

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, January 20, 2025 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 October 28, 2024 Plan Commission meeting
4. Conduct a public hearing on the application of Michael P. Jahn for a Conditional Use permit to sell and service motor vehicles in the C-1 Commercial district on parcel 004-1114-0823-004 at 1247 Madison Street
5. Approve, approve conditionally, or reject the application in item 4 above
6. Conduct a public hearing on the application of Craig & Gena Ganske for a Conditional Use permit to sell trailers in the A-2 General Agricultural district on parcel 004-1114-1333-000 at W7602 County Road W.
7. Approve, approve conditionally, or reject the application in item 6 above
8. Review and approve, approve conditionally, or reject the Letter of Intent submitted by David T. & Kimberly R. Schoenberger to divide Lot 3 CSM 4879 into a 1 acre parcel containing the existing shop and a 12 acre parcel containing the existing residence and about 10 acres of farmland.
9. Conduct a public hearing on the petitions of Margie Kamps to amend Map 8-2 of the Comprehensive Plan and to rezone Lots 1 & 2 CSM 5921, parcels 004-1114-0712-022 & 004-1114-0712-023, from R-1 Single-family residential to R-2 Two-family and multifamily residential
10. Act on the petitions in item 9 above:
 - a. Approve or reject the petition to amend Map 8-2 of the Comprehensive Plan by changing Lots 1 & 2 CSM 5921 from Single Family Residential to General Residential
 - b. Approve or reject a favorable recommendation to the Town Board on the petition to rezone Lots 1 & 2 CSM 5921 from R-1 Single family residential to R-2 Two-family and multifamily residential
11. Conduct a public hearing on the application of Creekside Storage, LLC. for a Conditional Use permit to convert part of an existing building to retail space and to conduct retail sales on parcel 004-1114-0734-000 at N6543 US Highway 151
12. Approve, approve conditionally, or reject the application in item 11 above
13. Adjourn

Mark Bobholz
Plan Commission Chairman

Un-Approved Minutes
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
October 28 2024

Meeting called to order: 7:01pm

Present: Chairman Mark Bobholz, Dean Hughes, Donna Schauer, Earl Voigt, John Henry, Art Kitchen

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Voigt/Hughes) to approve September 30, 2024 meeting minutes. Carried unanimously.

Chairman Mark Bobholz opened hearing on the Letter of Intent to create a 1.2-acre parcel for a machine shed on parcel 004-1114-1241-000 at approximately N6680 Fabisch Road submitted by Mitch Propst.

New Frontier representative stated it would be a 1.25 to 1.5 acre division, leaning closer to 1.25 acres.

Chairman Mark Bobholz closed hearing at 7:03pm.

Motion (Kitchen/Schauer) to approve the letter of intent. Carried unanimously.

Motion (Voigt/Kitchen) to adjourn at 7:05pm. Motion carried.

Respectfully submitted,

Aimee Mallon

Conditional Use Permit Application

Applicant (Agent) MICHAEL P. JAHN
Street Address 411 MANNING ST.
City, State, Zip Code COLUMBUS, WI. 53925
Phone Number 608-341-8067 Email MJAHN10065@aol.com
Property Owner (If different from applicant) AUGEL CARS
Street Address 1247 MADISON ST.
City, State, Zip Code BEAVER DAM, WI. 53916
Phone Number 608-341-8067 Email MJAHN10065@aol.com
Parcel Identification Number (PIN) 004-1114-0823-004
Site Address 1247 MADISON ST. BEAVER DAM, WI. 53925
Zoning C-1 Commercial
Present Use of Property AUTO REPAIR, CAR SALES
Proposed Use of Property AUTO REPAIR CAR SALES & STORAGE
Zoning Ordinance Section Number 62-66 (b) (5)

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 ~~10-9-24~~
12-17-24 Contact number 608-341-8067

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 _____

Conditional Use Permit Application

Applicant (Agent) Craig Ganske, Sr.
Street Address W7602 County Rdw
City, State, Zip Code Juneau WI 53039
Phone Number 920-210-2589 Email genabush70@gmail.com
Property Owner (If different from applicant) same
Street Address _____
City, State, Zip Code _____
Phone Number _____ Email _____
Parcel Identification Number (PIN) 004-1114-1333-000
Site Address W7602 county Road w
Zoning A-2
Present Use of Property Agricultural / Residential
Proposed Use of Property Agricultural Equipment Sales
Zoning Ordinance Section Number 62-63(2)(m)

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 Craig Ganske
Date 12/22/24 Contact number 920-210-2589

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 _____

Craig Ganske
Gena Ganske
W7602 County Rd W
Juneau, WI 53039
(920) 210-2589
(920) 296-2809

December 21, 2024

Town of Beaver Dam
c/o Dan Prunuske and Aimee Mallon
W8540 County Road W
Beaver Dam, WI 53916
920-887-0791

We would like to be granted a conditional use permit to sell approximately 1-2 farm-related (gooseneck or bumper pull) trailers per month from our A-2 General Agricultural zoned property. The trailers we would be selling are typically used for farming services such as transportation of feed and seed, in addition to hauling farm equipment.

We will abide by the following restrictions:

- We will not post a physical sign advertising "Trailer Sales" on the property.
- All advertising will be on online at Facebook Marketplace, Craigslist, or AgTalk.
- Only 2-3 trailers would be parked within our west hayfield with a small "For Sale" sign.
- We will not have more than 10 trailers for sale on the property.
- Stock of additional trailers for sale will not be immediately stored near W. They will be parked near the northmost shop building.
- Abide by all state laws, including obtained Sales and Use Tax Permit. 456-0002489156-08

Parcel information:

- Parcel 004-1114-1333-000, 22 acres
- This parcel is owned by:
 - CRAIG W GANSKE
W7602 COUNTY ROAD W
JUNEAU WI 53039

- Map shown below of parcel:



Our goal is to supplement our personal income to afford healthcare insurance as Craig currently holds a full-time job, in addition to full-time farming, to obtain healthcare insurance.

Thank you for your time and please feel free to call us with any questions.

Craig Ganske 920-210-2589

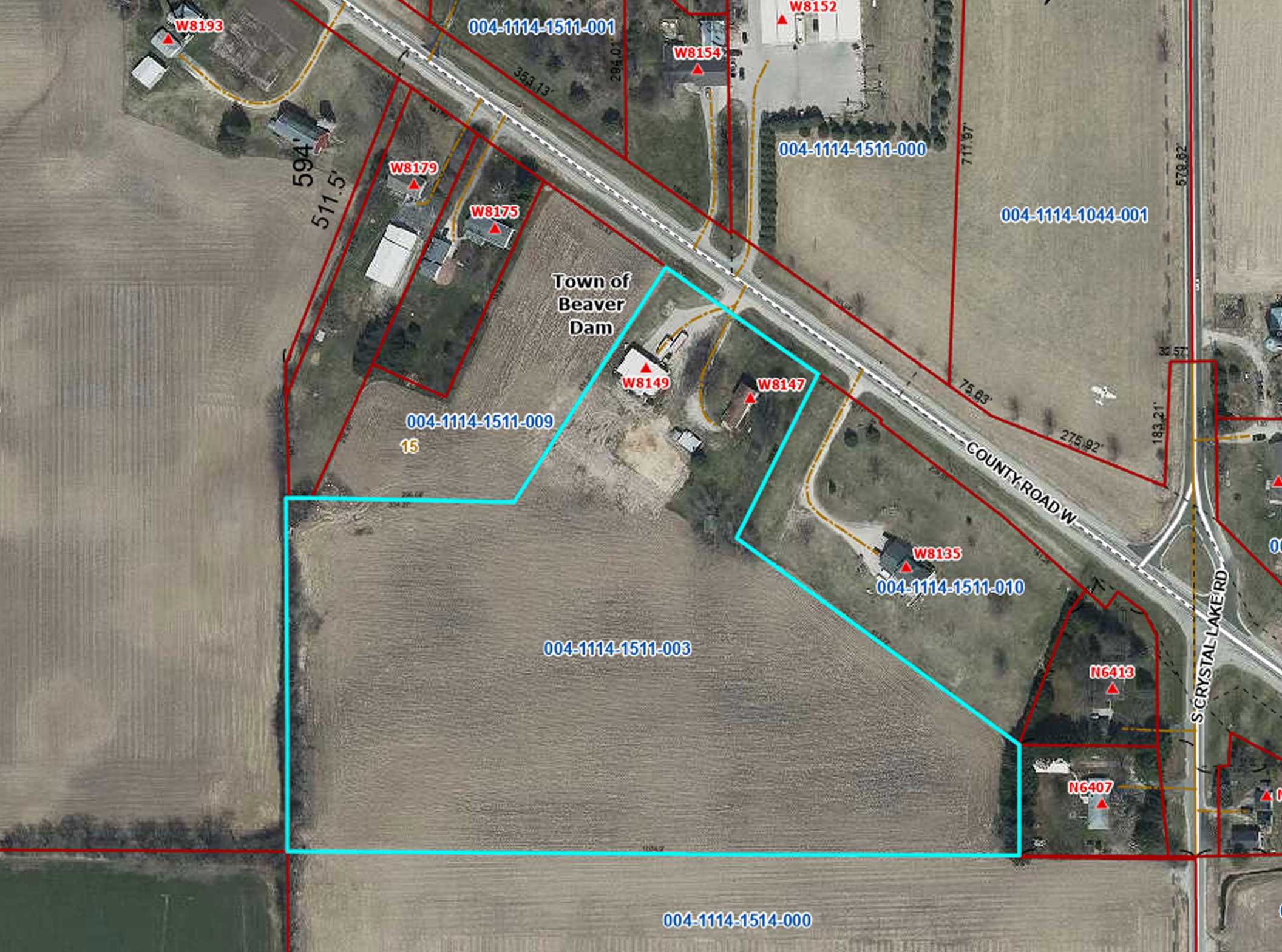
Gena Ganske 920-296-2809

MINOR LAND DIVISION LETTER OF INTENT FORM

Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

Application Fee \$150 + \$25 per Lot

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) David T. & Kimberly R. Schoenberger		Parcel Identification Number (PIN) 004-1114-1511-003				
Street Address W8147 & W8149 County Road W		Town BD		T N R E 11 14		
City • State • ZipCode Beaver Dam WI 53916		1/4 NE	1/4 NE	Section 15	Acreage of Parent Parcel 12.9	Acreage of Proposed Lot(s) 1.0±
Property Owner (If different from applicant)		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)				
Street Address 213 Roller Ave		Site Address Of Property (DO NOT include City/State/ZipCode)				
City • State • ZipCode Beaver Dam WI 53916		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTACT PERSON						
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.						
Name Dave		Daytime Phone (920) 382 - 0304				
CURRENT PROPERTY USE		PROPOSED USE				
<input type="checkbox"/> Vacant Property <input type="checkbox"/> Single Family Residential <input checked="" type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)		<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)				
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.						
CERTIFICATE						
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. 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 request.						
Signature _____				Date _____		
Daytime Contact Number (_____) _____						



W8193

004-1114-1511-001

W8154

004-1114-1511-000

004-1114-1044-001

Town of
Beaver
Dam

004-1114-1511-009

15

W8149

W8147

004-1114-1511-010

W8135

004-1114-1511-003

N6413

N6407

004-1114-1514-000

COUNTY ROAD W

S CRYSTAL LAKE RD

202.50 ft

140.01 ft

299.53 ft

W8149

Area: 1.21 acres
Distance: 1035.63 ft

170.01 ft

W8147

50.04 ft

100.34 ft

75.06 ft

Area: 0.12 acres
Distance: 300.77 ft

221.21 ft

50.04 ft

129.82 ft

004-1114-1511-003

PROPOSED PARCEL



PROPOSED PARCEL w/ NEW DWELLING LOCATION
X INDICATES BUILDINGS TO BE RAISED

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: As described in attached CSM #5921 Lot 1+2

Tax Key Number: 004-1114-0712-022, 004-~~1114~~¹¹¹⁴-0712-023

Property Owner: Margie Kamps
(Name)

804 S. LINCOLN AVE Apt #106 BEAVER DAM, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-791-1145

Email: dgkamps@gmail.com

PROPOSED CHANGE OF ZONING FROM R-1 **TO** R-2

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: Zoned as R-1, Used as Ag.

Proposed Property Use: Condo Plot - 3 or 4 buildings - 2 single family units / building

Proposed time schedule for development and/or use of the property: ASAP

PROPERTY OWNER SIGNATURE Margie Kamps DATE: 12-17-24

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.

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: As described in attached CSM # 5921 Lot 1+2

Tax Key Number: 004-1144-0712-022, 004-1144-0712-023

Property Owner: Margie Kamps
(Name)

804 S. LINCOLN AVE Apt #100 BEAVER DAM WI 53910
(Address) (City, State, Zip)

Phone Number: 920-791-1145

Email: dgkamps@gmail.com

PROPOSED CHANGE OF USE FROM R-1 TO R-2

Agriculture
Conservancy
Utilities & Community Services

Single Family Residential
General Residential
Recreation

Commercial
Industrial

Existing Property Use: Zoned R-1, Used as Ag.

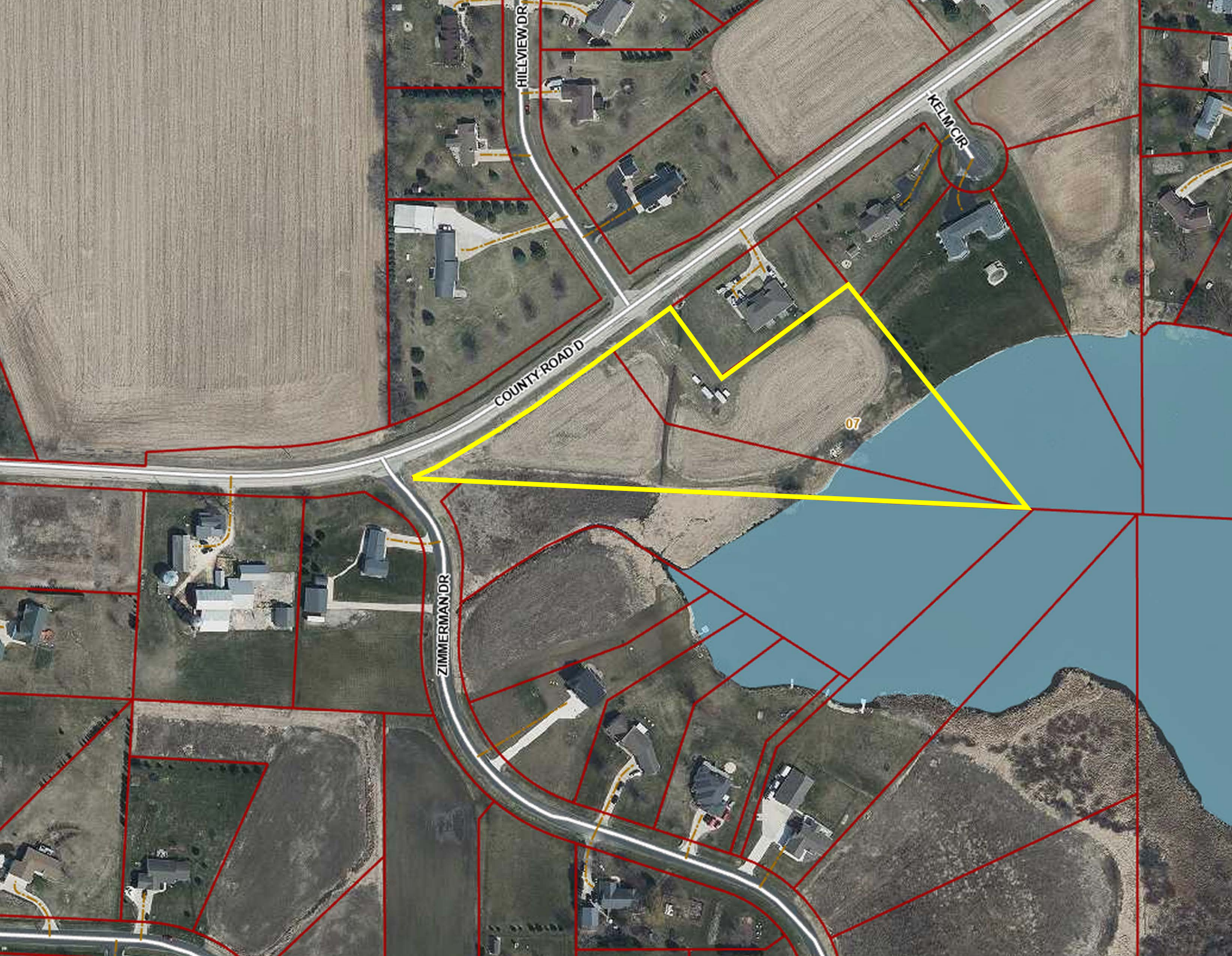
Proposed Property Use: Condo Plot - 3 or 4 buildings - 2 single family units/building

Proposed time schedule for development and/or use of the property: ASAP

PROPERTY OWNER SIGNATURE Margie Kamps DATE 12-17-24

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.



HILLVIEW DR

KELM CR

COUNTY ROAD D

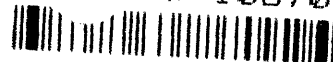
07

ZIMMERMAN DR

NEW FRONTIER LAND SURVEYING, LLC

P.O. BOX 576 - BEAVER DAM, WI 53916-0576
PHONE: (920)885-3904 FAX: (920)885-3905

DOC# 11# 1067052



Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD
APR. 05, 2006 AT 11:35AM

CERTIFIED SURVEY MAP NO. 5921

A SURVEY OF PART OF LOT 6 OF KELM SUBDIVISION; LANDS BEING
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 7, T. 11N., R. 14E.,
TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

CHRIS PLANASCH - Registrar
Fee Amount: \$13.00

NOTE: These lots shall not be further subdivided.

NOTE: Floodplain boundary as designated on the Federal Emergency
Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated
June 15, 1981.

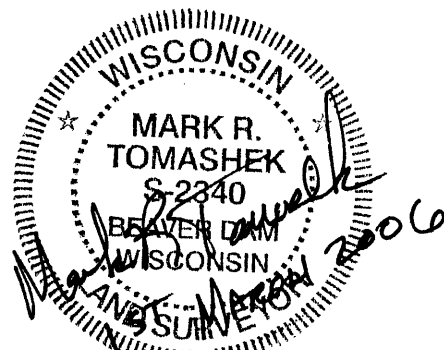
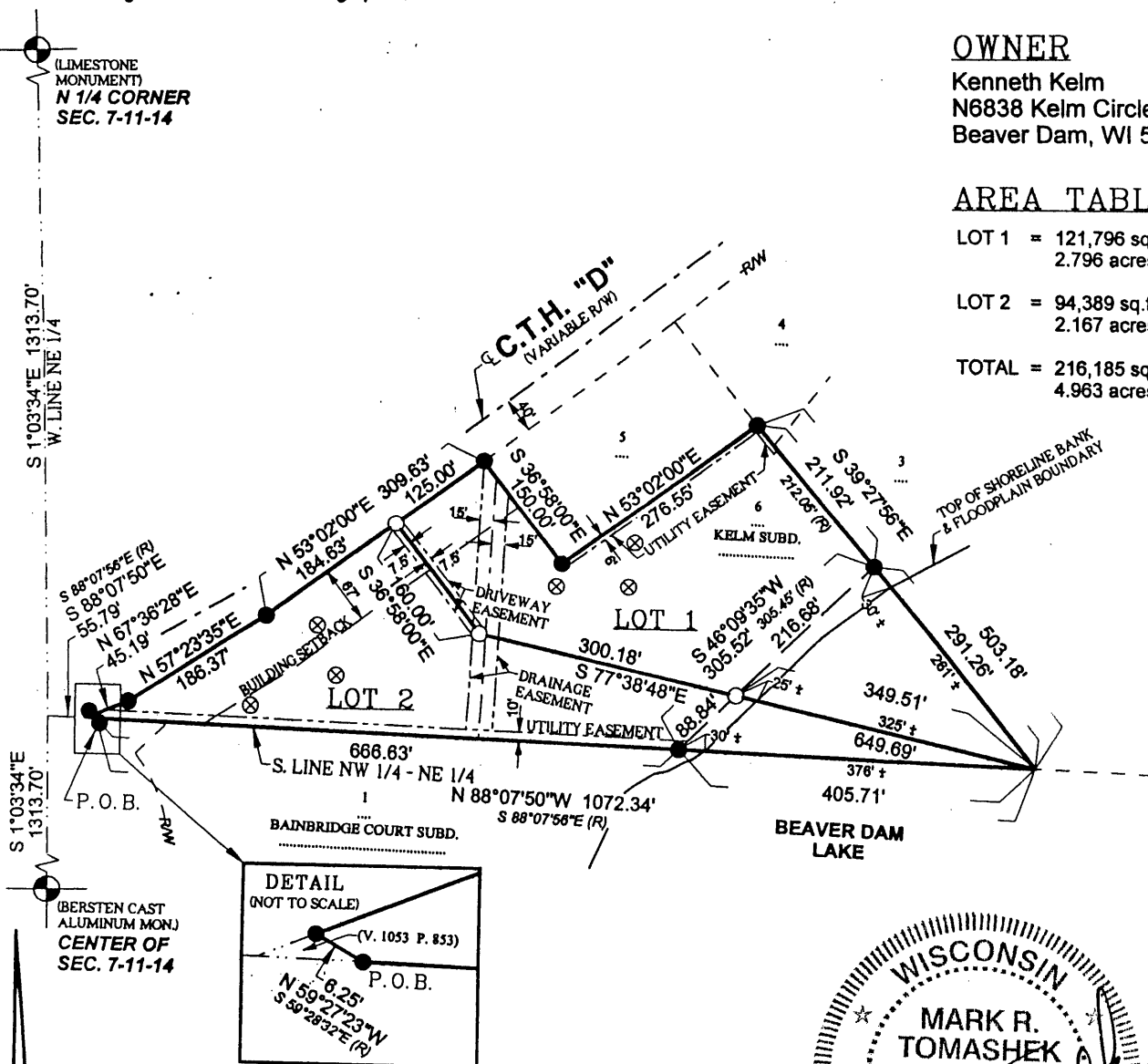
NOTE: The owner and subsequent owners of these non farm residential
lots hereby agree to comply with Subsection 9.2, Right to Farm provisions
of the Dodge County Land Use Code and that they will not cause
unnecessary interference with adjoining farming operations producing
agricultural products and using generally accepted agricultural practices,
including access to active farming operations.

OWNER

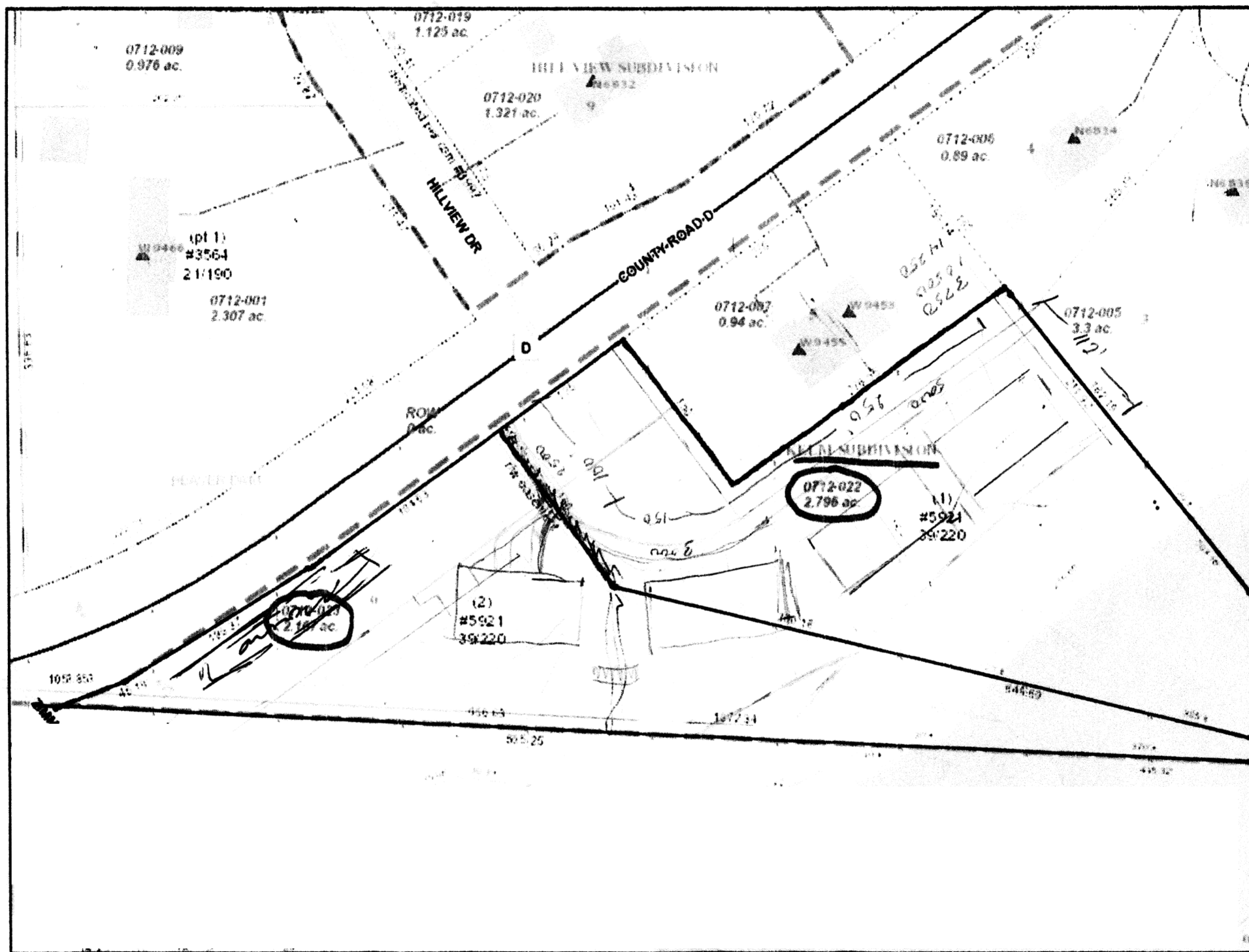
Kenneth Kelm
N6838 Kelm Circle
Beaver Dam, WI 53916

AREA TABLE

LOT 1	= 121,796 sq.ft. 2.796 acres
LOT 2	= 94,389 sq.ft. 2.167 acres
TOTAL	= 216,185 sq.ft. 4.963 acres



ENCED TO ASSUMED S 1°03'34"E
NE OF THE NE 1/4, SEC. 7-11-14
ELM SUBDIVISION.



Conditional Use Permit Application

Applicant (Agent) STEVE & TAMARA SCHWARTZ (KOSGROUP, LLC)
Street Address 3120 CASTLETON CROSSING
City, State, Zip Code SUN PRAIRIE, WI 53590
Phone Number 608-235-4241 Email SMS@gdinet.com

Property Owner (If different from applicant) JOE & TRACY HORBAS (CREEK SIDE STORAGE, LLC)
Street Address 4844 NEYATI HILL,
City, State, Zip Code WEST BEND, WI 53095
Phone Number 914-916-3515 Email MYCREEKSIDESTORAGE@gmail.com

Parcel Identification Number (PIN) 004-1114-0734-000
Site Address N6543 US HWY 151, BEAVER DAM, WI 53916
Zoning COMMERCIAL (G2)
Present Use of Property VACANT
Proposed Use of Property INDOOR FLEA MARKET - MERCHANDISE
Zoning Ordinance Section Number SEC. 62-66 C-1 - COMMERCIAL DISTRICT (b)(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 1/8/2025

Contact number 608-235-4241

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 _____

Conditional Use Permit for Steve & Tamera Schwartzer (Kosgroup, LLC)

Leasing property at N6543 US Hwy 151, Beaver Dam, WI 53916

1. Completed CUP application form and \$500 fee attached.
2. Detailed site plan describing parcel is not applicable as already completed and zoned.
3. Written statement noting the proposed use of the parcel (warehouse) we are renting is below:

We will be operating an indoor flat rate flea market, providing 2nd hand goods to the community. We will be open only on weekends for 3 to 5 hours each day.