

CITY OF TWO RIVERS
COMMUNITY DEVELOPMENT AUTHORITY AND
BUSINESS AND INDUSTRIAL DEVELOPMENT COMMITTEE PROCEEDINGS
July 23, 2024
5:15 PM, 3rd Floor City Hall

Call to Order

The meeting was called to order by BIDC Chair Gregory Coenen at 5:15 PM.

Roll Call

BIDC Members present: Shannon Derby, Scott Stechmesser, Elizabeth Bittner, Gregory Coenen, Keith Lyons, Tracey Koach, and Daniel Wettstein

CDA Members present: Keith Lyons, Gregory Coenen, Elizabeth Bittner, Daniel Wettstein, and Tracey Koach.

Absent: Thomas Christensen, Dave Kalista

Also present was Greg Buckley, City Manager, Mark Bittner, Doug Brant, Jane Dalke, Brian Dellman Electric-Light Department Director, Matt Heckenlaible, Public Works Director, Mark Chrisos-Tenaska, Scott McPherson-Tenaska, and Elizabeth Runge.

Site Plan Review for Proposed Hawk Battery Storage Project Proposed for 9.49 acre parcel on Woodland Drive in the City's Woodland Industrial Park

A. The BIDC – CDA review is of the preliminary site plan and its compliance with the Woodland Industrial Park's covenant's. The Plan Commission has reviewed the plan for a Conditional Use Permit in February 2024. The plan for the BIDC – CDA purposes does not meet the covenant's Minimum Development Requirements in Section I. C. for a minimum structure of 2,500 square feet of building per acre purchased and the Tenaska representatives are requesting a variance for this requirement.

CDA: A motion was made by Tracey Koach to approve the preliminary site plan as presented. It was seconded by Elizabeth Bittner. The motion was carried unanimously on a voice vote.

BIDC: A motion was made by Tracey Koach to approve the preliminary site plan as presented. It was seconded by Dan Wettstein. The motion was carried unanimously on a voice vote.

B. Variance Request

CDA: A motion was made by Tracey Koach to approve the request for a variance, regarding the minimum structure requirement. It was seconded by Elizabeth Bittner. The motion carried unanimously on a voice vote.

BIDC: A motion was made by Tracey Koach to approve the request for a variance, regarding the minimum structure requirement. It was seconded by Elizabeth Bittner. The motion carried unanimously on a voice vote.

Updates on Community Development Projects

The Braun project in the Woodland Industrial Park had a groundbreaking on July 23, 2024. The site is prepared for the building to proceed. Design and estimates are moving forward for expansion at Suave Auto service. There is an additional project that is most likely to move forward in the Woodland industrial park.

Sandy Bay Highland Phase 3 Update

The City continues with the latest phase for the subdivision. Bids for phase 3 were opened on July 10th and will be considered by the City Council at an upcoming meeting.

Closed Session

A motion to go into Closed Session was made by Keith Lyons and seconded by Daniel Wettstein.

CDA: Ayes: 5 Nays: 0

Motion carries on a roll call vote.

Reconvene in Open Session

A motion to go into Open Session was made by Elizabeth Bittner and seconded by Keith Lyons. The motion carried unanimously on a voice vote.

A motion was made by Keith Lyons and seconded by Elizabeth Bittner to approve a proposed 2.5 acre subdivision of land in Woodland Industrial Park subject to site review and a variance of the covenants.

CDA: Ayes: 5 Nays: 0

Motion carries on rollcall vote.

Adjournment

A motion was made by Keith Lyons seconded by Shannon Derby to adjourn. Motion carried to adjourn the meeting.

Submitted by Elizabeth Runge