

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, October 6, 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 September 8, 2025 Plan Commission meeting
4. Review and approve, approve conditionally, or reject a Letter of Intent submitted by Derek Gensch to separate the buildings from the tillable lands at W9081 County S parcel 004-1114-2912-001
5. Adjourn

Mark Bobholz
Plan Commission Chairman

**UN-Approved Minutes
Town of Beaver Dam
Plan Commission Meeting
W8540 County, Road W
September 8, 2025**

Meeting called to order: 7:00pm

Present: Mark Bobholz, Donna Schauer, Earl Voigt, John Henry, Dean Hughes

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Schauer/Voigt) to approve August 11, 2025 meeting minutes. Carried unanimously.

Chairman opened 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.

Juan Guerrero spoke in favor.

Susan Schutte at W9317 County Road D stated she lived in neighborhood her entire life and her grandparents once owned the property on the rezone parcel. She spoke in favor of Juan Guerrero turning the current business into his residence.

Clancy Knaup of 1132 Madison Street wanted to understand the benefit of rezoning and is fine with the rezone occurring. LUA Dan Prunuske explained the reason for the reason.

Larry Schutte at W9317 County Road D also spoke in favor, stating the property is being well taken care of under Juan Guerrero's ownership.

Juan Gurrero's girlfriend spoke in favor.

None in attendance spoke against rezone.

Chairman closed public hearing at 7:11pm.

Motion (Schauer/Hughes) to approve the rezone of parcel 004-1114-0533-001 from C-1 Commercial to R-1 Single-family residential. Carried unanimously.

Motion (Henry/Voigt) to adjourn at 7:12pm. Carried unanimously.

Respectfully submitted,
Aimee Mallon, Secretary

MINOR LAND DIVISION LETTER OF INTENT FORM

Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

Application Fee \$150 + \$25 per Lot

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION				
Applicant (Agent) <u>Derek Gensch</u>		Parcel Identification Number (PIN) <u>004-1114-2912-001</u>				
Street Address <u>W9740 State Hwy 16+60</u>		Town <u>Beaver Dam</u>		T <u>11</u>	N <u>N</u>	R <u>14</u>
City • State • ZipCode <u>Reeseville WI 53579</u>		1/4 <u>SW</u>	1/4 <u>NE</u>	Section <u>29</u>	Acreage of Parent Parcel <u>37.284</u> <u>35.794</u>	Acreage of Proposed Lot(s) <u>37.284</u> <u>2.30</u>
Property Owner (If different from applicant) <u>Estate of Donald A. Gensch</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u>004-1114</u>				
Street Address <u>N4873 Lou Rd</u>		Site Address Of Property (DO NOT include City/State/ZipCode) <u>W9081 County Rd S</u>				
City • State • ZipCode <u>Reeseville WI 53579</u>		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
CONTACT PERSON						
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.						
Name <u>Derek Gensch</u>		Daytime Phone <u>(920) 763-5521</u>				
CURRENT PROPERTY USE			PROPOSED USE			
<input type="checkbox"/> Vacant Property <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input checked="" type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)			<input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input checked="" type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)			
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.						
CERTIFICATE						
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. 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 request.						
Signature <u>Derek Gensch</u>		Date <u>9/1/2025</u>				
Daytime Contact Number <u>(920) 763-5521</u>						

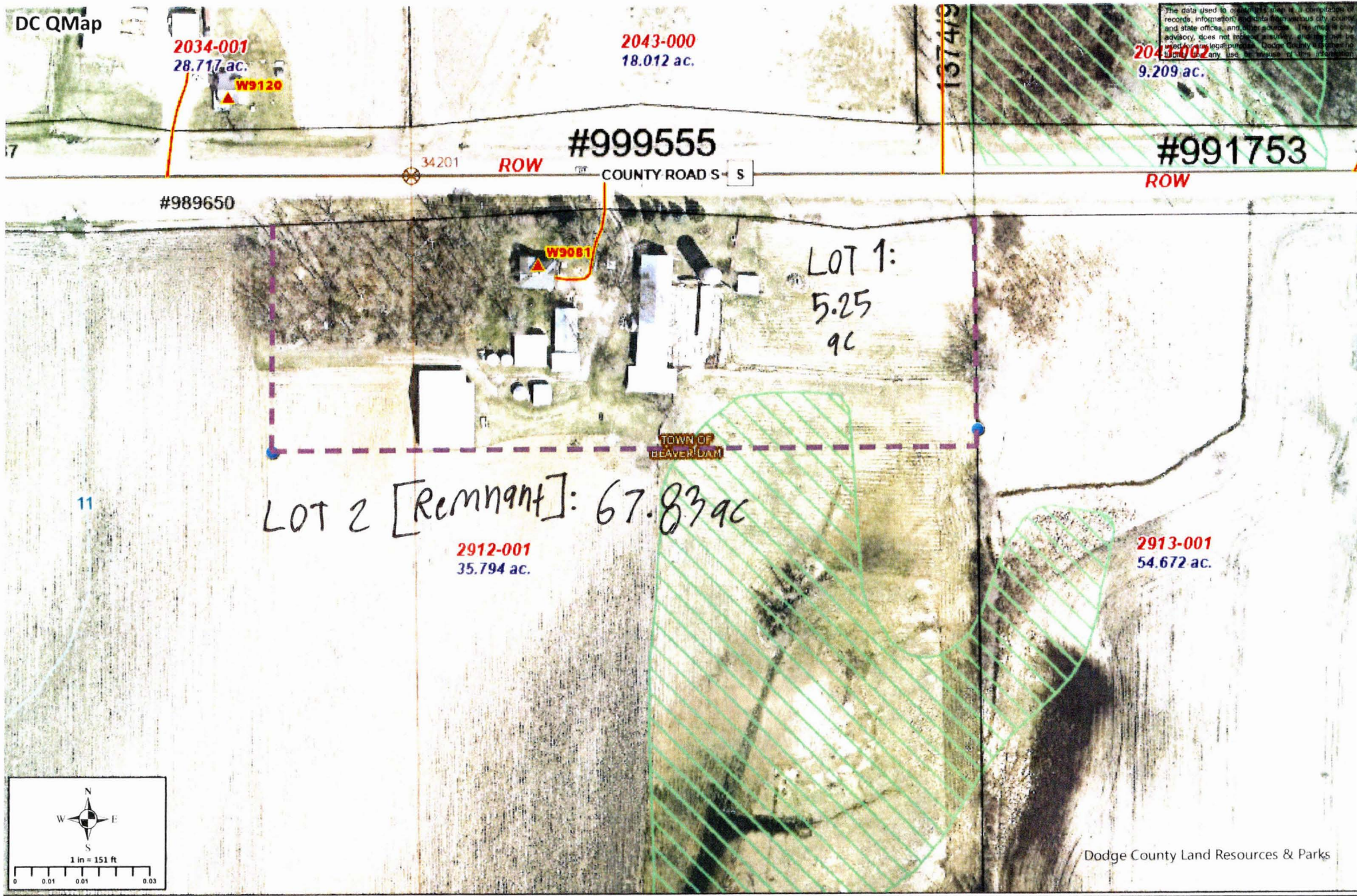
I am looking to purchase Lot 2 of the
map. ≈ 68 Acres



N↑

73.08
total

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. The map is only advisory, does not represent a warranty, and should not be used for legal purposes. Dodge County does not warrant any use or misuse of this information.



- 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

