

Town of Beaver Dam
Approved Planning Committee Minutes
January 30, 2012

Chairman Al Matuszeski called the meeting to order at 7:00pm. Roll call: Al Matuszeski, Donna Schauer, Bob Tietz, Neal Stippich, Michael Firchow, John Kuzniewicz, and Clerk, Cheryl Goodrich.

Motion by Bob Tietz to approve Oct. 24, 2011 minutes as presented. Motion seconded by Michael Firchow. All in favor, motion carried.

The first order of business is to act on the application of Baits Motel, for a Conditional Use Permit to operate a bait shop and motor vehicle dealership, in a C-1, Commercial Zoning District for Parcel #004-1214-2821-007, located at N8063 State Rd 33, north of Beaver Dam. Present were Christopher Schenkel and Carol Luecht, owners. Chris stated they rent the building and do not sell motor vehicles but Argo-UTV's that have no registration required and do not sell firearms, alcohol or tobacco. 1 condition to use fenced area only for storage. Motion by John Kuzniewicz to approve the Conditional Use permit. Seconded by Michael Firchow, all in favor, motion carried.

The second order of business is to act on the application of Rich Leaver, agent for Wisconsin Motorsports and Entertainment, LLC., for a minor land division/Letter of Intent for parcel #004-1114-0343-001, located at N7086 Raceway Rd, east of Beaver Dam. Present were Lee Merkel, owner and Rich Leaver, surveyor. The raceway is selling 129 acres of farmland to Jeff Luecke, creating lot 1 of 50.26 acres and Outlot 1, .049 acre, required by the County, under farmer ownership to allow a driveway easement to allow access to a landlocked parcel. Motion by Neal Stippich to approve the land division. Motion seconded by Bob Tietz, all in favor, motion carried.

Third order of business is to review the conditional use permit for Wisconsin Motorsports and Entertainment, LLC. Dba Beaver Dam Raceway. The original CUP is under the name of Powercom Park. The Planning committee advised the owner to monitor parking in No parking areas, leaving fire lanes open and ample space for emergency vehicles. Mr. Merkel stated the back parking lot lighting was installed and a berm was created to help control noise. Motion by Neal Stippich to change the name on the CUP to Wisconsin Motorsports and Entertainment, LLC. And keep original conditions in place. Motion seconded by Michael Firchow. All in favor. Motion carried.

Fourth order of business is to review the updated Comprehensive plan. Act on recommendation that parcel #004-1114-1721-002, containing an electrical sub-station located at N6486 S Center Rd, has its zoning changed from A-2 General Ag. To I-1, Industrial, to meet current zoning requirements. Motion by Neal Stippich to approve the zoning change and incorporate into the comprehensive plan and approve the Comprehensive Plan. Motion seconded by Michael Firchow. All in favor, motion carried.

Fifth order of business is to act on Resolution #2012-3, Recommendation of the Town of Beaver Dam Plan Commission to Adopt the Town of Beaver Dam Comprehensive Plan. Motion by Michael Firchow to adopt Resolution #2012-3 Rec. of Plan Comm to adopt the Town of Beaver Dam Comprehensive Plan. Motion seconded by Donna Schauer, all in favor, motion carried.

Sixth order of businesses to act on the application of American Transmission Co. for a conditional use permit to allow an electrical sub-station, in an I-1, Industrial zoning district, for

parcel #004-1114-1721-002, located at N6486 S. Center Rd. The purpose is to update to electric controls and change oil breakers to more efficient and environment friendly gas breakers. Motion by John Kuzniewicz to approve the CUP with the condition that there be no overnight parking outside the enclosed area and keeping the chain fence to deter truck turnaround. Motion seconded by Bob Tietz, all in favor, motion carried.

Motion by Bob Tietz to adjourn, seconded by Michael Firchow, all in favor, motion carried.
Adjourned 8:15pm

Respectfully, Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
May 21, 2012

Chairman Al Matuszeski called the meeting to order at 7:00pm. Roll call: Al Matuszeski, Donna Schauer, Bob Tietz, Neal Stippich, Michael Firchow, Larry Braker, Bob Ganske and Clerk, Cheryl Goodrich.

Motion by Michael Firchow to approve Jan. 30, 2012 minutes as presented. Motion seconded by Bob Tietz. All in favor, motion carried.

The first order of business is to act on the application of New Frontier Land Surveying, agent for Rockton Properties, for a Minor land Division/Letter of Intent for parcels #004-1114-0234-000 and #004-1114-0242-000, located on Hwy 33 E of Beaver Dam. Division will be one 46 acre parcel for farm/ag use and one 31 acre parcel for recreational use. Owners will use existing driveways. Motion by Donna Schauer to approve the land division. Motion seconded by Michael Firchow, all in favor, motion carried.

The second order of business is to act on the application of New Frontier Land Surveying, agent for Rosemarie Garczynski, for a Minor Land Division/Letter of Intent for Parcel #004-1114-1634-002, located on Shawhill Rd. Parent parcel is 20.2 acre, splitting off 3.5 acres for future home site. Motion by Neal Stippich to deny land division on the basis it doesn't fit Town Ordinance of 35 acre minimum and driveway 600' from driveways on either side. Motion seconded by Bob Tietz, all in favor, motion carried. Variance needed for the below 35 acre minimum and driveway within the 600' from existing driveways.

Motion by Bob Tietz to adjourn, seconded by Michael Firchow, all in favor, motion carried.
Adjourned 7:35pm

Respectfully, Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
July 30, 2012

Chairman Al Matuszeski called the meeting to order at 7:00pm. Roll call: Al Matuszeski, John Kuzniewicz, Donna Schauer, Bob Tietz, Neal Stippich, Michael Firchow, Bob Ganske and Clerk, Cheryl Goodrich.

Motion by Bob Tietz to approve the June 25, 2012 minutes with correction in Para. 6 removing, remaining easterly, and change to westerly. Motion seconded by John Kuzniewicz. All in favor, motion carried.

The first order of business is to act on the application of New Frontier Land Surveying, agent for David Patzlsberger, for a Minor land Division/Letter of Intent and conditional Use Permit to allow a non-farm residence in an A-2 zoning district, for parcel #004-1114-0721-000, located at W9566 Cty Rd D. David Patzleberger was present. He would like to create a 2 acre lot with the house and is selling the northern lot of farmland. Ordinance states a 1 ½ acre lot maximum. There was discussion/question on information given to the land owner and whether he could have went directly to board of appeals.

Motion by Neal Stippich to deny the land division on the basis that more than a 1.5 acre lot would be created as ord. requires, adding that legal counsel be sought on correct procedure. If denial from planning committee is necessary before going to the Board of Appeals and if planning is not a necessary step then David Patzlburger can go to Board of Appeals at no additional cost. Motion seconded by Michael Firchow, all in favor, motion carried.

All Planning, Board of Appeals and Tom Zeamer will be notified of the legal counsel decision. And the Town Board, Planning and BOA may need to make a change in ordinance.

Motion by John Kuzniewicz to adjourn, seconded by Bob Tietz, all in favor, motion carried.
Adjourned 7:27pm

Respectfully, Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
August 27, 2012

Chairman Al Matuszeski called the meeting to order at 7:00pm. Roll call: Al Matuszeski, John Kuzniewicz, Donna Schauer, Bob Tietz, Neal Stippich and Clerk, Cheryl Goodrich. Absent, Michael Firchow, Bob Ganske and Larry Braker.

Motion by Neal Stippich to approve the July30, 2012 minutes as read. Motion seconded by John Kuzniewicz. All in favor, motion carried.

Neal Stippich stated he spoke the Town Attorney Steve Hannan and the process was followed correctly by Planning Committee first then Board of Appeals.

The first order of business is to act on the application of New Frontier Land Surveying, agent for David Patzlsberger, for a Minor land Division/Letter of Intent and Conditional Use Permit to allow a non-farm residence in an A-2 zoning district, for parcel #004-1114-0721-000, located at W9566 Cty Rd D. Brad Johnson and David Patzleberger was present. The former plan for a 2 acre lot has been changed to 1.5 acre as the ordinance required. 1 of 2 qualifying parcels, being 35 acres is now used for creation of the 1.5 acre lot. Motion by Neal Stippich to approve the conditional Use permit. Motion seconded by Donna Schauer, all in favor, motion carried. Motion by Neal Stippich to approve the Letter of Intent. Motion seconded by Bob Tietz, all in favor, motion carried.

Motion by John Kuzniewicz to adjourn, seconded by Bob Tietz, all in favor, motion carried.
Adjourned 7:20pm

Respectfully submitted,

Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
October 29, 2012

Chairman Al Matuszeski called the meeting to order at 7:00pm. Roll call: Al Matuszeski, John Kuzniewicz, Donna Schauer, Bob Tietz, Bob Ganske, Larry Braker, Michael Firchow and Clerk, Cheryl Goodrich.

Notice published and posted Oct. 22.

Minutes of the Aug. 27th meeting of the Planning Committee were read.

Motion by John Kuzniewicz to approve the Aug. 27, 2012 minutes as read.

Motion seconded by Bob Tietz, all in favor, motion carried.

The first order of business is to act on the application of Justin Morris, dba Third Heaven Martial Arts, for a conditional use permit to allow a personal and business establishment exceeding 3,500 sq. ft. in floor space in a C-1, Commercial Zoning District, located at 1231 Madison St, Beaver Dam. Justin Morris was present and stated his business was outgrowing his present location and the new location was previously used for Martial arts and fitness center. Motion by Larry Braker to approve the conditional use permit. Motion seconded by Michael Firchow, all in favor, motion carried.

The second order of business is to act on the application of New Frontier Land Surveying, agent for Rosemarie Garzynski, for a Conditional Use Permit to allow a non-farm single- family dwelling in an A-2, General Ag. Zoning district, for parcel #004-1117-1634-002, located on Shaw Hill Rd. Rosemarie and Mark Tomasheck were present. Board of Appeals granted a variance on July 18, 2012. Motion by Michael Firchow to approve the conditional use permit, seconded by Donna Schauer, all in favor, motion carried.

Motion by John Kuzniewicz to adjourn, seconded by Michael Firchow, all in favor, motion carried. Adjourned 7:10 pm

Respectfully submitted,

Cheryl Goodrich