

**Approved Minutes**  
**Town of Beaver Dam**  
**Plan Commission Meeting**  
**W8540 County Road W**  
**March 11, 2024**

Meeting called to order: 7:00pm

Present: Art Kitchen, Donna Schauer, Earl Voigt, Mark Bobholz, Ryan Griswold

Verified compliance with open meeting law.

Motion (Bobholz/Voigt) to approve November 27, 2023 meeting minutes. Carried unanimously.

Acting Chairman Art Kitchen opened public hearing on recommendation from the Town Board to amend s.62-7(c) of the Zoning Ordinance requiring basements for all new homes and s. 62-14 definition of "basement."

Town of Beaver Dam Land Use Administrator (LUA) Dan Prunuske spoke giving his opinion that building construction regulations do not belong in a zoning ordinance. IF your recommendations include such regulations, they belong in Chapter 10, not in Chapter 62. Therefore, remove building regs from the Zoning Ordinance, and provide a recommended spot to recreate these, IF NECESSARY, in the building code.

Art Kitchen asked if LUA was aware why ordinance originally came to be. LUA stated he did not as that occurred before his hiring and well before any current board member started serving.

Jim Chuel stated he and neighbors are not in favor of having the "barndominium" style in their neighborhood and would like to see a more traditional build being done there.

Dave Schoenberger spoke in favor of not having a basement and how keeping the basement code specifically for stopping the build of a "barndominium" in a specific neighborhood will stop potential future builds in the township.

Town Board Chairman Joe Kern reiterated the board's sentiment that the board would like to increase builds in the township thus increasing the town's tax base.

Art Kitchen closed the public hearing. 7:20pm.

(Voigt/Schauer) motion to move to building code and take out the zoning part. Carried unanimously.

Art Kitchen opened public hearing on the application of Steve and Tamera Schwartzer for Conditional Use Permit to operate a flea market in the lower-level of 1227 Madison St. Parcel 004-1114-0823-019.

Steve Schwartzer spoke in favor of having flea market as well as part of his business plan stating it would benefit the community and save good condition items from going to the landfill. They will be supplying what is available in the flea market and they will not be utilizing any outdoor space at the building.

Art Kitchen closed public hearing. 7:29pm

(Schauer/Bobholz) motion to approve conditional use permit. Carried unanimously.

Art Kitchen opened public hearing on the application of the John J. and Pamela J. Pryme Trust for a Conditional Use Permit to permit the creation of a 1+ acre residential parcel in the A-2 General Agricultural zone at W9531 County Road S, parcel 004-1114-3021-000.

Shared driveway will be utilized, and Dodge County Highway Commission already approved shared access permit.

Mark Bobholz shared his previous experiences with shared driveways and a resolution cannot be granted by the town if a shared driveway is no longer wanted.

Art Kitchen closed public hearing. 7:35pm

(Bobholz/Voigt) motion to approve creation of land parcel with shared driveway. Carried unanimously.

Art Kitchen opened public hearing on the application of John J. and Pamela J. Pryme Trust to create a 2 lot CSM at W9531 County Road S, parcel 004-1114-3021-000.

(Voigt/Griswold) motion to approve the 2 lot CSM.

(Schauer/Voigt) motion to adjourn. Motion carried unanimously. 7:38pm

Respectfully submitted,

Aimee Mallon, secretary