



1) Call to Order – Roll Call

The meeting of the Plan Commission was called to order at 4:00 p.m. by Mayor Marck. Present: Todd Janssen, Bill Schwartz, Jack Yuds, Monica Keel, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 7. Absent: None. Others in attendance – John Moosreiner (City Inspection Services), Larry Bierke (City Administrator), Dick Cromheecke (Cromheecke Trust), Tony Haase (Beaver Dam Properties LLC & Lincoln St Apts LLC), Mark Tomashek (New Frontier Land Surveying)

a) Approval of the August 27, 2025 Meeting Minutes

Motion by Bill Schwartz, second by Bev Beal-Loeck, to approve. Motion carried by acclamation.

2) Discussion & Possible Action

a) Regarding a Resolution Approving Land Division of Parcel No. 206-1214-3443-097

Introduced by Janssen, followed by discussion. Motion by Mike Wissell to approve as presented contingent upon the building inspectors' verification of property firewall separation, second by Bill Schwartz. Motion carried by acclamation.

b) Regarding an Ordinance Rezoning Parcel No. 206-1114-0422-057

Introduced by Janssen, followed by discussion. Motion by Bill Schwartz to approve as present with the condition that the existing commercial sign gets removed from the property. Second by Monica Keel, to Approve. Motion carried by acclamation.

c) Regarding an Ordinance Rezoning Parcel No. 206-1114-0412-088, 206-1114-0412-089, and 206-1114-0412-091

Introduced by Janssen, followed by discussion. Motion by Bill Schwartz, second by Jack Yuds, to approve as presented. Motion carried by acclamation.

3) Adjourn

Motion by Bill Schwartz, second by Mike Wissell, to adjourn. Motion carried by acclamation. The mayor adjourned the meeting at 4:24 pm.

Respectfully Submitted,

Vicky Orth
Deputy City Clerk



1) Call to Order – Roll Call

The meeting of the Plan Commission was called to order at 4:00 p.m. by Mayor Marck. Present: Todd Janssen, Bill Schwartz, Jack Yuds, Monica Keel, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 7. Absent: None. Others in attendance – John Moosreiner (City Inspection Services), Jay Shambeau (Interim City Administrator), Matt Krogman (JCW Development), Trent Campbell (BDADC), Troy Marshall (BDUSD), Mark DiStefano (BDUSD), Michael Froehlich (Kapur)

a) Approval of the May 28, 2025 Meeting Minutes

Motion by Jack Yuds, second by Bev Beal-Loeck, to approve. Motion carried by acclamation with Keel abstaining.

2) Public Hearing

a) Regarding a Resolution Recommending Approval of an Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

Mayor Marck opened the Public Hearing at 4:01pm. There were no public appearances. Mayor Marck closed the Public Hearing at 4:02pm.

3) Discussion & Possible Action

a) Regarding a Resolution Recommending Approval of an Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

Introduced by Janssen and Krogman, followed by discussion. Motion by Schwartz; seconded by Keel to designate the petitioned PUD Amendment as a minor change to the original PUD. Motion carried by acclamation. Motion by Schwartz; seconded by Beal-Loeck to approve the minor PUD Amendment as presented. Motion carried by acclamation.

b) Regarding the Proposed Site Layout Plans for the New Beaver Dam Middle School

Introduced by Janssen and Froehlich, followed by discussion. The Plan Commission had questions/comments regarding internal traffic circulation, playground safety near roadways, intended use of pathways, and public safety of the retention pond location; however, no changes to the site layout plan were recommended by the commission. Janssen noted that staff will take over detailed plan review from this point forward.

4) Adjourn

Motion by Bill Schwartz, second by Mike Wissell, to adjourn. The mayor adjourned the meeting at 4:40 pm.

Respectfully Submitted,

Vicky Orth
Deputy City Clerk