

## **Town of Beaver Dam Notice of Public Hearing and Plan Commission Meeting**

**Notice is hereby given** that the Town of Beaver Dam Plan Commission will meet at 7:00 PM on Monday, November 26, 2018 in the Beaver Dam Town Hall located at W8540 County Road W, Beaver Dam, WI. Town Board members may attend the meeting for purposes of gathering information.

The agenda is as follows:

1. Call to order and roll call
2. Verify compliance with the Open Meeting Law
3. Approve the minutes of the September 24, 2018 Plan Commission meeting
4. Conduct a 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.
5. Act on item 4 above
6. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED 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

# Conditional Use Permit Application

Applicant (Agent) Mike Wissell

Street Address 118 Front Street

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920-319-0114 Email mike.wissell@gmail.com

Property Owner (If different from applicant) Oscar D. Mendoza + Sarahi Basilio

Street Address W9156 Cty Rd. G. + W9178 County Rd. G. Beaver Dam

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920-306-3578 Email saribasilio@gmail.com

Parcel Identification Number (PIN) 004-1114-0821-008 + 009

Site Address W9156 + 9178 County Road G, Beaver Dam

Subdivision & Lot Number or CSM Number CSM # 927

Zoning C-1

Present Use of Property Vacant - Former Auto Repair

Proposed Use of Property Auto Repair

Zoning Ordinance Section Number 62-66

List names and addresses of all property owners within 300 feet of the subject parcel. Attach additional sheet if necessary.

Name	Address
<u>Russel J. Tetzlaff</u>	<u>442 Rosendak St. Beaver Dam, WI 53916</u>
<u>R. Daniel Chlebowski</u>	<u>N8348 Hickory Ln. Beaver Dam</u>
<u>Cache</u>	<u>1333 Wayland St. Beaver Dam</u>
<u>Cache-2-LLP</u>	<u>c/o Clancy Knaup P.O. Box 901, Beaver Dam</u>
<u>St. Katherine Drexel Cong.</u>	<u>408 S. Spring St. Beaver Dam</u>
<u>Michael L. Finnestad</u>	<u>W9185 Cty Rd G Beaver Dam</u>
<u>Carl R. Engeretsen</u>	<u>N6724 Owl Rd. Beaver Dam</u>
<u>Matthew Struckstra</u>	<u>W9177 Cty Rd G Beaver Dam</u>
<u>Eugene C. Ascherin</u>	<u>W9171 Cty Rd G Beaver Dam</u>
<u>ZRH</u>	<u>1626 Oak St. P.O. Box 2107 LaCrosse, WI 54602-</u>

2107

List names and addresses of all property owners within 300 feet of the subject parcel. Attach additional sheet if necessary.

Name

Address

Michael Behrendt N9354 Idle Hour Dr. Randolph WI 53956  
HB Veterinary LLC 1129 Madison St, Beaver Dam  
Randir Kaur 1227 Wayland St. Beaver Dam  
Donald A. Fitzsimmons 1137 Madison St. Beaver Dam  
John M. Biel 1201 Madison St. Beaver Dam  
Braun Spot Rentals LLC 671 S. Center St. Beaver Dam

Page 2 of 2

Please see attached property survey.


The use of this parcel will be : auto repair.  
Buyers intend to renovate the house and shop;  
move into the house and use the shop for  
their hobby of repairing autos. Someday,  
they plan to open an auto repair business.  
They conditional use permit is necessary in  
order for the bank to approve their loan.

Mita Wessell, agent.

P.S. Closing of Purchase is scheduled for Nov. 30, 2018.

**Certificate**

I hereby certify that I am the owner and/or authorized agent of the property and that all the above statements and attachments submitted are true and correct to the best of my knowledge and belief. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above described property for purposes of obtaining information pertinent to my CUP request.

Signature of owner or authorized agent   
Date November 8, 2018 Contact number 920-319-0114 - Mike Wassell

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**Disposition (For office use only)**

Plan Commission Meeting Date: November 26, 2018

**The CUP is (denied/granted/granted in part) subject to the following conditions:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

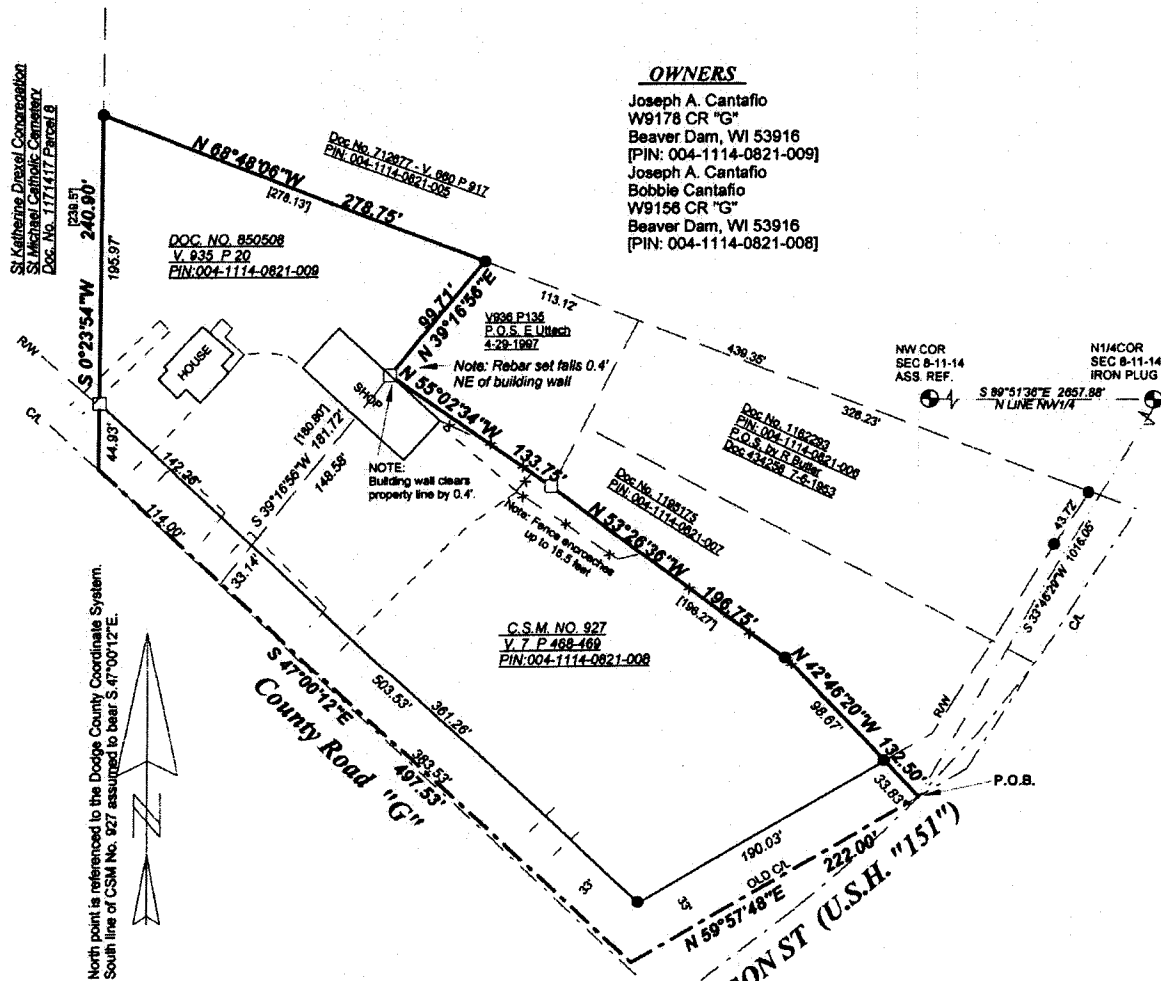
Permit is hereby issued with the understanding that all work performed be in accordance with the application and in compliance with the Town of Beaver Dam Zoning Ordinance and relevant Laws of the State of Wisconsin and subject to the conditions stated above.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Land Use Administrator

## PROPERTY SURVEY

**Description:**

A SURVEY OF CERTIFIED SURVEY MAP NUMBER 927, RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS ON PAGES 468 AND 469, AND ALSO LANDS DESCRIBED IN DOCUMENT NUMBER 850508 AS RECORDED IN VOLUME 935 ON PAGE 20, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWN 11 NORTH, RANGE 14 EAST, TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NUMBER 927; THENCE N.42°46'20"W ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP, 132.50 FEET; THENCE N.53°26'36"W CONTINUING ALONG SAID NORTH LINE, 196.75 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN VOLUME 936 ON PAGE 135; THENCE N.39°16'56"E ALONG WEST LINE OF SAID LANDS IN VOLUME 936 ON PAGE 135, 99.71 FEET TO THE SOUTH LINE OF LANDS DESCRIBED AS DOCUMENT NUMBER 712677 IN VOLUME 660 ON PAGE 917; THENCE N.68°48'06"W ALONG SAID SOUTH LINE, 278.75 FEET TO THE EAST LINE OF ST. MICHAELS CEMETERY DESCRIBED IN DOCUMENT NUMBER 1171417; THENCE S.0°23'54"W ALONG SAID EAST LINE, 240.90 FEET TO THE CENTERLINE OF COUNTY ROAD "G"; THENCE S.47°00'12"E ALONG SAID CENTERLINE AND SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 927, 497.53 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 927; THENCE N.59°57'48"E ALONG THE EAST LINE A OF SAID CERTIFIED SURVEY MAP, 222.00 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 134,877 SQUARE FEET OR 3.092 ACRES +/- AND IS SUBJECT TO RIGHT-OF-WAY FOR HIGHWAY PURPOSES OVER THE SOUTHERLY AND EASTERLY 33 FEET THEREOF. ALSO SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



**OWNERS**

Joseph A. Cantafio  
 W9178 CR "G"  
 Beaver Dam, WI 53916  
 (PIN: 004-1114-0821-009)  
 Joseph A. Cantafio  
 Bobbie Cantafio  
 W9156 CR "G"  
 Beaver Dam, WI 53916  
 (PIN: 004-1114-0821-008)

I certify that this map is correct according to AE 7 of the Wisconsin Administrative Code and official records to the best of my knowledge and belief.

Dated this 17 day of OCTOBER, 2018

*Mark R. Tomashek*  
 Mark R. Tomashek WI RLS 2340-008  
 New Frontier Land Surveying LLC  
 at Beaver Dam, Wisconsin.



**LEGEND**

- 3/4" Iron Rebar Set weighing 1.50 lbs/ft
- Iron Pipe Found
- Limestone Found
- Dodge County Survey Monument as shown
- [180.80] Record Dimension
- x-x- Existing Fence

**GRAPHIC SCALE**



NOTE: No title commitment or results of a title search were furnished to New Frontier Land Surveying pertaining to this survey. This survey may not reflect easements of record, encumbrances, restrictions, ownership title evidence or other facts that an accurate and current title search may disclose.



