



City of Beaver Dam, Wisconsin

ORD11925

RECEIVED  
04/09/2025

Municipal Boundary Review  
WI Dept. of Administration

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 02-2025 ("Annexation Ordinance") and the original is on file in the City Clerk's office. The common council approved the Annexation Ordinance at its meeting held on March 17, 2025. The population of the territories being attached to the City is zero (0) persons.

City Ordinance No. 02-2025 was adopted pursuant to WI Stats. s.66.0217(2), Direct Annexation by Unanimous Approval.

City Ordinance No. 02-2025 was published on and is effective as of April 1, 2025.

The MBR number is 14737. The tax parcel identification number for the property is 004-1214-2213-002.

IN WITNESS WHEREOF, I have set my hand and the seal of the City of Beaver Dam this 9<sup>th</sup> day of April, 2025.

Tracey Ferron

City of Beaver Dam Clerk



**CITY OF BEAVER DAM, WISCONSIN**

**ORDINANCE NO. 2-2025**

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

**RECITALS**

- A. On February 3, 2025, a petition to annex (the “Annexation Petition”) the property described in and depicted 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 of the real property described in the Annexation Petition and is incorporated as Exhibit B.
- B. The current population of the Property is zero (0).
- 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 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. 24, 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 zoned in the light manufacturing zoning district.
- 6. Payment to Town of Beaver Dam. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the City agrees to pay annually to the Town of Beaver Dam, for five (5) years, an amount equal to the amount of property taxes that the Town of Beaver Dam levied on the Property as shown by the Town’s 2024 tax roll.
- 7. Effective Date. This Ordinance shall take effect after publication in accordance with Wisconsin law.

First and Second Reading – March 17, 2025

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

APPROVED: March 17, 2025

By: Bobbi Marck  
Bobbi Marck, Mayor

ATTEST: March 17, 2025

By: Tracey M. Ferron  
Tracey M. Ferron, City Clerk

STATE OF WISCONSIN

COUNTY OF DODGE

Personally came before me this 17<sup>th</sup> day of March, 2025, the above named Bobbi Marck and Tracey Ferron, 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: 4/26/2027

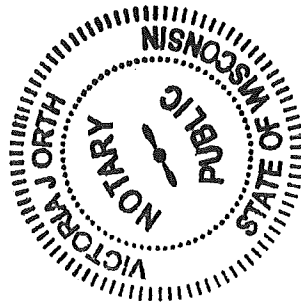
This instrument drafted by:

Rick Manthe

Stafford Rosenbaum LLP

P.O. Box 1784

Madison, WI 53701-1784



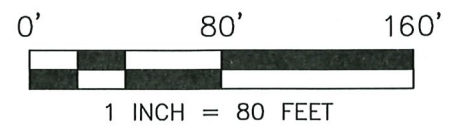
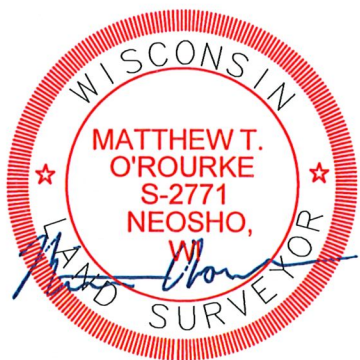
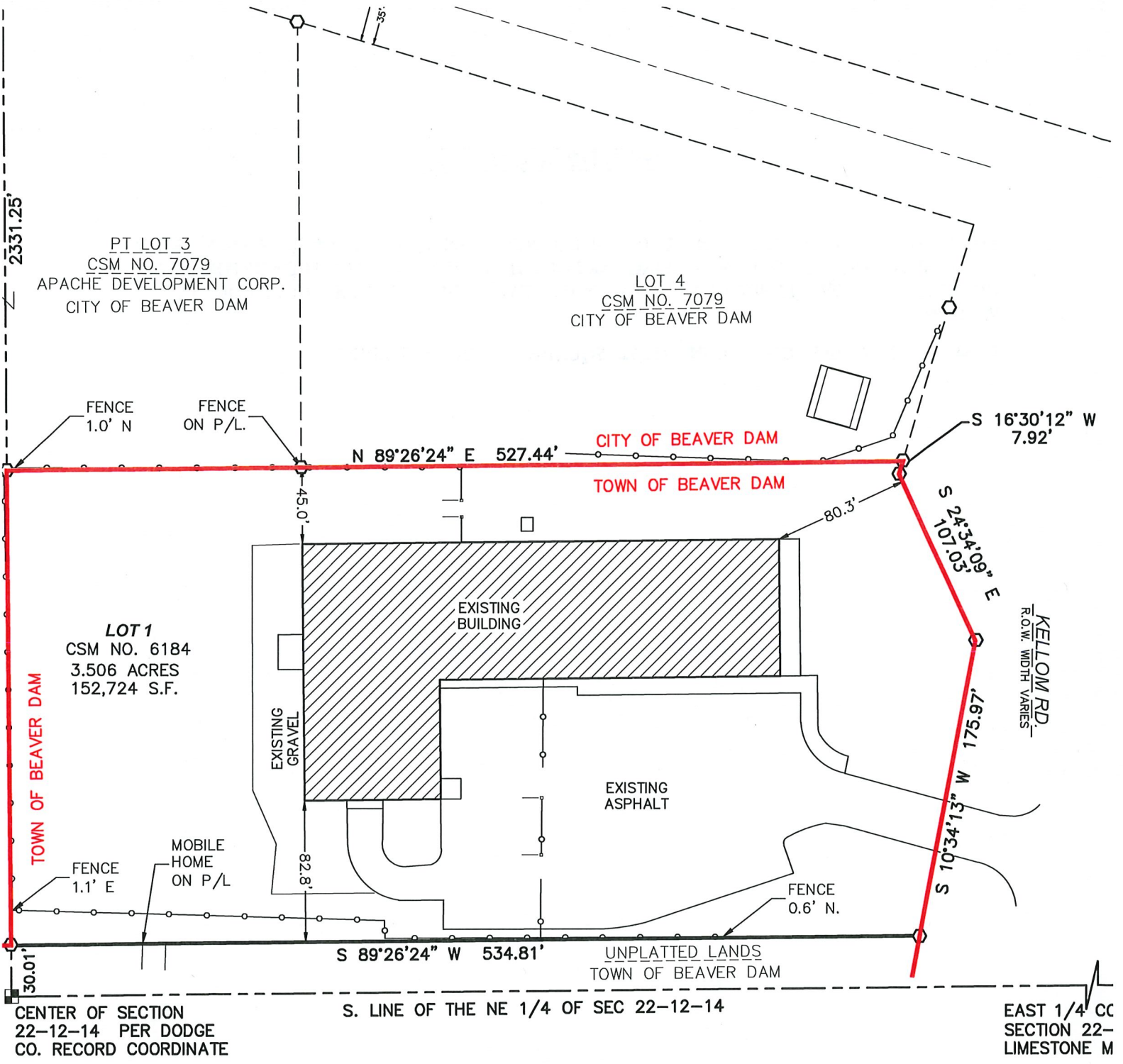
Attachments:

Exhibit A – Legal Description and Depiction of Property to be Annexed  
Exhibit B - Annexation Petition

**EXHIBIT A**

**Legal Description and Depiction of Property to be Annexed**

LOT 1 OF CSM 6184, RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS  
OFFICE SEPTEMBER 6, 2007 AS DOCUMENT NO. 1096667, BEING PART OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 12 NORTH, RANGE  
14 EAST, TOWN OF BEA VER DAM, DODGE COUNTY, WISCONSIN.  
LANDS AS DESCRIBED CONTAINING 152,724 SQUARE FEET OR 3.506 ACRES.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY ZONE NAD 8 (91) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC 22-12-14 PUBLISHED BY DODGE CO. S 89°15'40" W.

'S CERTIFICATION:

**EXHIBIT B**  
**ANNEXATION PETITION**

**PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS CONSENT  
PURSUANT TO § 66.0217(2) OF THE WISCONSIN STATUTES**

TO: City of Beaver Dam  
City Clerk  
205 S. Lincoln Ave.  
Beaver Dam, WI 53916

Town of Beaver Dam  
Town Clerk  
W8540 County Road W.  
Beaver Dam, WI 53916

The undersigned, constituting the only owner of the real property depicted and legally described on the graphic scale survey attached as Exhibit A, which property is currently located within the Town of Beaver Dam and is contiguous to the City of Beaver Dam, hereby petitions the Common Council of the City of Beaver Dam to annex said territory to the City of Beaver Dam.

The territory proposed for annexation from the Town of Beaver Dam to the City of Beaver Dam consists of the following tax parcel: 004-1214-2213-002. There are no electors resigning within the territory to be attached and the population of the territory to be attached is zero.


The undersigned requests that this annexation be approved and take effect in the manner provided for by law.

This Petition for Annexation has been executed by the owners of all of the real property within the territory to be annexed and is filed pursuant to Wis. Stats. § 66.0217(2).

Dated this 3rd day of February, 2025

**OWNER:**

**Mahoney Group, LLC**

By:   
Mark Mahoney, Sole Member

## **LEGAL DESCRIPTION**

LOT 1 OF CSM 6184, RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 6, 2007 AS DOCUMENT NO. 1096667, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 12 NORTH, RANGE 14 EAST, TOWN OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

LANDS AS DESCRIBED CONTAINING 152,724 SQUARE FEET OR 3.506 ACRES.

Prepared By:



111 WEST 2<sup>ND</sup> STREET  
OCONOMOWOC, WISCONSIN  
262-367-7599