

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, October 25, 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 30, 2021 Plan Commission meeting
4. Conduct a Public Hearing on the petition of Alliant Energy to rezone the following parcels from A-1 Prime Agricultural to A-2 General Agricultural for purposes of constructing a large scale solar energy system:

<u>Parcel Number</u>	<u>Description</u>
004-1214-2443-000	Pt SW-SE 24-12-14 N of County B
004-1214-2442-000	NW-SE 24-12-14
004-1214-2413-001	S½ SW-NE 24-12-14 Ex CSM 3277
004-1214-2443-004	Pt Lot 1 CSM 4836
004-1214-2412-000	NW-NE 24-12-14
004-1214-2411-000	Pt NE-NE 24-12-14
004-1214-2413-000	N½ SW-NE 24-12-14
004-1214-2443-004	Pt Lot 1 CSM 4836
004-1214-2412-000	NW-NE 24-12-14
004-1214-2411-000	Pt NE-NE 24-12-14
004-1214-2413-000	N½ SW-NE 24-12-14
004-1214-2414-000	SE-NE 24-12-14
004-1214-2441-000	NE-SE 24-12-14
004-1214-2444-000	Pt SE-SE 24-12-14
004-1214-2423-000	SW-NW 24-12-14
004-1214-2424-000	SE-NW 24-12-14
004-1214-2432-000	N½ NW-SW 24-12-14
004-1214-2431-000	N½ NE-SW 24-12-14

5. Act on Item 4 above by making a recommendation to the Town Board.
6. Act on the application of John M. & Cynthia L Rabata to construct a driveway to N. Crystal Lake Road from parcel 004-1214-3522-002 at N7620 N. Crystal Lake Road. At its October 7, 1996 meeting, the Plan Commission approved creation of the subject parcel on the condition that the driveway be shared with that of the parent parcel.
7. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 30, 2021**

Meeting called to order 7:00 pm. Notice posted August 24, 2021. Notice published August 21, 2021. Amended notice posted August 28, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Ryan Griswold, Land Use Administrator Dan Prunuske.

Motion (Kitchen/Voigt) to approve the minutes of the August 9, 2021 Plan Commission meeting. Motion carried unanimously.

Chairman opens the 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.

Chairman closes the public hearing.

Motion (Kuzniewicz/Schauer) to approve the application. Motion carried unanimously.

Motion (Voigt/Kitchen) to approve 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. Motion carried unanimously.

Chairman opens the 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.]

Chairman closes the public hearing.

Motion (Voigt/Schauer) to recommend that the Town Board add s. 62-5(a) above to the Zoning Ordinance; that the subsequent existing code section be numbered paragraph 62-5(b); and that the following be added 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. Motion carried unanimously.

Motion (Schauer/Voigt) to revise The Plan Commission's recommendation of June 28, 2021 to the Town Board as follows: a "large scale solar energy system" is defined as one greater than 1 acre; and large scale solar energy systems are prohibited in the A-1 district. Motion carried unanimously.

Motion (Kitchen/Voigt) to adjourn 7:40PM. Motion carried.

Respectfully submitted,
Abby Klodowski, Clerk



Alliant Energy
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)
alliantenergy.com

September 23, 2021

Dan Prunuske, Land Use Administrator
Town of Beaver Dam Land Use Department
P.O. Box 293, Beaver Dam, WI 53916

RE: Rezoning Petition for the Land Parcels to be Used to construct and operate Alliant Energy's Proposed Beaver Dam Solar generation facility within the Town of Beaver Dam, Dodge County, Wisconsin

Dear Mr. Prunuske,

WPL, a subsidiary of Alliant Energy, Inc., and on behalf of the participating landowners, is pleased to submit this rezoning petition for the land parcels to be used to construct and operate the Beaver Dam Solar project (Project). The petition is requested to meet the Town of Board's requirement of installing the Project in the General Agricultural Land (A-2), as portions of the Project would be located in the lands currently categorized as Prime Agricultural Lands (A-1). The Project is a 50 Megawatt altering current solar electric generating facility, a portion of which is to be located in the Town of Beaver Dam, Dodge County, Wisconsin.

Please find attached the Town of Beaver Dam Rezoning Petition Form, Plot Plans, and the check as required.

WPL is at your disposal for any additional needs, requirements, and questions regarding this rezoning petition, the zoning ordinance revisions, and our pending (unsubmitted) Conditional Use Permit (CUP) application and looks forward to continuing to work with the Town of Beaver Dam through the permitting process for the Beaver Dam Solar Project.

Sincerely,

A handwritten signature in cursive script that reads "Andy Ehlert". The signature is written in black ink and is positioned above a horizontal line.

Andy Ehlert, PE Resource Development Project Manager

enclosures

TOWN OF BEAVER DAM

REZONING PETITION

Property Address: _____ W7258 County Road B, Burnett, WI 53922 _____

Tax Key Number: _00412142443000, 00412142442000, 00412142413001, 00412142443004_____

Property Owner: ___ Suecarol A Butterbrodt _____
(Name)

_____ W7258 County Road B _____ Burnett, WI 53922 _____
(Address) (City, State, Zip)

Phone Number: ___ 920-885-6122 _____

Email: _____

PROPOSED CHANGE OF ZONING FROM ___ A-1 ___ **TO** ___ A-2 ___

A-1 (Prime Agricultural) R-1 (Single Family Residential) **C-1 (Commercial)**

A-2 (General Agricultural) R-2 (Two Family & Multi-Family Residential) **I-1 (Industrial)**

CO (Conservancy)

Existing Property Use: _____ Prime Agricultural _____

Proposed Property Use: ___ Construct and operate a portion of a 50 megawatt solar generation facility _____

Proposed time schedule for development and/or use of the property: ___ The solar project is in the preliminary design phase. The construction will start approximately June, 2022 and the In-Service Date is planned for Q4 2023. ___

PROPERTY OWNER SIGNATURE _____ *Andy Filbert* _____ **DATE:** 9/23/2021

Petition must include:

(1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be rezoned is required. The town board or plan commission may at their request require the plot plan be prepared to scale by a registered surveyor licensed by the State of Wisconsin.

(2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.

(3) Check to **Town of Beaver Dam** for \$500 filing fee.

TOWN OF BEAVER DAM

REZONING PETITION

Property Address: _____ Sec 24 T12N-R14E, Town of Beaver Dam _____

Tax Key Number: _ 00412142412000, 00412142411000, 00412142413000, 00412142414000,
00412142441000, 00412142444000 _____

Property Owner: __ Butterbrodt Family Revocable Living Trust _____
(Name)

_____ 713 Hillcrest Court _____ Beaver Dam, WI 53916 _____
(Address) (City, State, Zip)

Phone Number: _____ 920-885-6076 _____

Email: _____

PROPOSED CHANGE OF ZONING FROM _____ A-1 _____ **TO** _____ A-2 _____

A-1 (Prime Agricultural) R-1 (Single Family Residential) **C-1** (Commercial)

A-2 (General Agricultural) R-2 (Two Family & Multi-Family Residential) **I-1** (Industrial)

CO (Conservancy)

Existing Property Use: _____ PrimeAgricultural _____

Proposed Property Use: _____ Construct and operate a portion of a 50 megawatt solar generation facility

Proposed time schedule for development and/or use of the property: _____ The solar project is in the preliminary design phase. The construction will start approximately June, 2022 and the In-Service Date is planned for Q4 2023. _____

PROPERTY OWNER SIGNATURE _____ *Andy Elbert* _____ **DATE:** _____ 9/23/2021 _____

Petition must include:

- (1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be rezoned is required. The town board or plan commission may at their request require the plot plan be prepared to scale by a registered surveyor licensed by the State of Wisconsin.
- (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.
- (3) Check to **Town of Beaver Dam** for \$500 filing fee.

TOWN OF BEAVER DAM

REZONING PETITION

Property Address: _____ N8285 Basswood Road, Beaver Dam WI 63916 _____

Tax Key Number: _ 00412142423000, 00412142424000, 00412142432000, 00412142431000 _____

Property Owner: _ William G Endres, Deborah M Endres, Charles J Endres, Darlene K Enders _____
(Name)

_____ 5935 Poelma Drive _____ Waunakee, WI 53597 _____
(Address) (City, State, Zip)

Phone Number: _____ 608-575-6216 _____

Email: _____ cdendres@yahoo.com _____

PROPOSED CHANGE OF ZONING FROM _____ A-1 _____ **TO** _____ A-2 _____

A-1 (Prime Agricultural) R-1 (Single Family Residential) C-1 (Commercial)

A-2 (General Agricultural) R-2 (Two Family & Multi-Family Residential) I-1 (Industrial)

CO (Conservancy)

Existing Property

Use: _____ Agricultural _____

Proposed Property Use: _____ Construct and operate a portion of a 50 megawatt solar generation facility _____

Proposed time schedule for development and/or use of the property: _____ The solar project is in the preliminary design phase. The construction will start approximately June, 2022 and the In-Service Date is planned for Q4 2023. _____

PROPERTY OWNER SIGNATURE _____ *Andy Elert* _____ **DATE:** _____ 9/23/2021 _____

Petition must include:

- (1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be rezoned is required. The town board or plan commission may at their request require the plot plan be prepared to scale by a registered surveyor licensed by the State of Wisconsin.
- (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.
- (3) Check to **Town of Beaver Dam** for \$500 filing fee.

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Figure No.
1

Title
Town of Beaver Dam Zoning

Client/Project
Wisconsin Power and Light Company
Beaver Dam Solar Project

193707481

Project Location
C. of Beaver Dam, T. of Beaver Dam, & T. of Burnett,
Dodge County, WI

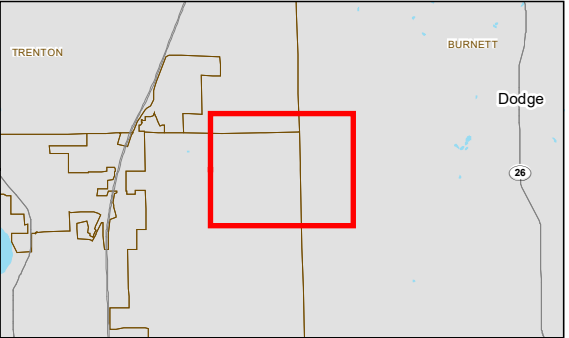
Prepared by MP on 2021-09-23
TR by MZ on 2021-09-23
IR by BK on 2021-09-23

N

0 400 800 Feet
(At original document size of 11x17)
1:9,600

Legend

- Project Area
- Parcel Boundary
- Town of Beaver Dam Zoning
- A-1



Notes

1. Coordinate System: NAD 1983 HARN Wisconsin TM
2. Data Sources: Stantec, WPL, WisDOT, Town of Beaver Dam, WDNR
3. Orthophotography: 2020 NAIP





Town of Beaver Dam

Application to Construct/Modify a Driveway

Permit # _____

Tax Parcel ID 004-1214-3522-002

Complete this form and submit it to the Land Use Administrator along with a sketch of driveway and a check for \$250.00 made out to the Town of Beaver Dam.

Applicant name JOHN M. RABATA Date OCT. 1 2021Applicant mailing address N7620 NORTH CRYSTAL LAKE ROADEmail address johnr@zuerns.com Phone 920-210-0653Property owner name (if not applicant) SAME

Property address (if unknown/not assigned, provide other description) _____

N7620 NORTH CRYSTAL LAKE ROADType of driveway (check one) New _____ Improve existing _____ Relocate Existing XResidential or Commercial? RESIDENTIAL Completion date* JAN 1, 2022Zoning AG Intended use of the property RESIDENTIAL

Describe any restrictions or easements across this property, whether recorded or not _____

N/AWill any segment of proposed driveway disturb land with a grade of more than 10%? NoSpecify roadbed base, including depth and material 3" ROAD GRAVELDescribe erosion control procedures (if required) —

* If driveway is not completed by date specified, a time extension must be obtained from the Land Use Administrator or the Permit is null and void and the driveway shall not be constructed unless authorized through a subsequent permit.

The property owner is responsible for the construction and maintenance of the driveway. Issuance of a Driveway Permit is conditioned upon full compliance with all provisions of s. 50-51 to 50-61 of the Town of Beaver Dam Code and all permit provisions, superimposed notes and drawings, which may be added by the Town Board or Land Use Administrator.

Notes _____

John M. Rabata Date 10-1-2021
Signature - Owner or Authorized Agent

Applicant shall place flags outlining the proposed driveway and **provide a sketch** of proposed driveway.

Town of Beaver Dam
Application to Construct/Modify a Driveway

To be completed by the Land Use Administrator

Permit (Approved) (Denied) Date _____ By _____

Issuance Conditions/Reasons for Denial:

1. 18" min. dia. culvert with galvanized metal endwalls required.
2. No stone or masonry structures of any type allowed in the Town right-of-way.
3. No fill or other alteration of the existing grade allowed in the Town right-of-way.

Inspections:

Date Final Inspection Completed _____

Inspector Signature _____

TOWN OF BEAVER DAM
PLANNING COMMITTEE

The 7 October, 1996 Town of Beaver Dam Planning Committee was called to order at 7:30 p.m. by Chairman Neal Stippich. Members present were Lee Winkler, Earl Stutz, Larry Braker, and Zoning Administrator Earl Voigt.

The minutes from the previous meeting 9 Sept 96 were read. Larry Braker made a motion to approve, Lee Winkler seconded. Motion carried.

Regarding Ken Kelm's letter of intent to create 2 parcels and approve certified survey and town road dedication located in the NW $\frac{1}{4}$ -NE $\frac{1}{4}$ Sec. 7, T11N, R14E. A certified survey map was presented. After discussion, Larry Braker made a motion to approve, Lee Winkler seconded. One condition is that the road must be constructed to township specs. Motion carried.

Regarding the letter of intent of John & Joyce Rabata to create a parcel in an R-1 district located in the NW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 35, T12N, R14E. One condition is that the parcel must use existing private driveway owned by John Rabata, Sr. for its entrance to said parcel. Larry Braker made a motion to approve, Neal Stippich seconded. Motion carried.

Regarding the letter of intent of Maxine Wheeler to create a parcel in an R-D district located in the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ & SE $\frac{1}{4}$ -SW $\frac{1}{4}$ Sec. 2&3, T11N, R14E. Neal Stippich made a motion to approve, Larry Braker seconded.

Regarding tabled conditional use permit and the letter of intent of Joe & Mildred Rechek. After discussion between the committee and the applicant about the proposed driveway and the line of sight concern it was decided to table until next month. Lee Winkler made a motion to table, Earl Stutz seconded. Motion carried.

Lee Winkler made a motion that the Town Board adopt the following ordinance change regarding house trailers, manufactured, and mobile homes.

"When any existing house trailer, and/or mobile home and/or manufactured home is removed from its' site, it can only

