

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 October 1, 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 September 3, 2025 Board of Appeals meeting
4. Conduct a public hearing on the appeal of Derek Gensch to create a parcel larger than 1.5 acres under s. 62-63(2)(n) Zoning Ordinance at W9081 County S parcel 004-1114-2912-001
5. Approve, approve conditionally, or reject the appeal in Item 4 above
6. Conduct a public hearing on the appeal of Clancy Knaup, agent for CACHE-2-LLP to erect a ground sign greater than 20 ft in height, greater than 100 sq ft on one side and 200 sq ft total, less than 10 ft from the side lot line, and less than 27 ft from the road right-of-way at 1136 Madison St parcel 004-1114-0821-007
7. Approve, approve conditionally, or reject the appeal in Item 4 above
8. Adjourn

Howard Bohl
Board of Appeals Chairman

Town of Beaver Dam-Board of Appeals
UN-Approved Meeting Minutes
Wednesday, September 3, 2025
7:00pm
W8540 County Rd W

Meeting called to order at 7:00pm

Present: Chairman Howard Bohl, Sue Rechek, Isaac Dornfeld, Al Mannel, Liz Kern

Also Present: Land Use Administrator Dan Prunuske

Chairman approved the meeting minutes from July 23, 2025.

Chairman opened public hearing on the appeal of Jon Freund to separate 2 adjoining substandard lots under common ownership at N7082 Airport Road, parcels 004-1114-0532-008 and 004-1114-0532-009.

Jon Freund in attendance spoke in favor stating he purchased a year and a half ago, considered substandard due to zoning. Hoping to build single family home on 009 lot with no concerns of setbacks or house type fitting in with the character of the neighborhood (1800sqft, two stories).

None opposed spoke.

LUA Dan Prunuske stated Jon Freund has purchased two existing lots and lot size back when created 50yrs ago are smaller than lot sizes today, which is why joining the two lots is to be considered.

Chairman closed public hearing at 7:10pm.

Motion (Mannel/Kern) to approve the appeal of Jon Freund to separate 2 adjoining substandard lots under common ownership at N7082 Airport Road, parcels 004-1114-0532-008 and 004-1114-0532-009. Carried unanimously.

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

Respectfully submitted,

Aimee Mallon, Secretary

Appeal Application

Applicant (Agent) Derek Gensch
Street Address W9740 State Hwy 16 + 60
City, State, Zip Code Reeseville WI, 53579
Phone Number 920-763-5521 Email dgensch91@gmail.com
Property Owner (If different from applicant) Estate of Donald A. Gensch
Street Address N4873 Low Rd
City, State, Zip Code Reeseville WI 53579
Phone Number 920-382-0665 Email mgensch22@gmail.com
Parcel Identification Number (PIN) 004-1114-2912-001
Site Address W9081 County Rd S
Subdivision & Lot Number or CSM Number _____
Zoning Agriculture
Present Use of Property Active working farm
Proposed Use of Property Continued farming
List any prior variances granted or denied for this property N/A

Describe all Nonconforming structures and uses on this property None

Zoning Ordinance Section for which a variance is sought _____

Variance Requested Over 1.5 acres

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

Buying farm land from my grandfathers estate
that my father and I are currently working.

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 Derek Gensch

Date 9/1/2025 Contact number 920/763/5521

Disposition (For office use only)

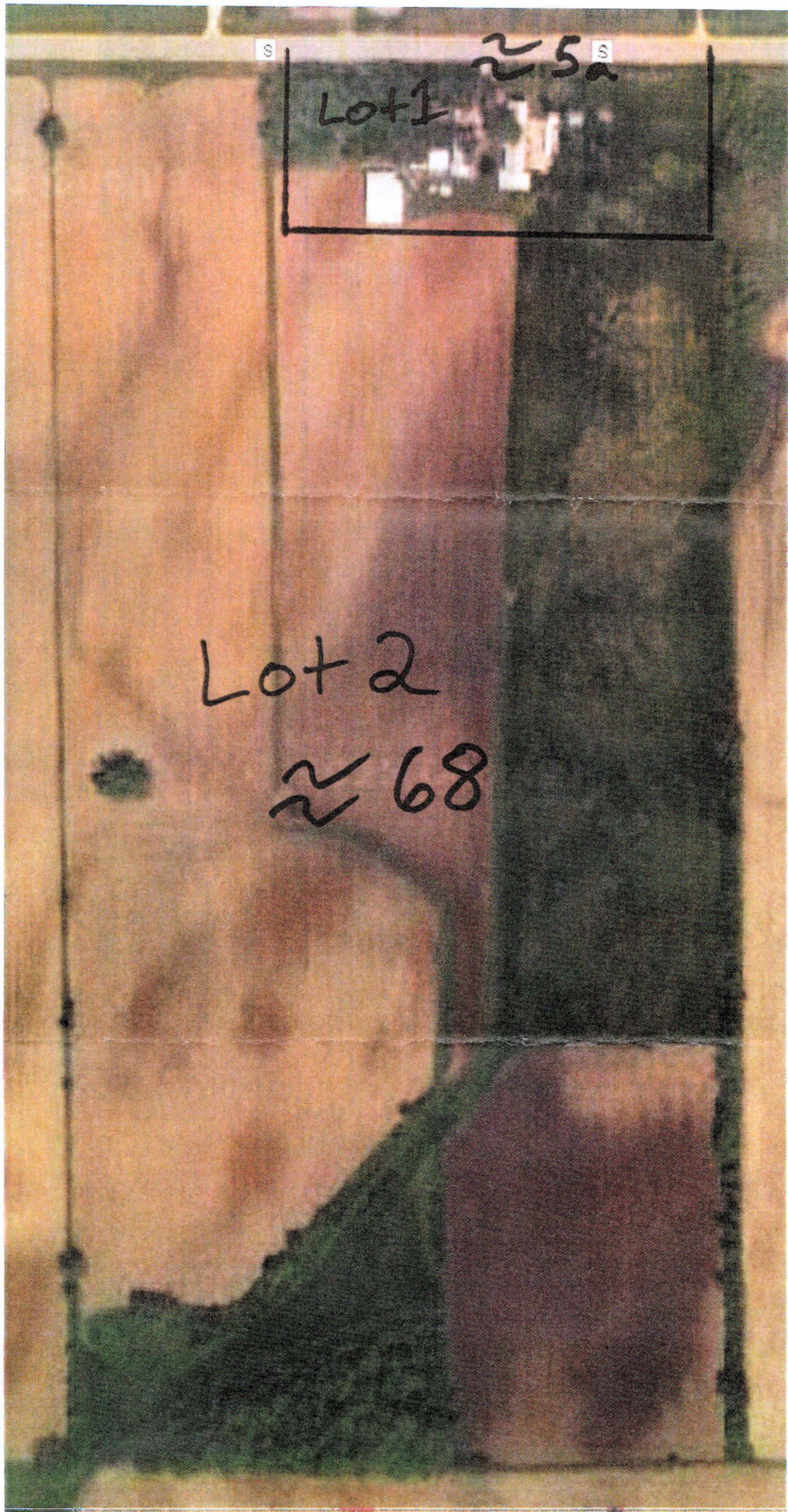
Board of Appeals meeting date: _____

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

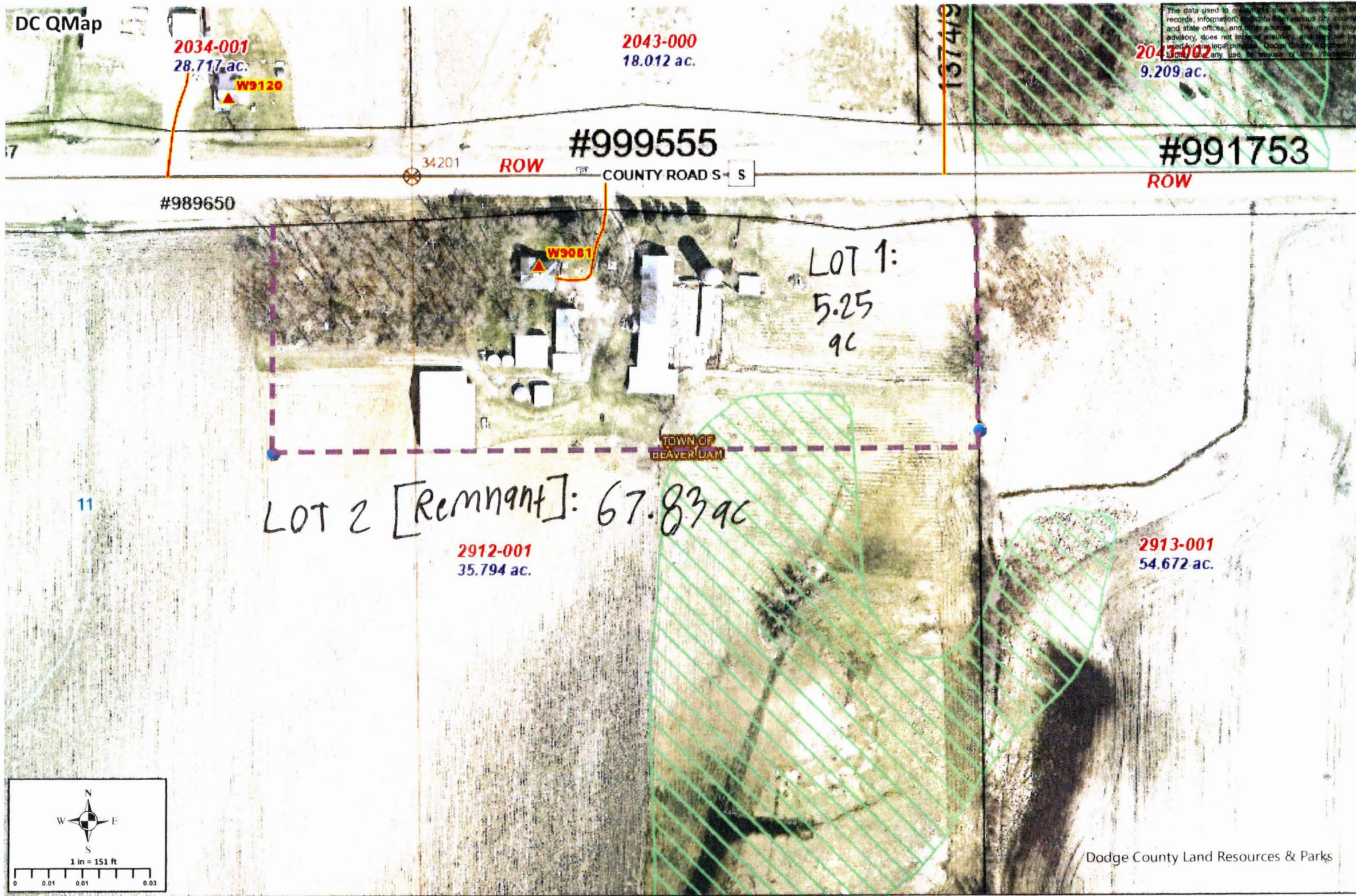
Signed _____
Land Use Administrator

Date _____

I am looking to purchase Lot 2 of the
map. ≈ 68 Acres



73.08
total



- General**
- Urbanized Roads
 - Soils
 - Airport Ordinance 3-Mile Buffer
 - Sewer Service Areas
 - Highly Developed Shoreline
 - Elevation Contours

- WI Historical Society**
- Historic Structures
 - Archaeological Sites
 - Survey Areas
- Non-Metallic Mining**
- Active Mining Area
 - Approved Mining Area
 - Mine Property Boundaries

- Floodplain / Wetland**
- FEMA Floodplain/Storage/Dam Shadow
 - DNR Wetland Areas/Points
- Shoreland Zoning**
- Shoreland Zoning Buffer
 - Lakes/Ponds/Sloughs
 - Rivers/Streams/Creeks

- County Zoning**
- Planned Unit Development
 - Hartford Extraterritorial
 - General Agricultural
 - Prime Agricultural
 - One Family Residential
 - Two Family Residential
 - Multi-Family Residential

- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial
- Waterbody
- ROW/City/Village

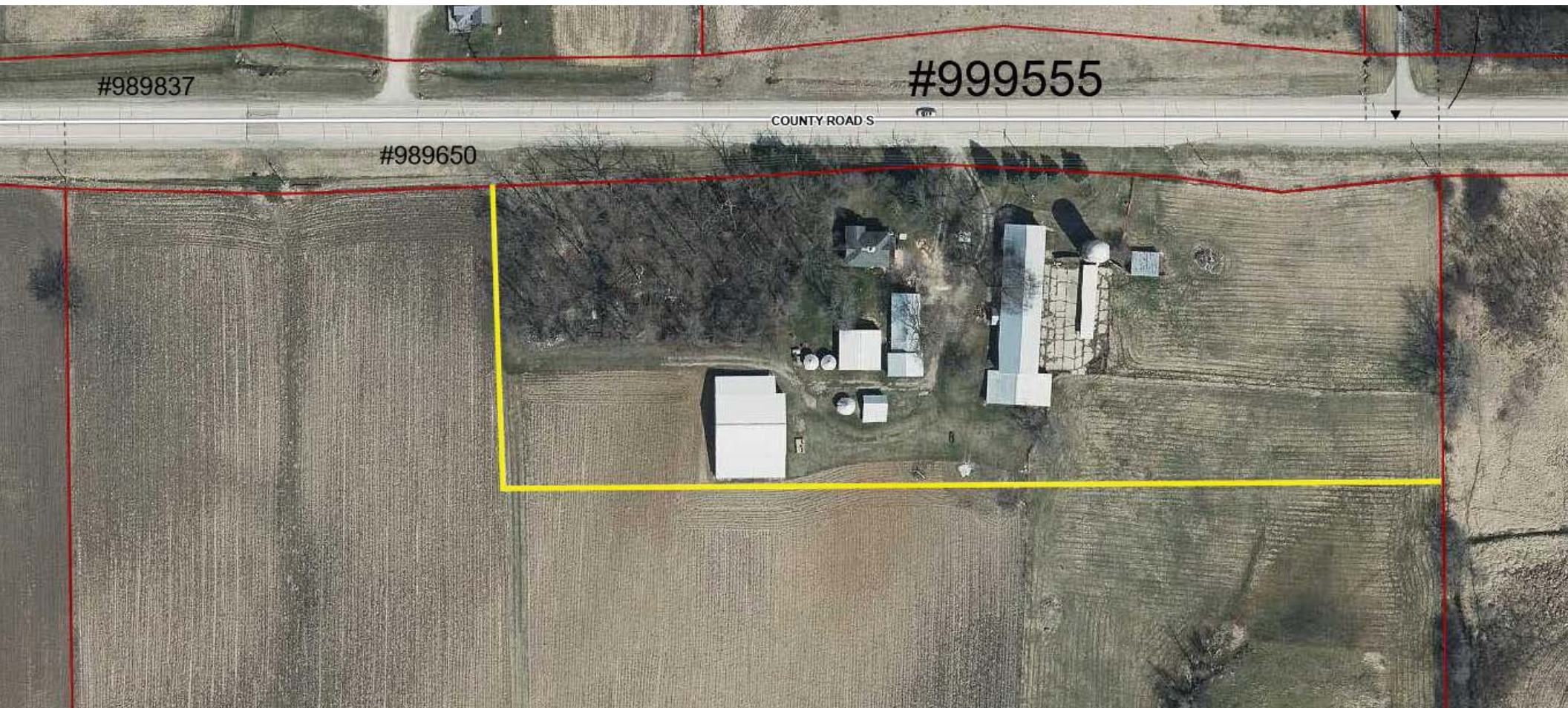
Dodge County Land Resources & Parks

#989837

#999555

COUNTY ROAD S

#989650



Appeal Application

Applicant (Agent) Clancy Knaup
Street Address 1333 Wayland Street
City, State, Zip Code Beaver Dam, WI 53916
Phone Number 920-887-1701 Email clancy@pspm.net

Property Owner (If different from applicant) Cache -2- LLP
Street Address 1333 Wayland Street
City, State, Zip Code Beaver Dam, WI 53916
Phone Number 920-887-1701 Email clancy@pspm.net

Parcel Identification Number (PIN) 004-1114-0821-007
Site Address 1136 Madison Street
Subdivision & Lot Number or CSM Number _____
Zoning Commerical
Present Use of Property raized house
Proposed Use of Property Bill Board
List any prior variances granted or denied for this property NONE

Describe all Nonconforming structures and uses on this property 2 Garage less than 10 ft to sideyard

Zoning Ordinance Section for which a variance is sought 62-214(3)-allprovisions

Variance Requested Proposed sign to be 576sqft, 30ft height, street set back 3.5 feet, sign to have led screen/moving light

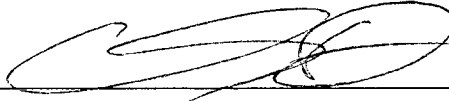
Provide justification for the variance. Attach additional sheets if necessary.

Billboard will not be effective with out varances.

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

8-28-25

Contact number

920-210-1812

Disposition (For office use only)

Board of Appeals meeting date: _____

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

Signed

Land Use Administrator

Date

