

**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

DAN PLENUSKY 920-887-3128

887-0791 ext 15

lud@bdtown.org

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 JOSH M. RABATA Date OCT. 1 2021

Applicant mailing address N 7620 NORTH CRYSTAL LAKE ROAD

Email address johnr@zuerns.com Phone 920-210-0653

Property owner name (if not applicant) SAME

Property address (if unknown/not assigned, provide other description) N 7620 NORTH CRYSTAL LAKE ROAD

Type of driveway (check one) New  Improve existing  Relocate Existing

Residential or Commercial? RESIDENTIAL Completion date\* JAN 1, 2022

Zoning A6 Intended use of the property RESIDENTIAL

Describe any restrictions or easements across this property, whether recorded or not N/A

Will any segment of proposed driveway disturb land with a grade of more than 10%? No

Specify roadbed base, including depth and material 3" ROAD GRANUL

Describe 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  

  
Signature - Owner or Authorized Agent

Date 10-1-2021

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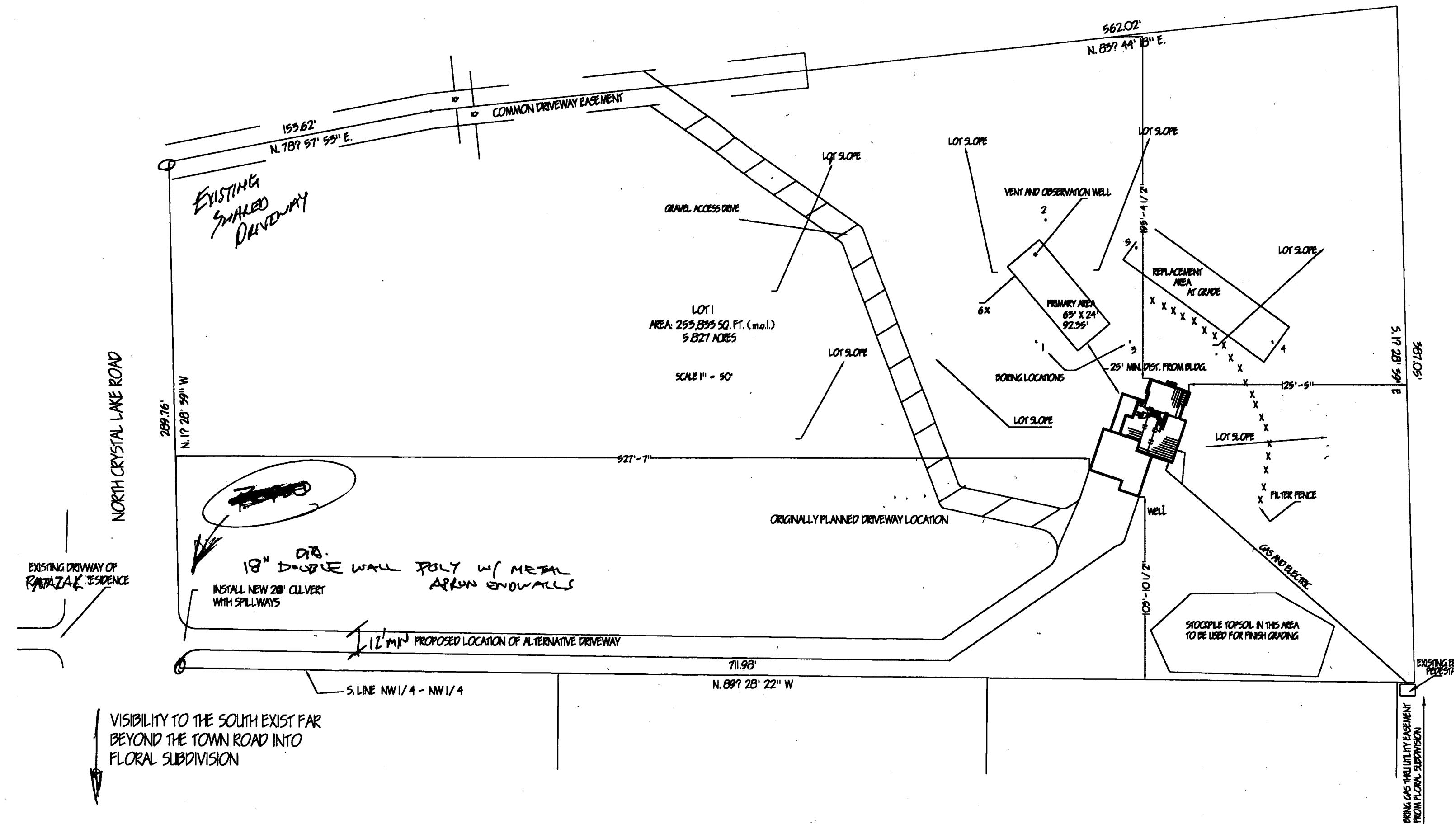
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Date Final Inspection Completed \_\_\_\_\_

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



# Conditional Use Permit Application

Applicant (Agent) Jeffrey Nowicki

Street Address 110056 Mill Creek Dr.

City, State, Zip Code Beaver Dam, WI 53916

Phone Number 920-382-2231 Email jnowicki+hometownglass.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 \_\_\_\_\_ Date \_\_\_\_\_  
Land Use Administrator



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

Houde

Thompson Rd.

