

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
January 27, 2020**

Meeting called to order 7:01 pm. Notice posted January 22, 2020 and published January 18, 2020.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske. Absent: Art Kitchen.

Minutes of December 23, 2019 were read. Motion (Kuzniewicz/Voigt) to approve minutes with Art Kitchen noted as absent and Mercia Christian as the minute taker. Motion carried.

Chairman opened the public hearing on the application of Dennis Giese for a Conditional Use permit to operate a storage facility with a watchman's quarters in the C-1 zoning district on Parcel 004-1214-2812-005 located at N8034 State Road 33. Applicant Dennis Giese present. Wants to keep building same size as it is and have apartment upstairs and downstairs classic cars and one of the bays for oil changes on personal vehicles and planning to rebuild garage for restoring cars. Garage being rebuilt would need Land Use Permit. Dan Billington, resident on Hubert Drive, present looking to clarify information to confirm it is for personal use only and won't turn into outdoor storage. Giese confirmed only tenant's vehicle(s) would be outside. Giese asked about the possibility of selling Christmas Trees in season and LUA told him there was a temporary permit he could apply for. Chairman closed the public hearing.

Motion (Voigt/Tietz) to approve CUP with the conditions of: no outside storage besides tenant's vehicle(s), licensed electrician to perform light installation with down lighting for exterior lights. Motion carried.

Chairman opened the public hearing on the application of Joel Posthuma for a Conditional Use permit to operate a tavern in the C-1 zoning district on Parcel 004-1114-0244-020 located at W7771 State Road 33. Applicant Joel Posthuma present. Plans on keeping restaurant/bar same as previous with interest in doing more restaurant than bar. Plans to do some outdoor events in the summer, possible motorcycle night and/or vintage car night. Hours of operation 6 am-2 am Sunday-Thursday and 6 am -2:30 am Friday-Saturday. Chairman closed the public hearing.

Motion (Tietz/Voigt) to approve the CUP with the following conditions: no parking on Thompson Road; obtain all local, County, State permits and licenses. Motion carried.

Motion (Voigt/Schauer) to adjourn 7:19 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
June 29, 2020**

Meeting called to order 7:01 PM. Notice posted and published June 22, 2020.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Land Use Administrator Dan Prunuske.

Minutes of the January 27, 2020 Plan Commission meeting were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the application of Gates Properties, LLC. for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0733-001 at W9666 Beaverland Pkwy. Applicant not present. Discussion. Chairman closed the public hearing. Motion (Kuzniewicz/Kitchen) to table. Motion carried. Kuzniewicz/Kitchen to withdraw motion to table. Motion carried.

Application of Zach Tone for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0734-000 at N6543 US Highway 151 was withdrawn.

Chairman opened the public hearing on the application of Michael Zimmerman to amend Map 8-2 of the Comprehensive Plan by changing a part of Parcel 004-1114-0231-001 on State Highway 33 from Agricultural to Commercial and the application of Michael Zimmerman to rezone a part of Parcel 004-1114-0231-001 on State Highway 33 from A-2 Agricultural to C-1 Commercial. Applicant Michael Zimmerman and Surveyor Mark Tomashek, New Frontier Land Surveying present. Discussion. Chairman closed the public hearing.

Motion (Kuzniewicz/Voigt) to amend Map 8-2 of the Comprehensive Plan. Motion carried. Motion (Schauer/Voigt) to make a recommendation to the Town Board to rezone parcel from A-2 to C-1. Motion carried.

Motion (Tietz/Voigt) to approve Letter of Intent submitted by Michael Zimmerman to divide Parcel 004-1114-0231-001 by creating a 2± acre parcel along State Highway 33. Motion carried.

Mr. Gates arrived. Kuzniewicz/Kitchen to withdraw motion to table agenda item of application by Gates Properties, LLC for a Conditional Use Permit. Motion carried. Chairman reopened the public hearing on the application of Gates Properties, LLC. for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0733-001 at W9666 Beaverland Pkwy. Mr. Gates present and would like to establish a used car dealership distribution point at this location. Approximately 20 cars will be stored in existing fenced in area. Expects to do most of the service work at Racine or Janesville locations. Will not be doing retail service work. Hours would be by appointment only 10:00 am – 7:00 pm, 6 days/week. Chairman closed the public hearing. Motion (Kitchen/Schauer) to approve Conditional Use Permit. Motion carried.

Motion (Tietz/Voigt) to adjourn 7:49 PM. Motion carried.

Respectfully submitted,

Kristine Klodowski, Clerk