

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, January 24, 2022 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 December 20, 2021 Plan Commission meeting
4. Conduct a public hearing on the application of Kevin J. Shaver for a Conditional Use permit to allow a residential unit for the owner, commercial tenant, employee or caretaker in an existing building in the C-1 Commercial district at N8053 State Road 33 on parcel 004-1214-2821-008.
5. Act on Item 4 above
6. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
December 20, 2021**

Meeting called to order 7:00 pm. Notice posted December 8, 2021. Notice published December 9, 2021.
Present: Chairman Tom Zeamer, Earl Voigt, Bob Tietz, John Kuzniewicz, Art Kitchen, Donna Schauer, and Ryan Griswold.

Motion (Kitchen/Voigt) to approve the minutes of the October 25, 2021 Plan Commission meeting.
Motion carried unanimously.

Discussion regarding application of John M. and Cynthia L. Rabata to construct a driveway to N. Crystal Lake Rd from parcel 004-1214-3522-002 at N7620 N. Crystal Lake Rd. Motion (Kuzniewicz/Griswold) to approve. Motion carried unanimously.

Chairman opens the public hearing on the application of Jeffrey J. & Carla Jean Nowicki to construct a non-farm single family dwelling in the A-2 General Agricultural district on parcel 004-1114-1134-000 at approximately N6583 Thompson Road. Chairman closes the public hearing.

Motion (Voigt/Griswold) to approve Nowicki's application. Motion carried unanimously.

Motion (Voigt/Kitchen) to adjourn at 7:15PM. Motion carried unanimously.

Respectfully submitted,

Abby Klodowski, Secretary

Conditional Use Permit Application

Applicant (Agent) KEVIN SHAVER
Street Address 300 N. CENTER ST
City, State, Zip Code BEAVER DAM, WI 53916
Phone Number 920-382-4409 Email KEVINjshaver@gmail.com

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

Parcel Identification Number (PIN) 00412142821008
Site Address N8053 STATE RD 33
Zoning COMMERCIAL
Present Use of Property WAS A DAY CARE
Proposed Use of Property LIVING QUARTERS PARTIAL/OFFICES BALANCE
Zoning Ordinance Section Number _____

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 Kevin Shaver
Date 12/6/21 Contact number 920-382-4409

Disposition (For office use only)

Plan Commission Meeting Date: _____

The CUP is (denied/granted/granted in part) subject to the following conditions:

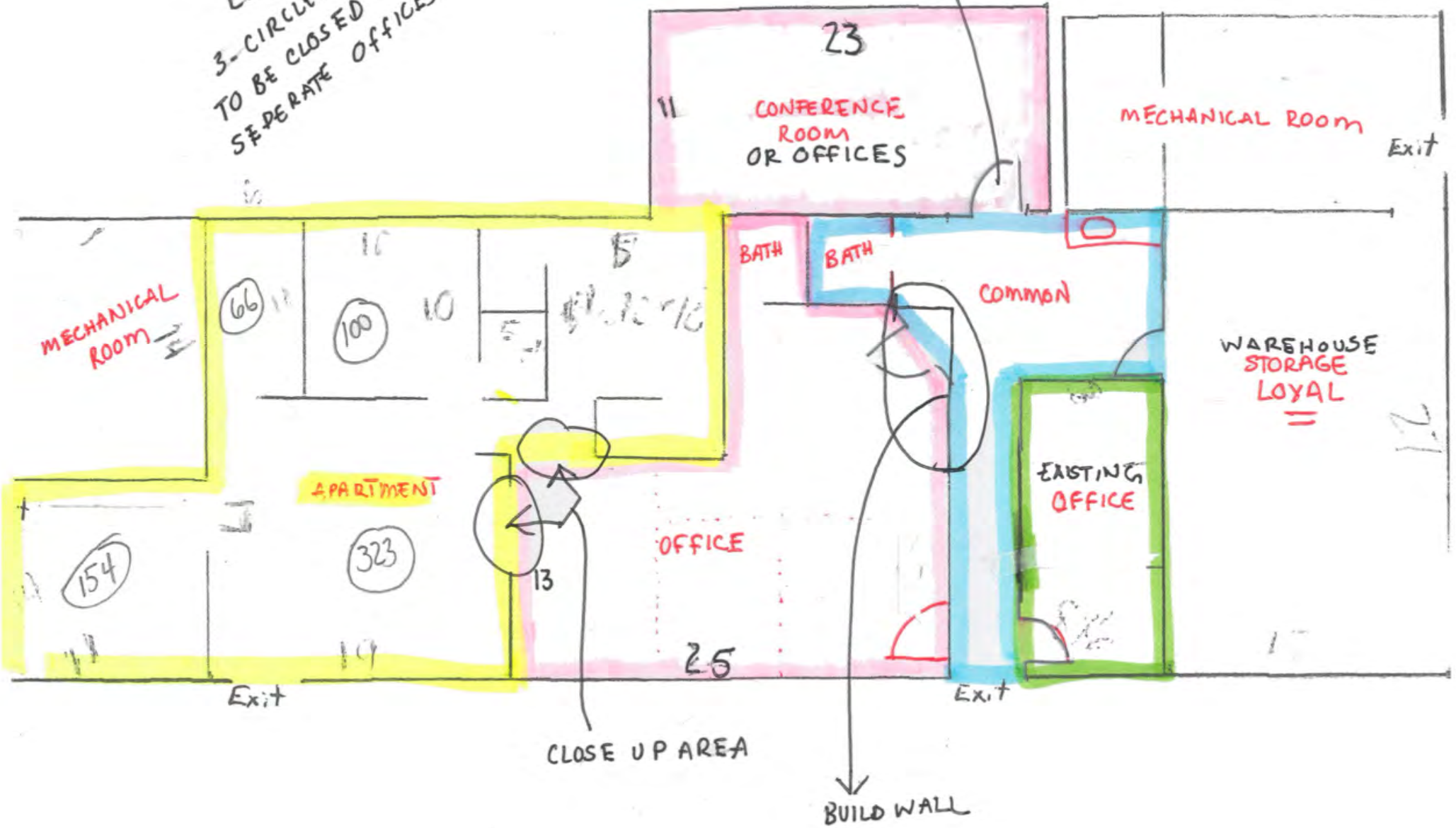
Permit is hereby issued with the understanding that all work performed be in accordance with the application and in compliance with the Town of Beaver Dam Zoning Ordinance and relevant Laws of the State of Wisconsin and subject to the conditions stated above.

Signed _____
Land Use Administrator

Date _____

EXISTING LAYOUT
3-CIRCLED AREAS
TO BE CLOSED IN TO
SEPERATE OFFICES

ADD DOOR



N8053 Road 33, Beaver Dam, WI 53916

For Sale Active Retail 3,250 Sq. Ft.

EXISTING KITCHEN



KITCHEN



LIVING ROOM



BATH



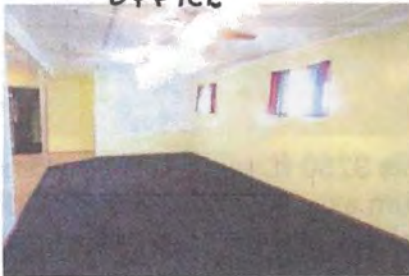
OFFICE



BED ROOM



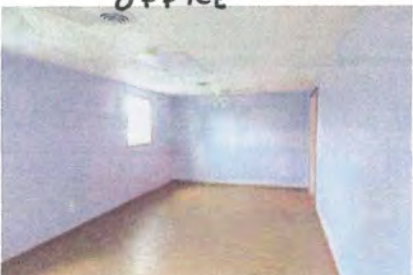
OFFICE



OFFICE BATH

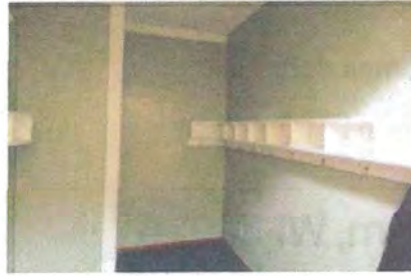


OFFICE

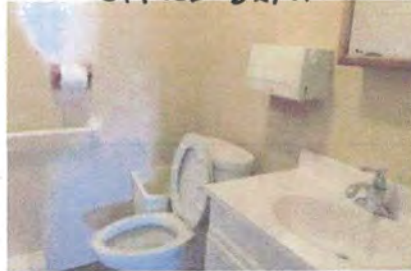
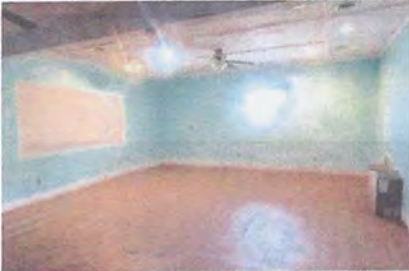


LIVING QUARTERS EXISTED IN BUILDING, WANT TO CLOSE 2 WALL AREAS IN TO SEPERATE 800 SQ FT LIVING QUARTERS AND HAVE 2400 SQ FT FOR 3 OFFICES. AND WAREHOUSE AREA.

OFFICE



OFFICE BATH



PORCH AREA W/ LIVING 1/4



Previously run as an adult day care this 3250 ft. ranch style building is located on high traffic count highway. This property offers maximum exposure and would be ideal for retail or daycare. Paved parking lot and large backyard are a plus. You could have living quarters on one end and run your business on the other. The possibilities are endless.

Full Property Details for N8053 Road 33

General

Status: Active

Type: Retail

MLS ID: 1917690

Updated: 8/31/2021

Added: 76 day(s) ago

Additional Information

Other Features: Living Space, Signage Available, Security Lighting

Unit Information

Units in Building: 1



MLS Fair Housing Nehls Realty, LLC. 305 W. State St.
 Fox Lake, WI 53933
 Tel. : 920-928-2548
 Email : sold@nehlsrealty.com
[Print Me](#)

N8053 State Road 33, Beaver Dam, WI 53916

Price: \$129,000



Listing courtesy of Nehls Realty LLC

Listing ID: 1917690
Status: Active
SqFt: 3,250
Acres: 1.150

Property Description:

Previously run as an adult day care this 3250 ft. ranch style building is located on high traffic count highway. This property offers maximum exposure and would be ideal for retail or daycare. Paved parking lot and large backyard are a plus. You could have living quarters on one end and run your business on the other. The possibilities are endless.

Location Information

City/Town/Village: Town
County Quarter Section: Dodge NW
Location: BEAVER DAM - T
Mailing City: Beaver Dam
Street Frontage: 120

Interior Features

Approximate Building Dimensions: 40x90
Ceiling Height Max: 8
Ceiling Height Min: 8
Heating/Cooling: Central air, Forced air, Zoned heating
Source of SqFt: Assessor
Total Units/Building: 1
Unit 1 Gross SqFt: 3250

Additional

Features: Signage available, Security lighting
Fuel: Natural gas
Licenses: None
Property Sub Type: Retail, Office, Church, Day care, Beauty/barber, Other
Water/Waste: Holding tank, Joint well

Primary Features

Building Parking: 11-20 spaces, Onsite, Paved
Business Sale: no
County: Dodge
Lease Only: no
Location: Free standing, Near Major Highway
Present Use: Living quarters, All vacant
Real Estate Sale: yes
Year Built: 1970
Zoning: Comm

Financial Details

Income/Expenses Year: 2021
Lease Type: None
Net Taxes: 2022
Sale Includes: N/A
Tax Year: 2020
Tenant Pays: N/A
Unit 1 Lease Type: N/A

External Features

Lot Size: 120x420
Onsite Parking: 10-15
Roofing: Composition

© 2021 South Central Wisconsin MLS Corporation. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Buyer to verify this information as provided by seller, listing broker, & other parties. Listing data last updated Wednesday, August 18th, 2021.

Data services provided by [IDX Broker](#)