

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, June 23, 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 April 14, 2025 Plan Commission meeting
4. Conduct a public hearing on the application of David P. & Katherine E. Schmitt to amend Map 8-2 of the 2030 Comprehensive Plan to change the zoning of Parcel 004-1114-2133-000 at the northeast corner of County S and Shaw Hill Road from A-2 General Agricultural to R-1 Single-family Residential and to change the zoning of Parcel 004-1114-2822-001 at the southeast corner of County S and Shaw Hill Road from A-2 General Agricultural to R-1 Single-family Residential
5. Act on Item 4 above
6. Conduct a public hearing on the application of David P. & Katherine E. Schmitt to rezone Parcel 004-1114-2133-000 at the northeast corner of County S and Shaw Hill Road from A-2 General Agricultural to R-1 Single-family Residential and to rezone Parcel 004-1114-2822-001 at the southeast corner of County S and Shaw Hill Road from A-2 General Agricultural to R-1 Single-family Residential
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
April 14, 2025**

Meeting called to order: 7:00pm

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

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Voigt/Ptaschinski) to approve March 31, 2025 meeting minutes. Carried unanimously.

Chairman opened 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.

Creekside Storage owners stated tenant, Modern Prairie, requesting to move into half of warehouse (8000sqft) It is a soft lines business, packing, shipping, receiving of pottery, quilts and women's clothing based out of California. Store is online based, this will not be a retail store and will not have signage.

Chair closed public hearing at 7:04pm.

Motion (Voigt/Henry) to approve the application based on the information given that it is a shipping and receiving location only. Carried unanimously.

Chairman opened public hearing on the application of Kevin Shaver to construct a storage shed at N8053 State Road 33 parcel 00-1214-2821-008.

Kevin Shaver stated he is intending to put up a 40x64 cold storage unit behind the existing building.

Committee members stated concerns with wetland setbacks with DNR and County.

Land Use Administrator states he meets all setback and requirements for the Town.

Chairman closed public hearing at 7:09 pm.

Motion (Voigt/Henry) to approve the application to construct a storage shed at N8053 State Road 33. Carried unanimously.

Motion (Henry/Voigt) to adjourn at 7:09pm. Carried unanimously.

Respectfully submitted,
Aimee Mallon, Secretary

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: NS686 SHAW HILL RD, BEAVER DAM, WI 53916

Tax Key Number: 004-1114-2822-001 AND 004-1114-2133-000

Property Owner: DAVID P SCHMITT & KATHERINE E SCHMITT
(Name)

NS686 SHAW HILL RD, BEAVER DAM, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-296-0762

Email: STILLTICKIN@YMAIL.COM

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

Agriculture
Conservancy
Utilities & Community Services

Single Family Residential
General Residential
Recreation

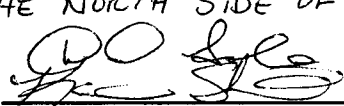
Commercial
Industrial

Existing Property Use: MIXTURE OF RESIDENTIAL AND AGRICULTURE

Proposed Property Use: RESIDENTIAL (SINGLE FAMILY)

Proposed time schedule for development and/or use of the property: THE PARCEL SOUTH OF COUNTRY ROAD "S" WILL BE SPLIT BY CSM FOR FAMILY MEMBERS THIS YEAR.

THE PARCEL ON THE NORTH SIDE OF "S" HAS NO TIMETABLE FOR DEVELOPMENT

PROPERTY OWNER SIGNATURE  DATE: 5/5/2025

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.

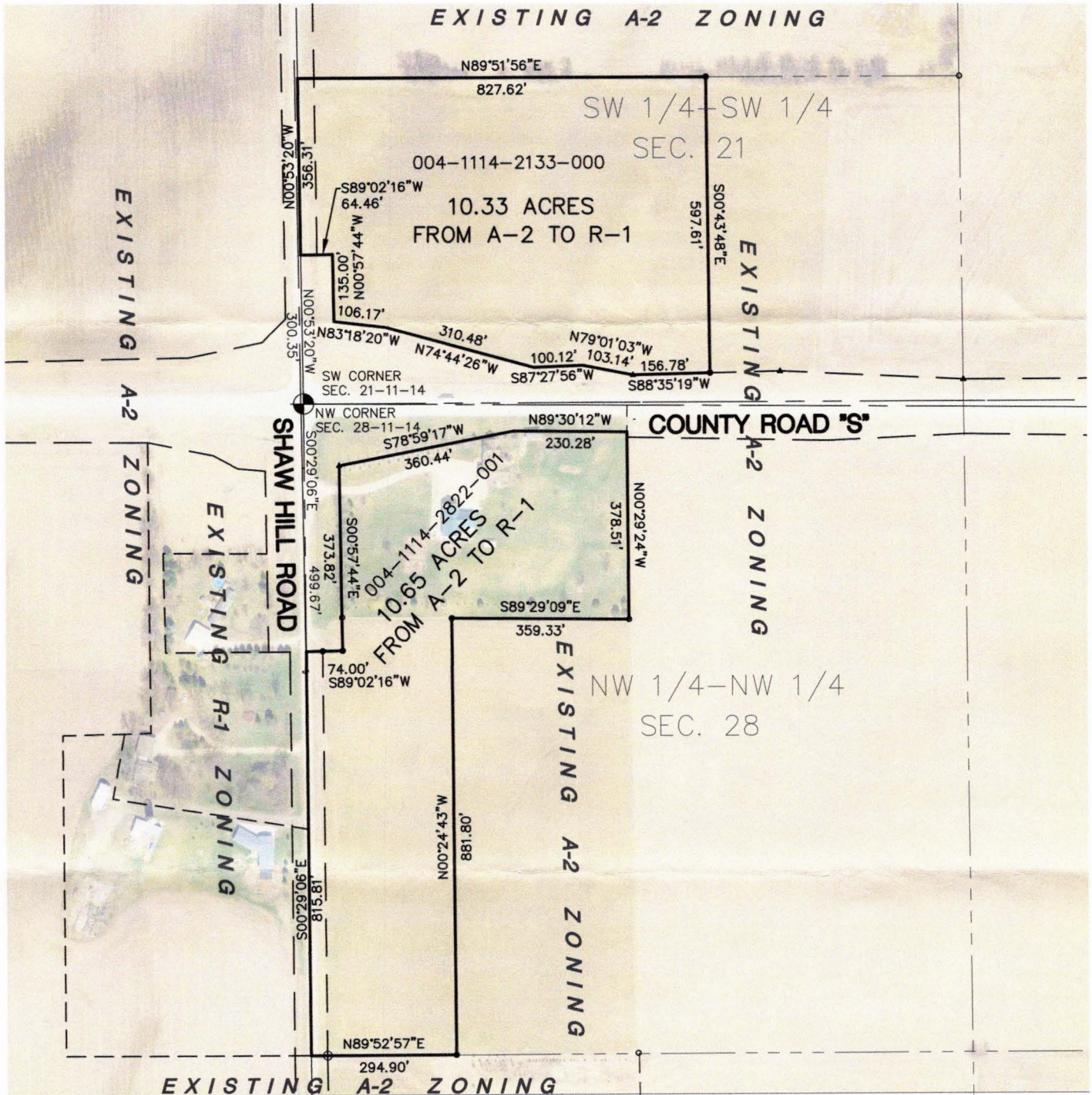
REZONING MAP

FOR

DAVID & KATHERINE SCHMITT

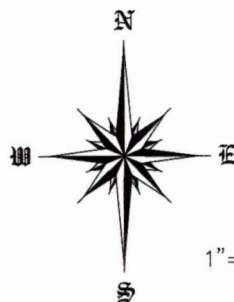
DATE: 5/05/2025
PROJECT NO. 240099

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 21 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28,
T. 11 N.-R. 14 E., TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.



**Jacob
Land
Surveying, LLC**

W8057 Randallwood Lane, Fond du Lac, WI 54937
phone (920) 922-2908 fax (920) 922-7202



BEARINGS REFERENCED TO THE DODGE COUNTY
COORDINATE SYSTEM (NAD 83/91 DATUM). THE WEST LINE
OF THE NW 1/4 OF SECTION 28-11-14 HAS A BEARING OF
S00°29'06\"/>



1" = 300'

SCALE

FEET

DESCRIPTIONS FOR A-2 TO R-1 REZONING ON SCHMITT PROPERTY

That part of the SW 1/4 of the SW 1/4 of Section 21, T. 11 N.-R. 14 E., Town of Beaver Dam, Dodge County, Wisconsin, described as follows:

Commencing at the SW corner of said Section 21; thence North 00°-53'-20" West along the West line of said SW 1/4, 300.35 feet to the point of beginning; thence continuing North 00°-53'-20" West along said West line, 356.31 feet; thence North 89°-51'-56" East, 827.62 feet; thence South 00°-43'-48" East, 597.61 feet to the Northerly right-of-way line of County Road "S"; thence South 88°-35'-19" West along said right-of-way line, 156.78 feet; thence North 79°-01'-03" West along said right-of-way line, 103.14 feet; thence South 87°-27'-56" West along said right-of-way line, 100.12 feet; thence North 74°-44'-26" West along said right-of-way line, 310.48 feet; thence North 83°-18'-20" West along said right-of-way line, 106.17 feet to the East right-of-way line of Shaw Hill Road; thence North 00°-57'-44" West along said East right-of-way line, 135.00 feet; thence South 89°-02'-16" West, 64.46 feet to the point of beginning and containing 10.33 acres, more or less.

Also,

That part of the NW 1/4 of the NW 1/4 of Section 28, T. 11 N.-R. 14 E., Town of Beaver Dam, Dodge County, Wisconsin, described as follows:

Commencing at the NW corner of said Section 28; thence South 00°-29'-06" East along the West line of said NW 1/4, 499.67 feet to the point of beginning; thence continuing South 00°-29'-06" East along said West line, 815.81 feet; thence North 89°-52'-57" East, 294.90 feet; thence North 00°-24'-43" West, 881.80 feet; thence South 89°-29'-09" East, 359.33 feet; thence North 00°-29'-24" West, 378.51 feet to the Southerly right-of-way line of County Road "S"; thence North 89°-30'-12" West along said right-of-way line, 230.28 feet; thence South 78°-59'-17" West along said right-of-way line, 360.44 feet to the Easterly right-of-way line of Shaw Road; thence South 00°-57'-44" East along said Easterly right-of-way line, 373.82 feet; thence South 89°-02'-16" West, 74.00 feet to the point of beginning and containing 10.65 acres, more or less.

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: N5686 SHAW HILL ROAD, BEAVER DAM, WI 53916

Tax Key Number: 004- 1114-2822-001 AND 004-1114-2133-000

Property Owner: DAVID P. SCHMITT & KATHERINE E. SCHMITT
(Name)

N5686 SHAW HILL ROAD, BEAVER DAM, WI 53916
(Address) (City, State, Zip)

Phone Number: 920-296-0762

Email: stilltickin@ymail.com

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

A-1 (Prime Agricultural)
A-2 (General Agricultural)
CO (Conservancy)

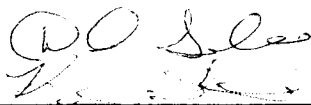
R-1 (Single Family Residential)
R-2 (Two Family & Multi-Family Residential)

C-1 (Commercial)
I-1 (Industrial)

Existing Property Use: MIXTURE OF RESIDENTIAL AND AGRICULTURAL

Proposed Property Use: RESIDENTIAL (SINGLE FAMILY)

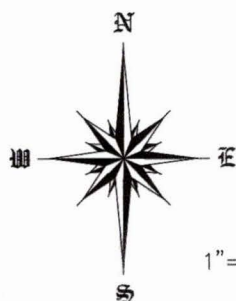
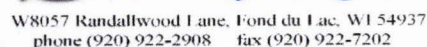
Proposed time schedule for development and/or use of the property: The parcel south of County Road "S" will be split by csm for family members this year. The parcel on the north side of "S" has no timetable for development.

PROPERTY OWNER SIGNATURE  **DATE:** 5/5/2025

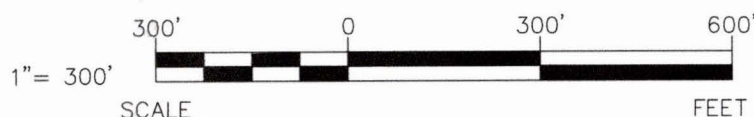
Petition must include:

- (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.

DATE: 5/05/2025
PROJECT NO. 240099



BEARINGS REFERENCED TO THE DODGE COUNTY
COORDINATE SYSTEM (NAD 83/91 DATUM), THE WEST LINE
OF THE NW 1/4 OF SECTION 28-11-14 HAS A BEARING OF
S00°29'06"E.



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