

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, March 29, 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 February 1, 2021 Plan Commission meeting
4. Review and approve, approve conditionally or reject the proposed site plan submitted by Jeffrey D. & Denise L Schepp in conjunction with a application for a land use permit for a new building on parcel 004-1214-2631-004 at W7972 Ollinger Rd
5. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
February 1, 2021**

Meeting called to order 7:00 pm. Notice posted January 28, 2021 and published January 21, 2021.

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

Minutes of November 30, 2020 were read. Removing word "more" before "conforming lot". Motion (Voigt/Schauer) to approve after update. Motion carried.

Chairman opened the 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. James Guenther present. Lot is under contract to be sold. Perked for a four bedroom home. This is an existing parcel. Neighbor Kenneth Rodenkirch appears. Discussion. Chairman closed the public hearing.

Motion (Schauer/Zeamer) to recommend to the Town Board that they 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. Motion carried.

Chairman opened the 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 R-1 Single Family Residential. Chairman closed the public hearing.

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

Motion (Schauer/Voigt) to adjourn. Motion carried. 7:19pm.

Respectfully submitted,
Abby Klodowski, Secretary

Land Use Permit Application

Fee: \$75.00 + \$1.00 per \$1,000.00 of cost
\$150.00 + \$2.00 per \$1,000 of cost*

Town of Beaver Dam

W8540 County Road W
Beaver Dam, WI 53916
920-887-0791

Applicant (Agent) Jeffrey D. Schepp

Street Address W7972 Ollinger Rd

City, State, Zip Code Beaver Dam WI 53916

Phone Number 920-887-2860 Email shepysautobody@yahoo.com

Property Owner (If different from applicant) _____

Street Address _____

City, State, Zip Code _____

Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1214-2631-004

Site Address W7972 Ollinger Rd

Present Use of Property Residential & commercial

Proposed Use of Property same

Permit Required For New shed (personal garage)

Structure Dimensions: Length 60' Width 30' Height 16'

Number of Stories 1 Total Square Footage 1,800

Total Structure Costs \$ 35,000

Note: 1. A site plan drawn to scale must be included with all applications.

2. Costs are defined as either Contracted or Do-it-yourself. Contracted cost includes material and labor. Do-it-yourself cost is the value of materials doubled.

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. Also, all work performed and equipment installed shall meet all applicable laws and regulations of the State of Wisconsin.

Signature of owner or authorized agent  Date 3/10/21

Phone Number 920-887-2860 Email shepysautobody@yahoo.com

Disposition (For Town use only)

Zoning District _____ Date Permit Issued/Denied _____

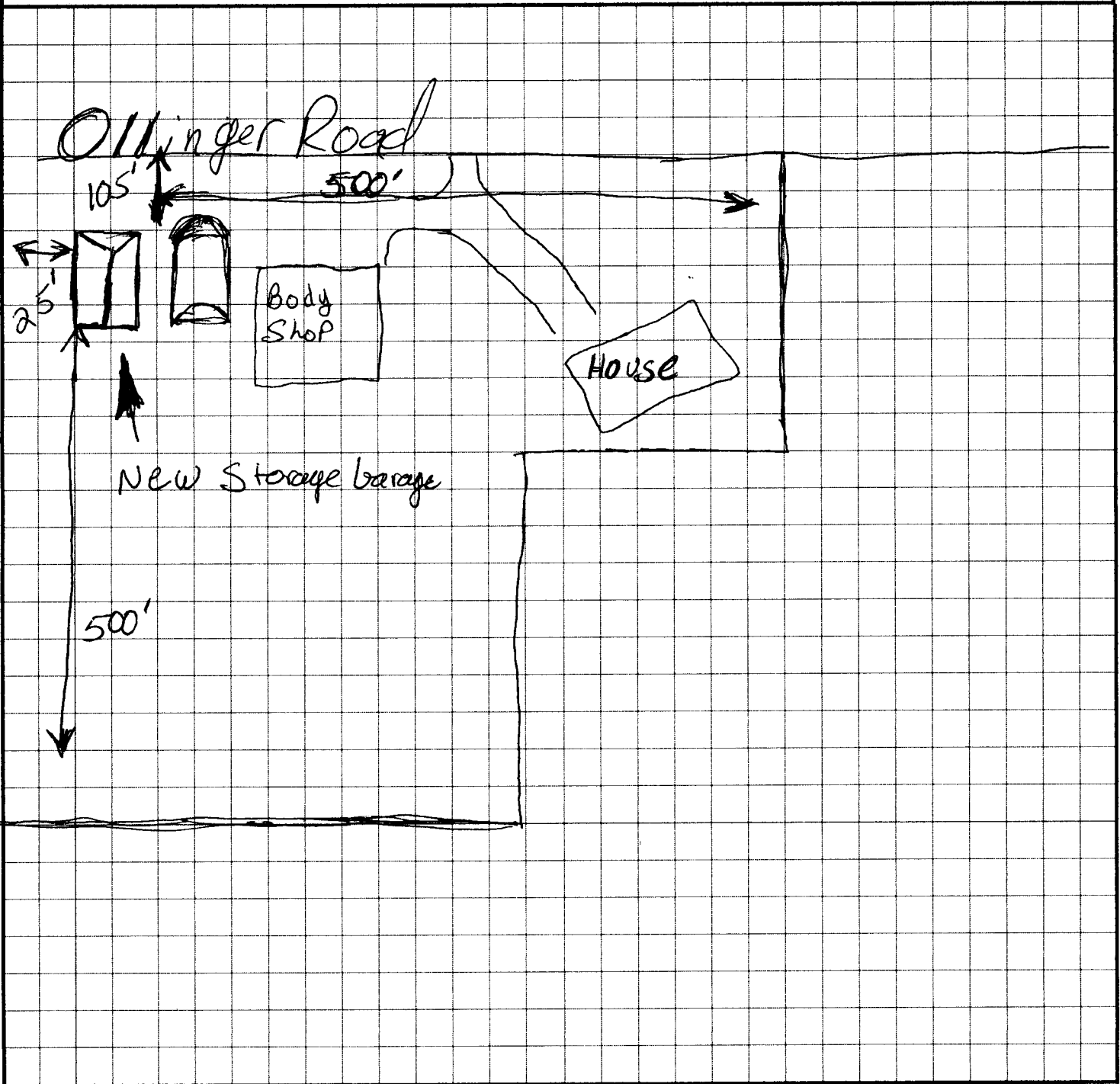
Land Use Permit Number _____ Sanitary Permit Number _____

Total Fees Paid \$ _____ Date Collected _____

Land Use Administrator _____

*Fee doubles if construction has started prior to application for permit.

SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

BOA ID No.	BOA Appeal Date	BOA P/H Date	BOA Decision Date	BOA Decision
				<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations:				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied			Land Resources and Parks Department	Date

Please use only blue or black ink to complete the application and site plan (sketch) — **DO NOT USE PENCIL.**

Collingwood Road

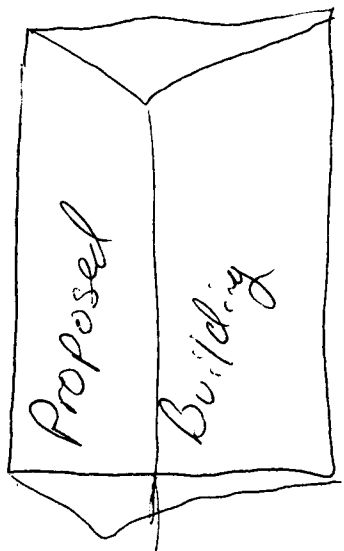
105'

TO South Road

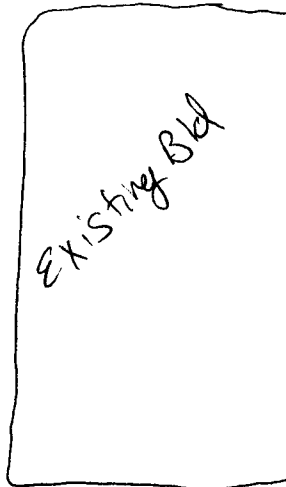
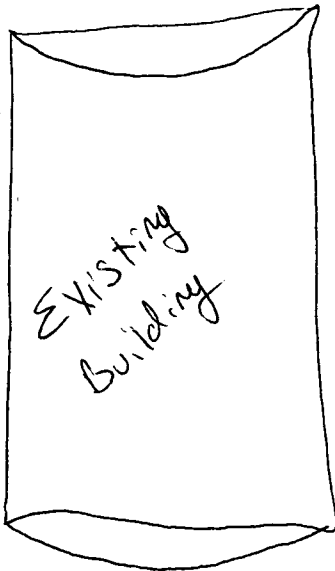
to Lot Line 510'

west side

East Lot Line
25'



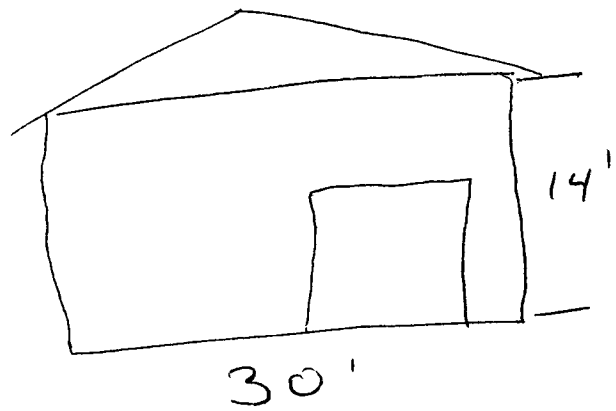
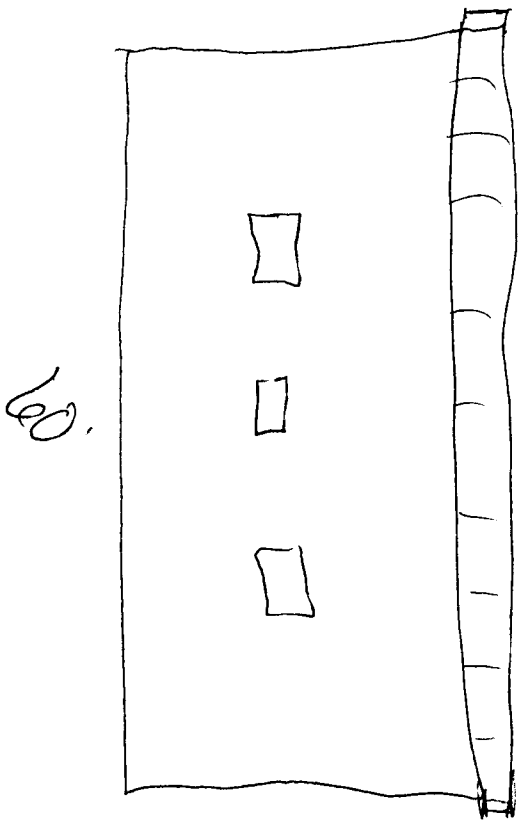
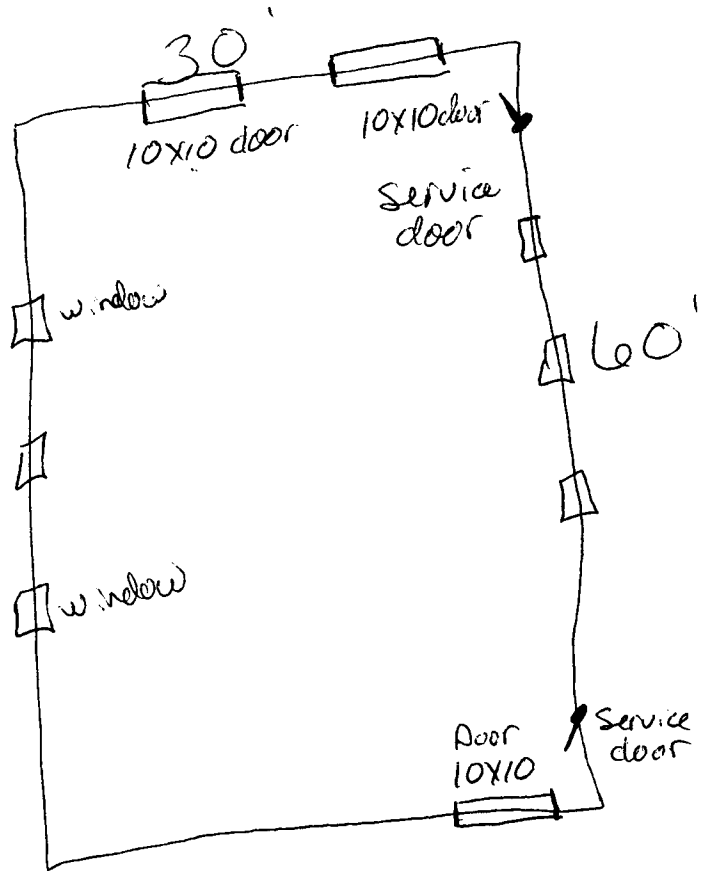
12'



500'
North Rear Lot Line

Dalton Lumber Est \$21,000

Gray Steel
White trim
White Roof
White doors



Town of Beaver Dam Planning Committee

August 4, 2003

Chairman Alan Matuszeski called the August 4, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Ken Neumann, Earl Stutz, Larry Braker, 1st Alternate Bob Tietz and Zoning Administrator Earl Voight.

Larry Braker made a motion to dispense with the reading of the June 30, 2003 meeting minutes. Ken Neumann seconded the motion. Motion carried.

The First order of Business was to Act on the application of Craig Ganske, agent for Charles & Virginia Ganske for a Conditional Use Permit for a Non Farm resident in an A-G district located in the SW ¼ of the SW ¼ of Section 13, T11N, R13E. Craig explained that he lives on the homestead now and his parents want to sell the farm so he wants to build a new house across the road on the north side of Hwy W. John Kuzniewicz recommended he contact the County to get his proposed driveway approved. John Kuzniewicz made a motion to approve the Conditional Use Permit contingent on the County's approval of the driveway. Mike Canniff seconded the motion. Motion carried.

The Second order of Business was to Act on the application of Jeffrey & Denise Schepp for a Conditional Use Permit in an Industrial District located at W7972 Ollinger Rd for Auto & Truck repair, painting, welding, rebuilding, detailing & accessories including motor sports equipment. Russell Landsinger, former owner and now adjoining landowner, shared the history of the property over the last fifteen years and his views regarding the permitting process in the past. Jeffrey explained that he bought the property seven years ago and operates it as a hobby business in addition to his fulltime second shift job. There was considerable discussion regarding the roadside general appearance of the property and the enclosing of cars and equipment aside and behind the buildings. John Kuzniewicz made a motion to approve the Conditional Use Permit with the following conditions.

1. A gate must be installed on the south side fencing to close up the existing opening.
2. A maximum of six licensed/drive able vehicles will be allowed in the front of the building outside of the fenced area.
3. All other vehicles and equipment must be inside a totally secured fence of at least six feet in height.
4. Jeffrey has sixty days to complete the fencing.

Bob Tietz seconded the motion. Motion carried.

The Third order of Business was to Act on the petition of Anne Cook, agent for Tom Brennan, for the rezoning of a parcel of land from Prime A-G to A-G for the purpose of building a non farm resident located in the SE ¼ of the SW ¼ of Section 2, T12N, R13E. Anne Cook, from MSA explained the request and that it involved four and one half acres on the south side of Hwy A.

Earl Stutz made a motion to recommend to the Town Board to approve the rezoning. Larry Braker seconded the motion. Motion carried.

The Fourth Order of Business was to Act on a Letter of Intent for John Francis to create a parcel located in the NE ¼ of the NW ¼ of Section 20, T12N, R14E and a request to remove the restriction along Sunset Point Rd for no access. Mr. Francis explained what he was trying to do with the property. John Kuzniewicz made a motion to approve the request to create a parcel and remove the restriction subject to the following three conditions being met.

1. A water runoff study is performed for the lot being created.
2. The Railroad approves the driveway access.
3. A letter from the County is provided authorizing the driveway off Sunset Point Road.

Ken Neumann seconded the motion. Motion carried.

Town of Beaver Dam
Planning Committee
October 6, 2003

Chairman Alan Matuszeski called the October 6, 2003 Town of Beaver Dam Planning Committee meeting to order at 7:00 P.M. Members present were Mike Canniff, John Kuzniewicz, Joe Meyer, Earl Stutz, Larry Braker, Ken Neumann and Zoning Administrator Earl Voight.

Minutes from the September 22, 2003 meeting were read. Larry Braker made a motion to approve the minutes as read. Ken Neumann seconded the motion. Motion carried.

The First Order of Business was to Act on the application of Dodge County Hwy Commission, agent for David & Katherine Schmitt, for a Conditional Use Permit in a AG district for a Borrow area in the SW ¼ of SW ¼ of S21 – T11 R14E corner of Cty Hwy S and Shaw Hill Rd. Dodge County Highway Engineer Bruce Zellner explained about the borrow pit and stated that he would like to have it closed up by the end of this year. Larry Braker made a motion to approve the Conditional Use with the following two conditions.

1. The sub soil and top soil will be put back and the stones will be picked up.
2. When completed the land will be back to an Agriculture state.

Joe Meyer seconded the motion. Motion carried. Ken Neumann abstained from voting.

The Second Order of Business was to Act on the tabled application for a Conditional Use Permit of David Eisenga, agent for Joseph Cantafio, to allow a manufactured homes sales display in a EC District located at W9178 Cty Hwy G, Beaver Dam, on the corner of Madison St. and Cty Hwy G. Part of NE ¼ of NW ¼ S8 T11N R14E. David Eisenga addressed the committee and clarified that he sells modular homes, not manufactured homes. They are two totally different types of homes built to different standards. He then presented a sketch showing the proposed location of his model home in relationship to the intersection of Highways 151 and G. Larry Braker then referenced the October 1991 Conditional Use Permit and stated that the existing trailer parking on this property was not allowed and raised concerns about general housekeeping. John Kuzniewicz was also concerned about all the signs along the road that were not approved either. After some discussion about what the County's requirements were for a vision corner, Larry Braker made a motion to table the issue until Bruce Zellner could return to our meeting in a little while and explain to us what the current setback requirements are. Ken Neumann seconded the motion. Motion carried. Upon Bruce's return, the set back requirements were explained to everyone. Larry Braker made a motion to approve the Conditional Use with the following conditions.

1. The vision triangle is measured from the center line of each road.
2. Along Highway G the dimension is 132 feet from the center of Highway 151 to the west.
3. Along Highway 151 the dimension is 312 feet from the center of Highway G to the north.
4. Nothing can be within the vision triangle. (Bruce Zellner further clarified that a holding tank could be within the vision triangle if approved through the County Planning Development Department.)
5. No driveway can be within the vision triangle.
6. There is also a 10 foot building setback requirement in addition to the vision triangle dimensions.
7. All existing signs must be removed before the modular home can be erected.
8. All campers and trailers must be removed before the home is erected.

Ken Neumann seconded the motion. Motion carried. John Kuzniewicz then made a motion to amend the motion to include that the home was not to be used as a residence. Mike Canniff seconded the motion. Motion carried.

The Third Order of Business was to Act on the application of Rob Brunelle at W8569 Cty Hwy W, Sect. 9 Town of Beaver Dam, for a Letter of Intent to create a parcel. John Kuzniewicz made a motion to deny the request because there was no road access. Joe Meyer seconded the motion. Motion carried.

Other Business:

Jeff Schepp provided pictures showing the front and sides of his business building confirming that he had meet the first three out of the four conditions of his August 2003 Conditional Use Permit. He asked for additional time to finish the last item of installing a fence to enclose the yard behind his building. He has already purchased the chain link fencing with wood slats but is unable to install it due to a large pile of firewood that is in the way. He would like to burn that up this winter and then install the fence in spring. Joe Meyer made a motion to amend the August 2003 Conditional Use to include a new dead line for the fence installation of June 1, 2004. John Kuzniewicz seconded the motion. Motion carried.

In reference to Ron Warmka's September 2003 Conditional Use Permit, Mr. Warmka submitted a letter requesting we strike the last stipulation limiting the 24 acre parcel to two lots, one being 5 acres and the other 19 acres. Larry Braker made a motion to let the original decision stand. Mike Canniff seconded the motion. Motion carried. The Town Clerk will notify Mr. Warmka of this via a letter.

Larry Braker made a motion to adjourn. Ken Neumann seconded the motion. Motion carried.

Secretary,
Earl Stutz

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

stated the current fence and gate is not as it was shown on the original application. Motion by Al Matuszeski to give Mr Tetzlaff 60 days to complete the north side of the fence, he may leave the gate where it is, remove the gravity box and comply the original conditions as stated in the April 4, 2005 Planning Committee minutes. Those being:

1. No cars will be sold other than personal. 2. The 8' high 40' by 40' car holding area would be made of white painted pole shed steel. The entrance gate would be made of the same height material. 3. No cars will be sitting outside, other than personal. 4. All cars being worked on or staged will be in the shop or within the 8' high fenced area. 5. The north lot line fence will be positioned 5' off the lot line. 6. No work can take place after 10:00pm on any evenings. Motion seconded by Bob Tietz, all in favor, motion carried.

Eight order of business is to review existing Conditional Use permit for violations of conditions issued to Les and Vicki Fischer , agent for Earl & Marjorie Voigt to operate an accounting business from their home, located at N6901 Thompson Rd. Due to a request by Vicki Fischer, Motion by a Al Matuszeski to table this item until next months meeting. Motion seconded by Bob Tietz, all in favor, motion carried.

Ninth order of business is to review the existing Conditional Use permit for violation of conditions issued to Jeffery and Denise Schepp, to operate a car and truck repair business located at W7972 Ollinger Rd. Tom Zeamer stated the original Conditional Use allows 6 licensed, drivable vehicles in the front yard, there are currently 11. Mr Schepp agreed things got a little out of hand but stated he has gone to a full time business operation. He also agreed he could and would move the vehicles to the back. Motion by John Kuzniewicz to allow Mr Schepp 30 days to organize the front yard. Motion seconded by Van Rokicki, all in favor, motion carried.

Neal Stippich commended the Planning Committee for the reviewing of Conditional Use permits.

Motion by Bob Tietz to adjourn, seconded by Larry Braker, all in favor, motion carried. Meeting adjourned at 8:50pm.

Secretary, Cheryl Goodrich