



City of Beaver Dam, Wisconsin

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)

COUNTY OF DODGE)

I, Tracey Ferron, hereby certify that I am the duly appointed City Clerk of the City of Beaver Dam, Dodge County, Wisconsin, and have charge of the official records of the City.

I further certify that the attached is a true and correct copy of City of Beaver Dam Ordinance Number 15-2024 ("Annexation Ordinance") and the original is on file in the City Clerk's office. Ordinance No. 15-2024 was adopted in accordance with Wis. Stat. § 66.0217(2), direct annexation by unanimous approval. The common council approved the Annexation Ordinance at its meeting held on September 16, 2024. The population of the territories being attached to the City is ten (10) persons.

The adopted ordinance was published and became effective on September 26, 2024.

The MBR number is 14692. The tax parcel identification numbers for the property are as follows:

Tax PIN#

044-1214-0914-001

044-1214-0941-000

044-1214-0944-000

044-1214-1023-001

044-1214-1032-000

044-1214-1513-000

044-1214-1512-001

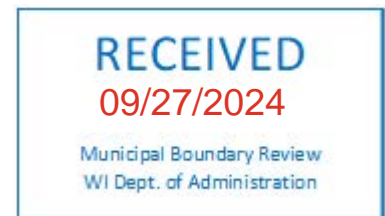
044-1214-1521-000

044-1214-1522-000

044-1214-1523-000

044-1214-1524-000

ORD11857



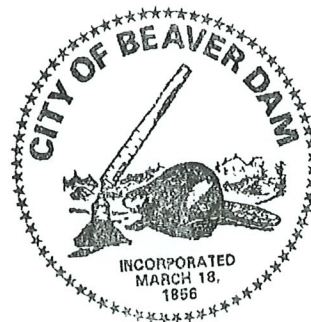


City of Beaver Dam, Wisconsin

- 044-1214-1614-000
- 044-1214-1641-000
- 044-1214-1532-000
- 044-1214-1533-000
- 044-1214-1531-000
- 044-1214-1534-000
- 044-1214-1544-000
- 044-1214-1034-002
- 044-1214-0944-001
- 044-1214-1611-000
- 044-1214-1033-000
- 044-1214-1034-001

IN WITNESS WHEREOF, I have set my hand and the seal of the City of Beaver Dam this 27th day of September, 2024.

Tracey Ferron, City Clerk
City of Beaver Dam



CITY OF BEAVER DAM, WISCONSIN

ORDINANCE NO. 15-2024

**AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION OF
PROPERTY IN THE TOWN OF TRENTON AND THE TOWN OF
BEAVER DAM TO THE CITY OF BEAVER DAM, DODGE COUNTY,
WISCONSIN**

RECITALS

- A. On August 7, 2024, a petition to annex (the “Annexation Petition”) the property described in and shown on Exhibit A (the “Property”) to the City of Beaver Dam was filed with the City. The Annexation Petition was signed by all property owners and electors of the real property described in the Annexation Petition and is incorporated as Exhibit B.
- B. The current population of the Property is ten (10).
- C. A copy of the Annexation Petition, together with a scale map and a legal description of the Property, was filed with the Wisconsin Department of Administration and the Town Clerk of the Town of Trenton and the Town Clerk of the Town of Beaver Dam.
- D. The City has considered the recommendations, if any, that the Department of Administration has made regarding the annexation.
- E. The City has determined that annexing the Property is in the public interest and that the annexation complies with Wisconsin law.

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

ORDINANCE

- 1. Property Annexed. In accordance with Wis. Stat. § 66.0217, the City Council of the City of Beaver Dam annexes the Property.
- 2. Effect of Annexation. From and after the effective date, the Property shall be a part of the City of Beaver Dam for any and all purposes provided by law, and all persons coming or residing within such Property shall be subject to all ordinances, rules, and regulations governing the City of Beaver Dam.
- 3. Ward Designation. From and after the effective date, the Property annexed by this Ordinance shall be incorporated into Ward No. 28, District 13 of the City.
- 4. Clerk Duties. From and after the effective date, the City Clerk is hereby directed to provide notice and copies of this Ordinance pursuant to the applicable Wisconsin Statutes.
- 5. Zoning. From and after the effective date, the Property shall be initially and temporarily zoned in the Light Manufacturing zoning district.

6. Payment to Town of Trenton and the Town of Beaver Dam. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the City agrees to pay annually to the Town of Trenton and the Town of Beaver Dam, for five (5) years, an amount equal to the amount of property taxes that each Town levied on the Territory in the Town as shown by the Town's 2023 tax roll.
7. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

The above ordinance was duly adopted by a two-thirds (2/3) majority vote of the elected members of the City Council of the City of Beaver Dam at a regular meeting held on September 16, 2024.

The above ordinance was duly adopted by a two-thirds (2/3) majority vote of the elected members of the City Council of the City of Beaver Dam at a regular meeting held on September 16, 2024.

APPROVED: September 16, 2024

By: Michael Wissell

ATTEST: September 16, 2024

By: Tracy Fennon

STATE OF WISCONSIN

COUNTY OF DODGE

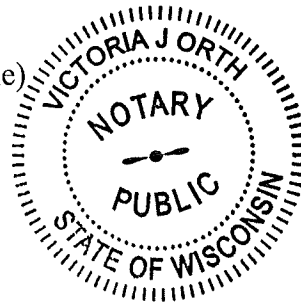
Personally came before me this 16th day of September, 2024, the above named Michael Wissell and Tracy Fennon, to me known to be the persons who executed the foregoing instrument and acknowledged the same with authority from the City of Beaver Dam.

Victoria J Orth

Victoria J Orth (Print name)

Notary Public, State of Wisconsin

My commission: 11/26/2027



This instrument drafted by:

Rick Manthe

Stafford Rosenbaum LLP

P.O. Box 1784

Madison, WI 53701-1784

Attachments:

Exhibit A – Legal Description and Map of Property to be annexed

Exhibit B - Annexation Petition

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 31, Certified Survey Map V. 4 P. 87, and lands in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the east half of the Southeast $\frac{1}{4}$, of Section 9; all quarters of the Southwest $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10; the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, the Northwest $\frac{1}{4}$, Southwest $\frac{1}{4}$, and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, all quarters of the Northwest $\frac{1}{4}$, all quarters of the Southeast $\frac{1}{4}$, and all quarters of the Southwest $\frac{1}{4}$ of Section 15; the east half of the Northeast $\frac{1}{4}$, and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16; the Northwest $\frac{1}{4}$, and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, all in Town 12 North, Range 14 East, Town of Trenton and Town of Beaver Dam, Dodge County, Wisconsin, bounded and described as follows:

Commencing at the Southwest Corner of said Section 15, said point also being the Point of Beginning; thence North $00^{\circ} 58' 40''$ West along the west line of the Southwest Quarter of said Section 15 and the east line of Certified Survey Map Number 6409 and 1052, 1307.73 feet to the northeast corner of Certified Survey Map Number 1052; thence North $88^{\circ} 33' 23''$ West along the north line of Certified Survey Map Number 1052, 892.74 feet to the southeast corner of Certified Survey Map Number 5294; thence North $00^{\circ} 47' 12''$ West along the east line of said Certified Survey Map, 380.01 feet to the northeast corner of said Certified Survey Map; thence North $88^{\circ} 33' 41''$ West along the north line of said Certified Survey Map, 377.31 feet to the east right-of-way line of County Highway W; thence South $89^{\circ} 13' 00''$ West 50.00 feet to the reference line of County Highway W, Project S1046(1), S.T.H. 33 – C.T.H. A; thence along the said reference line the following 3 courses;

thence (1) North $00^{\circ} 47' 00''$ West 2238.56 feet;

thence (2) North $00^{\circ} 47' 00''$ West 1314.96 feet;

thence (3) North $00^{\circ} 09' 00''$ West 353.02 feet;

thence North $89^{\circ} 51' 00''$ East 40.00 feet;

thence South $88^{\circ} 32' 06''$ East 545.87 feet;

thence North $00^{\circ} 17' 36''$ West 400.00 feet;

thence North $88^{\circ} 32' 06''$ West 544.87 feet;

thence South $89^{\circ} 51' 00''$ West 40.00 feet to the aforesaid reference line of County Highway W;

thence North $00^{\circ} 09' 00''$ West 2472.60 feet along said reference line;

thence North $89^{\circ} 51' 00''$ East 40.00 feet to the east right-of-way line of County Highway W;

thence South $88^{\circ} 12' 18''$ East 889.86 feet to the westerly right-of-way line of County Highway A;

thence North $45^{\circ} 53' 57''$ East 58.54 feet to the reference line of County Highway A, Project 313.048, U.S.H. 151 – C.T.H. A; thence along the said reference line and its southerly extension

the following 14 courses;

thence (1) South $43^{\circ} 37' 50''$ East 440.35 feet;

thence (2) South $44^{\circ} 06' 21''$ East 506.25 feet;

thence (3) South $44^{\circ} 06' 19''$ East 2109.06 feet;

thence (4) South $44^{\circ} 06' 28''$ East 760.42 feet;

thence (5) South $44^{\circ} 06' 21''$ East 110.21 feet to a non-tangential curve;

thence (6) 395.16 feet along the arc of a curve to the left, having a radius of 11459.16 feet, a central angle of $01^{\circ} 58' 33''$, and a chord bearing South $43^{\circ} 07' 05''$ E, 395.14 feet to a non-tangential curve;

thence (7) 117.46 feet along the arc of a curve to the right, having a radius of 1314.22 feet, a central angle of $05^{\circ} 07' 15''$, and a chord bearing South $41^{\circ} 50' 12''$ E, 117.42 feet to a non-tangential line;

thence (8) South $41^{\circ} 22' 27''$ East 825.28 feet;

thence (9) South $40^{\circ} 03' 55''$ East 1654.29 feet;

thence (10) South $38^{\circ} 52' 14''$ East 211.58 feet to a point of curvature;

thence (11) 142.46 feet along the arc of a curve to the left, having a radius of 2291.91 feet, a central angle of $03^{\circ} 33' 41''$, and a chord bearing South $40^{\circ} 39' 12''$ E, 142.44 feet;

thence (12) South $42^{\circ} 26' 03''$ East 250.96 feet to a non-tangential curve;

thence (13) 179.99 feet along the arc of a curve to the right, having a radius of 2323.62 feet, a central angle of $04^{\circ} 26' 18''$, and a chord bearing South $40^{\circ} 11' 58''$ E, 179.95 feet to a non-tangential line;

thence (14) South $37^{\circ} 56' 42''$ East 1292.18 feet to the southeasterly right-of-way line of U.S.H. 151, Project 1111-08-21, Beaver Dam to Waupun; thence along the said southeasterly right-of-way line the following 7 courses;

thence (1) South $57^{\circ} 21' 51''$ West 158.56 feet;

thence (2) South $45^{\circ} 36' 58''$ West 172.00 feet;

thence (3) South $36^{\circ} 22' 36''$ West 192.37 feet;

thence (4) South $32^{\circ} 18' 40''$ West 161.41 feet;

thence (5) South $32^{\circ} 15' 25''$ West 222.78 feet;

thence (6) South $40^{\circ} 17' 17''$ West 203.43 feet to a non-tangential curve;

thence 1681.86 feet along the arc of a curve to the left, having a radius of 11359.15 feet, a central angle of $08^{\circ} 29' 00''$, and a chord bearing South $23^{\circ} 31' 04''$ W, 1680.32 feet to a non-tangential line;

thence (7) South $17^{\circ} 22' 16''$ West 337.04 feet;

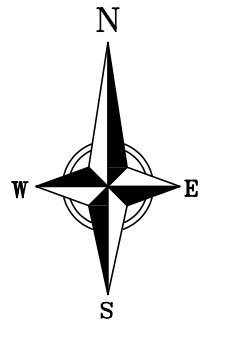
thence North $77^{\circ} 54' 44''$ West 314.19 feet to the northwesterly right-of-way line of said U.S.H. 151; thence North $19^{\circ} 49' 54''$ East along the said northwesterly right-of-way line 945.75 feet to the south line of the southeast quarter of Section 15;

thence South $89^{\circ} 15' 24''$ West along said south line 172.88 feet;

thence continuing along said south line South $89^{\circ} 15' 24''$ West, 1306.83 feet to the South Quarter Corner of Section 15; thence South $88^{\circ} 59' 25''$ West along the south line of the southwest quarter of Section 15, 1308.82 feet; thence North $00^{\circ} 45' 26''$ West along the east line of Certified Survey Map Number 1526, 265.56 feet to the northeast corner of said Certified Survey Map; thence South $89^{\circ} 09' 06''$ West along the north line of said Certified Survey Map, 723.51 feet to the northwest corner of said Certified Survey Map; thence South $00^{\circ} 51' 05''$ East along the west line of said Certified Survey Map, 267.60 feet to the south line of the southwest quarter of Section 15; thence South $88^{\circ} 59' 25''$ West along said south line, 585.74 feet to the Point of Beginning;

Said description containing 36,326,533 square feet or 833.942 acres, more or less.

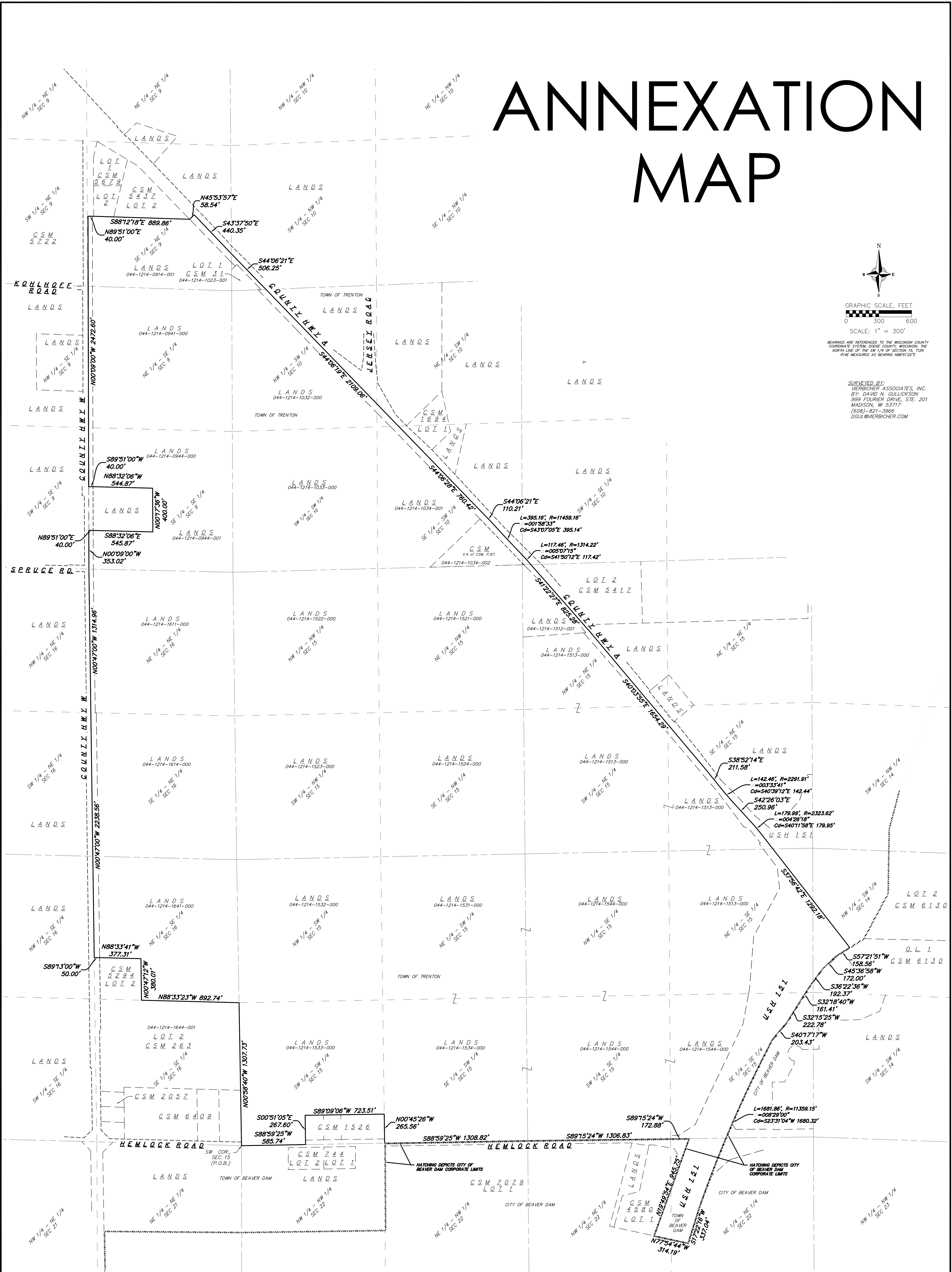
ANNEXATION MAP



GRAPHIC SCALE, FEET
0 300 600
SCALE: 1" = 300'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY, WISCONSIN, THE NORTH LINE OF THE SW 1/4 OF SECTION 15, T12N R14E S01E AS BEARING N89°12'27"E

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE, STE. 201
MADISON, WI 53717
(608)-821-3966
DGUL@VIERBICHER.COM



REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Project Wave

ANNEXATION MAP
PART OF SEC. 9, 10, 14, 15, 16, AND 22, TOWNSHIP 12 NORTH, RANGE 14 EAST,
TOWNS OF TRENTON & BEAVER DAM, DODGE COUNTY, WISCONSIN

vierbicher
planners | engineers | advisors

Parcel Numbers

044-1214-0914-001

044-1214-0941-000

044-1214-0944-000

044-1214-1023-001

044-1214-1032-000

044-1214-1513-000

044-1214-0944-001

044-1214-1611-000

044-1214-1033-000

044-1214-1034-001

044-1214-1512-001

044-1214-1521-000

044-1214-1522-000

044-1214-1523-000

044-1214-1524-000

044-1214-1614-000

044-1214-1641-000

044-1214-1532-000

044-1214-1533-000

044-1214-1531-000

044-1214-1534-000

044-1214-1544-000

044-1214-1034-002

EXHIBIT B

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: The Honorable Common Council of the City of Beaver Dam, Wisconsin

c/o City Clerk
City Hall
205 S. Lincoln Avenue
Beaver Dam, Wisconsin 53916
Attention: City Clerk

David and Sharon Keil, husband and wife ("**Keil**"), Wayne V. Smith and Beverly A. Smith Family Trust dated March 1, 2021 ("**Smith Family Trust**"), Ronald & Joy Ganske Family Trust U/A Dated June 21, 2018 ("**Ganske Trust**"), Duane Arndt and Janet L. Arndt, husband and wife ("**Arndt**"), Beske Brothers Farms LLC ("**Beske**"), Esther M Machkovech Living Trust Dated December 12, 2003 ("**Machkovech Trust**"), Richard P. Jennings Revocable Trust Dated February 17, 2012 ("**Jennings Trust**"), Frederick W. Bird and Shirley A. Bird, husband and wife, Daniel F. Bird and Patrick E. Bird ("**Bird Trust**") and Kenneth H. Bruckner And Susan K. Bruckner, husband and wife ("**Bruckner**") and together with Keil, Smith Family Trust, Arndt, Beske, Machkovech Trust, Jennings Trust, Ganske Trust and Bird Trust, each a "**Petitioner**" and collectively, "**Petitioners**") hereby respectfully petitions the Common Council of the City of Beaver Dam, Dodge County, Wisconsin (the "**City**"), pursuant to §66.0217(2) of the Wisconsin Statutes, for the direct annexation to the City, and the detachment from the Town of Trenton, Dodge County, Wisconsin (the "**Town**"), of the territory described below in Paragraph 6 (the "**Territory**").

In support of this petition, **each Petitioner** alleges and represents the following on behalf of such entity:

1. Such Petitioner is the sole owner of such land within the Territory as designated on Exhibit A, and Petitioners, in the aggregate, own all of the land within the Territory.

2. There are ten (10) electors residing in the Territory, in the Town of Trenton. The foregoing identified electors also join in the execution of this Petition below.

3. The population of the Territory is ten (10) as determined by an actual count certified as acceptable by the Department of Administration for the State of Wisconsin.

4. The purpose of this petition for direct annexation of the Territory to the City is to obtain the benefits to be derived from owning land located within the limits of the City, including, but not limited to, having such Petitioner's property receive municipal services (e.g., water and sewer) within the same municipality. Such Petitioner believes it to be in its own best interests and the best interests of the affected communities to have the Territory annexed to the City.

5. The Territory is contiguous to the City.

6. The legal description of the Territory is set forth on the attached Exhibit A.

7. Attached to this Petition as Exhibit B is a scale map which reasonably shows the boundaries of the Territory.

8. Pursuant to Petitioner's separate zoning application, Petitioner requests that the Territory be given a permanent zoning classification of light manufacturing under Section 70-89 of the City's Municipal Code pursuant to a separate filing with the City concerning rezoning of the Territory.

10. The filing of this Petition was duly authorized by the undersigned Petitioner.

[signature pages follow]

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this
Petition.

PETIONER:

DAVID F. AND SHARON A. KEIL

David F. Keil

David F. Keil

Sharon A. Keil

Sharon A. Keil

SIGNATURE PAGE TO PETITION
PETITIONER – KEIL

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

PETITIONER:

WAYNE V. SMITH AND BEVERLY A. SMITH
FAMILY TRUST DATED MARCH 1, 2021

By: Wayne V. Smith

Print Name: Wayne V. Smith

Title: Trustee

By: Beverly A. Smith

Print Name: Beverly A. Smith

Title: Trustee

The undersigned elector(s) joins in the execution of this Petition in compliance with the requirements of Wis. Stat. §66.0217(2).

Wayne V. Smith
Wayne V. Smith

Beverly A. Smith
Beverly A. Smith

Gregory Smith
Gregory Smith

SIGNATURE PAGE TO PETITION
PETITIONER – SMITH FAMILY TRUST

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

PETITIONER:

RONALD AND JOY GANSKE FAMILY TRUST U/A
JUNE 21, 2018

By: Ronald Ganske

Print Name: Ronald Ganske

Title: Trustee - owner

By: Joy Ganske

Print Name: Joy Ganske

Title: Trustee - owner

The undersigned elector(s) joins in the execution of this Petition in compliance with the requirements of Wis. Stat. §66.0217(2).


Ryan Ganske
Ryan Ganske

SIGNATURE PAGE TO PETITION
PETITIONER – GANSKE


IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this
Petition.

PETIONER:

DUANE AND JANET L. ARNDT, HUSBAND & WIFE



Duane Arndt



Janet L. Arndt

SIGNATURE PAGE TO PETITION
PETITIONER – ARNDT

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

PETITIONER:

BESKE BROTHERS FARMS, LLC

By: Kevin C Beske

Print Name: Kevin C Beske

Title: Principle Member

SIGNATURE PAGE TO PETITION
PETITIONER – BESKE

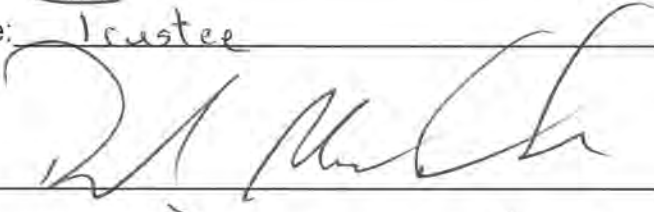
IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

ESTHER M. MACHKOVECH LIVING TRUST U/A
DATED DECEMBER 12, 2003

By: 

Print Name: Diane Kettleson

Title: Trustee

By: 


Print Name: Daniel Machkovech

Title: Trustee

SIGNATURE PAGE TO PETITION
PETITIONER – MACHKOVECH

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

RICHARD P. JENNINGS REVOCABLE TRUST
DATED FEBRUARY 17, 2012

By:  _____

Print Name: Richard JENNINGS

Title: Trustee

The undersigned elector(s) joins in the execution of this Petition in compliance with the requirements of Wis. Stat. §66.0217(2).

 _____
Richard P. Jennings

SIGNATURE PAGE TO PETITION
PETITIONER – JENNINGS

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

FREDERICK W. BIRD AND SHIRLEY A. BIRD,
HUSBAND AND WIFE AND DANIEL F. BIRD AND
PATRICK E. BIRD

Amy A. Peterson 8-3-24
Daniel F. Bird, Trustee Amy A. Peterson

Patrick E. Bird 8-3-24
Patrick E. Bird, Trustee

The undersigned elector(s) joins in the execution of this Petition in compliance with the requirements of Wis. Stat. §66.0217(2).

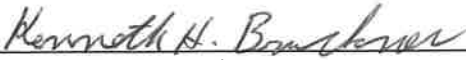
Frederick W. Bird 8-3-24
Frederick W. Bird

Shirley A. Bird 8/03/24
Shirley A. Bird

SIGNATURE PAGE TO PETITION
PETITIONER – BIRD

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this
Petition.

KENNETH H. BRUCKNER AND SUSAN K.
BRUCKNER, HUSBAND AND WIFE .



Kenneth H. Bruckner



Susan K. Bruckner

SIGNATURE PAGE TO PETITION
PETITIONER – BRUCKNER

EXHIBIT A

LEGAL DESCRIPTION OF TERRITORY

(Attached)

ANNEXATION LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 31, Certified Survey Map V. 4 P. 87, and lands in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the east half of the Southeast $\frac{1}{4}$, of Section 9; the Northwest $\frac{1}{4}$, Southwest $\frac{1}{4}$, and Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10; the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, the Northwest $\frac{1}{4}$, Southwest $\frac{1}{4}$, and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, all quarters of the Northwest $\frac{1}{4}$, all quarters of the Southeast $\frac{1}{4}$, and all quarters of the Southwest $\frac{1}{4}$ of Section 15; the east half of the Northeast $\frac{1}{4}$, and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16; the Northwest $\frac{1}{4}$, and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, all in Town 12 North, Range 14 East, Town of Trenton and Town of Beaver Dam, Dodge County, Wisconsin, bounded and described as follows:

Commencing at the Southwest Corner of said Section 15, said point also being the Point of Beginning; thence North $00^{\circ} 58' 40''$ West along the west line of the Southwest Quarter of said Section 15 and the east line of Certified Survey Map Number 6409 and 263, 1307.73 feet to the northeast corner of Certified Survey Map Number 263; thence North $88^{\circ} 33' 23''$ West along the north line of Certified Survey Map Number 263, 892.74 feet to the southeast corner of Certified Survey Map Number 5294; thence North $00^{\circ} 47' 12''$ West along the east line of said Certified Survey Map, 380.01 feet to the northeast corner of said Certified Survey Map; thence North $88^{\circ} 33' 41''$ West along the north line of said Certified Survey Map, 377.31 feet to the east right-of-way line of County Highway W; thence South $89^{\circ} 13' 00''$ West 50.00 feet to the reference line of County Highway W, Project S1046(1), S.T.H. 33 – C.T.H. A; thence along the said reference line the following 3 courses;

thence (1) North $00^{\circ} 47' 00''$ West 2238.56 feet;

thence (2) North $00^{\circ} 47' 00''$ West 1314.96 feet;

thence (3) North $00^{\circ} 09' 00''$ West 353.02 feet;

thence North $89^{\circ} 51' 00''$ East 40.00 feet;

thence South $88^{\circ} 32' 06''$ East 545.87 feet;

thence North $00^{\circ} 17' 36''$ West 400.00 feet;

thence North $88^{\circ} 32' 06''$ West 544.87 feet;

thence South $89^{\circ} 51' 00''$ West 40.00 feet to the aforesaid reference line of County Highway W;

thence North $00^{\circ} 09' 00''$ West 2472.60 feet along said reference line;

thence North $89^{\circ} 51' 00''$ East 40.00 feet to the east right-of-way line of County Highway W;

thence South $88^{\circ} 12' 18''$ East 889.86 feet to the westerly right-of-way line of County Highway

A; thence North $45^{\circ} 53' 57''$ East 58.54 feet to the reference line of County Highway A, Project 313.048, U.S.H. 151 – C.T.H. A; thence along the said reference line and its southerly extension

the following 14 courses;

thence (1) South $43^{\circ} 37' 50''$ East 440.35 feet;

thence (2) South $44^{\circ} 06' 21''$ East 506.25 feet;

thence (3) South $44^{\circ} 06' 19''$ East 2109.06 feet;

thence (4) South $44^{\circ} 06' 28''$ East 760.42 feet;

thence (5) South $44^{\circ} 06' 21''$ East 110.21 feet to a non-tangential curve;

thence (6) 395.16 feet along the arc of a curve to the left, having a radius of 11459.16 feet, a central angle of $01^{\circ} 58' 33''$, and a chord bearing South $43^{\circ} 07' 05''$ E. 395.14 feet to a non-tangential curve;

thence (7) 117.46 feet along the arc of a curve to the right, having a radius of 1314.22 feet, a central angle of $05^{\circ} 07' 15''$, and a chord bearing South $41^{\circ} 50' 12''$ E, 117.42 feet to a non-tangential line;
 thence (8) South $41^{\circ} 22' 27''$ East 825.28 feet;
 thence (9) South $40^{\circ} 03' 55''$ East 1654.29 feet;
 thence (10) South $38^{\circ} 52' 14''$ East 211.58 feet to a point of curvature;
 thence (11) 142.46 feet along the arc of a curve to the left, having a radius of 2291.91 feet, a central angle of $03^{\circ} 33' 41''$, and a chord bearing South $40^{\circ} 39' 12''$ E, 142.44 feet;
 thence (12) South $42^{\circ} 26' 03''$ East 250.96 feet to a non-tangential curve;
 thence (13) 179.99 feet along the arc of a curve to the right, having a radius of 2323.62 feet, a central angle of $04^{\circ} 26' 18''$, and a chord bearing South $40^{\circ} 11' 58''$ E, 179.95 feet to a non-tangential line;
 thence (14) South $37^{\circ} 56' 42''$ East 1292.18 feet to the southeasterly right-of-way line of U.S.H. 151, Project 1111-08-21, Beaver Dam to Waupun; thence along the said southeasterly right-of-way line the following 7 courses:
 thence (1) South $57^{\circ} 21' 51''$ West 158.56 feet;
 thence (2) South $45^{\circ} 36' 58''$ West 172.00 feet;
 thence (3) South $36^{\circ} 22' 36''$ West 192.37 feet;
 thence (4) South $32^{\circ} 18' 40''$ West 161.41 feet;
 thence (5) South $32^{\circ} 15' 25''$ West 222.78 feet;
 thence (6) South $40^{\circ} 17' 17''$ West 203.43 feet to a non-tangential curve;
 thence 1681.86 feet along the arc of a curve to the left, having a radius of 11359.15 feet, a central angle of $08^{\circ} 29' 00''$, and a chord bearing South $23^{\circ} 31' 04''$ W, 1680.32 feet to a non-tangential line;
 thence (7) South $17^{\circ} 22' 16''$ West 337.04 feet;
 thence North $77^{\circ} 54' 44''$ West 314.19 feet to the northwesterly right-of-way line of said U.S.H. 151; thence North $19^{\circ} 49' 54''$ East along the said northwesterly right-of-way line 945.75 feet to the south line of the southeast quarter of Section 15;
 thence South $89^{\circ} 15' 24''$ West along said south line 172.88 feet;
 thence continuing along said south line South $89^{\circ} 15' 24''$ West, 1306.83 feet to the South Quarter Corner of Section 15; thence South $88^{\circ} 59' 25''$ West along the south line of the southwest quarter of Section 15, 1308.82 feet; thence North $00^{\circ} 45' 26''$ West along the east line of Certified Survey Map Number 1526, 265.56 feet to the northeast corner of said Certified Survey Map; thence South $89^{\circ} 09' 06''$ West along the north line of said Certified Survey Map, 723.51 feet to the northwest corner of said Certified Survey Map; thence South $00^{\circ} 51' 05''$ East along the west line of said Certified Survey Map, 267.60 feet to the south line of the southwest quarter of Section 15; thence South $88^{\circ} 59' 25''$ West along said south line, 585.74 feet to the Point of Beginning;

Said description containing 36,326,533 square feet or 833.942 acres, more or less.

OWNER: David Keil and Sharon Keil, husband and wife

A part of the Southeast 1/4 of the Northeast 1/4 and a part of the East 1/2 of the Southeast 1/4 of Section 9, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 aforesaid; thence running south 114 1/2 rods; thence West 80 rods to the 40 line; thence North to a point 9 chains and 72 links North of the Southwest corner of said Southeast 1/4 of the Northeast 1/4; thence East, parallel with the South line of said forty, 15 chains and 35 links to the center of the highway; thence south 42° East along the center of the highway 1 chain and 30 links; thence North 36°10' East to the East line of the Southeast 1/4 of the Northeast 1/4 aforesaid; thence South to the place of beginning.

Also all that part of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North Range 14 East, Town of Trenton, Dodge County Wisconsin, which lies Southwesterly of County Trunk Highway "A".

EXCEPTING THEREFROM such part of the Southeast 1/4 of the Northeast 1/4 of said Section as described in Warranty Deed recorded in Volume 243 of Deeds on Page 394 in the office of the Register of Deeds for Dodge County, Wisconsin.

EXCEPT Certified Survey Map No. 31 as recorded in Volume 5 at Page 37 of Certified Surveys as Document No. 587788. EXCEPT property conveyed to Dodge County for highway purposes in Volume 307 at Page 343 as Document no. 461491 and in volume 1057 at Page 712 as Document No. 902066.

OWNER: Wayne V. Smith and Beverly A. Smith Family Trust dated March 1, 2021

Lot 1 of Certified Survey Map No. 31 recorded in the office of the Register of Deeds for Dodge County, Wisconsin in Volume 5 of Certified Survey Maps on Page(s) 37, as Document No. 587788; being a part of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 14 East, in the Town of Trenton, Dodge County, Wisconsin. EXCEPT property conveyed in Volume 1058 at Page 104 as Document No. 902230.

OWNER: Ronald and Joy Ganske Family Trust U/A dated June 21, 2018

That part of the North 1/2 of the Southwest 1/4 of Section 10, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin lying Westerly of the centerline of County Trunk Highway "A",

EXCEPT that part lying Northerly of the centerline of County Trunk Highway "A", and EXCEPT that part conveyed for highway purposes described in Volume 1064 at Page 535 as Document No. 904880.

ALSO

All that part of the Northeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of Section 15, which lies West of the highway leading from Beaver Dam to Waupun;

EXCEPT that part of the Northwest 1/4 of the Northeast 1/4, described as follows, to-wit: Beginning at the North 1/4 post of Section 15; thence South on the 1/4 line of said Section, 10 chains; thence North 86 1/2 degrees East, 9 chains and 28 links to center of highway; thence

North 41 1/2 degrees West, along the center of the highway 12 chains and 53 links to the North line of said Section; thence West 93 links to beginning.

All in Section 15, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin. EXCEPT premises conveyed for highway purposes recorded in Volume 309 of Deeds on page 575 and rerecorded in Volume 310 of Deeds on page 129.

EXCEPT premises conveyed for highway purposes recorded in Volume 832 of Records on page 302.

EXCEPT premises conveyed for highway purposes recorded in Volume 1062 of Records on page 278.

OWNER: Duane Arndt and Janet L. Arndt, husband and wife as survivorship marital property

Part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin described as the South 45 1/2 rods of the Southeast 1/4 of the Southeast 1/4 of Section 9, EXCEPTING therefrom premises described in Warranty Deed recorded in the office of the Register of Deeds for Dodge County, Wisconsin in Volume 310 of Deeds at Page 394 as Document No. 465078 and EXCEPT property conveyed for highway purposes in Volume 307 at Page 336 as Document No. 461485.

The Northeast 1/4 of the Northeast 1/4 of Section 16, EXCEPTING THEREFROM premises described in Warranty Deed recorded in said Register's Office in Volume 307 of Deeds, Page 336, as Document No. 461485. All in Township 12 North, Range 14 East, Dodge County, Wisconsin.

OWNER: Beske Brothers Farms LLC, a Wisconsin limited liability company

The South 1/2 of the Southwest 1/4 in Section 10, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin.

EXCEPT premises described in Warranty Deed recorded in volume 120 of Deeds on Page 555, in the Office of the Register of Deeds, Dodge County, Wisconsin.

EXCEPT premises described in Certified Survey Map recorded in Volume 4 of Surveys at Page 87, in the Office of the Register of Deeds, Dodge County, Wisconsin.

ALSO EXCEPT premises described in a highway deed as recorded in Volume 1057 at Page 710 as Document No. 902065.

OWNER: Esther M. Machkovech, Trustee, or her successors in trust, under the Esther M. Machkovech Living Trust, dated December 12, 2003

The Northwest 1/4 of the Northwest 1/4 of Section Fifteen (15), Township Twelve (12) North, Range Fourteen (14) East, Town of Trenton, Dodge County, Wisconsin.

The Northeast 1/4 of the Northwest 1/4 of Section 15, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin.

A part of the Northwest 1/4 of the Northeast 1/4 of Section Fifteen (15) described as follows, to-wit:

Beginning at the North 1/4 post of said Section 15; thence South on the 1/4 line, 10 chains; thence North 86 degrees East, 9 chains and 28 links to the center of highway; thence North 41 1/2 degrees West, along the center of said highway, 12 chains and 53 links to the North line of said Section; thence West 93 links to the place of beginning. All in Township Twelve (12) North, Range Fourteen (14) East, Town of Trenton, Dodge County, Wisconsin,

EXCEPT for lands described as:

Located in the Northwest-Northeast of Section 15, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin, more particularly described as follows: Commencing at the North 1/4 corner of said Section 15; Thence North 88°22'47" East, along the north line of said Section 15, 14.43 feet to the new southerly right-of-way line of CTH "A", and the point of beginning; Thence continuing North 88°22'47" East, along said north line, 20.50 feet to the existing southerly right-of-way line of said road; Thence continuing North 88°22'47" East, along said north line, 43.07 feet to a point of curvature on the existing centerline of said road; Thence 34.08 feet along said centerline and along a curve to the right, the long chord of which bears South 41°27'28" East, for a distance of 34.08 feet, with a radius of 11,459.16 feet, and a central angle of 00°10'13"; Thence South 41°22'21" East, along said centerline, 791.23 feet to the southerly property line; Thence South 85°57'30" West, along said line, 41.50 feet to the existing southerly right-of-way line of said road; Thence North 41°46'12" West, along the new southerly right-of-way line of said road, 618.69 feet; Thence North 44°22'19" West, along said line, 222.43 feet to the north line of said Section 15, and the point of beginning.

The Southwest 1/4 of the Northwest 1/4 of Section Fifteen (15), Township Twelve (12) North, Range Fourteen (14) East, Town of Trenton, Dodge County, Wisconsin.

The Southeast 1/4 of the Northwest 1/4 of Section Fifteen (15), Township Twelve (12) North, Range Fourteen (14) East, Town of Trenton, Dodge County, Wisconsin.

OWNER: Richard P. Jennings Revocable Trust dated February 17, 2012

The Southeast 1/4 of the Northeast 1/4 of Section 16, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin EXCEPT property conveyed for highway purposes as recorded in Volume 307 at Page 334, as Document No. 461484.

The Northeast 1/4 of the Southeast 1/4 of Section 16, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin. Except premises conveyed for highway purposes recorded in Volume 307 of Deeds on Page 334 and Except Certified Survey Map No. 5294 as recorded in Volume 34 of Surveys on Page 259.

The West 1/2 of the Southwest 1/4 of Section 15, Township 12 North, Range 4 East, Town of Trenton, Dodge County, Wisconsin EXCEPT property described as Lots 1, 2 and 3 of Certified

Survey Map No. 1526 as recorded in Volume 10 of Surveys at Page 208 as Document No. 653690.

OWNER: Daniel F. Bird and Patrick E. Bird, as Trustees of the Bird Farm Trust, dated July 13, 2022

The Southeast 1/4 of the Southwest 1/4 of Section 15, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin.

And

The West 1/2 of the Southeast 1/4 and also all that part of the Southeast 1/4 of the Southeast 1/4 lying West of USH 151, Section 15, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin, Except premises conveyed for highway purposes recorded in Volume 309 of Deeds at page 573 and Except premises conveyed for highway purposes recorded in Volume 844 of Records at page 336.

And

The Northeast 1/4 of the Southwest 1/4 of Section 15, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin.

OWNER: Susan K. Bruckner and Kenneth H. Bruckner, wife and husband, as survivorship marital property (description from QC Deed Doc. 1306264)

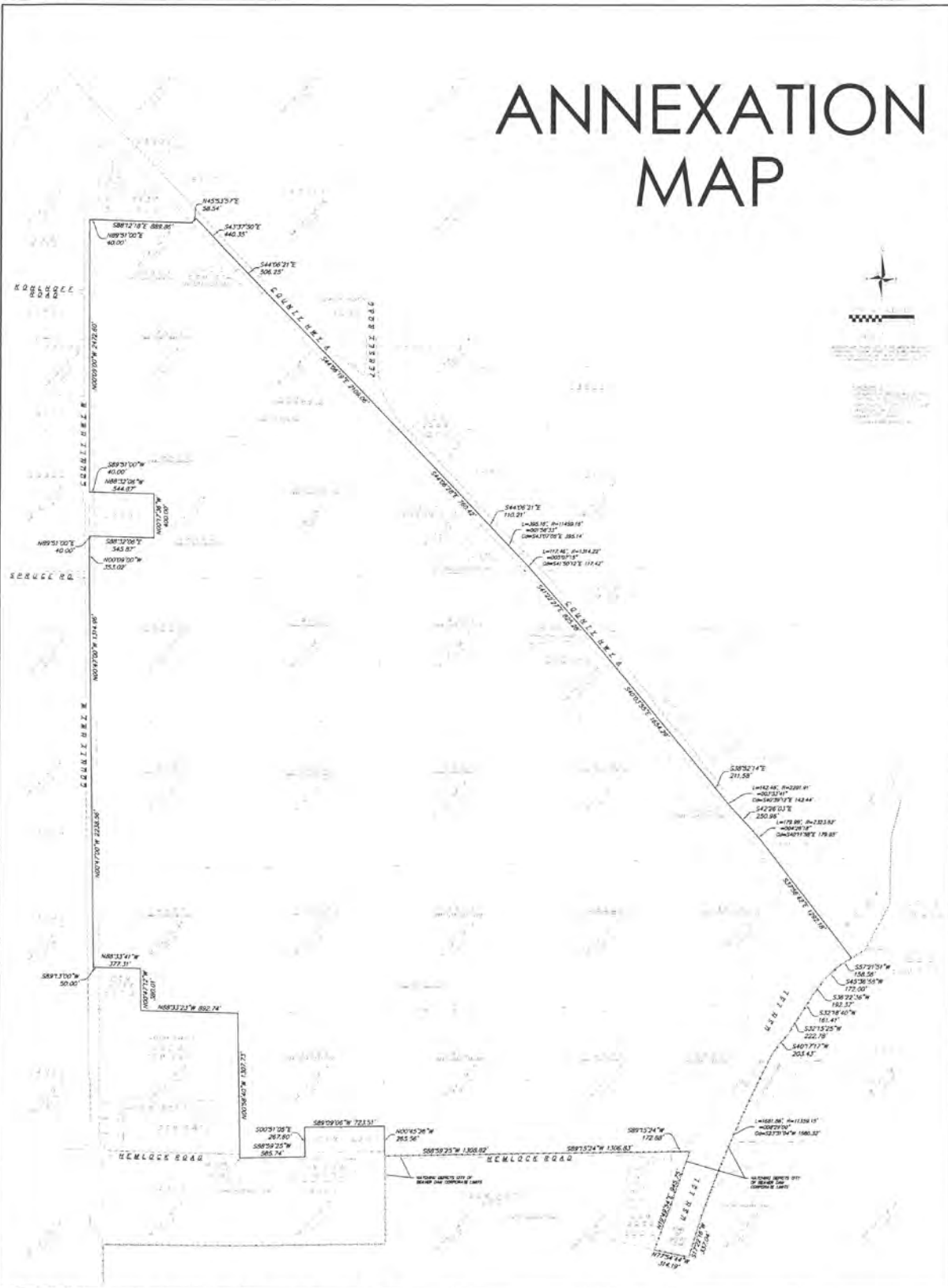
The following described real estate in Dodge County, Wisconsin: Certified Survey Map as recorded in the office of the Register of Deeds for Dodge County, Wisconsin in Volume 4 of Certified Surveys, Page 87 as Document No. 577335; being part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 12 North, Range 14 East, Town of Trenton, Dodge County Wisconsin. Being the same property conveyed by Deed recorded in Volume 731, Page 85 of the Dodge County, Wisconsin records. LESS AND EXCEPT: Situated in Dodge County, Wisconsin: located in the SW-SE and the SE-SW of Section 10, Township 12 North, Range 14 East, Town of Trenton, Dodge County, Wisconsin, and ALSO being part of the CSM recorded in Volume 4, Page 87 of Surveys in the Dodge County Register of Deeds Office, more particularly described as follows: Commencing at the S 1/4 corner of said Section 10; thence North 88°22'47" East along the South line of said Section 10, 14.43 feet to the new Southerly right-of-way line of CTH "A", and the point of beginning; Thence North 44°22'19" West along said line, 20.71 feet to the N-S 1/4 line of said Section 10; thence continuing North 44°22'19" West, along said right-of-way line, 335.20 feet. Thence North 42°49'33" West, along said right-of-way line, 223.83 feet to the Westerly property line; thence North 45°53'39" East, along said property line, 22.00 feet to the existing Southerly right-of-way line of said road; thence continuing North 45°53'39" East, along said property line, 33.00 feet to the existing centerline of said road; thence South 44°06'21" East, along said centerline, 110.21 feet to a point of curvature on the N-S 1/4 line of said Section 10; thence 117.42 feet, along said centerline, and along a curve to the right, the long chord of which bears South 41°50'12" East, 117.42 feet, with a radius of 11,459.16 feet, and a central angle of 00°35'14", to the South line of said Section 10; thence South 88°22'47" West, along said line, 43.07 feet to the existing Southerly right-of-way line of said road; thence continuing South 88°2'47" West, along said Section line, 20.50 feet to the new Southerly right-of-way line of said road, and the point of beginning.

EXHIBIT B

SCALE MAP OF TERRITORY

(Attached)

ANNEXATION MAP



<h2 style="margin: 0;">Project Wave</h2>	<p style="margin: 0;">ANNEXATION MAP PART OF SEC. 10, T4 N, R15 W AND SEC. 20, T4 N, R15 W, RANGE 15, BASE TOWNSHIP OF TRENTON & BEECHER DAM, POLK COUNTY, IOWA</p>	<p style="margin: 0;">vierbicher planners engineers architects</p>
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