

## **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, July 29, 2019 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 June 24, 2019 Plan Commission meeting
4. Act on the request of Brian S. Reichert to remove the driveway restriction on Lot 1, CSM 6319 parcel 004-1114-0311-026 which was originally a Plan Commission condition of approval on May 19, 2008.
5. Conduct a public hearing on the application of Chase Fletcher for a Conditional Use Permit to sell fishing bait at N8063 State Road 33 on parcel 004-1214-2821-007
6. Act on Item 5 above
7. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
June 24, 2019**

Meeting called to order 7:00pm. Notice posted June 17, 2019 and published June 20, 2019.

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

Minutes of April 29, 2019 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Letter of Intent submitted by Kevin Raether, agent for Noreen Rueckert and the Alan Matuszeski estate, to divide Parcel 004-1114-1143-000 at N6525 Thompson Road. Prunuske indicated parcel is zoned General Ag and maximum parcel size is 1.5 acres, petitioners have obtained variance from Board of Appeals to allow the creation of an approximate 7 acre parcel. Kevin Raether present. Discussion. Motion (Voigt/Kitchen) to approve division as proposed with the condition that they install a field driveway entrance on remaining parcel. Motion carried.

Motion (Kuzniewicz/Voigt) to adjourn 7:13pm. Motion carried.

Respectfully submitted,  
Kristine Klodowski, Secretary

July 8, 2019

To Whom it may concern,

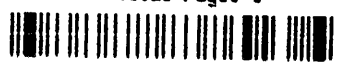
I, Brian Reichert , hereby request the relocating of said driveway for the property located at the corner of N Crystal lake rd. and Marks Circle. I, Brian Reichert am the owner of the property. We will be starting the building process of our new home on this land next month. We are requesting the driveway be moved from Mark's Circle to N Crystal Lake rd. The driveway location on Mark's Circle would make the driveway unsafe due to the extreme steep slope of the lot to the street. Locating the driveway on the south east side of the property onto N Crystal Lake Rd. would make it much safer due to the much less aggressive pitch of the lot to the street. Thank you. My phone number is 262-391-5587. My mailing address is W8183 Prospect Rd. Beaver Dam Wi 53916

Sincerely,  
Brian Reichert

|                   |                         |                   |
|-------------------|-------------------------|-------------------|
| PROJECT # 193876  | SCALE: 1" = 200'        | FILE # 193876.CSM |
| FIELD BOOK # 3046 | DRAWN BY D.L. LEISTEKOW | SHEET # 1 OF 1    |
| PAGES # 123-124   | CHECKED BY M. J. LAUE   | SIDE #            |

*Chris Planasch*

CHRIS PLANASCH - Registrar  
 Fee Amount: \$11.00  
 Total Pages 1



**MSA**  
 PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL  
 DEVELOPMENT • ENVIRONMENTAL

201 Corporate Drive Beaver Dam, WI 53916  
 920-887-4242 1-800-552-6330 Fax: 920-887-4250

© MSA PROFESSIONAL SERVICES

SURVEYOR:  
 MICHAEL J. LAUE  
 MSA PROFESSIONAL SERVICES, INC.  
 201 CORPORATE DRIVE  
 BEAVER DAM, WI 53916  
 (920) 887-4242

CLIENT:  
 MARK HANSEN  
 N7243 N. CRYSTAL LAKE RD.  
 BEAVER DAM, WI 53916

\*REGISTRAR'S SEAL\*

DODGE COUNTY CERTIFIED SURVEY MAP # 6319

SURVEYOR'S CERTIFICATE:

I, Michael J. Laue, Registered Land Surveyor of the State of Wisconsin do hereby certify that by order of Mark Hansen (owner), I have made a resurvey of Lot 1 of Certified Survey Map No. 5352 as recorded in Volume 35 of Certified Surveys on pages 90-91 in the Dodge County Register of Deeds Office and being part of the NE.1/4 of the fractional NE.1/4 of Section 3, T.11N., R.14E., Town of Beaver Dam, Dodge County, Wisconsin and being more particularly described as follows:

**BEGINNING** at the Northeast corner of said Lot 1; thence S.05°46'04"E., 390.29 feet along the East line of said Lot 1 and the centerline of N. Crystal Lake Road to the beginning a curve; thence continuing along said centerline Southeasterly 96.01 feet along the arc of a curve to the right, having a radius of 2,794.04 feet and a chord which bears S.04°37'59"E., 96.01 feet, through a central angle of 01°58'08" to the Southeast corner of said Lot 1; thence S.89°56'52"W., 476.35 feet along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence N.01°01'19"W., 493.01 feet along the West line of said Lot 1 to the Northwest corner of said Lot 1 and the Southerly right-of-way line of Marks Circle; thence S.86°41'36"E., 96.98 feet along said right-of-way line and a Northerly line of said Lot 1; thence continuing along said right-of-way line and a Northerly line of said Lot 1 S.89°30'51"E., 341.36 feet to the POINT OF BEGINNING.

| CURVE | DELTA     | CHORD DIR   | RADIUS  | ARC LEN | CHORD LEN |
|-------|-----------|-------------|---------|---------|-----------|
| C1    | 01°58'08" | S04°37'59"E | 2794.04 | 96.01   | 96.01     |
| C2    | 01°55'30" | N04°39'15"W | 2761.04 | 92.76   | 92.76     |

Said parcel contains 222,828 sq.ft./5.115 acres more or less.

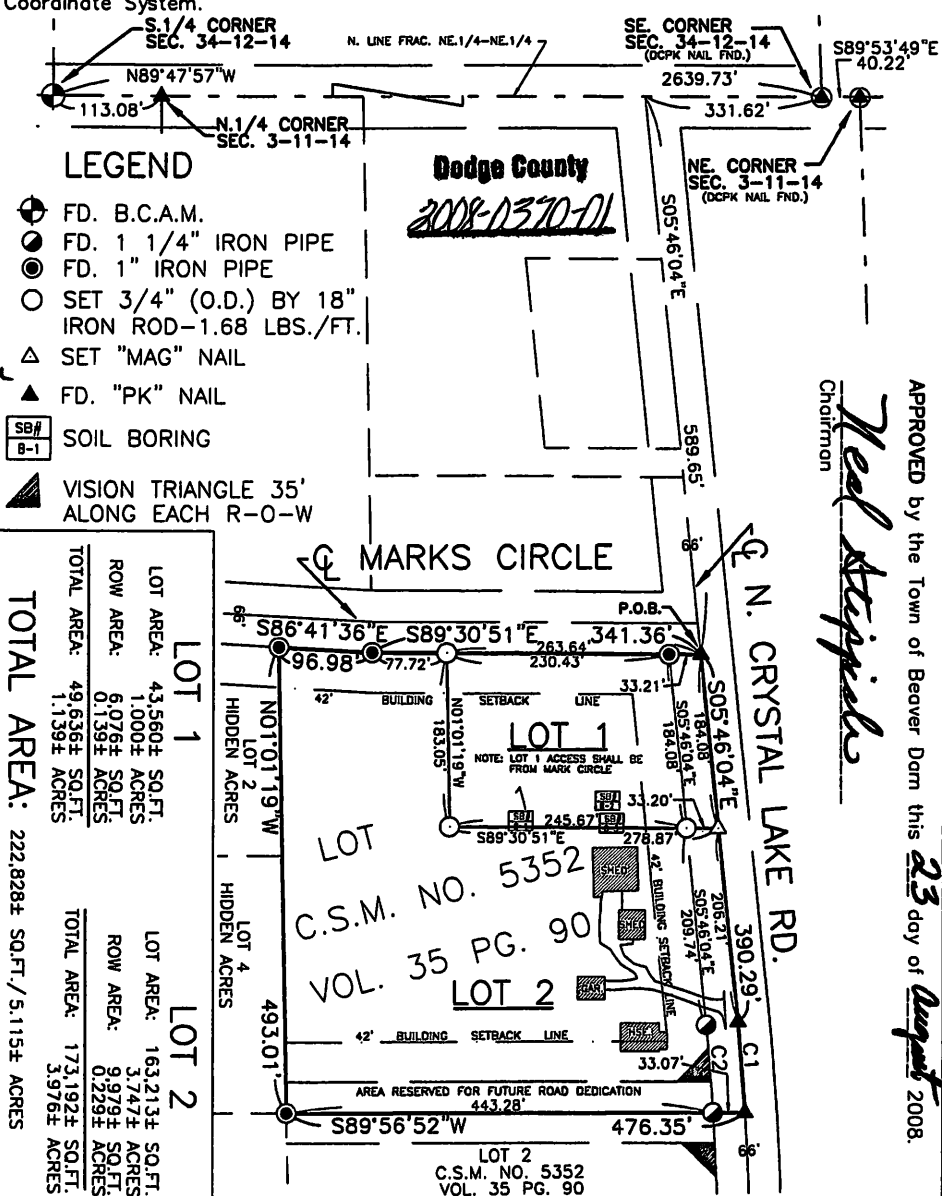
Bearings are referenced to the Dodge County Coordinate System.

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision provisions of the Dodge County Land Use Code in surveying and mapping the same to the best of my knowledge and belief.

Approved by the Dodge County Planning and Development Committee

Certified this 28 day of August, 2008

*Joseph E. Kuebel* Deputy County Clerk



| LOT          | LOT AREA: SQ.FT. | LOT AREA: ACRES | ROW AREA: SQ.FT. | ROW AREA: ACRES | TOTAL AREA: SQ.FT. | TOTAL AREA: ACRES |
|--------------|------------------|-----------------|------------------|-----------------|--------------------|-------------------|
| LOT 1        | 43,560±          | 1.000±          | 6,076±           | 0.139±          | 49,636±            | 1.139±            |
| LOT 2        | 163,213±         | 3.747±          | 9,979±           | 0.229±          | 173,192±           | 3.976±            |
| <b>TOTAL</b> | <b>206,773±</b>  | <b>4.747±</b>   | <b>16,055±</b>   | <b>0.368±</b>   | <b>222,828±</b>    | <b>5.115±</b>     |

BEARINGS REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM WHICH BEARS THE N. 89°47'57"W. ALONG THE THE N. LINE OF THE FRAC. NE.1/4 OF SEC. 3-11-14.

0 200 400

\*SURVEYOR'S SEAL\*

WISCONSIN

MICHAEL J. LAUE  
 S-1435  
 BEAVER DAM,  
 WISCONSIN

LAND SURVEYOR

*Michael J. Laue*  
 7/30/08

APPROVED by the Town of Beaver Dam this 23 day of August 2008.

*Neil Steppich*  
 Chairman

**Town of Beaver Dam**  
**Planning Committee Minutes**  
May 19, 2008

Chairman Alan Matuszeski called the May 19, 2008 Town of Beaver Dam Planning Committee meeting to order at 7:00pm. Members present were Al Matuszeski, Bob Tietz, Larry Braker, Van Rokicki, Bill Popp, John Kuzniewicz & Donna Schauer.

Minutes from the March 31, 2008 meeting were read. 1 correction in paragraph 2, change statement from Committee made to Committee may have made. Motion by Bob Tietz to approve minutes as amended, seconded by John Kuzniewicz, all in favor, motion carried.

First order of business is to act on the application of MSA Prof. Services, agent for Mark Hansen, for a Minor Land Division/Letter of Intent for parcel #004-1114-0311-009, located N7243 N Crystal Lk Rd, Town of Beaver Dam. Dick Leistekow present for MSA. Parcel is zoned R1, purpose for division is to build a new home. Motion by John Kuzniewicz to approve the land division with the restriction that the driveway will come off Marks Circle and the ground perks. Seconded by Bob Tietz, all in favor, motion carried.

Second order of business is to act on the application for a Conditional Use permit for Beaver Dam Dance Academy LLC to operate a dance studio inside the Get Fit Health Club located at N7156 E Plaza Dr. Dena Jacobson, owner and instructor was present. Hours of operation are 4pm-9:30pm Mon-Thur and Sunday afternoons. Motion by John Kuzniewicz to approve the conditional use. Seconded by Van Rokicki, all in favor, motion carried.

Third order of business is to act on the application for Bodyworks LLC for a Conditional Use Permit to operate a spa inside the Get Fit Health Club located at N7156 E Plaza Dr. Kristi Lund, owner and massage therapist/instructor was present. Two rooms in the Health club area will be used. Estimated hours of operation are 9am-11am and 5pm-8pm by appointment. Motion by Bob Tietz to approve the conditional use permit. Motion seconded by Larry Braker, all in favor, motion carried.

Fourth order of business is to act on the application of Jason Maleck and Michael Rosanke for a Conditional Use permit for a farm consolidation on parcel number 004-1214-3514-000, located on Cty Rd E. Neal Stippich was present and stated he has made an offer to purchase, which will create a conforming parcel. Motion by Larry Braker to permit the farm consolidation. Motion seconded by Donna Schauer, all in favor, motion carried.

Fifth order of business is to act on the application of the Town of Beaver Dam for a conditional use permit to construct a salt storage facility at W8540 Cty W. Motion by John Kuzniewicz to table this item until the next meeting. Seconded by Donna Schauer, all in favor, motion carried.

Sixth order of business is to review the existing conditional use permit of Danny Spears, agent for Dennis Roth. Danny Spears is owner of the building, located at 1121 Madison St, and is present at the meeting. Mr Spears stated Dennis Roth is no longer involved with the business and that the current business operator is Mike Basset and is said to be in poor health. Motion by Larry Braker to give Mr Spears/Mike Bassett 60 days at which time the CU permit will expire and items from the business and the Rummage Sale Store sign hanging in front of the building must be removed. Motion seconded by Bob Tietz, all in favor, motion carried.

Seventh order of business is to review an existing Conditional Use permit for violation of conditions issued to Russell Tetzlaff, allowing for a motor vehicle sheet metal fabrication business and owners living quarters, located at 1126 Madison St. Mr Tetzlaff stated he is a Full Time employee of John Deere and is retiring around this Christmas/New Years time. He also stated he is in the process of cleaning up and agreed he could and would remove the gravity box, and complete the north side of the fence in the discussed allotted time given of 60 days, and that there are currently approximately 16 cars and 1 motor home on his property. John Kuzniewicz

## Conditional Use Permit Application

Applicant (Agent) Chase J Fletcher  
Street Address 18537 sunset Beach Rd  
City, State, Zip Code Beaver Dam, WI, 53916  
Phone Number 920-763-8007 Email ChaseJFletcher92@yahoo.com

Property Owner (If different from applicant) Jim Fletcher  
Street Address 18000 Whitetail RD  
City, State, Zip Code Bunaert, WI, 53922  
Phone Number 920-392-2846 Email N/A

Parcel Identification Number (PIN) 004-1214-2821-007  
Site Address 18063 state Road 33 Beaver Dam WI  
Zoning C-1 Commercial  
Present Use of Property empty  
Proposed Use of Property Bait shop  
Zoning Ordinance Section Number 62-66 (b) (1)

### 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 Chase J Fletcher  
Date 7-16-19 Contact number 920-763-8007

**Disposition (For office use only)**

Plan Commission Meeting Date: \_\_\_\_\_

**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 \_\_\_\_\_  
Land Use Administrator

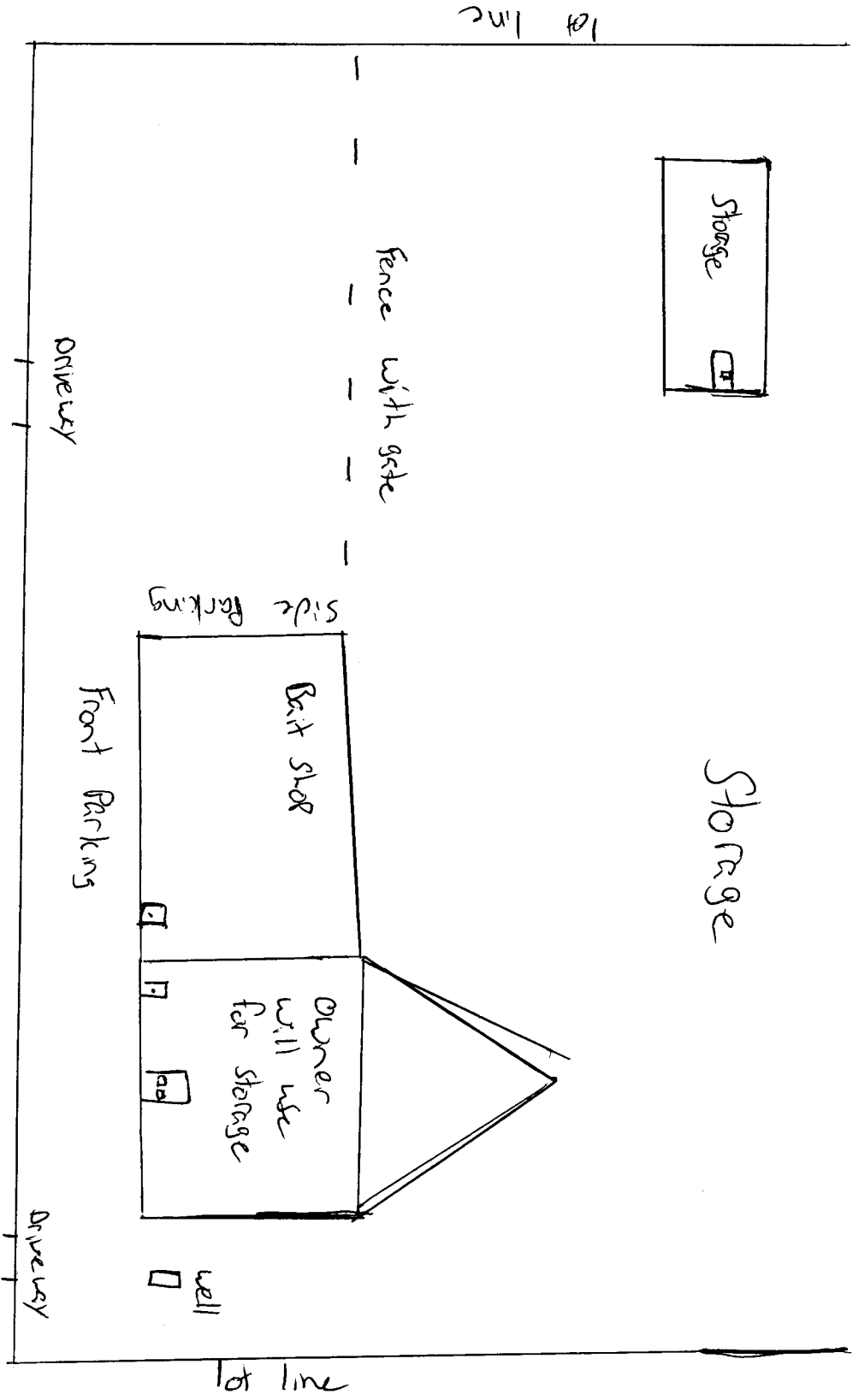
Date \_\_\_\_\_

I am writing this proposal  
for N 8063 State Road 33 Beaver Dam.  
The showroom part of the Building  
I'm renting from my dad and will  
use it for a bait shop. I will  
have soda, candy, chips, tackle, and  
live bait.

Thank you for your time and look  
forward to being apart of the town  
of Beaver Dam.

Chase S Fletcher  
James E Bait & Tackle





May 33