

## **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, February 23, 2026 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. Note compliance with the Open Meeting Law
3. Approve the minutes of the November 17, 2025 Plan Commission meeting
4. Review and approve, approve conditionally, or reject a Letter of Intent submitted by Eric Otte on behalf of Brian S. Landsinger, that reconfigures Lots 3 & 4 of CSM 2982 into a 20 acre vacant parcel with a 66 ft strip to Ollinger Road, and a 2.3 acre parcel containing the existing residence at W7998 Ollinger Road. Lot 3 is parcel 004-1214-2631-003, Lot 4 is parcel 004-1214-2631-005.
5. Review and approve. approve conditionally, or reject the site plan submitted by Kevin L. Minning for a new storage building on parcel 004-1114-2612-000 at N5675 County Road SS
6. Review and approve. approve conditionally, or reject the site plan submitted by Kevin & Andrea Eilbes for a new storage building on parcel 004-1114-0231-002 W7955 State Road 33
7. [Matter tabled at the November 17, 2025 meeting]  
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 Parcel 004-1214-2812-002
8. Conduct a public hearing on a petition to amend Map 8-2 of the Comprehensive Plan submitted by William G. & Carolyn J. Heimerl to change the zoning of Lot 2 CSM 4040 at N7478 N Crystal Lake Rd parcel 004-1214-3532-025 from Single-family Residential to Commercial
9. Act on Item 8 above by approving, approving conditionally, or rejecting the petition
10. Conduct a public hearing on a petition submitted by William G. & Carolyn J. Heimerl to rezone Lot 2 CSM 4040 at N7478 N Crystal Lake Rd parcel 004-1214-3532-025 from R-1 Single-family Residential to C-1 Commercial
11. Act on Item 10 by recommending favorably or unfavorably on the petition to the Town Board
12. Review and approve. approve conditionally, or reject an unnamed preliminary condominium plat of Lots 1 & 2 CSM 5921 parcels 004-1114-0712-022 & 004-1114-0712-023 submitted by Chip of Us, LLC. This parcel is located at approximately W9471 County Road D.
13. Discuss initiating a code change to the 1.5 acre maximum parcel size in s. 62-62(2)(h) and s. 62-63(2)(n) to 10 acres
14. Adjourn

Mark Bobholz  
Plan Commission Chairman

**UN-Approved Minutes  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
November 17, 2025**

Meeting Called to Order: 7:00pm

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

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Schauer/Voigt) to approve the September 8, 2025 meeting minutes. Carried unanimously.

Review and approve, approve conditionally, or reject a Letter of Intent submitted by Derek Gensch to separate the buildings and approximately 5 acres from the tillable lands at W9081 County S parcel 004-1114-2912-001. Code specifies maximum acreage of 1.5 acres, but Board of Appeals has previously granted variance. Motion (Voigt/Hughes) to approve the letter of intent submitted by Derek Gensch to separate the buildings and approximately 5 acres from the tillable lands at W9081 Cty S parcel 004-1114-2912-001. Carried unanimously.

**Chairman opened a public hearing on the 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**

LUA Dan Prunuske stated this petition to amend was inadvertently omitted from the June 23, 2025 Plan Commission agenda. None in attendance spoke against it and there were no objections at the June 23, 2025 meeting.

Chairman closed the public hearing. Motion (Voigt/Hughes) 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. Carried unanimously.

**Chairman opened a public hearing on a petition from 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**

Joel Posthuma in attendance.  
None spoke against.

Chairman closed the public hearing. Motion (Voigt/Schauer) to amend Map 8-2 of the Comprehensive Plan by changing the zoning of Lots 20,21, and 22 from C-1 Commercial to R-1 Single-family residential. Carried unanimously.

**Chairman opened a public hearing on a petition from Joel Posthuma to rezone Lots 20, 21 & 22 Gergen's Suburban Plat from C-1 Commercial to R-1 Single-family residential.**

None spoke in favor.  
None spoke against.

Chairman closed the public hearing. Motion (Schauer/Voigt) to recommend to the Town Board to rezone Lots 20, 21 & 22 Gergen's Suburban Plat from C-1 Commercial to R-1 Single-family residential. Carried unanimously.

**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**

Owner not in attendance.

LUA Dan Prunuske stated five campers were allowed previously. This current application is for people working in the area.

Motion (Schauer/Henry) for the board to table the application until questions are answered regarding length of time, heating, sewage disposal, returning the property to its prior condition. Carried unanimously.

**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.**

Joe Horbas in attendance.

None spoke in opposition.

Motion (Voigt/Hughes) to approve the application of Creekside Storage for a new building on parcel 004-1114-0724-000. Carried unanimously.

Motion (Henry/Schauer) to adjourn at 7:44pm. Carried unanimously.

Respectfully submitted,

Aimee Mallon, Secretary



**DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT**  
127 E OAK STREET • JUNEAU, WI 53039  
PHONE: (920) 386-3700 • FAX: (920) 386-3979  
E-MAIL: landresources@co.dodge.wi.us

**MINOR LAND DIVISION**  
**LETTER OF INTENT FORM**

THIS AREA FOR OFFICE USE ONLY	
Activity No. <b>251213</b>	Expiration Date
Application Date: <b>12-26-25</b>	Receipt #: <b>13160-1005</b>

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION				
Applicant (Agent) Eric Otte @ JEAAA.COM	Parcel Identification Number (PIN) 004-1214-2631-005; 004-1214-2631-003; 004-1214-2631-002				
Street Address 548 Prairie Road	Town Town of Beaver Dam	T 12	N 14	R	E
City • State • ZipCode Fond du Lac, WI 54935	1/4 NE	1/4 SW	Section 26	Acreage of Parent Parcel 24.12	Acreage of Proposed Lot(s) 19.99, 2.32, 1.81
Property Owner (if different from applicant) Brian Landsinger	Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) CSM No. 3347 & CSM No. 2982				
Street Address W7998 Ollinger Road	Site Address Of Property (DO NOT include City/State/ZipCode) W7998, W7960 & W7936 Ollinger Road				
City • State • ZipCode Beaver Dam, WI 53916	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 Eric Otte Daytime Phone (920) 922 5703

CURRENT PROPERTY USE	PROPOSED USE
<input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input checked="" type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)	<input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures. <input checked="" 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 Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.

Contact Person (Print) Brian Landsinger Daytime Contact Phone (920) 382 8359 Email: \_\_\_\_\_

Signature Brian Landsinger Date 12-4-2025

**OFFICE USE ONLY**

CUP Required (App \_\_\_\_\_)  REZONE Required (App \_\_\_\_\_)  Restriction Release Required

Notes:

APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	LAND RESOURCES AND PARKS DEPARTMENT Date _____
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NW COR.-SW 1/4  
SEC. 24-12-14  
(PK NAIL FOUND)

N. LINE-SW 1/4-SEC. 26-12-14  
(S87°24'59"E)  
S88°42'56"E 916.46'

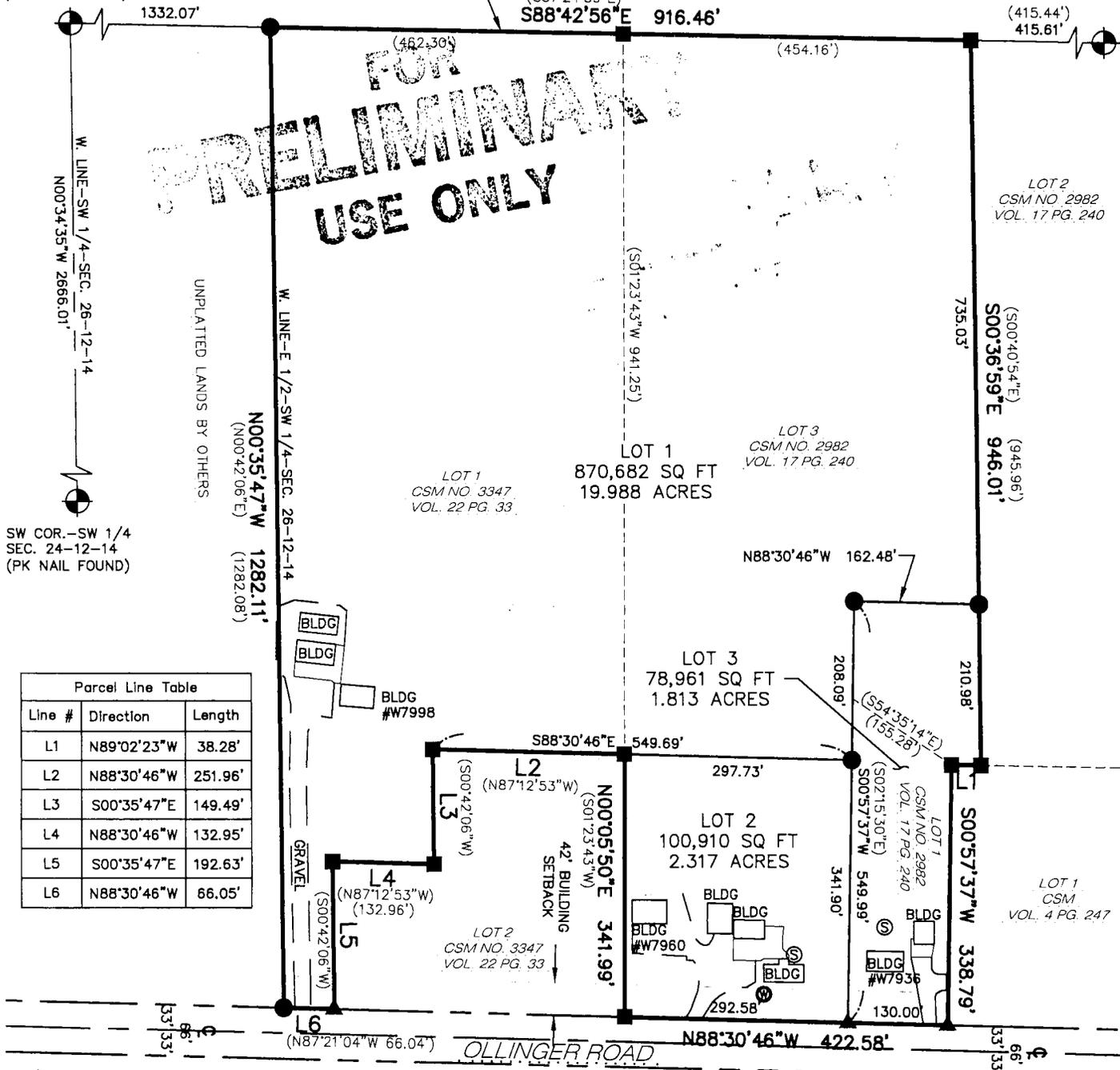
NE COR.-SW 1/4  
SEC. 24-12-14  
(BERN. MON. FOUND)  
(415.44')  
415.61'

CERTIFIED SURVEY MAP # \_\_\_\_\_

**FOR PRELIMINARY USE ONLY**

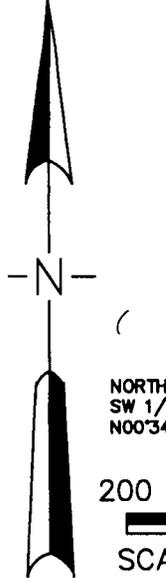
SW COR.-SW 1/4  
SEC. 24-12-14  
(PK NAIL FOUND)

Line #	Direction	Length
L1	N89°02'23"W	38.28'
L2	N88°30'46"W	251.96'
L3	S00°35'47"E	149.49'
L4	N88°30'46"W	132.95'
L5	S00°35'47"E	192.63'
L6	N88°30'46"W	66.05'



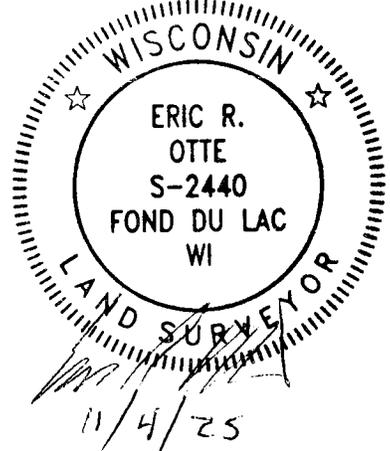
VOLUME \_\_\_\_\_

PAGE \_\_\_\_\_



- LEGEND**
- 1" IRON PIPE FOUND IN PLACE
  - ▲ 3/4" REBAR FOUND IN PLACE
  - 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
  - ( ) RECORDED INFORMATION

TOTAL AREA  
1,050,554 SQ FT  
24.117 ACRES



DATE: NOVEMBER 4, 2025  
PROJECT NUMBER: 9.5446

SHEET 1 OF \_\_\_\_\_ SHEETS

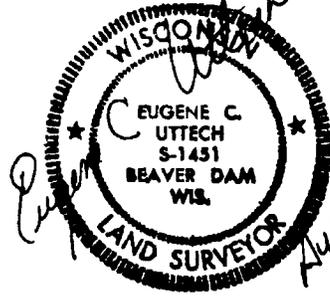
NORTH POINT REFERENCED TO THE W. LINE -  
SW 1/4, SEC. 26-12-14 RECORDED AS  
N00°34'35"W PER DODGE COUNTY COORDINATES

UTTECH LAND SURVEYING  
 P.O. BOX 594  
 BEAVER DAM, WI. 53916  
 (414) 885-5339

CERTIFIED SURVEY MAP NO. 2982

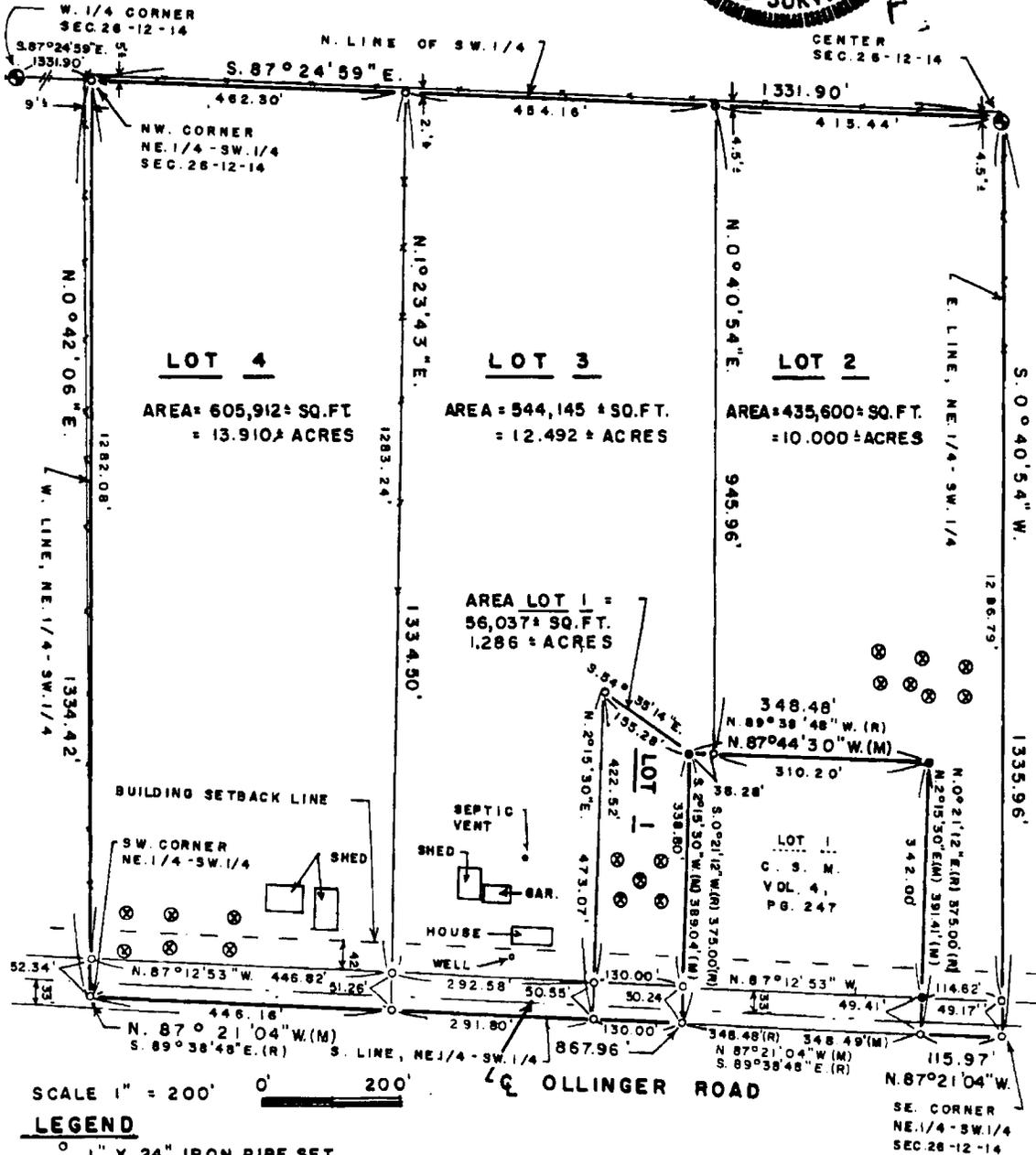
A SURVEY OF PART OF NE.1/4 OF THE  
 SW.1/4, SECTION 26, T.12N., R.14E.,  
 TOWN OF BEAVER DAM, DODGE COUNTY,  
 WISCONSIN.

OWNER: Russell W. Landsinger



*August 12, 1992*

BEARINGS REFERENCED TO ASSUMED  
 S. 87° 24' 59" E. ALONG N. LINE OF  
 SW. 1/4, SEC. 26 - 12 - 14.



TOTAL AREA =  
 1,641,694 ± SQ. FT. = 37.688 ± ACRES

- LEGEND**
- 1" X 24" IRON PIPE SET
  - IRON PIPE FOUND
  - ⊙ CAST ALUMINUM MONUMENT FOUND
  - FENCE LINE
  - ⊗ SOIL BORINGS
  - (M) MEASURED (R) RECORDED

**UTTECH LAND SURVEYING**

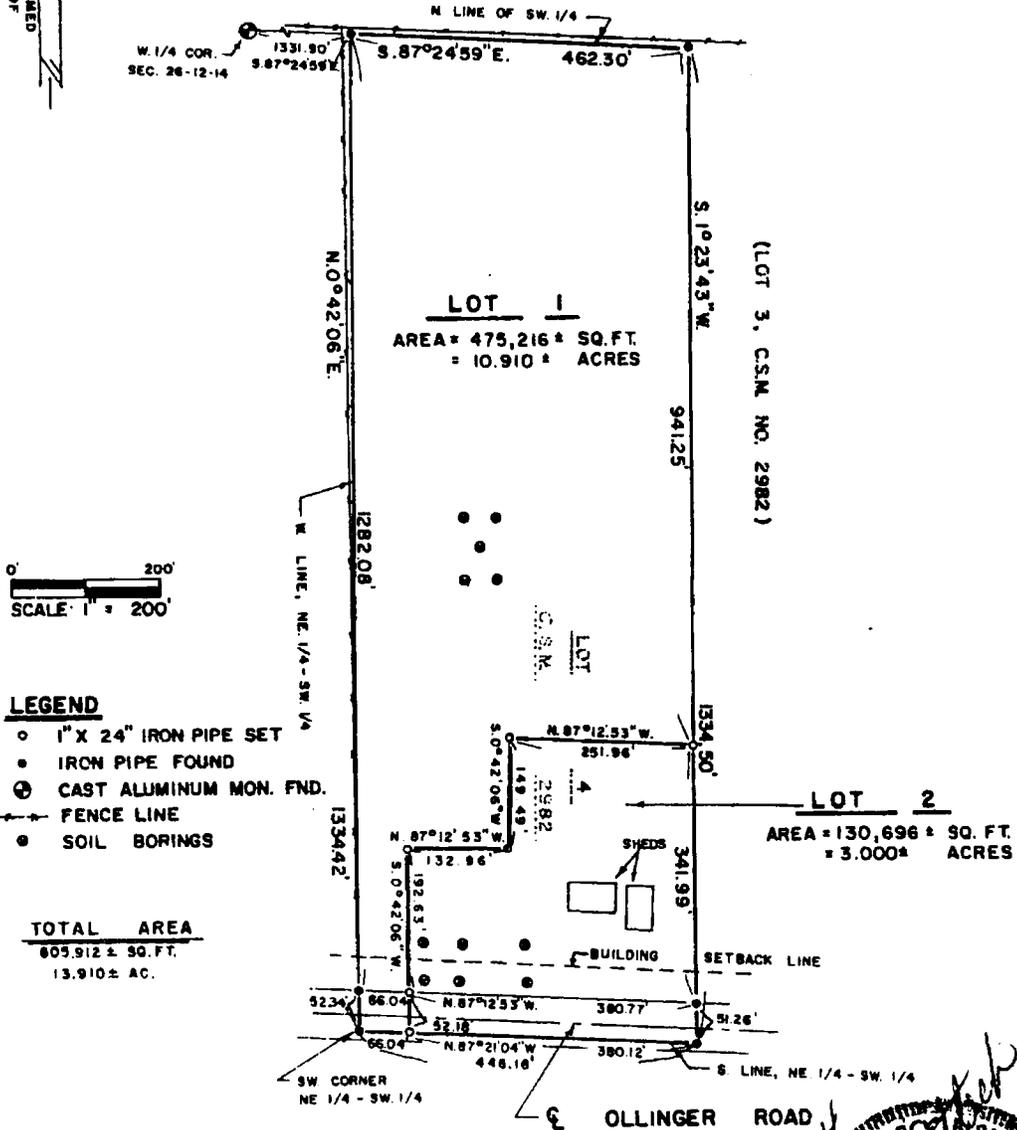
P.O. BOX 594  
 BEAVER DAM, WI 53916  
 (414) 885 - 5339

CERTIFIED SURVEY MAP NO. 3347

BEARINGS REFERENCED TO ASSUMED  
 S&P 24.59° E ALONG N. LINE OF  
 SW 1/4, SEC. 26-12-14.

A SURVEY OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2982 AS RECORDED IN VOL. 17 OF CERTIFIED SURVEYS ON PAGE 240 AND 241 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE AND BEING LOCATED IN THE NE. 1/4 OF THE SW. 1/4, SECTION 26, T.12N., R.14E., TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

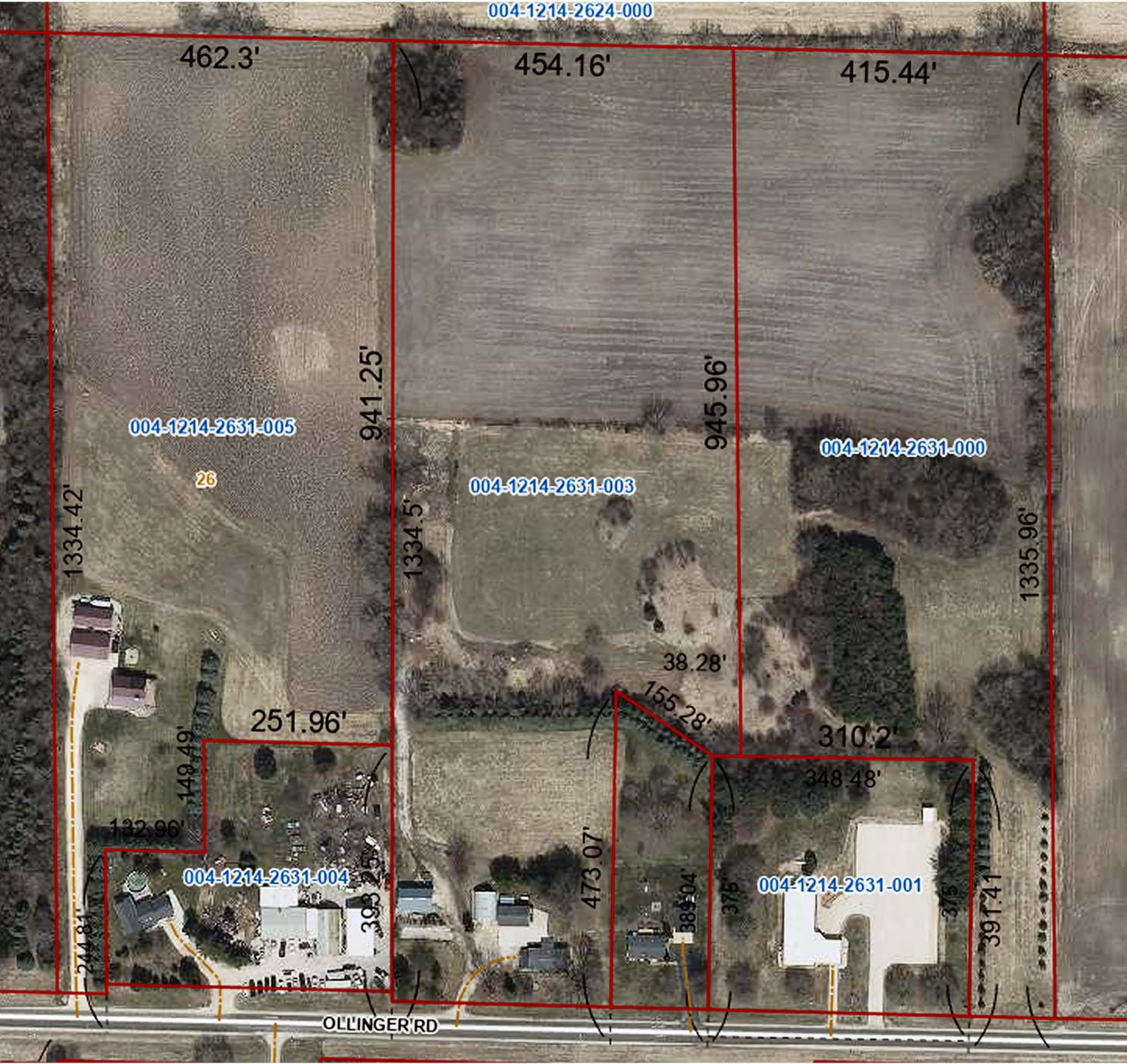
OWNER: BRIAN LANDSINGER



NOTE: lot 2 may not be further divided.

*June 14, 1994*

**EUGENE G. UTTECH**  
 5-1451  
 BEAVER DAM  
 WIS.  
 LAND SURVEYOR



004-1214-2624-000

462.3'

454.16'

415.44'

004-1214-2631-005

26

941.25'

004-1214-2631-003

945.96'

004-1214-2631-000

1334.42'

1334.5'

1335.96'



251.96'

38.28'

155.28'

310.2'

148.49'

348.48'

132.96'

004-1214-2631-004

473.07'

004-1214-2631-001

244.81'

393.25'

383.04'

375'

375'

391.71'

OLLINGER RD

# 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) Kevin Minnig  
Street Address 124 Cherokee Road  
City, State, Zip Code Beaver Dam, WI 53916  
Phone Number 920-210-7401 Email minnigtransport@yahoo.com

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

Parcel Identification Number (PIN) 004-1114-2612-000  
Site Address N5675 County Road SS

Present Use of Property Semi-trailer storage, gas canopy  
Proposed Use of Property Same, with added building to store semi-trucks and semi-trailers  
Permit Required For New construction  
Structure Dimensions: Length 200' Width 72' Height 31'-0"  
Number of Stories 1 Total Square Footage 14,400  
Total Structure Costs \$ 500,000

- 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.

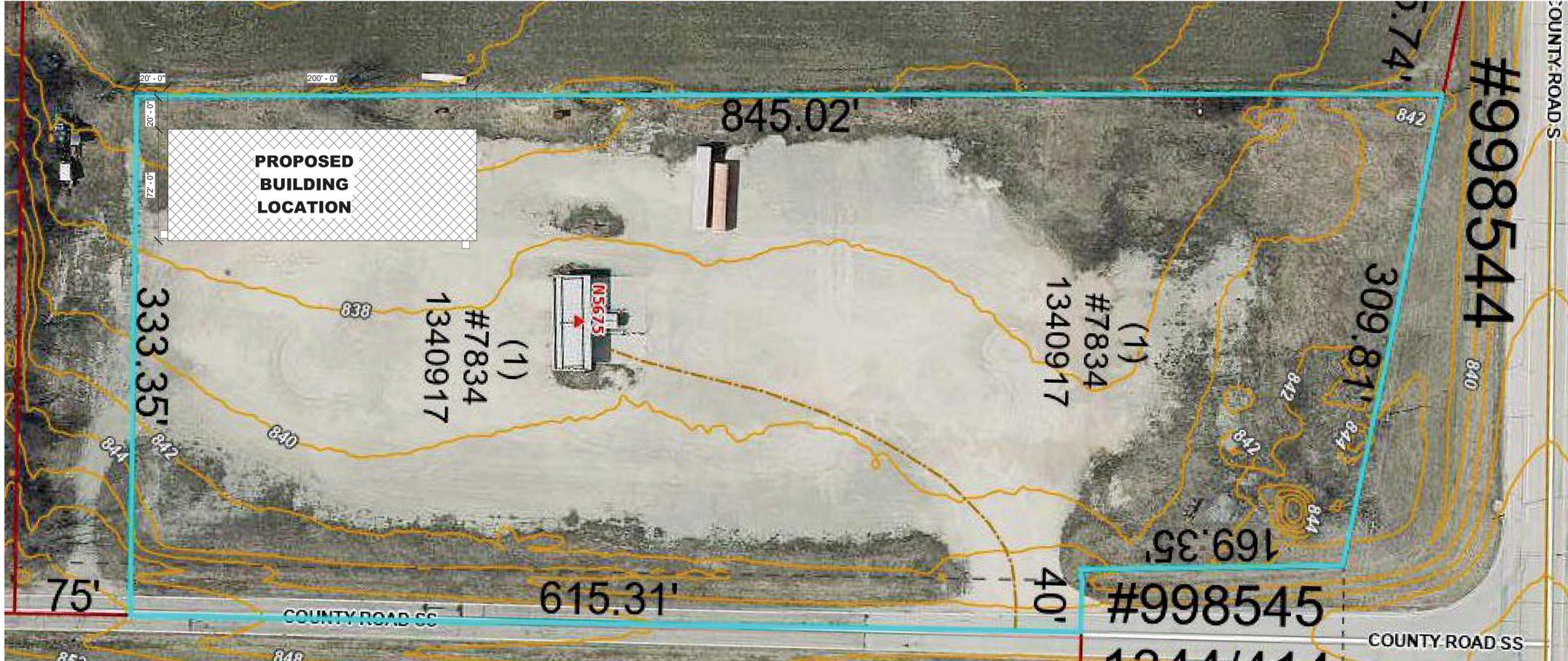
Signature of owner or authorized agent Kevin L. Minnig Date 12-18-25  
Phone Number 920-210-7401 Email minnigtransport@yahoo.com

### 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.

REVISIONS
10/06/2025



**MINNING TRANSPORT**  
**NEW PARKING GARAGE**  
 N5675 COUNTY ROAD SS  
 BEAVER DAM, WI 53916

SHEET TITLE
SCHEMATIC SITE PLAN

PROJECT DATA
DATE: OCTOBER 6, 2025
JOB NUMBER:
SHEET NUMBER:

**C-101**



**SCHEMATIC SITE PLAN**  
 SCALE: 1" = 40'-0"

- GENERAL SITE PLAN NOTES:**
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS & ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE PROPERTY OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY THE PROPERTY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION. CONTACT DIGGERS HOTLINE (1-800-242-8511) FOR EXACT UTILITY LOCATIONS.
  - B. UPDATED SURVEY AND TITLE SEARCH HAVE NOT BEEN AUTHORIZED AND THE BOUNDARY AND EASEMENTS SHOWN MAY BE INACCURATE OR INCOMPLETE.
  - C. SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.
  - D. TOPSOIL STOCKPILES SHOULD BE SURROUNDED BY SILT FENCE AND STABILIZED IF NOT TO BE USED WITHIN 30 DAYS. ANY DISTURBED AREA WHICH REMAINS INACTIVE GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED, CONFORMING TO TECH. STD. 1059.
  - E. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN, PURSUANT TO NR216 & NR151. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF EVERY 0.5" RAINFALL EVENT. REPAIRS ARE REQUIRED WITHIN 24 HOURS OF DOCUMENTING ISSUE IN THE INSPECTION REPORT OR OTHERWISE NOTIFIED BY THE DNR. EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  - F. ALL EROSION CONTROL DEVICES, SHALL BE INSTALLED PRIOR TO COMMENCING MASS GRADING OR UTILITY CONSTRUCTION.
  - G. TRACKING OF MUD ON EXISTING STREETS SHALL BE CLEANED UP DAILY.
  - H. VEGETATION BEYOND SLOPES SHALL REMAIN.
  - I. THE CONTRACTOR SHALL MINIMIZE THE AREA DISTURBED BY CONSTRUCTION AS THE PROJECT IS CONSTRUCTED.
  - J. ROOFS SHALL DISCHARGE TO GROUND FOR OVERLAND FLOW. NO GUTTERS OR DOWNSPOUTS ARE INSTALLED AT THIS TIME.
  - K. EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
  - L. THERE ARE NO KNOWN WETLANDS OR FLOODPLAIN LIMITS WITHIN THIS SITE BOUNDARY.
  - M. CONTRACTOR WILL PROVIDE DUMPSTERS FOR DISPOSAL OF CONSTRUCTION WASTE.

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

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 \_\_\_\_\_

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

Certificate No.

25-1012

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 9 920-210-1096
(LAST NAME) (FIRST NAME(S)) (HOME PHONE) (CELL OR WORK PHONE)
W 8677 Hwy B Beaver Dam
(MAILING ADDRESS) (CITY) (STATE) (ZIP)
Beaver Plumbing @ Yahoo. com
(EMAIL ADDRESS)

PROJECT SITE / PROPERTY INFORMATION

W 8677 Hwy B 004-1214-2812-002
(STREET ADDRESS) (COUNTY PARCEL ID NO.)

ZONING DISTRICT - CHECK ONE CO [ ] A-1 [ ] A-2 [ ] R-1 [ ] R-2 [ ] C-1 [x] I-1 [ ]

CURRENT LAND USE INFORMATION (CHECK ALL THAT APPLY)

- [ ] Agriculture - crop production [ ] Residential (non-farm) [ ] Vacant [ ] Other (describe below)
[ ] Agriculture - pasture/livestock [x] 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.

3 to 4 campers for summer May thru Sept. Electric & water from shop building. No generators 10:00 PM to 7:00 AM

Note: Campers are construction workers.

PROPOSED CONSTRUCTION/IMPROVEMENTS/MODIFICATIONS

Table with 5 columns: Improvement Description, Dimensions, Square Ft., Height (ft.), Total Cost. Two rows with empty cells and dollar signs.

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] 4/15/24
(APPLICANT SIGNATURE) (DATE) (PROPERTY OWNER - if other than applicant) (DATE)

Office Use Only

Application No. 25-1012 Date Rcvd 4/16/25 Certificate No. 25-1012 Date Issued 4/16/25

TOWN OF BEAVER DAM

PETITION TO AMEND MAP 8-2, COMPREHENSIVE PLAN

Property Address: N7478 N. CRYSTAL LAKE RD

Tax Key Number: 004-1214-3532-025

Property Owner: WILLIAM & CAROLYN HEIMERL  
(Name)

W8091 CTY RDE BEAVER DAM, WI 53916  
(Address) (City, State, Zip)

Phone Number: (920) 344 6199 OR (920) 344 6201

Email: cheimerl810@aol.com OR heimerlcorp@gmail.com

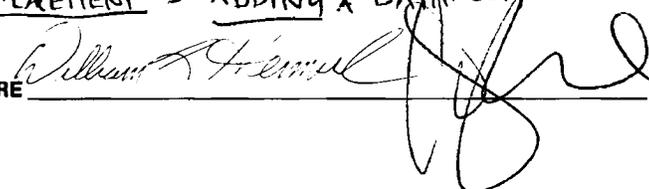
PROPOSED CHANGE OF USE FROM R-1 TO C1

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

Existing Property Use: FROM 1997 USED AS WAREHOUSE & OFFICE, A CHICKEN HATCHERY SINCE 1960  
PRIOR TO 1997 WAS USED AS

Proposed Property Use: WAREHOUSE & OFFICE

Proposed time schedule for development and/or use of the property: USE IS NOT CHANGING, UPDATING / UPDATED ROOF, FOUNDATION OF PART, INTERIOR DRYWALL, EXTERIOR FINISHES (SIDING) HEATING FURNACE REPLACEMENT - ADDING A BATHROOM

PROPERTY OWNER SIGNATURE  DATE: 1/29/2026

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.

Approved by the Dodge County Planning and Surveyor Committee  
Certified this 2 day of April 19 97

UTTECH LAND SURVEYING

P.O. BOX 594  
BEAVER DAM, WI 53916  
(414) 885-5339

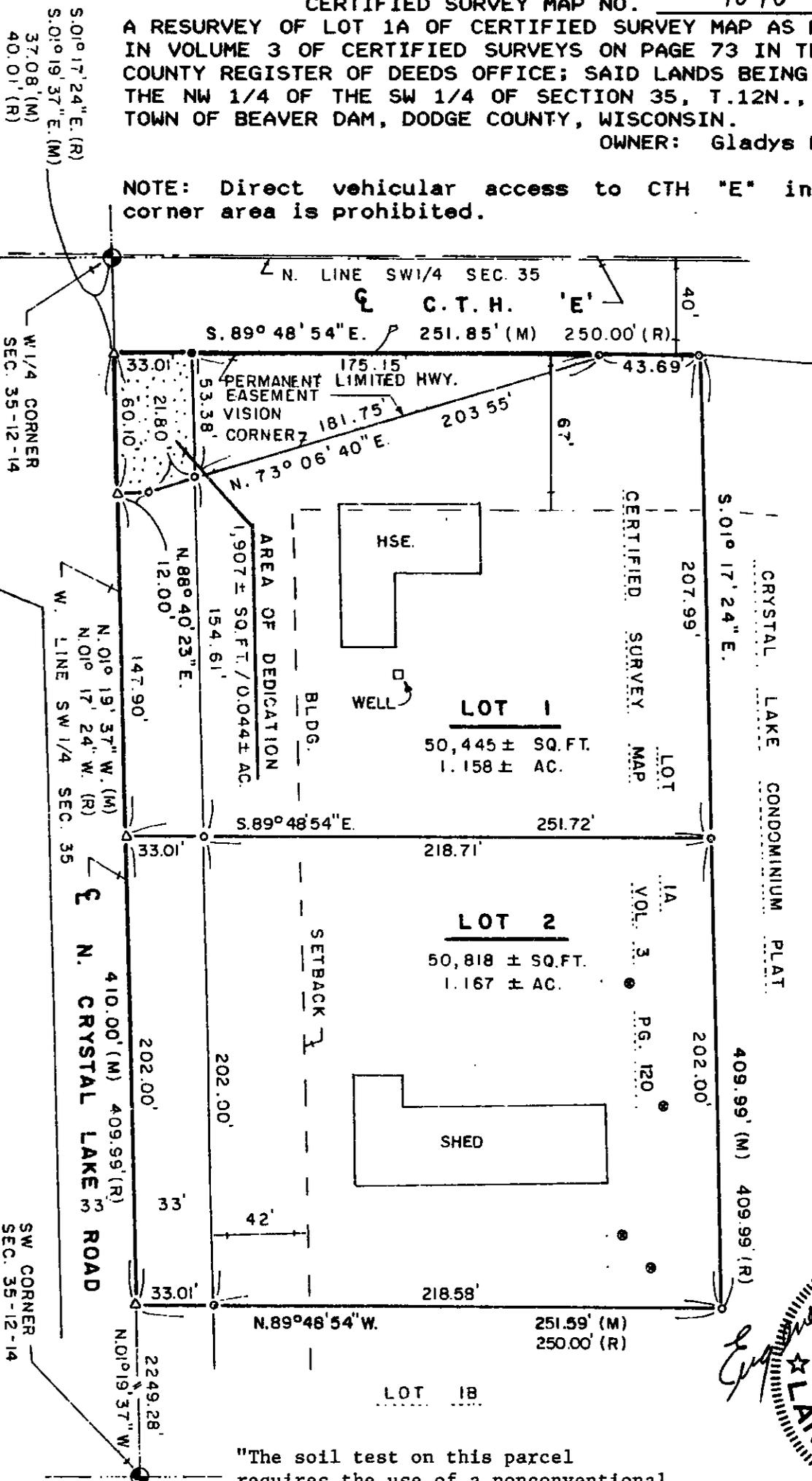
Fred A. Zwickour  
Deputy County Clerk

CERTIFIED SURVEY MAP NO. 4040

A RESURVEY OF LOT 1A OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 3 OF CERTIFIED SURVEYS ON PAGE 73 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE; SAID LANDS BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, T.12N., R.14E., TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

OWNER: Gladys Domann

NOTE: Direct vehicular access to CTH "E" in vision corner area is prohibited.



BEARINGS REFERENCED TO ASSUMED N. 01° 19' 37" W. ALONG W. LINE SW 1/4 SECTION 35, T. 12N., R. 14E.

SCALE: 1" = 60'  
0' 60'  
TOTAL AREA  
103,170 ± SQ.FT.  
2.369 ± AC.

LEGEND

- CAST ALUMINUM MONUMENT
- IRON PIPE FOUND
- 1" X 24" IRON PIPE SET
- SOIL BORING
- △ HARD NAIL & CAP SET
- (M) MEASURED (R) RECORDED

S. 01° 17' 24" E. (R)  
S. 01° 19' 37" E. (M)  
37.08' (M)  
40.01' (R)

W. 1/4 CORNER  
SEC. 35-12-14

SW CORNER  
SEC. 35-12-14

"The soil test on this parcel requires the use of a nonconventional on-site sanitary waste disposal system."

EUGENE C. UTTECH  
S-1451  
BEAVER DAM, WIS.  
LAND SURVEYOR

MARCH 20, 1997

/120

COUNTY ROAD E

N CRYSTAL LAKE RD

004-1214-3523-003

127.37

368/656

004-1214-3523-003

300

229.96

30.87

53.38

218.84

W8091

(1)

#4040

25/60

004-1214-3532-024

004-1214-3532-007

10A  
N7493

004-1214-3532-008

10B  
N7491

004-1214-3532-011

10A  
N7485

004-1214-3532-012

10B  
N7483

004-1214-3532-015

10A  
N7473

004-1214-3532-016

10A  
N7471

004-1214-3532-009

N7488

10A

004-1214-3532-010

12B  
N7486

35

004-1214-3532-013

10A  
N7480

004-1214-3532-014

10B  
N7478

147.9

12' 21.8

107.93

52.91

52.91

52.91

72.26

202

72.26

72.26

72.26

72.26

72.26

72.26

624.99

105

105

105

110

110

110

(pt 1)  
19/238  
#3297

848.25

004-1214-3532-025

(2)

#4040

25/60

N7478

Town of Beaver Dam

25/60

N7466

(1B)

3/120

004-1214-3532-003

250

004-1214-3532-004

(1C)

2/120

HOFFMAN LN

5.015 condo ac.

TOWN OF BEAVER DAM  
**REZONING PETITION**

Property Address: N7478 N CRYSTAL LAKE RD

Tax Key Number: 004- 1214 - 3532 - 025 Lot 2 CSM 4040

Property Owner: WILLIAM & CAROLYN HEIMERL  
(Name)

W8091 CTY RDE , BEAVER DAM, WI 53916  
(Address) (City, State, Zip)

Phone Number: (920) 344 6199 OR (920) 344 6201

Email: cheimerl810@aol.com OR heimerlcorp@gmail.com

**PROPOSED CHANGE OF ZONING FROM** R-1 **TO** C1

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

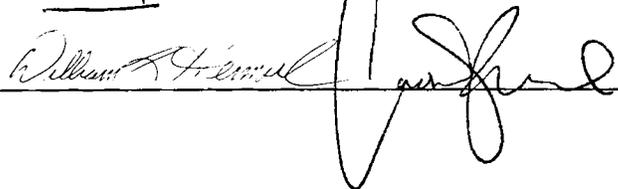
R-1 (Single Family Residential)  
R-2 (Two Family & Multi-Family Residential)

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

**Existing Property Use:** FROM 1997 USED AS WAREHOUSE & OFFICE . A CHICKEN HATCHERY SINCE 1960?  
PRIOR TO 1997 WAS USED AS

**Proposed Property Use:** WAREHOUSE & OFFICE

Proposed time schedule for development and/or use of the property: USE IS NOT CHANGING , UPDATING/  
UPDATED ROOF , FOUNDATION OF PART , INTERIOR DRYWALL , EXTERIOR FINISHES (SIDING) HEATING-  
FURNACE REPLACEMENT - ADDING A BATHROOM

PROPERTY OWNER SIGNATURE  DATE: 1/29/2026

**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  
Plan Commission**

**Preliminary Plat Application**

Parcel Identification Number (PIN) 004-1114-0712-023, 022

Applicant (Agent) David Kamps

Address N7295 Watercross Ln

City, State, Zip Beaver Dam, WI 53916

Phone 920 319 1680

Property Owner (If different from applicant) CHIP of U.S. LLC

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

Site Address \_\_\_\_\_

Current Zoning General Residential

Present Use of Property Vacant / Ag

Proposed Use of Property Condo Plat

**Attach list of names and addresses of all property owners within 300 feet of any point of the property.**

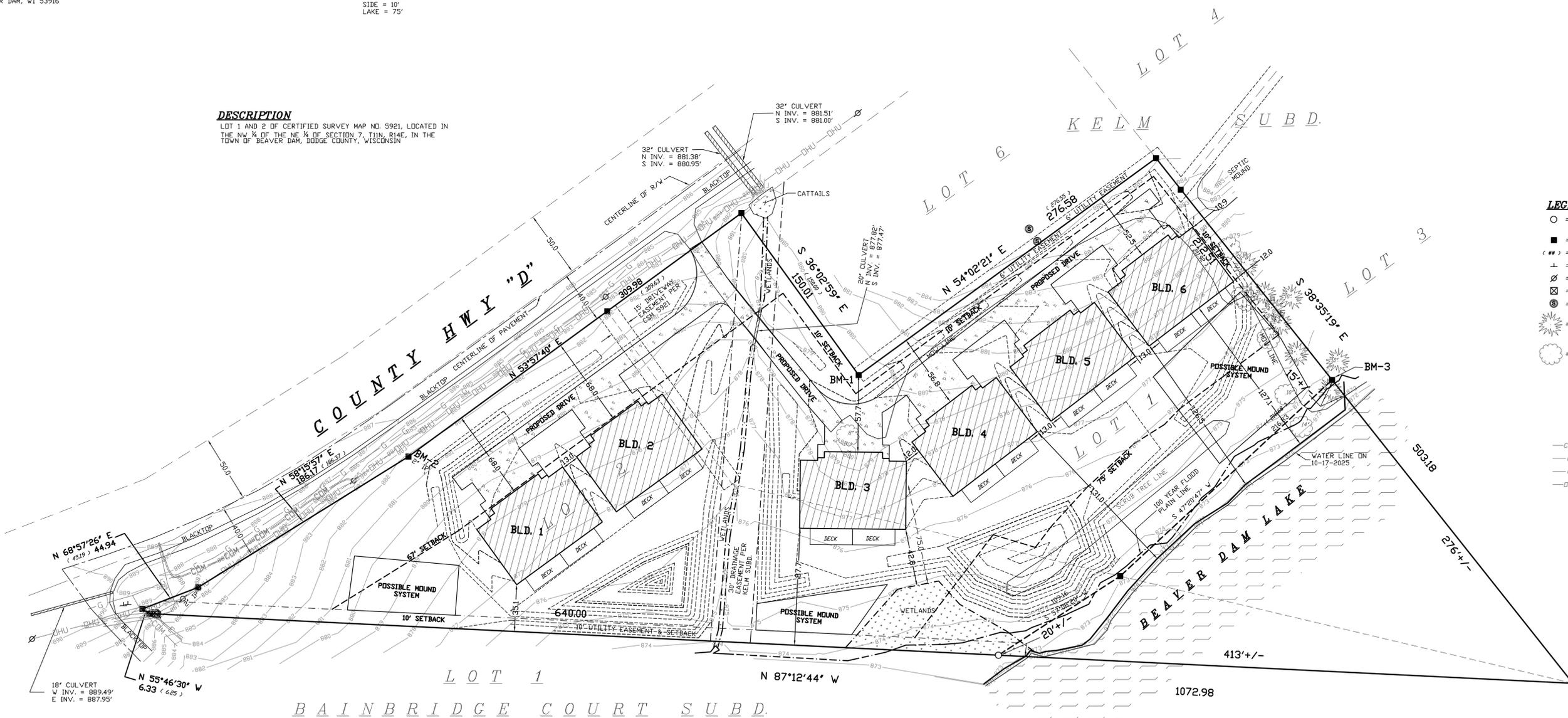
**PREPARED FOR:**  
 CHIP OF US LLC  
 ATTN: DAVID KAMPS  
 N7295 WATERCRESS LN  
 BEAVER DAM, WI 53916

**BUILDING SETBACKS**  
 PER DODGE COUNTY  
 STREET = 100' TO CL  
 OR 67' FROM R/W  
 SIDE = 10'  
 LAKE = 75'



W.C.C.S. - DODGE ZONE  
 BEAVER DAM, WISCONSIN  
 WEST LINE TO BEAR S 60°09'55" E

**DESCRIPTION**  
 LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5921, LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 7, T11N, R14E, IN THE TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN



- LEGEND**
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
  - = FOUND 1" PIPE (UNLESS NOTED)
  - (##) = RECORDED AS
  - ⊥ = SIGN
  - ⊗ = UTILITY POLE
  - ⊕ = UTILITY PEDESTAL
  - ⊙ = SEPTIC TANK
  - ☼ = CONIFEROUS TREE (DIA. NOTED)
  - ☼ = DECIDUOUS TREE (DIA. NOTED)

- LINE LEGEND**
- COM— = COMMUNICATION LINE
  - E— = UNDERGROUND ELECTRIC
  - G— = UNDERGROUND GAS MAIN
  - DHU— = OVER HEAD UTILITIES

**TOTAL PARCEL AREA**

TOTAL PROPERTY	4.97 ACRE OR 216,310 SQ. FT.
AREA TO DHWM	4.04 ACRES OR 176,186 SQ. FT.
AREA TO MEANDER LINE	3.93 ACRES OR 171,103 SQ. FT.

- NOTES:**
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
  - 2.) WETLANDS SHOWN WERE FIELD LOCATED FLAGS SET BY WI DNR PER REPORT DATED MAY 15, 2025. FILE NO. WIC-SC-2025-14-00910.
  - 3.) 100 YEAR FLOOD PLAIN ELEVATION IS 873.5' PER FEMA FIS STUDY AND FIRM MAP NO. 55027C0353F.
  - 4.) ORDINARY HIGH WATER OF BEAVER DAM LAKE IS ELEVATION 871.1' PER KELM SUBDIVISION. THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
  - 5.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SNOW OR OTHER OBSTACLES MAY HAVE OBTSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 20254124119 & 20254124433.
  - 6.) PROPOSED CONTOURS WERE PROVIDE BY ROBB REMIKER FROM SUDBURY CONSULTANTS, LLC.

**ELEVATION DATUM:**  
 ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

**SITE BENCHMARKS:**

BM-1 = TOP OF 1" PIPE AT SOUTHWEST CORNER OF LOT 6 KELM SUBD. (NEAR END OF EXISTING GRAVEL DRIVE)  
 ELEVATION = 879.52'

BM-2 = TOP OF 2" PIPE AT COUNTY HWY D R/W  
 ELEVATIONS = 881.88'

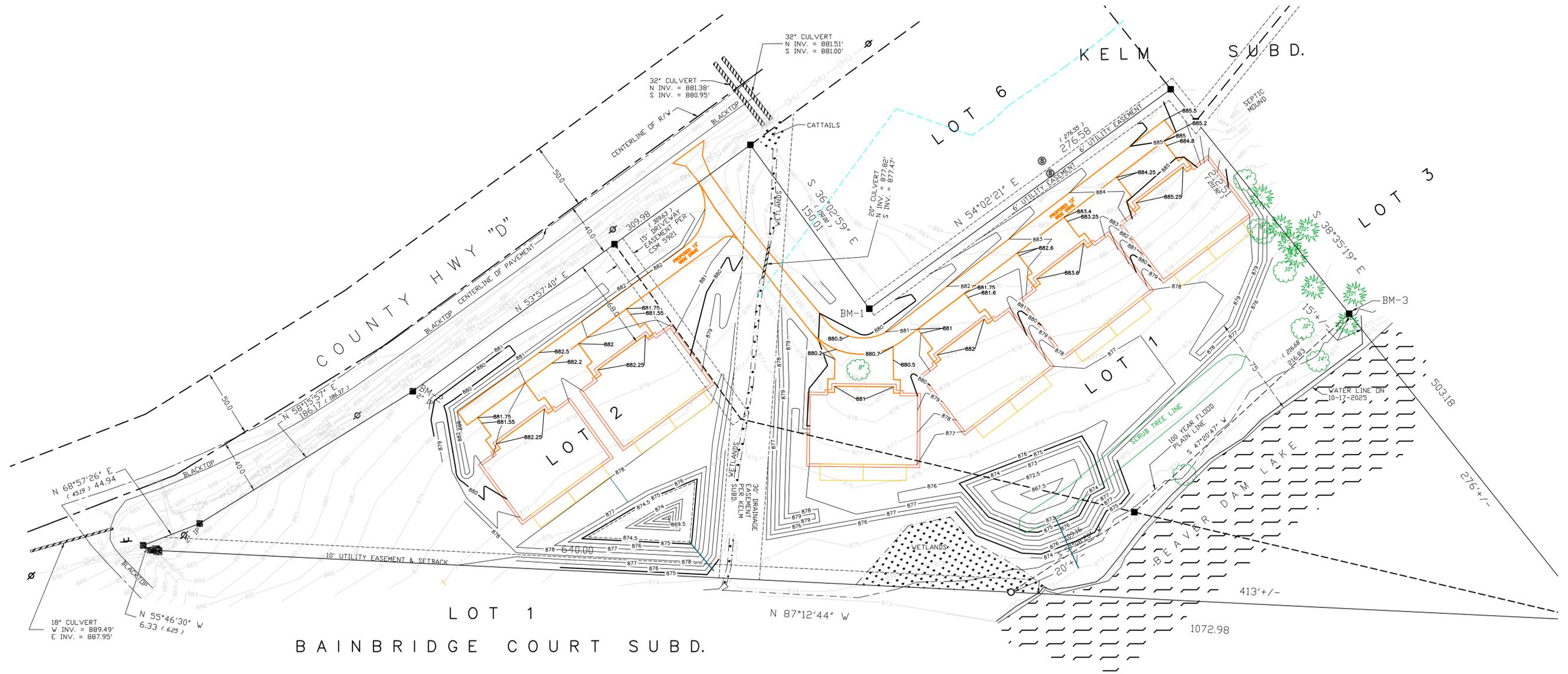
BM-3 = TOP OF 1" PIPE AT NORTHEAST CORNER OF PROPERTY NEAR BEAVER DAM LAKE TOP OF BANK  
 ELEVATION = 873.75'

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597  
 NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**SITE PLAN**

LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5921, LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 7, T11N, R14E, IN THE TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN

DATE	NOVEMBER 6, 2025	REVISION DATE	FEBRUARY 2, 2026	CHECK BY	N.T.P.
SCALE	1" = 40'	DRAWING NO.	25W-401	SHEET	1 OF 1
DRAWN BY	CHRIS ADAMS				



LOT 1  
BAINBRIDGE COURT SUBD.

- 62-62(2)(h) Non-farm single-family dwellings are limited to one lot created per each owned qualifying contiguous 75-acre parcel, or if the bonus plan is implemented, five clustered lots per each owned qualifying contiguous 75-acre parcel. Single housing and accessory buildings are to be located in a site envelope approved by the plan commission not to exceed 1.5 acres in size and detached from the 75-acre qualifying parcel. Regulations for the bonus plan are located in section 62-186.
- 62-63(2)(n) Non-farm single-family dwellings are limited to one lot created per each owned qualifying contiguous 35-acre parcel, or if the bonus plan is implemented, five created clustered lots per each owned qualifying contiguous 35-acre parcel. Single housing and accessory buildings are to be located in a site envelope approved by the plan commission not to exceed 1.5 acres in area and detached from the 35-acre qualifying parcel. Regulations for the bonus plan are located in section 62-186.