



City of Beaver Dam, Wisconsin
Plan Commission Meeting

205 S. Lincoln Ave; Council Chambers
Wednesday, July 22, 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 June 24, 2026 Meeting Minutes
- 2) Discussion & Possible Action
 - a) Regarding an Ordinance Amending Section 70-84, R-1 Single-Family Residential District, of the Beaver Dam Municipal Code
- 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: 7/17/26 by Tracey Ferron, City Clerk at: 300 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.



City of Beaver Dam, Wisconsin
Plan Commission Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Wednesday, June 24, 2026
4:00 PM

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: Bev Beal-Loeck, Todd Janssen, Monica Keel, Bobbi Marck, Bill Schwartz, Mike Wissell, Jack Yuds, 7. Absent: 0.

a) Approval of the May 27, 2026, Meeting Minutes

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

2) Discussion & Possible Action

a) Presentation/Training on Plan Commission Powers and Responsibilities

Mayor Marck gave a brief background of the presentation/training on Plan Commission Powers and Responsibilities, noting that the Commissioners do currently utilize some powers; however, there is more that the Commissioners could utilize. Jackie Mich of Vandewalle & Associates gave an educational presentation for the Plan Commission to teach Commissioners more about the Plan Commission's powers. The Beaver Dam Plan Commission has an opportunity to be more involved in many aspects of approvals and planning for the City of Beaver Dam. It is important for the Commission to determine what responsibilities they want to take on and if any ordinance amendments are needed to facilitate those changes.

b) Regarding an Ordinance Amending Chapter 58 of the City of Beaver Dam Municipal Code Regarding Land Division

Janssen gave a brief presentation of the proposed Ordinance. Wissell noted that Beaver is spelled incorrectly. This will be updated. Motion by Bill Schwartz, second by Jack Yuds, to approve with changes. The preceding motion passed by the following vote: Ayes: Bev Beal-Loeck, Todd Janssen, Monica Keel, Bobbi Marck, Bill Schwartz, Mike Wissell, Jack Yuds, 7. Noes: 0.

c) Regarding a Limited Scope Comparability Analysis for Market Rate General Occupancy

Janssen and Mayor Marck introduced the Limited Scope Comparability Analysis for Market Rate General Occupancy. Wissell noted that on page eleven there is an error which states the "First building opened in Nov 2025 and happened in 4 phases (6 units each) with the last building opening in March 2023. 2023 should be 2026.

3) Adjourn

Motion by Mike Wissell, second by Bill Schwartz, to adjourn. Motion carried by acclamation. The mayor adjourned the meeting at 4:51 p.m.



City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: John Moosereiner
SUBJECT: Ordinance Amending Section 70-84, R-1 Single-Family Residential District,
of the Beaver Dam Municipal Code

The Issue:

The Proposed zoning code change for new home setbacks in the single-family residential district is being introduced to better accommodate small lots in the city. Currently the city requires a front yard setback of 30 ft and a side yard setback of 8 ft for 1 ½ story homes, and a 10 ft side yard setback for 1 ½ to 2 ½ story homes. The proposed change to 25ft front yard and 7.5 ft side yard setbacks would help facilitate construction on smaller lots.

Considerations:

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommends approving the Ordinance Amendment as presented.

Attachments:

1. Draft Ordinance
2. Ordinance Redline

ORDINANCE NO.

**AN ORDINANCE AMENDING SECTION 70-84, R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT,
OF THE BEAVER DAM MUNICIPAL CODE**

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

SECTION I: *Section 70-84, R-1 Single Family Residential District*, is amended to repeal and replace paragraphs (c) and (d), to read as follows:

- (c) Side yards. There shall be a side yard of 7.5 feet on each side of a building in the R-1 district, and no single side yard shall be less than 7.5 feet.
 - (1) On a single lot having a width of less than 66 feet and of record on January 1, 1963, the sum of the widths of the side yards shall be not less than the equivalent of 3.7 inches per foot of lot width; provided, however, that the buildable width of any such lot in no case shall be reduced to less than 27 feet, nor shall the width of any single side yard be less than 50 percent of the total required side yard width.
- (d) Setback. Unless otherwise provided, there shall be a front yard setback line of not less than 25 feet in the R-1 district, provided that:
 - (1) Where 25 percent or more of the frontage is occupied with buildings having an average setback line of more or less than 30 feet, the setback line on any vacant interior lot in such frontage shall be established at the point of intersection of its centerline, drawn from the front street line, and a line connecting the nearest points on the setback lines of the next existing buildings on each side of such vacant lot.
 - (2) On corner lots less than 70 feet wide, the setback on the side street shall be not less than 80 percent of the setback required on the lot in the rear, and in no case less than 20 feet, and no accessory building shall project beyond the setback line of the lots in the rear; provided further that in no case shall the buildable width of such corner lot be reduced to less than 27 feet.

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

Presented by the members of the Plan Commission.

First Reading – August 3, 2026

Adopted: August 17, 2026

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

Roberta Marck, Mayor

Tracey Ferron, City Clerk

Sec. 70-84. R-1 single-family residential district.

- (c) *Side yards.* There shall be a side yard of 7.5 feet on each side of a building in the R-1 district and no single side yard shall be less than 7.5 feet.
- ~~(1) For buildings not over 1½ stories high, the sum of the widths of the required side yards shall not be less than 16 feet, and no single side yard shall be less than eight feet in width.~~
- ~~(2) For buildings from 1½ to 2½ stories high, the sum of the widths of the required side yards shall not be less than 20 feet, and no single side yard shall be less than ten feet in width.~~
- ~~(3)~~ (31) On a single lot having a width of less than 66 feet and of record on January 1, 1963, the sum of the widths of the side yards shall be not less than the equivalent of 3.7 inches per foot of lot width; provided, however, that the buildable width of any such lot in no case shall be reduced to less than 27 feet, nor shall the width of any single side yard be less than 50 percent of the total required side yard width.
- (d) *Setback.* Unless otherwise provided, there shall be a front yard setback line of not less than 30-25 feet in the R-1 district, provided that:
- (1) Where 25 percent or more of the frontage is occupied with buildings having an average setback line of more or less than 30 feet, the setback line on any vacant interior lot in such frontage shall be established at the point of intersection of its centerline, drawn from the front street line, and a line connecting the nearest points on the setback lines of the next existing buildings on each side of such vacant lot.
- (2) On corner lots less than 70 feet wide, the setback on the side street shall be not less than 80 percent of the setback required on the lot in the rear, and in no case less than 20 feet, and no accessory building shall project beyond the setback line of the lots in the rear; provided further that in no case shall the buildable width of such corner lot be reduced to less than 27 feet.