

**Town of Beaver Dam  
Amended 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, August 26, 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 August 12, 2019 Plan Commission meeting
4. Conduct a public hearing on the review of the Conditional Use Permit issued to G & H Solutions, LLC on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. All interested persons may appear and present comments on the application.
5. Act on Item 4 above
6. Conduct a public hearing on the application of Steven G. & Peggy L. Krenz for a Conditional Use Permit to construct a single family dwelling in the A-2 General Agricultural district for the primary farm operator. All interested persons may appear and present comments on the application.
7. Act on Item 6 above
8. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
August 12, 2019**

Meeting called to order 7:01 pm. Notice posted August 1, 2019 and published August 1, 2019.

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

Minutes of July 29, 2019 were read. Motion ( ) to approve minutes as read. Motion carried.

“Parcel currently does not have a driveway access on N Crystal Lake or Marks Circle” to read, “Parcel currently does not have a driveway on N Crystal Lake or Marks Circle, but does have access off of Marks Circle.”

“Chairman Zeamer cited Code for driveways being 500’ apart” to read, “Chairman Zeamer cited Code (minimum spacing between driveways, same side of road where traffic is less than 500 cars a day is 500’) for driveways being 500’ apart.”

Motion (Kitchen/Voigt) to approve minutes with revisions. Motion carried.

Chairman opened the public hearing on the application of DabKar Group for a Conditional use Permit to operate Old Hickory Golf Course at W7596 State Road 33 on parcel 004-1114-0131-000. Applicants Ryan and Kelsey Stray present and looking to continue business as is and moving Old Hickory into the future without any major changes. Resident Eileen Haberman asked if representative had any ownership of land. Applicant indicated they will as of closing at the end of the month. Haberman further inquired about entity, DabKar Group. Applicant addressed all questions. Chairman closed the public hearing.

Discussion. Motion (Voigt/Kitchen) to approve CUP with a condition that DabKar obtain all necessary local, County, and State permits. Motion carried.

Motion (Garczynski/Schauer) to adjourn 7:21pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
June 1, 2015**

Chairman Al Matuszeski called the meeting to order at 7:00pm.

Present: Chairman Al Matuszeski, Neal Stippich, John Kuzniewicz, Art Kitchen, Bob Tietz, Larry Braker, Bob Ganske, Land Use Administrator Dan Prunuske, Secretary Kristine Klodowski

Absent: None.

Notice posted May 20, 2015 and published May 23, 2015.

The minutes of the April 27, 2015 Plan Commission meeting were read. Motion (Braker/Tietz) to approve minutes as read. Motion carried.

Opened the public hearing on the terms and conditions of the existing Conditional Use Permit for the Beaver Dam Raceway located at N7086 Raceway Road on parcel 004-1114-0342-000. Carolyn Mueller was present on behalf of the Beaver Dam Raceway, looking to clarify the policy regarding hours of operation. Public hearing closed by Chairman Matuszeski.

Motion (Stippich/Kuzniewicz) to continue with conditional use as it stands. Motion carried.

Letter of intent of Sherron Challis and Gar E. Kellom for a certified survey map of parcels 004-1214-2232-000, 004-1214-2242-004, and 206-1214-2242-006. Proposal is to create two lots, one with buildings and the other with ag land. Parcel is partially in city. Rich Leaver, surveyor present, representing Gar E. Kellom. Looking to list lots for sale and sell parcels separately. Currently attempting to annex remaining outbuilding. Motion (Stippich/Tietz) to have the Land Use Administrator approve the CSM.

Request of Jenny Knaup for a Certificate of Zoning compliance to operate a temporary roadside stand selling fireworks in C-1 Commercial zoning district at 1130 Madison Street on parcel 004-1114-0821-007. Jenny Knaup present. Discussion. Motion (Stippich/Kitchen) to approve request for a temporary permit. Motion carried.

Open public hearing on the application of G & H Solutions, LLC for a conditional use permit to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Geddeis present. Operate numerous car washes around the area, including operation and service. Looking to move warehouse to Beaver Dam, potentially add loading dock on side of building and work with neighbors on drainage issues. Supplies for car wash repairs and will be blending soaps to sell. Soaps are readily biodegradable, meaning <28 days. Resident John Binnotto expressed concern for hours of operation, drainage, and outside storage. Public hearing closed by Chairman Matuszeski.

Motion (Kuzniewicz/Tietz) to approve conditional use permit with the stipulation that G & H Solutions LLC will work with neighbors to achieve a satisfactory resolution to the water drainage issue.

# Conditional Use Permit Application

Applicant (Agent) Steven G. & Peggy L. Krenz  
Street Address W9640 Canary Rd  
City, State, Zip Code Beaver Dam, WI 53916  
Phone Number 920-210-1117 Email pegnsteven@gmail.com

Property Owner (If different from applicant) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Parcel Identification Number (PIN) 004-1114-1932-000 & 004-1114-1923-000  
Site Address \_\_\_\_\_  
Zoning A-2 General Agricultural  
Present Use of Property Pasture  
Proposed Use of Property Single family residential  
Zoning Ordinance Section Number 62-62 (2) (g) => 62-63 (2) (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 

Date 8/14/19 Contact number 920-210-1117

**New Frontier Land Surveying LLC**

234 S. Spring Street - P.O. Box 576  
 Beaver Dam, Wisconsin 53916  
 p(920)885-3904 f(920)885-3905

**SITE PLAN**

**Legal Description:**

BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND AND THE FRACTIONAL SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 19, TOWN 11 NORTH, RANGE 14 EAST, TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

Commencing at the W 1/4 corner of said Section 19; thence S88°13'41"E along the east-west 1/4 line, 686.55 feet to the point of beginning; thence continuing S.88°13'41"E along said east-west 1/4 line, 280.00 feet; thence S.12°41'19"W., 630.00 feet; thence N.81°45'45"W., 295.00 feet; thence N13°51'42"E, 600.00 feet to the point of beginning. Containing 4.001 acres +/- or 174,284 sq ft.

W 1/4 COR  
 SEC 19-11-14  
 STONE

C 1/4 COR  
 SEC 19-11-14  
 DC MAG

**OWNERS**

Steven G Krenz  
 Peggy L Krenz  
 Krenz Farms LLC  
 W9640 Canary Road  
 Beaver Dam, WI 53916  
 [PIN: 004-1114-1923-000]  
 [004-1114-1924-000]  
 [004-1114-1932-000]  
 004-1114-1931-002]  
 Vacant Land  
 Canary Road  
 Town of Beaver Dam

**DRIVEWAY NOTES:**

- 1.) CONSTRUCTION TRACKING PAD TO BE INSTALLED AND MAINTAINED - NO. 2 STONE.
- 2.) DRIVEWAY TO BE COMPLETED AFTER HOUSE CONSTRUCTION FINISHED. WEATHER ALLOWING

**NOTES:**

- 1.) BUILDER MUST VERIFY ALL GRADES PRIOR TO CONSTRUCTION WITH TOWN OF BEAVER DAM ZONING COORDINATOR AND BUILDING INSPECTOR.
- 2.) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOONS AS PRACTICAL TO PREVENT UNNECESSARY EROSION AS OUTLINED IN BEST MANAGEMENT PRACTICES.
- 3.) DITCH CHECK STRAW BAYLES TO BE INSTALLED IF NEEDED TO HELP CONTROL STORM RUNOFF.
- 4.) SILT FENCE TO BE INSTALLED & MAINTAINED

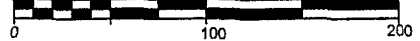
**PROPOSED HOUSE GRADE:**

FIRST FLOOR ELEV. = 900.25  
 GARAGE FLOOR ELEV. = 899.0  
 LOWER LEVEL ELEV. = 892.25

**THIS PARCEL**

174,284 SQ FT  
 4.001 AC +/-  
 [78.34 ACRES +/-  
 S1/2 NW 1/4]

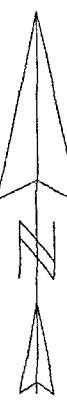
**GRAPHIC SCALE**



**LEGEND**

- Dodge County Survey Monument as shown
- 1" Iron Pipe set
- Exist Spot Elevation
- Proposed Yard Grade
- Proposed Drainage
- Silt Fence

North point is referenced to the Dodge County Coordinate System.  
 Record measurements of Section 19-11-14.



I certify that this map is correct according to official records to the best of my knowledge and belief.

Dated this 1<sup>st</sup> day of July, 2019

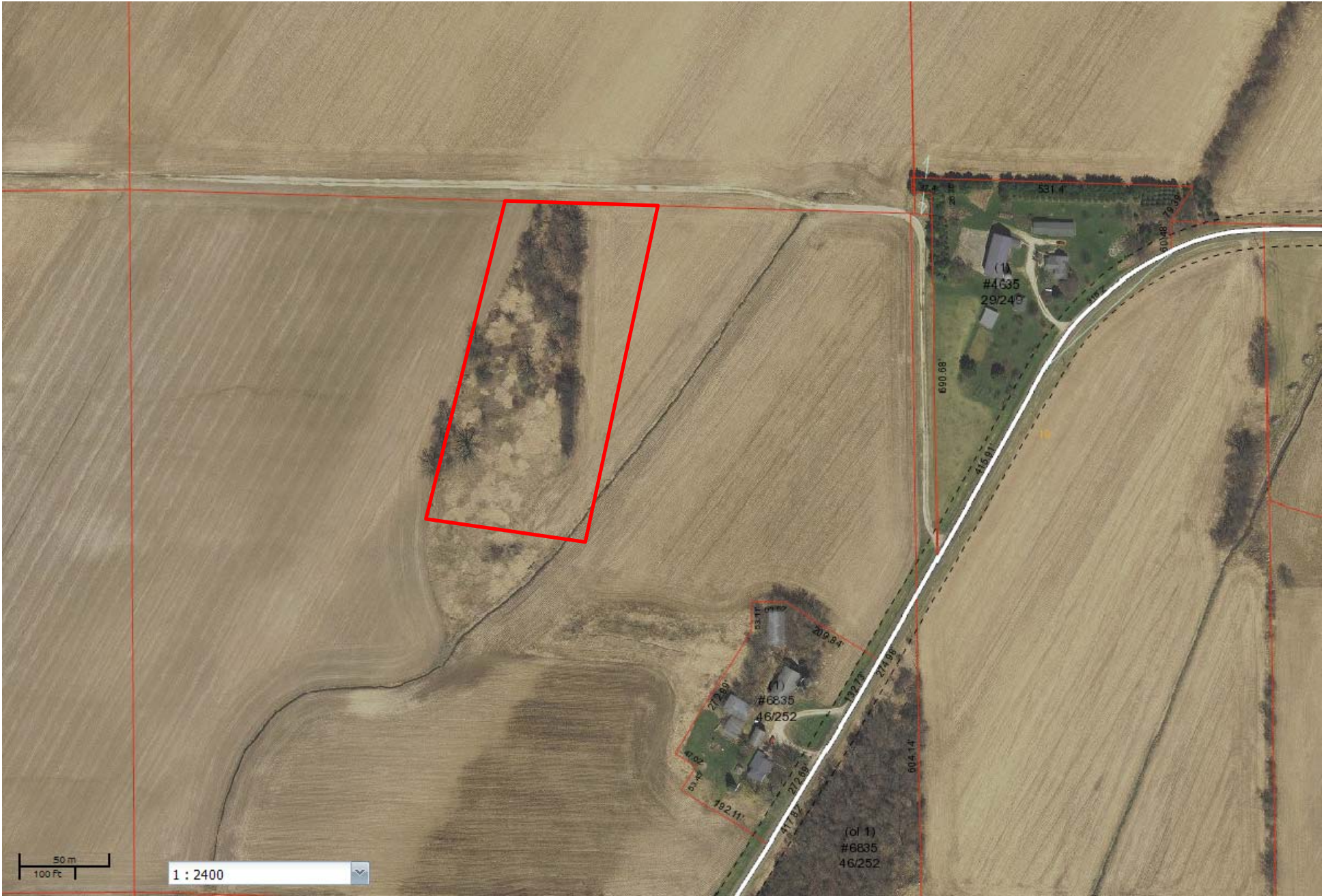
*Mark R. Tomashek*  
 Mark R Tomashek WI RLS 2340-008  
 New Frontier Land Surveying LLC  
 at Beaver Dam, Wisconsin.

RE: 2nd July 2019



Job No. 19-2501S  
 Sheet 1 of 4

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.



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100 Ft

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29/249

(1)  
#6835  
46/252

(of 1)  
#6835  
46/252

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531.4'

600.88'

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