



City of Beaver Dam, Wisconsin
Plan Commission Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Wednesday, August 28, 2024
4:00 PM

1) Call to Order – Roll Call

The meeting of the Plan Commission was called to order at 4 p.m. by Mayor Wissell. Present: Joseph Bonnett, Bev Beal-Loeck, Mark Heuer, Todd Janssen, Bill Schwartz, Michael Wissell, Jack Yuds, 7. Absent: 0

Others in attendance were: Building Inspector Moosreiner, City Attorney Konopacki, City Administrator Thiel, Trent Campbell (BDADC), Nate Olson (Dodge County), & 2 unnamed members of the public.

a) Approval of the July 24, 2024 Meeting Minutes

Motion by Joseph Bonnett, second by Mark Heuer, to Approve. Motion carried by acclamation.

2) Discussion & Possible Action

a) **ORDINANCE NO. 15-2024** An Ordinance Providing for the Direct Annexation of Property in the Town of Trenton to the City of Beaver Dam, Dodge County, Wisconsin

Motion by Bill Schwartz, second by Mark Heuer, to Approve.

Introduced by Campbell followed by discussion. Campbell noted the brief history of this annexation with regard to the Alliant Energy Commerce Park and the goals of recruiting a large-scale project for the site that would bring community benefit and good neighbors. The annexation is driven by a potential project, but Campbell is under non-disclosure agreement requirements with regard to talking about specific elements of the project, which did allow some conversation with the common council in closed session which was well received. This annexation is required in total for this single project, and the entity has shown thus far they will be good environmental stewards of the land and care deeply about being good neighbors. The annexation is direct and unanimous, and all petitioners are coming in on their own volition. Bonnett asked what the estimated timeline is for the whole project, to which Campbell responded that it's anticipated the annexation/land acquisition/TID formation would be completed by the end of 2024 with construction commencing in 2025. Konopacki noted that the ordinance not only annexes the referenced properties, but also designates the temporary zoning of such as Light Manufacturing. Bonnett asked if the petitioners know why they are being annexed, to which Konopacki responded that most of the petitioners had option agreements in place with Alliant Energy to sell property for development, but they do not know the end user. Campbell noted that the city has not been involved with any of the individual property owners with regard to annexation and property acquisition, as this has been strictly a private party to private party transaction. Campbell also noted that the annexation is being concurrently reviewed by the Wisconsin Department of Administration.

The preceding motion by the following vote: Ayes: Joseph Bonnett, Bev Beal-Loeck, Mark Heuer, Todd Janssen, Bill Schwartz, Michael Wissell, Jack Yuds, 7. Noes: None, 0.

b) **ORDINANCE NO. 16-2024** An Ordinance Establishing Zoning Designations for Annexed Properties

Motion by Jack Yuds, second by Bill Schwartz, to Approve.

Introduced by Konopacki followed by discussion. Konopacki noted that this ordinance designates the permanent zoning of the annexed lands referenced in the preceding agenda item as Light Manufacturing.

The preceding motion Passed by the following vote: Ayes: Joseph Bonnett, Bev Beal-Loeck, Mark Heuer, Todd Janssen, Bill Schwartz, Michael Wissell, Jack Yuds, 7. Noes: None, 0.

c) Regarding Comprehensive Plan Review & Update

Introduced by Thiel, followed by discussion. The commission reviewed draft versions of Chapters 4 through 6 of the 2024 Comprehensive Plan update. Wissell asked for confirmation that sidewalk installation is currently required by city ordinance. Schwartz noted that Table 4-1 (page 4-2) needs to be updated with current definitions for roadway classifications, and all roundabout language in the plan needs to be cleaned up, so it indicates that potential locations need to be evaluated with benefits defined. The commission requested that three street width options be defined in the fourth paragraph of the Transportation Patterns and Traffic Conditions section (page 4-12) – 25 feet wide (no on street parking), 31 feet wide (one side on street parking), and 37 feet wide (two side on street parking). Schwartz requested an edit to Objective 4.7 (page 4-20) – delete “limit the use of cul-de-sacs” and combine all into one sentence. Schwartz has concerns about the truck route to Kraft if STH 33 is rerouted out of the downtown (see Truck Routes on page 4-5) and therefore sees a need to define an alternate/improved truck route to Kraft. Wissell noted that Figure 4-1 (page 4-9) needs to be updated, and he doesn’t believe regional bus service (see Public Transit Facilities & Services on page 4-10) is still available in Beaver Dam. Schwarz requested that improving the quality of Beaver Dam Lake be added to the plan. Wissell requested that the struck language regarding agricultural products (page 6-2) and the Farmers Market (page 6-5) be reincorporated into the plan. Janssen will forward draft versions of Chapters 7 through 9 of the 2024 Comprehensive Plan update, along with Chapter 4 through 9 Issues and Opportunities identified by the CAP committee, to commission members for review and discussion at the September 2024 meeting.

3) Adjourn

Motion by Joseph Bonnett, second by Jack Yuds, to Adjourn. Motion carried by acclamation. The mayor adjourned the meeting at 5:17pm.