

**Town of Beaver Dam**  
**Planning Committee**  
January 14, 2002

Chairman Neal Stippich called the January 14, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Neuman, Bob Tietz, John Kuzniewicz, Earl Stutz, and Zoning Administrator Earl Voight.

The November 19, 2001 meeting minutes were read. Bob Neuman made a motion to approve the minutes as read. John Kuzniewicz seconded the motion. Motion carried.

The First order of Business was discussion/consideration on responsibility of retention pond maintenance in the 4<sup>th</sup> Addition of Rolling Meadows. After considerable discussion Bob Neuman made a motion to recommend to the Town Board the following changes to the 4<sup>th</sup> Addition of Rolling Meadows Final Plat.

1. Change the wording on the Final Plat so Lot 91 is responsible for maintenance of the retention easement area and not Lots 80 through 90 as originally stated.
2. The developer will give the Town of Beaver Dam a \$2,500.00 dollar bond or escrow account for maintenance of retention easement area. Town officials will review the bond or escrow account after five years. If it needs to continue it will be renewed for another five year period. If Town officials decide to terminate the need for a bond or escrow either at the end of the first five years or the second five-year period, all interest and unused funds shall be returned to the developer at that time.
3. The retention easement area will be owned by Lot 91 and ownership of it shall be unseverable from said Lot.
4. At anytime the Town of Beaver Dam is granted the right to enter Lot 91 through the retention easement area to perform determined maintenance necessary to maintain the designed engineered specifications which shall be part of the retention easement of Lot 91. The cost of such maintenance, if undertaken by the Town of Beaver Dam, shall be assessed to Lot 91 as taxes after the escrow account is expended.

John Kuzniewicz seconded the motion. Motion carried.

The second order of Business was to act on the application of Raceway at Powercom Park for a conditional use permit to allow motorized sport racing & other outdoor entertainment in a EC district located in Sections 2, 3 & 10 Town of Beaver Dam at N7086 Raceway Road.

Based on the work of the add hoc sound committee over the past year and discussion with Powercom Park owners, Neil Stippich presented a comprehensive list of proposed conditions that would be included in a new Conditional Use Permit. There was considerable discussion on a number of issues. The primary ones being noise level related, hours of operation and the number of events. After considerable floor discussion involving Scott Boyd from Powercom and audience members that are Town Board members, Bob Neuman made a motion to accept the proposed list with the noted changes. (see attached document) Bob Tietz seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Bob Neuman seconded. Motion carried.

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
February 11, 2002

Chairman Neal Stippich called the February 11, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, Bob Tietz, John Kuzniewicz, Earl Stutz, and Zoning Administrator Earl Voight.

The January 14, 2002 meeting minutes were read. John Kuzniewicz made a motion to approve the minutes with the noted addition to the fourth item under the First order of Business clarifying that taxes would be assessed to Lot 91 only after the escrow account money was expended. Mike Canniff seconded the motion. Motion carried.

The First order of Business was the review/recommendation to the Town Board on the Final Plat of Highcrest Subdivision located in Section 35, T12N, R14E, Town of Beaver Dam. John Rabata explained the current status of the road construction. The roadway 8" breaker run base is in place. He also presented the cost estimates to complete the road construction including such things as installing the remaining 4" of gravel, finish grading, finish grading the ditches and pond areas, seeding and erosion control matting of ditches and the two layers of blacktop and final shouldering. Neal Stippich made a motion to recommend to the Town Board to approve the Final Plat contingent on the following three items.

1. A letter of credit being furnished by RCC Properties for 125 % of the cost estimate for the remaining roadwork and construction yet to be finished with approval of the Town engineer.
2. The wording in the Covenants and Restrictions changed under the heading of "Term" so it reads "These covenants are to be binding on all heirs, successors and assigns".
3. The road construction must meet Town standards.

John Kuzniewicz seconded the motion. Motion carried.

The Second order of Business was to Review Ronald Nell's CSM and make necessary changes on the Letter of Intent to create three parcels with driveway restrictions on Fabish Road. Ron Nell explained the changes he was requesting and why. John Kuzniewicz made a motion to recommend to the Town Board to approve the request with the only driveway restrictions of the CSM being for Lot's 2 and 3 which have a shared driveway. Mike Canniff seconded the motion. Motion carried.

The Third order of Business was to review information on John Lund's proposed site plan for the property adjacent to his. John Lunde explained his plan through the use of a diagram showing where berms would be installed. He indicated drainage would not be negatively impacted. He will be reviewing his plan with the County and getting their approval as well.

The Fourth order of Business, Earl Voight presented information which Gene Uttech had prepared on behalf of Thomas Rueth requesting the Town of Beaver Dam accept the dedication of a section of Sunset Point Road that previously was not dedicated as per the legal description provided. Mike Canniff made a motion to recommend to the Town Board they approve the request. Bob Tietz seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Bob Tietz seconded. Motion carried.

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
March 4, 2002

Chairman Neal Stippich called the March 4, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, John Kuzniewicz, Robert Tietz and Zoning Administrator Earl Voight.

Mike Canniff made a motion to postpone minutes of February 14, 2002 to next meeting. John Kuzniewicz seconded the motion. Motion carried.

The First order of Business was to discuss and recommend to the Town Board on the application of Ron and Janice Warmka to rezone a parcel of land from A-G to Industrial. Ron Warmka appeared and stated that he wanted to have his business in compliance with zoning so he may expand. John Kern, a neighbor, inquired and had no objections. After discussion Neal Stippich made a motion to recommend to the Town board that they have a hearing for the zoning change. Mike Canniff seconded the motion. Motion carried.

The Second order of Business was discussion regarding the vacant burned house on South Center Road and Canary. Discussion followed and it was decided that any new owner come in with a site plan and get any new permits that will be needed.

Discussion was held on the checklist for land divisions in our new Sub Division ordinance. Mike Canniff is going to get checklists from other communities for CSM, Letter of Intent and Major Subdivisions.

With no other business Robert Tietz made a motion to adjourn. John Kuzniewicz seconded. Motion carried. Adjourned 8:00 PM.

Acting Secretary,

Earl Voight

**Town of Beaver Dam**  
**Planning Committee**  
April 1, 2002

Chairman Neal Stippich called the April 1, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, John Kuzniewicz, Larry Braker, Earl Stutz, and Zoning Administrator Earl Voight.

The February 11, 2002 meeting minutes were read. John Kuzniewicz made a motion to approve the minutes as read. Mike Canniff seconded the motion. Motion carried. The March 4, 2002 meeting minutes were read. Mike Canniff made a motion to approve the minutes as read. John Kuzniewicz seconded the motion. Motion carried.

The First order of Business was to act on the application of Steve Kranz for a Conditional Use Permit for a Non-Farm Resident in an A-G district located in the SE ½ of NW ¼ of Section 19 T11N, R14E, Town of Beaver Dam on Canary Road. Mike Canniff made a motion to approve the Conditional Use request as per the current ordinances. Larry Braker seconded the motion. Motion carried.

The Second order of Business was to review/discuss and Recommend to the Town Board on the request to create a parcel at the same location. John Kuzniewicz made a motion to recommend to the Town Board they approve the request. Larry Braker seconded the motion. Motion carried.

The Third order of Business was to act on the Letter of Intent for Darlene Budde to create a 40-acre parcel in the NW ¼ of NE ¼ of Section 27, T11N R14E, Town of Beaver Dam. John Kuzniewicz made a motion to table the request until the County rezoning is complete. Mike Canniff seconded the motion. Motion carried.

The Fourth order of Business was to review the checklists of conditions and requirements of CSM's Subdivisions and any other land divisions. Mike Canniff presented copies of various checklists he was aware of. It was agreed that much work remained to combine these various examples down to workable checklists that address our needs and the specifics outlined in our new ordinances. Neal Stippich made a motion that John Kuzniewicz and Jeff Schmitt request approval from the Town Board for Mike Canniff to assemble the checklist's needed. Larry Braker seconded the motion. Motion carried.

Larry Braker made a motion to adjourn. John Kuzniewicz seconded. Motion carried.

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
May 6, 2002

Chairman Neal Stippich called the May 6, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Mike Canniff, John Kuzniewicz, Bob Tietz, Earl Stutz, and Zoning Administrator Earl Voight.

The April 1, 2002 meeting minutes were read. Mike Canniff made a motion to approve the minutes as read. Bob Tietz seconded the motion. Motion carried.

The First order of Business was to act on the application of Tom & Erin Brennan for a Conditional Use Permit for a Non-Farm Resident in an A-1 District located in the SE 1/4 of SW ¼ of Section 25 T12N, R14E, Town of Beaver Dam on Cty Hwy A. Tom explained that this 4½ acre triangular shaped parcel is the only part of his farm that is on the west side of Cty Hwy A. The remainder and much larger portion is on the east side of A. He also mentioned that three years ago he received approval from the County for a residential driveway into this parcel and that the neighbor to the north was going to purchase a small portion for additional privacy. The Committee explained several options. He could divide the 4½ acre into two lots and have three lots on the east side of Hwy A or he could have three lots on the 4½ acre parcel and two on the east side of Hwy A or he can have five lots on the east side of Hwy A and not do any development on this 4½ acre parcel. Tom would have to sign a document agreeing to the terms of the option he chose. The township will need to provide the document for Tom to sign. John Kuzniewicz made a motion to table the application till the end of the meeting so Tom could consider his options. Bob Tietz seconded the motion. Motion carried.

The Second order of Business was for Mike Canniff to report on the check list of conditions and requirements of CSM's, Subdivisions and any other land divisions. There was general discussion about what was needed. John Kuzniewicz made a motion to table till the end of the meeting. Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to Review/Recommend to the Town Board on the petition of the Meyer family to rezone a parcel located in Section 10 from Light Industry to Residential. Mr. Meyer showed aerial photographs of the area and explained that it is approximately three acres in size and due to the lay of the land in relationship to the road etc. it would be suitable for only one building lot. Earl Stutz made a motion to recommend to the Town Board that they approve the request. John Kuzniewicz seconded the motion. Mike Canniff abstained from voting. Motion carried.

The Fourth order of Business was to review the Concept Plan for Earl Voight Jr. Preliminary Plat for residential development. Dennis Steinkraus from MSA presented a proposed twenty-lot layout as well as a proposed long term road layout that would provide for the development of future lots. The Committee requested that on the next draft the retention pond size, location and engineering criteria be shown.

On a different subject, Dennis Steinkraus informed the Committee that information was forthcoming for the abolishment of the Miller's Wood's phase one sewer district and thereby eliminating any Town of Beaver Dam involvement.

Returning to the tabled First order of Business, Tom Brennan decided that he would like to proceed with creating two lots on the west side of Hwy A and check if even a third lot would fit. Whatever will fit is what he will propose with the understanding that the total number of lots available to him on both sides of the highway can not exceed five. One shared driveway would be allowed onto the property on the west side of A. Mike Canniff made a motion to approve the Conditional Use Permit for a two or three lot CSM depending whichever will fit per the bonus plan which is part of the new comprehensive plan. Bob Tietz seconded the motion. Motion carried.

Returning to the tabled Second order of Business, the Committee discussed further what was needed for the checklists and it was decided that Mike would come back with information to review at one of the next meetings.

John Kuzniewicz made a motion to adjourn. Bob Tietz seconded. Motion carried.

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
June 3, 2002

Chairman Neal Stippich called the June 3, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Tietz, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

The May 6, 2002 meeting minutes were read. John Kuzniewicz made a motion to approve the minutes as read. Larry Braker seconded the motion. Motion carried.

Neal Stippich explained to everyone that the new zoning for the Town of Beaver Dam has not been approved by the Town Board so we will need to operate under the old zoning until such time that it is.

The First order of Business was to act on the application of Tom & Erin Brennan for a Conditional Use Permit for a Non-Farm Resident in an A-1 District located in the SE 1/4 of SW 1/4 of Section 25 T12N, R14E, Town of Beaver Dam on Cty Hwy A. Dennis Steinkraus from MSA explained that only two lots would fit on the piece of land in question. John Kuzniewicz made a motion to delay acting on the request until the new zoning and zoning maps are completed. Earl Stutz seconded. Motion carried.

The Second order of Business was to Act on the application for a Conditional Use Permit for the Meyer Family LLC for a Non Farm Residence in an A-G District located on Cty Hwy W in Section 10, T11N, R14E. Neal Stippich made a motion to approve. John Kuzniewicz seconded the motion. Motion carried.

The Third order of Business was to review and recommend to the Town Board the Letter of Intent to create a parcel for the Meyer Family LLC on the same property. Earl Stutz made a motion to recommend to the Town Board to approve the request. John Kuzniewicz seconded the motion. Motion carried.

The Fourth order of Business was to Review and Recommend to the Town Board the Letter of Intent for Tim Fletcher to create a parcel located in SE 1/4 of SW 1/4 of Section 1, T11N, R14E, Parcel # 004-1114-0314-001. The parcel is on the west side of the existing driveway to the farm. The existing driveway will be shared and provide access to the new parcel. The new lot measures 150' by 285'. John Kuzniewicz made a motion to recommend to the Town Board to approve the request. Bob Tietz seconded the motion. Motion carried.

The Fifth order of Business was to Review and Recommend to the Town Board the Letter of Intent of Ronald Roedl to create a parcel located at W7934 Cty Hwy B. Neal Stippich made a motion to recommend to the Town Board to approve the request. Larry Braker seconded the motion. Motion carried.

The Sixth order of Business was to act on the application of Tony Roedl for a Conditional Use Permit in an A-1 district for caretaker's residence in an excavator yard as an accessory structure. John Kuzniewicz made a motion to table the request until the Township's new zoning is adopted. Earl Stutz seconded the motion. Motion carried. Ind. 17.25(2)(d)

The Seventh order of Business was to Review and Recommend to the Town Board the application of John P. Zimmerman to rezone a parcel from A-G to R-1 for the creation of the First Addition to Bainbridge Court Subdivision located in the SE 1/4 of the NW 1/4 of Section 7, T11N, R14E, Town of Beaver Dam. Earl Stutz made a motion to recommend to the Town Board to approve the request. John Kuzniewicz seconded the motion. Motion carried.

The Eighth order of Business was to act on the application of MSA, agent for Absolute Financial Lending Service, for a Conditional Use Permit in an E.C. District for a storage facility building located in the NE 1/4 of the SW 1/4 and NW 1/4 of SE 1/4 of Section 7, T11N, R14E, Parcel #004-1114-0731-001. Neal Stippich made a motion to table the request. John Kuzniewicz seconded the motion. Motion carried.

The Ninth order of Business is to Review and Recommend to the Town Board on the Letter of Intent to create a parcel for Absolute Financial Lending Service on the same property. Larry Braker made a motion to recommend to the Town Board to approve the request. Bob Tietz seconded the motion. Motion carried.

The Tenth order of Business was to review the Preliminary Plat of Celestial View Business Park located in the NE ¼ of SW ¼ & NW ¼ of SE ¼ of Section 7, T11N, R14E. John Kuzniewicz pointed out that Barak Drive must be eliminated.

The Eleventh order of Business is to review and discuss the Preliminary Plat of Earl Voight Jr. for a residential subdivision located in Sections 12 & 1 in the Town of Beaver Dam on Hwy 33 East.

1. All driveways are to exit from Valley Drive, none from Hwy 33.
2. Retention ponds sizes and locations will change in size and location as future development is added. Present size and locations are for the first twenty lots only.
3. Retention ponds are to be maintained by the homeowners association
4. At anytime the Town of Beaver Dam is granted the right to access the retention pond(s) to perform maintenance necessary to maintain the designed engineered specifications. The cost of such maintenance, if undertaken by the Town of Beaver Dam, shall be assessed to the homeowners association.
5. Make Street "A" an out-lot designated as a future road.
6. Build Street "B" complete or don't do it all, no in between.
7. If Street "A" or "B" is put in complete, the cul-de-sac is then required.
8. The developer can provide an easement for private driveways on Street "A" or "B" until such time the roads are actually built.
9. The final plat must be reviewed and approved by the Town engineer prior to the final review of this committee.

John Kuzniewicz made a motion to approve the preliminary plat contingent upon all the previously listed items being addressed. Bob Tietz seconded the motion. Motion approved.

The Twelfth order of Business was to Review and Recommend to the Town Board the request of Scott and Bonnie Budde, to rezone from A-1 to A-G, for the purpose of constructing a residence, a parcel of approximately two acres located in the East ½ of the West ½ of the Northeast ¼ of Section 27, T11N, R14E, Town of Beaver Dam and to act on the Letter of Intent to create a parcel at the same location. Neal Stippich made a motion to recommend to the Town Board to approve both requests. John Kuzniewicz seconded the motion. Motion carried.

The Thirteenth order of Business is to Review and Recommend to the Town Board the Letter of Intent of Robert Gossfeld to create three lots instead of four on S. McKinley Beach Road. Larry Braker made a motion to recommend to the Town Board to approve the request. Bob Tietz seconded. Motion carried.

Neal Stippich also made a motion that the Town of Beaver Dam clarifies the zoning of Mr. Gossfeld's property on S. McKinley Beach Road, that it is residential. Earl Stutz seconded. Motion carried.

Larry Braker made a motion to adjourn. John Kuzniewicz seconded the motion. Motion carried

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
August 5, 2002

Chairman Neal Stippich called the August 5, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Tietz, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the June 3 and June 10 meeting minutes with the exception of items eight and nine from the June 3 meeting. Those two items were read because further action was to take place on them at this meeting. John Kuzniewicz seconded the motion. Motion carried.

The First order of Business was to act on the application of Bonnie Bischoff for a Conditional Use Permit for a Non Farm Residence in an A-G District located in the SE ¼ of the SW ¼ of Section 17, T11N, R14E on Hwy G Town of Beaver Dam. Bonnie was instructed to obtain a driveway permit from the County because access to the land comes off a County road. Larry Braker made a motion to approve the Conditional Use Permit. Bob Tietz seconded the motion. Motion carried.

The Second order of Business was to act on the tabled application of MSA, agent for Absolute Financial Lending Service, for a Conditional Use Permit in an E.C. District for a storage facility building and business located in the NE ¼ of SW ¼ & NW ¼ of SE ¼ of Section 7, T11N, R14E, Parcel # 004-1114-0731-001. This is regarding Lot 2 in the proposed Celestial View Business Park. Neal Stippich made a motion to table the request. John Kuzniewicz seconded the motion. Motion carried.

The Third order of Business was to review the Preliminary Plat of Celestial View Business Park located in the NE ¼ of SW ¼, & NW ¼ of SE ¼ of Section 7, T11N, R14E to make sure all actions were taken to create it. Discussion followed regarding the handling of water run off and how it was going to be routed to the retention pond via a berm. There was also discussion regarding the four items that the owner requested be waived as part of this project. They were listed on the May 17, 2002 letter submitted along with the other Town required documentation. They included curb and gutter, sidewalks, street lights and cul-de-sac length of 800 feet. Neal Stippich made a motion to grant the requested waiver of the four items and approve the Preliminary Plat on the condition it is reviewed and approved by Dan Prunuske. John Kuzniewicz seconded the motion. Motion carried.

Larry Braker made a motion to adjourn. Bob Tietz seconded the motion. Motion carried

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
September 9 2002

Chairman Neal Stippich called the September 9, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Tietz, John Kuzniewicz, Earl Stutz, Mike Canniff and Zoning Administrator Earl Voight.

The minutes of the August 5, 2002 minutes were read. John Kuzniewicz made a motion to approve the minutes as read. Mike Canniff seconded the motion. Motion carried.

The First order of Business was to act on the application of Anthony Roedl for a Conditional Use Permit for a Non Farm Residence in an A-G District located in the NE ¼ of the NE ¼ of Section 26, T12N, R14E, Town of Beaver Dam. John Kuzniewicz made a motion to approve the Conditional Use Permit. Bob Tietz seconded the motion. Motion carried.

The Second order of Business was to act on and recommend to the Town Board on the request of Earl Voight Jr. to allow Valley Drive to access State Hwy 33 as shown on the preliminary plat dated 18 July, 02 and approved by the D.O.T. as documented by a letter dated 5 September, 2002 which included the following references: D.O.T. project # 1411-01-21, D.O.A. # 23579 and Log # 953. Neal Stippich made a motion to recommend to the Town Board to approve access of Valley Drive Road from Voight's Wooden Hills to access onto State Highway 33. Mike Canniff seconded. Motion carried.

The Third order of Business was to act on the application of Mark Hansen on a 4 Lot Preliminary Plat in NE ¼ of the NE ¼ of Section 3, T11N, R14E, Town of Beaver Dam. John Kuzniewicz reported that the Town Board would rebuild Hove Road to the west edge of Lot 3. Mark Hansen would be responsible for building of the remainder of Hove Road starting at the southwest corner of Lot 3 and continuing to the east including the cul-de-sac. Also 35 feet of the south end of Lot 4 needs to be reserved for possible future road dedication and required building setback from the same 35-foot dimension with both noted on the Final Plat. John Kuzniewicz made a motion to approve the preliminary plat with items so noted. Mike Canniff seconded. Motion carried.

The Fourth order of Business was discussion on the Plat of Celestial View Business Park in the NE ¼ of SW ¼ & NW ¼ of SE ¼ of Section 7, T11N, R14E, Town of Beaver Dam. Angus Stocking from MSA explained that they wanted to start construction of the roadway to provide access to Lot 2 CSM # 5144 as shown on the preliminary plat. Our committee agreed it was ok to proceed with construction of the industrial road as long as Dan Prunuske approved it.

Bob Tietz made a motion to adjourn. John Kuzniewicz seconded the motion. Motion carried.

Secretary,

**Town of Beaver Dam**  
**Planning Committee**  
October 7, 2002

Chairman Neal Stippich called the October 7, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Tietz, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

The minutes of the September 9, 2002 minutes were read. John Kuzniewicz made a motion to correct the minutes as noted. Larry Braker seconded the motion. Motion carried. Larry Braker made a motion to approve the corrected minutes as read. John Kuzniewicz seconded the motion. Motion carried.

The First order of Business was to act on the application of Michael Firchow, agent for Absolute Financial Lending Service, for a Conditional Use Permit for a Mini Storage Warehousing in an Extensive Commercial District located in NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 7, T11N, R14E on Iron Road Town of Beaver Dam. Larry Braker made a motion that the Conditional Use Permit for two 30' by 260' units which will be located in future Lot 11 will be approved contingent upon Dan Prunuske and MSA reaching agreement on drainage calculations for Lot 3 of CSM # 5144. Bob Tietz seconded the motion. Motion carried.

The Second order of Business was to Review /Recommend to the Town Board on the request of Tom Rueth for a road dedication on South Sunset Point Road. Neal Stippich made a motion to recommend to the Town Board to accept the dedication of the road. John Kuzniewicz seconded the motion. Motion carried.

The Third order of Business was Louis Ganske presenting and discussing different concepts regarding creating a parcel on his existing property.

John Kuzniewicz made a motion to adjourn. Larry Braker seconded the motion. Motion carried.

Secretary,

# **Town of Beaver Dam Planning Committee**

**November 4, 2002**

Chairman Neil Stippich called the November 4, 2002 Town of Beaver Dam, Planning Committee meeting to order at 7:30 P.M. Members present were Bob Tietz, John Kuzniewicz, Larry Braker and the Zoning Administrator Earl Voigt.

The minutes of the October 7, 2002 minutes were read. Larry Braker made a motion to correct the minutes as noted. John Kuzniewicz seconded the motion was to correct that Larry Braker was omitted from the roll call.

Dan Prunuske gave a report on Celestial View Business Park.

The first order of business was to act on the application of Mike Miller agent for Ken Brueckner for a Conditional Use Permit for a retail store and limited auto sales in a EC district at 1235 Madison St. Mike Miller gave a summary of his application. Mike stated that his sales would be auto equipment, accessories and audio sales accessories. His auto sales would be limited to 5-10 cars; Jerry Schmidt stated that he was concerned " about vandalism in the area with the car sales." John Kuzniewicz made a motion to approve the auto equipment, accessories and audio sales accessories and that he brings a site plan back for his auto sales. The auto sales will be considered at the next months meeting with site plans. Neal Stippich seconded the motion. Motion carried.

The second order of business was the review and recommendation to the Town Board on the final approval of Voigt's Wooded Hills subdivision. Dan Prunuske recommended that the culvert size be 18" standard on the driveway's. Another concern was ownership and maintenance of the retention pond and the outlots. Discussion was also on that the plat doesn't fall under the new subdivision ordinance because it wasn't published until July's meeting in 2002. John made a motion to recommend the Town Board approve with the following conditions. Letter or credit for remaining signs, blacktopping, shouldering, seeding and maintenance of winter damage on ditches. An easement given to subdivision for retention pond and a homeowners agreement for maintenance of retention ponds and outlet. The street lights will be waived if not required by the County. Seconded by Bob Tietz. Motion carried.

John Butterbrodt appeared on behalf of the Seefeldt property on Airport Rd. He will have to go to the county for approval because it's with in a 1000' of the lake. Lots will be determined by the county because of substandard lots and perk tests.

Dan Prunuske commented again about the 65% imperious surfaced in Celestial View Park. He was satisfied with the proposal on the imperious surface.

The third order of business was to act on the application of Laurie Longseth, agent for Mike Maleck, for a Conditional Use Permit for a home occupation permit for personal services (nail salon) in a R-1 District located on N. Maleck Circle, Town of Beaver Dam. Laurie gave a summary of her application stating that she would have only 5 or 6 customers per day. No outside employees, hours from 8:00 AM to 7:00 PM Saturday mornings only.

Resident Joe Callies had a concern for on street parking.

Larry Braker made a motion to approve the request with the following restrictions: Monday through Friday from 8:00 AM to 7:00 PM and Saturdays, no outside employees and provide for off street parking. Sign on the house can be 1 foot square. The conditional use permit will not transfer to anyone else. Neil Stippich seconded the motion. Motion carried.

John Butterbrodt inquired about changing the name of Joan Lane to Gossfeld Lane because there is no one living on Joan Lane and that because of safety and emergency equipment finding Gossfeld Lane

because Joan Lane is at the end of Gossfeld Lane. Larry Braker made a motion to recommend to the Town Board to change the name of Joan Lane to Gossfeld Lane. John Kuzniewicz seconded, Motion carried.

Archie Monuments appeared on behalf of Chris Simonis to create a zero lot line between the building at 1103 Madison St. The property is served by city sewer. Dan Prunuske will check into it and see if it is possible.

No other business.

Larry Braker made a motion to adjourn .John Kuzniewicz seconded, Motion carried.

Acting Secretary, Earl Voigt

**Town of Beaver Dam**  
**Planning Committee**  
December 2, 2002

Chairman Neal Stippich called the December 2, 2002 Town of Beaver Dam Planning Committee meeting to order at 7:30 P.M. Members present were Bob Neuman, John Kuzniewicz, Earl Stutz, Larry Braker and Zoning Administrator Earl Voight.

The minutes of the read/approved corrected minutes from the October 7<sup>th</sup>, 2002 meeting were read. John Kuzniewicz made a motion to correct the October 7<sup>th</sup> minutes by replacing Mike Canniff's name with Larry Braker in the first paragraph. Bob Neuman seconded the motion. Motion carried.

The minutes from the November 4<sup>th</sup>, 2002 meeting were read. Bob Neuman made a motion to correct the minutes by changing the following three items. Under the second order of business regarding final approval of Voight's Wooded Hill's subdivision, the motion to recommend approval to the Town Board shall also include an easement given to the subdivision for a retention pond and homeowners agreement for maintenance of retention ponds and outlot. Under the third order of business, the correct spelling of the Maleck name. Also under the same order of business, Larry Braker's motion to approve should also have included Saturday mornings in addition to Monday through Friday from 8:00 AM to 7:00 PM. Larry Braker seconded the motion. Motion carried.

The First order of Business was to act on the tabled application of Michael Miller, agent for Kenneth Bruchner, for a Conditional Use Permit for limited auto sales in an Extensive Commercial District at 1235 Madison Street. Larry Braker made a motion to allow 5 cars that must be operable and saleable for sale in the front of the building and 5 of the same parked on the balance of the property for a total of 10. Bob Neuman seconded the motion. Motion carried.

The Second order of Business was to consider the request of MSA, agent for Todd & Donna Metke, to change the driveway access of Lot 6 in Crystal Ridge Subdivision from Brandon Court to Crystal Ridge Drive because of elevation. John Kuzniewicz made a motion to approve the request. Larry Braker seconded the motion. Motion carried.

The Third order of Business was to consider/recommend to the Town Board the request of Tim Fletcher to change the zoning of Lots 7 through 11 of Fairway View Subdivision to accommodate Multi-Family Retirement condos. Only general discussion took place on this subject.

The Fourth order of Business was to review/recommend to the Town Board on the Final Plat approval for Hidden Acres, owner Mark Hansen. John Kuzniewicz made a motion to recommend to the Town Board to approve the Final Plat with the following conditions being met before approval is granted. A letter of credit is needed for the road construction, need an easement specifically saying "the area reserved for future road dedication" is given to the Town of Beaver Dam for a possible future road on Lot #4. Bob Neuman seconded the motion. Motion carried.

The Fifth order of Business was to consider the request of Mark Hansen to allow a church to be built in the future on a lot in a R-1 District. Only general discussion took place on this subject.

The Sixth order of Business was to review the Preliminary Plat of 1<sup>st</sup> Addition to Brainbridge Subdivision, owner John Zimmerman, located in Section 11, Town of Beaver Dam. Neal Stippich made a motion to table the request. Bob Neuman seconded the motion. Motion carried.

The Seventh order of Business was to act on the application of Scott Chitko, agent for Don Chitko, for a Conditional Use Permit for a car consultant & dealers warehouse in a E.C. District located at N7078 S. Crystal Lake Road in NW ¼ of SW ¼ of Section 2, T11N, R14E. Scott explained the business plan was to take orders for vehicles and then he would buy them. All vehicles would be stored inside with the exception of one outside that would not be a display car and there would be no repair of vehicles. Neal

Stippich made a motion to approve the Conditional Use with the restriction that only one car would be parked outside. Bob Neuman seconded the motion. Motion carried.

The Eighth order of Business is to act on the letter of Intent to create a parcel for Louis Ganske located at N8122 Hwy W, SE ¼ of SE ¼ of Section 21, T12N, R14E. John Kuzniewicz made a motion to recommend to the Town Board to approve the Letter of Intent to create the parcel. Larry Braker seconded the motion. Motion carried.

The Ninth order of Business is to act on the Letter of Intent to create parcels for Seefeldt property on Airport Road located in SW ¼, of Section 5, T11N, R14E. There was general discussion about the actual location of Linde Road compared to where it is shown on County maps but there was no Letter of Intent to act on.

Neal handed out a copy of the Plat Review and approval checklists to all Planning Committee members.

John Kuzniewicz made a motion to adjourn. Bob Neuman seconded the motion. Motion carried.

Secretary,