

Town of Beaver Dam
Approved Planning Committee Minutes
February 3, 2014

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

Notice published Jan. 16th and posted Jan. 17th. Due to weather the Jan. 27th meeting was postponed until Feb. 3. Amended notice posted Jan. 30th.

Minutes of the Sept. 30th, 2013 meeting of the Planning Committee were read.

Motion by Neal Stippich to approve the minutes as read. Motion seconded by Bob Tietz, all in favor, motion carried.

The first order of business is to open the public hearing on the application of John Machkovech for a conditional use permit for non-farm single family residential use in an A-2 zoning district on parcel #004-1114-2033-000 located on the NE corner of CTH's G and S. Comments and discussion on ordinance requirements of 35 acres. Hearing closed.

Motion by John Kuzniewicz to approve the Conditional use permit for John Machkovech.

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

The second order of business is to open a public hearing on the application of Joseph and Brenda Bohl for a conditional use permit to allow a non-farm single family residence in an A-2 zoning district for parcel #004-1114-1634-002, located on Shaw Hill Rd. Comments and discussion on ordinance requirements of parcel size. Howard Bohl was present to represent Joe and Brenda.

John Kuzniewicz questioned how and ordinance could supersede and previously created parcel. It was stated that the 17.5 acre parcel was originally larger prior and had been subdivided twice prior. Public hearing closed.

Motion by Bob Ganske to deny the conditional use permit on the basis of lot size requirements.

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

Third order of business is to act on the application of John Machkovech for a letter of intent for a land division by certified survey of parcel #004-1114-2033-000. Motion by Neal Stippich to approve the letter of intent for a land division by certified survey. Motion seconded by Bob Tietz, all in favor, motion carried.

The fourth order of business is to open the public hearing for Old Hickory Golf Club for a conditional use permit for a golf course in an R-1 zoning district on parcel #004-1114-0131-000 located on Hwy 33E. Conditional use permit is needed due to change of ownership. Ann Cook is present to represent Old Hickory. A neighboring resident commented on fertilizer and silt runoff into an adjoining stream and would like to see something done to contain the runoff. Public hearing closed.

Motion by John Kuzniewicz to approve the conditional use permit with the condition that Old Hickory is to have a certified Agronomist look into the runoff problem and that he develop an plan to handle the runoff and that Old Hickory follow that plan. Motion seconded Neal Stippich, all in favor, motion carried.

Motion by John Kuzniewicz to adjourn, seconded by Bob Tietz, all in favor, motion carried.

Adjourned at 8:05pm

Respectfully Submitted, Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
March 3, 2014

Chairman Al Matuszeski called the meeting to order at 7:00pm. Roll call: Al Matuszeski, John Kuzniewicz, Bob Tietz, Neal Stippich, LUA Dan Prunuske and Clerk, Cheryl Goodrich.

Notice published Feb. 21st and posted Feb. 17th.

Minutes of the Feb.3rd, 2014 meeting of the Planning Committee were read.

Motion by Bob Tietz to approve the minutes as read. Motion seconded by John Kuzniewicz, all in favor, motion carried.

The first order of business is to open the public hearing on the application of Ronald Warmka, agent for Warmka Trust and the Janice Warmka Trust for a conditional use permit for a non-farm single family residential use in the A-2 zoning district located on the NW corner of Crystal Lk Rd. Comments and discussion on ordinance requirements of 35 acres and the parcel being over the 1.5 acre lot size for a home. Dan stated it is the same situation as Bohls from the previous month. Dan also stated there should be a change in the process in order to save applicants time and money. Possibly giving him authority to deny the CUP and have applicant apply directly to Board of Appeals. Hearing closed. Motion by Neal Stippich to deny the Conditional Use permit on the basis of not meeting the ordinance requirements. Motion seconded by John Kuzniewicz, all in favor, motion carried.

The second order of business is to act on the Letter of Intent submitted by New Frontier Land Surveying, LLC., agent for Danny Parish for approval of subdivision of parcels located between Canary Rd and Cty S and between Cty G and Center Rd. Parcels to be sold to Herb Lehner. One parcel is 35 acres and one parcel is 36 acres and will be used for Ag land only with no buildings. Driveways will stay as existing, one is off S and one is off Canary Rd. Land division has to be approved by the County.

Motion by John Kuzniewicz to approve the Letter of Intent. Motion seconded by Bob Tietz, all in favor, motion carried.

Motion by Neal Stippich to adjourn, seconded by Bob Tietz, all in favor, motion carried.

Adjourned at 7:20pm

Respectfully Submitted,
Cheryl Goodrich

Town of Beaver Dam
Approved Planning Committee Minutes
April 14, 2014

Chairman Al Matuszeski called the meeting to order at 7:00 pm. Roll call: Al Matuszeski, John Kuzniewicz, Bob Ganske, Neal Stippich, Art Kitchen, Neal Stippich, LUA Dan Prunuske and Clerk, Cheryl Goodrich.

Notice published April 3rd and posted March 31st.

Minutes of the March 3rd, 2014 meeting of the Planning Committee were read.

Motion by Neal Stippich to approve the minutes as read. Motion seconded by Bob Ganske, all in favor, motion carried.

The first order of business is to open the public hearing on the application of Ronald Warmka, agent for Warmka Trust and the Janice Warmka Trust for a conditional use permit for a non-farm single family residential use in the A-2 zoning district on parcel #004-1114-1044-001, located on the NW corner of Crystal Lk Rd. Dan Prunuske explained it was before the Planning committee because the Board of Appeals reversed the original denial by the Planning committee at the March 3rd meeting giving permission to build. The Planning Committee can now impose conditions if necessary. Ron Warmka reiterated that he has no plan for development in the future. Discussion on future owner of property may want to develop and the planned driveway would be used as access/service road for future development and would need to be out of the right-of-way. Public hearing closed.

Motion by Bob Ganske to approve the Conditional Use permit with the condition that the proposed driveway be deeded as the roadway for any future development. Motion seconded by John Kuzniewicz, all in favor, motion carried.

Second order of business is to conduct a public hearing on the application of Joseph and Brenda Bohl for a conditional use permit for a non-farm single family residential use in an A-2 zoning district on parcel #004-1114-1634-002, located on the corner of Shaw Hill Rd and Schlieff Road. Dan Prunuske stated again the previous denial by the Planning Committee was reversed by the Board of Appeals giving Bohls permission to build and open for conditions. Joe Bohl stated the planned house would set approximately 20' behind the existing shed and they are not looking to subdivide.

Public hearing closed.

Motion by Neal Stippich to approve the conditional use permit and that it comply with ordinances of the Town of Beaver Dam. Motion seconded by Bob Ganske, all in favor, motion carried.

Motion by John Kuzniewicz to adjourn, seconded by Art Kitchen, all in favor, motion carried. Adjourned at 8:07 pm

Respectfully Submitted,
Cheryl Goodrich

**APPROVED MINUTES
Town of Beaver Dam
Public Hearing and Plan Commission Meeting
W8540 County Road W
August 25, 2014 7:00 PM**

Chairman Al Matuszeski called the meeting to order at 7:03 pm

Present: Chairman Al Matuszeski, John Kuzniewicz, Neal Stippich, Bob Tietz, Larry Braker, Tom Zeamer, Mike Canniff, LUA Dan Prunuske, Clerk Kristine Klodowski

Notice published 8/19/14, posted 8/18/14.

Adopt the agenda

Minutes of April 14, 2014 Plan Commission meeting were read. Motion (Kuzniewicz/Tietz) to approve minutes as read. Motion carried.

The first order of business was to open the public hearing on the application of Cheryl Laatsch for a conditional use permit to establish a coffee shop with a drive-through in an existing building in the C-1 zoning district on parcel 004-1114-0314-007 at N7156 E. Plaza Drive. Marie Cigelske, owner of Get Fit building spoke. Cheryl Laatsch, Higher Grounds Coffee Shop spoke. Motion (Kuzniewicz/Stippich) to close public hearing. Motion carried.

Motion (Stippich/Canniff) to approve conditional use permit with the following conditions: traffic markings to be in place to service this business with flow of traffic and to maintain 88 parking stalls. Motion carried.

Second order of business was to open the public hearing on the application of Bohl Farms, LLC. for a conditional use permit for the existing animal livestock confinement facility in the A-2 zoning district on parcels 004-1114-0932-000 and 004-1114-0933-000 at N6566 County Road G. Dan Prunuske stated adjoining properties had not yet been specifically notified as outlined in WI Administrative Code; therefore, the public hearing could be held due to publication; but it will need to be held again once all adjoining property owners are notified. Motion (Kuzniewicz/Tietz) that this gets done now and Dan gets it over to Juneau and does whatever it takes. Motion (Stippich/Tietz) to close public hearing. Motion carried.

Third order of business was to open the public hearing to act on the minor subdivision letter of intent submitted by MSA Professional Services, agent for Daniel J. Hahn for a 2 lot Certified Survey map in the A-2 zoning district to divide parcel 004-1114-3011-001 at N5649 County Road G. A-2 zoning requires minimum 35 acre lot size. Dick Leistico of MSA spoke. Daniel Hahn has moved to family farm on Canary Road and would like to continue to farm land; however, he would like to subdivide so as not have to maintain other buildings. Motion (Stippich/Kuzniewicz) to close hearing. Motion carried. Motion (Stippich/Canniff) to approve conditional use with qualifying land up to 35 acres of land Dan owns. Motion carried. Motion (Kuzniewicz/Tietz) to approve letter of intent. Motion carried.

Fourth order of business was to open the public hearing on the application of Beaver Dam Property, Inc. (Countryside Auto Group) for a conditional use permit to establish an automobile detailing business in an existing building in the C-1 zoning district on parcel 004-1114-0631-004 at W9579 County Road G. Jim representing Countryside Auto Group spoke. Average 8-10 vehicles parked outside at a time with a high count being 15. Operational time 8am-5pm Monday through Friday and maybe Saturdays. Looking

to purchased building and current tenants would vacate. John Bonotto asks that drainage be addressed as current owner took out side hill and run off ends up in John's front yard. Motion (Tietz/Canniff) to close public hearing. Motion carried.

Motion (Stippich/Tietz) to approve conditional use permit with the following conditions: no vehicles "for sale", hours of operation 8am-5pm, 15 vehicles maximum (excluding employees) stored on site in confined area, and drainage plan approved by the Town's Land Use Administrator. Motion carried.

Fifth order of business was to open the public hearing on the application of Michael Miller for a conditional use permit to establish an automobile sales, service and storage business in existing buildings in the C-1 zoning district on parcels 004-1114-0823-006 & 007 at 1241-1243 Madison St. Applicant currently has conditional land use permit at previously rented at 1235 Madison Street and is relocating. Motion (Tietz/Kuzniewicz) to close public hearing. Motion carried.

Motion (Tietz/Braker) to approve conditional use permit with the following conditions: limit of 4 cars "for sale" at any given time, hours of operation 7am-6pm. Motion carried.

Motion (Tietz/Canniff) to adjourn. Motion carried.

Adjourned 8:14pm.

Respectfully submitted

Kristine Klodowski, Clerk