

**APPROVED 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