

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, March 28, 2022 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 January 24, 2022 Plan Commission meeting
4. Conduct a public hearing on the application of Andrew A. & Robert W. Propst for a Conditional Use permit to allow a non-farm single family residence in the A-2 General Agricultural district at approximately N6690 Thompson Road on parcel 004-1114-1141-000.
5. Act on Item 4 above
6. Act on the Letter of Intent submitted by Andrew A. & Robert W. Propst to create a 1.5 acre residential parcel in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, T. 11 N., R. 14 E., on parcel 004-1114-1141-000.
7. Conduct a public hearing on the application of Thomas J. Fenske and Josiah Douma for a Conditional Use permit to operate a logistics, auto repair, and storage facility on parcel 004-1114-0823-015 at 1235 Madison Street
8. Act on Item 7 above
9. Conduct a public hearing on the application of Alliant Energy for a Conditional Use permit for a large scale solar energy system on the following lands in Section 24, T. 12 N., R. 14 E.:

<u>Parcel Identification No.</u>	<u>Location</u>
004-1214-2411-000	NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 24
004-1214-2412-000	NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 24
004-1214-2413-000	N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 24
004-1214-2413-001	Part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 24
004-1214-2414-000	SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 24
004-1214-2423-000	SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 24
004-1214-2424-000	SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 24
004-1214-2431-000	N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 24
004-1214-2432-000	N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 24
004-1214-2441-000	NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 24
004-1214-2442-000	NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 24
004-1214-2443-000	Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 24
004-1214-2444-000	Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 24

The complete application is available here: <https://bdtown.org/AlliantCUPapplication.pdf>

10. Act on Item 9 above
11. Adjourn

Tom Zeamer
Plan Commission Chairman

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
January 24, 2022**

Meeting called to order 7:04 pm. Notice posted January 6, 2022. Notice published January 8, 2022.

Present: Earl Voigt, Bob Tietz, Donna Schauer, and Ryan Griswold.

Motion (Kitchen/Voigt) to approve the minutes of the December 20, 2021 Plan Commission meeting.
Motion carried unanimously.

Acting chairman Voigt opens public hearing on the application of Kevin J. Shaver for a Conditional Use permit to allow a residential unit for the owner, commercial tenant, employee or caretaker in an existing building in the C-1 Commercial district at N8053 State Road 33 on parcel 004-1214-2821-008.

Kevin Shaver appears to explain project.

Chairman closes the public hearing.

Motion (Schauer/Griswold) to approve Conditional Use permit to allow a residential unit for the owner, commercial tenant, employee or caretaker in an existing building in the C-1 Commercial district at N8053 State Road 33 on parcel 004-1214-2821-008. Motion carried unanimously.

Motion (Schauer/Griswold) to adjourn at 7:12PM. Motion carried unanimously.

Respectfully submitted,


Abby Klodowski, Secretary

Conditional Use Permit Application

Applicant (Agent) New Frontier Land Surveying MARK TOMASHEK
Street Address P.O. Box 576
City, State, Zip Code Beaver Dam WI 53916
Phone Number 920-296-3901 Email newfrontierpower.com.net
Property Owner (If different from applicant) Andy + Bob Probst
Street Address N 6620 FARBISCH RD
City, State, Zip Code Beaver Dam WI 53914
Phone Number N/A Email N/A
Parcel Identification Number (PIN) 004-1114-1114-000
Site Address Thompson Rd
Zoning A6
Present Use of Property A6
Proposed Use of Property New Residential lot 15 Ae
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 2/15/2022 Contact number 920/296/3901

Disposition (For office use only)

Plan Commission Meeting Date: _____

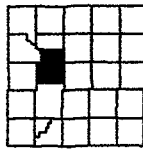
The CUP is (denied/granted/granted in part) subject to the following conditions:

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

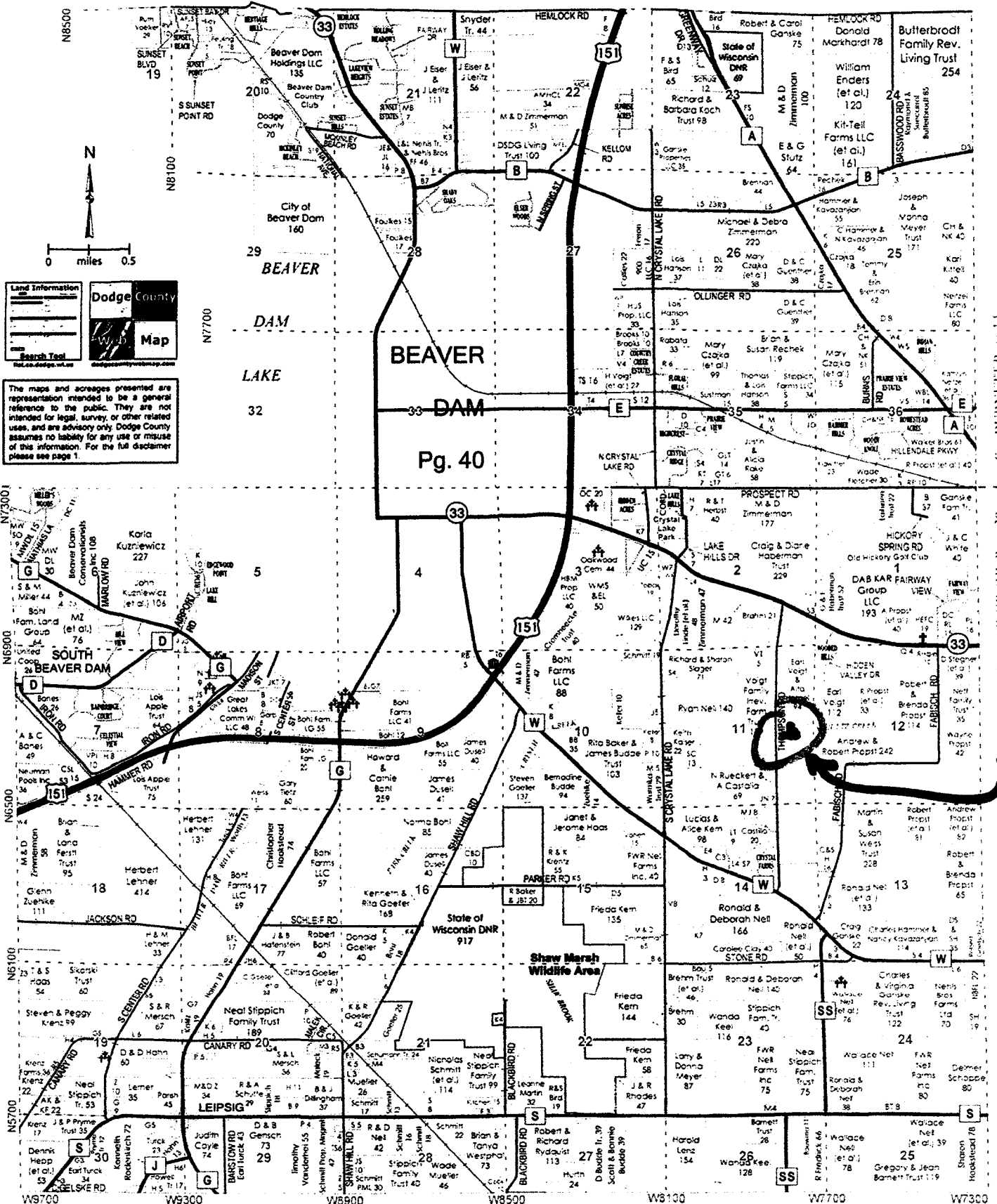
Date _____

BEAVER DAM



T.11-12N. - R.14E.

See TRENTON (S) Page 36



See LOWELL (N) Page 28

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See BURNETT Page 14

See OAK GROVE Page 30

See CALAMUS Page 15

~~1142-001~~

Center of Sec. 11

Thompson Road

THOMPSON RD

1142-000
37.889 ac.

1142-000
37.975 ac.

1142-000
42.442 ac.

E-W 1/4 line

~~N line Sec 11~~

940' +/-

~~NE COR
Sec 11~~

East 1/4 corner Sec. 11

270'
270'
①

BEVERLY DAM

1.5 AC +/-

1142-001
27.638 ac.

1142-000
72.28 ac.

1142-000
42.783 ac.

1142-001
1.000 ac.

1142-002
1.250 ac.

1142-000
46.48 ac.

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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) <u>New Frontier Land Surveying</u>		Parcel Identification Number (PIN) <u>004-1114-1114-000</u>				
Street Address <u>P.O. Box 576</u>		Town <u>BEAVERDAM</u>	T <u>11</u>	N <u>14</u>	R <u>14</u>	E
City • State • Zip Code <u>BEAVERDAM, WI</u>		1/4 <u>NE</u>	1/4 <u>NE</u>	Section <u>11</u>	Acreage of Parent Parcel <u>242</u>	Acreage of Proposed Lot(s) <u>1.5</u>
Property Owner (if different from applicant) <u>ANDY + BOB PROPST</u>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <u>N/A</u>				
Street Address <u>N 620 FABISCH RD</u>		Site Address Of Property (DO NOT include City/State/Zip Code) <u>THOMPSON RD</u>				
City • State • Zip Code <u>BEAVERDAM, WI 53916</u>		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 <u>MARK TOMASHEK</u>		Daytime Phone <u>(920) 296-3904</u>				
CURRENT PROPERTY USE			PROPOSED USE			
<input checked="" type="checkbox"/> Vacant Property <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"/> 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 checked="" 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) <u>SON OF OWNER</u>			
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 <u>[Signature]</u>		Date <u>2/15/2012</u>				
Daytime Contact Number <u>(920) 296-3904</u>						

Conditional Use Permit Application

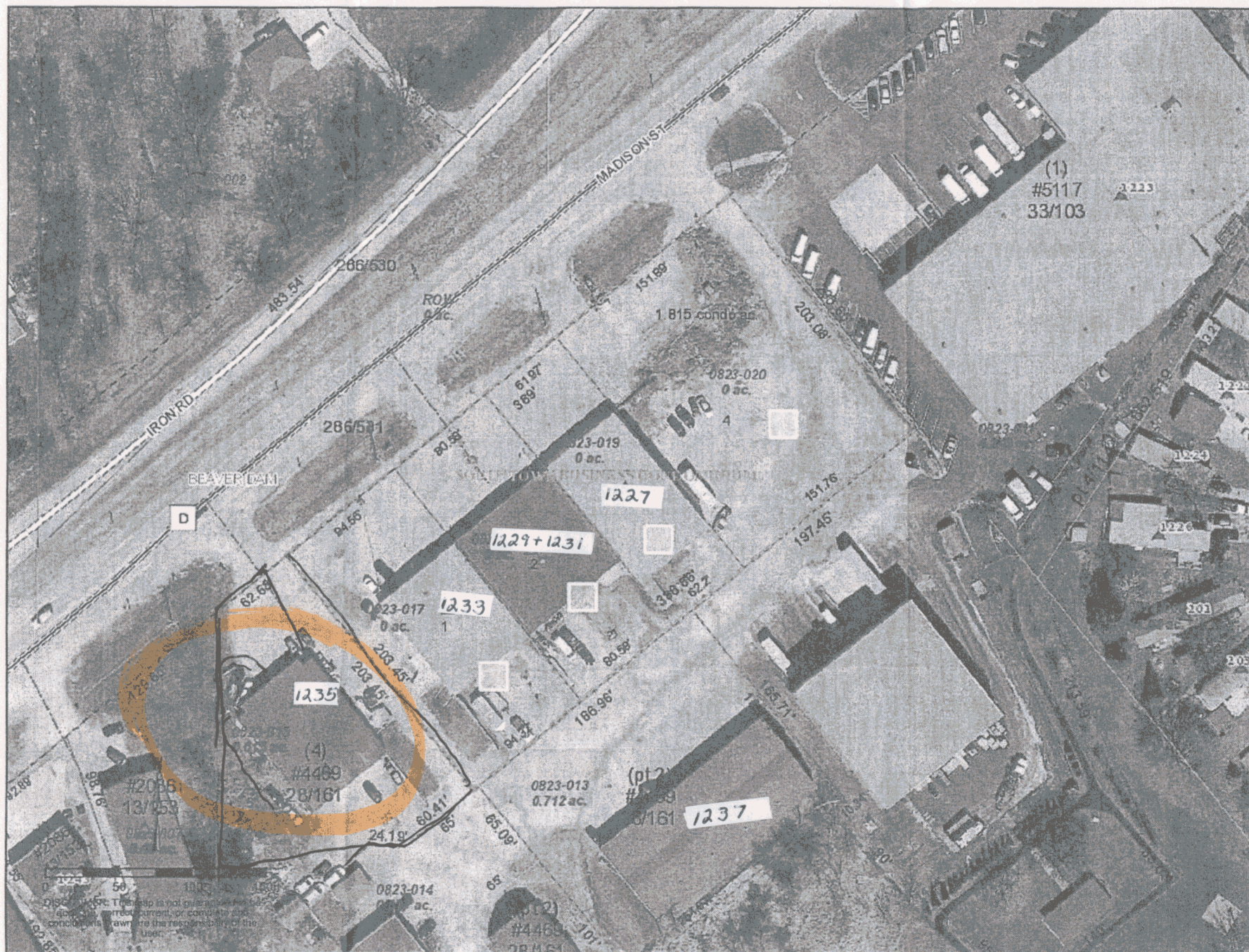
Applicant (Agent) Thaddeus J Fenske / Josiah Douma
Street Address 506 East Burnett St Beaver Dam, WI 53916
City, State, Zip Code _____
Phone Number 920-392-4556 Email ~~thaddeus.fenske~~ wisconsinlogistics@gmail.com
Property Owner (If different from applicant) KENNETH H. BRUCKNER
Street Address N8917 COUNTY Rd. A
City, State, Zip Code BEAVER DAM, WI 53916
Phone Number 920-319-0091 Email _____
Parcel Identification Number (PIN) 004-1114-0823-015
Site Address 1235 MADISON ST. BEAVER DAM, WI 53916
Zoning COMMERCIAL
Present Use of Property VACANT
Proposed Use of Property Logistics Company w/ Auto Repair, mainly storage & repair of cargo vans
Zoning Ordinance Section Number 08-TIN-14E SW NW

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 Kenneth H. Bruckner

Date MARCH 2, 2022 Contact number 920-885-6784



1235 MADISON ST. B.D.

Conditional Use Permit Application

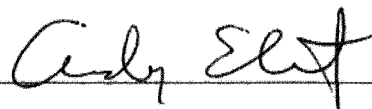
Applicant (Agent) WISCONSIN POWER & LIGHT (WPL)
Street Address 4902 N BILTMORE LANE
City, State, Zip Code MADISON, WI 53718-2148
Phone Number 608-458-3311 Email _____

Property Owner (If different from applicant) MULTIPLE
Street Address MULTIPLE
City, State, Zip Code -
Phone Number - Email -

Parcel Identification Number (PIN) 00412142443000, 00412142442000,
~~Site Address 004121424413001, 00412142443004, CONTINUED BELOW~~
Zoning AG2
Present Use of Property AG
Proposed Use of Property LARGE SCALE (UTILITY) SOLAR PWR GENERATION
Zoning Ordinance Section Number _____

Certificate

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Signature of owner or authorized agent 
Date 12/21/2021 Contact number 262 352 8504

PIN #s CONTINUED: 00412142412000, 00412142411000,
00412142413000, 00412142414000,
00412142441000, 00412142444000,
00412142423000, 00412142424000,
00412142432000, 00412142431000

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 _____

V:\1937\active\19370748\1103_data\gis_cad\gismxds\CUP_Hitting_CA_Folder\fig212_general_project_area_CUP.mxd Revised: 2021-09-15 By: mporzky

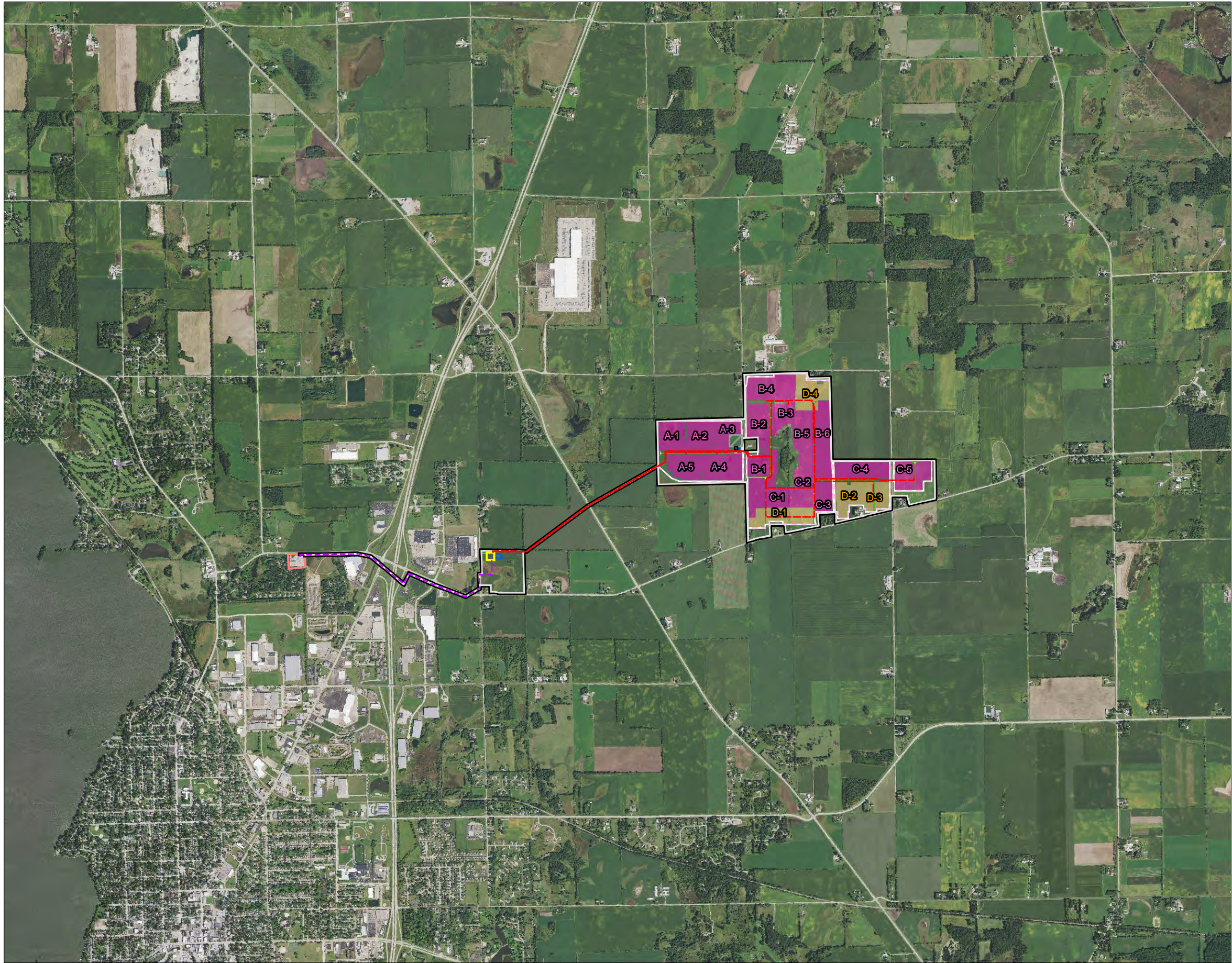


Figure No.

2.1-2

Title

General Project Area

Client/Project

Wisconsin Power and Light Company
Beaver Dam Solar Project

193707481

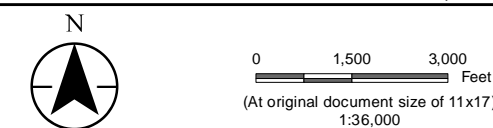
Project Location

C. of Beaver Dam, T. of Burnett,
Dodge County, WI

Prepared by RA on 2021-08-31

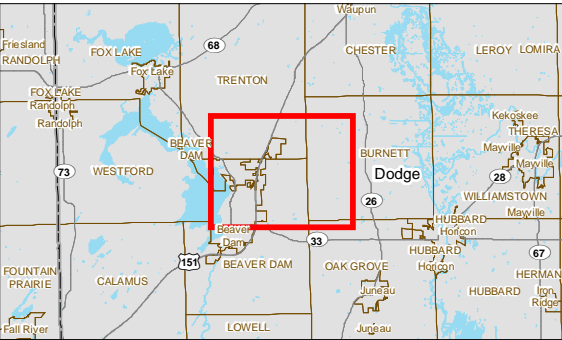
TR by MMP on 2021-08-31

IR by CB on 2021-09-01



Legend

- Project Area
- Generator Tie Line
- Collection System
- Access Road
- Boundary Fence
- Solar PV Array Area - Primary
- Solar PV Array Area - Alternate
- Project Substation
- Substation
- O&M Structure
- Stormwater Basin
- Lay-down Yard



Notes

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





SYSTEM DESCRIPTION	
POI CAPACITY (AC)	50 MW
SOLAR CAPACITY (DC)	64.42 MW
DC:AC RATIO @ POI	1.29
AC COLLECTION SYSTEM VOLTAGE	34.5 kV
NUMBER OF ISAs	14

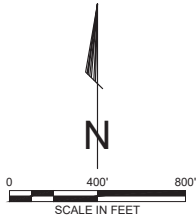
RACKING PARAMETERS	
GROUND COVER RATIO	31.28%
RACKING	SINGLE AXIS TRACKER (1P)
TILT ANGLE	+/- 52°
ROW TO ROW SPACING	25.00'
AVERAGE AZIMUTH ANGLE	0
NO. OF 3-STRING TRACKER ROWS (TRINA)	1,180
NO. OF 4-STRING TRACKER ROWS (RISEN)	34

INVERTER PARAMETERS	
MAKE	POWER ELECTRONICS
MODEL #	FS4010M
SKID POWER RATING UP TO 40°C (DESIGN TEMP)	4010 KVA
AC VOLTAGE	630 V
MAX DC VOLTAGE	1,500 V

540 W MODULE PARAMETERS	
MAKE	TRINA SOLAR VERTEX
MODEL #	TSM-DEG19C.20
POWER RATING	540 W
TOTAL MODULES	116,820
MODULES PER STRING	33
MAX DC VOLTAGE	1,500 V

380 W MODULE PARAMETERS	
MAKE	RISEN SOLAR TECHNOLOGY
MODEL #	RSM144-6-380BMDG
POWER RATING	380 W
TOTAL MODULES	3,536
MODULES PER STRING	26
MAX DC VOLTAGE	1,500 V

LEGEND:	
	PROPERTY LINE
	BUILDABLE SOLAR AREA
	FENCE
	SOLAR SETBACK
	3 - STRING TRACKER (TRINA)
	4 - STRING TRACKER (RISEN)



Note:
This revised layout received by the Town 3/10/22

TB\6.01.03
Plotted: \$DATES
File: \$FILES

	9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 Burns & McDonnell Engineering Co., Inc. Firm License No. 1308-11							CONFIDENTIAL <small>These documents are for the use of Alliant Energy. Alliant Energy disclaims all warranties, both expressed and implied. Use by anyone other than Alliant Energy is at their own risk.</small>		WISCONSIN POWER AND LIGHT COMPANY DODGE COUNTY, WI	BEAVER DAM SOLAR OVERALL SITE PLAN	SCALE: AS NOTED	DWG. NO. EC-003
	BMCD 129466												
	CONTRACT 8410												
		NO.	DATE	REVISION	BY	CHK'D	APV'D						
		D	01-12-2022	ISSUED FOR REVIEW	TAS	GGR	MGJ						
		C	01-11-2022	ISSUED FOR REVIEW	TAS	GGR	MUG						
		B	12-07-2021	ISSUED FOR REVIEW	TAS	GGR	MUG						
		A	10-19-2021	ISSUED FOR REVIEW	TAS	GGR	MUG						