

## **Town of Beaver Dam Notice of 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, March 31, 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 March 10, 2025 Plan Commission meeting
4. Conduct a public hearing on the application of Samuel Behm dba Cutting Edge Lawn Services WI, LLC. for a conditional use permit to operate his business from 1227 Madison St parcel 004-1114-0823-019
5. Act on Item 4 above
6. Conduct a public hearing on the application of D.E.C.K. Camp, LLC. dba Beaver Dam Country Club, for a modification to its conditional use permit to allow construction of a single family residence on the premises at W8884 Sunset Dr parcel 004-1214-2014-000
7. Act on Item 6 above
8. Adjourn

Mark Bobholz  
Plan Commission Chairman

**Un-Approved Minutes  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
March 10, 2025**

Meeting called to order: 7:03pm

Present: Chairman Mark Bobholz, Dean Hughes, Donna Schauer, Earl Voigt, John Henry, Barb Mullin, Tom Ptachinski

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Voigt/Mullin) to approve January 20, 2025 meeting minutes. Carried unanimously.

**Commission reviewed a pre-preliminary layout of a proposed 6 duplex condominium development at approximately W9463 County Road D to include parcels 004-1114-0712-022 and 004-1114-0712-023 submitted by Marjorie Kamps.**

David Kamps spoke on behalf of Marjorie Kamps explaining the map provided and the easement for drainage and current waterway will remain unchanged. Two duplexes have been added to the original four duplexes after the county had noted known requirement of storm water management plan qualified for points back on impervious surface mitigation.

Duplex plans are one story with a walkout basement, 1500sq ft per side with 3-bedroom, 2 full baths each. Road will be private. Area outside of duplexes will be common area.

All six on one mound system-requires running sewer line and pump station. Everything for a subdivision plat is required for a condo plat per the Town's ordinance. Further approval will need to be at the County level.

Dave Lyskwa of N6836 Kelm Circle asked if garages are being built? 2 car garages are attached for each side of duplex.

Dean Hughes asked if there were water issues in people's basements for this area. Commission members stated Zimmern Dr. has issues.

Donna Schauer asked if it was going to be on one shared well. Currently the plan to have one well but to be determined.

David Kamps clarified no provisions through town for garbage pick-up and will be following up with the fire department for private road requirements.

Motion (Voigt/Henry) to adjourn at 7:46pm. Motion carried.

Respectfully submitted,  
Aimee Mallon, Secretary

## Conditional Use Permit Application

Applicant (Agent) Samuel Behm  
Street Address 102 Highland Drive  
City, State, Zip Code Cambria WI 53923  
Phone Number 920 306 4466 Email Samuel.behm@celswi.com

Property Owner (If different from applicant)  
Street Address N 8067 Oak Ridge Drive  
City, State, Zip Code Beaver Dam  
Phone Number 920 210 0333 Email scott\_eberle@hotmail.com

Parcel Identification Number (PIN) 004-1114-0023-019  
Site Address 1227 Madison St Beaver Dam WI 53916  
Zoning Commercial  
Present Use of Property Warehouse  
Proposed Use of Property Lawn Care, landscape, snow & ice management business / landscape materials  
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 Samuel Behm  
Date 3-10-25 Contact number 920 306 4466

**Disposition (For office use only)**

Plan Commission Meeting Date: \_\_\_\_\_

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

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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) DECK CAMP LLC  
Street Address 430 Maple Ave.  
City, State, Zip Code Wilmette, IL 60091  
Phone Number 561-633-9003 Email dax@white securitieslaw.com

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

Parcel Identification Number (PIN) 004-1214-2014-000  
Site Address W8884 Sunset Dr., Beaver Dam, WI  
Zoning R-1  
Present Use of Property Golf Course and Country Club  
Proposed Use of Property Golf Course and Country Club but with a "cabin" for  
Zoning Ordinance Section Number Sec 70-84. -R-1 1(c)(d)2(g) guests to stay in

## 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 D. Dyt WL, Managing Member  
Date 3/20/25 Contact number 561-633-9003

**Disposition (For office use only)**

Plan Commission Meeting Date: \_\_\_\_\_

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

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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 \_\_\_\_\_







Beaver Dam  
Country Club

SCHOENFELD DR

SUNSET DR



Shape and location  
of the proposed golf  
"cabin" to be rented  
through club to  
guests (primarily the  
bride and groom for  
weddings and golfers  
on destination "stay  
and play" golf trips.





HICKORY LN

SUNSET DR

SCHOENFELD RD

STATE ROAD 33

1

(4)  
#2782  
16/264

(1)  
#2782  
16/264

(3)  
#2782  
16/264

(2)  
#2782  
16/264



- Vent fan with light
- Duplex Outlet
- Quadplex Outlet
- GFCI Outlet
- 220v 30 amp Stove
- 13in LED Ceiling Flush Mount Interior Light
- 6in LED Recessed Integrated Light
- 6in Outdoor Weatherproof Exterior Flood Light
- LED Outdoor Wall Lantern Sconce Exterior Light
- 13in LED Integrated Outdoor Exterior Light
- Single Switch
- Triple Switch
- Switch with Dimmer
- HVAC
- Electrical Panel
- Water In-





