

## **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, December 20 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 October 25, 2021 Plan Commission meeting
4. 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.
5. Conduct a public hearing on the application of Jeffrey J. & Carla Jean Nowicki to construct a non-farm single family dwelling in the A-2 General Agricultural district on parcel 004-1114-1134-000 at approximately N6583 Thompson Road
6. Act on Item 5 above
7. Adjourn

Tom Zeamer  
Plan Commission Chairman

**UNAPPROVED MINUTES  
Town of Beaver Dam  
Plan Commission Meeting  
W8540 County Road W  
October 25, 2021**

Meeting called to order 7:05 pm. Notice posted October 13, 2021. Notice published October 12, 2021. Amended notice posted August 28, 2021. Present: Chairman Tom Zeamer, Earl Voigt, Bob Tietz, and Ryan Griswold.

Motion (Tietz/Voigt) to approve the minutes of the August 30, 2021 Plan Commission meeting. Motion carried unanimously.

Chairman opens the 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:

Parcel Number Description

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

Andy Ehlert is present on behalf of Alliant Energy and presents information about their project.

Chairman closes the public hearing.

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

Motion (Voigt/Griswold) to adjourn at 7:35PM. Motion carried unanimously.

Respectfully submitted,  
Earl Voigt, Secretary

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.

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Inspections:

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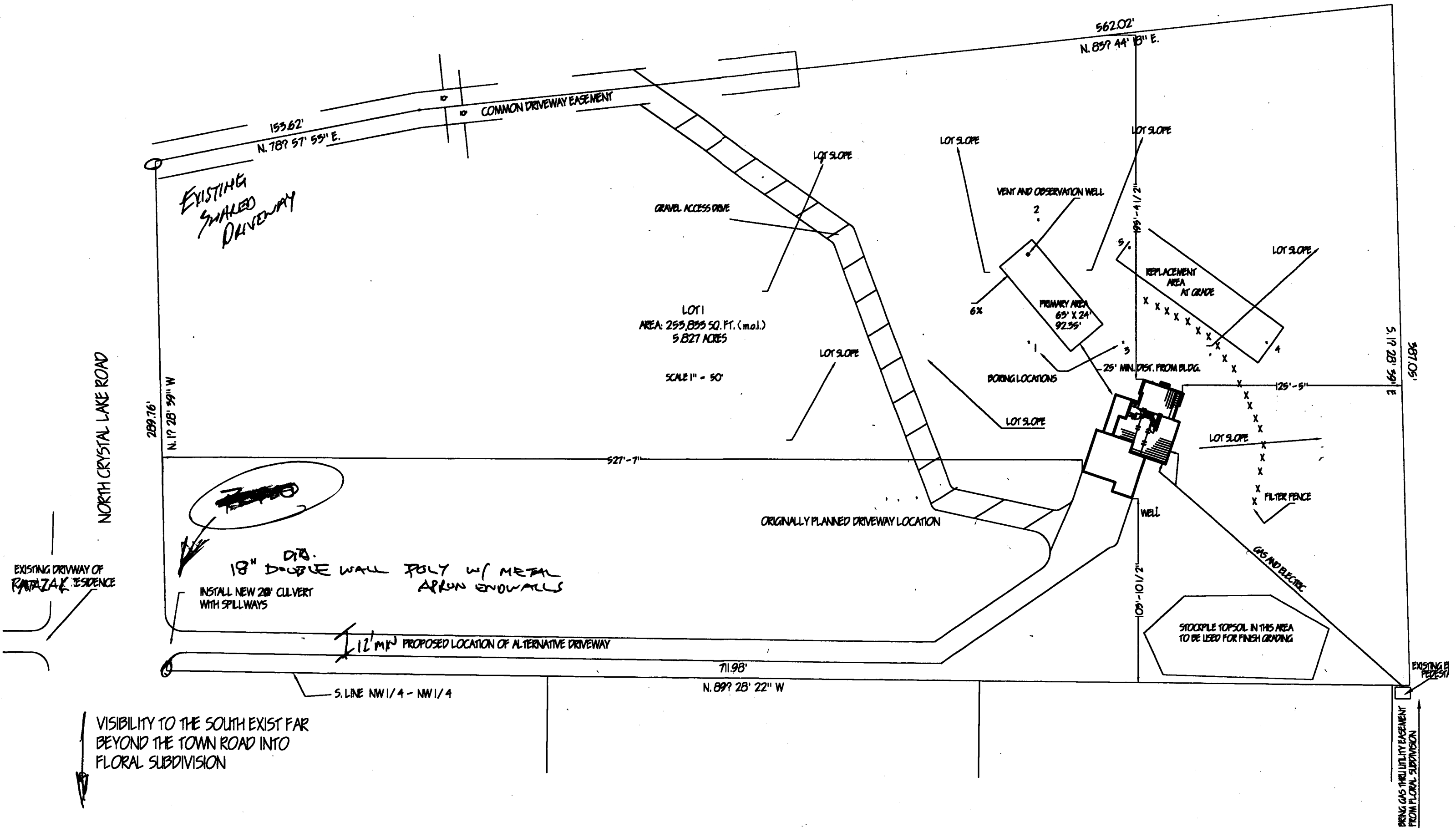
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Date Final Inspection Completed \_\_\_\_\_

Inspector Signature \_\_\_\_\_



## Conditional Use Permit Application

Applicant (Agent) Jeffrey Nowicki  
Street Address N10056 Mill Creek Dr.  
City, State, Zip Code Beaver Dam, WI 53910  
Phone Number 920-382-2231 Email jnowicki + homesteadglass.com  
Property Owner (If different from applicant) Same  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Parcel Identification Number (PIN) 004-1114-1134-000  
Site Address N. Thompson Rd.  
Zoning \_\_\_\_\_  
Present Use of Property Agriculture / Wooded  
Proposed Use of Property Single family home  
Zoning Ordinance Section Number \_\_\_\_\_

### 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 11/19/21 Contact number 920-382-2231

**Disposition (For office use only)**

Plan Commission Meeting Date: \_\_\_\_\_

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

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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 \_\_\_\_\_



11/19/21

Town of Beaver Dam

Land PIN #004-1114-1134-000

Plan is to build a single family residence in the open field of the property. Please see attached.

Regards,

Jeffrey Nowicki





Shaw Brook

Matuszeski

House

Thompson Rd.

Shultz Gr.



