

**Town of Beaver Dam-Board of Appeals  
approved Meeting Minutes  
Wednesday, March 19, 2025  
7:00pm  
W8540 County Rd W**

Meeting called to order at 7:00pm

Present: Chairman Howard Bohl, Alan Mannel, Liz Kern, Jesse Hanks

Also Present: Land Use Administrator Dan Prunuske

Chairman approved the meeting minutes from January 8, 2025.

Chairman opened public hearing on the appeal of D.E.C.K. Camp, LLC. to construct a 480 sq. ft. single-family residence in lieu of the 1,400 sq. ft. Town minimum at W8884 Sunset Drive parcel 004-1214-2014-000 aka Beaver Dam County Club.

Dax White stated last April his family acquired the Beaver Dam Country Club and are attempting to rejuvenate the club and add value to the community with an increase in people traveling to the Town of Beaver Dam to visit the course. The building has been painted, tree removal around the course, new golf carts, also brought back fish fries and using the clubhouse as a wedding venue. The intention of building application is to have travelers be able to stay for two to three days maximum, not to have someone live there. Golf course views will stay the same for surrounding houses.

Resident Gary Schoenfeld, asked if a rezone would need to occur for the "tiny home." Dax stated with the current zoning of the parcel they are entitled to one single family structure on the lot.

Resident Dan Prunuske stated as a neighbor he does not care about a structure being erected on the lot. While the course was for sale last year multiple inquiries were going to be sectioned into multiple residential lots and he would rather see it as a golf course.

LUA Dan Prunuske stated sixty-seven notices were sent out on tonight's meeting and less than five attended tonight.

Resident Ken Schmidt, who has land adjacent has no problems with it and believes Dax's heart is in the right place and is in favor of the variance.

Resident Earl Voigt and member of the Planning Commission spoke against. He stated it goes against the Town's ordinance and granting a variance could cause more people to want a smaller house.

Chairman closed public hearing.

Al Mannel questioned if the structure would look like shipping containers and appreciates the plan but doesn't want to see tiny home subdivisions in the Town in the future. Believes this will look nice and be taken care of. Asked if a caretakers quarters could be used but LUA Dan Prunuske stated that is for commercial lots.

Jesse Hanks questioned if this is a path the town wants to go down but also understands the property does belong to Dax and he is able to have one building put on the lot. While Dax has the right, he needs to make sure to meet the necessary requirements.

Liz Kern stated this does not seem like a residence. Dax stated he wants the structure to be small to not impact the course and the views. He does not want it to be a residence but for business purposes and due to the zoning of residential which is why it has been called a residence. Liz also stated the Town has ordinances for a reason.

Howard Bohl is worried about others wanting “tiny homes” in the town but believes there are ways to keep it from happening. Would be in favor but wants to make sure a granted appeal is worded in such a way that other such structures do not occur in the Town. Also states it is good to see someone putting money into the community, fixing up the golf course, and believes Dax is an asset to the community.

Per LUA Dan Prunuske all golf courses in the Town are zoned residential (R1) with a conditional use permit to operate as a golf course.

Town Board Chairman Joe Kern stated he has no issues with the idea of the shipping containers but is a little apprehensive of the size. Urges the Board of Appeals if they pass a favorable motion that a single family residence fitting under our size limit be a business addition to help curb the potential problem of others wanting to build smaller residences.

Town Supervisor Dean Hughes stated he was not in favor going into tonight but after hearing the plans he is now leaning in favor.

Motion (Mannel/Hanks) to grant the approval for D.E.C.K. Camp, LLC. to construct a 480 sq ft single-family residence in affiliation with the business of the Beaver Dam Country Club.

In Favor Al Mannel, Jesse Hanks, Howard Bohl

Opposed Liz Kern.

Motion carried.

Motion (Kern/Mannel) to adjourn the meeting at 7:56pm. Carried unanimously.

Aimee Mallon, Secretary