

## **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, November 17, 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. Review and approve, approve conditionally, or reject a petition from David P. & Katherine E. Schmitt to amend Map 8-2 of the Comprehensive Plan by changing the zoning on a 10.33 acre parcel in the NE quadrant of Shaw Hill Road and County S from Agricultural to Single-family residential, and by changing the zoning on a 10.65 acre parcel in the SE quadrant of Shaw Hill Road and County S from Agricultural to Single-family residential
6. Review and approve, approve conditionally, or reject a petition from 6<sup>th</sup> Gear LLC., & Joel Posthuma to amend Map 8-2 of the Comprehensive Plan by changing Lots 20, 21 & 22 Gergen's Suburban Plat from C-1 Commercial to R-1 Single-family residential
7. Review and recommend favorably or unfavorably to the Town Board on a petition from 6<sup>th</sup> Gear LLC., & Joel Posthuma to rezone Lots 20, 21 & 22 Gergen's Suburban Plat from C-1 Commercial to R-1 Single-family residential
8. Review and approve, approve conditionally, or reject the application for a Certificate of Zoning Compliance to allow up to 10 campers at Beaver Plumbing W8677 County Road B
9. Review and approve, approve conditionally, or reject the application of Creekside Storage for a new building at N6543 US Highway 151 parcel 004-1114-0724-000
10. 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

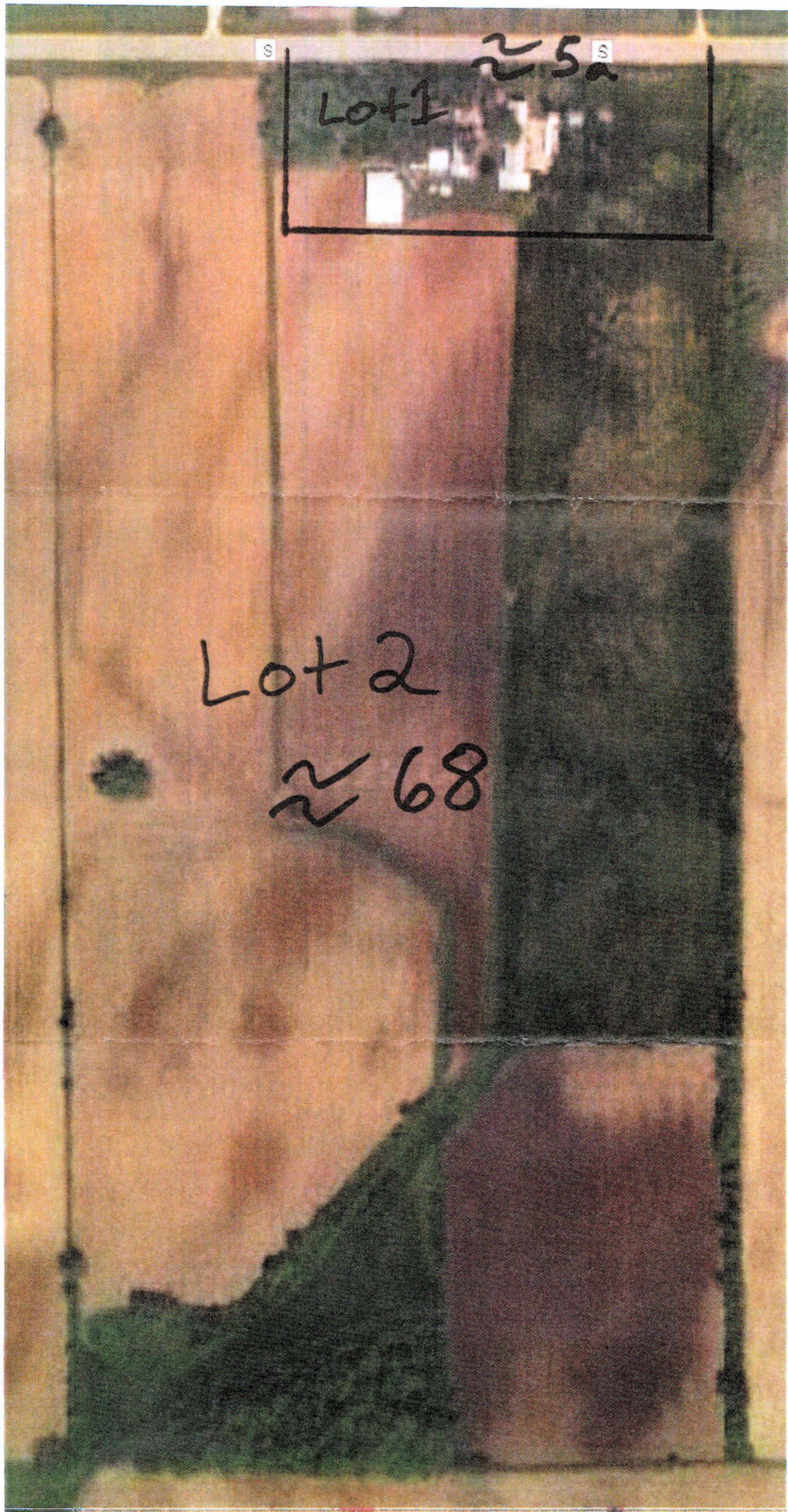
Town of Beaver Dam  
W8560 County Road W  
Beaver Dam, WI 53916  
920-887-0791 x15  
Lua@bdtown.org  
www.townofbeaverdam.org

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>	Acreage of Proposed Lot(s) <u>37.284</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><del>004-1114</del></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 <b>Town of Beaver Dam Plan Commission</b> 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>						



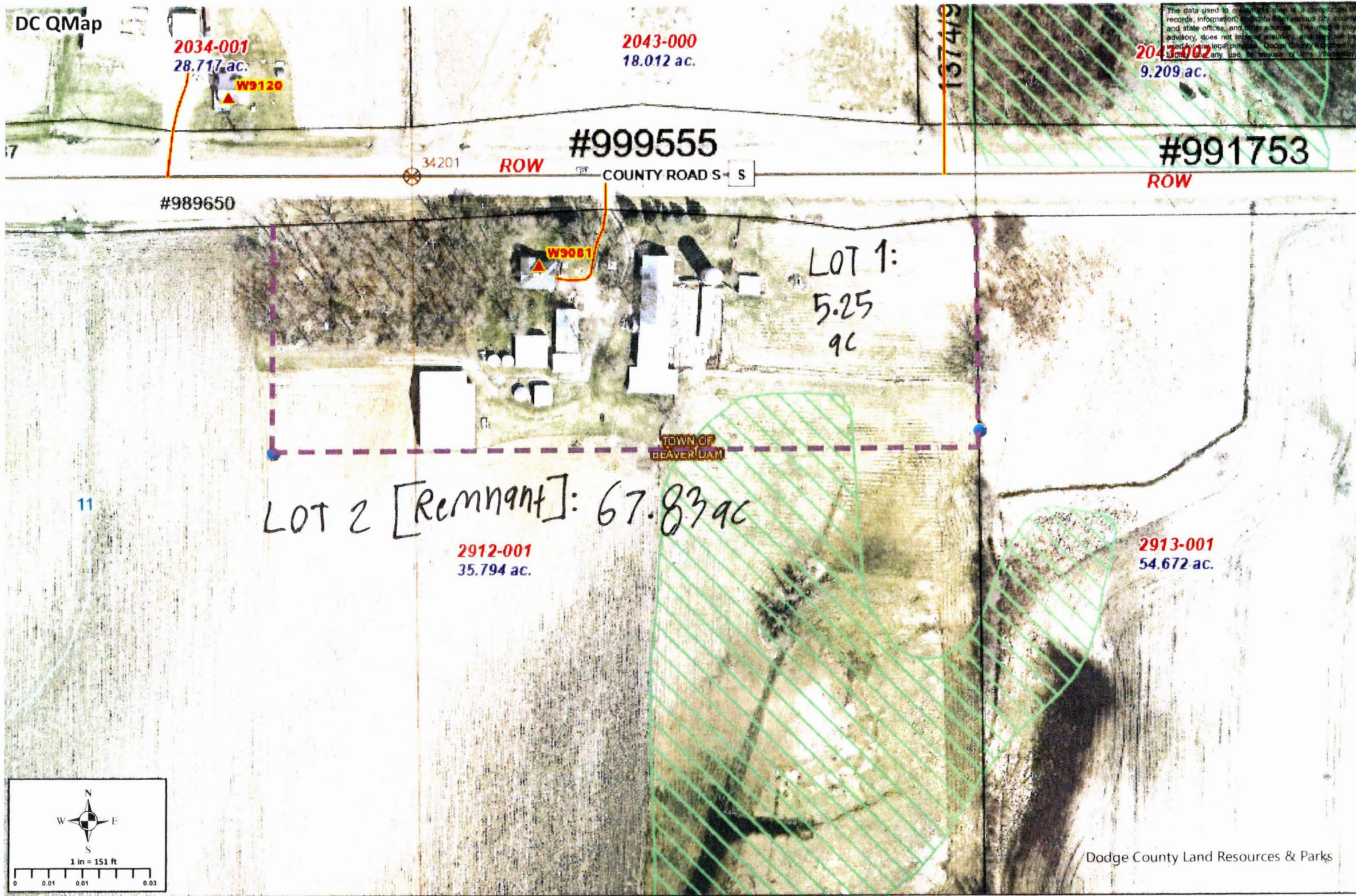
I am looking to purchase Lot 2 of the  
map.  $\approx 68$  Acres



N↑

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

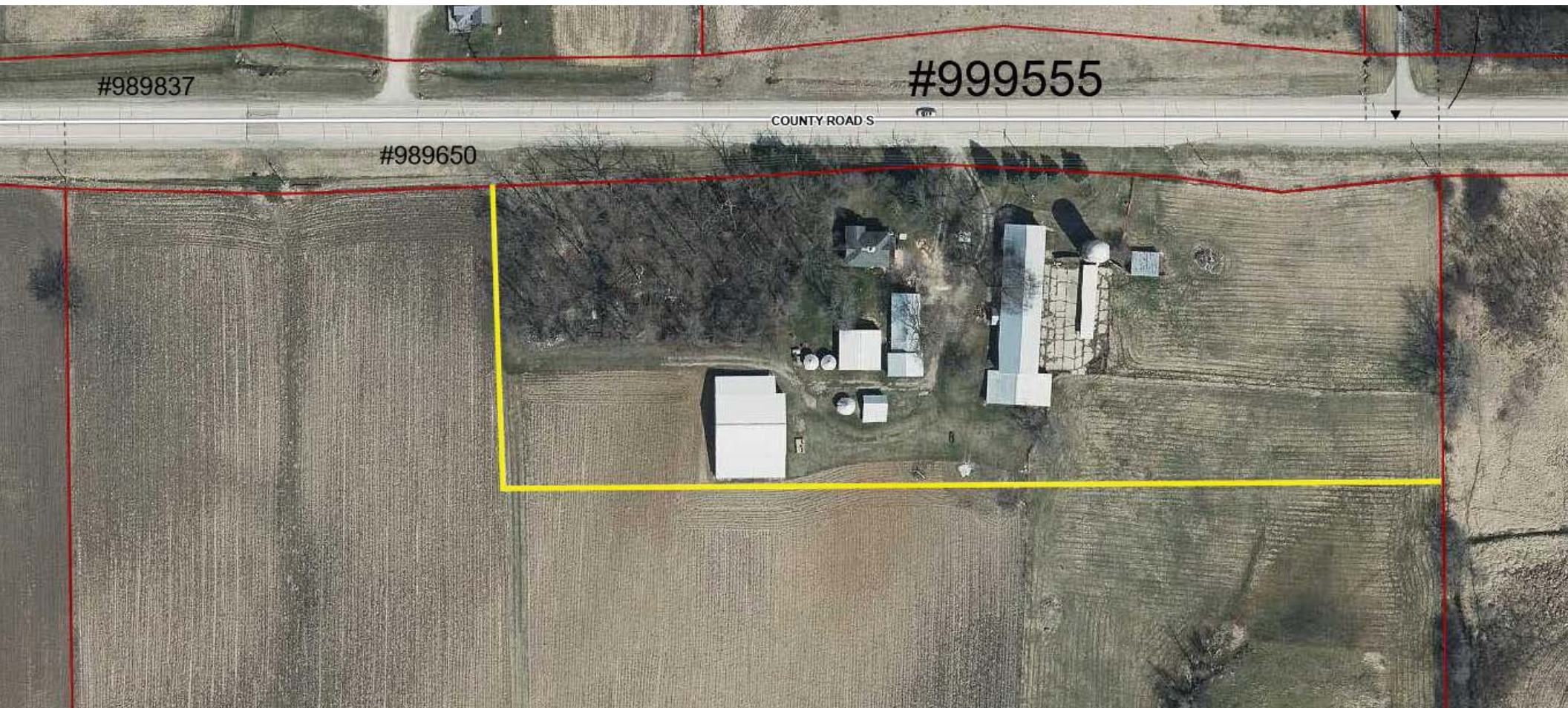


#989837

#999555

COUNTY ROAD S

#989650



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

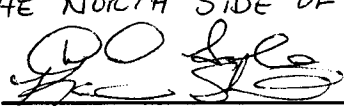
Commercial  
Industrial

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.



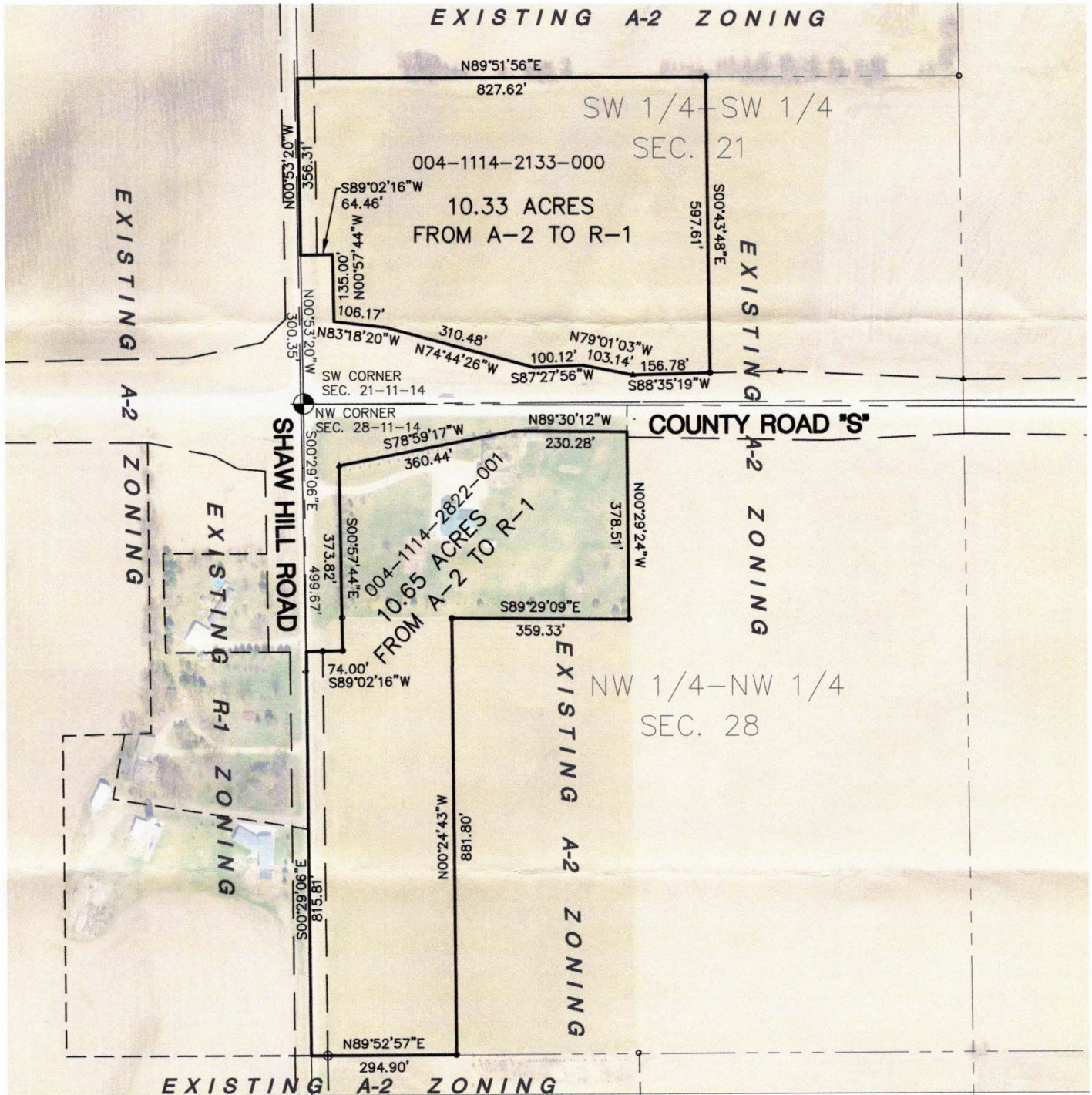
# REZONING MAP

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.

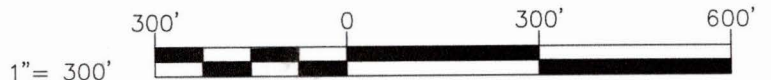


**Jacob  
Land  
Surveying, LLC**

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\"E.



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

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: W7771 State Hwy 33, Beaver Dam WI 53916

Tax Key Number: 004-114-0244-020

Property Owner: 6<sup>th</sup> Gear LLC - Joel Posthuma  
(Name)

202 Hamilton St. Beaver Dam WI 53916  
(Address) (City, State, Zip)

Phone Number: 920-344-6501

Email: joes6501@gmail.com

PROPOSED CHANGE OF USE FROM Commercial TO Residential

Agriculture	Single Family Residential	Commercial
Conservancy	General Residential	Industrial
Utilities & Community Services	Recreation	

Existing Property Use: Tavern

Proposed Property Use: Single-Family Residence

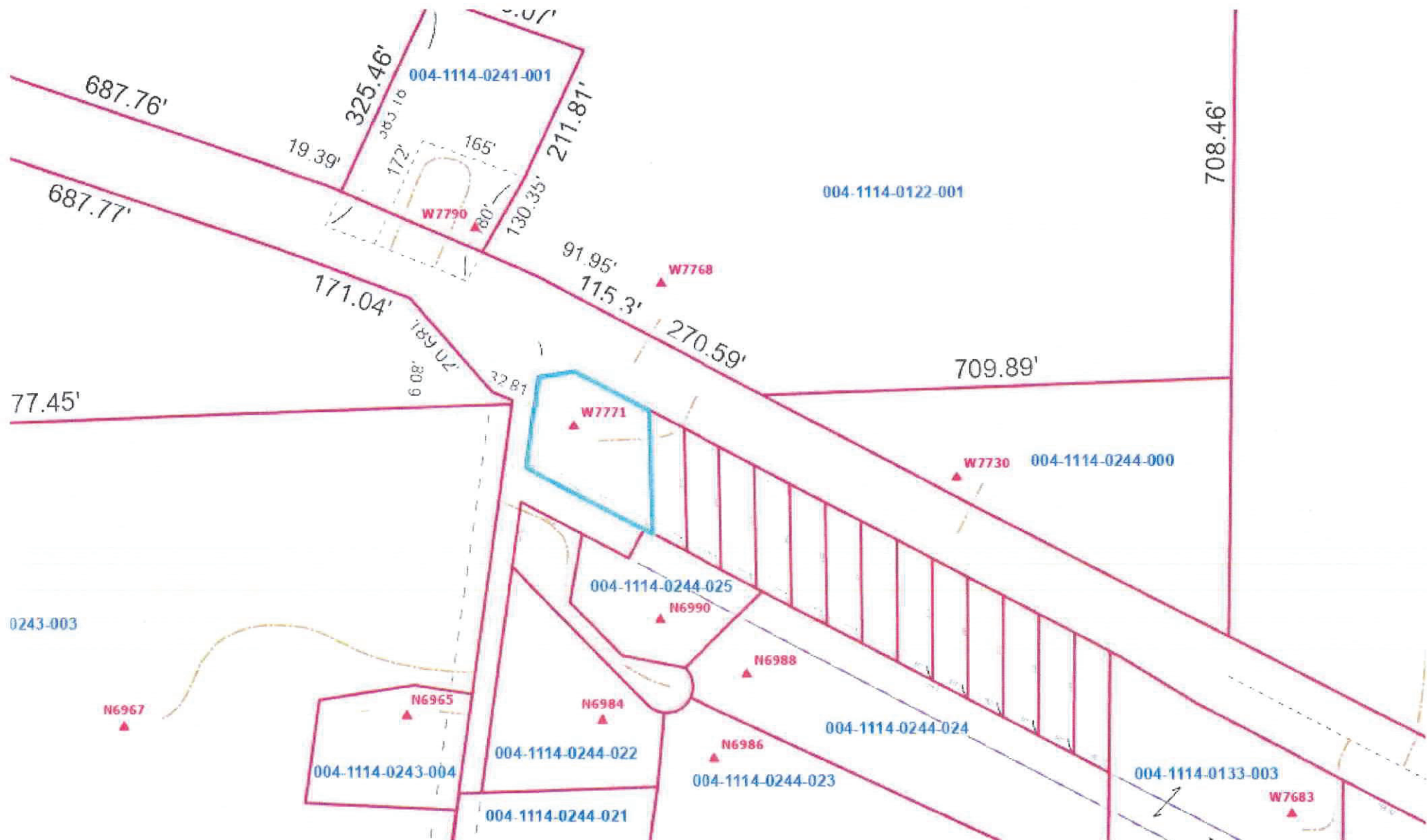
Proposed time schedule for development and/or use of the property: November 2025

PROPERTY OWNER SIGNATURE Joel Posthuma DATE: 10-16-25

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.





TOWN OF BEAVER DAM  
**REZONING PETITION**

Property Address: W7771 State Hwy 33 Beaver Dam WI 53916

Tax Key Number: 004-1114-0244-020

Property Owner: 6<sup>th</sup> Gear LLC, Joel Posthuma  
(Name)

202 Hamilton St. Beaver Dam WI 53916  
(Address) (City, State, Zip)

Phone Number: 920-344-6666 6501

Email: joes6501@gmail.com

**PROPOSED CHANGE OF ZONING FROM** C-1 **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:** Tavern

**Proposed Property Use:** Single-Family Residence

**Proposed time schedule for development and/or use of the property:** November 2025

**PROPERTY OWNER SIGNATURE** Joel Posthuma **DATE:** 10-16-25

**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.



**TOWN OF BEAVER DAM, DODGE COUNTY**  
**APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE**

Office Use Only  
Certificate No. \_\_\_\_\_

Town of Beaver Dam Land Use Dept., W8540 County Road W, Beaver Dam, WI 53916

Phone: (920) 887-0791 x15 Website: <http://townofbeaverdam.org/>

**APPLICANT INFORMATION**

Gabryshak Andrew 920-210-1096  
(LAST NAME) (FIRST NAME(S)) (HOME PHONE) (CELL OR WORK PHONE)  
W8677 Hwy B Beaver Dam WI 53916  
(MAILING ADDRESS) (CITY) (STATE) (ZIP)  
Beaver plumbing @ Yahoo.com  
(EMAIL ADDRESS)

**PROJECT SITE / PROPERTY INFORMATION**

W8677 Hwy B \_\_\_\_\_  
(STREET ADDRESS) (COUNTY PARCEL ID NO.)

ZONING DISTRICT – CHECK ONE CO ☐ A-1 ☐ A-2 ☐ R-1 ☐ R-2 ☐ C-1 ☐ I-1 ☐

**CURRENT LAND USE INFORMATION (CHECK ALL THAT APPLY)**

- ☐ Agriculture – crop production ☐ Residential (non-farm) ☐ Vacant ☐ Other (describe below)  
☐ Agriculture – pasture/livestock ☒ Commercial \_\_\_\_\_  
☐ Farmstead ☐ Industrial \_\_\_\_\_

**PROPOSED USE INFORMATION**

Please provide a summary of the proposed USE for the improvements. (i.e. "This will be my residence.", or "The building will be used for storage of personal belongings.") in the space provided below.

up to 10 campers for Temporary stay while  
work in Area

**PROPOSED CONSTRUCTION/IMPROVEMENTS/MODIFICATIONS**

Improvement Description	Dimensions	Square Ft.	Height (ft.)	Total Cost
				\$
				\$

**CERTIFICATION**

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. Pursuant to said authority, I hereby permit Town officials to enter upon my property for the purpose of inspection, and, if necessary, for posting a public notice on the property.

[Signature] Oct 19, 25 \_\_\_\_\_  
(APPLICANT SIGNATURE) (DATE) (PROPERTY OWNER - if other than applicant) (DATE)

**Office Use Only**

Application No. \_\_\_\_\_ Date Rcvd \_\_\_\_\_ Certificate No. \_\_\_\_\_ Date Issued \_\_\_\_\_

# Land Use Permit Application

Fee: \$75.00 + \$1.00 per \$1,000.00 of cost  
\$150.00 + \$2.00 per \$1,000 of cost\*

## Town of Beaver Dam

W8540 County Road W  
Beaver Dam, WI 53916  
920-887-0791

Applicant (Agent) Creekside Storage / Joe Horbas  
Street Address 4844 Ney A Tr Hill  
City, State, Zip Code West Bend WI 53095  
Phone Number 414 477 0263 Email snoman442@gmail.com

Property Owner (If different from applicant) Same  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Parcel Identification Number (PIN) 004-1114-0734-000  
Site Address N6543 US Hwy 151 Beaver Dam WI 53916

Present Use of Property Self Storage Facility  
Proposed Use of Property Same

Permit Required For erection of additional building for use as business suites  
Structure Dimensions: Length 260' Width 45' Height 22'  
Number of Stories 1 Total Square Footage 11,700'

Total Structure Costs \$ 345,000

**Note: 1. A site plan drawn to scale must be included with all applications.**

**2. Costs are defined as either Contracted or Do-it-yourself. Contracted cost includes material and labor. Do-it-yourself cost is the value of materials doubled.**

### 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. Also, all work performed and equipment installed shall meet all applicable laws and regulations of the State of Wisconsin.

Signature of owner or authorized agent [Signature] Date 10/7/25  
Phone Number 414 477 0263 Email snoman442@gmail.com

### Disposition (For Town use only)

Zoning District \_\_\_\_\_ Date Permit Issued/Denied \_\_\_\_\_  
Land Use Permit Number \_\_\_\_\_ Sanitary Permit Number \_\_\_\_\_  
Total Fees Paid \$ \_\_\_\_\_ Date Collected \_\_\_\_\_  
Land Use Administrator \_\_\_\_\_

\*Fee doubles if construction has started prior to application for permit.



