

Town of Beaver Dam Amended 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, August 30, 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 August 9, 2021 Plan Commission meeting
4. Conduct a Public Hearing on the application of the Bohl Family Land Group, LLC., for a Conditional Use permit under farm consolidation to separate the buildings from the remaining farm land on parcel 004-1114-0722-000 at W9630 County Road D
5. Act on Item 4 above by approving, approving conditionally, or rejecting the application.
6. Review and approve, approve conditionally, or reject the Letter of Intent submitted by the Bohl Family Land Group, LLC., for a CSM to separate the buildings from the remaining farm land on parcel 004-1114-0722-000 at W9630 County Road D.
7. Conduct a Public Hearing on a proposed revision to the Zoning Ordinance to add s. 62-5(a) as follows:

62-5(a) A land use permit is required for the following:

- (1) All new buildings other than housing when the estimated costs for material and labor exceed \$5,000.00 but are less than \$50,000.00. When for material only, over \$2,500.00 but less than \$25,000.00.
- (2) Additions, alterations, and repairs to dwelling units when the estimated costs for material and labor exceed \$5,000.00 but are less than \$50,000.00. When for material only, over \$2,500.00 but less than \$25,000.00.
- (3) All other buildings when additions, alterations, or repairs are over \$5,000.00.

and number the subsequent existing code section paragraph 62-5(b); and add the following to s. 62-5(b)(5):

If any construction or work governed by the provisions of this chapter is commenced prior to the issuance of a permit, double fees shall be charged.

[Note: Proposed s. 62-5(a) was formerly s. 10-5(c) of the Building code.]

8. Act on Item 7 above by making a recommendation to the Town Board
9. Act upon Town Board recommendations that a large scale solar energy system be defined as one greater than 1 acre; that the conditional use permit fee for the same be set at \$75 + \$10 per \$1,000 of construction cost; and that large scale solar energy systems be prohibited in the A-1 district
10. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 9, 2021**

Meeting called to order 7:00 pm. Notice posted July 29, 2021. Notice published July 29, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Ryan Griswold, Land Use Administrator Dan Prunuske.

Minutes of July 12, 2021 were read. Motion (Kitchen/Voigt) to approve. Motion carried.

Review of the site plan associated with a Land Use Permit application for a new building for United Cooperative, Inc. on parcel 004-1114-0722-002 on County Road D.

Motion (Kuzniewicz/Schauer) to approve the site plan associated with a Land Use Permit application for a new building for United Cooperative, Inc. on parcel 004-1114-0722-002 on County Road D with the condition that the building is built within the appropriate setback.

Motion (Kitchen/Voigt) to adjourn 7:09PM. Motion carried.

Conditional Use Permit Application

Applicant (Agent) Bohl Family Land Group, LLC.

Street Address N6566 County Road G

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920-210-1315 Email hbohl@att.net

Property Owner (If different from applicant) _____

Street Address _____

City, State, Zip Code _____

Phone Number _____ Email _____

Parcel Identification Number (PIN) 004-1114-0722-000

Site Address W9630 County Road D

Zoning A-2

Present Use of Property 2 family residence

Proposed Use of Property same

Zoning Ordinance Section Number 62-63 (2) (1) , 62-62 (2) (i)

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. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above described property for purposes of obtaining information pertinent to my CUP request.

Signature of owner or authorized agent _____

Date _____ Contact number _____

Disposition (For office use only)

Plan Commission Meeting Date: _____

The CUP is (denied/granted/granted in part) subject to the following conditions:

Permit is hereby issued with the understanding that all work performed be in accordance with the application and in compliance with the Town of Beaver Dam Zoning Ordinance and relevant Laws of the State of Wisconsin and subject to the conditions stated above.

Signed _____
Land Use Administrator

Date _____

MINOR LAND DIVISION LETTER OF INTENT FORM

Town of Beaver Dam
W8560 County Road W
Beaver Dam, WI 53916
920-887-0791 x15
Lua@bdtown.org
www.townofbeaverdam.org

Application Fee \$150 + \$25 per Lot

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION					
Applicant (Agent) Howard Bohl		Parcel Identification Number (PIN) 004-1114-0722-000					
Street Address N6566 Hwy G		Town		T	N	R	E
City • State • Zip Code Beaver Dam WI 53916		1/4 NW	1/4 NW	Section 7	Acreage of Parent Parcel 63.5	Acreage of Proposed Lot(s) 2.25	
Property Owner (If different from applicant) Bohl Family Land Group LLC		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)					
Street Address W8787		Site Address Of Property (DO NOT include City/State/ZipCode) W9630 County Road D					
City • State • Zip Code Beaver Dam WI 53916		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
CONTACT PERSON							
Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application							
Name Howard Bohl		Daytime Phone (920) 210-1315					
CURRENT PROPERTY USE			PROPOSED USE				
<input type="checkbox"/> Vacant Property <input type="checkbox"/> Single Family Residential <input checked="" type="checkbox"/> Duplex (Two-Family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Active Working Farm Operation <input type="checkbox"/> Recreational / Wetlands / Wooded Parcel <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)			<input type="checkbox"/> Single Family Residential <input type="checkbox"/> Duplex (Two-family Residential) <input type="checkbox"/> Multi-Family Residential • Number of residential units: _____ <input type="checkbox"/> Agricultural Use Only – No residential structures <input type="checkbox"/> Open Space Recreational / Wetlands - No residential structures <input type="checkbox"/> Business / Industrial / Commercial Use (Describe Below) <input type="checkbox"/> Other (Describe Below)				
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.							
CERTIFICATE							
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Town of Beaver Dam Plan Commission to enter the above-described property for purposes of obtaining information pertinent to my request							
Signature _____			Date _____				
Daytime Contact Number (_____) _____							

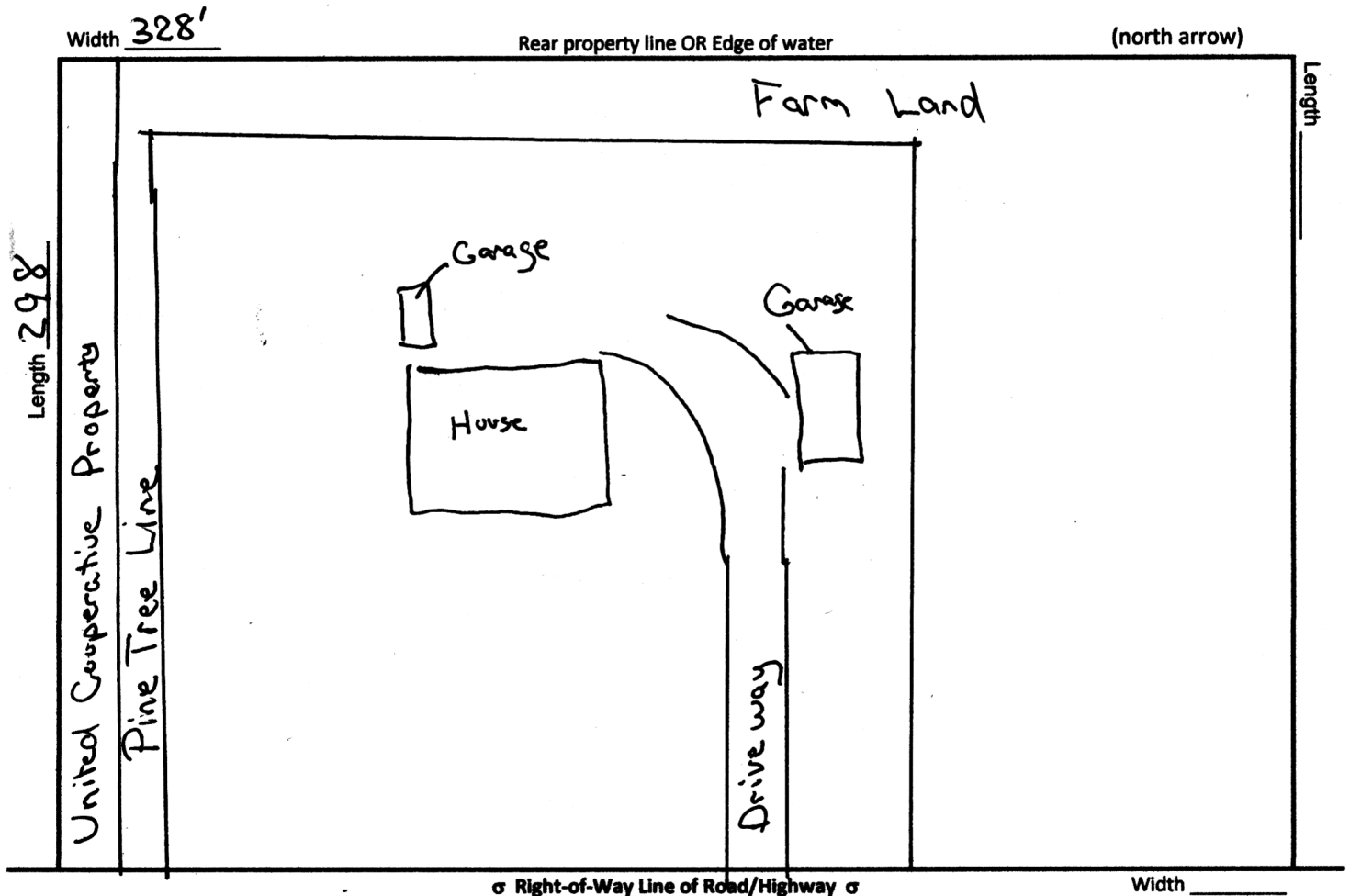
SKETCH MAP

INSTRUCTIONS

Sketch the proposed land division in the space provided below or attach a sketch map or aerial photo of the proposed land division to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

1. North arrow, date and scale;
2. Reference to a section corner or existing lot line;
3. The dimensions of the existing parcel;
4. The location and dimensions of the proposed lot(s);
5. The location of the existing and proposed lot lines;
6. The location and dimensions of any existing or proposed easements;
7. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to proper division;
8. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
9. The location of existing and proposed driveways;
10. Any other additional information pertinent to this land division;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)



τ Center(line) of Road/Highway τ

Name Of Road/Highway Hwy D



United States
Department of
Agriculture

Dodge County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: otherwise
labeled

Farm 13088

Tract 57240

2019 Program Year

CLU	Acres	HEL	Crop
2	3.26	UHEL	NC
5	58.37	NHEL	
10	1.72	UHEL	NC

Page Cropland Total: 58.37 acres

5a Alfalfa 20@
5b Alfalfa 38.37@



Map Created March 13, 2019

Common Land Unit
Cropland
Non-Cropland
Tract Boundary
PLSS

NAIP Imagery 2018

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Sec. 62-3 Compliance

No structure, land or water shall hereafter be used and no structure, or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a building permit and/or a land use permit and without full compliance with the provisions of this chapter and all other applicable town, county and state regulations. Minor structures and normal repairs to existing structures of less than the value amount as set by the town board shall be exempt.

Where the terms and objectives of this chapter have been substantially addressed and fulfilled by the Wisconsin Department of Natural Resources where concurrent jurisdiction with this chapter exists, so as to avoid duplication of effort, the terms of this chapter shall not be imposed. The concurrent jurisdiction with the Department of Natural Resources only includes land under specific jurisdiction of the Department of Natural Resources, Army Corps of Engineers and Dodge County.

Sec. 62-4 Zoning administrator

There is hereby created the office of zoning administrator for the Town of Beaver Dam. The zoning administrator shall have all the powers necessary to administer and enforce this chapter.

The zoning administrator may enter at any reasonable time onto public or private lands to make a zoning inspection. If the zoning administrator finds that any of the provisions of this chapter are being violated, he or she shall notify in writing the person responsible for such violation and order the action necessary to correct it. He or she shall order discontinuance of any illegal work being done; or shall take any other action authorized by the chapter to insure compliance with or to prevent violation of its provisions.

Sec. 62-5 Land use permits

(a) A land use permit is required for the following:

- (1) All new buildings other than housing when the estimated costs for material and labor exceed \$5,000.00 but are less than \$50,000.00. When for material only, over \$2,500.00 but less than \$25,000.00.**
- (2) Additions, alterations, and repairs to dwelling units when the estimated costs for material and labor exceed \$5,000.00 but are less than \$50,000.00. When for material only, over \$2,500.00 but less than \$25,000.00.**
- (3) All other buildings when additions, alterations, or repairs are over \$5,000.00.**

(b) Applications for a land use permit shall be made to the zoning administrator on forms furnished by his or her office and shall include the following where applicable:

- (1) Names and addresses of the applicant, owner of the site or agent for the owner.
- (2) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure, existing and proposed operation or use of the structure or site; number of occupants or employees; and the zoning district within which the subject site lies.
- (3) Sketch showing dimensions of the lot and locations of proposed and existing buildings from the lot lines, centerline of abutting highways and the high water mark of abutting watercourse.
- (4) Additional information as may be required by the zoning administrator.
- (5) Fee shall be in the amount as set by the town board by resolution from time to time. **If any construction or work governed by the provisions of this chapter is commenced prior to the issuance of a permit, double fees shall be charged.**

Any application for a land use permit shall be granted or denied in writing by the zoning administrator within 45 days. If denied, the reasons for such denial shall clearly appear upon the face of the notification