

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
March 28, 2016**

Chairman Al Matuszeski called the meeting to order at 7:10pm.

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

Absent: Neal Stippich

Notice posted March 18, 2016 and published March 21, 2016.

The minutes of the June 1, 2015 Plan Commission meeting were read. Motion (Braker/Tietz) to approve minutes as read. Motion carried.

Opened the public hearing on the application of Jason & Melissa Garrett for a Conditional Use Permit to operate a motor vehicle sales, service, and towing business at N8063 State Road 33 on parcel 004-1214-2821-007. Jason Garrett and Ellen Igl, of Golden Care N8053 Highway 33 were present. Closed hearing.

Motion (Kitchen/Ganske) to approve Conditional Use Permit with the following conditions: Five (5) vehicles are allowed for sale in front of building; must maintain existing driveway access to adjoining businesses; hours of operation 8am-6pm Monday through Friday, 8am-12pm Saturday, closed Sunday; permit to be reviewed in one (1) year. Motion carried.

Jackson Road – Motion (Ganske/Teitz) to make recommendation to the Board for the vacation/discontinuation of Jackson Road between South Center Road and County Road G. Ayes: Kuzniewicz, Kitchen, Tietz, Braker, Ganske, Zeamer. Nays: Matuszeski. Motion carried.

Meeting adjourned at 8:13pm.

Respectfully submitted,

Tom Zeamer, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
April 25, 2016**

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

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

Absent: Neal Stippich.

Notice posted April 15, 2016 and published April 14, 2016.

The minutes of the March 28, 2016 Plan Commission meeting were read. Motion (Kitchen/Kuzniewicz) to approve minutes with correction of addition of “existing” between “...must maintain (*existing*) driveway access to adjoining...”. Motion carried.

Opened the public hearing on the Bohl Farms, LLC application for a Conditional Use Permit to operate the existing animal livestock facility at N6566 County Road G on parcels 004-1114-0933-000 & 0004-1114-0932-000. Howard Bohl was present. Prunuske stated that the Town must approve permit if application meets all conditions of State application. Joe Giebel of Dodge County was present and indicated that Bohl Farms, LLC has met all minimum standards of State Code and the Town should be able to make findings necessary to approve Livestock application. Discussion.

Motion (Kuzniewicz/Tietz) to approve Conditional Use Permit for Bohl Farms, LLC. Motion carried.

Bohl is asking for reimbursement of \$500 fee due to untimeliness of Town Board. Discussion. Bohl was advised he would need to bring that issue to the Town Board.

Motion (Tietz/Braker) to adjourn. Motion carried. 7:20pm.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
June 27, 2016**

Acting chairman Neal Stippich called the meeting to order at 7:01pm.

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

Absent: Tom Zeamer.

Notice posted June 6, 2016 and published June 9, 2016 and amended notice posted June 18, 2016 and published June 20, 2016.

The minutes of April 25, 2016 meeting were read. Motion (Tietz/Kuzniewicz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the petition of F.W.R. Nell Farms, Inc. to rezone part of Parcel 004-1114-2343-000 located in the SW¹/₄ of the SE¹/₄ of Section 23, T. 11 N., R. 14 E. from A-1 Prime Agricultural to A-2 General Agricultural. Ronald and Debbie Nell were present. Prunuske stated handling unprocessed commodities is acceptable in A-2 and not in A-1. Neighboring residents, Barnett, were present and stated they saw no problem with it. Discussion. Chairman Stippich closed the hearing.

Motion (Stippich/Kitchen) to recommend to the town board approval of rezoning if it is necessary to create a parcel according to the zoning code of the Town of Beaver Dam. Motion carried.

Presentation by Town Chairman Stippich on changes that would be needed to the zoning code and zoning map to enable farmers to claim farmland preservation tax credits. Discussion only. Kitchen pointed out the Town would need to redo zoning code. Town Board will schedule a public hearing with Scott Karel from the State of Wisconsin and Dean Perlick from Dodge County upon certification from the State.

Motion (Tietz/Braker) to adjourn 8:03pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
August 29, 2016

Chairman Tom Zeamer called the meeting to order at 7:0pm.

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

Absent: Neal Stippich.

Notice posted August 17, 2016 and published August 19, 2016.

The minutes of June 27, 2016 meeting were read. Motion (Kuzniewicz/Tietz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the application of Shanna R. Katze for a Conditional Use Permit to establish a beauty salon as a home occupation in the R-1 zoning district on Parcel 004-1214-2144-002 located at N8122 County Road W. Shana Katze was present and indicated her intention to use a porch with an entrance and exit as an in-home beauty salon. She has spoken with both of her neighbors and has received no opposition. Chairman Zeamer closed the public hearing.

Motion (Braker/Tietz) to approve the Conditional Use Permit of Shanna R. Katze to establish a beauty salon as a home occupation in the R-1 zoning district on Parcel 004-1214-2144-002 located at N8122 County Road W. Motion carried.

Land Use Administrator Prunuske addressed Charlie and Gale Fakes' (present) interest in rezoning a parcel on East Plaza Drive for the purpose of softball practice/training in an area currently zoned Industrial. Discussion. It was suggested that the Fakes may want to apply for a land use permit, which the LUA will have to deny, and then go before the Board of Appeals in an attempt for timely approval.

Motion (Tietz/Ganske) to adjourn 7:22pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
October 31, 2016

Chairman Tom Zeamer called the meeting to order at 7:00pm.

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

Notice posted October 13, 2016, amended notice posted October 15, 2016, and amended notice published October 18, 2016.

The minutes of August 29, 2016 meeting were read. Motion (Kuzniewicz/Matuszeski) to approve. Motion carried.

Letter of intent from Dick Leistekow, agent for the William J. Bohl Trust, for a division of Parcel 004-1114-0722-000 at N7621 County Road D. LUA Dan Prunuske indicated that transfer is between owners of adjoining parcels and appears before the Board as the Town line lies between the parcels. Dick Leistekow was present, and indicated the United Cooperative is interested in the property for future expansion. John Kraus, adjoining landowner, present and indicated no opposition. Prunuske indicated that it will need to be rezoned prior to future planned use. Motion (Kitchen/Tietz) to approve letter of intent. Motion carried.

Chairman opened public hearing on the application of Jim Flowers, agent for Enterprise Rent-A-Car, for a Conditional Use Permit to establish an automobile rental agency in/on the Gates Falbe Collision Center on Parcel 004-1114-0733-001 at W9666 Beaverland Parkway. Jim Flowers present and indicated Enterprise Rent-A-Car would rent automobiles, have office space, clean vehicles between rentals, 12-20 spots on site, 1 wash bay. Discussion. Closed public hearing.

Motion (Braker/Tietz) to approve application for a Conditional Use Permit for Enterprise Rent-A-Car to establish an automobile rental agency in/on the Gates Falbe Collision Center on Parcel 004-1114-0733-001 at W9666 Beaverland Parkway. Motion carried.

Motion (Tietz/Kitchen) to adjourn 7:17pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
November 28, 2016**

Chairman Tom Zeamer called the meeting to order at 7:00pm.

Present: Chairman Tom Zeamer, Al Matuszeski, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker, Bob Ganske, Secretary Kristine Klodowski.

Notice posted October 28, 2016, and published October 27, 2016.

The minutes of October 31, 2016 meeting were read. Motion (Kuzniewicz/Tietz) to approve. Motion carried.

Chairman opened public hearing on the petition of Jesse & Emily Hankes to amend the Comprehensive Plan's Map 8-2, Year 2030 Future Land Use by changing parcel 004-1214-3524-000 at W7827 County Road E from Single Family Residential to Agricultural. Jesse and Emily Hankes were present and expressed interest in rezoning for the purpose of having two horses. Jesse has spoken with all of the adjoining landowners personally. Al Muhle had contacted Chairman Zeamer today regarding concern for other livestock, such as pigs. Closed public hearing.

Motion (Braker/Ganske) to recommend, to the Town of Beaver Dam Board, amending the Comprehensive Plan's Map 8-2, Year 2030 Future Land Use by changing parcel 004-1214-3524-000 at W7827 County Road E from Single Family Residential to Agricultural. Motion carried.

Chairman opened public hearing on the petition of Jesse & Emily Hankes to rezone parcel 004-1214-3524-000 at W7827 County Road E from R-1 Single Family Residential to A-2 General Agricultural. Again, Jesse and Emily Hankes present and intentions previously stated. Closed public hearing.

Motion (Kitchen/Kuzniewicz) to request the Town of Beaver Dam Board rezone parcel 004-1214-3524-000 at W7827 County Road E from R-1 Single Family Residential to A-2 General Agricultural. Motion carried.

Motion (Tietz/Braker) to adjourn 7:07 pm. Motion carried.

Respectfully submitted,
Kristine Klodowski, Secretary