

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
February 1, 2021**

Meeting called to order 7:00 pm. Notice posted January 28, 2021 and published January 21, 2021.

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

Minutes of November 30, 2020 were read. Removing word "more" before "conforming lot". Motion (Voigt/Schauer) to approve after update. Motion carried.

Chairman opened the public hearing on the application of James F. & Linda R. Guenther to amend Map 8-2 of the Comprehensive Plan by changing that part of parcel 004-1114-3011-002 outside the floodplain from Agricultural and Conservancy to Single Family Residential. James Guenther present. Lot is under contract to be sold. Perked for a four bedroom home. This is an existing parcel. Neighbor Kenneth Rodenkirch appears. Discussion. Chairman closed the public hearing.

Motion (Schauer/Zeamer) to recommend to the Town Board that they amend Map 8-2 of the Comprehensive Plan by changing that part of parcel 004-1114-3011-002 outside the floodplain from Agricultural and Conservancy to Single Family Residential. Motion carried.

Chairman opened the public hearing on the application of James F. & Linda R. Guenther to rezone that part of parcel 004-1114-3011-002 outside the floodplain from A-2 General Agricultural and Conservancy to R-1 Single Family Residential. Chairman closed the public hearing.

Motion (Schauer/Voigt) to approve the rezone. Motion carried.

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

Respectfully submitted,
Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
March 29, 2021**

Meeting called to order 7:00 pm. Notice posted March 19, 2021 and published March 12, 2021.

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

Minutes of February 1, 2021 were read. Motion (Kitchen/Voigt) to approve. Motion carried.

Plan commission reviewed the proposed site plan submitted by Jeffrey D. & Denise L Schepp.

Kuzniewicz addresses that there were three complaints about this property from 2003-2008. Kuzniewicz does not feel that Schepp is in compliance with his CUP. Kuzniewicz does not feel that we should approve anything for him until his property is "cleaned up".

Land Use Administrator Dan Prunuske states that he has had no complaints about this property in his time as the LUA.

Schauer asks if we are able to give him time to clean up and reconvene in a timely fashion so he is able to move ahead with his building.

Voigt asks if we are able to conditionally approve and then ask Dan Prunuske to verify compliance with CUP before Schepp can go ahead with his building.

Schepp states that his business is different now than it was when he originally applied for a CUP as it is not a hobby business, it is his full time business and he has two full time employees.

Zeamer states that he is concerned with history of calls and complaints, doesn't want to allow expansion of property if nothing regarding the state of the property will change.

Kitchen asks if we can table until he is in compliance with CUP but was not able to look at the property prior to this meeting. Voigt states that Schepp does not have much work to do to get in compliance.

Schepp states that he will get gravel poured out back and move everything but the allowable 6 vehicles to the back. This gravel pad will be behind the new building.

Zeamer states that we could approve conditionally and reconvene WITHIN 60 days. He could build his building but we would revisit his site plan and review his CUP within 60 days.

Schepp clarifies that these plans are all dependent on contractors so he does not know an exact date when this project will be completed.

Motion (Voigt/Schauer) to conditionally approve proposed site plan submitted by Jeffrey D. & Denise L Schepp in conjunction with an application for a land use permit for a new building on parcel 004-1214-2631-004 at W7972 Ollinger Rd with the conditions that we will reconvene WITHIN 90 days and review Conditional Use Permit compliance as well as verifying that Schepp has installed the gravel pad behind his new building.

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

Respectfully submitted,
Abby Klodowski, Secretary

UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
April 26, 2021

Meeting called to order 7:00 pm. Notice posted April 20, 2021 and amended notice posted April 23, 2021. Notice published April 17, 2021 and amended notice published April 23, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Land Use Administrator Dan Prunuske.

Minutes of March 29, 2021 were read. Motion (Voigt/Schauer) to approve. Motion carried.

Chairman opens public hearing on the application of the James L. Budde Trust to amend Map 8-2 of the Comprehensive Plan by changing 4± acres containing the farmhouse and outbuildings at W8242 County Road W on parcel 004-1114-1043-000 from Agricultural to Single Family Residential.

Ed Budde speaks and asks why it was zoned that way in the first place. John offers explanation but no one is sure as this happened long ago. Sandy Schoenberger asks if it is rezoned to ag if it will remain a pit and they will farm around it.

Chairman closes the public hearing.

Motion (Kuzniewicz/Tietz) to amend Map 8-2 of the Comprehensive Plan by changing 4± acres containing the farmhouse and outbuildings at W8242 County Road W on parcel 004-1114-1043-000 from Agricultural to Single Family Residential. Motion carried.

Chairman opens the public hearing on the application of the James L. Budde Trust to rezone 4± acres containing the farmhouse and outbuildings on parcel 004-1114-1043-000 at W8242 County Road W from I-1 Industrial to R-1 Single Family Residential, and the balance of said parcel from I-1 Industrial to A-2 General Agricultural.

Chairman closes the public hearing.

Motion (Kuzniewicz/Voigt) to rezone 4± acres containing the farmhouse and outbuildings on parcel 004-1114-1043-000 at W8242 County Road W from I-1 Industrial to R-1 Single Family Residential, and the balance of said parcel from I-1 Industrial to A-2 General Agricultural. Motion carried.

Review of the Letter of Intent of the James L. Budde Trust to create a 4± acre parcel separating the farmhouse and outbuildings from the balance of parcel 004-1114-1043-000 at W8242 County Road W.

Motion (Voigt/Schauer) to approve the James L. Budde Trust to create a 4± acre parcel separating the farmhouse and outbuildings from the balance of parcel 004-1114-1043-000 at W8242 County Road W. Motion carried.

Review of the Conditional Use Permit granted to Jeffrey D. & Denise L Schepp on August 4, 2003 on parcel 004-1214-2631-004 at W7972 Ollinger Rd for compliance with the conditions of said permit.

UNAPPROVED MINUTES
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W8540 County Road W
April 26, 2021

Reading of original conditional use permit from August 4, 2003. Jeffrey Schepp and Denise Schepp appear as well as their son and co-owner, Noah Schepp. Schepp presents pictures of the completed gates from the original CUP that Kuzniewicz addressed at March 29, 2021 meeting. Daniel Nowak states that this is a business owner who is putting money into his business and trying to grow within the Town. Schepp does not feel that six cars left out front is feasible at this point in his business. They often have cars dropped off by dealerships, sometimes three to five at a time. Schepp would like to change his CUP so that he can have more than 6 cars as he is expanding, as he is now as a full time shop with three additional employees. Chairman states that Schepp is welcome to apply to change his conditional use permit and should contact LUA Dan Prunuske to get started on that. Gary Zuelsdorf, neighbor, also appears in support.

Chairman opens the public hearing on the application of Michael P. Jahn, agent for Angel Cars, LLC. for a Conditional Use Permit to sell and service automobiles at W9579 County Road G on parcel 004-1114-0631-004 in the C-1 Commercial zoning district.

Michael Jahn appears. He states that Angel Cars provides discounted auto repair for low income families. He is looking for a dealer's license and needs this to be able to get it. He states that he is now a member of the Beaver Dam Chamber of Commerce. Angel Cars works with Wheels-2-Work which is an auto loan program that offers 0% interest. Customer appears in support as she relies on Angel Cars. Neighbors Leon and Brenda Bannas appear W9591 County Road G. Brenda Bannas asks how many cars they want to have outside? They have five total employees, looking for one more part time employee. Plans to be funded by grants, non-profits, and loans. Schauer asks hours. M-F 8a earliest to 7pm latest. Michael Jahn wants to get Dealer's license to be able to buy cars at auction. Art Kitchen asks if he is involved with Don Geddeis. He states that he fixes Don's cars. Art Kitchen asks about fluids/hazardous waste. Jahn states that they have one 50 gallon drum that they recycle through a recycling company. Art Kitchen asks where the floor drains go to? Jahn states that fluids are not dropped onto the floor. Schauer asks if they have a dumpster? Yes Advanced Disposal dumpster. Tires are recycled through tire recycling company. Scrap dumpsters go through local scrap company. Have had insurance building inspections, but Jahn does not believe they've yet had a fire inspection.

Chairman closes public hearing.

Motion (Kitchen/Voigt) to approve CUP subject to complying with all of the requirements, proper hazardous waste disposal, and fire department notification of the business they are conducting as well as what they have in the building. CUP will allow 10 cars outside overnight for this business. Allowable working hours will be 7AM-6PM Monday through Saturday. Motion carried.

Bohl/Schauer to adjourn. 7:56PM.

Respectfully submitted,

Abby Klodowski, Secretary