

Town of Beaver Dam Notice of Public Hearing and Board of Appeals Meeting

Notice is hereby given that the Town of Beaver Dam Board of Appeals will meet on Wednesday September 3, 2025 at 7:00 PM in the Town of Beaver Dam Town Hall located 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 July 23, 2025 Board of Appeals meeting
4. Conduct a public hearing on the appeal of Jon Freund to separate 2 adjoining substandard lots under common ownership at N7082 Airport Rd parcels 004-1114-0532-008 and 004-1114-0532-009
5. Approve, approve conditionally, or reject the appeal in Item 4 above
6. Adjourn

Howard Bohl
Board of Appeals Chairman

Town of Beaver Dam-Board of Appeals
UN-Approved Meeting Minutes
Wednesday, July 23, 2025
7:00pm
W8540 County Rd W

Meeting called to order at 7:00pm

Present: Chairman Howard Bohl, Sue Rechek, Isaac Dornfeld, Joe Kern

Also Present: Land Use Administrator Dan Prunuske

Chairman approved the meeting minutes from May 21, 2025.

Chairman opened public hearing on the appeal of Barbara J. Mullin to create a 4+- acres parcel in the A-1 district in lieu of the 1.5 acre maximum allowed on parcels 004-1214-2443-001 & 004-1214-2512-002 at approximately W7431 County B.

Barbara and Dan Mullin in attendance, spoke in favor.

None opposed spoke.

Chairman closed public hearing.

Motion (Rechek/Dornfeld) to approve the appeal. Carried unanimously.

Motion (Dornfeld/Rechek) to adjourn the meeting at 7:07pm. Carried unanimously.

Aimee Mallon, Secretary

Appeal Application

Applicant (Agent) Jon Freund

Street Address N7082 Airport Road

City, State, Zip Code Beaver Dam WI 53916

Phone Number 6083471749 Email Jontara08@gmail.com

Property Owner (If different from applicant)_____

Street Address _____

City, State, Zip Code _____

Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1114-0532-009

Site Address No current address is assigned

Subdivision & Lot Number or CSM Number Lake Hills Block 1 Lot 6

Zoning Residential

Present Use of Property Vacant Land

Proposed Use of Property Single Family Home

List any prior variances granted or denied for this property None known to the applicant

Describe all Nonconforming structures and uses on this property None

Zoning Ordinance Section for which a variance is sought 62-245(a) 62.7(a)

Variance Requested Allow single family home on substandard lot with the same owner - this was originally platted as two parcels but ordinance passed since it was platted make this unbuildable

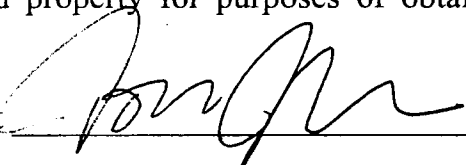
Provide justification for the variance. Attach additional sheets if necessary.

See attached

[illegible]

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 Board of Appeals to enter the above described property for purposes of obtaining information pertinent to my appeal.

Signature of owner or authorized agent  _____

Date 8/11/2025 Contact number 608 3471749

Disposition (For office use only)

Board of Appeals meeting date: _____

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

Signed _____ Date _____
Land Use Administrator

Description of the Appeal -

The applicant is requesting a variance from Town of Beaver Dam Ordinance Section 62-7(a) and 62-245(a) with the intent of constructing a new home on parcel 004-1114-0532-009, increasing the town's tax base and improving the curb appeal of the neighborhood versus leaving the parcel to be used as a parking pad. The applicant purchased two parcels - 004-1114-0532-008 and 004-1114-0532-009 and is applying for this variance in part to ensure the independent salability of both the existing home and a potentially newly constructed home on the southern parcel which requires a variance to Section 62-245(a). This section requires "the lots be in separate ownership from abutting lands. If abutting lands and the substandard lot are owned by the same owner, the substandard lot shall not be sold or used without full compliance with the area requirements of this chapter."

For background the Lake Hills subdivision in the Town of Beaver Dam was subdivided in 1945 and consists of nearly every lot being a substandard lot by today's standard as outlined in Section 62-7(a) - each lot in the subdivision is a $\frac{1}{4}$ to $\frac{1}{3}$ of an acre in size and the subject lot 004-1114-0532-009 is one of the larger lots with a street width of 101' and approximately $\frac{1}{3}$ of an acre. Further, this lot abuts lands dedicated to the City of Beaver Dam so it is unlikely there will be a building immediately to the south of this lot meaning there is no impact to a building directly to the south. The lots in this neighborhood have single family homes and have had no issues due to the smaller size of the lots. It should be noted that the neighboring homes are built extremely close to the lot lines and the applicant is not requesting a variance from current setback requirements in the ordinance - though the intent when platted was to allow houses within 7 feet of the lot line. This structure will be further separated than other houses in the neighborhood and in that way cause less of an encroachment on neighboring parcels than is currently the case on nearly the entirety of Airport Road. Granting this variance will not change the character of the neighborhood either as all parcels are small lots and the only reason the lot is not buildable today is due to the fact it is in common ownership with the neighboring lot. The applicant - to ensure clarity - is also requesting a variance to the lot size requirement in the Section as this lot was previously platted and is otherwise buildable.

The applicant is requesting your favorable consideration of both the common ownership and lot size provisions and will be present to answer any questions.

Attached are relevant excerpts of the Town of Beaver Dam Zoning Ordinance as well as the plat map of the Lake Hills subdivision.

Sec. 62-245 Vacant substandard lots In any zoning district, except the commercial and industrial district, a single-family dwelling and its accessory structures may be erected on any vacant legal lot or parcel of record in the county register of deeds office before the effective date or amendment of this chapter subject to the following requirements: (a) The lot must be in separate ownership from abutting lands. If abutting lands and the substandard lot are owned by the same owner, the substandard lot shall not be sold or

used without full compliance with the area requirements of this chapter; (b) The lot must be at least 50 feet wide and 7,500 square feet in area; (c) All the dimensional requirements of this chapter shall be complied with insofar as practical, as determined by the plan commission.

Sec. 62-7 General requirements All principal structures shall be located on a lot; and only one residential principal structure shall be located, erected or moved onto a lot. No land use permit shall be issued for a lot which abuts a public street dedicated to only a portion of its proposed width and located on that site from which the required dedication has not been secured. (a) Minimum lot area and width. Except as otherwise specifically required or permitted the minimum lot area shall be 40,000 square feet and a minimum lot width of 125 feet at the building setback line and 125 feet at the water's edge along a navigable waterway. Lots served by public sanitary sewer shall have a minimum lot area of 10,000 square feet and 80 feet of lot width at the building setback line

2" X 30" IRON
PIPE MON.

BLOCK 1

DEDICATED TO
THE PUBLIC
AS PARK

78
82
86
90

MARNA
LANE 262'

LAKE

2" X 30" IRON
PIPE MON.

2" X 30" IRON
PIPE MON.

LANDS

LANDS

CURVES

CURVES 8 AND 9

1 = 124° 18'

P.I. 21 + 58.9
2" X 30" IRON
PIPE MON.
S. 89° 57' E.
P.L.

	(1)	(2)	(3)	(4)	(5)	(6)
I	207° 52'	207° 52'	207° 52'	242° 08'	242° 10'	90°
Δ	27° 52'	27° 52'	27° 52'	62° 08'	62° 10'	90°
D	31° 42'	26° 48'	23° 13'	76° 21'	76° 24'	67° 25'
T	44.84'	53.04'	61.23'	45.21	45.21	85.0
L	87.90'	103.98'	120.06'	81.38'	81.37	133.51'
P	120.75'	117.22'	142.21'	75.21'	75.21'	133.51'



004-1114-0532-007

32'±

162'

004-1114-0532-008

62.05'

29.5'±

145.15'

60'

60'

004-1114-0532-009

76.36'

101'

1.15'

31.5'±

128.05'

004-1114-0532-010

AIRPORT RD

