

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
January 29, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted January 27, 2018 and published January 19, 2018
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Art Kitchen, Bob Tietz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske Absent: Neal Stippich, Al Matuszeski
3. Reading of minutes of November 27, 2017. Motion (Tietz/Kuzniewicz) to approve with the addition of “ROW’ added to South McKinley Beach Road”. Motion carried.
4. The Chairman opened the public hearing on the Conditional Use request by Mark Hildebrandt, owner of Complete RV Repair, LLC, for a Conditional Use Permit to operate an RV sales and repair business on Parcel 004-1114-0742-001 located at W9468 Iron Road, Beaver Dam, WI in the C-1 Commercial zoning district. Mark Hildebrandt present. Plan to have 5-10 units outside, maybe more in summer. To be a combination of units for sale, repair, and consignment. No one present for or against. Discussion. Chairman closed public hearing.
5. Act on Item 4: Motion (Voigt/Tietz) to approve Conditional Use Permit with unlimited hours of operation. Motion carried.
6. Motion (Tietz/Voigt) to adjourn. Motion carried. 7:13pm.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
April 30, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted April 23, 2018 and published April 19, 2018
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Art Kitchen, Bob Tietz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske Absent: Neal Stippich
3. Reading of minutes of January 31, 2018 were not available and are postponed until the next meeting of the Commission.
4. The Chairman opened the public hearing on the Conditional Use request by Michael Schmidt to operate an exercise and workout facility located at 1227 Madison Street, parcel 0004-1114-0823-019.
  - Small group classes – maximum 8/class/Functional Movement/Biometrics
  - Hours of operation: 5:30am – 8:00pm
  - Jennifer Schoerner, Certified Personal Trainer and Manager
5. Act on Item 4: Motion (Voigt/Tietz) to approve. Motion carried.
6. United Coopeartive Fertilizer Plant Expansion (Parcel 004-1114-0723-002) at W9713 County Road D. Land Use Administrator Dan Prunuske has denied due to setbacks. United Cooperative is appealing to Board of Appeals. Prunuske asked Plan Commission to review site layout for conditional approval subject to Board of Appeal's decision. Joe Berghuis, Project Manager, spoke on behalf of project. Todd Janson, MSA, also present. Not hazardous/explosive (no nitrous fertilizer) will meet all State requirements.
7. Motion (Kuzniewicz/Tietz) to conditionally approve. Motion carried and subject to approval of Board of Appeal regarding set-back requirements and variance.
8. Motion (Voigt/Tietz) to adjourn. Motion carried. 7:22pm.

Respectfully submitted,

Art Kitchen, Secretary

**APPROVED MINUTES**  
**Town of Beaver Dam Plan Commission Meeting**  
**W8540 County Road W**  
**August 27, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted August 20, 2018 and posted August 21, 2018
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Art Kitchen, Bob Tietz, Donna Schauer, Rosemarie Garczynski, Land Use Administrator Dan Prunuske.
3. Reading of minutes of January 29, 2018 were read. Motion to approve with the correction of Arthur Kitchen as being only present, and not absent. Motion (Voigt/Tietz) to approve. Motion carried.
4. Reading of minutes of April 30, 2018 were read. Motion (Kitchen/Voigt) to approve with the correction of “Stutz” to “Voigt” for the motion of item #8. Motion carried.
5. Reviewed site plan for the Neuman Pools proposed building expansion. Christopher Neuman present and Todd Jansen of MSA. Neuman presented site plan for proposed building expansion of Neuman Pools at W9684 Beaverland Parkway, parcel 004-1114-0733-000. Discussion. Motion (Kuzniewicz/Kitchen) to approve as presented. Motion carried.
6. Chairman opened the public hearing on the application of Joe & Tracy Horbas, dba Creekside Storage, LLC, for a conditional use permit to operate a conditional use permit to operate a self-storage facility at N6543 Highway 151 on parcel 004-1114-0734-000. Joe & Tracy Horbas present and presented proposal of 40 units per building. Possible Phase II would be a climate controlled area. Will add gates with unique passcode entries. Everything secured, security cameras on site and wi-fi capability to record and keep track of that. Building material steel with brick façade. Free standing sign outside of the building on grassy area and on the façade of the current building. Would need State approved plans. Janice Schmitt, owner of storage sheds next to property, present and expressed concern for competition of indoor storage. Board pointed out that is just part of business. Chairman closed the hearing.
7. Discussion. LUA suggested having any outdoor lighting pointed downward vs.outward. Motion (Voigt/Kuzniewicz) to approve subject to State approved plans. Motion carried.

John Kuzniewicz shared some information regarding requirements of abandonment of Beaverland Parkway that Neuman Pools would need to go to DOT prior to coming to Town for abandonment.

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

Respectfully submitted,  
Kristine Klodowski, Secretary

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
September 24, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted September 19, 2018 and published September 17, 2018
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Art Kitchen, Bob Tietz, Donna Schauer, Rosemarie Garczynski, Land Use Administrator Dan Prunuske. Absent: Neal Stippich.
3. Reading of minutes of August 27, 2018 were read. Kitchen stated he had checked calendar and was absent for the January 29, 2018 meeting. Motion (Voigt/Kuzniewicz) to approve as read. Motion carried.
4. Chairman opened the public hearing on the application of Minning Transport for a Conditional Use Permit to operate a trucking business for transportation of unprocessed agricultural products at W7836 County Road S, parcel 004-1114-2343-000. Mark Tomashek present from New Frontier Land Surveying. Kuzniewicz stated Board talked about matter a couple of years ago and did not think they would have a problem with it. Ron & Debbie Nell present. Neighbor Barnett present in a show of support. Chairman closed the hearing.
5. Motion (Voigt/Kitchen) to approve Conditional Use Permit application for milk hauling business for Kevin Minning. Motion carried.
6. Letter of Intent submitted by F.W.R. Nell Farms, Inc. to divide parcel 004-1114-2343-000 to create a 3.7 acre parcel in the A-2 General Agricultural district. Said parcel to be used for a trucking business for transportation of unprocessed agricultural products at W7836 County Road S. Chairman noted parcel is zoned A-1, not A-2. Motion (Kuzniewicz/Voigt) to approve letter of intent. Motion carried.
7. Letter of Intent submitted by Ronald W. and Deborah A. Nell to divide parcel 004-1114-1442-001 to create a 1.5 acre parcel in the A-2 General Agricultural district containing a non-farm single-family dwelling. LUA Prunuske pointed out the issue is that they are looking to create a 1.5 acre parcel, not that it is non-farm. Kuzniewicz stated it is farm consolidation and a non-conforming lot. Motion (Voigt/Schauer) to approve letter of intent to create the 1.5 acre lot. Motion carried.
8. Chairman opened the public hearing on the application of Ronald W. & Deborah A. Nell for a Conditional Use Permit to create a 1.5 acre parcel in the A-2 General Agricultural district containing a non-farm single-family dwelling. Ronald and Deborah Nell present. No one present against. Chairman closed the public hearing.
9. Motion (Voigt/Kitchen) to approve Conditional Use Permit for the residence. Motion carried.

10. Chairman opened the public hearing on the application of Jeremy Frank and Michael Bassette for a Conditional Use Permit to operate a self-service storage facility on parcel 004-1114-0742-003, Lot 5 Celestial View Business Park in the C-1 Commercial district. Jeremy Frank and Michael Bassette present proposing a 36x221 storage facility and once full, then expanding to 2 more thereafter. Discussion. Lot will have lighting, but not fencing at this time. No one present against. Prunuske inquired about lighting being angled down due to residential area nearby. Chairman closed the public hearing.
11. Motion (Kitchen/Voigt) to approve the Conditional Use Permit with only inside storage, no outdoor storage, shaded so outdoor lighting shines downward and not outward, and must return for review prior to construction of additional buildings to ensure ordinances have not changed, and comply with all local, County and State permits. Motion carried.
12. Motion (Kuzniewicz/Voigt) to adjourn 7:27pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES**  
**Town of Beaver Dam Plan Commission Meeting**  
**W8540 County Road W**  
**November 26, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted November 19, 2018, published November 16, 2018.
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Bob Tietz, Donna Schauer, Rosemarie Garczynski, Land Use Administrator Dan Prunuske. Absent: Art Kitchen.
3. Minutes of September 24, 2018 were read. Motion (Tietz/Garczynski) to approve minutes as read. Motion carried.
4. Chairman opened the public hearing on the application of Oscar D. Mendoza and Sarahi Basilio for a Conditional Use Permit to operate an auto repair facility at W9156 & W9178 County Road G on parcels 004-1114-0821-008 & 004-1114-0821-009. Neighboring property owner, Clancy Knaup present and pointed out building is 4/10 of a foot off of property line. Concerned with business going on there and being so close to his property. Pete Knaup present and is concerned that if it is granted it sets a precedent and opens up a big issue for the Town of Beaver Dam. A previous owner deeded off part of the parcel to Knaups to make Knaup's lot conforming and easement goes away once the property is sold. Mike Wissell present representing the Buyers of the property. Mentioned they had some difficulty with establishing the lot lines and had survey done and it did indicate the building is about a ½' off of the lot line. Building is non-conforming and grandfathered; therefore, he does not see it as setting a precedence. Fence that divides property is 16 ½' onto property and owned by Knaups. Wissell pointed out the issue is a Conditional Use Permit and proposed new owners plan on updating the house for occupancy initially and eventually use the shop as an auto repair facility. Chairman closed the public hearing.
5. Discussion. Property is existing non-conforming and application is for a Conditional Use Permit. Motion (Kuzniewicz/Tietz) too approve Conditional Use Permit with the following conditions:
  - Hours of operation: 7:00am-6:00pm.
  - Days of the week: Monday through Saturday, no Sunday operation.
  - Vehicles visible: limit of 6 licensed vehicles on site on paved area only.
  - No outside storage.
  - Any outdoor lighting should be shaded down to avoid shining on roadway.
  - Applicant to return after one year for review of Conditional Use Permit and conditions.
  - Applicant must obtain all local, County, and State permits.Motion carried.
6. Motion (Tietz/Voigt) to adjourn 7:43pm. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Secretary

**UNAPPROVED MINUTES**  
**Town of Beaver Dam Plan Commission Meeting**  
**December 10, 2018**

1. Chairman Tom Zeamer called the meeting to order at 7:00pm. Notice posted December 3, 2018, published December 3, 2018.
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Bob Tietz, Donna Schauer, Rosemarie Garczynski, Art Kitchen, Land Use Administrator Dan Prunuske.
3. Minutes of November 26, 2018 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.
4. Chairman opened the public hearing on the application John Hammer for a Conditional Use Permit to operate a home improvement/remodeling business at 1235 Madison Street on parcel 004-1114-0823-015. Applicant John Hammer present. General licensed contractor. Would like to have business that includes: roofing, painting, siding, concrete. Would like to have store front for roofing, siding displays, etc. Hours of operation Monday-Saturday 8:00am-6:00pm. Applicant owns three vans. Applicant works with subs, all independent contractors. All storage will be inside, perhaps a dumpster outside at some point in time. Chairman closed the public hearing.
5. Motion (Kitchen/Voigt) to approve Conditional Use Permit.
6. Motion (Voigt/Kuzniewicz) to adjourn 7:09pm. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Secretary