

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, February 1, 2021 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 November 30, 2020 Plan Commission meeting
4. Conduct a 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
5. Act on Item 4 above by making a recommendation to the Town Board
6. Conduct a 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 Single Family Residential
7. Act on Item 6 above by making a recommendation to the Town Board
8. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
November 30, 2020**

Meeting called to order 7:00 pm. Notice posted November 17, 2020 and published November 20, 2020.

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

Minutes of November 16, 2020 were read. Motion (Voigt/Schauer) to approve as read. Motion carried.

Chairman opened the public hearing on the application of Mark H. & Roberta L. Nelson to amend Map 8-2 of the Comprehensive Plan by changing parcel 004-1114-0822-006 from Commercial to Single Family Residential. Mark Nelson present. Bought lot 1 ½-2 years ago, substandard lot, want to add some of the land they have to make it a more conforming lot and would like to eventually build a retirement home on it for themselves. Discussion. Chairman closed the public hearing.

Motion (Kitchen/Schauer) to recommend to the Town Board that they amend Map 8-2 of the Comprehensive Plan by changing parcel 004-1114-0822-006 from Commercial to Single Family Residential. Motion carried.

Chairman opened the public hearing on the application of Mark H. & Roberta L. Nelson to rezone parcel 004-1114-0822-006 from C-1 Commercial to R-1 Single Family Residential. Chairman closed the public hearing.

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

Motion (Voigt/Schauer) to adjourn. Motion carried. 7:16 pm

Respectfully submitted,
Kristine Klodowski, Secretary

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: _____

Tax Key Number: 004-01152-0000

Property Owner: Somes Guenther
(Name)

N 2400 Edgewood Dr Beaver Dam WI
(Address) (City, State, Zip)

Phone Number: 920-210-6348

Email: ja_guenther@hotmail.com

PROPOSED CHANGE OF USE FROM Agriculture TO Single Family Residential

- | | | |
|--------------------------------|---------------------------|------------|
| Agriculture | Single Family Residential | Commercial |
| Conservancy | General Residential | Industrial |
| Utilities & Community Services | Recreation | |

Existing Property Use: Agriculture

Proposed Property Use: Single Family Residential

Proposed time schedule for development and/or use of the property: Up to new owner

PROPERTY OWNER SIGNATURE [Signature] DATE: 1/13/2021

- Petition must include:
- (1) Plot plan drawn to scale showing the area proposed to be changed, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be changed is required. The town board or plan commission may require the plot plan be prepared by a land surveyor licensed by the State of Wisconsin.
 - (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be changed.

See Exhibit 'A'

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: _____

Tax Key Number: 004-11143011002 / 004-01152-0000

Property Owner: James Guenther
(Name)

N 7400 Edgewater Dr Beaver Dam WI 53916
(Address) (City, State, Zip)

Phone Number: 920-210-6348

Email: ja_guenther@hotmail.com

PROPOSED CHANGE OF ZONING FROM A-1 TO B-1

A-1 (Prime Agricultural)
A-2 (General Agricultural)
CO (Conservancy)

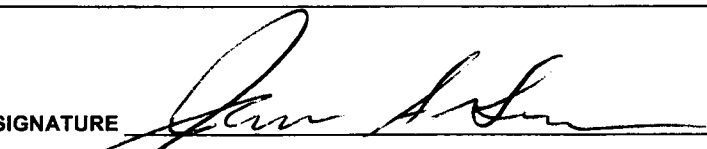
R-1 (Single Family Residential)
R-2 (Two Family & Multi-Family Residential)

C-1 (Commercial)
I-1 (Industrial)

Existing Property Use: Farm land

Proposed Property Use: Single Family home

Proposed time schedule for development and/or use of the property: March 1 2021

PROPERTY OWNER SIGNATURE  DATE: 1/13/2021

Petition must include:

- (1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be rezoned is required. The town board or plan commission may at their request require the plot plan be prepared to scale by a registered surveyor licensed by the State of Wisconsin.
- (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.
- (3) Check to **Town of Beaver Dam** for \$500 filing fee.

See Exhibit 'B'

EXHIBIT 'A'

PROPOSED CHANGES TO MAP 8-2 YEAR 2030 FUTURE LAND USE TOWN OF BEAVER DAM COMPREHENSIVE PLAN

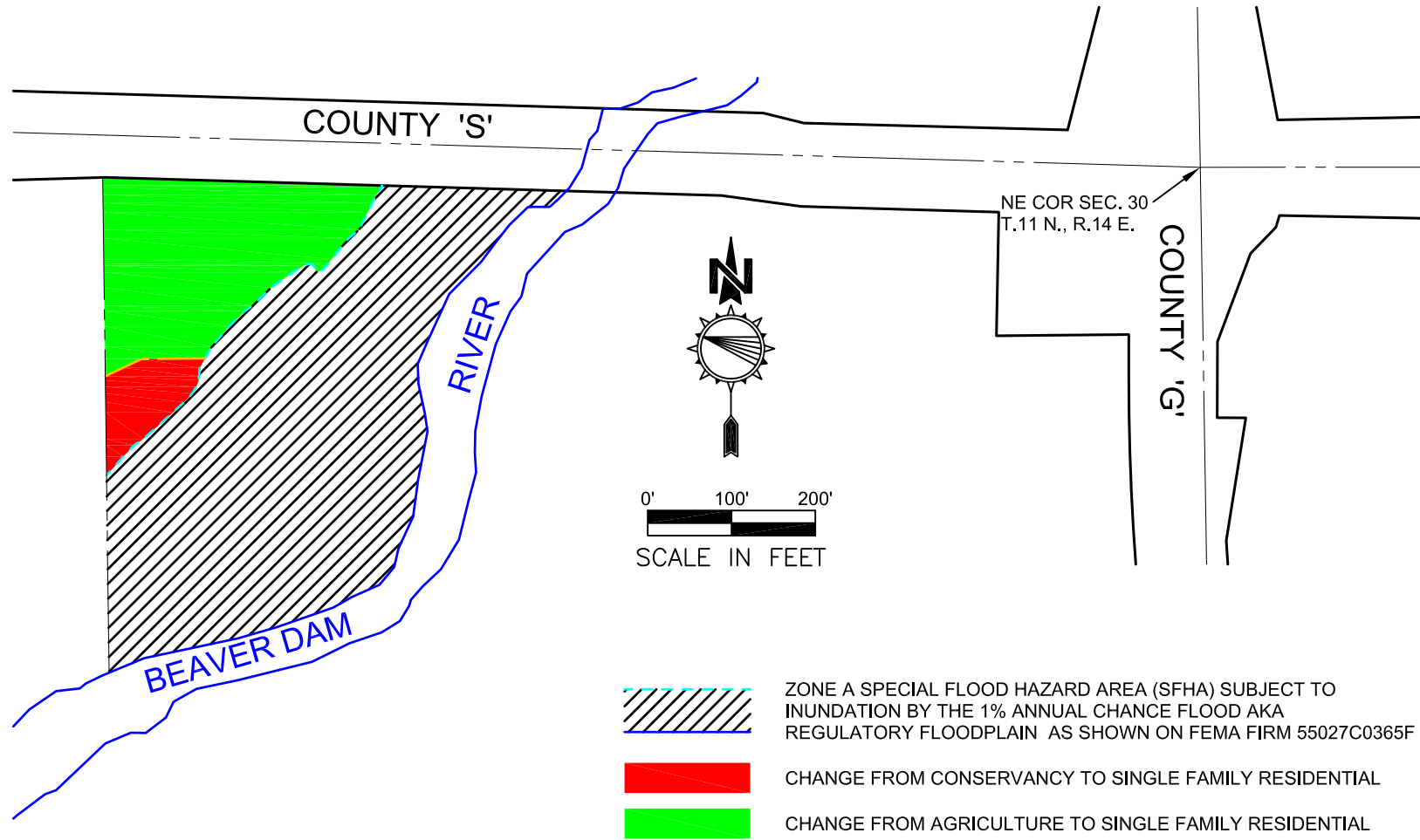


EXHIBIT 'B'

PROPOSED TOWN OF BEAVER DAM REZONING

