

**APPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
March 27, 2023**

1. Meeting called to order 7:00 pm. Notice posted March 16, 2023. Notice published March 20, 2023.
2. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, Mark Bobholz, Ryan Giswold. Land Use Administrator Dan Prunuske. Not present John Kuzniewicz.
3. Minutes of December 12, 2022, were read. Motion (Kitchen/Voigt) to approve. Motion carried.
4. Chairman opens public hearing on a Petition to Amend Map 8-2, Comprehensive Plan submitted by Roger P. Linde to change the future land use of the northerly part of parcel 004-1114-0232-003 at N7040 S. Crystal Lake Road from Industrial to Single-family Residential.  
Dan Prunuske speaks-Linde family wants residence separated. Currently northern part of parcel is zoned industrial the rest of parcel is residential. No other residents speak. Chairman closes public hearing.
5. Approve, approve conditionally, or reject the Petition in Item 4 above  
Donna Schauer motion to amend Mark Bobholz second. Unanimous. Motion carried.
6. Conduct a public hearing on a Petition submitted by Roger P. Linde to rezone the northerly part of parcel 004-1114-0232-003 at N7040 S. Crystal Lake Road from I-1 Industrial to R-1 Single-family Residential  
No public input. Public hearing closed.
7. Approve or reject a favorable recommendation on the rezone in Item 6 above to the Town Board  
(Kitchen/Schauer) motion to recommend rezone. Carried.
8. Review and approve, approve conditionally, or reject a Letter of Intent submitted by Roger P. Linde to separate the buildings and approximately 1½ acres from the balance of the 47.8 acre parcel 004-1114-0232-003 at N7040 S. Crystal Lake Road  
Dan Prunuske - asks this be subject to the town boards favorable recommendation on rezone.  
(Griswold/Voigt) motion to approve conditioned on rezone to R-1. Carried.
9. Conduct a public hearing on an application submitted by Robert and Andrew Propst for a Conditional Use Permit under farm consolidation to separate the buildings and approximately 2½ acres from the balance of the 34.5-acre parcel 004-1114-1344-000 at W7380 County Road W  
Chairman opens public hearing. Dan Prunuske explains the buildings are going to one party and land to an active farming operation and states he has no issues. Chairman closes hearing.
10. Approve, approve conditionally, or reject the application in Item 9 above  
Bobholz/Voigt move to approve. Carried unanimous.

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11. Review and approve, approve conditionally, or reject a Letter of Intent submitted by Robert and Andrew Propst to separate the buildings and approximately 2½ acres from the balance of the 34.5 acre parcel 004-1114-1344-000 at W7380 County Road W Bobholz/Kitchen move to approve as stated. Carried unanimously.
  
12. Conduct a public hearing on an application submitted by the Ganske Family Trust for a Conditional Use Permit under farm consolidation to separate the buildings and approximately 2½ acres from the balance of the 40.5 acre parcel 004-1114-1344-000 at W7380 County Road W  
Chairman notices address listed is not correct. Correct is W7393 Prospect Road is correct address, correct PIN is 004-1114-0111-000. Neighboring properties on Prospect were notified. Dan Prunuske states address was published correctly but not posted correctly. Chairman opens hearing. Dan Prunuske speaks on parcel land. Town residents no input. Hearing closed.
  
13. Approve, approve conditionally, or reject the application in Item 12 above (Voigt/Schauer) motion to approve conditional use for parcel. Carried unanimous.
  
14. Review and approve, approve conditionally, or reject a Letter of Intent submitted by the Ganske Family Trust to separate the buildings and approximately 2½ acres from the balance of the 40.5 acre parcel 004-1114-0111-000 at W7393 Prospect Road (Kitchen/Schauer) motion to approve letter of intent. Motion carried unanimous.
  
15. Review and approve, approve conditionally, or reject a Letter of Intent submitted by the Duane & Kathleen Foulkes Trust to divide parcel 004-1214-2824-000 at approximately N7966 State Road 33 into 1.7 acres of filled land and 12.3 acres of marsh  
Dan Prunuske states highway access is needed for both parcels, but other requirements are met. (Bobholz/Schauer) motion to approve on condition that a shared driveway easement is provided for both parcels to use the existing driveway. Carried unanimous.
  
16. Conduct a public hearing on an application submitted by the Bernadine Budde Estate for a Conditional Use Permit under farm consolidation to separate the buildings and approximately 1.5 acres from the balance of the 54.5 acre parcel consisting of that part of parcels 004-1114-1031-000 and 004-1114-1032-000 lying southwest of County W and easterly of the Crystal Creek marsh and all of parcel 004-1114-1034-000 at approximately W8365 County Road W  
Chairman opens public hearing. Dan Prunuske speaks that buildings and 1.5 acres are staying with family, 53 acres are going to active farming operation, 38.5 acres staying with family. Hearing closed.
  
17. Approve, approve conditionally, or reject the application in Item 16 above Schauer/Griswold motion to approve. Carried unanimously.

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18. Review and approve, approve conditionally, or reject a Letter of Intent submitted by the Bernadine Budde Estate to divide all of its lands southwest of County W consisting of that part of parcel 004-1114-1031-000 lying southwest of County W, and all of parcels 004-1114-0941-000, 004-1114-1032-000, and 004-1114-1034-000 into 4 parcels consisting of 1.5 acres of buildings, 53 acres of tillable land (See Item 16 above), 11 acres of marsh, and 27.5 acres of primarily non-tillable lands lying westerly of the Crystal Creek marsh and southeasterly of Shaw Hill Road  
Correction made. Proposed 3 lot CSM. 11 acres marsh + 27.5 acres to be a single 38.5 acre parcel, 1.5 acre building site, and 53 acres tillable.

Kitchen/Schauer motion to approved. Carried unanimous.

Voigt/Bobholz to adjourn. Motion Carried.

Respectfully submitted,

Aimee Mallon, Secretary