

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
February 1, 2021**

Meeting called to order 7:00 pm. Notice posted January 28, 2021 and published January 21, 2021.

Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, John Kuzniewicz, Bob Tietz, Land Use Administrator Dan Prunuske. Absent: Art Kitchen.

Minutes of November 30, 2020 were read. Removing word "more" before "conforming lot". Motion (Voigt/Schauer) to approve after update. Motion carried.

Chairman opened the public hearing on the application of James F. & Linda R. Guenther to amend Map 8-2 of the Comprehensive Plan by changing that part of parcel 004-1114-3011-002 outside the floodplain from Agricultural and Conservancy to Single Family Residential. James Guenther present. Lot is under contract to be sold. Perked for a four bedroom home. This is an existing parcel. Neighbor Kenneth Rodenkirch appears. Discussion. Chairman closed the public hearing.

Motion (Schauer/Zeamer) to recommend to the Town Board that they amend Map 8-2 of the Comprehensive Plan by changing that part of parcel 004-1114-3011-002 outside the floodplain from Agricultural and Conservancy to Single Family Residential. Motion carried.

Chairman opened the public hearing on the application of James F. & Linda R. Guenther to rezone that part of parcel 004-1114-3011-002 outside the floodplain from A-2 General Agricultural and Conservancy to R-1 Single Family Residential. Chairman closed the public hearing.

Motion (Schauer/Voigt) to approve the rezone. Motion carried.

Motion (Schauer/Voigt) to adjourn. Motion carried. 7:19pm.

Respectfully submitted,
Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
March 29, 2021**

Meeting called to order 7:00 pm. Notice posted March 19, 2021 and published March 12, 2021.

Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Land Use Administrator Dan Prunuske.

Minutes of February 1, 2021 were read. Motion (Kitchen/Voigt) to approve. Motion carried.

Plan commission reviewed the proposed site plan submitted by Jeffrey D. & Denise L Schepp.

Kuzniewicz addresses that there were three complaints about this property from 2003-2008. Kuzniewicz does not feel that Schepp is in compliance with his CUP. Kuzniewicz does not feel that we should approve anything for him until his property is "cleaned up".

Land Use Administrator Dan Prunuske states that he has had no complaints about this property in his time as the LUA.

Schauer asks if we are able to give him time to clean up and reconvene in a timely fashion so he is able to move ahead with his building.

Voigt asks if we are able to conditionally approve and then ask Dan Prunuske to verify compliance with CUP before Schepp can go ahead with his building.

Schepp states that his business is different now than it was when he originally applied for a CUP as it is not a hobby business, it is his full time business and he has two full time employees.

Zeamer states that he is concerned with history of calls and complaints, doesn't want to allow expansion of property if nothing regarding the state of the property will change.

Kitchen asks if we can table until he is in compliance with CUP but was not able to look at the property prior to this meeting. Voigt states that Schepp does not have much work to do to get in compliance.

Schepp states that he will get gravel poured out back and move everything but the allowable 6 vehicles to the back. This gravel pad will be behind the new building.

Zeamer states that we could approve conditionally and reconvene WITHIN 60 days. He could build his building but we would revisit his site plan and review his CUP within 60 days.

Schepp clarifies that these plans are all dependent on contractors so he does not know an exact date when this project will be completed.

Motion (Voigt/Schauer) to conditionally approve proposed site plan submitted by Jeffrey D. & Denise L Schepp in conjunction with an application for a land use permit for a new building on parcel 004-1214-2631-004 at W7972 Ollinger Rd with the conditions that we will reconvene WITHIN 90 days and review Conditional Use Permit compliance as well as verifying that Schepp has installed the gravel pad behind his new building.

Motion (Voigt/Kitchen) to adjourn. Motion carried. 7:42pm.

Respectfully submitted,
Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
April 26, 2021**

Meeting called to order 7:00 pm. Notice posted April 20, 2021 and amended notice posted April 23, 2021. Notice published April 17, 2021 and amended notice published April 23, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Land Use Administrator Dan Prunuske.

Minutes of March 29, 2021 were read. Motion (Voigt/Schauer) to approve. Motion carried.

Chairman opens public hearing on the application of the James L. Budde Trust to amend Map 8-2 of the Comprehensive Plan by changing 4± acres containing the farmhouse and outbuildings at W8242 County Road W on parcel 004-1114-1043-000 from Agricultural to Single Family Residential.

Ed Budde speaks and asks why it was zoned that way in the first place. John offers explanation but no one is sure as this happened long ago. Sandy Schoenberger asks if it is rezoned to ag if it will remain a pit and they will farm around it.

Chairman closes the public hearing.

Motion (Kuzniewicz/Tietz) to recommend that the Town Board amend Map 8-2 of the Comprehensive Plan by changing 4± acres containing the farmhouse and outbuildings at W8242 County Road W on parcel 004-1114-1043-000 from Agricultural to Single Family Residential. Motion carried.

Chairman opens the public hearing on the application of the James L. Budde Trust to rezone 4± acres containing the farmhouse and outbuildings on parcel 004-1114-1043-000 at W8242 County Road W from I-1 Industrial to R-1 Single Family Residential, and the balance of said parcel from I-1 Industrial to A-2 General Agricultural.

Chairman closes the public hearing.

Motion (Kuzniewicz/Voigt) to recommend that the Town Board rezone 4± acres containing the farmhouse and outbuildings on parcel 004-1114-1043-000 at W8242 County Road W from I-1 Industrial to R-1 Single Family Residential, and the balance of said parcel from I-1 Industrial to A-2 General Agricultural. Motion carried.

Review of the Letter of Intent of the James L. Budde Trust to create a 4± acre parcel separating the farmhouse and outbuildings from the balance of parcel 004-1114-1043-000 at W8242 County Road W.

Motion (Voigt/Schauer) to approve the James L. Budde Trust to create a 4± acre parcel separating the farmhouse and outbuildings from the balance of parcel 004-1114-1043-000 at W8242 County Road W. Motion carried.

Review of the Conditional Use Permit granted to Jeffrey D. & Denise L Schepp on August 4, 2003 on parcel 004-1214-2631-004 at W7972 Ollinger Rd for compliance with the conditions of said permit.

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April 26, 2021**

Reading of original conditional use permit from August 4, 2003. Jeffrey Schepp and Denise Schepp appear as well as their son and co-owner, Noah Schepp. Schepp presents pictures of the completed gates from the original CUP that Kuzniewicz addressed at March 29, 2021 meeting. Daniel Nowak states that this is a business owner who is putting money into his business and trying to grow within the Town. Schepp does not feel that six cars left out front is feasible at this point in his business. They often have cars dropped off by dealerships, sometimes three to five at a time. Schepp would like to change his CUP so that he can have more than 6 cars as he is expanding, as he is now as a full time shop with three additional employees. Chairman states that Schepp is welcome to apply to change his conditional use permit and should contact LUA Dan Prunuske to get started on that. Gary Zuelsdorf, neighbor, also appears in support.

Chairman opens the public hearing on the application of Michael P. Jahn, agent for Angel Cars, LLC. for a Conditional Use Permit to sell and service automobiles at W9579 County Road G on parcel 004-1114-0631-004 in the C-1 Commercial zoning district.

Michael Jahn appears. He states that Angel Cars provides discounted auto repair for low income families. He is looking for a dealer's license and needs this to be able to get it. He states that he is now a member of the Beaver Dam Chamber of Commerce. Angel Cars works with Wheels-2-Work which is an auto loan program that offers 0% interest. Customer appears in support as she relies on Angel Cars. Neighbors Leon and Brenda Bannas appear W9591 County Road G. Brenda Bannas asks how many cars they want to have outside? They have five total employees, looking for one more part time employee. Plans to be funded by grants, non-profits, and loans. Schauer asks hours. M-F 8a earliest to 7pm latest. Michael Jahn wants to get Dealer's license to be able to buy cars at auction. Art Kitchen asks if he is involved with Don Geddeis. He states that he fixes Don's cars. Art Kitchen asks about fluids/hazardous waste. Jahn states that they have one 50 gallon drum that they recycle through a recycling company. Art Kitchen asks where the floor drains go to? Jahn states that fluids are not dropped onto the floor. Schauer asks if they have a dumpster? Yes Advanced Disposal dumpster. Tires are recycled through tire recycling company. Scrap dumpsters go through local scrap company. Have had insurance building inspections, but Jahn does not believe they've yet had a fire inspection.

Chairman closes public hearing.

Motion (Kitchen/Voigt) to approve CUP subject to complying with all of the requirements, proper hazardous waste disposal, and fire department notification of the business they are conducting as well as what they have in the building. CUP will allow 10 cars outside overnight for this business. Allowable working hours will be 7AM-6PM Monday through Saturday. Motion carried.

Bohl/Schauer to adjourn. 7:56PM.

Respectfully submitted,

Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
June 28, 2021**

Meeting called to order 7:00 pm. Notice posted June 10, 2021. Notice published June 12, 2021 and June 19, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Ryan Griswold, Land Use Administrator Dan Prunuske.

Minutes of April 26, 2021 were read. Motion (Voigt/Schauer) to approve with corrections. Motion carried.

Chairman opens the public hearing on the application of Clifford, Krista, & Mary Goeller for a nonfarm single family residence in the A-2 General Agricultural district on parcel 004-1114-2011-000 at N6094 County Road G. Clifford Goeller present. His niece currently rents the house and would like to purchase it, so they would like to separate it from the parcel.

Chairman closes the public hearing.

Motion (Kitchen/Voigt) to approve the application of Clifford, Krista, & Mary Goeller for a nonfarm single family residence in the A-2 General Agricultural district on parcel 004-1114-2011-000 at N6094 County Road G. Motion carried.

Motion (Kuzniewicz/Schauer) to approve letter of Intent submitted by Clifford, Krista, & Mary Goeller to separate the existing single family residence and approximately 1.5 acres on parcel 004-1114-2011-000 at N6094 County Road G from the remaining agricultural lands. Motion carried.

Chairman opens the public hearing on a directive from the Town Board to include utility scale solar farms and appurtenant equipment as a Conditional Use in the A-1, A-2, C-1, and I-1 zoning districts. Some concerns of the commission and LUA are screening, responsibility for road repairs, residences, setbacks, and funding for decommissioning. LUA suggests that minimum setbacks for the ordinance for the principal structure remain as they currently are. Right now, the only way that they could do this is by changing all of the land to Industrial which LUA states is not necessarily in anyone's best interest. Donna Schauer asked if there is noise. Prunuske states there is not. Schauer asks if they will reflect on neighbors. Prunuske answers no, as they are meant to absorb sun so there is minimal reflection. They will be required to submit a storm water management plan, unless there is an exception with DNR rules.

Chairman closes the public hearing.

Motion (Kitchen/Schauer) to recommend that the Town Board revise the Zoning Code of the Town of Beaver Dam, Dodge County, Wisconsin, as follows:

1. Insert "Large scale solar energy systems. A commercial solar energy system that converts sunlight into electricity and occupies more than ____ acres." into s. 62-14 after the definition of "Kennel" and before the definition of "Livestock."
2. Add s. 62-62(2)(j) Large scale solar energy systems
3. Add s. 62-66(b)(14) Large scale solar energy systems

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4. Change 62-67(b)(15) to read "Utilities, including electrical power substations and large scale solar energy systems."
5. Add s. 62-98(g) Large scale solar energy systems in the A-1, A-2, C-1, and I-1 districts
 - (1) The fee for a large scale solar energy system conditional use shall be set by resolution of the town board from time to time.
 - (2) Highway and road setbacks for panels and appurtenances shall be the same as for a primary structure. All other side and rear yard setbacks shall be 40 feet.
 - (3) Screening shall be provided around all existing residential structures.
 - (4) Permanent vegetation shall be provided under all panels.
 - (5) Financial assurances, satisfactory to the town, shall be provided to insure the availability of funds to decommission the facility in its entirety.

Motion carried.

Motion (Schauer/Voigt) to adjourn 8:05PM. Motion carried.

Respectfully submitted,

Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
July 12, 2021**

Meeting called to order 7:00 pm. Notice posted July 6, 2021. Notice published July 3, 2021. Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Ryan Griswold, Land Use Administrator Dan Prunuske.

Minutes of June 28, 2021 were read. Motion (Voigt/Schauer) to approve. Motion carried.

Review of the site plan associated with a Land Use Permit application for a building expansion for the Mahoney Group, LLC. (dba "Powersports") on parcel 004-1214-2213-002 at N8309 Kellom Road. Bill Hoch, representative of Blowfish Architects is present to explain plans. Dan Prunuske recommends that Mahoney Group runs this site plan past the Beaver Dam Fire Department.

Motion (Kuzniewicz/Voigt) to approve the site plan associated with a Land Use Permit application for a building expansion for the Mahoney Group, LLC. (dba "Powersports") on parcel 004-1214-2213-002 at N8309 Kellom Road. Motion carried.

Motion (Schauer/Kitchen) to adjourn 7:10PM. Motion carried.

**APPROVED 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.

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

**APPROVED 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 October 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

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
December 20, 2021**

Meeting called to order 7:00 pm. Notice posted December 8, 2021. Notice published December 9, 2021. Present: Chairman Tom Zeamer, Earl Voigt, Bob Tietz, John Kuzniewicz, Art Kitchen, Donna Schauer, and Ryan Griswold.

Motion (Kitchen/Voigt) to approve the minutes of the October 25, 2021 Plan Commission meeting. Motion carried unanimously.

Discussion regarding application of John M. and Cynthia L. Rabata to construct a driveway to N. Crystal Lake Rd from parcel 004-1214-3522-002 at N7620 N. Crystal Lake Rd. Motion (Kuzniewicz/Griswold) to approve. Motion carried unanimously.

Chairman opens the 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. Chairman closes the public hearing.

Motion (Voigt/Griswold) to approve Nowicki's application. Motion carried unanimously.

Motion (Voigt/Kitchen) to adjourn at 7:15PM. Motion carried unanimously.

Respectfully submitted,

Abby Klodowski, Secretary