developer. Being that this matter is out of the jurisdiction of our committee and no resolution was evident, Gene suggested to gather several road improvement cost estimates and then will discuss it with the Town Board.

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

Secretary,

**Town of Beaver Dam
Planning Committee
March 15, 1999**

The March 15, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Duane Schroeder, Earl Stutz, John Kuzniewicz and Zoning Administrator Earl Voight.

John Kuzniewicz made a motion to dispense with the reading of the February 8, 1999 meeting minutes. Each member had a copy and everything was in order. Mike Canniff seconded. Motion carried.

The request of Tom Reuth to create a large parcel from the sale of land from adjacent owners according to map located in part of Section 20, T12N, R14E. was revisited. It was discussed last month, denied by this committee and referred to the Township Board of Appeals. The representative from Uttech surveying explained that the County was requesting some input from our committee even though the County has final zoning jurisdiction in this case. Drainage off the lot after a new house would be built on lot 2 was a major concern. Neal Stippich made a motion to table the Letter of Intent till the next meeting. Mike Canniff seconded. John Kuzniewicz, Tom Reuth and Gene Uttech will meet at the site at 1:00 PM Thursday the 18th to access it further.

The application of Ron, Debbie and Wally Nell for four non-farm Conditional Use Permits and Letters of Intent for same located in an A-G District in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$ and NE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 13, T11N, R14E on Fabisch Road was discussed. Ron Nell explained what his plans were. Concerns were raised regarding proposed lot lines not following Section lines, an adjoining land owner raised questions about his ability to develop adjoining land in the future and there was concern about removing good farm land to development. Neal Stippich made a motion to table the request, Mike Canniff seconded. Motion carried.

Beverly Indermuehle, agent for Mrs. Betty Rahn, explained her application to rezone approximately 10 acres from A-1 to A-G District in Section 36, T12N, R14E, corner of CTH A and CTH E. in order for her to build a new house on that land. There was discussion about the possibility of using other existing land northwest of this location that was already properly zoned and also owned by Mrs. Rahn. Mike Canniff made a motion to table the request. John Kuzniewicz seconded. The motion carried.

Earl Voight Sr. explained the location and intended purpose of the Letter of Intent of Earl Voight, Jr. to create a parcel in an R-D District located at W7617 State Hwy 33, in Section 1, T11-12N, R14E. Earl Voight Jr. wants to sell off the buildings and approximately 1 $\frac{1}{2}$ to 2 acres. Neal Stippich made a motion to approve. John Kuzniewicz seconded. Motion carried.

Neal Stippich made a motion to adjourn. John Kuzniewicz seconded. Motion Carried.

Secretary,

Town of Beaver Dam Planning Committee

April 5, 1999

The April 5, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

The minutes from the March 15, 1999 meeting were read. Mike Canniff made a motion to approve the minutes as read. Lee Winkler seconded. Motion carried.

In the matter of the tabled request of Tom Reuth to create a large parcel from the sale of land from adjacent owners, according to map located in part of Section 20, T12N, R14E, and to review and change the decision made by the Planning committee because the Town does not have zoning jurisdiction within 1000' of the lake. John Kuzniewicz reported his findings of the site visit he, Tom Reuth and Gene Uttech had on March 18. John felt that building the house will pitch the runoff water toward the lake and actually improve water flow and not cause a problem. Diverting water into adjoining lots will not be an issue. There was discussion about the appropriateness of this request coming to our committee and how to properly handle it. Larry Braker made a motion to refer it to the Town Board. Mike Canniff seconded. Motion carried.

The tabled application of Ron, Debbie and Wally Nell for four non-farm Conditional Use Permits and Letters of Intent for the same located in an A-G District in the SW ¼ of NW ¼, NW ¼, SW ¼ and NE ¼, SE ¼ of Section 13, T11N, R14E on Fabisch Road was revisited. Neal Stippich made a motion to approve the Conditional Use Permits and Letters of Intent 20 feet north of the east-west quarter line. Mike Canniff seconded. Motion carried.

The tabled request of Beverly Indermuehle, agent for Mrs. Betty Rahn, to rezone approximately 10 acres from A-1 to A-G District in Section 36, T12N, R14E, corner of CTH A and CTH E. was revisited. There was discussion about using other existing rezoned land northwest of the requested location. There were concerns about water problems and driveway access off of Hwy A to this area. Earl Stutz made a motion to recommend to the Town Board the rezoning be approved. The motion failed with out a second. After further discussion Earl Stutz again made a motion to recommend to the Town Board the rezoning be approved. Larry Braker seconded. Motion carried.

Robert Matheus, owner of Sunnyside Mobile Home Park, appeared on his own behalf to explain his application for a Conditional Use Permit to enlarge the park with 40 additional lots, new roads, water and septic located at N6550 Hwy 151 in SW1/4, SE ¼, Sec 7, T11N, R14E. After considerable discussion and not knowing what was on the original Conditional Use permit, Lee Winkler made a motion to table the request until the original Conditional Use Permit could be reviewed. Larry Braker seconded. Motion carried.

Dan Affeldt from Uttech Surveying appeared on behalf of Tom and Erin Brenan , agent for Bernard Mass, and explained the request to rezone 4.6 acres from A-1 to A-G District for the purpose of a non farm residence located in Sec. 25, T12N, R14E, Parcel #004-1214-2534-000. Mike Canniff made a motion to recommend to the Town Board they approve the request. Earl Stutz seconded. Motion carried.

Dan Affeldt from Uttech Surveying appeared on behalf of Milbrook Farms and explained the Letter of Intent to create two parcels in an R-D and Flood Plain District located in Section 2 and 3, T11N, R14E at N7099 South Crystal Lake Road. Lee Winkler made a motion to approve. Mike Canniff seconded. Motion carried.

Robert Matheus returned to the meeting with a copy of the original Conditional Use Permit for his Sunnyside Mobile Home Park. Lee Winkler made a motion to reopen Mr. Matheus's Conditional Use Permit application. Larry Braker seconded. Motion carried. After considerable discussion, Mike Canniff made a motion to approve the Conditional Use Permit with the contingencies that the park conform to and follow all Town, County and State ordinances, acquire all State permits and maintain the existing fencing. Larry Braker seconded. Motion carried.

There was discussion about the amount of time the Planning Committee Secretary spends preparing for the meeting and typing, copying and distributing the minutes. Total estimated time is 2 to 2 ¼ hours per meeting. Larry Braker made a motion to recommend to the Town Board that extra compensation be provided. Neal Stippich seconded. Motion carried.

Larry Braker made a motion to adjourn. Neal Stippich seconded. Motion Carried.

Secretary,

Town of Beaver Dam
Planning Committee
May 17, 1999

The May 17, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the April 5, 1999 meeting minutes. Each member had a copy and everything was in order. Mike Canniff seconded. Motion carried.

Bob Sindelar appeared on behalf of the Dodge County Highway Department, agent for Charles Hammer, for a burrow pit located on Charles Hammer's property in the SW ¼, SE ¼, Sec.13, T11N, R14E, Town of Beaver Dam. He explained the location of the site in relationship to existing farms and that the actual site itself is approximately 800' north of Cty. Hwy W. He further explained they would be stripping back the top soil and clay and be removing the hard pan underneath. They would then put the clay and top soil back in place and returning the land to useable crop land. Lee Winkler made a motion to approve, Mike Canniff seconded. Motion carried.

Roger Hunter appeared, agent for Robert Schoenberger, and explained his request for a non-farm residence Conditional Use permit and Letter of Intent to create a parcel in an A-G District on Shaw Hill Road, located in the NW ¼, SW ¼, Sec. 21, T11N, R14E, Town of Beaver Dam. He wants to build a new single family residence on the approximate 3 acre site within the next year. A question was raised about the location of the new home on the site ensuring there was enough setback in case the County wanted to improve the road. Earl Voight explained that the County had provided him information within the past year on required setbacks when processing the adjoining land owner, Kevin Dollar's, house placement. He would reference that information to ensure adequate setback is provided. Neal Stippich made a motion to recommend to the Town Board they approve the Conditional Use Permit and Letter of Intent to Create a parcel contingent on the driveway for the new parcel being on the existing DNR easement. Earl Stutz seconded. Motion carried. Regarding the remaining property, Neal Stippich made a motion to recommend to the Town Board they approve the Conditional Use Permit to create a parcel less than 35 acres in an A-G District for the remaining 28 acres (plus or minus). Larry Braker seconded. Motion carried.

A representative of Uttech Surveying appeared on behalf of James and Linda Strysick and explained their Letter of Intent request to create 3 parcels located in the NW1/4, NE ¼, Sec. 8, T11N, R14E Town of Beaver Dam. Lee Winkler made a motion to recommend to the Town Board they approve the Letter of Intent to create the 3 parcels. Mike Canniff seconded. Motion carried.

Earl Stutz appeared on his own behalf and explained his Letter of Intent request to create a parcel at N8070 Hwy A located in the NE ¼, NE ¼, Sec. 26 Town of Beaver Dam. The required rezoning and Conditional Use Permit were approved at earlier meetings. This was all being done in preparation for selling off of the existing farm buildings and building a new single family residence to the north. Larry Braker made a motion to recommend to the Town Board they approve the Letter of Intent. Mike Canniff seconded. Motion carried. Earl Stutz abstained from voting.

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

Secretary,

Town of Beaver Dam
Planning Committee
May 17, 1999

The May 17, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the April 5, 1999 meeting minutes. Each member had a copy and everything was in order. Mike Canniff seconded. Motion carried.

Bob Sindelar appeared on behalf of the Dodge County Highway Department, agent for Charles Hammer, for a burrow pit located on Charles Hammer's property in the SW ¼, SE ¼, Sec.13, T11N, R14E, Town of Beaver Dam. He explained the location of the site in relationship to existing farms and that the actual site itself is approximately 800' north of Cty. Hwy W. He further explained they would be stripping back the top soil and clay and be removing the hard pan underneath. They would then put the clay and top soil back in place and returning the land to useable crop land. Lee Winkler made a motion to approve, Mike Canniff seconded. Motion carried.

Roger Hunter appeared, agent for Robert Schoenberger, and explained his request for a non-farm residence Conditional Use permit and Letter of Intent to create a parcel in an A-G District on Shaw Hill Road, located in the NW ¼, SW ¼, Sec. 21, T11N, R14E, Town of Beaver Dam. He wants to build a new single family residence on the approximate 3 acre site within the next year. A question was raised about the location of the new home on the site ensuring there was enough setback in case the County wanted to improve the road. Earl Voight explained that the County had provided him information within the past year on required setbacks when processing the adjoining land owner, Kevin Dollar's, house placement. He would reference that information to ensure adequate setback is provided. Neal Stippich made a motion to recommend to the Town Board they approve the Conditional Use Permit and Letter of Intent to Create a parcel contingent on the driveway for the new parcel being on the existing DNR easement. Earl Stutz seconded. Motion carried. Regarding the remaining property, Neal Stippich made a motion to recommend to the Town Board they approve the Conditional Use Permit to create a parcel less than 35 acres in an A-G District for the remaining 28 acres (plus or minus). Larry Braker seconded. Motion carried.

A representative of Uttech Surveying appeared on behalf of James and Linda Strysick and explained their Letter of Intent request to create 3 parcels located in the NW1/4, NE ¼, Sec. 8, T11N, R14E Town of Beaver Dam. Lee Winkler made a motion to recommend to the Town Board they approve the Letter of Intent to create the 3 parcels. Mike Canniff seconded. Motion carried.

Earl Stutz appeared on his own behalf and explained his Letter of Intent request to create a parcel at N8070 Hwy A located in the NE ¼, NE ¼, Sec. 26 Town of Beaver Dam. The required rezoning and Conditional Use Permit were approved at earlier meetings. This was all being done in preparation for selling off of the existing farm buildings and building a new single family residence to the north. Larry Braker made a motion to recommend to the Town Board they approve the Letter of Intent. Mike Canniff seconded. Motion carried. Earl Stutz abstained from voting.

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

Secretary,

Town of Beaver Dam
Planning Committee
July 12, 1999

The July 12, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Duane Schroeder, Lee Winkler, Earl Stutz, John Kuzniewicz and Zoning Administrator Earl Voight.

The minutes from the May 17, 1999 meeting were read. Lee Winkler made a motion to accept the minutes with changes that include additional wording to clarify paragraph five and that it be combined with the preceding paragraph. John Kuzniewicz seconded. Motion carried. New copies of the minutes will be distributed at next months meeting.

Beverly Indermuehle appeared requesting a non farm residence Conditional Use Permit in an A-G District located on the corner of CTH A & CTH E in Sec. 36, T12N, R14E, Town of Beaver Dam. Neal Stippich made a motion to recommend to the Town Board they approve the request. John Kuzniewicz seconded. Motion carried.

Charles Mersch appeared on behalf of Eleanor E. Mersch, W9572 Canary Rd. requesting a non farm residence Conditional Use Permit and Letter of Intent to Create a Parcel less than 35 acres in an A-G District. Lee Winkler made a motion to recommend to the Town Board they approve both requests. Duane Schroeder seconded. Motion carried.

Dan Affeld appeared on behalf of James and Eugenia Fletcher requesting to create a parcel in an R-D District located on Prospect Road in the SW ¼, SE ¼, of SW ¼, Sec. 36, T12N, R14E, Town of Beaver Dam. The Fletcher's want to build a new home on the site. John Kuzniewicz made a motion to recommend to the Town Board they approve the request. Lee Winkler seconded. Motion carried.

Charles Hammer and Nancy Kavajanian appeared requesting to create a 6 acre parcel in an A-1 District, selling off buildings under Farm Consolidation located in the SW ¼, NW ¼, Sec. 25, T12N, R14E. There was some general discussion about it meeting the intended criteria of Farm Consolidation. Lee Winkler made a motion to recommend to the Town Board they approve the request. John Kuzniewicz seconded. Motion carried.

Dan Affeld appeared on behalf of John Zimmerman with an application for a second driveway to a residential lot off of Zimmerman Drive. There was considerable discussion and concern about the second driveway and what it's use might lead to in the future. John Kuzniewicz made a motion to recommend to the Town Board they approve the request. Duane Schroeder seconded. Motion carried.

Dennis Steinkraus of MSA appeared on behalf of Ron and Paul Miller to present the conceptual plan for the Miller's Woods property located in Sec. 6, T11N, R14E, on CTH G Town of Beaver Dam. He showed where the township boundary lines were located and where "out lots" were on the plan. Some lots would have their own septic systems while others would use a collective mound system. Dennis explained that the approximate 48 lots would have an owner's association and what their responsibilities would be regarding the collective mound system. Several retention ponds would be included in the plan. Concern about the size of lots 40 & 41 after meeting setback requirements was raised. Lee Winkler made it clear that trees in the road right-of-way must be removed. Dennis will come back next month with more detail and a complete preliminary plat.

Dan Affeld appeared on behalf of Charles Hammer to present and discuss the Preliminary Plat of Prairie View Estates. Runoff was discussed at length. It was explained that runoff from the northeast corner of the plat was routed to the northwest and then south back through property all owned by Charles. Shared or separate driveways was also debated at length. John Kuzniewicz made a motion to recommend to the Town Board they approve the Preliminary Plat and with individual driveways. Earl Stutz seconded. Motion carried.

Jim Metz requested input as to what some options might be and what the Township ordinances were for replacement of an existing house trailer with a new manufactured home for the driving range managers located at the corner of Olinger Road and North Crystal Lake Road. Several requirements were pointed out. It has to be anchored down and mounted on piers, it must be skirted and be a minimum of 960 square feet.

John Kuzniewicz made a motion to adjourn. Duane Schroeder seconded. Motion carried.

Secretary,

Town of Beaver Dam Planning Committee

August 9, 1999

The August 9, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the July 12, 1999 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded. Motion carried.

Russ Quandt appeared, agent for Mrs. Art Griebenow, requesting a Conditional Use Permit for light fabrication and assembly in an E-C District located at N7212 Farwell Road. Mr. Quandt explained he assembles packaging machines that make small cardboard boxes. All of his machines are small in size and generate very little to no noise. His hours of operation are 8:00 to 4:30 Monday through Friday. He has UPS deliveries twice a day and a semi truck typically once a week. They are planning to purchase the building and employs 4 to 5 people. Mike Canniff made a motion to recommend to the Town Board they approve the request. Larry Braker seconded. Motion carried.

Gene Uttech appeared on behalf of Winfred and Mildred Beier with a letter of Intent to Create a Parcel located in the NE 1/4, SW 1/4, Sec.35 T12N, R14E on CTH E. Larry Braker made a motion to recommend to the Town Board they approve the request. Mike Canniff seconded. Motion carried.

Dennis Steinkraus appeared on behalf of Ron and Paul Miller to review and discuss their preliminary plat of Miller's Woods located in Section 6, T11N, R14E. Lots 5 through 12 and 22 through 31 all perk for their own systems. The remaining 30 lots will be served by a cluster mound system. Retention ponds will be located similar to the design of Crystal Ridge subdivision. Thirteen trees of 40" diameter or larger were in question because they are within the 66' road right-of-way. It was agreed several Committee members will meet this Friday at 10:00 AM at the old set of buildings to review the tree situation.

Dennis Steinkraus appeared on behalf of David Apple to present a conceptual plan for development of his property located in Sec. 7 and 8 at T11N, R14E, west of Iron Road. Neal Stippich made a motion that the Committee members view this property this Friday after they finish at the Miller's Woods tree review meeting. Lee Winkler seconded the motion. Motion carried.

Gene Uttech appeared on behalf of Charles Hammer and Nancy Kavajanian to present the final plat of Prairie View Estates subdivision. Charles indicated the utilities are in place. Neal requested drainage easements be shown for lots 5,6,7,8 and 13. Neal Stippich made a motion to recommend to the Town Board the final plat be approved subject to recording of drainage easements on the final plat. Earl Stutz seconded. Motion carried.

Gene Uttech appeared on behalf of Ken Kelm to present the final plat of Hill View subdivision. Larry Braker made a motion to recommend to the Town Board the final plat be approved subject to providing an easement for a cul-de-sac for Hill View Drive on the adjoining unplatted land on the other side of the section line and that the road be built to Township specifications. Mike Canniff seconded. Motion carried.

Gene Uttech appeared on behalf of John Zimmerman to present the final plat of Bainbridge Court subdivision. All lots perk and the final plat is presently at the State being reviewed. Larry Braker made a motion to recommend to the Town Board the final plat be approved subject to meeting all Plat restrictions and that the road be built to Township specifications. Mike Canniff seconded. Motion carried.

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

Secretary,

Town of Beaver Dam Planning Committee

October 4, 1999

The October 4, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the July 12, 1999 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded. Motion carried.

Walter and Karen Maron of N5727 Lark Rd. Columbus appeared requesting a Conditional Use Permit for a contractor yard for the warehousing of wood chips and mulch for Waste Management Company at W9470 Iron Road presently zoned Extensive Commercial District. Robert Lamers from Waste Management explained how the operation would function. He explained they wanted to lease the whole 3 acre parcel and that they would put a six foot high chain link fence around the entire perimeter. Only the City of Beaver Dam branches, leaves and wood chips would be accepted. A quantity of 9,000 cubic yards would be the maximum stored. The pile would be hauled away twice a year, in the spring and fall leaving minimal during the winter. Mr. Lamers presented a letter from Dave Edwards of the DNR giving the go ahead to establish this composting facility. The pile would be primarily located on the south side of the existing buildings and north of the railroad tracks. It would be bordered on three sides with large cement blocks and measure approximately 80 feet long by 50' wide. Two audience members that live approximately ½ mile away voiced opposition referring to it as a dump site. They were concerned about housekeeping and truck traffic. Mike Canniff made a motion to approve the request contingent on an 8 foot high fence being installed around the entire perimeter, only the City or Township of Beaver Dam being able to dump in the site and that an annual fall clean up date of 1 December be established. Larry Braker seconded the motion. Motion carried.

Earl Voight explained the request of Clarence Slager's Letter of Intent to create parcels in R-D and A-G Districts. Neil Stippich made a motion to recommend to the Town Board they approve the requests. Lee Winkler seconded the motion. Motion carried.

Earl Voight explained the request of Walter Tobak's Letter of Intent to create a parcel in an R-D district. Larry Braker made a motion to recommend to the Town Board they approve the request. Mike Canniff seconded. Motion carried.

Dennis Steinkraus appeared on behalf of David Apple presenting a concept plan of a 20 lot development on Iron Road. He explained they would all be residential lots. There would be an erosion plan and a cul-de-sac will be added at the end of the road between lots 3 and 4. The lot layouts were subject to perk tests which had not yet been taken.

Dennis Steinkraus appeared on behalf of Ron and Paul Miller to present a road and utility construction plan of Miller's Woods located in Section 6, T11N, R14E. He explained holding ponds would be designed in the plan. There was considerable discussion about the large trees within the road right-of-way. Lee Winkler explained the Townships liability concern. The road and utility construction plan was accepted as submitted. Larry Braker made a motion that the trees within 5 feet of the edge of the road right-of-way may stay if the property owner assumes all liability and responsibility for them. Neal Stippich seconded. Motion carried. These conditions are contingent on approval from the Township of Beaver Dam attorney.

Larry Braker made a motion to adjourn. Mike Canniff seconded. Motion carried.

Secretary,

Town of Beaver Dam Planning Committee

December 6, 1999

The December 6, 1999 Town of Beaver Dam Planning Committee was called to order at 7:30 P.M. by Chairman Neal Stippich. Members present were Mike Canniff, Lee Winkler, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the October 4, 1999 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded. Motion carried.

Dan Affeld appeared as an agent for Uttech Land Surveyors with a Letter of Intent to create two parcels by splitting an existing R-D District parcel located in the NE ¼, NE ¼, Sec. 20, T12N, R14E, corner of Hemlock Road, Pine Road and Hwy 33. An audience member expressed opposition to another driveway coming off from Pine Road due to the volume of traffic that road currently has. He also was very concerned about the lack of drainage at the south end of the parcel that results in periodic water accumulation. The realtor indicated that the parties that were going to purchase the two lots were planning on having one common driveway serving both lots and it would come off of Hemlock Road. Mike Canniff made a motion to recommend to the Town Board they approve the request. Larry Braker seconded the motion. Motion carried.

A general discussion took place about the Miller's Woods proposed development.

Tim Fletcher presented a rough plan of what he was considering to do for developing the land behind his salvage yard. He requested input on his plan from everyone present.

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

Secretary,