



City of Beaver Dam, Wisconsin
Plan Commission Meeting

205 S. Lincoln Ave; Council Chambers
Wednesday, May 27, 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 April 22, 2026, Meeting Minutes
- 2) Discussion & Possible Action
 - a) Regarding the Election of a Vice Chairperson of Plan Commission for 2026-2027
 - b) Regarding a Resolution Approving Land Division of City Tax Parcel No. 206-1214-2814-013
- 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: 5/22/26 by Tracey Ferron, City Clerk at 9:00 a.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 4:02 p.m. by Mayor Marck. Present: Todd Janssen, Monica Keel, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 5. Absent: Bill Schwartz, Jack Yuds, 2.

Others in attendance – John Moosreiner (City Inspection Services), Larry Konopacki (City Attorney).

a) Approval of the March 25, 2026, Meeting Minutes

Motion by Monica Keel, second by Mike Wissell, to approve. Motion carried by acclamation.

2) Discussion & Possible Action

a) Regarding a Resolution Approving Land Division of City Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003

Introduced by Janssen, followed by discussion. Motion by Bev Beal-Loeck, second by Monica Keel, to recommend approval as presented. Motion carried by acclamation.

3) Adjourn

Motion by Monica Keel, second by Bev Beal-Loeck, to adjourn. The mayor adjourned the meeting at 4:11 p.m.



BEAVER DAM
Life is good
here

City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: Todd Janssen
SUBJECT: Land Division of City Tax Parcel No. 206-1214-2814-013

The Issue:

New Frontier Land Surveying, on behalf of Beaver Dam Rotary Club, has petitioned the City to divide Tax Parcel No. 206-1214-2814-013 into a 1.25 acre Lot 1 (proposed Beaver Dam Rotary Club lot) and a 1.25 acre Lot 2 (city remnant lot) as shown on the enclosed DRAFT Certified Survey Map.

Considerations:

City Tax Parcel No. 206-1214-2814-013 is located on the north side of Woodland Drive, just east of its intersection with Commercial Drive.

Does this item have a financial or budget impact?

No

Recommendation:

Staff have reviewed this petition and recommend approval of such as presented.

Attachments:

1. Draft Resolution
2. Draft Certified Survey Map
3. Parcel Map

RESOLUTION NO.

A RESOLUTION APPROVING LAND DIVISION OF CITY TAX PARCEL NO. 206-1214-2814-013

WHEREAS, New Frontier Land Surveying, on behalf of Beaver Dam Rotary Club, has petitioned the City to divide Tax Parcel No. 206-1214-2814-013, currently being Lot 1 of Certified Survey Map Number 7483, recorded in Volume 52 of C.S.M.'s on Pages 006 and 007 as Document Number 1296620, being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Town 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the land division of Parcel No. 206-1214-2814-013 as shown on the proposed (unrecorded) Certified Survey Map is approved.

Presented by the Plan Commission

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

Adopted: June 1, 2026

Tracey M Ferron
City Clerk

Approved: June 1, 2026

Roberta Marck
Mayor

PETITION FOR NEW CERTIFIED SURVEY MAP

To the Mayor, Plan Commission and Common Council of the City of Beaver Dam:

New Frontier Land Surveying, as agent for Beaver Dam Rotary Club, hereby petitions your honorable body as follows:

For a two Lot Certified Survey Map of an existing Lot in the City of Beaver Dam as shown on this Certified Survey Map;

Lot 1, Certified Survey Map Number 7483, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Town 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin.

Site located on Woodland Drive, Beaver Dam, WI

City Tax Parcel No's. 206-1214-28143-013

Owner: City of Beaver Dam


Buyer : Beaver Dam Rotary Club

Current use: Vacant lot in Lakeside Business Park Zoned Light Industrial.

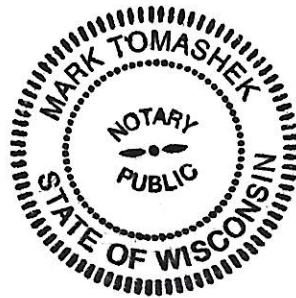
Proposed Use : New Building for the Beaver Dam Rotary Club.

Agents: Mark Tomashek New Frontier Land Surveying, Beaver Dam, WI
Dale Schmidt, Beaver Dam Rotary Club, Beaver Dam, WI

We respectfully submit this petition to be brought before the City of Beaver Dam for the action of approval of a two Lot Certified Survey by the authority of the city of Beaver Dam.

 Dated this 7TH day of May, 2026
Mark Tomashek, WI RLS 2340
New Frontier Land Surveying P.O.Box 576 Beaver Dam, Wisconsin (920)296-3904

26-1619 Petition BD
Sheet 1 of 1



DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7483,
RECORDED IN VOLUME 52 OF C.S.M.'S ON PAGES 006 AND 007 AS
DOCUMENT NUMBER 1296620, BEING A PART OF THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 12 NORTH,
RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

OWNER

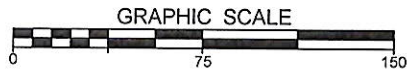
City of Beaver Dam
205 S Lincoln Street
Beaver Dam, WI 53916

TOTAL AREA

108,909 sq ft or 2.500 ac +/-

NOTES:

1. Property is Zoned - Light Manufacturing.
2. Subject to any easements or restrictions of record.
3. Setbacks from protective covenants of the Lakeside Business Park. See covenants for Lakeside Business Park for other restrictions and regulations for these lots.

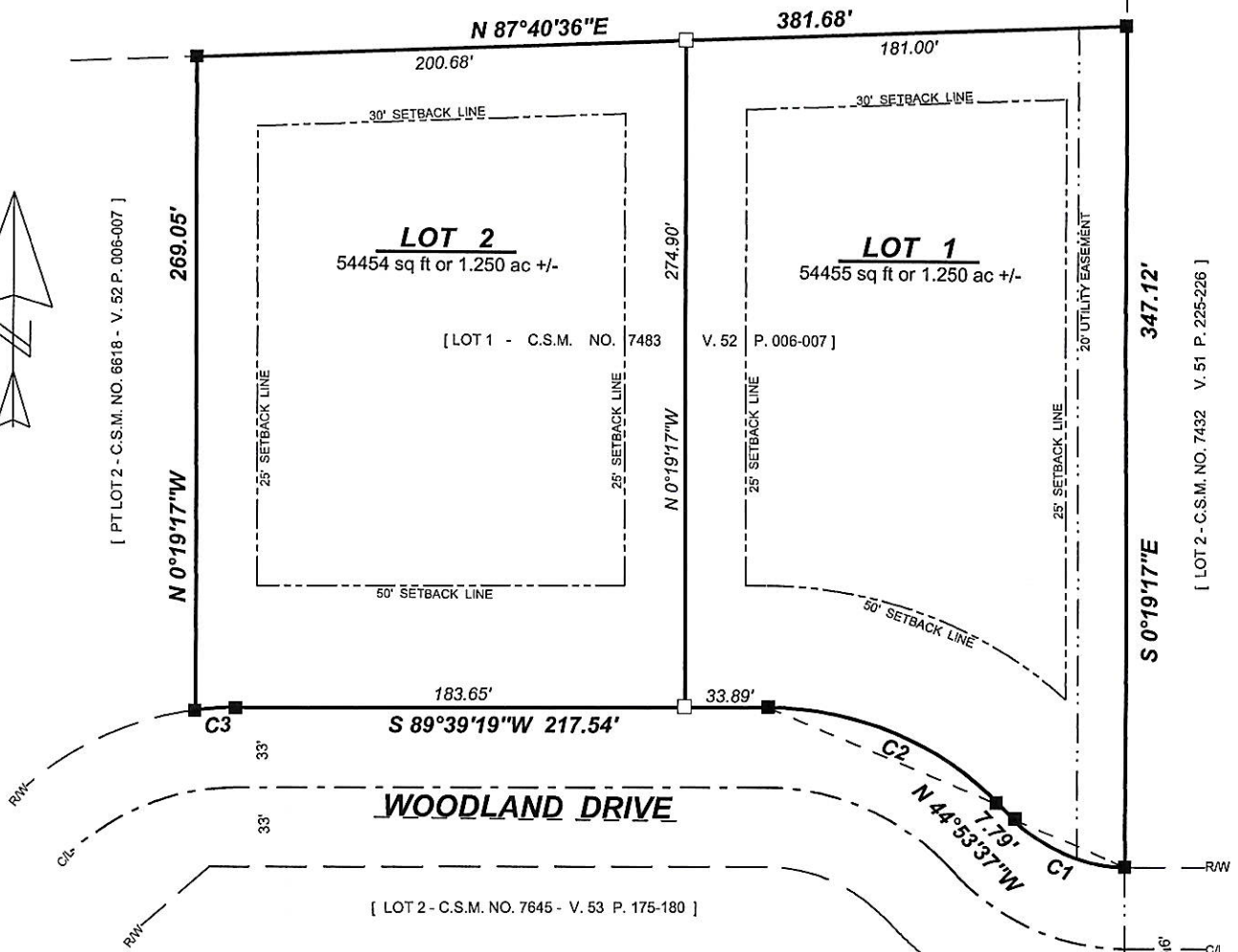


NE CORNER SECTION 28 [ASS REF]

E LINE NE 1/4 SEC 28 1476.00'

[OUTLOT 1 - C.S.M. NO. 6375 - V. 43 P. 112-115]

NORTH POINT IS REFERENCED TO C.S.M. NO. 7483, EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28 BEARS S 0°19'17"E.



CURVE TABLE

CURVE 1 : LOT 1 Arc = 51.75' Radius = 67.00' Ch = N.66°43'05"W., 50.47' Cent Ang = 44°15'06"	CURVE 2 : LOT 1 Arc = 106.20' Radius = 133.00' Ch = N.67°28'09"W., 103.40' Cent Ang = 45°45'00"
CURVE 3 : LOT 2 Arc = 16.96' Radius = 133.00' Ch = S.86°00'15"W., 16.94' Cent Ang = 7°18'14"	

LEGEND

[These standard survey symbols may appear on this document]

- DODGE COUNTY SURVEY MONUMENT AS SHOWN
- FOUND 1" IRON PIPE
- FOUND 2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 1 1/4" REBAR
- CHISEL CROSS SET / FOUND
- SET 3/4"x18" IRON ROD WEIGHING 1.5 LBS/FT
- SET 1" X 18" IRON PIPE WEIGHING 1.13 LBS/FT
- (R) RECORD MEASUREMENTS

Dated this _____ day of _____, 2026

Mark R Tomashek WI RLS S-2340 at Beaver Dam, WI

New Frontier Land Surveying
P.O. Box 576 - Beaver Dam, WI 53916
p(920)296-3904 f(920)885-3905
email : newfrontier@powercom.net

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7483, RECORDED IN VOLUME 52 OF C.S.M.'S ON PAGE 006 AND 007 AS DOCUMENT NUMBER 1296620 , BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 28, TOWN 12 NORTH, RANGE 14 EAST, CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Dale Schmidt, Beaver Dam Rotary Club, agent for the owner, of Lot 1 of Certified Survey Map Number 7483, recorded in Volume 52 of C.S.M.'s on Page 006 and 007 as Document Number 1296620, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Town 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin, being more particularly described as follows:

Lot 1 of Certified Survey Map Number 7483, as recorded in Volume 52 of C.S.M.'s on Page 006 and 007 as Document Number 1296620.

Said parcel contains 108,909 square feet or 2.500 acres more or less. Parcel subject to easements and restrictions of record.

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance for the City of Beaver Dam, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

Dated this _____ day of _____, 2026

Mark R. Tomashek, WI RLS - 2340 at Beaver Dam, Wisconsin

CITY OF BEAVER DAM APPROVAL CERTIFICATE:

This Certified Survey Map is approved and the Lots are accepted by the City of Beaver Dam.

This _____ day of _____, 2026.

Authorized Representative

OWNER'S CERTIFICATE:

We, as Mayor and Clerk representing the City of Beaver Dam, owner of the land represented on this survey, we hereby certify that we caused the lands to be surveyed, divided mapped and the easements dedicated and described, in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Beaver Dam Subdivision Ordinance..

Mayor

City Clerk

State of Wisconsin)ss
Dodge County) ss

Personally came before me this _____ day of _____, 202__ the above named owners known to me to be the persons who executed the foregoing instrument and acknowledge the same.

My commission expires _____

Notary Public

⊕ **New Frontier Land Surveying llc.** ⊕
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Email : newfrontier@powercom.net

Job No. 26-1619 Sheet 2 of 2 Sheets

