

APPROVED MINUTES OF
TOWN OF BEAVER DAM PLAN COMMISSION MEETING
FEBRUARY 27, 2017

Meeting was called to order at 7:02pm. Present: Chairman Tom Zeamer, John Kuzniewicz, Bob Tietz, Al Matuszeski, Art Kitchen, Larry Braker, Neal Stippich. Absent: Bob Ganske.

Meeting notice posted February 3, 2017, amended notice posted February 24, 2017, published February 3, 2017 and February 20, 2017. Kuzniewicz expressed concern that Agenda Items #8 & #9 were not properly noticed. Chairman Zeamer suggested moving forward with agenda items #3-7 before discussing proper noticing of Items # 8 & 9. All agreed.

Zeamer read the Plan Commission minutes of November 28, 2016. Motion (Kuzniewicz/Tietz) to approve minutes as read. Motion carried.

Chairman Zeamer opened the public hearing on petition of Wm. J. Bohl Trust to amend the Comprehensive Plan Map 8-2 by changing lot 1 of CSM 7146 from agricultural to industrial. Land Use Administrator Dan Prunuske spoke on behalf of owner. No discussion. Chairman Zeamer closed the public hearing. Motion (Tietz/Kitchen) to approve. Motion carried.

Chairman Zeamer opened the public hearing on petition of Wm. J. Bohl Trust to re-zone Lot 1 of CSM 7146 from A-2 Agricultural to Industrial. No discussion. Chairman Zeamer closed the public hearing. Motion (Kuzniewicz/Tietz) to approve. Motion carried.

Chairman Zeamer opened discussion on proper notification and lack of petition to allow Plan Commission to conduct a public hearing on Agenda Items # 8 & 9. Kuzniewicz noted there is no signed petition as required in Section 62-332, no fee as required in Section 62-333, and no mention of rezoning of Conservancy Lands to A-1 Prime Farmland. Stippich believes the Town Board authorized the Plan Commission to take action without the need for a petition and fee payment. Stippich did not have supporting documentation at the time of the meeting to support such. After further discussion Chairman Zeamer asked for a motion to table Items #8 & 9 until proper noticing is made and signed petition and fee is received. Motion (Kitchen/Kuzniewicz) to approve language to table Agenda Items # 8 & 9. Approved by majority voice vote.

Motion (Braker/Matuszeski) to adjourn 8:02pm. Motion carried.

NOTE: Due to the presence of WI DATCP employee Scott Karel, the public in attendance were invited to ask questions about the Farmland Preservation Program. Additionally, a representative from the Beaver Dam Lake Improvement Association gave a short presentation on the existing water quality issues in Beaver Dam Lake and their long-range plan to address these issues. The primary issues are excess phosphorus, turbidity due to re-suspension of solids and nutrients by wave action, and algae growth that is excessive and potentially toxic.

Respectfully submitted,
Art Kitchen

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
March 27, 2017**

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, Secretary Kristine Klodowski. Absent: Bob Ganske.

Notice posted March 10, 2017, and published March 14, 2017.

The minutes of February 27, 2017 meeting were read. Motion (Braker/Tietz) to approve. Motion carried.

Chairman opened the public hearing on the application of Bonnie Budde for a Conditional Use Permit to establish a massage studio as a home occupation in the A-1 zoning district on Parcel 004-1114-2712-001 located at W8203 County Road S. Bonnie Budde was present graduating massage school Wednesday and National Licensure on Thursday and would like to have a business out of her home. Plans to work Tuesdays-Saturdays and by appointment, typically between 10:00am-8:00pm. Large concrete door yard with parking. Chairman closed public hearing.

Motion (Kitchen/Kuzniewicz) to approve Conditional Use Permit for Bonnie Budde. Motion carried.

Chairman opened public hearing for the continuation of the Conditional Use permit conditionally issued to Jason & Melissa Garrett on March 28, 2016 to operate a motor vehicle sales, service, and towing business at N8063 State Road 33 on parcel 004-1214-2821-007. Jason Garrett was present and indicated he felt he had followed conditions of previously issued Conditional Use Permit and had no complaints. Land Use Administrator Dan Prunuske read conditions of CUP.

Neighboring business owner Ellen Igl present from Golden Day expressed concerns for cars parked by road impeding vision of oncoming traffic and concern for a vehicle parked in the middle of the driveway for the past two weeks. Igl indicated there are junk vehicles behind the business.

Fire Inspector Jeff Fuhrman, present from the Beaver Dam Fire Department, expressed concern for building being done and ready for business and mentioned that Garrett has done things up to this point as asked for by Fire Department. The issue at this point is the building not being compliant for the use the building is being used for. Ventilation changes need to be made as there is a vehicle indoors and additional changes required by building inspector. Prunuske has spoken with building inspector Jake Henning and the remodeling performed requires State approved plans. Some concerns include a pierced fire wall, exposed insulation, moved stairs, and electrical work. Garrett was advised that he needs to have State approved plans for remodeling on a building that size. Discussion

Attorney Peter Culp of Dempsey, Williamson, & Kelly, representing Garrett, stated he would like to partner with the Town to get issues listed and resolved. Zeamer indicated Conditional Use is separate from a Commercial Building Inspection with remodeling with intent to complete

building. Prunuske read from Fuhrman's report dated June 10, 2017 indicated remodeling not to Code. Fire Chief Al Mannel asked if the Plan Commission would consider a shortened continuation of the CUP so the business may maintain operations while correcting issues. Chairman closed public hearing.

Motion (Kuzniewicz/Matuszeski) for approval of the continuation of the Conditional Use permit conditionally issued to Jason & Melissa Garrett to operate a motor vehicle sales, service, and towing business at N8063 State Road 33 on parcel 004-1214-2821-007, through June 26, 2017, with the following conditions: meet with the commercial building inspector, Jake Henning and fire inspector, Jeff Fuhrman to list issues that need to be resolved. Motion carried. Zeamer welcomed board members to join in the meeting with Henning and Garrett.

Motion (Tietz/Braker) to adjourn 7:32pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
April 24, 2017**

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

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

Notice posted and published April 17, 2017.

The minutes of March 27, 2017 meeting were read. Motion (Matuszeski/Tietz) to approve. Motion carried.

Act on a Letter of Intent submitted by Donald R. Schulz to relocate the lot line between Lot 1 and Lot 2 of CSM #3663, Parcels 004-1114-0911-004 and 0911-005, and W8569 and W8561 County Road W respectively by approving, approving conditionally, or rejecting the application.

Land Use Administrator Dan Prunuske indicated redivision is code compliant, only issue is shed in back needs to be 3' off of property line. Neighboring property owner Rob Brunelle present, as well as Donald Schulz with Rich Leaver of Leaver Land Surveying. Discussion. Brunelle will take skid loader and move Schulz's shed to meet guidelines. Kuzniewicz suggested filing quit claim deed. Leaver indicated County has weighed in stating a two lot CSM is needed. Motion (Kitchen/Tietz) to approve with condition of correctly filled out Town of Beaver Dam application and moving shed to required minimum 3' from lot line. Brunelle offered to go and talk to Giebel at Dodge County.

Motion (Kuzniewicz/Matuszeski) to adjourn 7:20pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
June 26, 2017**

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

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

Notice posted June 7, 2017 and published June 9, 2017 and June 16, 2017.

The minutes of April 24, 2017 meeting were read. Motion (Tietz/Matuszeski) to approve. Motion carried.

Chairman opened the public hearing on petition of the Lois E. Apple Trust to rezone lands in the Town of Beaver Dam as follows:

Parcel 004-1114-0743-000 from A-2 General Agricultural to I-1 Industrial
Parcel 004-1114-0741-001 from A-2 General Agricultural to C-1 Commercial
Parcel 004-1114-0744-000 from A-2 General Agricultural to C-1 Commercial
Parcel 004-1114-0744-001 from A-2 General Agricultural to C-1 Commercial

The above parcels are located at the intersection of County D and US 151, southeasterly of US 151 and northeasterly of the UP railroad tracks.

Robert Ballweg and Jacob Ballweg of Ballweg Real Estate, and Brian Apple of Lois E. Apple Trust present. Robert Ballweg stated the rezone is to be consistent with the 2030 plan and for marketing purposes. Ballweg also suggested the Town consider a TIF. Southeasterly parcel was left out of 2030 plan and is the reason for requesting rezone. Prunuske suggested 2030 land use map zoning map does not match DNR wetland maps and the County should be asked to adjust zoning maps to match DNR wetland map. Robert Matheus present and expressed concern for ground water contamination should there be any industrial waste. Matheus also indicated that he has to go through a testing process every year and has concern for increase testing guidelines and increase in cost.

Chairman closed public hearing.

Discussion.

Motion (Tietz/Kuzniewicz) recommendation to Town Board to approve all four parcels. Kuzniewicz added following the DNR Conservancy map based on the wetland maps. Motion carried.

Motion (Tietz/Matuszeski) to adjourn 7:24pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
September 25, 2017**

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

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

Notice posted September 15, 2017 and published September 18, 2017.

The minutes of June 26, 2017 meeting were read. Motion (Kitchen/Kuzniewicz) to approve. Motion carried.

Chairman opened the public hearing on the application of Gena Broesch for a Conditional Use Permit to operate a dog kennel on Parcel 004-1114-1333-000 located at W7602 County Road W, Juneau, WI in the A-2 General Agricultural zoning district. Gena Broesch present looking to construct a dog kennel 14'x32' for purpose of breeding and holding miniature dachshund and pugs with onsite sales. Property owner is Craig Ganske. Broesch currently holds a State issued kennel license in Cambria and is looking to relocate to the Township upon approval of conditional use permit. Chairman closed the hearing.

Motion (Garczynski /Kuzniewicz) to approve the Conditional Use Permit, so that the kennel is State licensed, at the W7602 County Road W property. Motion carried.

Mark Tomashek of New Frontier Land Surveying present for technical issues of the plat. Applicant Joshua Coffey present. Neighboring property owners Tim Fletcher and Kathy Matuszeski present. Discussion. Motion (Stippich/Garczynski) to approve the preliminary Coffey Condominium; a 4 lot, 8.6 acre subdivision of Parcel 004-1114-0244-002 located on the east side of Thompson Road immediately south of the Hogz & Honeez Bar & Grill. Motion carried.

Motion (Tietz/Kitchen) to adjourn 7:42pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
October 30, 2017**

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

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

Notice posted October 19, 2017 and published October 23, 2017.

The minutes of September 25, 2017 meeting were read. Motion (Kuzniewicz/Matuszeski) to approve with the correction of "Garczynski" in the motion where "Braker" is listed for the approval of the Conditional Use Permit and "Tietz" where "Braker" is listed under motion to adjourn. Motion carried.

Chairman opened the public hearing on the application of Brian Schwandt, owner of 10-51 Towing & Recovery for a Conditional Use Permit to operate a towing business on Parcel 004-1114-0823-019 located at 1227 Madison Street, Beaver Dam, WI in the C-1 Commercial zoning district. Brian Schwandt present. Looking to operate a 24 hour/day towing business averaging 5 cars on the lot at any given time, generally not visible from road. No car sales. Operating to tow trucks, 1 full-time employee, 1 part-time employee. No one present in favor or against.

Motion (Kitchen/Braker) to approve conditional use permit. Motion carried.

Motion (Tietz/Garczynski) to adjourn 7:10pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Public Hearing and Meeting
W8540 County Road W
November 27, 2017**

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

Present: Chairman Tom Zeamer, Al Matuszeski, Larry Braker, John Kuzniewicz, Bob Tietz, Art Kitchen, Rosemarie Garczynski, Secretary Kristine Klodowski. Land Use Administrator Dan Prunuske arrived at 7:08pm.

Notice posted November 16, 2017 and published November 18, 2017.

The minutes of October 30, 2017 meeting were read. Motion (Tietz/Kuzniewicz) to approve minutes as read. Motion carried.

Letter of Intent for the division of Parcel 004-1114-0523-000 submitted by Mark Tomashek, agent for Karla Kuzniewicz. 1 ½ acre lot requested per Dodge County's recommendation. Zoned R-1. No discussion. Motion (Braker/Tietz) to approve. Kuzniewicz abstained. Motion carried.

Recommendation to Town Board regarding the vacation of Access Road. Jeff Nowicki (present) and Marie Cigelski petitioned for abandonment of Access Road. Discussion. Motion (Kitchen/Tietz) to make a recommendation to the Town Board to vacate Access Road. Motion carried.

Recommendation to Town Board regarding the vacation of part of South McKinley Beach Road. Property owner Jeff Hoffman present. Indicated neighbor has been moving surveyor stakes. Surveyor Mark Tomashek suggested contacting the Dodge County Surveyor to have signs posted. Discussion. Motion (Tietz/Garczynski) to make recommendation to Town Board to vacate part of South McKinley Beach Road.

Mark Hildebrandt, owner of Complete RV Repair, LLC withdrew application for a Conditional Use Permit to operate an RV sales and repair, and auto repair business on Parcel 004-1114-0821-008 & 009 located at W9178 County Road G, Beaver Dam, WI in the C-1 Commercial zoning district due to a change in ownership.

Motion (Kitchen/Tietz) to adjourn 7:30pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary