



Village of Theresa
292 Mayville Street
Theresa, WI 53091

ORD12014

RECEIVED
November 24, 2025
Municipal Boundary Review
Wisconsin Dept. of Admin.

Village of Theresa
Dodge County, Wisconsin

I, Becky Tellier, duly appointed Clerk-Treasurer of the Village of Theresa, Dodge County, Wisconsin, do hereby certify that the attached document titled:

"ORDINANCE NO. 2025-03; AN ORDINANCE ANNEXING TERRITORY FROM THE TOWN OF THERESA, DODGE COUNTY, WISCONSIN, TO THE VILLAGE OF THERESA, DODGE COUNTY, WISCONSIN"

is a true, correct, and complete copy of the ordinance duly adopted by the Village Board of the Village of Theresa at a legally convened meeting held on the 20th day of October, 2025, and that said ordinance remains on file in the official records of the Village.

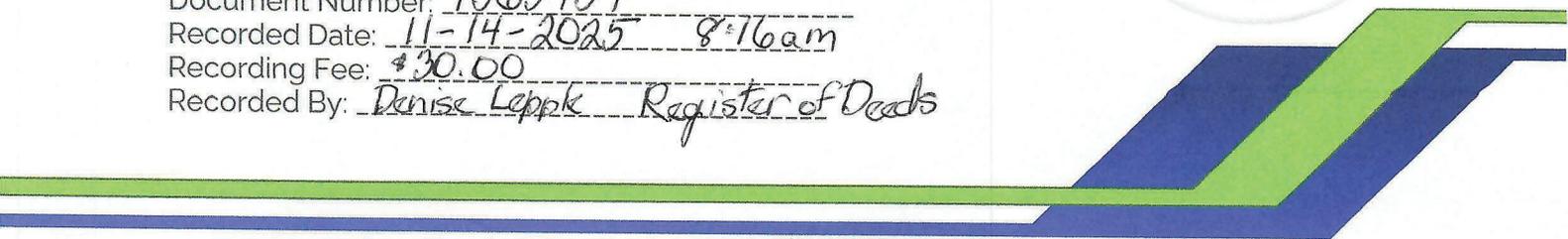
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Village of Theresa on this 24 day of November, 2025.

Becky Tellier- WPMC, MMC
Clerk-Treasurer
Village of Theresa, Dodge County, Wisconsin



DODGE COUNTY REGISTER OF DEEDS RECORDING INFORMATION

Document Number: 1365934
Recorded Date: 11-14-2025 8:16am
Recording Fee: \$30.00
Recorded By: Denise Leppk Register of Deeds



VILLAGE OF THERESA, DODGE COUNTY, WISCONSIN

ORDINANCE NO. 2025-03

AN ORDINANCE ANNEXING TERRITORY FROM THE TOWN OF THERESA, DODGE COUNTY, WISCONSIN, TO THE VILLAGE OF THERESA, DODGE COUNTY, WISCONSIN

WHEREAS, a petition for direct annexation by unanimous approval was filed with the Village Clerk-Treasurer of the Village of Theresa by the property owner, Brian Koll, pursuant to the provisions of Section 66.0217, Wisconsin Statutes; and

WHEREAS, said petition for annexation has been reviewed and found to be in compliance with the applicable statutes; and

WHEREAS, the Village Board of the Village of Theresa has determined that the proposed annexation is in the best interests of the Village and its residents;

NOW, THEREFORE, the Village Board of the Village of Theresa, Dodge County, Wisconsin, does ordain as follows:

Section 1. Territory Annexed.

In accordance with Section 66.0217, Wisconsin Statutes, the following described territory in the Town of Theresa, Dodge County, Wisconsin, is hereby annexed to the Village of Theresa:

Beginning in the North 1/4 corner of Section 15; thence N89 degrees 48' 18" East along the north line of the northeast 1/4 line of Section 15, 136.48 feet; thence S 4 degrees 50' 12" W, 18.66 feet; thence S 20 degrees 31' 49" W, 163.07 feet; thence S 75 degrees 58' 44" W, 79.24 feet to the north-south 1/4 line of said Section 15; thence N 0 degrees 15' 09" W along said north-south 1/4 line, 190.04 feet to the point of beginning.

Section 2. Ward Assignment.

The above-described territory is hereby assigned to Ward 3 of the Village of Theresa.

Section 3. Effective Date.

This ordinance shall take effect upon publication and recording with the Dodge County Register of Deeds.

Adopted by the Village Board of the Village of Theresa on this 20th day of October, 2025.



Jody Steger, Village President



Becky Tellier, Clerk-Treasurer

Exhibit A

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Town 12 North, Range 17 East, Town of Theresa, Dodge County, Wisconsin, being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of Section 15; thence N.89°48'18"E. along the north line of the Northeast $\frac{1}{4}$ line of Section 15, 136.48 feet; thence S.4°50'12"W., 18.66 feet; thence S.20°31'49"W., 163.07 feet; thence S.75°58'44"W., 79.24 feet to the north-south $\frac{1}{4}$ line of said Section 15; thence N.0°15'09"W. along said north-south $\frac{1}{4}$ line, 190.04 feet to the Point-of-Beginning. Said property containing 19,402 square feet or 0.445 acres. (Part of Tax Parcel 042-1217-1512-002) is shown on Exhibit B.

The above excepted premises being described on Certified Survey Map dated and signed on the 17th day of September, 2025, by Mark R. Tomashek (S-2340), Wisconsin Land Surveyor as Job No. 25-2616 Sheet 1 of 1. (Exhibit B)

(Tax Key No. 042-1217-1512-002).

Exhibit B

BOUNDARY SURVEY

[This survey was prepared under s.66.0217 and s.66.0219 - Annexation of parcels of land between the same owners of adjoining property.]

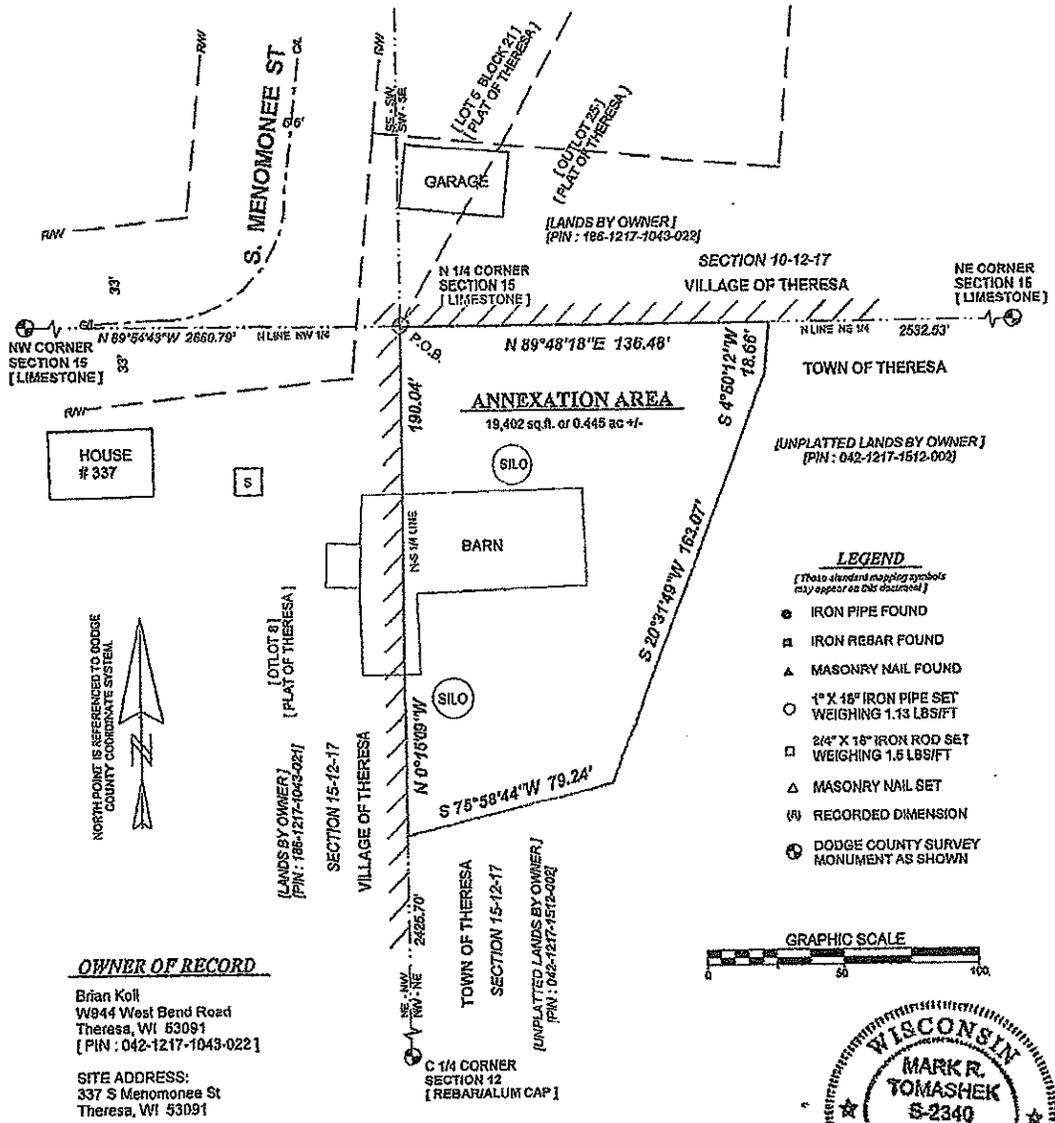
Annexation Description:

A SURVEY OF A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWN 12 NORTH, RANGE 17 EAST, TOWN OF THERESA, DODGE COUNTY, WISCONSIN.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the North 1/4 corner of Section 15; thence N.89°48'18"E. along the north line of the Northeast 1/4 line of Section 15, 136.48 feet; thence S.4°50'12"W., 18.66 feet; thence S.20°31'49"W., 163.07 feet; thence S.75°58'44"W., 79.24 feet to the north-south 1/4 line of said Section 15; thence N.0°15'09"W. along said north-south 1/4 line, 190.04 feet to the Point-of-Beginning.

Said parcel contains 19,402 square feet or 0.445 acres more or less. This parcel is subject to any easements or restrictions of record.

I Mark R Tomashek Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Brian Koll, owner, I further certify that this map and description is a correct representation of all exterior boundaries thereof according to official records and that I have complied with the provisions of Chapter 66 of the Wisconsin Administrative Code for Annexation of Lands.



OWNER OF RECORD

Brian Koll
W944 West Bend Road
Theresa, WI 53091
[PIN : 042-1217-1043-022]

SITE ADDRESS:
337 S Menomonee St
Theresa, WI 53091

I certify that this map is correct according to official records to the best of my knowledge and belief. Dated this 17 day of SEPT., 2025

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



New Frontier Land Surveying
P.O. BOX 676 - BEAVER DAM, WI 53916
PH: (608)258-3904 F: (608)885-3635
email: newfrontier@newfrontierland.com
JOB NO: 25-2816 SHEET 1 OF 1

NOTE: No title commitment or results of a title search were furnished to New Frontier Land Surveying performing this survey. This Survey may not reflect easements of record, encumbrances, restrictions, ownership title evidence or other facts that an accurate and current title search may disclose.