

**Approved Minutes  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
January 20, 2025**

Meeting called to order: 7:00pm

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

Also Present: Land Use Administrator Dan Prunuske

Verified compliance with open meeting law.

Motion (Voigt/Schauer) to approve October 28, 2024 meeting minutes. Carried unanimously.

**Chairman Mark Bobholz opened hearing on application of Michael P. Jahn for a Conditional Use Permit to sell a service motor vehicles in the C-1 Commercial district on parcel 004-1114-0823-004 at 1247 Madison Street.**

Michael Jahn spoke in favor stating he operates mostly as a nonprofit trying to help veterans and single parents.

Donna Schauer stated it was brought to the attention of the board that there was a person living in a camper on the property. Michael Jahn stated person has relocated and camper has been removed.

Dan Prunuske Land Use Administrator stated the site is a mess either due to Cigelske or current parcel and conditions such as number of tires or vehicles allowed to accumulate should be addressed as well. Michael Jahn stated no more than 30 tires at a time should be there and all "junk" vehicles had been removed from the parcel.

Chairman Mark Bobholz closed hearing at 7:15pm.

Motion (Voigt/Hughes) to approve permit with conditions of 20 vehicle parking limit, limit of 30 used tires, and no one to reside on the premises. Carried unanimously.

**Chairman Mark Bobholz opened hearing on the application of Craig & Gena Ganske for a Conditional Use Permit to sell trailers in the A-2 General Agricultural district on parcel 004-1114-1333-000 at W7602 County Road W.**

Gena Ganske spoke in favor stating only herself and Craig run their farm. They are currently in discussion with three manufacturers, and they do not want the farm to look like a dealership so most trailers will be in farm driveway and hidden from road.

John Henry asked if gravel pad would be utilized, Gena stated hay field would be used for storage of them, only planning on three or four styles on display in field and it is behind the easement.

Chairman Mark Bobholz closed public hearing at 7:29pm.

Motion (Schauer/Voigt) to approve application with condition of only 20 inventory trailers on site. Carried unanimously.

**Plan Commission reviewed to approve, approve conditionally, or reject the Letter of Intent submitted by David T. & Kimberly R. Schoenberger to divide Lot 3 CSM 4879 into a 1 acre parcel containing the existing shop and a 12 acre parcel containing the existing residence and about 10 acres of farmland.**

Dan Prunuske spoke stating Schoenbergers want to separate shop parcel from house parcel and then build a house on the shop parcel. Board of Appeals has already granted approval to build on house on parcel with shop, even though shop would be existing on separate parcel for time being and be in front of future residence.

Chairman Mark Bobholz brought up the driveway being shared by both parcels if divided and suggested the driveway could be widened to the east without creating an opening between the two and could be discussed with Dodge County in the future or a shared driveway easement could be obtained.

David Schoenberger stated two buildings in front of the proposed home location will be raised and one will be removed. The intention is to align with the existing shop so the shop will not appear in front of the residence.

Motion (Schauer/Hughes) to approve the Letter of Intent submitted. Carried unanimously.

**Chairman Mark Bobholz opened public hearing on the petitions of Margie Kamps to amend Map 8-2 of the Comprehensive Plan and to rezone Lots 1&2 CSM 5921, parcels 004-1114-0712-022 & 004-1114-0712-023, from R-1 Single-family residential to R-2 Two-family and multifamily residential.**

Dan Prunuske stated the comp plan is zoned single family residential and the zoning itself.

Dave Kamps spoke on behalf of Margie. They are looking at combining the two parcels and adding duplexes (two families each building) to a condo plat. Access point plan is to use the existing driveway.

Chairman Mark Bobholz informed David Kamps to contact Dodge County for appeal to have a second driveway.

Susan Reiband on Hillview Drive stated the curve on the road is going to be an issue and wanted to know if they would be notified if an appeal was to take place. She also does not want to risk an apartment possibly coming if it is zoned R-2.

Betty Griswold stated there is a natural water flow through the area. Dave Kamps stated they are keeping the same natural flow and Dodge County and/or the DNR would likely require a retention pond if duplexes are constructed.

Chairman Mark Bobholz closed public hearing at 8:09pm.

Motion (Schauer/Voigt) to approve the petition to amend Map 8-2 of the Comprehensive Plan by changing Lots 1&2 CSM 5921 from Single Family Residential to General Residential. Carried unanimously.

Motion (Voigt/Hughes) to approve a favorable recommendation to the Town Board on the petition to rezone Lots 1&2 CSM 5921 from R-1 Single Family residential to R-2 Two-family and multifamily residential. Carried unanimously.

**Chairman Mark Bobholz opened public hearing on the application of Creekside Storage, LLC for a Conditional Use Permit to convert part of an existing building to retail space and to conduct retail sales on parcel 004-1114-0734-000 at N6543 US Hwy 151.**

Steve Schwartzer stated there will be no indoor/outdoor construction. Anything over 3500sqft has to come before the Plan Commission. Have outgrown current space on Madison Street and will be keeping business the same.

Chairman Mark Bobholz closed public hearing at 8:20pm.

Motion (Henry/Schauer) to approve the application. Carried unanimously.

Motion (Henry/Schauer) to adjourn at 8:21pm. Motion carried.

Respectfully submitted,

Aimee Mallon, Secretary