

## **Town of Beaver Dam Notice of Plan Commission Meeting**

**Notice is hereby given** that the Town of Beaver Dam Plan Commission will meet at 7:00 PM on Monday, October 7, 2019 in the Beaver Dam Town Hall 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 30, 2019 Plan Commission meeting
4. Review the revised site plan for Neuman Pools on Parcel 004-1114-0733-000 at W9684 Beaverland Pkwy and approve, approve conditionally, or reject. Also make a recommendation to the Town Board with respect to any private facilities to be constructed in the Town Road right-of-way.
5. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
September 30, 2019**

Meeting called to order 7:02 pm. Notice posed September 17, 2019 and published September 14, 2019.

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

Minutes of August 26, 2019 were read. Motion (Kitchen/Tietz) to approve minutes as read. Motion carried.

Commission secretary asked the Commission to consider eliminating the reading of previous minutes at each meeting. Discussion. Motion (Kitchen/Kuzniewicz) to have secretary continue reading minutes. Motion carried.

Chairman opened the public hearing on the petition of Anthony A. & Patricia A. Roedl to amend the comprehensive plan by changing the east 257 feet of the west 498 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential. LUA Prunuske stated applicants originally asked for rezone of west 240' and potential buyer asking for additional lands be zoned R1. In the end there will be only one parcel, but the rezoning happens in two parts. Mark Tomashak, New Frontier Land Surveying, and petitioner Anthony Roedl present. Tomashak indicated request is changing from 240' to 498'/2.7 acres to 5.5 acres. Buyer wants to add a 40'x60' shed. LUA had made known that being residential, shed may not be used for business or animals. Mike Zimmerman, neighboring property owner present, and indicated issues with current drainage and expressed concern for increased issues. Zimmerman stated he has lost 7 acres in the past three years. Zimmerman expressed interest in being able to run tile through. Discussion. Chairman closed the public hearing.

Motion (Schauer/Voigt) to make recommendation to the Town Board to amend the comprehensive plan. Motion carried.

Chairman opened the public hearing on the petition of Anthony A. & Patricia A. Roedl to rezone the east 257 feet of the west 498 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential. Chairman closed the public hearing.

Motion (Voigt/Schauer) to make recommendation to the Town Board to rezone. Motion carried.

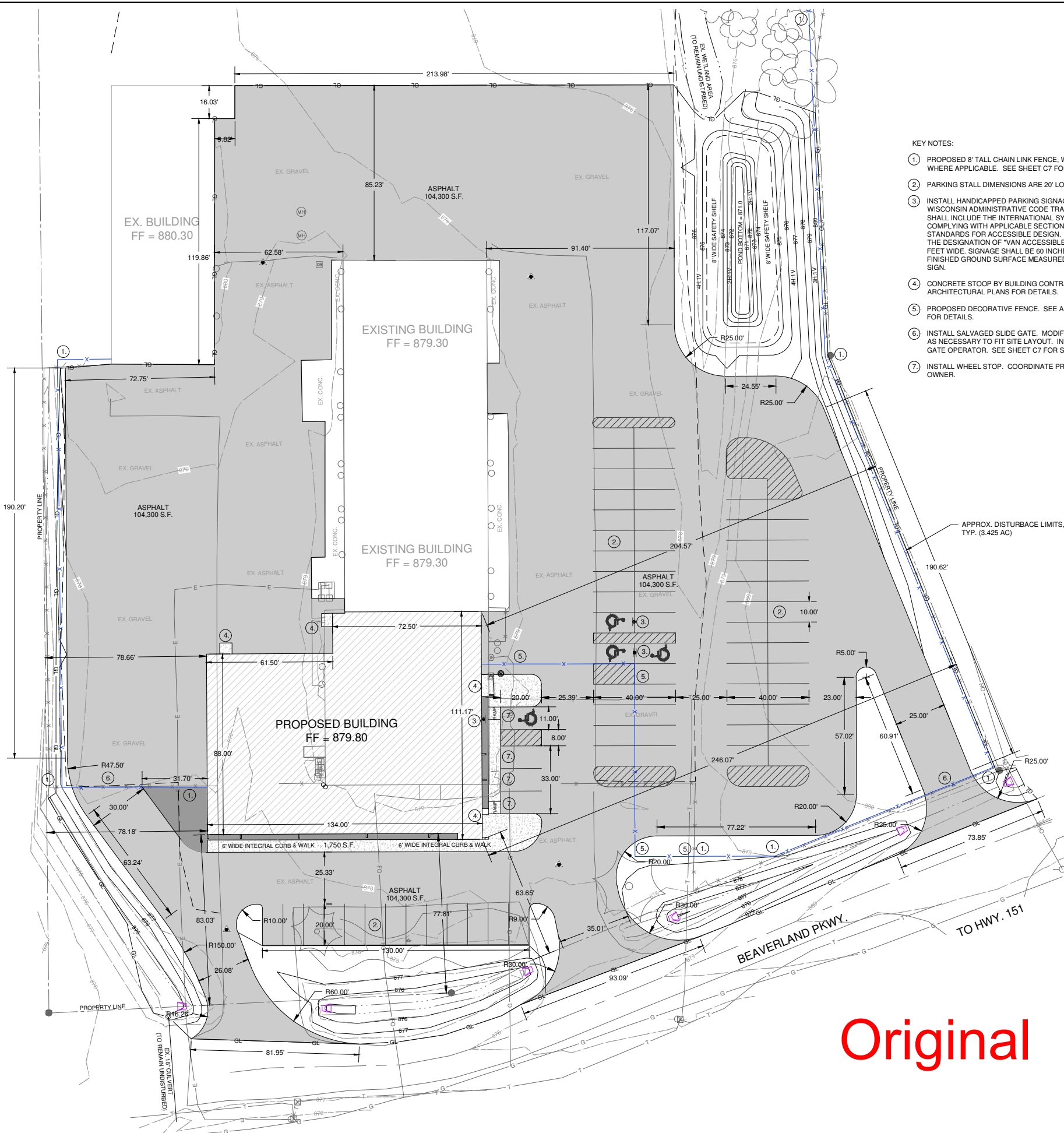
Motion (Voigt/Schauer) to approve Letter of Intent to divide Lot 2 CSM 5172 Parcel 004-1214-2621-002. Motion carried.

Review 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. Don Geddeis of G & H Solutions not present. LUA has not had any contact from G & H Solutions. Kuzniewicz recommends issuing citation. If violation continues, CUP can be revoked. Discussion. Motion (Voigt/Kitchen) to issue G & H Solutions a citation for the violation of existing CUP and if G & H Solutions does not apply for a new or modified CUP within 30 days, Board will hold a hearing to revoke current CUP on November 4, 2019. Motion carried.

Motion (Voigt/Schauer) to adjourn at 7:45 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary



KEY NOTES:

1. PROPOSED 8' TALL CHAIN LINK FENCE, WITH DRIVEN POSTS WHERE APPLICABLE. SEE SHEET C7 FOR SPECIFICATIONS.
2. PARKING STALL DIMENSIONS ARE 20' LONG BY 10' WIDE (TYPICAL).
3. INSTALL HANDICAPPED PARKING SIGNAGE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE TRANS 200.07. SIGNAGE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH APPLICABLE SECTIONS OF THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN. SIGNAGE SHALL CONTAIN THE DESIGNATION OF "VAN ACCESSIBLE" FOR STALL THAT IS 11 FEET WIDE. SIGNAGE SHALL BE 60 INCHES MINIMUM ABOVE THE FINISHED GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
4. CONCRETE STOOP BY BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. PROPOSED DECORATIVE FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. INSTALL SALVAGED SLIDE GATE. MODIFY LENGTH OF SLIDE GATE AS NECESSARY TO FIT SITE LAYOUT. INSTALL MOTORIZED SLIDE GATE OPERATOR. SEE SHEET C7 FOR SPECIFICATIONS.
7. INSTALL WHEEL STOP. COORDINATE PRODUCT TYPE WITH OWNER.

GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN WITHIN THIS PLAN ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER OR OWNER FOR THEIR ACCURACY OR DEGREE OF COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS/HER OWN DETERMINATION AS TO THE TYPE, LOCATION, AND ELEVATION OF ALL UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGING ANY SUCH UTILITIES. THE CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT (800) 242-8511 PRIOR TO ANY CONSTRUCTION SO THAT THE SITE MAY BE MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.) REGARDING THE LOCATION, SIZE, DEPTH, ETC. OF EXISTING AND PROPOSED SERVICE LINES WITHIN THE PROJECT SITE. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY PRIVATE UTILITIES THAT ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAREFULLY WORK AROUND EXISTING UTILITY LINES, UTILITY POLES, UTILITY STRUCTURES, GUY WIRES, ETC. THAT ARE TO REMAIN UNDISTURBED. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY SHORING OR OTHER MEASURES TO PROTECT THESE FEATURES DURING CONSTRUCTION ACTIVITIES.
2. WHEN "CONTRACTOR" IS MENTIONED WITHIN THIS PLAN IT SHALL MEAN THE SITE CONTRACTOR(S).
3. EXISTING KNOWN SURVEY MONUMENTS (SHOWN ON THE PLANS) ENCOUNTERED DURING CONSTRUCTION ARE TO BE PRESERVED AND LEFT UNDISTURBED. SHOULD THE CONTRACTOR ENCOUNTER UNKNOWN MONUMENTS, PROPERTY STAKES, ETC. (NOT SHOWN ON THE PLANS), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO ANY DISTURBANCE. FAILURE TO PRESERVE SUCH MONUMENTS SHALL NOT BE ALLOWED AND REPLACEMENT BY A REGISTERED LAND SURVEYOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. REFER TO PROJECT ARCHITECTURAL/STRUCTURAL DRAWINGS FOR DETAIL DIMENSIONS OF THE PROPOSED BUILDING, AND ASSOCIATED ARCHITECTURAL FEATURES.
5. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS, AND ELEVATIONS SHOWN ON THIS PLAN TO THE ACTUAL FIELD CONDITIONS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS ARE APPARENT, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR RE-DESIGN MAY OCCUR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANAGEMENT AND COORDINATION OF ALL ASPECTS PERTAINING TO THIS PROJECT, WHICH INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY, TRAFFIC CONTROL, BARRICADES/FENCING, SITE SECURITY, EROSION CONTROL, WORKMANSHIP, MATERIAL QUALITY, ETC.
7. ALL WORK, LABOR, MATERIALS, ETC. INCLUDED IN THIS PROJECT SHALL BE GUARANTEED AGAINST ANY DEFECTS IN WORKMANSHIP OR MATERIALS FOR A PERIOD OF AT LEAST ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE OF ALL IMPROVEMENTS BY THE OWNER. ANY MATERIAL OR EQUIPMENT PRESENT AT THE CONSTRUCTION SITE SHALL BE THE PROPERTY OF THE OWNER AND DISPOSITION SHALL BE AS DIRECTED BY THE OWNER. ALL SALVAGED MATERIALS SHALL BE CAREFULLY REMOVED AND STORED CAREFULLY AT THE OWNER'S STORAGE AREA.
8. THE CONTRACTOR SHALL SAWCUT A CLEAN & STRAIGHT MATCHLINE AT ALL CONNECTIONS TO EXISTING CURB, ASPHALT, AND CONCRETE.
9. ALL SITE WORK INCLUDING, BUT NOT LIMITED TO, EROSION CONTROL, TRAFFIC CONTROL, EXCAVATION, GRADING, STORM SEWER, AGGREGATE BASE, ASPHALT, CONCRETE, RESTORATION, AND RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, CURRENT EDITION & ALL AMENDMENTS TO DATE THERETO.
10. HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COUNTY COORDINATES, DODGE COUNTY, NAVD88 (1988), IN U.S. SURVEY FEET.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL NECESSARY TRAFFIC CONTROL, DETOURING, SIGNAGE, AND CONSTRUCTION BARRICADES DURING THE DURATION OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND SEQUENCE HIS/HER WORK TO MINIMIZE THE INCONVENIENCE TO THE LOCAL TRAFFIC, THE BUSINESSES, AND/OR THE RESIDENTS LOCATED ADJACENT TO THIS PROJECT.
12. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN TO ILLUSTRATE THE TYPE AND LOCATION OF THE PROPOSED TRAFFIC CONTROL MEASURES USED ON THE PROJECT FOR APPROVAL BY THE OWNER. THE CONTRACTOR SHALL INSPECT ALL TRAFFIC CONTROL MEASURES DAILY AND PERFORM ANY NECESSARY MAINTENANCE OR ADJUSTMENTS BASED ON THE ACTIVITIES PLANNED.
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14. ALL DISTURBED OPEN SPACE AREAS SHALL BE TOPSOILED TO A MINIMUM 4-INCHES THICK AND MULCHED/SEEDED IN ACCORDANCE WITH THE WISCONSIN DNR CONSERVATION PRACTICE STANDARDS 1058/1059, UNLESS OTHERWISE SHOWN ON THE PROJECT CIVIL SITE AND/OR LANDSCAPING PLANS.
15. SITE RESTORATION CONSTRUCTION OPERATIONS SHALL GENERALLY COMPLY WITH WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
16. INSTALL EROSION MAT CLASS I, TYPE A ON ALL DISTURBED SLOPES EXCEEDING 5:1V.

Original

PROJECT NO.	SCALE	NO.	DATE	REVISION	BY
05825002	NAR	1	09-12-2018	ACCESSIBLE PARKING STALLS, WEST DRIVE & FENCE GATE	TMJ
		2	08-21-2018	ADD ASPHALT NEAR NORTHWEST CORNER OF EXISTING BUILDING DEMOLITION, CONCRETE STOOPS BY BUILDING CONTRACTOR, HANDICAP PARKING SIGNAGE & WHEEL STOP, ELIMINATE SIDEWALK RAMPS EAST SIDE OF BUILDING	TMJ
		3	09-04-2018	EAST SIDE RETAIL ENTRANCE LOCATION, ACCESSIBLE PARKING STALLS	TMJ

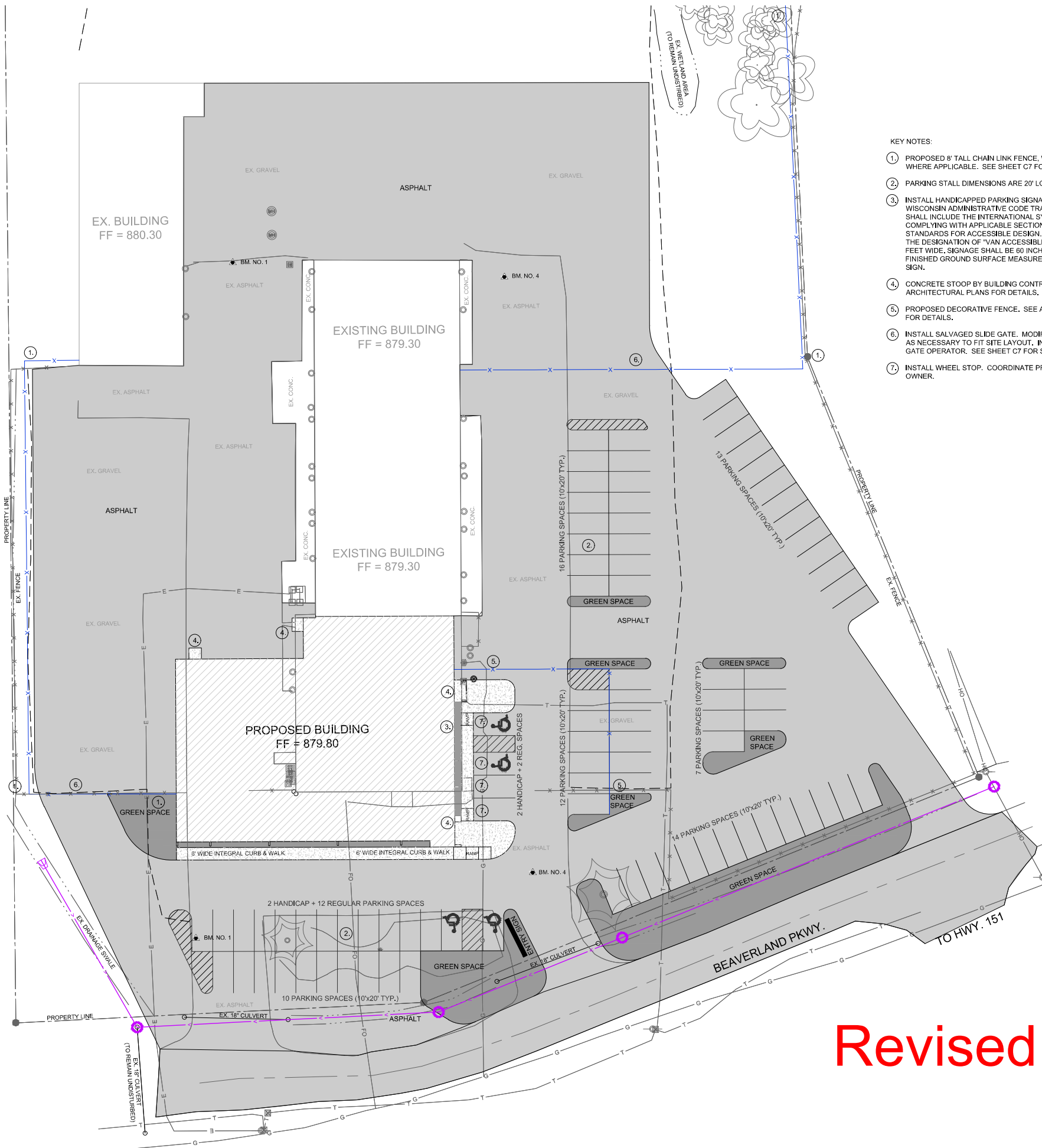


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NEUMAN POOLS BUILDING EXPANSION  
 W9684 BEAVERLAND PKWY.  
 TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN

SITE DEVELOPMENT & RESTORATION PLAN  
 SHEET C4

FILE NO.  
 05825002



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Revised