

Town of Beaver Dam Planning Committee

January 3, 2000

The January 3, 2000 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, John Kuzniewicz and Zoning Administrator Earl Voight.

John Kuzniewicz made a motion to dispense with the reading of the December 6, 1999 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded. Motion carried.

Eugene Uttech appeared as the agent for Sandra Mersch to act on an application for a Conditional Use Permit for a non-farm residence in an A-G District and to act on a Letter of Intent for the same parcel. Both are located at W9095 Canary Road, in the NW 1/4, SE ¼, Section 20, T11N, R14E Town of Beaver Dam. Ms. Mersch wants to sell off the existing buildings and build a new house on the remainder of the parcel. An adjoining landowner asked a couple general questions and then voiced his support. John Kuzniewicz made a motion to recommend to the Town Board that they approve both requests. Earl Stutz seconded the motion. Motion carried.

Eugene Uttech, representing Tim Fletcher, requested the review of his Preliminary Plat be tabled because they weren't prepared to proceed at this time.

Eugene Uttech, representing the owners of Rolling Meadows Third Addition subdivision (Homestake Enterprises / Louis Nehls & George Hickey) presented a letter explaining that a conflict exists with the name of one of the roads in the their subdivision and an existing roadway in the area. Apparently, a road named Homestake Court in their subdivision is being confused with a road found in Homestake Acres subdivision. Therefore, Eugene was requesting their road name of Homestake Court be renamed Enterprise Court. Contact had been made with the Beaver Dam Fire Department and the new name of Enterprise Court did not conflict with any other road names in the Beaver Dam area. Neal Stippich made a motion to recommend to the Town Board that they approve the change. Mike Canniff seconded the motion. Motion carried.

Eugene Uttech, representing John Zimmerman, initiated discussion regarding John's property located in an E-C District in Section 7. There was discussion whether the Conditional Use Permit issued on 16 April, 1996 was still valid because it was not acted upon. It was decided that a new Conditional Use permit would be required.

Dennis Steinkraus, representing the owner of Miller Woods, initiated a general discussion about the proposed location of the road into the development and requests that the County Planning Committee were making. To help move the process forward, Dennis requested several of our committee members attend a meeting along with himself and several members of the County Planning Committee. Neal Stippich and Lee Winkler agreed to attend. Dennis will set up the meeting and get back to them.

John Kuzniewicz made a motion to adjourn. Lee Winkler seconded. Motion carried.

Secretary,

**Town of Beaver Dam
Planning Committee
March 13, 2000**

The March 13, 2000 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, John Kuzniewicz and Zoning Administrator Earl Voight.

John Kuzniewicz made a motion to dispense with the reading of the January 3, 2000 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded the motion. Motion carried.

Bobby Cantafio appeared for Joe's Auto Body located at W9178 CTH G Town of Beaver Dam, to act on an application for a Conditional Use Permit to allow auto repair and auto sales in an Extensive Commercial District. She explained they wanted to add a new building that would include two stalls for bodywork and an office area. The present Conditional Use does not include bodywork. The bodywork would be primarily for removing paint scratches not painting entire cars. The new building would measure 30' by 56' by 14' high. Mike Canniff made a motion to approve with the following conditions. Unsaleable cars must be kept behind the fence, good housekeeping must be maintained and the building will not exceed 30' by 56' by 14' high. John Kuzniewicz seconded the motion. Motion carried.

Dennis Steinkraus presented a new plan for the Miller Woods project. It addresses the first phase, which includes the first 18 lots closest to the lake and relocating the proposed new road more to the east. This was a revision from what was presented last time. The County has already approved this proposal. The second phase will include an additional 15 lots and will require a sanitary district be established. Lee Winkler made a motion to approve the plan of the first phase that was presented tonight, dated February 11, 2000, which has already been approved by the County. John Kuzniewicz seconded the motion. Motion carried.

John Kuzniewicz also made a motion to authorize an engineering company to explore a sanitary sewer district for phase two of Millers Woods. Mike Canniff seconded the motion. Motion carried

Lee Merkel and Glen Hepfner of Powercom Park Events shared information about their plans for the raceway and events for the coming year. They are concerned about noise levels and want to work with the Township to be a good neighbor. They explained typical events would last 2 ½ to 3 hours so curfew shouldn't be a problem. Most races run on Friday nights and several charity events on Wednesdays. They have hauled in clay from Fond Du Lac to better control the dust generated on the track. They want to get familiar with noise requirements of other tracks and then sit down with our committee and review the current Conditional Use Permit more clearly defining where noise measurements will be taken and what levels are workable to both parties. They plan to have a complete schedule of this year's events formalized within the next week or so. They are not planning any major music events for this year. They also will be running a race school once a month. The first regular race is planned for May 19.

Gene Uttech kicked off a discussion regarding water drainage concerns along a portion of Hemlock Road in the area of Rolling Meadows subdivision. Several members of the Trenton and Beaver Dam Town Boards were present as well as several farmers that work the land in the area. After much discussion it was agreed that Gene should proceed with having a design engineer generate several corrective alternatives and cost estimates for each and then the two Boards would get together again and discuss it further.

Lee Winkler made a motion to adjourn. Mike Canniff seconded. Motion carried.

Secretary,

**Town of Beaver Dam
Planning Committee
April 10, 2000**

The April 10, 2000 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.

Lee Winkler made a motion to amend the meeting agenda to discuss Alliant Utility putting emergency generation trailers on the Highway B distribution site. Larry Braker seconded. Motion carried.

Larry Braker made a motion to dispense with the reading of the March 13, 2000 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded the motion. Motion carried.

Bill Lohm of MSA Professional Services presented a proposed site design and preliminary plat for approval of the Boomer's Estates located on CTH E in the NE ¼, SE ¼, Section 35, T12N, R14E, Town of Beaver Dam. Questions were raised about the lots being so large. The Township would prefer to see more lots utilizing the same space as the purposed six large ones. Lee Winkler made a motion to deny the request and send it back for consideration of a sanitary sewer district and smaller size lots. Mike Canniff seconded. Motion carried.

Gene Uttech appeared on behalf of Tim Holbach and presented a concept plan of 5 lots to be located in the NE ¼, NE ¼, Section 14, T11N, R14E, Town of Beaver Dam. The area is currently zoned R-D. One lot will need to access off Thompson Road. The remaining lots will use the road that Tim had constructed. This road complies with current Township road construction specifications.

Tom Schuster, representing the owners of the Miller's Woods Subdivision located in Section 6, T11N, R14E provided general information and a draft copy of a petition to create a Township Sanitary District. He explained the steps involved in creating a sewer district. A petition would be presented to the Township, a public hearing would be required, the Township would render a decision and then if approved, they would appoint a Sanitary Commission or Commissioner. Bill Lohm (of MSA) explained that the sanitary district had to be established and the septic design completed and approved before the County would approve any more development. The first 18 lots by the lake, which have their own septic systems, are already approved. Our committee requested that the wet lands be shown on the site plan before presenting next time.

Gene Uttech presented the information regarding the Letter of Intent to create an 8.6 acre parcel for Milbrook Farms Inc. located in Section 3, T11N, R14E, Town of Beaver Dam. This acreage is intended for recreational use only. No development is intended. They will be asking the County to waive the soil test requirement as well. The land has two streams that run through it. They want to keep it for their own personal recreation. Larry Braker made a motion to recommend to the Town Board the request to create a parcel be approved. Earl Stutz seconded. Motion carried.

Gene Uttech presented a proposed change of the concept plat of Mark Hansen property located in the NE ¼, NE ¼, Section 3, T11N, R14E, Town of Beaver Dam. The number of lots and driveways onto Crystal Lake Road were reviewed. There was discussion about Hove Road and what could be done with it and how it might possibly serve the purposed lot number five. Providing a cul-de-sac at the end of Hove Road was also mentioned.

Jeff Kitchen raised a concern about Alliant placing 12 semi trailers containing diesel powered generators at the Highway B distribution site. He was concerned about the close relationship to the existing subdivisions, the noise that would be generated, pollutants put into the air, diesel fumes and the odor blowing directly onto nearby subdivision homes and the potential damage to birds in the woods next door. He indicated the generators would burn 120 gallons of fuel per hour and the noise level was to be 73 decibels per generator. Larry Braker lives in one of the subdivisions and concurred with Jeff, saying that all the people he had talked to in his subdivision had the same concerns. Alliant had contacted the Township's Zoning Administrator and received the ok to proceed based upon his and the Town Chairman's interpretation of the existing ordinance. Mr. Kitchen had a conversation with the Town's attorney and it appeared there might be room for further discussion on interpretation of the ordinance. Alliant is holding a public hearing tomorrow and Mr. Kitchen requested the Town's attorney be present to voice objection to placing the generators at this site. The Town Chairman agreed to the request.

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

Secretary,

**Town of Beaver Dam
Planning Committee
May 1, 2000**

The May 1, 2000 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, John Kuzniewicz and Zoning Administrator Earl Voight.

John Kuzniewicz made a motion to dispense with the reading of the April 10, 2000 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded the motion. Motion carried.

Lee Winkler made a motion to modify the meeting agenda to include discussion about the Beaver Dam Raceway Conditional Use Summary document. Mike Canniff seconded. Motion carried.

Lee Winkler made a motion to incorporate into tonight's meeting minutes the Beaver Dam Raceway Conditional Use Summary document. This document lists the specifics of the original Conditional Use Permit of May 8, 1989 and the two amendments that followed on April 11, 1994 and March 4, 1996. John Kuzniewicz seconded the motion. Motion carried.

**Beaver Dam Raceway
Conditional Use Permit
Summary**

Original Issued May 8, 1989

- 1) **NOISE LEVELS**: 95 decibels for car racing to be measured at a distance approximately 100 feet from center of track. Location of noise measurement to be agreed on by Land Use Administrator. Noise measurement of each car to be done per each event and logged in a permanent record. To be done during time trials at a predetermined point.
- 2) **TRAFFIC CONTROL**: Will increase Raceway Road width to 20 feet from track. Traffic exiting and going west would be diverted on East Plaza Drive. Traffic going East on Hwy. 33 to exit on Raceway Road. Operator to furnish traffic control personnel to throttle traffic.
- 3) **PARKING**: Will be limited to designated area proposed with plan submitted.
- 4) **NO OVERNIGHT PARKING OR CAMPING**: Qualified to allow drivers and crew when there is a 2 day racing event to stay overnight. Will have a fenced in area for these people located in the pit area.
- 5) **HOURS OF OPERATION**: Week events 5:00 PM. to 11:00 PM., Saturdays 5:00 PM. to 11:30 PM., Sundays 12:00 PM. noon to 6:00 PM., Holiday Weekends 12:00 noon start, weather delays, 1-hour extension. All grounds and buildings to be vacated within one hour of stated closing times, concessions to be also closed at closing times.
- 6) **TYPES OF USE**: Motor Sport Activity and Entertainment. Weekly car race events totaling 50 events, snowmobiles, and car crushing (Big Foot), all at 95 decibels. No cycles. Requesting 10 special events requiring 100 decibel limits to include sprint car races, truck and tractor pull, Country Western music concert, and Rock concerts. Special events to be limited to 100 decibels at a point located on the North property line agreed to by Land Use Administrator.
- 7) **LIGHTING**: Done with high mast pole (120 ft. high) to be sideshielded and additional lighting for parking.
- 8) Meet DNR requirements and all other State, local, and fire codes.
- 9) Grounds to be cleaned of trash in 24 hours of an event.
- 10) No outside storage except operable maintenance equipment. All damaged race vehicles to be removed in 7 working days.

- 11) Would be Schlafer's responsibility for any signage. It would need to meet all ordinances.
- 12) CROWD CONTROL: 4 off-duty or security people as a minimum.
- 13) DUST CONTROL: Track to be watered so as to not visibly emit clouds of dust, including spectator traffic areas.
- 14) PRACTICE OR TEST SITUATIONS OR RENTALS: Restricted to business hours with 20 times per year at 95 decibels.
- 15) Plan submitted to be completed in one year.
- 16) Good Housekeeping.

First Amendment April 11, 1994

Gary Schlefer requested Sunday hours be extended 4 hours to 10:00 PM. He requested a July 4 event be allowed with a lifting of the noise consideration and a half-hour extension of hours. He also requested a pre-season test day for a Saturday with hours of 10:00 AM until 6:00 PM. There was much discussion by the near neighbors opposing the change of hours. Mike Canniff made a motion to allow a test day on a Saturday in April annually with hours of 10:00 AM till 6:00 PM. Motion carried. Neal Stippich made a motion to allow an Independence Day celebration on Saturday night to be finished by 10:00 PM. Rain delay to be on Sunday night. Motion Carried. Gary Schlefer withdrew his request of change of hours on Sundays. Discussion of master plan and zoning of area were concern. Orderly development, no junk yard.

Second Amendment March 4, 1996

Regarding request of Gary Schlafer to modify condition #5 on his Conditional Use Permit (hours of operation in special event). Marty Schoenberger expressed her concern regarding the noise levels she presently experiences from the raceway. Gary Schlafer explained his needs and how weather affects his business. Mike Canniff made a motion that when inclement weather occurred on Saturday night, Beaver Dam Raceway be allowed to reschedule to the following Sunday evening. Beaver Dam Raceway during all events will be allowed to run over 30 minutes or less 2 nights per season. The forfeiture for violation of this would be \$500 per hour at \$125 per 15-minute increments. The forfeiture will start on the 3rd night of the season that he runs over. Earl Stutz seconded the motion. Motion carried.

Alliant Utility requested that their application for a Conditional Use Permit to allow backup generators at W8511 and W8531 Cty Hwy B in a Residential District in Section 28 T12N, R14E, Town of Beaver Dam be postponed for now. Neal Stippich made a motion that the Beaver Dam Township shall notify the adjoining landowners when the next meeting is scheduled. Lee Winkler seconded. Motion carried.

Dennis Steinkraus appeared representing the Miller's Woods development project and explained that the Sanitary District petition was ready. The public hearing is set for next Tuesday, May 9th at 7:30 P.M. The hearing will be held at the Beaver Dam Town Hall. Lee Winkler requested that the petition be reviewed by our Town's attorney prior to that meeting.

Dennis Steinkraus presented the same preliminary plat of Boomer's Estates with six large lots as was shown last month. It is located on Cty Hwy E in the NE ¼, SE ¼, Sec.35, T12N, R14E, Town of Beaver Dam. After considerable discussion, our committee again requested more lots be created getting the majority down in the two-acre range. The number of lots is somewhat dependent on the lay of the land taking into account the high spots in relationship to existing valleys.

John Kuzniewicz made a motion to adjourn. Lee Winkler seconded. Motion carried.

Secretary,

Town of Beaver Dam
Planning Committee
June 5, 2000

The June 5, 2000 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, John Kuzniewicz and Zoning Administrator Earl Voight.

John Kuzniewicz made a motion to dispense with the reading of the May 1, 2000 meeting minutes. Everyone had a copy and things were in order. Mike Canniff seconded the motion. Motion carried.

Gene Uttech appeared on behalf of Tim Holbach and presented a Preliminary Plat of 5 lots to be located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 14, T11N, R14E Town of Beaver Dam.

Gene Uttech appeared on behalf of Mark Hansen and presented a Preliminary Plat located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 3, T11N, R14E, Town of Beaver Dam.

 Appeared on behalf of David Apple and presented his Concept Plan for a parcel division in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, and NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 8, T11N, R14E on South Center Road.

 Presented a Letter of Intent on behalf of Robert Gossfeld for a 4 lot Certified Survey Map located in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 20, T12N, R14E.

Dennis Steinkraus presented the updated Plat of Boomer's Estates located on Cty Hwy E in the NE $\frac{1}{4}$, SE $\frac{1}{4}$ Section 35, T12N, R14E, Town of Beaver Dam.

 Appeared requesting to modify the May 8, 1989 Powercom Park Raceway Conditional Use Permit. The raceway is located at W7086 Raceway Road in Section 3.

John Kuzniewicz made a motion to adjourn. Lee Winkler seconded. Motion carried.

Secretary,

Town of Beaver Dam Planning Committee

June 12, 2000

Chairman Neal Stippich called the June 12, 2000 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. 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 May 1, 2000 meeting minutes. Everyone had a copy and things were in order. John Kuzniewicz seconded. Motion carried.

Gene Uttech appeared on behalf of Tim Holbach and presented a Preliminary Plat of Meadow Brook Estates 7 lots to be located in the NE ¼, NE ¼, Section 14, T11N, R14E Town of Beaver Dam. Lot # 3 driveway will exit onto Thompson Road; all other lots will exit onto Brook Lane. Lee Winkler made a motion to approve the preliminary plat. John Kuzniewicz seconded. Motion carried.

Gene Uttech appeared on behalf of Mark Hansen and presented his Preliminary Plat located in the NE ¼, NE ¼, Section 3, T11N, R14E, Town of Beaver Dam. It was suggested that a variance be requested for lot # 10 to change the setback from 125 feet to 33 feet so the lot could be squared off. There was much discussion about the possibility of extending Hove Road to North Crystal Lake Road. Lee Winkler then made a motion to table the preliminary plat until next month. John Kuzniewicz seconded. Motion carried.

Dennis Steinkraus appeared on behalf of David Apple and presented his Concept Plan for a parcel division in the NE ¼, SW ¼, and NW ¼, SE ¼, Section 8, T11N, R14E on South Center Road. The plan included creating 12 lots. John Kuzniewicz made a motion to approve the Concept Plan. Earl Stutz seconded. Motion carried.

Dennis Steinkraus appeared on behalf of Robert Gossfeld's letter of Intent for a 4 lot Certified Survey Map located in the SE ¼, SE ¼, Section 20, T12N, R14E Town of Beaver Dam. A Beaver Dam Lake channel borders lots # 3 and # 4 on the east side. A question arose as to whether the channel was being maintained and cleaned out as it was suppose to and whether that had any implications on lots # 3 and # 4. Neil Stippich made a motion to table till next month. Lee Winkler seconded. Motion carried.

Dennis Steinkraus presented the updated Plat of Boomer's Estates located on Cty Hwy E in the NE ¼, SE ¼ Section 35, T12N, R14E, Town of Beaver Dam. One more lot was created from the original plan. The north boundary line of lot # 6 will be moved to the north as we requested. Neil Stippich made a motion to approve the 7-lot plat. John Kuzniewicz seconded. Motion carried.

Lee Merkel, one of the Powercom Park Raceway owners, requested to discuss some of the conditions of the May 8, 1989 original Conditional Use Permit. The raceway is located at W7086 Raceway Road in Section 3. Mr. Merkel questioned whether Gary Schlefer's name could be removed from the Conditional Use Permit and replaced with his name. It was decided that the request would be forwarded to the Town's attorney for direction on the matter. (2) Mr. Merkel requested clearer definition of where noise measurements are to be taken and when. Considerable discussion by audience members followed regarding noise levels. It was decided to form a Committee to study the matter and come back with workable solutions to these questions. People who volunteered to be on the committee are Tim Bartol, Les Zieske, Neal Stippich, Lee Winkler and a Town of Beaver Dam police officer, to be appointed by the Chief.

(3) Mr. Merkel requested permission to conduct two motorcycle races during the remaining 2000 year. Again after much interaction with audience members, Neil Stippich made a motion to approve the request for two races for this year only. Lee Winkler seconded. Motion carried. (4) The parking of overnight self-contained campers was a concern. Mr. Merkel explained he does not encourage it but some fans and drivers use them for two-day events and he didn't want it to become a point of contention with the Township. Our committee approved over night camping for self-contained campers only.

Tim Bartol decided to forego discussing his Letter of Intent to create a parcel until next month. Therefore, Lee Winkler made a motion to table until next month. Neal Stippich seconded. Motion Carried.

Gene Uttech appeared on behalf of Harvey Voight requesting recommendation to the Town Board of the final Plat of Country Creek Estates located on North Crystal Lake Road in Section 34, Town of Beaver Dam. John Kuzniewicz made a motion to approve. Neil Stippich seconded. Motion carried.

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

Secretary,

**Town of Beaver Dam
Planning Committee
July 10, 2000**

Chairman Neal Stippich called the July 10, 2000 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Lee Winkler, Mike Canniff, Earl Stutz, John Kuzniewicz and Zoning Administrator Earl Voight.

Mike Canniff made a motion to dispense with the reading of the June 12, 2000 meeting minutes. Everyone had a copy and things were in order. John Kuzniewicz seconded. Motion carried.

Dan & Becky Wheeler, agent for Louis & Darlene Ganske, requested approval of a Letter of Intent to create a parcel and for a Conditional Use Permit to allow a new house sales office in a home. Both are on the same parcel in the SE ¼, SE ¼, Section 21, T12N, R14E, Town of Beaver Dam. The land is presently zoned R-1. Becky Wheeler explained that the home would not be used as a model. There would be very little vehicle traffic as a result of only several appointments a week. She would have a part time employee approximately fifteen to eighteen hours a week. John Kuzniewicz made a motion to recommend to the Town Board that the request to create a parcel be approved. Earl Stutz seconded. Motion carried. She was informed to apply for a variance for a part time employee and sign size. John Kuzniewicz made a motion to approve the Conditional Use to allow home occupation. Neil Stippich seconded. Motion carried.

Dennis Steinkraus, agent for Miller's Woods, requested final approval of the Final Plat located in the N ½, SW ¼, Section 6, T11N, R14E, Town of Beaver Dam. He explained the current status of the road construction. The first 18 lots available have their own septic systems. John Kuzniewicz made a motion that the Town of Beaver Dam recommend to the County Highway Commission that the speed limit on Cty Hwy G west be changed from 35 MPH to 45 MPH through Beaver Bay curve rather than the 35 MPH to 55 MPH that exists today. Neil Stippich seconded. Motion carried. Neil Stippich made a motion to recommend to the Town Board the Final Plat be approved with the condition that the Town reserves the right to approve that the road is built to its standards. Lee Winkler seconded. Motion carried.

Eugene Vohen requested approval of his Letter of Intent to create 3 lots in an R-D District in the NE ¼, NE ¼, Section 15, T11N, R14E at W8147 CTH W Town of Beaver Dam. Eugene explained his concern with the recent direction he received from the County Highway Department. They requested he relocate his existing driveway approximately fifty feet to the west. Lee Winkler made a motion to table the request until Eugene could talk to the Highway Commissioner and resolve the driveway question. Mike Canniff seconded the motion. Motion carried.

Dennis Steinkraus appeared on behalf of Boomer's Estate located on CTH E in the NE ¼, SE ¼, Section 35, T12N, R14E, Town of Beaver Dam requesting approval of the Letter of Intent and to approve the change of lot lines and divisions. Mike Canniff made a motion to recommend to the Town Board the three lot Certified Survey and four lot Certified Survey be approved. John Kuzniewicz seconded. Motion carried.

Tim Fletcher presented his Preliminary Plat and the Letter of Intent to create three parcels in the SE ¼, SE ¼, Section 1, T12N, R14E, Town of Beaver Dam. He also requested that Fabisch Road be extended to the north of STH 33. John Kuzniewicz made a motion to approve the preliminary plat of Lot one with the water control plan and retention ponds provided on the next plan. Lee Winkler seconded. Motion carried. Earl Stutz made a motion to recommend to the Town Board the request to create three parcels be approved and that a water retention plan must be developed for Lots two and three. John Kuzniewicz seconded. Motion carried. Lee Winkler made a motion to recommend to the Town Board to approve the request to extend Fabisch Road north of STH 33. Neil Stippich seconded. Motion carried.

Dennis Steinkraus appeared on behalf of Robert Gossfeld requesting approval of the Letter of Intent to create a 4 lot Certified Survey located in the SE ¼, SE ¼, Section 20, T12N, R14E Town of Beaver Dam. Mike Canniff made a motion to recommend to the Town Board the request be approved. Neil Stippich seconded. Motion carried.

Tim Bartol requested approval of the Letter of Intent to create three parcels located in the SE ¼, SE ¼, Section 2, T11N, R14E, Town of Beaver Dam. John Kuzniewicz made a motion to recommend to the Town Board the request be approved. Lee Winkler seconded. Motion carried.

John Kuzniewicz made a motion to table till next month the request to review the Preliminary Plat of Mark Hansen located in the NE ¼, NE ¼, Section 3, T11N, R14E, Town of Beaver Dam. Lee Winkler seconded. Motion carried.

Mike Canniff and Tim Fletcher volunteered to join the committee to study noise level issues at Powercom Park Raceway.

Lee Winkler made a motion to adjourn. John Kuzniewicz seconded. Motion carried.

Secretary,

Town of Beaver Dam Planning Committee

August 15, 2000

Chairman Neal Stippich called the August 15, 2000 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Lee Winkler, Mike Canniff, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Lee Winkler made a motion to approve the corrected minutes. Mike Canniff seconded the motion. Motion carried.

Lee Merkel, one of the owners of the Raceway at Powercom Park located at N7086 Raceway Road Beaver Dam, requested the Conditional Use Permit be modified to allow a latter finish time for a particular Sunday racing event. He explained the circumstances of his request. There was no opposition from the audience. Mike Canniff made a motion to extend the hours to an absolute end of 10:00 PM for September 17 only. Lee Winkler seconded. Motion carried.

Gene Uttech, agent for James and Kay Braun, presented their Letter of Intent to create two parcels located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T12N, R14E, Town of Beaver Dam. It involves 2.125 acres and is presently zoned R-1. Neal Stippich made a motion to recommend the Town Board approve the creation of two parcels. Mike Canniff seconded the motion. Motion carried.

Gene Uttech, agent for James and Theresa Berkevich, presented their Letter of Intent to create two parcels located at N5704 S. Center Road located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 19, T11N, R14E, Town of Beaver Dam. It involves 19.07 acres and is presently zoned General AG. Lee Winkler made a motion to table the request. Neal Stippich seconded the motion. Motion carried.

Gene Uttech, agent for Dan Stern requested a review of the site vision corner at N7358 N. Crystal Lake Road. Gene requested to re-record the survey to establish set back lines 42 feet back from the road right-of-way to comply with current Town set back ordinance. Mike Canniff made a motion to approve the request. Larry Braker seconded the motion. Motion carried.

Gene Uttech, agent for John Zimmerman, presented the Letter of Intent to create a 38.9 acre parcel in an E-C District on Iron Road located in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 7, Town of Beaver Dam. Mike Canniff made a motion to recommend the Town Board approve the request. Larry Braker seconded the motion. Motion carried.

Gene Uttech, agent for Mark Hansen, requested approval of the Preliminary Plat located at NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Town of Beaver Dam. Larry Braker made a motion to recommend the Town Board approve the preliminary plat and requested they apply for a variance for the frontage of lot nine down to 50 feet. Neal Stippich seconded the motion. Motion carried.

Gene Uttech, agent for Eugene Vohen, requested approval of the Letter of Intent to create 3 lots in an R-D District in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 15, Town of Beaver Dam at W8147 CTH W. Gene explained the discussion that took place and the tentative agreement reached with the County Highway Engineer and County Highway Commissioner regarding driveway locations on the property. The tentative agreement is subject to County Highway approval. Lee Winkler made a motion to recommend the Town Board approve the request. Larry Braker seconded. Motion carried.

Gene Uttech presented David Apple's request for approval of a 4 lot certified survey located in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, & NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 8, T12N, R14E, Town of Beaver Dam. Neal Stippich made a motion to recommend the Town Board approve the request with reserves for future roads noted. Larry Braker seconded the motion. Motion carried.

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

Secretary,

Town of Beaver Dam
Planning Committee
October 16, 2000

Chairman Neal Stippich called the October 16, 2000 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Lee Winkler, Mike Canniff, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the October 9th minutes. Everyone had a copy and things were in order. Mike Canniff seconded the motion. Motion carried.

First order of Business was the postponed application of Danny Spears, agent for Dennis Roth, for a Conditional Use Permit to allow antique sales and used merchandise in an E-C District at 1121 Madison St.

Neighbors raised a concern about maintaining good housekeeping. Mr. Roth provided pictures of the front of the building showing everything in a neat and orderly manner and assured everyone he would have it looking like this at the end of each day. Larry Braker made a motion to approve the permit under the conditions that good housekeeping is maintained so the property will continue to look like the eight photographs Mr. Roth presented at our meeting. During the day he is allowed to have two eight foot tables out front for merchandise display purposes. They will be put away each evening. Two auctions per year will be held. Any unsold merchandise will be removed within one week. No Christmas tree sales will be allowed. Neal Stippich seconded the motion. Motion carried.

Second order of Business, Ken Kelm, agent for Pamela Buzzell, requested approval of the Conditional Use Permit for a Home Occupation in an R-1 District for a beauty salon at N6845 Hill View Drive located in the NW ¼, NE ¼, Sec. 7, T11N, R14E, Town of Beaver Dam. Pamela explained it would be a one-chair operation and that she didn't have a timetable in mind as to when she would actually start her business. Ambrose and Sue Reihbandt, expressed disagreement with granting the request due to the potential increase in traffic. Their driveway is right behind a crest in the road and they were concerned that the increased traffic would create a safety concern when leaving or entering their driveway. Pamela withdrew the request and left the meeting.

Third order of Business, Wanda Ferron requested approval of a Conditional Use Permit for a Home Occupation (novelty shop) in an A-G District at N7935 N. Crystal Lake Road located in the SE ¼, NE ¼, Sec. 27, T12N, R14E, Town of Beaver Dam. Troy Ferron explained that he would be using the white building south of the house to sell crafts, candles, etc. Mike Canniff made a motion to approve the request with the condition that good housekeeping be maintained on the property. Larry Braker seconded the motion. Motion carried.

Fourth order of Business, an audience member raised a concern about the full trash containers on site at Waste Management's holding area at the end of Iron Road. Earl Voight will follow up with the Waste Management people to resolve it.

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

Secretary,

Town of Beaver Dam Planning Committee

December 4, 2000

Chairman Neal Stippich called the December 4, 2000 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Lee Winkler, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the October 16 minutes. Everyone had a copy and things were in order. John seconded the motion. Motion carried.

First order of Business was discussion on Miller's Woods rezoning. Dennis Steinkraus appeared on behalf of Miller's Woods requesting lots 1 through 18 of the original recorded plat be rezoned from General Ag. to R-1. John Kuzniewicz made a motion to recommend to the Town Board the zoning change be approved. Larry Braker seconded. Motion carried.

The second order of Business was the request to approve the Preliminary Plat of the first addition to Miller's Woods. Dennis Steinkraus appeared on behalf of Miller's Woods. Dennis explained that it included lots 19 through 42 with the exception of lots 26 through 32, which are in the Town of Calamus. He explained the function of Outlot 5 was for foot traffic access to the lake and that it was the responsibility of the homeowner's association to maintain. Larry Braker made a motion to approve the Preliminary Plat. Earl Stutz seconded. Motion carried.

Third order of Business was discussion on Muhle's Estates rezoning. Lee Winkler made a motion to table the request. John Kuzniewicz seconded. Motion carried.

Fourth order of Business was to act on an application for a Conditional Use Permit for Peter McCombs & AAT Communications, agent for Wisconsin Motor Sports & Entertainment Center, to allow a communications tower and compound to be located in an E-C District at N7086 Raceway Road located in the NW ¼, SE ¼, Section 3, T11N, R14E. Peter explained that the tower would be located on the north side of the raceway entrance road and would be used for cellular phones. The closest tower with the same functions is the one located behind Wonder Wash in Beaver Dam. The range of each tower is ten miles. The maximum carriers a tower can support are six. The tower is 190 feet tall and capable of being expanded to 250 feet and is free standing with no guy wires. A small building would be located at the base and the entire base area would be surrounded with a chain link fence and shrubs. The installation would not affect television or radio reception because the equipment operates at a different frequency. The land the tower sits on is leased from the owner. The primary use of the tower is for cell phones and could possibly be used for two-way radios. It would not be lighted unless FAA or FCC regulations require it. Carriers that use the tower would not allow the tower to be used for anything else such as lights or speakers for the Raceway. The cost of the project is \$200,000.00 dollars. Neal Stippich made a motion to approve the Conditional Use Permit with the condition that the tower not be used for a personal address system or lighting for the racetrack. Lee Winkler seconded the motion. Motion carried.

Fifth order of Business was to act on a Letter of Intent of Deb & Ray Studtman for a 3 lot CSM # 594 located in the SE ¼ of NW ¼ of, Section 20, T12N, R14E in an R-1 District. Gene Uttech had provided pertinent information to Earl Voight that he shared with the committee. All three lots passed the perk test. Neal Stippich made a motion to recommend to the Town Board to approve the Letter of Intent. John Kuzniewicz seconded. Motion carried.

Sixth order of Business was to reconsider decision on Rolling Meadows 4th Addition Plat. Gene Uttech appeared on behalf of Rolling Meadows and explained that the County would not approve the Plat. Neal Stippich made a motion to table until the water study is complete. Larry Braker seconded. Motion carried.

Seventh order of Business was to review Preliminary Plat of Mark Hansen's decision on lot width & right of way. Gene Uttech appeared on behalf of Mr. Hansen. After some discussion about costs and routing of the road, Lee Winkler made a motion to table until further information is provided. Neal Stippich seconded. Motion carried.

Eighth order of Business was to reconsider decision on Louis Nehls 2 lot CSM on Hemlock Road. This committee approved the original Letter of Intent on September 18, 2000. Gene Uttech appeared on behalf of Mr. Nehls and explained the County's position on the matter. John Kuzniewicz made a motion to recommend to the Town Board they approve what the County suggested which was that Lot # 2 would have 125 feet of frontage on Hemlock Road. Earl Stutz seconded. Motion carried.

Larry Braker made a motion to adjourn. Neil Stippich seconded. Motion carried.

Secretary,