



City of Beaver Dam, Wisconsin
Common Council Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Monday, May 18, 2026
7:30 PM

1) Call to Order – Roll Call

The meeting of the Common Council was called to order at 7:32 p.m. by Mayor Marck. Present: Jeff Bierman, Kevin Burnett, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, Mick Fischer, 13. Absent: Frank Ferree, 1.

- a) Pledge - Silent Deliberation
- b) Informal Public Comment

Members of the public appeared to speak about data centers, public comment changes, and HSV sports-based study concerns. A complete list of speakers is on file in the City Clerk's office.

- c) Announcements

The Mayor presented the Poppy Day Proclamation. Memorial Day Service will be on Monday, May 25, at 10:15 a.m. The library had their soft opening and is now open for business. Alder Hiley announced that she went to the Archeology Dig at Swan Park this past weekend where they found some of the old foundations of the original Swan hotel.

- d) Disposition of Minutes of the Common Council Meeting May 4, 2026, and Disposition of Minutes of the Common Council Special Meeting May 12, 2026

Motion by Monica Keel, second by Zach Zopp, to approve. Motion carried by acclamation.

2) Presentations & Reports

- a) City Administrator Report

Bierke reported that the City staff department heads had ICS training, and he also attended the soft opening of the library.

- b) Communications

There were no communications this evening.

- c) Approval of bills between May 01, and May 14, 2026 in the amount of \$465,473.02

Motion by Zach Zopp, second by Jennifer Hiley, to approve. Motion carried by acclamation.

- d) Presentation by Harry Allen, Ehlers Public Finance Advisors regarding the status of Tax Increment Districts in the City of Beaver Dam.

Bierke gave a brief overview of the presentation. Harry Allen, Ehlers Public Finance Advisor, presented the presentation regarding the status of Tax Increment Districts in the City of Beaver Dam. The presentation included TID's that are currently open, when they will close, and growth in value over the life of the TID's.

- e) Presentation by Sonja Kruesel of Vandewalle & Associates Inc. on what Impact Fees are and how they work.

Bierke gave a brief overview of the presentation. Sonja Kruesel of Vandewalle & Associates Inc., presented the presentation on what Impact Fees are and how they work. Impact fees are financial contributions (cash or land) from developers to municipalities to pay for capital improvements associated with new development that are enabled by state Law. Impact Fee requirements are to complete a needs assessment to calculate fees needed, and then to enact an ordinance to establish and collect fees.

3) Ordinances

There were no ordinances this evening.

4) Resolutions

- a) **RESOLUTION NO. 36-2026** A Preliminary Resolution Declaring Intent to Exercise Special Assessment Powers Under Section 66.0703(4) Wisconsin Statutes

Janssen gave a brief description of the proposed resolution. Motion by Jennifer Hiley, second by Cris Olson, to approve. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 12. Noes: 0.

- b) **RESOLUTION NO. 37-2026** A Resolution Authorizing the Purchase of 4.5 Acres +/- of Vacant Land by the Water Utility

Klug gave a brief description of the proposed resolution. Motion by Jack Yuds, second by Chris Ganske, to approve. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 12. Noes: 0.

- c) **RESOLUTION NO. 38-2026** A Resolution Approving a Vacant Land Offer to Purchase from Rotary Club of Beaver Dam, Wisconsin, Inc.

Bierke gave a brief description of the proposed resolution. Hiley updated the Council on the amendment made by the Operations Committee, that the Offer to Purchase be amended so that \$37,500 is returned to the City as a result of any future sale of the property, whether to the City or otherwise. Motion by Cris Olson, second by Nancy Wild, to adopt Resolution 38-2026 with the amendment as recommended by the Operations Committee to facilitate a change in the contract whereby anytime the parcel is sold in the future, the City should receive \$37,500 of the sale price. The preceding amended motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 12. Noes: 0.

- d) **RESOLUTION NO. 39-2026** A Resolution Approving a Development Agreement for the NG Land Development Company, LLC (Eagle's View) Project

Bierke gave a brief description of the proposed resolution, followed by discussion. Motion by Kevin Burnett, second by Cris Olson, to approve. The preceding motion passed by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 12. Noes: 0.

- e) **RESOLUTION NO. 40-2026** A Resolution Approving the Final Plat of Eagle's View Addition 3
Motion by Kevin Burnett, second by Monica Keel, to approve. The preceding motion passed

by the following vote: Ayes: Jeff Bierman, Kevin Burnett, Jennifer Hiley, Chris Ganske, Monica Keel, Cris Olson, Andrew Perkins, Nancy Wild, Jack Yuds, Zach Zopp, Julie Wendt, Bart Radke, 12. Noes: 0.

5) Adjourn

The mayor adjourned the meeting at 9:18 p.m.