

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
February 23, 2015**

Chairman Al Matuszeski called the meeting to order at 7:00 pm.

Present: Chairman Al Matuszeski, Neal Stippich, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker, Tom Zeamer, Land Use Administrator Dan Prunuske, Clerk Kristine Klodowski

Notice published 2/9/15 & 2/16/15, posted 2/7/15.

Minutes of January 26, 2015 were read. Motion (Braker/Tietz) to approve minutes as read.

Motion carried

Open public hearing on the petition of HBM Properties, LLC. to rezone Parcel 004-1114-0331-000 located in the SE¹/₄ of the NW¹/₄ and the NE¹/₄ of the SW¹/₄ of Section 3, T. 11 N., R. 14 E. from A-2 General Agricultural to I-1 Industrial. Dan Prunuske explained petition to Board. Mike Butler of CEE Media present and Caroline, representative of property owner Mr. Boyd present. Immediate rezoning is for development of billboards. Comprehensive plan shows it as agricultural or industrial. Motion (Stippich/Kitchen) to close hearing. Motion carried.

Motion (Kuzniewicz/Braker) to recommend to Town Board to approve rezoning. Motion carried. Discussion.

Open public hearing on proposed revisions to Chapter 62, the Town Zoning Ordinance. After the last meeting, it was realized that the Plan Commission needs to give their approval of the entire Chapter. Stippich distributed revised copies of Chapter 62. Discussion. Motion (Kuzniewicz/Tietz) to close public hearing. Motion carried.

Motion (Kuzniewicz/Tietz) to amend the proposed three acres for farm consolidation buildings to 10 acres, also to have chickens confined to the property in the residential zoning. Ayes: Matuszeski, Kuzniewicz, Kitchen, Tietz, Braker, Zeamer. Nays: Stippich. Motion carried. Discussion.

Motion (Kuzniewicz/Tietz) to recommend Chapter 62 with the noted amendment to Town Board. Motion carried.

Motion (Kuzniewicz/Tietz) to adjourn. Motion carried 8:09pm.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
March 30, 2015**

Chairman Al Matuszeski called the meeting to order at 7:00 pm.

Present: Chairman Al Matuszeski, Bob Ganske, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker, Tom Zeamer, Land Use Administrator Dan Prunuske, Secretary Kristine Klodowski

Notice published March 11, 2015 and March 18, 2015, posted March 8, 2015 and amended notice posted March 14, 2015.

Minutes of February 23, 2015 were read. Motion (Kuzniewicz/Tietz) to approve minutes as read. Motion carried

Application of Darcy Braun, agent for Braun Spot Rentals, LLC, for a land use permit to use Parcel 004-1114-0821-026 located at 1205 Madison Street for a shed/garage, trailer storage and boat storage. Said parcel is zoned C-1 Commercial. A representative for Darcy Braun was present. Discussion. Unable to act on as presented as a “contractor storage yard” as the property would need a conditional use permit. Board advised that the conditional use permit would have contingencies and that current shed is in violation. Motion (Braker/Kuzniewicz) to refuse application. Motion carried.

Open public hearing on the application of John E. Elser and Jean E. Leritz for a Conditional Use Permit for a non-farm single family residential use in the A-1 Prime Agricultural district on Parcel 004-1214-2141-000 in the NE-SE of Section 21, T. 12 N., R. 14 E. located at N8282 County Road W. Surveyor Rich Leaver and Marlin Spindler were present. Motion (Kitchen/Ganske) to close public hearing. Motion carried.

Motion (Ganske/Tietz) to approve Lot 1 which is 2.135 acres. Motion carried.

Open public hearing on the petition of Paul Brey, agent for RRP, LLC, to rezone Parcels 004-1114-0312-017, 004-1114-0312-018 and 004-1114-0311-019 located at N7212 Farwell Road from C-1 Commercial to I-1 Industrial. All interested persons may appear and present testimony. Prunuske explained that request is made as applicant would like to expand business, presently zoned commercial but Comprehensive Plan calls for it to be zoned industrial. Mr. Brey is present. Farwell Road residents expressed concern for waste exposure to well water, concern for work shifts beyond 1st, water run off/drainage. Mr. Brey would like to expand by putting another building next to the current for the purpose of storing equipment. Motion (Tietz/Kitchen) to close public hearing. Motion carried.

Motion (Ganske/Tietz) to recommend rezoning to Industrial. Motion carried.

Open public hearing on the application of Julie Hogan for a Conditional Use Permit for a home occupation to provide counseling services at N8341 County Road W, in the R-1 zoning district. Julie Hogan was present. She is a resident of the property as well. She explained

stress relief/meditation done one on one (75% of business) and in small groups (25% of business) at location. Discussion regarding "*Home Occupations*", parking, hours worked per day. Motion (Kuzniewicz/Zeamer) to close public hearing. Motion carried.

Motion (Kitchen/Kuzniewicz) to approve application. Motion carried.

Motion (Ganske/Tietz) to adjourn. Motion carried 8:09pm.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
April 27, 2015**

Chairman Al Matuszeski called the meeting to order at 7:00 pm.

Present: Chairman Al Matuszeski, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker,
Land Use Administrator Dan Prunuske, Secretary Kristine Klodowski

Absent: Neal Stippich, Bob Ganske, Tom Zeamer

Notice published and posted April 20, 2015.

The minutes of the March 30, 2015 Plan Commission meeting were read. Motion (Kitchen/Braker) to approve with noted corrections: Elser/Leritz property description to read "NE-SE of Section 21, T. 12 N., R. 14 E, and the third parcel number for Paul Brey 004-1114-0311-019. Motion carried.

Opened the public hearing on the application of Neal Perschke for a Conditional Use Permit for a business service establishment exceeding 3,500 sq. ft. of floor space in the C-1 Commercial district on Parcels 004-1214-2134-003, 004-1214-2821-001, 004-1214-2821-002 and 004-1214-2821-003 all located at N8093-N8109 State Road 33. Mr. Perschke was present and explained his high pressure pump repair business and his desire to replace the storage trailers on the property with the floor space. At this time, the facility will not have utilities. Motion (Kuzniewicz/Tietz) to close public hearing.

Motion (Braker/Kitchen) to approve application for conditional use permit for Parcel 004-1214-2821-003. Motion carried.

Motion (Tietz/Kuzniewicz) to adjourn 7:38pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
June 1, 2015**

Chairman Al Matuszeski called the meeting to order at 7:00pm.

Present: Chairman Al Matuszeski, Neal Stippich, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker, Bob Ganske, Land Use Administrator Dan Prunuske, Secretary Kristine Klodowski

Absent: None.

Notice posted May 20, 2015 and published May 23, 2015.

The minutes of the April 27, 2015 Plan Commission meeting were read. Motion (Braker/Tietz) to approve minutes as read. Motion carried.

Opened the public hearing on the terms and conditions of the existing Conditional Use Permit for the Beaver Dam Raceway located at N7086 Raceway Road on parcel 004-1114-0342-000. Carolyn Mueller was present on behalf of the Beaver Dam Raceway, looking to clarify the policy regarding hours of operation. Public hearing closed by Chairman Matuszeski.

Motion (Stippich/Kuzniewicz) to continue with conditional use as it stands. Motion carried.

Letter of intent of Sherron Challis and Gar E. Kellom for a certified survey map of parcels 004-1214-2232-000, 004-1214-2242-004, and 206-1214-2242-006. Proposal is to create two lots, one with buildings and the other with ag land. Parcel is partially in city. Rich Leaver, surveyor present, representing Gar E. Kellom. Looking to list lots for sale and sell parcels separately. Currently attempting to annex remaining outbuilding. Motion (Stippich/Tietz) to have the Land Use Administrator approve the CSM.

Request of Jenny Knaup for a Certificate of Zoning compliance to operate a temporary roadside stand selling fireworks in C-1 Commercial zoning district at 1130 Madison Street on parcel 004-1114-0821-007. Jenny Knaup present. Discussion. Motion (Stippich/Kitchen) to approve request for a temporary permit. Motion carried.

Open public hearing on the application of G & H Solutions, LLC for a conditional use permit to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Gettis present. Operate numerous car washes around the area, including operation and service. Looking to move warehouse to Beaver Dam, potentially add loading dock on side of building and work with neighbors on drainage issues. Supplies for car wash repairs and will be blending soaps to sell. Soaps are readily biodegradable, meaning <28 days. Resident John Binnotto expressed concern for hours of operation, drainage, and outside storage. Public hearing closed by Chairman Matuszeski.

Motion (Kuzniewicz/Tietz) to approve conditional use permit with the stipulation that G & H Solutions LLC will work with neighbors to achieve a satisfactory resolution to the water drainage issue.

Motion (Tietz/Ganske) to adjourn. Motion carried. 7:51pm.

Respectfully submitted,
Kristine Klodowski, Secretary