



City of Beaver Dam, Wisconsin
Plan Commission Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Wednesday, May 28, 2025
4:00 PM

1) Call to Order – Roll Call

The meeting of the Plan Commission was called to order at 4:01 p.m. by Mayor Marck. Present: Todd Janssen, Bill Schwartz, Jack Yuds, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 6. Absent: Monica Keel, 1.

Others in attendance – John Moosreiner (City Inspection Services), Nathan Thiel (City Administrator), Ben Rohr (Vandewalle), Jim Bradley (Hometown Plan), Trent Campbell (BDADC), Steve Parse (Vierbicher)

a) Approval of the April 23, 2025 Meeting Minutes

Motion by Mike Wissell, second by Jack Yuds, to approve. Motion carried by acclamation with Schwartz abstaining.

2) Public Hearing

Mayor Marck opened the Public Hearing at 4:03pm. There were no public appearances. Mayor Marck closed the Public Hearing at 4:04pm.

a) 2045 Comprehensive Plan Update

3) Discussion & Possible Action

a) Regarding a Resolution approving land division of City Tax Parcel No. 206-1214-0941-001, -1023-002, -1032-002, -1033-001, -1034-003, -1513-001, -1521-001, -1532-001, -1544-001, and -1611-001

Introduced by Janssen, followed by discussion. Wissell asked about the developer's intent to keep the existing residence on Lot 1 and whether that triggered rezoning of such, to which Moosreiner said he would look into it. Motion by Bill Schwartz, second by Bev Beal-Loeck, to approve. Motion carried by acclamation.

b) Presentation of Vandewalle Review and evaluation of the City Zoning Ordinance

Introduced by Rohr, followed by discussion. Janssen and Moosreiner recommended that the City prioritize all the suggested Quick-Fixes, along with the Long-Term Fixes of Land Uses and Law Changes. Thiel also recommended the City prioritize incorporation of the Downtown Redevelopment District and the Medium-Term Fix of Mixed Uses. Wissell would like to see the City prioritize the vacant building language along with lot sizes. Marck would like to see Subdivision Design prioritized with specific reference to connecting streets. Schwartz suggested, and it was committee consensus, that Janssen and Moosreiner prepare a Top 5 priority list for Plan Commission review at a future meeting prior to taking any next steps.

4) Adjourn

Motion by Mike Wissell, second by Bill Schwartz, to adjourn. Motion carried by acclamation. The mayor adjourned the meeting at 4:56 pm.

Respectfully Submitted,

Vicky Orth
Deputy City Clerk