

**UN-Approved Minutes  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
February 23, 2026**

Meeting Called to Order: 7:03pm

Present: Chairman Mark Bobholz, Dean Hughes, Earl Voigt, John Henry, Tom Ptaschinski, Dan Prunuske

Also Present: Land Use Administrator Tom Zeamer

Verified compliance with open meeting law.

Chairman approved the November 17, 2025 meeting minutes.

**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, a 2.3 acre parcel containing an existing residence at W7998 Ollinger Road, and a 1.8 acre parcel containing an existing residence at W7936 Ollinger Road. Lot 3 is parcel 004-1214-2631-003, Lot 4 is parcel 004-1214-2631-005.**

Motion (Prunuske/Ptaschinski) to approve the letter of intent. Carried unanimously.

**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**

Motion (Prunuske/Voigt) to approve the plan as submitted. Carried unanimously.

**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**

Motion (Hughes/Prunuske) to approve the site plan as submitted. Carried unanimously.

**[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**

Applicant Andrew Gabryshak present and requested amending his application to allow up to 5 campers. Motion (Ptaschinski/Prunuske) to allow the amendment of the application to 5 campers. Motion carried. Motion (Prunuske/Ptaschinski) to allow up to 5 campers for a maximum of 6 months beginning April 1, 2026 and ending September 30, 2026 . Ayes Hughes, Henry, Ptaschinski, Prunuske. Nays Bobholz, Propst, Voigt. Motion carried.

**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**

Chairman opened a public hearing at 7:56pm

William and son in law Harold Sindelar spoke in favor. Want parcel to look better and be in compliance with a new roof and siding. It has been used commercially for the last 40-50 years.

Rick Hodgson also spoke in favor. Dave Raue spoke in opposition.

Chairman closed public hearing at 8:20pm

Commission members expressed concern about spot zoning. Town Counsel noted that the Board of Appeals could grant a use variance for the parcel.

Motion (Voigt/Hughes) to deny the request to rezone. Carried unanimously.

**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**

In view of the preceding, no action taken.

**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.**

Preliminary submittal withdrawn by applicant prior to the meeting. No action taken.

**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**

Prunuske noted that approximately half of the Board of Appeals meetings are due to the 1.5 acres limit, typically the result of farm consolidation. It is rarely possible to contain the house, barn, and other farm outbuildings within 1.5 acres. Further mini-farms are ruled out within the Town. Prunuske further advised that he would submit a petition for Plan Commission consideration at its next meeting. No action taken.

Motion (Henry/Voigt) to adjourn at 8:35pm. Carried unanimously.

Respectfully submitted,  
Mitch Propst, Acting Secretary