

## **Town of Beaver Dam Notice of Public Hearing and Plan Commission Meeting**

**Notice is hereby given** that the Town of Beaver Dam Plan Commission will meet at 7:00 PM on Monday, July 12, 2021 in the Beaver Dam Town Hall at W8540 County Road W, Beaver Dam, WI. Town Board members may attend the meeting for purposes of gathering information.

The agenda is as follows:

1. Call to order and roll call
2. Verify compliance with the Open Meeting Law
3. Approve the minutes of the June 28, 2021 Plan Commission meeting
4. Review and approve, approve conditionally, or reject the site plan associated with a Land Use Permit application for a building expansion for the Mahoney Group, LLC. (dba "Powersports") on parcel 004-1214-2213-002 at N8309 Kellom Road.
5. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
June 28, 2021**

Meeting called to order 7:00 pm. Notice posted June 10, 2021. Notice published June 12, 2021 and June 19, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Ryan Griswold, Land Use Administrator Dan Prunuske.

Minutes of April 26, 2021 were read. Motion (Voigt/Schauer) to approve with corrections. Motion carried.

Chairman opens the public hearing on the application of Clifford, Krista, & Mary Goeller for a nonfarm single family residence in the A-2 General Agricultural district on parcel 004-1114-2011-000 at N6094 County Road G. Clifford Goeller present. His niece currently rents the house and would like to purchase it, so they would like to separate it from the parcel.

Chairman closes the public hearing.

Motion (Kitchen/Voigt) to approve the application of Clifford, Krista, & Mary Goeller for a nonfarm single family residence in the A-2 General Agricultural district on parcel 004-1114-2011-000 at N6094 County Road G. Motion carried.

Motion (Kuzniewicz/Schauer) to approve letter of Intent submitted by Clifford, Krista, & Mary Goeller to separate the existing single family residence and approximately 1.5 acres on parcel 004-1114-2011-000 at N6094 County Road G from the remaining agricultural lands. Motion carried.

Chairman opens the public hearing on a directive from the Town Board to include utility scale solar farms and appurtenant equipment as a Conditional Use in the A-1, A-2, C-1, and I-1 zoning districts. Some concerns of the commission and LUA are screening, responsibility for road repairs, residences, setbacks, and funding for decommissioning. LUA suggests that minimum setbacks for the ordinance for the principal structure remain as they currently are. Right now, the only way that they could do this is by changing all of the land to Industrial which LUA states is not necessarily in anyone's best interest. Donna Schauer asked if there is noise. Prunuske states there is not. Schauer asks if they will reflect on neighbors. Prunuske answers no, as they are meant to absorb sun so there is minimal reflection. They will be required to submit a storm water management plan, unless there is an exception with DNR rules.

Chairman closes the public hearing.

Motion (Kitchen/Schauer) to recommend that the Town Board revise the Zoning Code of the Town of Beaver Dam, Dodge County, Wisconsin, as follows:

1. Insert "Large scale solar energy systems. A commercial solar energy system that converts sunlight into electricity and occupies more than \_\_\_\_ acres." into s. 62-14 after the definition of "Kennel" and before the definition of "Livestock."
2. Add s. 62-62(2)(j) Large scale solar energy systems
3. Add s. 62-66(b)(14) Large scale solar energy systems

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4. Change 62-67(b)(15) to read "Utilities, including electrical power substations and large scale solar energy systems."

5. Add s. 62-98(g) Large scale solar energy systems in the A-1, A-2, C-1, and I-1 districts

(1) The fee for a large scale solar energy system conditional use shall be set by resolution of the town board from time to time.

(2) Highway and road setbacks for panels and appurtenances shall be the same as for a primary structure. All other side and rear yard setbacks shall be 40 feet.

(3) Screening shall be provided around all existing residential structures.

(4) Permanent vegetation shall be provided under all panels.

(5) Financial assurances, satisfactory to the town, shall be provided to insure the availability of funds to decommission the facility in its entirety.

Motion carried.

Motion (Schauer/Voigt) to adjourn 8:05PM. Motion carried.

Respectfully submitted,

Abby Klodowski, Secretary

# Land Use Permit Application

Fee: \$75.00 + \$1.00 per \$1,000.00 of cost  
\$150.00 + \$2.00 per \$1,000 of cost\*

## Town of Beaver Dam

W8540 County Road W  
Beaver Dam, WI 53916  
920-887-0791

Applicant (Agent) Blowfish Architects, llc - William F. Hoch

Street Address 752 S. Grove Street

City, State, Zip Code Ripon, WI 54971

Phone Number 920-810-5561 Email bill@blowfisharchitects.com

Property Owner (If different from applicant) Mahoney Group, LLC

Street Address W326 N6611 Sylvian Dr.

City, State, Zip Code Hartland, WI 53029

Phone Number 262-470-0365 Email mark@powersportscompany.com

Parcel Identification Number (PIN) 004-1214-2213-002

Site Address N8309 Kellom Road

Present Use of Property Commercial Business

Proposed Use of Property Commercial Business

Permit Required For Building Addition

Structure Dimensions: Length 150' (addition) Width 80' (addition) Height 21' (addition)

Number of Stories One Total Square Footage 12,000 / 28,946

Total Structure Costs \$ 810,000.00

**Note: 1. A site plan drawn to scale must be included with all applications.**

**2. Costs are defined as either Contracted or Do-it-yourself. Contracted cost includes material and labor. Do-it-yourself cost is the value of materials doubled.**

### Certificate

I hereby certify that I am the owner and/or authorized agent of the property and that all the above statements and attachments submitted are true and correct to the best of my knowledge and belief. Also, all work performed and equipment installed shall meet all applicable laws and regulations of the State of Wisconsin.

Signature of owner or authorized agent  Date 6-18-2021

Phone Number 920-810-5561 Email bill@blowfisharchitects.com

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### Disposition (For Town use only)

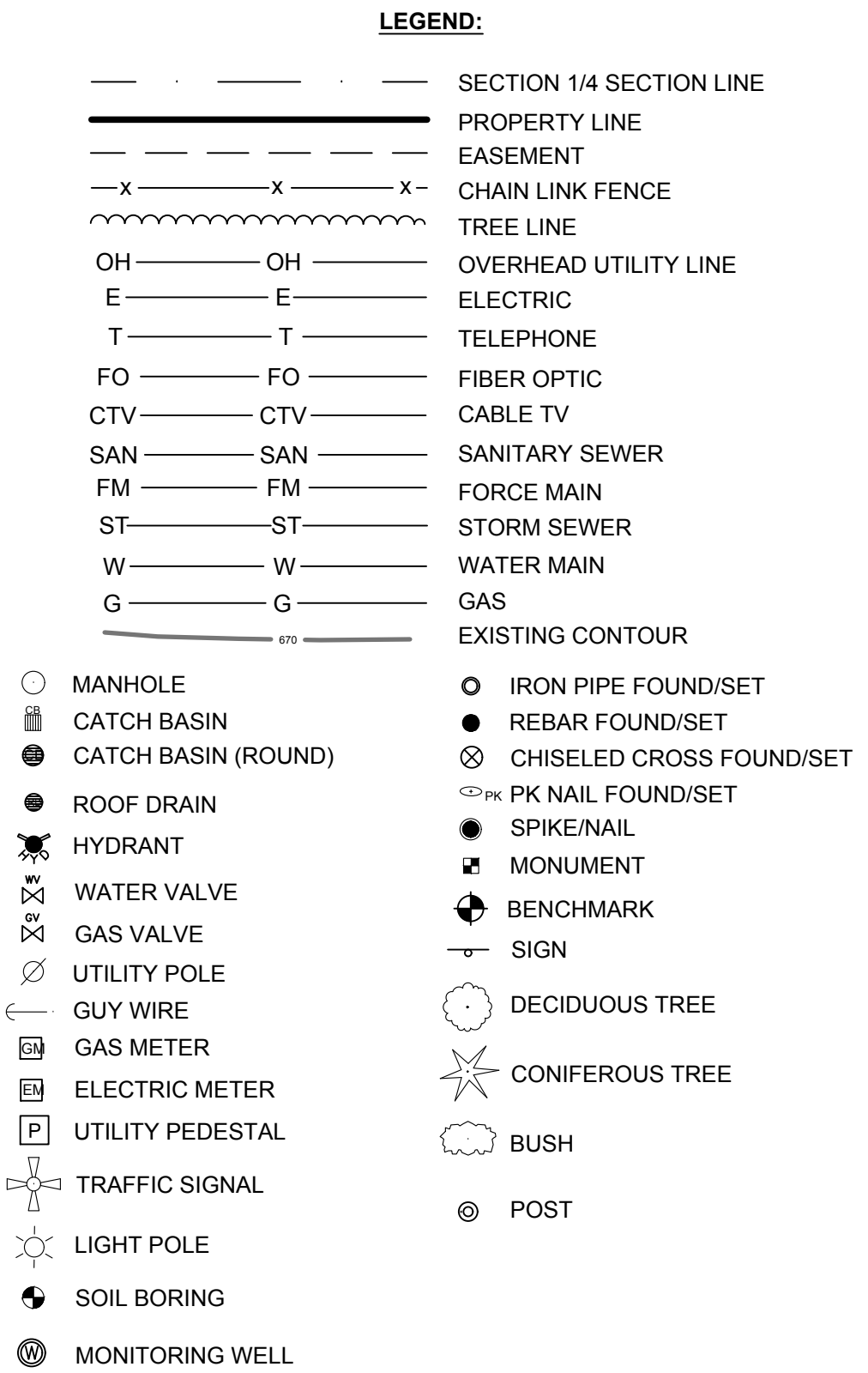
Zoning District \_\_\_\_\_ Date Permit Issued/Denied \_\_\_\_\_

Land Use Permit Number \_\_\_\_\_ Sanitary Permit Number \_\_\_\_\_

Total Fees Paid \$ \_\_\_\_\_ Date Collected \_\_\_\_\_

Land Use Administrator \_\_\_\_\_

\*Fee doubles if construction has started prior to application for permit.



1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON MARCH 8, 2021.
4. DATUM FOR THE PROJECT SURVEY IS USGS NAVD 88. BENCHMARK FOR THE PROJECT SURVEY IS THE TOP OF CONCRETE SIGN BASE. ELEVATION 965.28.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

# C001

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**





LEGEND:

- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD
- PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE REMOVAL
- SAW CUT
- PAVEMENT REMOVAL

GENERAL NOTES:

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- SEE SHEET XXX FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
- DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

POWERSPORTS COMPANY  
N8309 KELLOW ROAD  
BEAVER DAM, WI

EROSION CONTROL PLAN

NO. REVISION DATE BY

1. PLAN COMMISSION SUBMITTAL

06-18-2021

DRAWING NO. 19988 EROSION CONTROL PLAN.DWG

DRAWN BY: JRG

DATE: ---

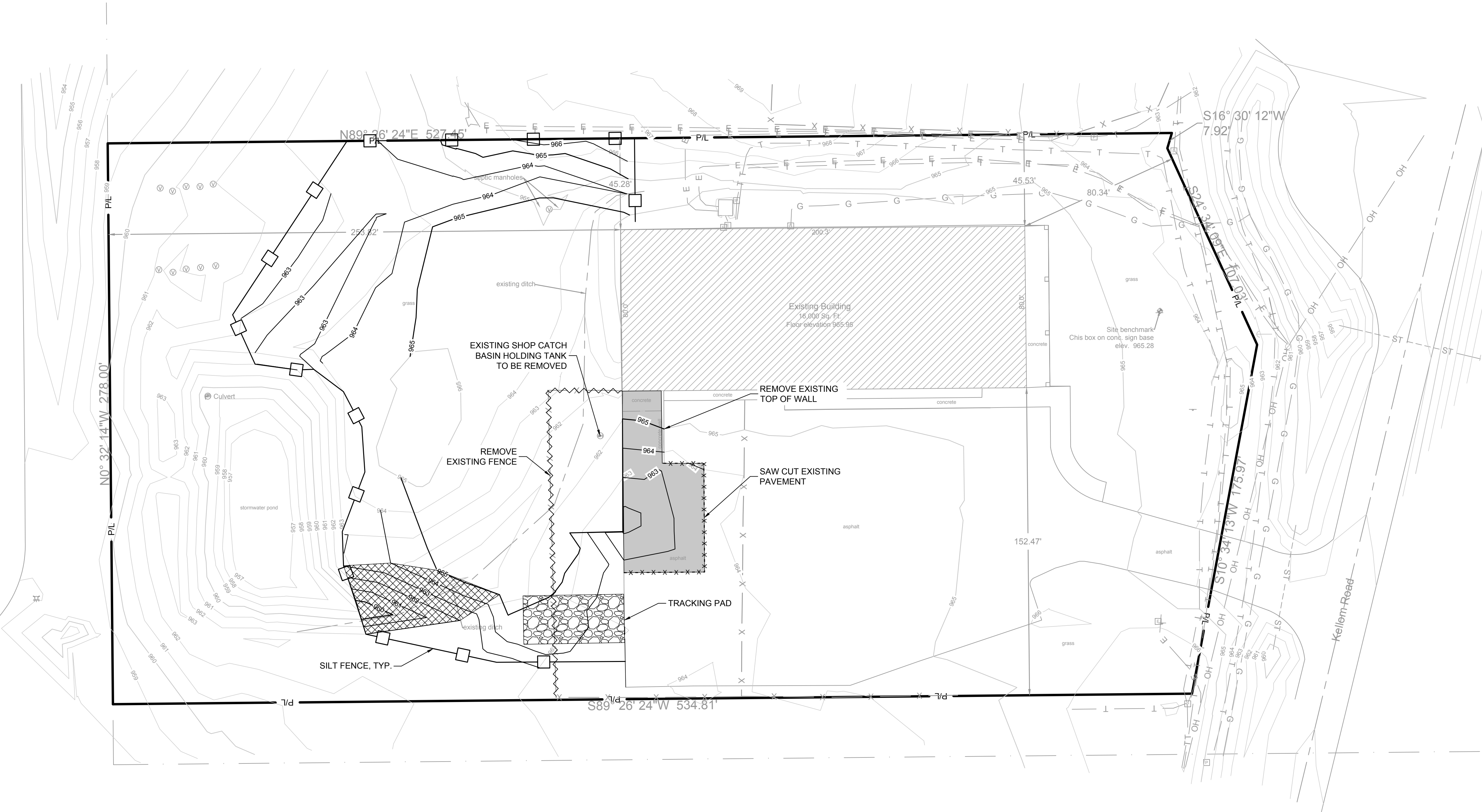
PROJECT NO: 19988

CHECKED BY: CTC

APPROVED BY: ---

SHEET NO.:

C002



CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 259-1181


THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



# SITE PLAN



GRAPHIC SCALE



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '30'' at the midpoint, and '60'' at the right end.

**LEGEND:**

- 
- 6" THICK CONCRETE
- ASPHALT SURFACE
- GRAVEL

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5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

NO. REVISION	DATE BY
1. PLAN COMMISSION SUBMITTAL	
	06-18-2021
DRAWING NO.	19988 SITE PLAN.DWG
DRAWN BY:	JRG
DATE:	---
PROJECT NO:	19988
CHECKED BY:	CTC
APPROVED BY:	---
SHEET NO.:	

# C100

**PRELIMINARY  
NOT FOR CONSTRUCTION**



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