

**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