

Town of Beaver Dam
Planning Committee
February 2, 2004

Chairman Alan Matuszeski called the February 2, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Bob Tietz, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the December 8, 2003 meeting were read. Ken Neumann 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 Mike & Sherri Price, agent for Ralph Goetting Estate, for a Conditional Use Permit in an EC District to allow a Commercial Recreation facility, located at N7103 E Plaza Drive, Town of Beaver Dam. Sherri addressed the committee and explained that they wanted to start a gymnastics/recreation center to provide a place for preschoolers through teenage children to go to do a variety of things including participating in field trips, play volleyball, basketball and do gymnastics. The high school gymnastics team would also go their. A child to teacher ratio of 8 to 1 would be maintained during instructing times. Additional activities based on the child's abilities such as the use of trampolines and rock climbing would also be provided. They are also considering after school programs aimed at the nine to twelve year old children. Several concerns were raised including adequate parking being available on site to avoid cars parked along the public road, what exactly the gymnastics/recreation center was going to be used for and the condition of existing driveways entering the property. John Kuzniewicz made a motion to table the request. Ken Neumann seconded the motion. Motion carried.

The Second Order of Business was to approve a letter of intent to create a parcel at the same location. John Kuzniewicz made a motion to table the request. Ken Neumann seconded the motion. Motion carried.

The Third Order of Business was to act on the Letter of Intent of Russell Linde of N8519 Hwy 33, Beaver Dam, to create a 2 1/4 acre parcel at N7040 S. Crystal Lake Rd, Beaver Dam. Russell explained that he wants to build a house on his dad's farm. The land is currently zoned R-D.

Earl Stutz made a motion to approve the request with three conditions.

1. A drainage report must be submitted prior to the CSM being approved.
2. The parcel can not be created unless it passes the perk test.
3. The 2 1/4 acre parcel is part of an existing 48 acre parcel. No further development can take place within the remaining 45 3/4 acres without coming to the Planning Committee first for approval.

John Kuzniewicz seconded the motion. Motion carried.

The Fourth Order of Business was to act on the request to approve a field driveway on Mildred Beier agricultural land in reference to the County's request. The County requested the Town of Beaver Dam Planning Committee approve a driveway on Prospect Road, for use in the future, to provide Mildred access to her agricultural land located south of the railroad tracks. The driveway would be in the southeast corner of her property. Ken Neumann made a motion to approve the request. Bob Tietz seconded the motion. Motion carried.

The Fifth Order of Business was to act on the request to waive the drainage study for the existing Mildred Beier farmstead located north of the railroad tracks minus the 4.6 acre parcel to be purchased by Mark Linde. John Kuzniewicz made a motion to approve the request. Joe Meyer seconded the motion. Motion carried.

The Sixth Order of Business was to Review and recommend to the Town Board the approval of the Final Plat of Bainbridge Court First Addition. All six conditions of the November 3, 2003 meeting minutes were met. Mike Canniff made a motion to recommend to the Town Board to approve the Final Plat. John Kuzniewicz seconded the motion. Motion carried.

The Seventh Order of business was to review and discuss the chapter 17 ordinance revisions and recommend to the Town Board for approval with a public hearing. John Kuzniewicz made a motion to recommend to the Town Board to approve with a public hearing the Chapter 17 ordinance revisions. Earl Stutz seconded the motion. Motion carried. Joe Meyer objected.

John Kuzniewicz made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
March 1, 2004

Chairman Alan Matuszeski called the March 1, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were John Kuzniewicz, Joe Meyer, Earl Stutz, Bob Tietz, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the February 2, 2004 meeting were read. John Kuzniewicz made a motion to approve the minutes as corrected. Ken Neumann seconded the motion. Motion carried.

The First Order of Business was the annual review of the Conditional Use Permit of Powercom Park Raceway. Lee Merkel gave a report on the status of racing for the coming season.

- 1 May is the first regular season race.
- There will be less racing on other than Saturday nights than last year.
- On Saturdays once in June and once in September the World of Outlaws will be racing. Both will be nationally televised.
- On a Tuesday in June, Tony Stewart will be racing for a charity he supports.
- On a Saturday in April, the United States Auto Club will be racing.
- There will be no motorcycle races this year. The National Motorcycle Association went bankrupt.

Lee complimented our Township Police on the good working relationship they have with raceway personnel and County officers and the professional manner in which they conduct themselves. He wanted to make sure that message got back to the officers involved.

Neal Stippich questioned two specific dates last year where he received noise complaints. One was for running past the agreed to evening hours of operation and the other was for starting before them early on a Saturday morning. Lee explained the reason the evening race ran so late was due to a delay in starting because of track conditions and during the race they had two accidents that involved attending to people that had been injured. The early Saturday morning incident was employee error and Lee took corrective measures at that time.

The Conditional Use Permit for the Powercom Park Raceway is a separate document with 21 specific conditions. Several conditions had directives or deadlines associated with them. They are listed below along with Lee's comments on each.

Item 7 Lighting: Lee recognizes that the northwest corner of the parking lot is still in need of additional lighting and is currently working on it. He has the lights but needs to acquire the poles.

Item 16 The Earthen Berm: Lee stated that the berm has been extended 300 to 400 feet and that the 1 June, 2004 completion date should be met with the exception of having the grass in place.

Item 17 Signage: Lee said he will make every effort to meet the 1 June, 2004 deadline.

Item 18 Site Plan: A site plan with evacuation route was delivered to the Fire Department and approved by them.

John Kuzniewicz made a motion to renew the Conditional Use Permit for another year. The Conditions will remain the same as are in place now. Bob Tietz seconded the motion. Motion carried.

The Second Order of Business was to act on the application of Mike & Sherri Price, agent for Ralph Goetting Estate, for a Conditional Use Permit in an EC District to allow a Commercial Recreation facility, located at N7103 E Plaza Drive, Town of Beaver Dam. Mike said that both driveway culverts would be replaced by the Goetting estate. Neil Stippich requested that one of the Town Board members be present to ensure proper elevation placement. John Kuzniewicz made a motion to approve the application with the following three conditions.

1. There will be no parking on the Town Road.
2. Both driveway culverts will be replaced by the Goetting estate.
3. Activities at this location will be those as stated in the document provided by Mike & Sherri Price. It reads as follows:

Cornerstone Gymnastics and Recreation Center

Our goal is to provide a safe, fun and family oriented recreational facility for Beaver Dam and the surrounding communities. We feel that Beaver Dam and the surrounding communities do not have much to offer for children and teenagers and we want to give them a place to go and a place to work.

Our facility will include gymnastics equipment, in ground trampolines, a foam filled pit, a sport court and some weight equipment.

We will offer top notch gymnastics programs for toddlers to adult as well as birthday parties and field trips. The Sport Court will have many uses, such as basketball and volleyball, as well as roller hockey and indoor soccer. We will offer open gym times for different age groups as well.

We have contacted many of the youth organizations in the community and they have stated that they would much welcome a facility of this nature and would utilize our facility.

Ken Neumann seconded the motion. Motion carried

Alan Matuszeski made a motion to adjourn. Bob Tietz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Power.Com Park Raceway

Conditional Use Permit

March 1, 2004

A Conditional Use Permit shall be granted to Power.Com Park Raceway for the purpose of conducting motorized racing and other events allowed in this permit. The permit may be suspended and/or a citation may be issued if the following conditions are violated.

1. **NOISE LEVELS** are to be measured at the entrance to Power.Com Park on Raceway Road. This conditional use permit is permitting 75 decibels as being the highest level of noise allowed. When and if the wind is from the Southwest, the official taking the decibel reading of noise be instructed to give some allowance as to the decibel reading taken and monitored of up to 85 dBA.
2. **TRAFFIC CONTROL**; The Raceway is responsible for furnishing personnel to control traffic inside the grounds entering and leaving events held at the Raceway.
3. **Parking** for all events held at the Raceway is to be accommodated on Raceway property in designated parking areas approved by the Beaver Dam Fire Department. This approval is to be filed with the Town of Beaver Dam by the Raceway.
4. **OVERNIGHT CAMPING OR PARKING is** permitted only when related to racing events. Any type of overnight camping or parking unrelated to racing events will be considered upon application for this consideration to the Town of Beaver Dam Planning Committee.
5. **HOURS OF OPERATION** for permitted events; Monday thru Thursday 3:00 P.M. to 10:30 P.M., Friday and Saturday 3:00 P.M. to 11:00 P.M., and Sundays 12:00 P.M. to 9:00 P.M. Memorial and Labor Day Sunday night races from 1:00 P.M. to 10:00 P.M. Fourth of July celebration race if held on July 3rd or 4th to be from 1:00 P.M. to 10:00 P.M. Fourth of July celebration held on any other weeknight shall be at times stated for those weeknights. A one-hour closing time extension will be granted for weather delays (rain) for all events. Rain cancelled events may be held on the following Sunday. Two events per year will be allowed to run past the permitted hours of operation for one-half hour without a fine. If the over-run is more than one-half hour, the race date event will be considered to be time over-run and subject to the following described fines and be considered the same as any other over-run. Over-runs will be subject to a citation from the Town of Beaver Dam Police Department. Fines will be levied on a per racing date basis and increase \$250.00 dollars with each subsequent offense. The first offense will be \$250.00, \$500.00 for the second, \$750.00 dollars for the third and \$1,000.00 for the fourth and all subsequent offenses. No more than one fine will be assessed on a given date. This applies to one racing season at a time and starts over from zero the following season.
6. **TYPES OF USE** will include weekly car racing, motorcycle racing, snowmobile racing, and monster truck (car crushing), totaling 45 events. Eight special events including Sprint car racing, truck and tractor pulls, and Country Western and/or Rock music concerts with decibel limits increased 10 points, from 75 to 85 dBA, to be measured at the entrance to Power.Com Park on Raceway Road. If the wind is from the southwest the decibel limit will be 90. The special events must be identified and the Town of Beaver Dam notified of them before the season start and also listed or identified on the season program.
7. **LIGHTING** for the track-racing surface shall be done with a high mast pole. There shall be additional lighting for the parking area and roadway to promote safety for the spectators as they attend performances and or races at Power.Com Park.

8. **DNR, STATE, and LOCAL** requirements must be met and an annual inspection shall be done by the local fire dept. A report from the fire dept. shall be sent to the Town of Beaver Dam annually showing that all fire code requirements have been met.
9. **GROUNDS** are to be cleaned of trash in 24 hours after each event.
10. **NO OUTSIDE STORAGE** except operable track maintenance equipment. All damaged race vehicles to be removed in 7 days.
11. **ANY SIGNAGE** is the responsibility of Power.Com Park Raceway. For signage to be erected, the proper permits from the Town of Beaver Dam and other government bodies having jurisdiction over the placement of such would need to be applied for and received.
12. **CROWD CONTROL**. Power.Com Park shall have on duty on the grounds as a minimum, 4 security people with some experience or training, at all events.
13. **DUST CONTROL** The track, parking lot and roads shall be watered so as to not visibly emit dust.
14. **PRACTICE or Test Situations or Rentals** are restricted to 15 times per year during the hours of 10:00 A.M. to 9:00 P.M. These shall be permitted at the maximum decibel limit set forth in condition #1.
15. **GOOD HOUSEKEEPING** must be practiced.
16. **THE EARTHEN BERM** presently existing and running north of the grandstand/spectator area is to be extended, with the existing elevation being maintained, to a point intersecting a North/South centerline of the track infield. It is also required that trees/shrubbery that will be the most advantageous for sound reduction, as per recommendations by a sound engineer, be planted on the back slope of the entire berm to further enhance noise reduction. This condition is to be completed by June 1, 2004.
17. **SIGNAGE** erected at a minimum height of 12 feet is to be installed on the outside track wall continuously, vertically and horizontally, between the turn three exit and in line with the end of top of the extended berm. This shall be completed by June 1, 2004.
18. **A SITE PLAN** showing all the uses of the grounds at the Raceway must be approved by the Beaver Dam Fire Dept. and filed with the Town of Beaver Dam.
19. **CONSULTANTS** or Engineers with expertise in sound reduction or abatement are requested to be used for design recommendations to maximize sound decibel reduction when constructing advertisement signs around the track, when extending the berm and plantings on it, and/or for ways to reduce sounds emitted from the Raceway. Their recommendations for decibel levels allowed and monitored as in condition #1 of this permit would be considered by this committee if and when a report was presented.
20. **MODIFICATION** of any of these conditions during the term of the Conditional Use Permit may be done from time to time by approval of the Town of Beaver Dam Planning Committee upon application by Power.Com Park to review this Conditional Use Permit.

21. THIS CONDITIONAL USE PERMIT will be subject to annual review in January of each year. The Town of Beaver Dam Planning Committee will then review the permit, if deemed necessary, for the purpose of modifying and renegotiating.

Town of Beaver Dam
Planning Committee
April 5, 2004

Chairman Alan Matuszeski called the April 5, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Bob Tietz , John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the March 1, 2004 meeting were read. Ken Neumann 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 Letter of Intent of Ralph Goetting Jr., agent for Ralph Goetting Sr. Trust, to create 3 parcels from parcel 14-003, at N7103 E Plaza Drive. John Kuzniewicz made a motion to create one parcel at 14-003 of 1.02 acres. Larry Braker seconded the motion. Motion carried.

The Second Order of Business was to Discuss and recommend to Town Board on the petition for Tri C Development to allow Allison Lane to connect to North Crystal Lake Road. Dick Cromheecke had contacted Al and requested it be tabled. Larry Braker made a motion to table the petition. Ken Neumann seconded the motion. Motion carried.

The Third Order of Business was to review and decide on the conditions of the Conditional Use Permit of Sensations Lingerie/Mark & Dana Wilson, issued on October 13, 2003. Mike Cieslwich, the Township's insurance company attorney, recommended we amend the Conditional Use and completely remove the second condition that states "they can not sell adult toys, x rated videos, books or magazines". Our existing ordinances don't address this type of establishment so we can't regulate it. Mike also said that based on his experience with the judge that would be hearing this case and his position on First Amendment Right cases; we stood a real good chance of losing and having to pay the attorney fees plus damages to the opposition. This had already been discussed with the Town Board and our Township attorney and they both agreed with Mike's recommendation. John Kuzniewicz made a motion to delete the second condition of the October 13, 2003 Conditional Use Permit. Earl Stutz seconded the motion. Motion carried.

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

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
May 3, 2004

Chairman Alan Matuszeski called the May 3, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the April 5, 2004 meeting were read. Ken Neumann made a motion to approve the minutes as read. Joe Meyer seconded the motion. Motion carried.

The First Order of Business was to act on the request of Absolute Self Storage to amend the Conditional Use Permit issued in October of 2002, to allow 3 warehouses on their property lot instead of 2. Michael Firchow explained his plan and presented documentation including a letter from Dan Prunuske (dated 29 April, 2004) showing that with the three buildings he would still be below the limit of 70% impervious area of the individual lot as we require. He would actually be at 61.5%. Larry Braker made a motion to approve the requested amendment. John Kuzniewicz seconded the motion. Motion carried.

The Second Order of Business was to act on the application of Charles & Virginia Ganske Family Trust for a Conditional Use Permit to allow farm consolidation in an A-1 district, located at W7561 Hwy W, Juneau in the NE ¼ of NW ¼ Sect. 24. Charles explained that he wants to separate the buildings along with the five acres they sit on, from the rest of the farm so he can sell them off separately. John Kuzniewicz made a motion to approve the Conditional Use. Mike Canniff seconded the motion. Motion carried.

The Third Order of Business was to act on the application for a Letter of Intent for the same parcel. John Kuzniewicz made a motion to approve the Letter of Intent. Ken Neumann seconded the motion. Motion carried.

The Fourth Order of Business was to act on the application of William & Frieda Kern for a Conditional Use Permit for two non-farm residential lots located in the NE ¼ and SE ¼ of Section 22, T11-R14 Town of Beaver Dam. Frieda provided a drawing showing where the two proposed lots would be located. Our zoning map indicated the first lot was zoned A-2. The second one however is zoned A-1, so it can not be acted upon until the land is rezoned. The first lot is located in the SE ¼ of the NE ¼ of Section 22, T11-R14 and is two acres in size. Larry Braker made a motion to approve the Conditional Use for the first lot with the following two conditions.

1. A water study must be completed.
2. No further development can take place on the remaining 38 acres.

Ken Neumann seconded the motion. Motion carried.

The Fifth Order of Business was to act on the Letter of Intent to create two parcels at the above locations. Earl Stutz made a motion to approve the Letter of Intent for the first lot. Ken Neumann seconded the motion. Motion carried. John Kuzniewicz made a motion to table the request for the second lot. Joe Meyer seconded the motion. Motion carried.

The Sixth Order of Business was to act on the application of United Coop for a Conditional Use Permit in an Industrial District for processing and storage of fertilizer, chemicals and insecticides and other products, located on the SW ¼ of NW ¼ of Section 7, corner of Iron Rd. and Cty Hwy D at W9710 Hwy D. David Cramer explained how the building was going to be used, it's layout, where the driveways would be, the type of construction and showed pictures of a similar structure. The peak of the building is sixty two feet three inches high. This exceeds the Township ordinance maximum height of sixty feet. Also a small portion of the east corner of the building is within the building setback. One audience member raised a concern regarding the amount of dust that truck traffic would generate going in and out of the facility. John Kuzniewicz made a motion to approve the Conditional Use with two conditions.

1. The driveways on the north and east side of the building must be paved.

2. The Board of Appeals approves the variance for the building height and the east corner being within the building setback. If they are not approved, this motion fails. Ken Neumann seconded the motion. Motion carried.

The Seventh Order of Business was to Review and Recommend to the Town Board on the petition of Scott Eberle for dedication of street right away regarding Cherry Dr. and Shady Oak Lane. Mike Canniff made a motion to recommend to the Town Board to move the road to where it was originally planned. Joe Meyer seconded the motion. Motion carried.

The Eighth Order of Business was to Review and Recommend to the Town Board the Tri-C Development request that was tabled at the April 5, 2004 meeting, requesting permission for a road to be connected to North Crystal Lake Road. Karen Christianson, representing Tri-C Development, explained the request. An audience member who lives across from the proposed new road asked if there were any plans to rebuild North Crystal Lake Road and raised questions about the quantity of additional traffic that this new road would add now and in the future as the rest of the development is finished. John Kuzniewicz made a motion to deny the request. Ken Neumann seconded the motion. Motion carried.

John Kuzniewicz made a motion to adjourn. Joe Meyer seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
May 17, 2004

Chairman Alan Matuszeski called the May 17, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff , John Kuzniewicz, Bob Tietz, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the May 3, 2004 meeting were read. Ken Neumann made a motion to approve the minutes as read. Larry Braker seconded the motion. Motion carried.

The First Order of Business was to act on the application of Tim Paitrick/Don Fabisch for a Conditional Use Permit in an EC District for auto repair service and warehousing located at N7117 and N7137 East Plaza Drive at SE ¼ of the NE ¼ of Section 3 T11-R14, Town of Beaver Dam. Tim explained that the north building would be used as dry warehouse and the middle building would be the auto repair shop. Larry Braker made a motion to approve the Conditional Use with four conditions.

1. No more than 3 inoperable or unlicensed cars are allowed sitting outside.
2. No parking is allowed on the Town Road.
3. No outside storage is allowed.
4. The driveway culverts must be replaced.

Ken Neumann seconded the motion. Motion carried.

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

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
August 2, 2004

Chairman Alan Matuszeski called the August 2, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the July 12, 2004 meeting were read. Ken Neumann made a motion to approve the minutes as read. Larry Braker seconded the motion. Motion carried.

The First Order of Business was to discuss and act on application of New Frontier Land Surveying, agent for Scott Eberle, to create a parcel located in a R-1 District at Shady Oak Lane and Cherry Drive in NW¹/₄ of NE ¹/₄ Sect. 28, T12, R14. No one was in attendance to present the information so John Kuzniewicz made a motion to table the application. Ken Neumann seconded the motion. Motion carried.

The Second Order of Business was to discuss and act on the application of Andrew and Becky Voigt, agent for Earl & Marjorie Voigt, to create a parcel in a R-1 District located on Thompson Road, south of N6849 Thompson Road in Section 28, T12. Andrew explained that he now lives in the city of Beaver Dam and wants to be closer to his farm operation so he wants to build a new house at this location. There was discussion regarding the future development conditions that were put in place several years ago when the last parcel was created. There was also concern about the number of driveways accessing on to Thompson Road and the quantity of parcels that have been created on this farm over the years without an overall master plan being in place. Not having a copy of the conditions readily available for review, Joe Meyer made a motion to table the request until the conditions could be reviewed by the committee. Larry Braker seconded the motion. Motion carried.

The Third Order of Business was to discuss and act on the application of Steve Zimmerman to create a parcel located in an E.C. District at W8246 North Crystal Lake Road. Steve Johnson, owner of Able Service LLC, explained that he wants to purchase 1 ¹/₂ acres off of the western end of the existing lot. This includes the area where the buildings now sit. The remaining acreage of this lot has several existing driveways to it. John Kuzniewicz made a motion to approve the request. Mike Canniff seconded the motion. Motion carried.

The Fourth Order of Business was to discuss and offer a general opinion to J & J Rentals on the idea of them providing outside storage for campers, boats and trailers at their N6541 Hwy 151 location. Our Committee had two suggestions:

1. A site plan should be provided to detail where the proposed items would be located in relationship to the existing buildings.
2. The new area would require 8 foot high fencing with lattice toward the Highway to help conceal the view from Highway 151.

The Fifth Order of Business was to offer a general opinion on what Everafter Kennels would need to do regarding changes they are considering making in their dog operation. They want to fence in 9 acres and make it into two separate play areas, one for large dogs and one for small dogs. They also want to fence in another 15 acres and rent it out for dog orientated group activities. There would be no additional boarding of dogs and these two areas would only be used during daylight hours. Additional vehicle parking would be provided from the existing driveway to the east parallel with Hwy E. Our committee suggested they provide a site plan showing all these proposed areas. The Committee will either amend the existing Conditional Use or create a new one.

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

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
September 13, 2004

Chairman Alan Matuszeski called the September 13, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Bob Tietz and Zoning Administrator Earl Voight.

Minutes from the August 2, 2004 meeting were read. Bob Tietz made a motion to approve the minutes as read. John Kuzniewicz seconded the motion. Motion carried.

Alan Matuszeski indicated several requests had been made to rearrange the order of the published agenda. Therefore item five would be moved to one and item two relocated to last.

The First Order of Business was to act on the application of New Frontier Surveying, agent for Nick and Marjorie Schmitt, for a Conditional Use Permit for a non-farm resident located in an A2 District in the NE ¼ , NW ¼ , Section 28 T11R14 Town of Beaver Dam. John Kuzniewicz made a motion to approve the Conditional Use with the following conditions.

1. The County will have to approve a residential driveway.
2. Soil test for a septic system must be approved by the County
3. The water runoff study is waived because the location is surrounded by marsh.

Larry Braker seconded the motion. Motion carried.

The Second Order of Business was to approve the Letter of Intent to create a parcel at the same location. Mike Canniff made a motion to approve the Letter of Intent. Bob Tietz seconded the motion. Motion carried.

The Third Order of Business was to act on the tabled application of New Frontier Land Surveying, agent for Scott Eberle, to create a parcel located in a R1 District at Shady Oak Lane and Cherry Drive in NW ¼ of NE ¼ Section 28, T12 R14 Town of Beaver Dam. Mark Tomashek explained that they want to combine three separate lots to create one larger one. Mike Canniff made a motion to approve the Letter of Intent. Joe Meyer seconded. Motion carried.

The Fourth Order of Business was to act on the application of Jon S Abfall to split a 5.8 acre parcel at N6002 South Center Road in a R1 District in the SE ¼ of NE ¼, Section 19, T11R14 Town of Beaver Dam. Earl Stutz made a motion to table the application because no one was present to speak on behalf of it. Bob Tietz seconded the motion. Motion carried.

The Fifth Order of Business was to discuss and act on a recommendation to the Town Board for Bill and Frieda Kern to rezone a parcel in Section 22, from A1 to A2 on South Crystal Lake Road. John Kuzniewicz made a motion to recommend to the Town Board to approve the rezoning from A1 to A2 of all 38 acres owned by Bill and Frieda in the SE ¼ of SE ¼ of Section 22. Mike Canniff seconded the motion. Motion carried. (Ed. note: should be NE¼-SE¼)

The Sixth Order of Business was to act on the tabled application of Andrew and Becky Voigt, agent for Earl and Marjorie Voigt, to create a parcel in a R1 District located on Thompson Road south of N6849 Thompson Road in Section 11, T11R14. The major concern was the number of driveways accessing on to Thompson Road. After considerable discussion John Kuzniewicz made a motion to approve the Letter of Intent to create the parcel with a driveway off of Thompson Road along with the restriction that any future development of the R1 zoned land would have to come off of a new Town Road. Mike Canniff seconded the motion. Motion carried.

The Seventh Order of Business was a request by Mike Canniff to waive the water study for the first lot that was created several months ago for Bill and Frieda Kern. John Kuzniewicz made a motion to waive

the water study for the lot that was created several months ago. Bob Tietz seconded the motion. Motion carried.

The Eighth Order of Business was a request by Earl Voight to waive the water study for the new lot that was approved for his son earlier in the meeting. After considerable discussion, Bob Tietz made a motion to waive the water study. Larry Braker seconded the motion. Motion carried.

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

Secretary,
Earl Stutz

Town of Beaver Dam Planning Committee

October 4, 2004

Chairman Alan Matuszeski called the October 4, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Bob Tietz and Zoning Administrator Earl Voight.

Minutes from the September 13, 2004 meeting were read. Chairman Neal Stippich addressed our committee and explained that we do not have the authority to waive water studies because that would be direct conflict with the Town ordinances and therefore would be illegal. John Kuzniewicz made a motion to resend all three of the water studies that were waived at last months meeting. Joe Meyer seconded the motion. Motion carried.

The First Order of Business was to Act on the application of Mike Rosanske and Jason Maleck for a Conditional Use permit to expand their existing Dog Kennel permit in an A1 District located at W7786 Cty Hwy E in SE ¼ of NE ¼ Section 35T12R14. Mike explained that they are not asking for permission to add to the number of dogs they can kennel under the existing Conditional Use permit. They are asking to fence nine more acres in addition to what they have now. The fencing will be a cyclone style that is four feet high. The fencing facing Hwy E will be stockade style Their plan also includes the addition of a new driveway straight across from Muhle Court or the relocation of there existing driveway to that spot. There will be no lighting for the newly fenced area. The hours of operation will be 7:00 AM to dusk. The plan is to create a Dodge County Dog Park Association and provide a fenced in off leash place for County residents to take their dogs. Larry Braker made a motion to approve the expansion of the Conditional Use permit to fence in nine additional acres with the following two conditions:

1. There can not be any parking on Hwy E.
2. The kennel will follow the rules of operation as detailed in items one through fifteen of the Dog Park Rules and Regulations.

Joe Meyer seconded the motion. Motion carried.

The Second Order of Business was to Act on the tabled Letter of Intent of John S Abfall to split a 5.8 acre parcel at N6002 South Center Road. There was considerable discussion about the options for this parcel because of the concern to limit the number of driveways onto South Center Road. Larry Braker made a motion to approve the letter of Intent with the following two conditions:

1. A water runoff study must be done on the north lot.
2. The driveway will service both existing lots and or any further division of these lots.

Mike Canniff seconded the motion. Motion carried.

The Third Order of Business was to Act on the application of Cameron Giese for a Letter of Intent to divide Lot 15 in Bainbridge Subdivision on Zimmerman Drive in the Town of Beaver Dam in Section 6. John Kuzniewicz made a motion to deny the request because the original developer only had approved septic locations on one end of the lot. Therefore the lot couldn't be split. Mike Canniff seconded the motion. Motion carried.

The Fourth Order of Business was to discuss rezoning of the Citizen Publishing property at Hwy 33 and Crystal Lake Road. Jim Knowles presented a concept plan to build four eight unit condos on the northeast corner of this intersection.

Joe Meyer made a motion to adjourn. Bob Tietz seconded the motion. Motion carried.

Secretary,
Earl Stutz

Town of Beaver Dam
Planning Committee
December 13, 2004

Chairman Alan Matuszeski called the December 13, 2004 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Bob Tietz and Zoning Administrator Earl Voight.

Minutes from the October 4, 2004 meeting were read. John Kuzniewicz 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 Robb Brunelle of W8569 Cty Hwy W to create a parcel in Certified Survey Map 3663 Town of Beaver Dam. John Kuzniewicz made a motion to approve the application with the condition that the water study is completed. Mike Canniff seconded the motion. Motion carried.

The Second Order of Business was to Act on Letter of Intent of New Frontier Land Surveying, agent for Charles Hammer, to create 3 parcels along Burns Road in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, T12R14 Town of Beaver Dam. Brad Johnson explained that the remaining 18 acres was all zoned R-1 but that they only wanted to create these three parcels at the present time. There was considerable concern and discussion regarding the water runoff study and how it could be properly completed without looking at the entire 18 acres rather than just the three lots they wanted to create now. Alan Matuszeski made a motion to table the request until a complete concept plan of the remaining 18 acres is completed along with a water study that also includes all of the same acreage. The three parcels requested with this Letter of Intent would be handled separately as a 3 Lot Certified Survey. John Kuzniewicz seconded the motion. Motion carried.

The Third Order of Business was to Discuss and Recommend to the Town Board on the application of Richard Zieman to rezone 40.05 acres from A-1 to Commercial in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, T12R14 on Kellom Road. The long range Comprehensive Plan for the Township shows commercial zoning along both sides of Highway 151. Larry Braker made a motion to recommend to the Town Board to approve the rezoning request from A-1 to Commercial. Mike Canniff seconded the motion. Motion carried.

The Fourth Order of Business was in reference to the drainage study that was completed for Earl and Marjorie Voight for a Lot that is to be created on Thompson Road. Neal Stippich presented a letter that he received from the Townships Engineer, Dan Prunuske, which provided Dan's recommendations regarding this study. Neal also presented a letter that he drafted which provided a list of conditions that further clarified what was required before a Certified Survey Map would be approved by the Township. Mike Canniff made a motion to approve the recommendations of the Townships Engineer and the Town Chairman's letter as part of granting the Certified Survey Map. Alan Matuszeski seconded the motion. Motion carried

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

Secretary,
Earl Stutz

Earl Voights 1 lot CSM located on Thompson Road

1. The results of the Water Study submitted were approved by the Town Engineer, Dan Prunaske with the following conditions;
 - A. That the “Recommendations” in Section 6 of the study be “requirements” by the Town.
 - B. That a site erosion control plan be submitted as a condition of granting the building permit.
 - C. That the driveway be constructed in a manner that will encourage runoff to the lawn and discourage discharge to the Thompson Road pavement. Further, at the point of joining Thompson road at a minimum of 10 feet from it, a reverse slope with a minimum of 3% and a maximum of 5% shall be constructed to the driveway.
 - D. Any sedimentation of ditches or culverts occurring during construction be cleaned and restored to pre-development.
 - E. The above conditions must be satisfactorily performed before the building inspector shall give an occupancy permit to a dwelling constructed on the property.