



City of Beaver Dam, Wisconsin
Plan Commission Meeting

205 S. Lincoln Ave; Council Chambers
Wednesday, February 25, 2026 at 4:00 PM

[Join Zoom Meeting](#)

Meeting ID: 812 0324 2987

Passcode: 808059

Join by Phone: (646) 558-8656

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the January 28, 2026, Meeting Minutes
- 2) Discussion & Possible Action
 - a) Regarding Extraterritorial Plat Approval for Land Division of Parcel No. 004-1214-2631-002, 004-1214-2631-003, and 004-1214-2631-005
 - b) Regarding an Ordinance Creating Section 70-133 of the City of Beaver Dam Municipal Code Regarding Electronic Smoking Retailers
 - c) Regarding an Ordinance Rezoning Parcel No. 206-1214-2212-002 Located at W8219 Hemlock Road From Single Family Residential District to Light Manufacturing District
- 3) Adjourn

This agenda was posted and made available to the news media, public and various City officials, and staff in compliance with the State of WI Open Meetings Law and Operations Committee policy:

Posted: 2/20/26 by Vicky Orth, at 2:45 p.m.

A quorum of the Common Council may attend this meeting.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's office at 887-4600, Ext. 338, with as much advance notice as possible.



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), Mark Tomashek (New Frontier Land Surveying), Francois Musonero (130 E Maple Ave)

a) Approval of the October 22, 2025 Meeting Minutes

Motion by Bill Schwartz, second by Mike Wissell, to approve. Motion carried by acclamation.

2) Discussion & Possible Action

a) Regarding Extraterritorial Plat Approval for Land Division of Parcel No. 004-1114-1511-000 and 004-1114-1044-001

Introduced by Janssen, followed by discussion. Motion by Wissell to grant the special exception of City Ordinance Section 58-8(e)(2)c., second by Keel, all aye.

b) Regarding an Ordinance Rezoning Parcel No. 206-1114-0421-044

Introduced by Moosreiner and Musonero, followed by discussion. Motion by Schwartz to approve the rezoning as presented, second by Beal-Loeck. The preceding motion passed by the following vote: Ayes: Todd Janssen, Bill Schwartz, Jack Yuds, Monica Keel, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 7. Noes: None.

3) Adjourn

Motion by Bill Schwartz, second by Bev Beal-Loeck, to adjourn. Motion carried by acclamation. The mayor adjourned the meeting at 4:28 pm.

Respectfully Submitted,

Vicky Orth



City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: Todd Janssen, John Moosreiner
SUBJECT: Extraterritorial Plat Approval for Land Division of Parcel No. 004-1214-2631-002, 004-1214-2631-003, and 004-1214-2631-005

The Issue:

Brain and Patricia Landsinger, in conjunction with Lisa and Gary Zuelsdorf, are proposing a land division of parcels 004-1214-2631-002 (W7936 Ollinger Road), 004-1214-2631-003 (W7960 Ollinger Road), and 004-1214-2631-005 (W7998 Ollinger Road) in the Town of Beaver Dam and within the City's extraterritorial plat approval jurisdiction.

The subject parcels are located in the Urban Reserve Area as designated in the city's comprehensive plan.

Per City Ordinance Section 58-8(e)(1)b., the minimum lot or parcel size for a lot or parcel in the urban reserve area to be used for residential purposes shall be 35 acres per dwelling unit. All subject parcels are currently less than 35 acres in size.

Per City Ordinance Section 58-8(e)(2)c., a special exception to the requirements of this subsection may be granted by the plan commission for the modification of lot lines between contiguous lots, whether owned by one or multiple owners, provided that after the modification no new lots are created, and all existing lots remain valid lots within their municipal jurisdiction.

Considerations:

Per Wisconsin State Statute 236.02(5), extraterritorial plat approval jurisdiction is defined as the unincorporated area within 3 miles of the corporate limits of the city.

Per City Ordinance Section 58-2, any division of land within the city's extraterritorial plat approval jurisdiction which results in a subdivision, as defined in section 58-3, shall be surveyed and a plat thereof approved and recorded as required by this chapter and Wis. Stats. ch. 236.

Urban Reserve Areas are the areas around the city that are proposed for long-term urban expansion, and are intended to prevent premature development in areas that are not yet ready for municipal services like sanitary sewer, water, and urban roads.

Does this item have a financial or budget impact?

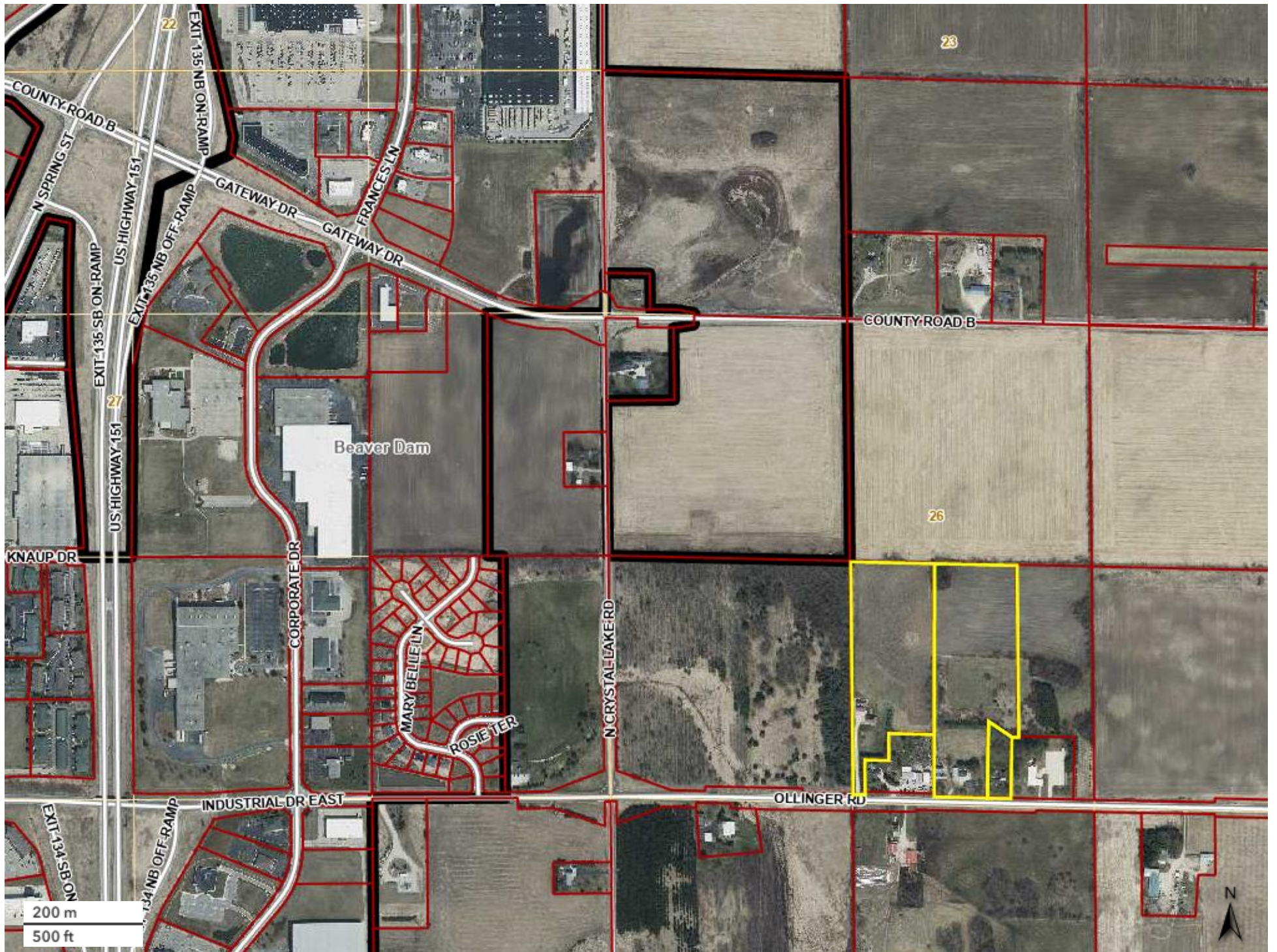
No

Recommendation:

Staff recommend that Plan Commission grant the special exception of City Ordinance Section 58-8(e)(2)c., as the land division proposes to modify the lot lines between contiguous lots, creating no new lots while maintaining the validity of the existing lots.

Attachments:

1. Parcel Map
2. Draft CSM
3. Future Land Use Map (2045 Comprehensive Plan)

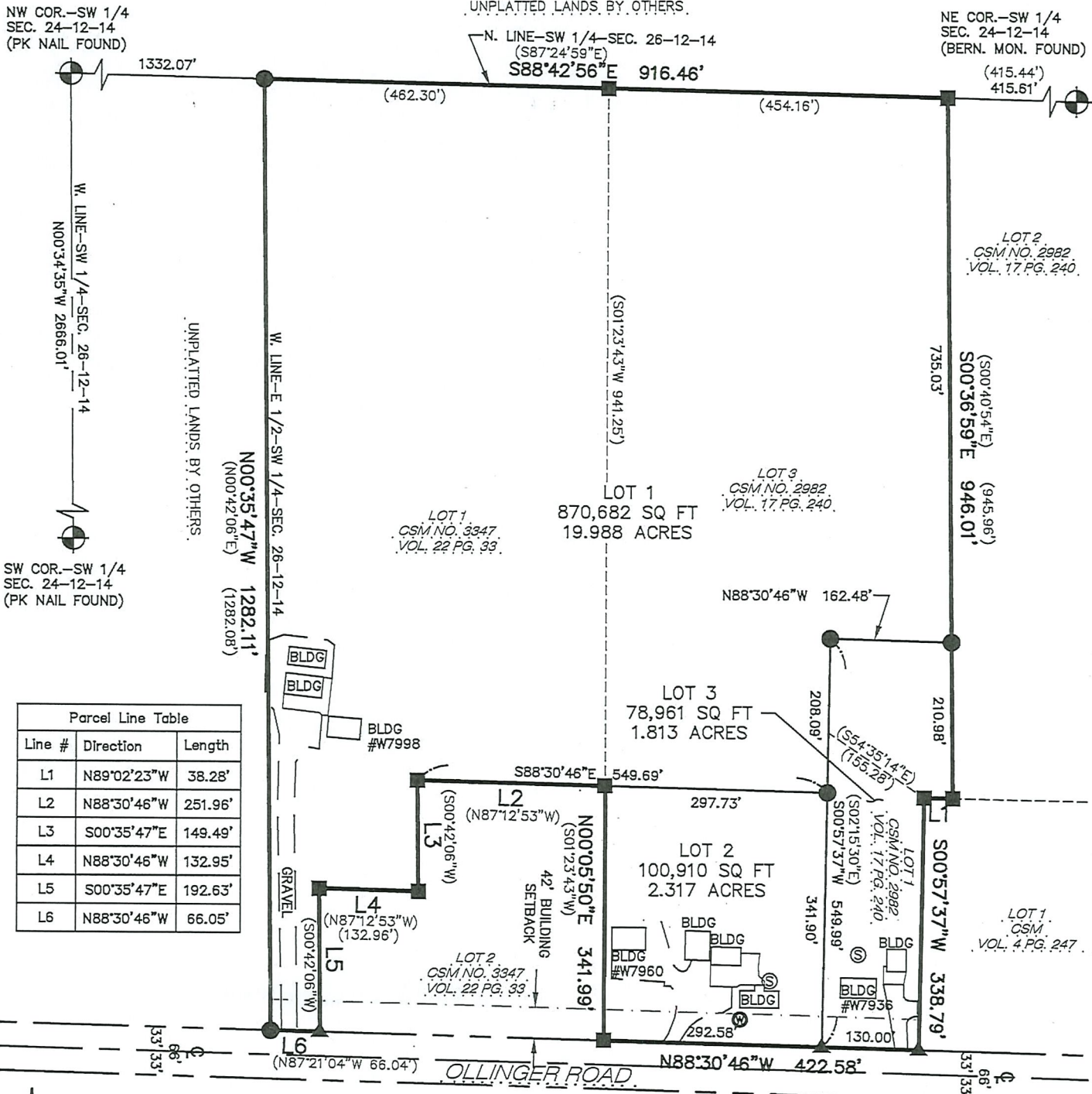


CERTIFIED SURVEY MAP NO. _____

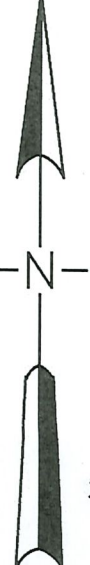
COPY

FOR
**BRIAN S. & PATRICIA A. LANDSINGER &
 LISA J. & GARY ZUELSDORF**

LOT 1, CSM NO. 3347, LOTS 1 & 3, CSM NO. 2982
 BEING PART OF THE NE 1/4 OF THE SW 1/4 OF
 SECTION 26, T. 12 N.-R. 14 E.,
 TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN



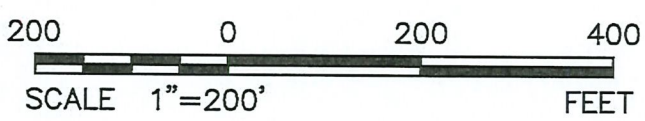
CERTIFIED SURVEY MAP # _____ VOLUME _____ PAGE _____ SHEET 1 OF _____ SHEETS



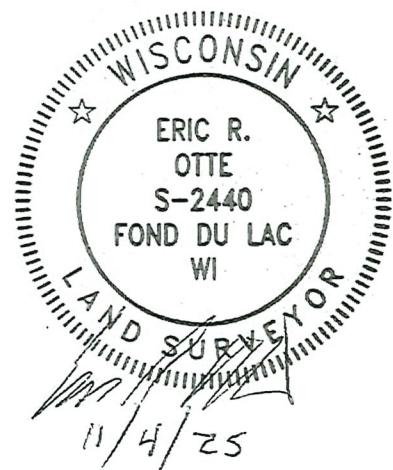
LEGEND

- 1" IRON PIPE FOUND IN PLACE
- ▲ 3/4" REBAR FOUND IN PLACE
- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- () RECORDED INFORMATION

NORTH POINT REFERENCED TO THE W. LINE -
 SW 1/4, SEC. 26-12-14 RECORDED AS
 N00°34'35"W PER DODGE COUNTY COORDINATES



TOTAL AREA
 1,050,554 SQ FT
 24.117 ACRES



DATE: NOVEMBER 4, 2025
 PROJECT NUMBER: 9.5446

CERTIFIED SURVEY MAP NO. _____

LOT 1, CSM NO. 3347, LOTS 1 & 3, CSM NO. 2982
BEING PART OF THE NE 1/4 OF THE SW 1/4 OF
SECTION 26, T. 12 N.-R. 14 E.,
TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Eric R. Otte, Professional Land Surveyor, hereby certify:

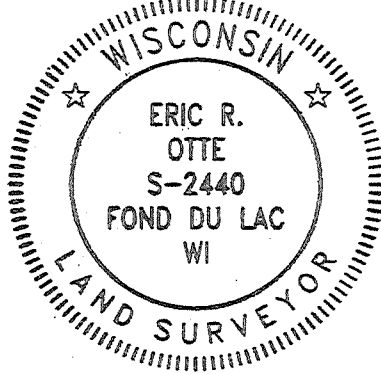
That I have surveyed, divided, dedicated, and mapped a parcel of land described below.

That I have made such Certified Survey by the direction of Brian S. and Patricia A. Landsinger and Lisa J. and Gary Zuelsdorf, bounded and described as follows:

Lot 1, Certified Survey Map No. 3347, recorded in Volume 22, Pages 33-34, Certified Survey Maps, Dodge County Register of Deeds Office, and Lots 1 & 3, Certified Survey Map No. 2982, recorded in Volume 17, Pages 240-241, Certified Survey Maps, Dodge County Register of Deeds Office, being part of the Northeast 1/4 of the Southwest 1/4 of Section 26, T. 12 N.-R. 14 E., Town of Beaver Dam, Dodge County, Wisconsin.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the Town of Beaver Dam and Dodge County in surveying, dividing, and mapping the same.




Eric R. Otte, P.L.S. No. S-2440

J.E. Arthur and Associates, Inc.
Fond du Lac, Wisconsin 54935

Dated this 4TH day of
NOVEMBER, 2025
Project No. 9.5446

TOWN BOARD RESOLUTION

RESOLVED, that this Certified Survey Map, in the Town of Beaver Dam, is hereby approved by the Town Board of the Town of Beaver Dam, Dodge County, Wisconsin.

Dated: _____

Signed: _____
Town Chairperson

Signed: _____
Town Clerk

DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT APPROVAL

This land division is hereby approved by Dodge County on this

_____ day of _____, 2025

Bill Ehlenbeck, Dodge County Land Use Administrator

LRP ACTIVITY NUMBER _____

CERTIFIED SURVEY MAP # _____

VOLUME _____

PAGE _____

SHEET 2 OF 2 SHEETS

CERTIFIED SURVEY MAP NO. _____

LOT 1, CSM NO. 3347, LOTS 1 & 3, CSM NO. 2982
BEING PART OF THE NE 1/4 OF THE SW 1/4 OF
SECTION 26, T. 12 N.-R. 14 E.,
TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN

CITY OF BEAVER DAM

This survey is approved by the City of Beaver Dam Extraterritorial Review this

_____ DAY OF _____, 20_____.

Authorized Representative

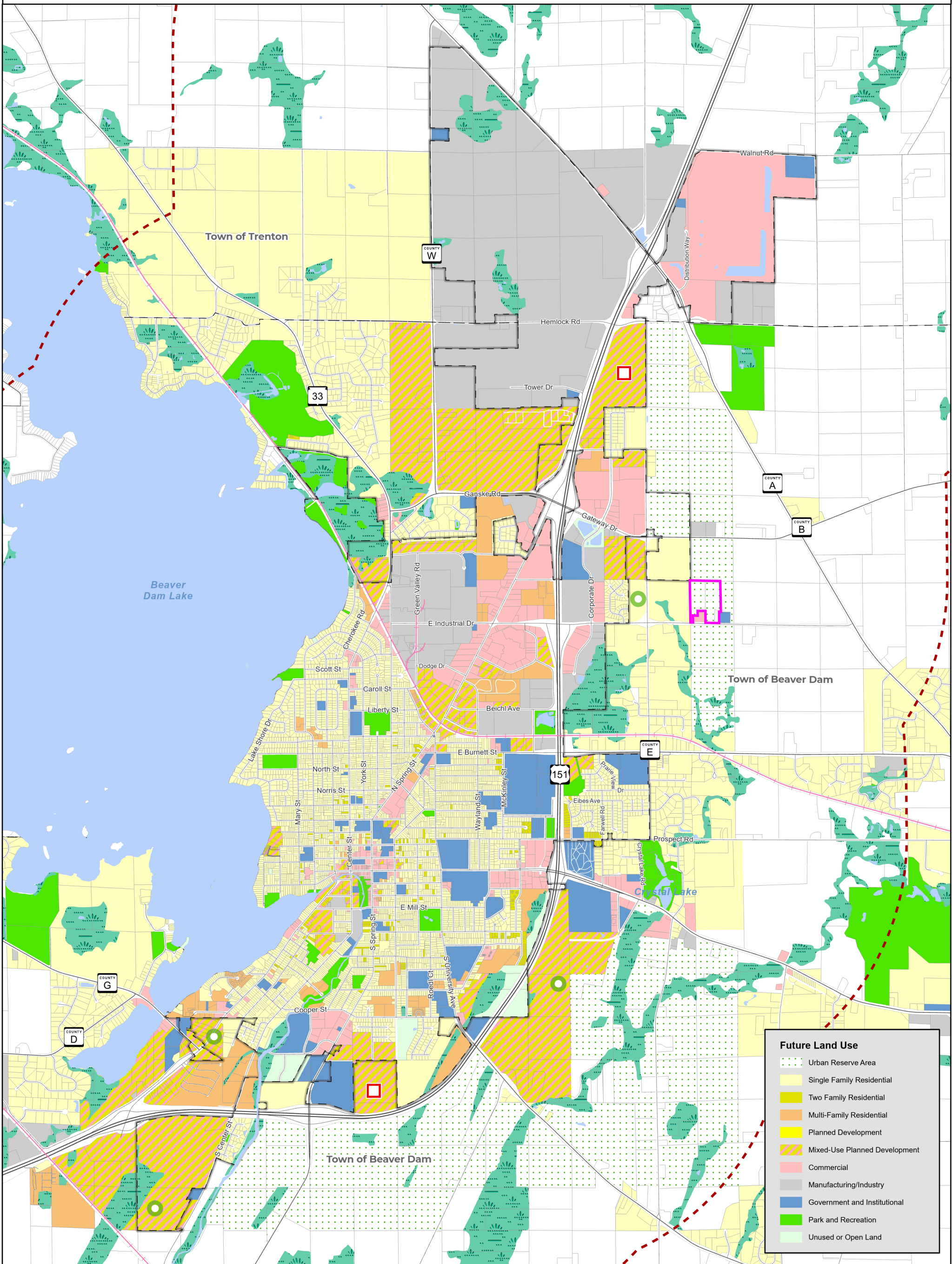
CERTIFIED SURVEY MAP # _____

VOLUME _____

PAGE _____

SHEET 3 OF 3 SHEETS

FUTURE LAND USE



Future Land Use

- Urban Reserve Area
- Single Family Residential
- Two Family Residential
- Multi-Family Residential
- Planned Development
- Mixed-Use Planned Development
- Commercial
- Manufacturing/Industry
- Government and Institutional
- Park and Recreation
- Unused or Open Land

NORTH

City of Beaver Dam

Dodge County, Wisconsin

City of Beaver Dam
Dodge County, WI

0 1,250 2,500 5,000 Feet

Sources: Dodge County, 2024; WisDOT, 2023; Cedar Corporation, 2024.
Disclaimer: This base map was created with data from Dodge County Land Information Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the City of Beaver Dam. Map Date: January 6, 2025.

Legend

- Conceptual Park
- Potential Sports Facility
- Railroad
- Wetlands
- Water
- 1.5 Mile ETJ
- Municipal Boundary
- Parcel Boundary
- Roads



City of Beaver Dam, Wisconsin
City Administrator Office

TO: Plan Commission
FROM: Roberta Marck, Larry Bierke
SUBJECT: Ordinance Creating Section 70-133 of the City of Beaver Dam Municipal Code Regarding Electronic Smoking Retailers

The Issue:

Resident concern about the locations of Electronic Smoking Retailers.

Considerations:

A City resident expressed concern about the City Code allowing electronic smoking retailers near schools. The Mayor and City Administrator thought it might be a good idea to update our City Code to restrict their locations. The City Attorney drafted the attached Ordinance for consideration.

The Administrative Committee reviewed and revised the draft ordinance on February 16, 2026. The Administrative Committee also asked for a future discussion to be held on holding cigarette sales locations to a similar standard.

Does this item have a financial or budget impact?

Yes

There is no budget impact from this ordinance proposal.

Recommendation:

Staff recommend approval of the Ordinance as presented herein.

Attachments:

1. Draft Ordinance
2. Meeting Minutes - Administrative Committee 02/16/2026

ORDINANCE NO. [REDACTED]
CITY OF BEVAER DAM

AN ORDINANCE CREATING SECTIONS 70-133 OF THE CITY OF BEAVER DAM
MUNICIPAL CODE REGARDING ELECTRONIC SMOKING RETAILERS

The City Council of the City of Beaver Dam, Dodge County, do ordain as follows:

ORDINANCE

SECTION I: Section 70-217 of the City of Beaver Dam Municipal Code is created to read as follows:

Sec. 70-133 Electronic smoking retailers.

(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where context clearly indicates a different meaning:

Electronic smoking device means an electronic device that can be used to deliver an inhaled dose of nicotine or any other substance intended for human consumption that may be used by a person to simulate smoking through inhalation of vapor or aerosol from the product. This definition includes any device whether manufactured, distributed, marketed, or sold as an electronic cigarette, commonly known as e-cigarettes; an electronic cigar; an electronic cigarillo; an electronic pipe; an electronic hookah; vape pen; or any other product name or descriptor.

Electronic smoking device paraphernalia means a cartridge, cartomizer, e-liquid, smoke juice tip, atomizer, electronic smoking device battery, electronic smoking device charge, and any other item specifically designed for the preparation, charging, or use of electronic smoking devices. It does not include any cigarette, as defined by Wis. Stat. § 139.30(1m), nicotine product, as defined by Wis. Stat. § 134.66(1)(f), or tobacco product, as defined by Wis. Stat. § 139.74(12).

Electronic smoking retailer means an establishment selling electronic smoking devices or electronic smoking paraphernalia that has 10% or more of the establishment's floor space dedicated to, or more than 10% of the establishment's stock-in-trade consisting of, electronic smoking devices or electronic smoking paraphernalia.

(b) Where prohibited. Electronic smoking retailers are prohibited uses in the following zoning districts:

- (1) R-1 single-family residential;

- (2) R-2 two-family residential;
- (3) Multiple-family residential;
- (4) Light manufacturing;
- (5) Heavy manufacturing;
- (6) Medical, professional and administrative; and
- (7) Mobile home park.

(c) Where permitted. Subject to subsection (d), electronic smoking retailers are permitted in the following zoning districts:

- (1) Local business;
- (2) Commercial; and
- (3) Central business.

(d) Geographical restrictions. No electronic smoking retailer may be located on any lot in which any portion thereof is located within any of the following:

(1) 750 feet of any elementary or secondary school, library, day care center, park or playground.

(e) License required. No electronic smoking retailer shall be permitted unless it has obtained all applicable licenses as required by Sec. 42-241(4) of this Code.

(f) Application to existing electronic smoking retailers. Any electronic smoking retailer existing before the effective date of this Section shall comply with Sec. 70-47 of this Code, as applicable.

SECTION II: Said ordinance is effective upon its passage and publication.

The above ordinance was duly adopted by a majority vote of the elected members of the City Council of the City of Beaver Dam at a regular meeting held on

_____.

APPROVED:

By: _____
Bobbi Marck, Mayor

ATTEST:

By: _____
Tracey Ferron, City Clerk



1) Call to Order – Roll Call

The meeting of the Administrative Committee was called to order at 6:29 p.m. by Chairperson Zach Zopp. Present: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Absent: none.

a) Approval of the February 2, 2026 Meeting Minutes

Motion by Chris Ganske, second by Monica Keel, to approve. Motion carried by acclamation.

b) Approval of bills between Jan 30, and Feb 12, 2026 in the amount of \$6,585,391.61

Motion by Kevin Burnett, second by Jack Yuds, to approve. Motion carried by acclamation.

c) Finance Report

2) Discussion & Possible Action

a) A Resolution Granting a Secondhand Dealer License to Dean Stricker, d/b/a The Pennie Shack

Motion by Kevin Burnett, second by Frank Ferree, to approve. The preceding motion Passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None

b) Ordinance Amending Sections 10-25, 10-31, 10-32, and 50-21 regarding vicious animals, animal defecation, animals prohibited, and usage of city parks.

Motion by Kevin Burnett, second by Monica Keel, to discuss. Motion by Jack Yuds, second by Chris Ganske, to amend to include animal to animal in regards to vicious animal attacks. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

c) Ordinance Regulating Locations of Electronic Smoking Retailers

Motion by Jack Yuds, second by Kevin Burnett, to discuss. Motion by Jack Yuds, second by Monica Keel, to amend to remove distance between retailers from the ordinance. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None. Motion by Zach Zopp, second by Kevin Burnett, to approve the amended ordinance and send to the Plan Commission. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

- d) Charter Ordinance deleting section 2-4 of the City Code regarding staff positions.

Motion by Chris Ganske, second by Jack Yuds, to approve. The job titles in this ordinance are not accurate for current positions. The preceding motion passed by the following vote:

Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

- e) Policy regarding Beverage Operator Licenses

Motion by Chris Ganske, second by Monica Keel, to approve. The preceding motion passed by the following vote: Ayes: Kevin Burnett, Frank Ferree, Mick Fischer, Chris Ganske, Monica Keel, Jack Yuds, Zach Zopp, 7. Noes: None.

- 3) Adjourn

Motion by Kevin Burnett, second by Chris Ganske, to Adjourn. Motion carried by acclamation. Chairperson Zopp adjourned the meeting at 7:23 pm.

Respectfully Submitted,

Vicky Orth



BEAVER DAM
Life is good
here

City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: Todd Janssen, John Moosreiner
SUBJECT: Ordinance Rezoning Parcel No. 206-1214-2212-002 Located at W8219 Hemlock Road From Single Family Residential District to Light Manufacturing District

The Issue:

The City of Beaver Dam has petitioned the Common Council to rezone Parcel No. 206-1214-2212-002 (8.088 acres) located at W8219 Hemlock Road from Single Family Residential District to Light Manufacturing District. The intent of this rezoning is to properly accommodate future development(s) within the 151 Business Park.

Considerations:

The referenced parcel is a former farmstead that was annexed into the city in 2020. Adjacent zoning is Light Manufacturing.

Does this item have a financial or budget impact?

No
None.

Recommendation:

Staff recommends approval of the rezone request as presented.

Attachments:

1. Draft Ordinance
2. Rezone Petition
3. Property Map

ORDINANCE NO.

AN ORDINANCE REZONING PARCEL NO. 206-1214-2212-002 LOCATED AT W8219 HEMLOCK ROAD FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO LIGHT MANUFACTURING DISTRICT

THE COMMON COUNCIL OF THE CITY OF BEAVER DAM DO ORDAIN AS FOLLOWS:

SECTION I: Section 70-82, Official Zoning Map, is hereby amended by withdrawing lands (approximately 8.088 acres) described as City Parcel No. 206-1214-2212-002 located at W8219 Hemlock Road (petition and map attached hereto) from Single Family Residential District to Light Manufacturing District.

SECTION II: Said ordinance shall be effective upon its passage and publication.

Presented by the members of the Plan Commission.

First and Second Reading – March 16, 2026

Adopted: March 16, 2026

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Roberta Marck, Mayor

Tracey Ferron, City Clerk

PETITION FOR REZONING

To the Honorable Mayor and Common Council of the City of Beaver Dam, Wisconsin. The undersigned hereby petitions your honorable body as follows:

To rezone from Single Family Residential District to Light Manufacturing District the following described property and as shown on the enclosed exhibit:

Said property being approximately 8.088 acres as described in Document No. 1294951 recorded with the Dodge County Register of Deeds and being City Tax Parcel No. 206-1214-2212-002.

Property Owner or Agent for Owner: City of Beaver Dam

Larry Bierke _____

Larry Bierke
City Administrator
205 S Lincoln Ave
Beaver Dam, WI 53916

02/19/2026

Date

ArcGIS Web Map



2/19/2026, 9:21:41 AM

