

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, September 8, 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 August 11, 2025 Plan Commission meeting
4. Conduct a public hearing on the application of Juan Guerrero to rezone parcel 004-1114-0533-001 at the southwest corner of the intersection of County Highways D and G from C-1 Commercial to R-1 Single-family residential.
5. Act on Item 4 above by making a recommendation to the Town Board
6. Adjourn

Mark Bobholz
Plan Commission Chairman

**UN-Approved Minutes
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 11, 2025**

Meeting called to order: 7:00pm

Present: Mark Bobholz, Donna Schauer, Earl Voigt, John Henry, Tom Ptaschinski

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Voigt/Schauer) to approve June 23, 2025 meeting minutes. Carried unanimously.

Act on Letter of Intent submitted by Barbara J Mullin to create a 4+- parcel along the east line of parcel 004-1214-2443-001 and parcel 004-1214-2512-002 at approximately W7431 County B.

LUA Dan Prunuske spoke stating zoned A-1 and successfully appealed 1.5 acre to Board of Appeal.

Barbara Mullin present spoke stating Board of Appeal approved variance and currently working with county, will obtain soil tests with Pasewald, surveying is going to be done this week.

Motion (Voigt/Ptaschinski) to approve the letter of intent submitted by Barbara J Mullin. Carried unanimously.

Chairman opened public hearing on the application of Chase Fletcher for a Conditional Use Permit to erect a 10 unit self-storage building in the C-1 Commercial district on Parcel 004-1214-2821-007 at N8063 State 33.

Chase Fletcher not in attendance nor were any residents in support or opposition of the application.

Committee or staff had not received any correspondence in regards to this application.

Motion (Voigt/Henry) to approve the ten-unit storage building in the C-1 district.

Motion (Voigt/Schauer) to adjourn at 7:10pm. Carried unanimously.

Respectfully submitted,
Aimee Mallon, Secretary

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: W9305 County Road A. Beaver Dam, Wi.
Tax Key Number: 004-1114-0533-001
Property Owner: Juan Guerrero
(Name)
3430 Maple Grove Dr. Madison, Wi. 53719
(Address) (City, State, Zip)
Phone Number: 608-446-6334
Email: juangguerrero.mich@yahoo.com

PROPOSED CHANGE OF ZONING FROM C1 **TO** R1

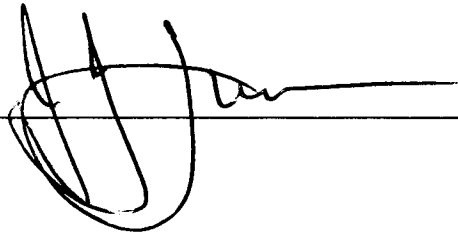
A-1 (Prime Agricultural)
A-2 (General Agricultural)
CO (Conservancy)

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

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

Existing Property Use: Tavern
Proposed Property Use: Single family house
Proposed time schedule for development and/or use of the property: November, 2021

PROPERTY OWNER SIGNATURE



DATE:

7/28/21

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.

Description of lands to be rezoned:

All that part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, T.11 N., R. 14 E lying southerly and westerly of the right-of-way of County Highways D & G.

6/310

004-1114-0644-009

5'

33'

COUNTY ROAD L

202.09'

188'

COUNTY ROAD G

[curve]

County G

161.3' [curve]

County D

16'

79.3' [curve]

319/123

114.6'

158.4'

004-1114-0644-002

Original building

Deck Addition

004-1114-0533-001

67.73'

99.49'

350/276

708/610

118.54'

140'

75'

Zoned R-1

Zoned C-1 to be rezoned to R-1

65'

004-1114-0644-004

166.45'

(18)
#1445

10/72

279.03'

705/955

004-1114-0644-005

305.19'

04-1114-0644-022

Beaver Dam Lake



004-1114-0644-009

004-1114-0533-001

Existing zoning C-1 to be
rezoned to R-1

Beaver Dam Lake

004-1114-0644-022

206-1114-0533-008

206-1114-0533-008

004-1114-0822-003