

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, April 14, 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 31, 2025 Plan Commission meeting
4. Conduct a public hearing on the application of Creekside Storage, LLC. for a conditional use permit to operate a mail order storage business from part of the former store building at N6543 US Highway 151 parcel 004-1114-0734-000
5. Act on Item 4 above
6. Conduct a public hearing on the application of Kevin Shaver to construct a storage shed at N8053 State Road 33 parcel 004-1214-2821-008
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 31, 2025**

Meeting called to order: 7:00pm

Present: Acting Chair Donna Schauer, Dean Hughes, Earl Voigt, John Henry, Tom Ptaschinski

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Voigt/Hughes) to approve March 10, 2025 meeting minutes. Carried unanimously.

Chairman opened public hearing on the application of Samuel Behm bda Cutting Edge Lawn Services WI, LLC. for a conditional use permit to operate his business from 1227 Madison Street parcel 004-1114-0823-019.

Samuel Behm stated he is taking the lower half of the building which is over 3500sqft which is why a condition use permit is needed.

Chair closed public hearing at 7:04pm.

Motion (Henry/Voigt) to approve the application of Samuel Behm of Cutting Edge Lawn Services WI, LLC to operate his business from 1227 Madison Street. Carried unanimously.

Chairman opened 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 Drive parcel 004-1214-2014-000.

Dax White spoke in favor, explaining the D.E.C.K. name comes from his family members initials and he is hoping for a two or three day temporary stay to aide in people (4 at most) traveling to his business. The golf course layout will not change and being zoned R1 he is entitled to one residential structure on the property. Only one home will be able to see the structure instead of the parking lot. Landscaping will be done around the structure as well to make sure the view of it is pleasant.

Tom Ptaschinski stated this dwelling would need to meet all uniform building codes.

Separate septic and possibly separate well.

Earl Voigt asked if this was the only structure planned, Dax White stated this is currently the only one planned for "proof of concept" and a second could be considered in the future but only a second. Earl stated to keep in mind the R1 zoning only allows one structure to be added.

Chairman closed public hearing at 7:19 pm.

Motion (Henry/Voigt) to approve the modification to the conditional use permit to allow construction of a single-family residence on the premises at W8884 Sunset Drive. Carried unanimously.

Motion (Voigt/Hughes) to adjourn at 7:20pm. Motion carried.


Respectfully submitted,
Aimee Mallon, Secretary

Conditional Use Permit Application

Applicant (Agent) Tracy Horbas
Street Address 4844 Wey A Tr Hill
City, State, Zip Code West Bend WI 53095
Phone Number 414 916 3515 Email mycreeksidestorage@gmail.com
Property Owner (If different from applicant) same
Street Address _____
City, State, Zip Code _____
Phone Number _____ Email _____
Parcel Identification Number (PIN) 004-1114-0734-000
Site Address N4543 US Hwy 151 Beaver Dam WI 53916
Zoning Commercial (C2)
Present Use of Property Vacant
Proposed Use of Property merchandise storage, ship + receiving
Zoning Ordinance Section Number 62-66 C-1 (clothing + accessories)

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 3/26/25

Contact number 414 916 3515

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 _____

N6543 US Hwy 151
Beaver Dam WI 53916
Warehouse Side B

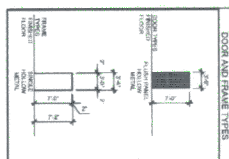
Purposed Use of vacant side B of the warehouse located at N6543 US Hwy 151, Beaver Dam WI 53916 would be to store merchandise for a mail order company. Currently, 6 employees would be intermittently present. Storage would be the primary function however some packaging, shipping and receiving would also take place at this location.

No structural changes will be made to the building. No additional structures to the property will made.

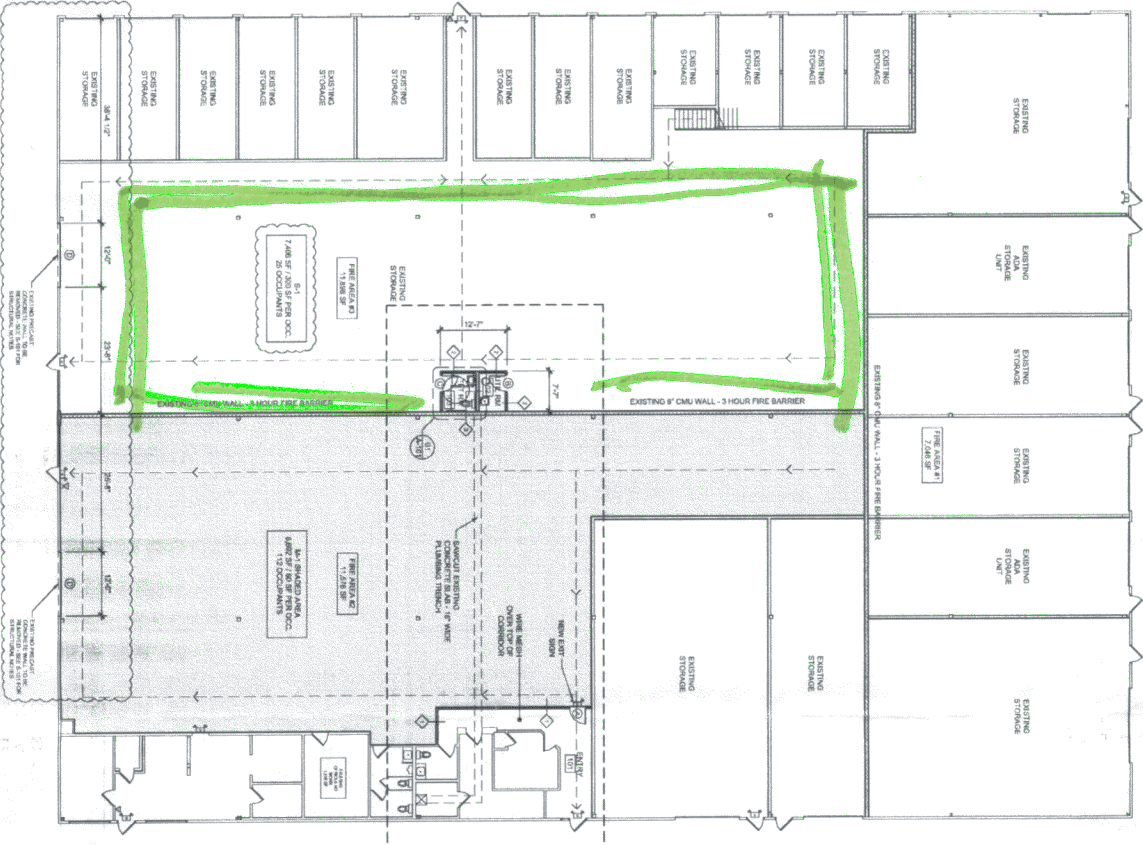
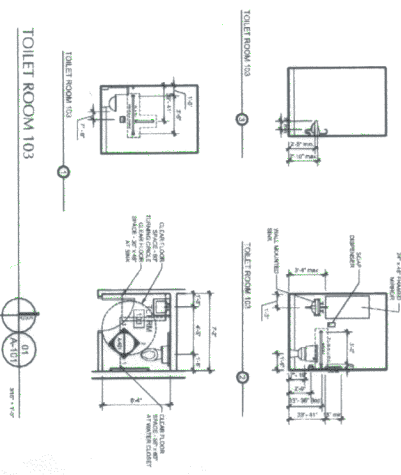
ROOM FINISH SCHEDULE									
NO.	DESCRIPTION	FINISH	QTY	UNIT	NO.	DESCRIPTION	FINISH	QTY	UNIT
1	CEILING	AC	100	SQ. FT.	11	WALL	AC	100	SQ. FT.
2	FLOOR	AC	100	SQ. FT.	12	DOOR	AC	100	SQ. FT.
3	WALL	AC	100	SQ. FT.	13	WINDOW	AC	100	SQ. FT.
4	DOOR	AC	100	SQ. FT.	14	WINDOW	AC	100	SQ. FT.
5	WINDOW	AC	100	SQ. FT.	15	WINDOW	AC	100	SQ. FT.

DOOR AND FRAME SCHEDULE									
NO.	DESCRIPTION	FINISH	QTY	UNIT	NO.	DESCRIPTION	FINISH	QTY	UNIT
1	DOOR	AC	100	SQ. FT.	11	DOOR	AC	100	SQ. FT.
2	DOOR	AC	100	SQ. FT.	12	DOOR	AC	100	SQ. FT.
3	DOOR	AC	100	SQ. FT.	13	DOOR	AC	100	SQ. FT.
4	DOOR	AC	100	SQ. FT.	14	DOOR	AC	100	SQ. FT.
5	DOOR	AC	100	SQ. FT.	15	DOOR	AC	100	SQ. FT.

DOOR AND FRAME SCHEDULE									
NO.	DESCRIPTION	FINISH	QTY	UNIT	NO.	DESCRIPTION	FINISH	QTY	UNIT
1	DOOR	AC	100	SQ. FT.	11	DOOR	AC	100	SQ. FT.
2	DOOR	AC	100	SQ. FT.	12	DOOR	AC	100	SQ. FT.
3	DOOR	AC	100	SQ. FT.	13	DOOR	AC	100	SQ. FT.
4	DOOR	AC	100	SQ. FT.	14	DOOR	AC	100	SQ. FT.
5	DOOR	AC	100	SQ. FT.	15	DOOR	AC	100	SQ. FT.



WALL PARTITION SCHEDULE			
NO.	DESCRIPTION	FINISH	QTY
1	WALL	AC	100
2	WALL	AC	100
3	WALL	AC	100
4	WALL	AC	100
5	WALL	AC	100



PROPOSED ALTERATIONS:
**Creekside Storage
Interior Alterations**
N6543 USH 151
Town Of Beaver Dam, Dodge County

Project Number:
20031
Sheet Title:
FLOOR PLAN AND
SCHEDULES, AND
NOTES
A-101

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) KEVIN SHAVER

Street Address N8053 STATE ROAD 33

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 W9448 ZIMMERMAN DR

City, State, Zip Code BEAVER DAM, WI 53916

Phone Number 920-382-4409 Email _____

Parcel Identification Number (PIN) _____

Site Address N8053 STATE RD 33

Present Use of Property OFFICES

Proposed Use of Property STORAGE

Permit Required For GARAGE

Structure Dimensions: Length 64 Width 40 Height 14

Number of Stories 1 Total Square Footage 2560

Total Structure Costs \$ 101,000

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 Kyphaven Date 3/31/25

Phone Number ABOVE Email ABOVE

Disposition (For Town use only)

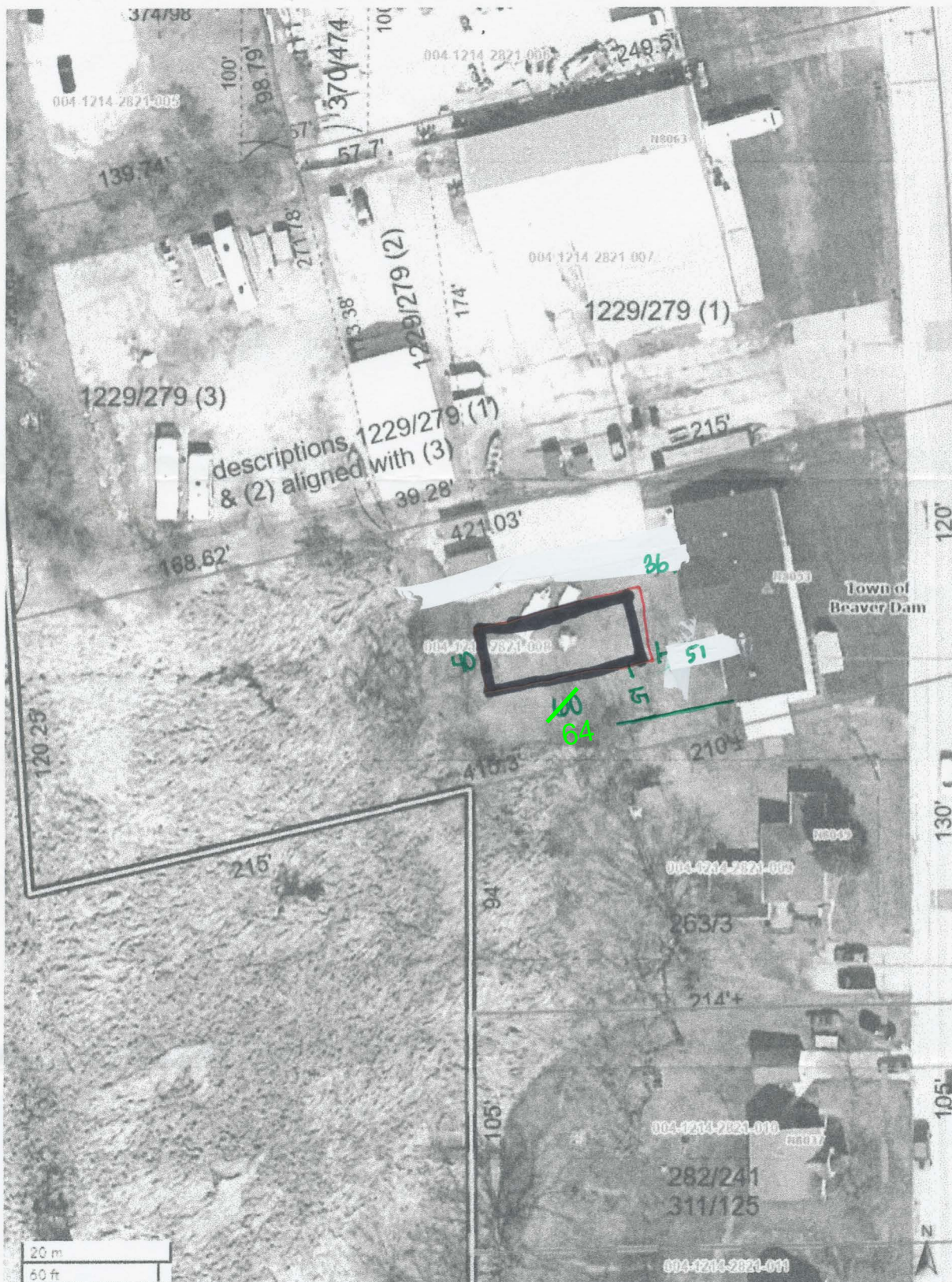
Zoning District _____ Date Permit Issued/Denied _____

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.



- ☐ Parcels
- ☐ Parcel Numbers
- ☐ CSM Boundaries
- ☐ CSM Lots
- ☐ Sub and Condo Lots
- ☐ Subdivision and Condo Boundaries
- ☐ Address Points
- ☐ Encumbrances
- ☐ ROW
- ☐ Driveways
- ☐ Misc Lines
 - 11beaverdamoriginal,
 - 11foxlake1836,
 - 11lakeemily1836,
 - 11rockcenter,
 - 11rockoriginal,
 - 11thread,
 - 12h2o-noteboundary,
 - 31vac,
 - 32rw-unopen,
 - 41chord,
 - 41deed,
 - 41deed, <Null>
 - 41easement,
 - 41meander,
 - 41meander, <Null>
 - 45hook,
 - 45hook, Hook
 - 45hook, Hook_2
 - 45tic,
 - 45tic, <Null>
 - 45tic, Arrow1
 - 45tic, Arrow2
 - 45tic, Ltic
 - 45tic, Rtic
 - 61trailer,
 - <all other values>
- ☐ Municipalities
- ☐ Sections
- ☐ Roads
- ☐ Lakes and Rivers
- ☐ Horizon Marsh

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 3/19/2024

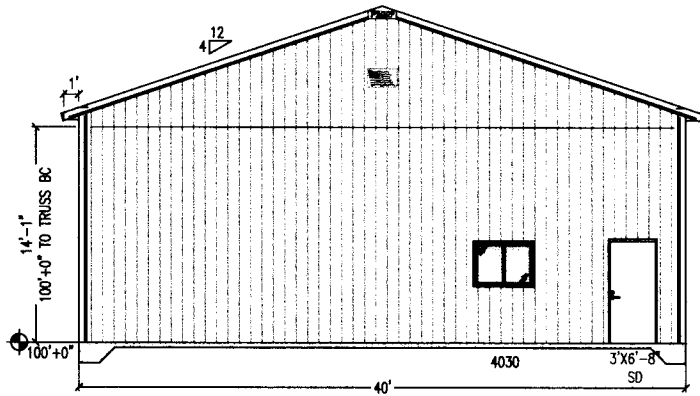
Last Data Uploaded: 3/19/2024 5:03:14 AM

15 FT IN FROM EXISTING BUILDING
36 FT FROM BACK OF BUILDING

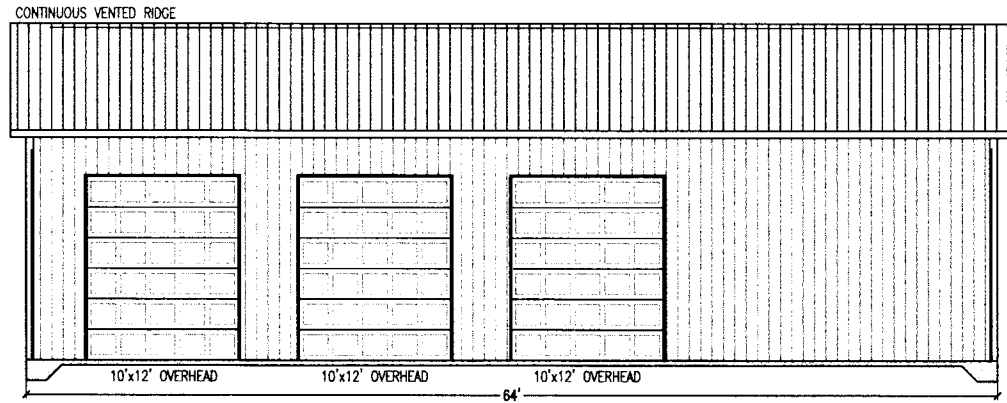
LOOKING TO
PUT ~~40x60~~ 64
COLD STORAGE
BEHIND BUILDING.
CALL IF QUESTIONS



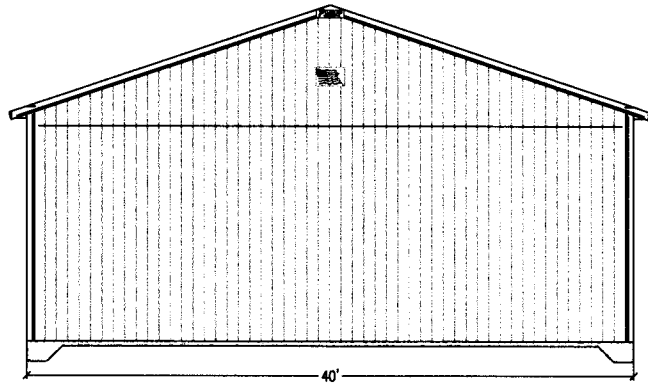
PRELIMINARY DRAWING



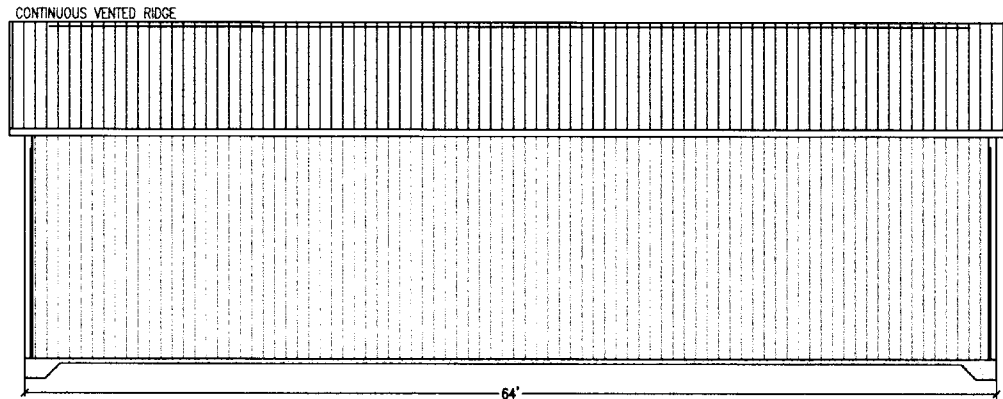
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

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PHONE (920) 922-7010
FAX (920) 922-9093
www.pinnobldg.com

N5877 PALMER ROAD
ROSENDALE, WI 54974

Kevin Shaver
40'x64'x14' clear

ELEVATIONS

JOB NO.

DRAWING NO.

DRAWN BY:
AS

SCALE:
AS SHOWN

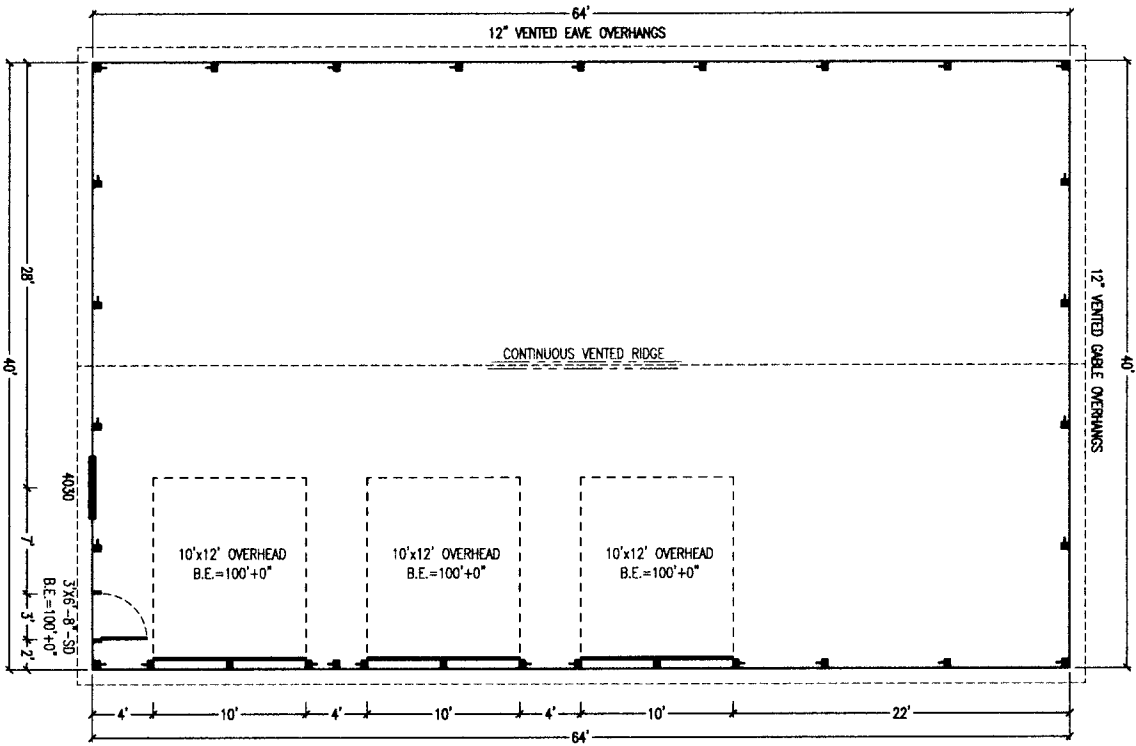
DATE:
04-01-25

REVISIONS

SHEET ID.

SHEET NO.
2 OF 3

PRELIMINARY DRAWING




SHOP
 40'x64'x14' CLEAR
 -BUILD ON 5" SLAB w/
 2.560 SQ. FT.
 GROUND BEAM & 2" TYPICAL
 MET SET BRACKETS
 (BRACKETS BY PINNO)
 -T.E. FLOOR=100'+0"



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CONTRACT SPECIFICATIONS
 TAKE PRECEDENCE
 OVER BUILDING PLANS

SHEET NO. 3 OF 3	SHEET ID.	REVISIONS	DATE: 04-01-25	SCALE: AS SHOWN	DRAWN BY: AS	DRAWING NO.	Kevin Shaver	 N5877 PALMER ROAD ROSENDALE, WI 54974	PHONE(920)922-7010 FAX(920)922-9093 www.rapinno.com
							FLOOR PLAN		