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August 8, 2024

VIA OVERNIGHT DELIVERY AND E-MAIL

Wisconsin Department of Administration  
Municipal Boundary Review  
101 E Wilson Street, Floor 2  
Madison, WI 53701  
Email: wimunicipalboundaryreview@wi.gov; mds@wi.gov

**Re: Petition for Direct Annexation by Unanimous Approval**

To Whom it May Concern:

The purpose of this letter is to submit a copy of the Petition for Direct Annexation By Unanimous Approval executed by the Petitioners (as defined therein) (the "**Petition**") which was filed on August 7, 2024 with the Common Council of the City of Beaver Dam, Dodge County, Wisconsin (the "**City**"), for the direct annexation to the City, and the detachment from the Town of Trenton, Dodge County, Wisconsin (the "**Town**"), of certain territory as more particularly described in the Petition (the "**Territory**"), to the Wisconsin Department of Administration pursuant to §66.0217(2) of the Wisconsin Statutes.

Accordingly, enclosed with this letter is a copy of the Petition, which contains the legal description of the Territory to be annexed and a copy of the scaled map of the Territory. The Petition has also been filed with the Town's Clerk in accordance with §66.0217(2) of the Wisconsin Statutes.

Sincerely,  
Quarles & Brady LLP  
*Ariel Kierre Elvington*  
A. Kierre Elvington, Esq.

AKE/  
Enclosures

cc (w/enclosures):  
Trent Campbell (bdadc@cityofbeaverdam.com)  
Larry Konopacki (lkonopacki@staffordlaw.com)  
Karla Zimmerman (clerk@tn.trenton.wi.gov)

## 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.

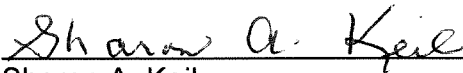
*[signature pages follow]*

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

**PETITIONER:**

DAVID F. AND SHARON A. KEIL

  
\_\_\_\_\_  
David F. Keil

  
\_\_\_\_\_  
Sharon A. Keil

SIGNATURE PAGE TO PETITION  
PETITIONER – KEIL

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

**PETIONER:**

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



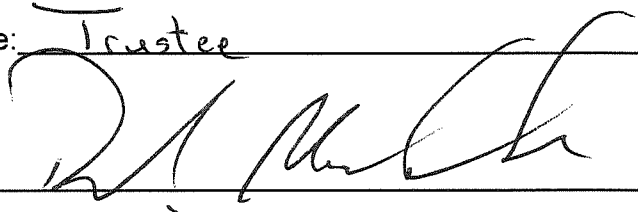
IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this Petition.

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

By: 

Print Name: Diane Kettleson

Title: Trustee

By: 

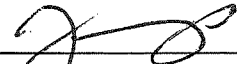
Print Name: Daniel Machkovech

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 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.

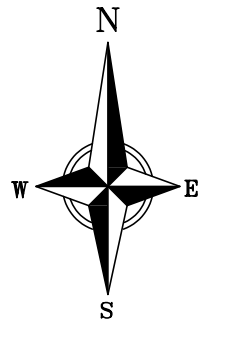
**EXHIBIT B**

**SCALE MAP OF TERRITORY**

(Attached)



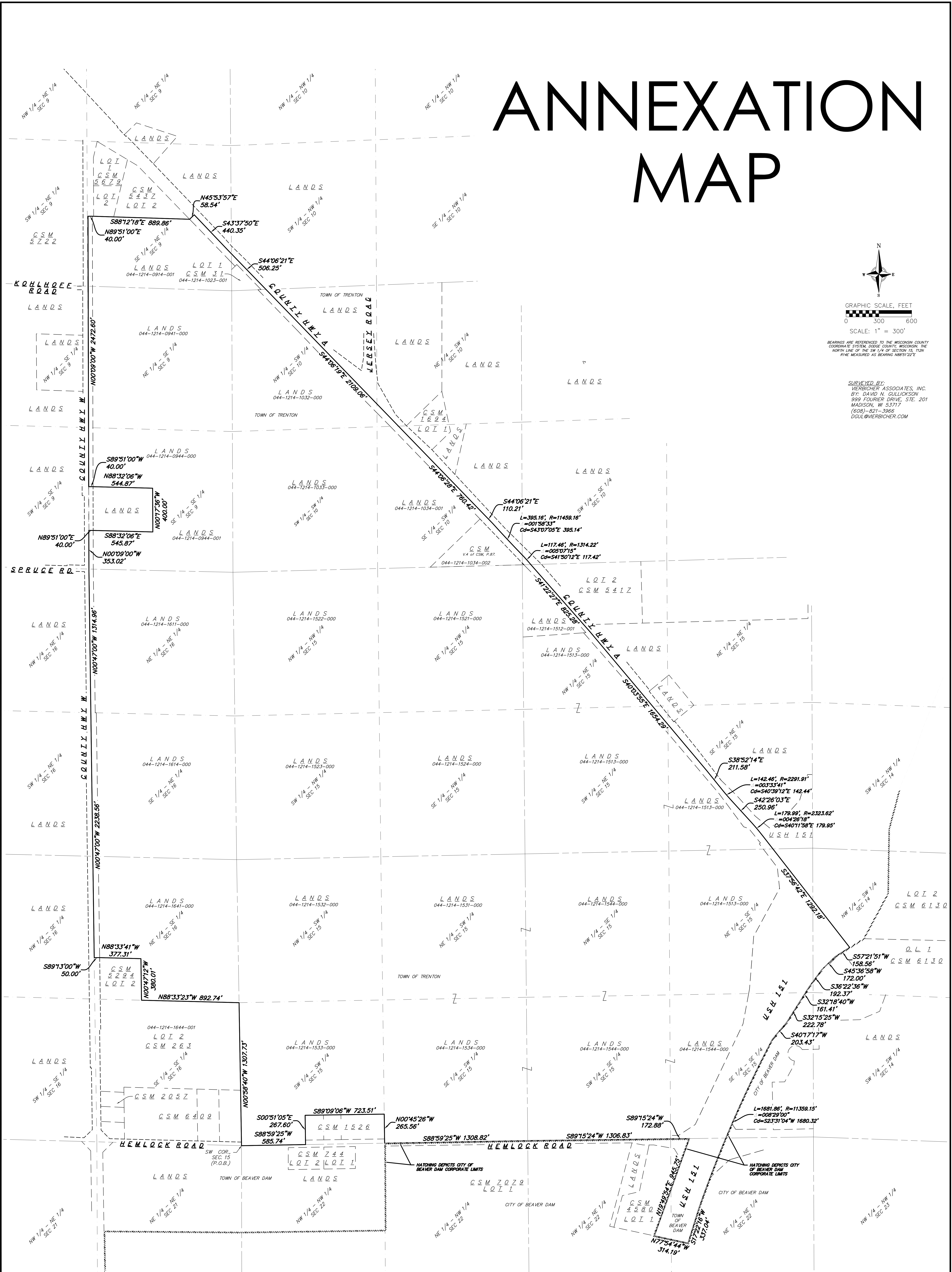
# ANNEXATION MAP



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

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Ganske et al**

Petition Number: **14692**

1. Territory to be annexed: From **TOWN OF TRENTON** To **CITY OF BEAVER DAM**

2. Area (Acres): 833.942

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 3,206.58

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$16,032.90

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

c. Paid by:  Petitioner  City  Village

s.66.0307  s.66.0225  s.66.0301

Other: \_\_\_\_\_

4. Resident Population: Electors: 10 Total: 10

5. Approximate **present land use** of territory:

Residential: 10 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Undeveloped: 90 %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: 50 %

Other: 50 %

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: n/a

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential, Commercial, Industrial, Undeveloped

In the town?: Residential, Undeveloped

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other \_\_\_\_\_

---

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No      Town  Yes  No

If yes, approximate timetable for providing service:      City/Village      Town

Sanitary Sewers immediately    
or, write in number of years.      \_\_\_\_\_      \_\_\_\_\_

Water Supply immediately    
or, write in number of years.      \_\_\_\_\_      \_\_\_\_\_

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

---

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

b. How is the annexation territory now zoned? Prime Agricultural, General Agricultural

c. How will the land be zoned and used if annexed? Light Manufacturing

---

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

---

13. Other relevant information and comments bearing upon the public interest in the annexation:

None.

---

Prepared by:  Town  City  Village

Name: Todd M Janssen

Email: tjanssen@ci.beaverdam.wi.gov

Phone: 920-356-2543

Date: 09/06/2024

(March 2018)

---

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

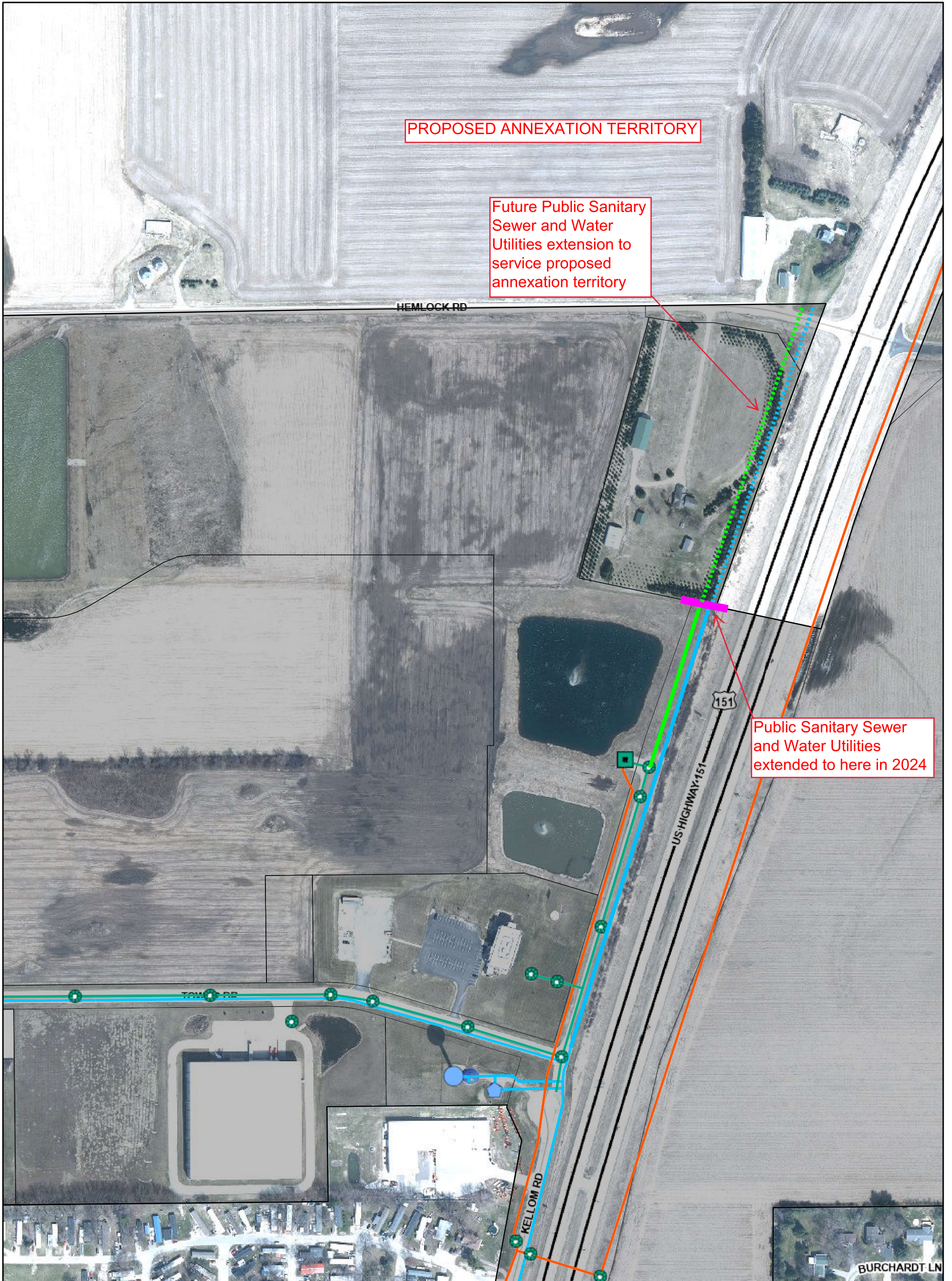
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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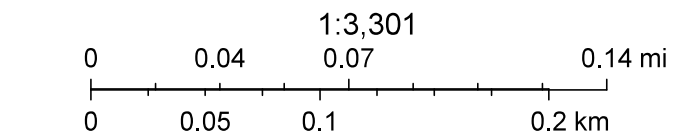
# System Map



9/6/2024, 3:31:25 PM

- Sanitary MHS
- Sanitary Lift Stations
- Sanitary Main
  - Gravity Main
  - Force Main
- Water Structures
  - ⬠ Pump Station
  - Storage Basin
  - Water Mains
  - Parcels (Live) - Tax Parcels

- Beaver Dam City Boundary
- All Roads
- US Highways



Dodge County Land Resources & Parks



**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: See #3G below for complete list of Parcels	From Town of: Trenton and Beaver Dam	To City/Village of: City of Beaver Dam
---	---	---

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

Y (3) Creates an island area in Township (completely surrounded by city) (see note below under #3K)

N (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

N/A (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

N (7) Legend

Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

- A. There is no legend but there does not seem to be anything on the map that one would need a legend to identify.
- B. The bearing basis shown is for the north line of the SW1/4 of Section 15. There are no dimensions for that line shown on the map and since one of the corners would have to be the center of section, I would encourage to use a different line that does show a dimension and is not tied to the center of section. The SOUTH line of the SW1/4 (shown as S 88D 59'25"W) for example may be a better option.
- C. The first page of the Petition ... first paragraph, third line from the bottom states "... detachment from the Town of Trenton". Since a portion of the annexation is for existing ROW for USH 151 in the Town of Beaver Dam ... should it also show the Town of Beaver Dam? It references the territory in Paragraph 6, which being the legal in Exhibit A that includes this land ... I would think so.
- D. On the signature pages it lists the individual "Bird" family members but perhaps should have in addition shown "Bird Farm Trust dated July 13, 2022"
- E. I believe the header for the annexation legal should also include as being part of ... the NE1/4 SW1/4 Sec 10 & SW1/4 SE1/4 Sec 10.
- F. The legal description for Bruckner is missing a large portion (see attached where I have highlighted the missing portion). Also last bearing should be S 88Deg 22' 47" W (shows 2').

- G. SW corner of map ... shows “Lot 2 CSM 5294 ... should be Lot 1. Also Lot 2 CSM 263 ... should be CSM 1052. This CSM is also referenced in the legal description of the annexation.
- H. I don’t know that was necessary to begin with ... but just FYI, the Beske legal includes part lying east of CTH A that is not part of this annexation ... should it be excluded?
- I. Like Beske, not sure was necessary to list the individual legals, but the description for Ganske gets a bit confusing because of changes to the road and road names since Ganske’s acquired. We are thinking perhaps should simple describe “lying westerly of CTH A” (and not “W”) and remove the exception for “that part lying northerly ...”

J. List of Parcels:

- 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

K. While NOT “completely surrounded by the City, this annexation will result in three Town of Trenton parcels being physically separated from any other part of the township PIN’s 044-1214-1533-001, 004-1214-1533-002 and 044-1214-1533-003 will now be surrounded by the City of Beaver Dam on the North, West and East sides and the Town of Beaver Dam on the South side.

Prepared by: David Addison  
 Title: LIO  
 Phone: 920-386-3773  
 Date: 09/06/2024

Please **RETURN PROMPTLY** to:  
 Municipal Boundary Review  
 PO Box 1645  
 Madison WI 53701  
 (608) 264-6102 **FAX** (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

## EXHIBIT A

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 a 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 said centerline; thence 395.16 feet, along said centerline and along a curve to the right, the long chord of which bears South 43° 07' 05" East, 395.14 feet, with a radius of 11,459.16 feet, and a central angle of 01° 58' 33" 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° 22' 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.

*For informational purposes only:*

*Property Address: N8917 County Rd A, Beaver Dam, WI 53916*

*Tax Key Number: 044-1214-1034-002*

shows as 2' in legal

highlighted area is missing from  
Bruckner legal description

N00°58'4"

SW

SE

S89°09'06"W 723.51'

S00°51'05"E  
267.60'

003 | 002 | 1533-001

N00°45'26"W  
265.56'

S88°59'25"W  
585.74'

C S M 1 5 2 6

Town of Trenton parcels

S88°59'25"W 1

COR.,  
C. 15  
(D.B.)

<u>C</u>	<u>S</u>	<u>M</u>	<u>7</u>	<u>4</u>	<u>4</u>
<u>L</u>	<u>O</u>	<u>T</u>	<u>2</u>	<u>L</u>	<u>O</u>
				<u>T</u>	<u>1</u>

HATCHING DEPICTS CITY  
BEAVER DAM CORPORAT

TOWN OF BEAVER DAM

L A N D S

NW 1/4 - NW 1/4  
SEC 22

NE 1/4 - NW 1/4  
SEC 22

Layer List Legend

Quick Links:

- Property Search
- View Map

Saved Maps:

Defau ?

Layers:

Addressing and Ownership

- Parcels
- Parcel Numbers
- CSM Boundaries
- CSM Lots
- Sub and Condo Lots
- Subdivision & Condos
- Address Points
- Encumbrances
- ROW
- Driveways
- Building Footprints

Parcel Annotation

- Dimensions
- Misc Text
- Misc Lines

Elevation Layers

Overlay Layers

- Public Lands
- County Parks
- Soils
- Wetland Points
- Wetland District
- Shoreland Zoning
- Regulatory Floodplain
- County Zoning
- School Districts
- Supervisory Districts
- Sanitary Districts
- Voting Wards
- Zip Codes
- Wild Goose Trail

Basemap Layers

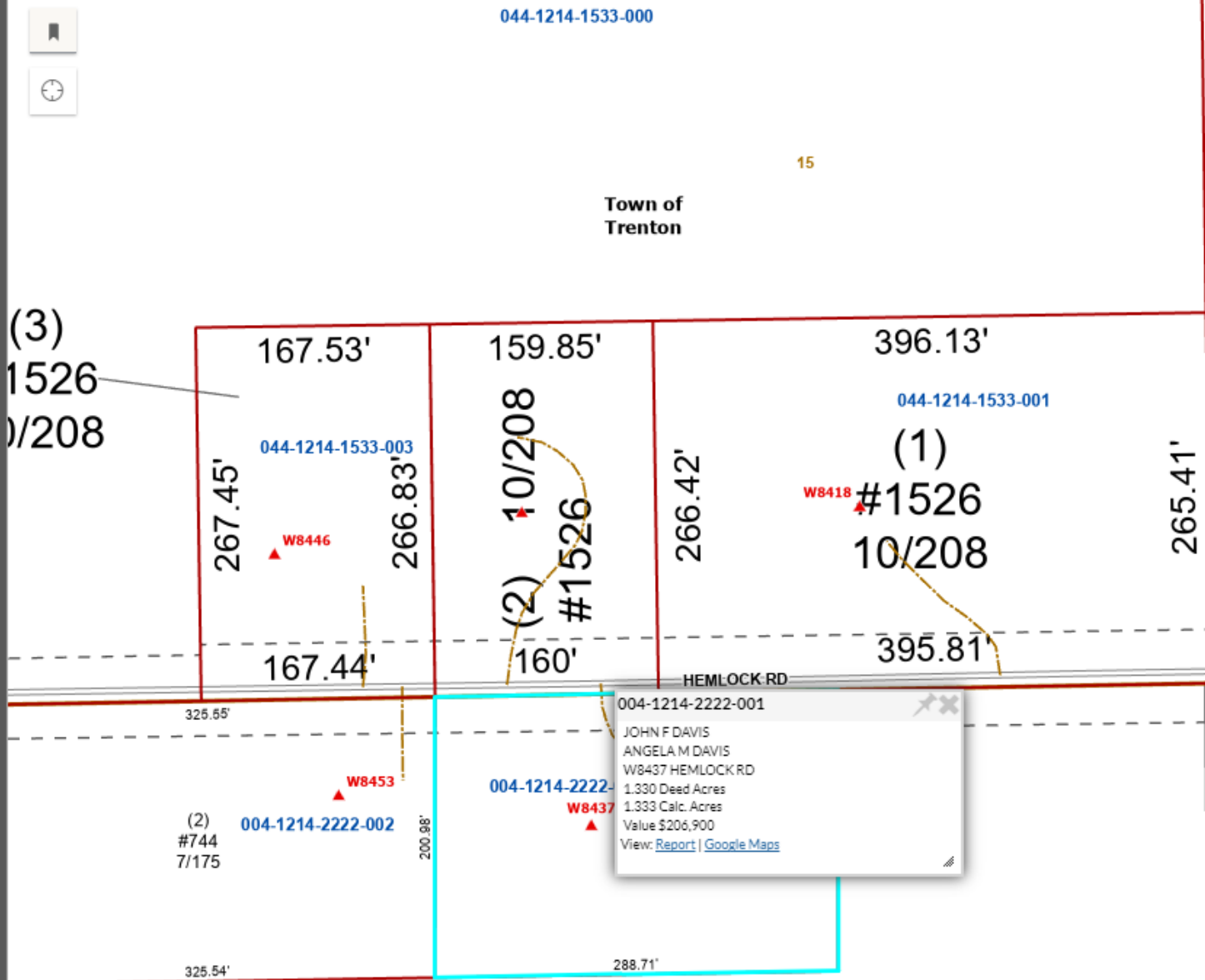
- Corporate Limits Low Level
- Corporate Limits High Level
- Towns
- Municipalities
- Section Corners
- Sections
- Quarter Sections
- Qtr Qtr Sections
- USA Major Highways
- Centerlines
- Railroads
- Rivers and Streams
- Lakes and Rivers
- Horicon Marsh
- County Outlines

Aerial Photography

Restore Layer Defaults

Identify Zoom in Select Clear Selection(s) Draw & Measure Print Download More Toolbar Options

Map navigation controls: +, -, Full Screen, Home, Refresh



004-1214-2222-001  
 JOHN F DAVIS  
 ANGELA M DAVIS  
 W8437 HEMLOCK RD  
 1.330 Deed Acres  
 1.333 Calc. Acres  
 Value \$206,900  
 View: [Report](#) | [Google Maps](#)



# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Ganske et al**

Petition Number: **14692**

1. Territory to be annexed: From **TOWN OF TRENTON** To **CITY OF BEAVER DAM**

2. Area (Acres): 834

3. Pick one:  Property Tax Payments **OR**  Boundary Agreement

a. Annual town property tax on territory to be annexed:  
\$ 3253 a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town  
(annual tax multiplied by 5 years): 16,265 b. Year adopted \_\_\_\_\_

c. Paid by:  Petitioner  City  Village c. Participating jurisdictions \_\_\_\_\_

Other: \_\_\_\_\_ d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: \_\_\_\_\_ Electors: \_\_\_\_\_ Total: \_\_\_\_\_

5. Approximate **present land use** of territory:

Residential: 2 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Undeveloped: 4 % Agricultural 90% Forest 2%

6. If territory is undeveloped, what is the **anticipated use**?

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Other: \_\_\_\_\_ %

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: \_\_\_\_\_

8. What is the **nature of land use adjacent** to this territory in the city or village?

In the town?: agland, residential

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other \_\_\_\_\_

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No Town  Yes  No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately    
or, write in number of years. \_\_\_\_\_

Water Supply immediately    
or, write in number of years. \_\_\_\_\_

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

b. How is the annexation territory now zoned? A-1, A, Conservancy

c. How will the land be zoned and used if annexed? \_\_\_\_\_

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Name: Karla Zimmerman, Clerk

Email: clerk@tn.trenton.wi.gov

Phone: 920-763-4631

Date: 9/3/24

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

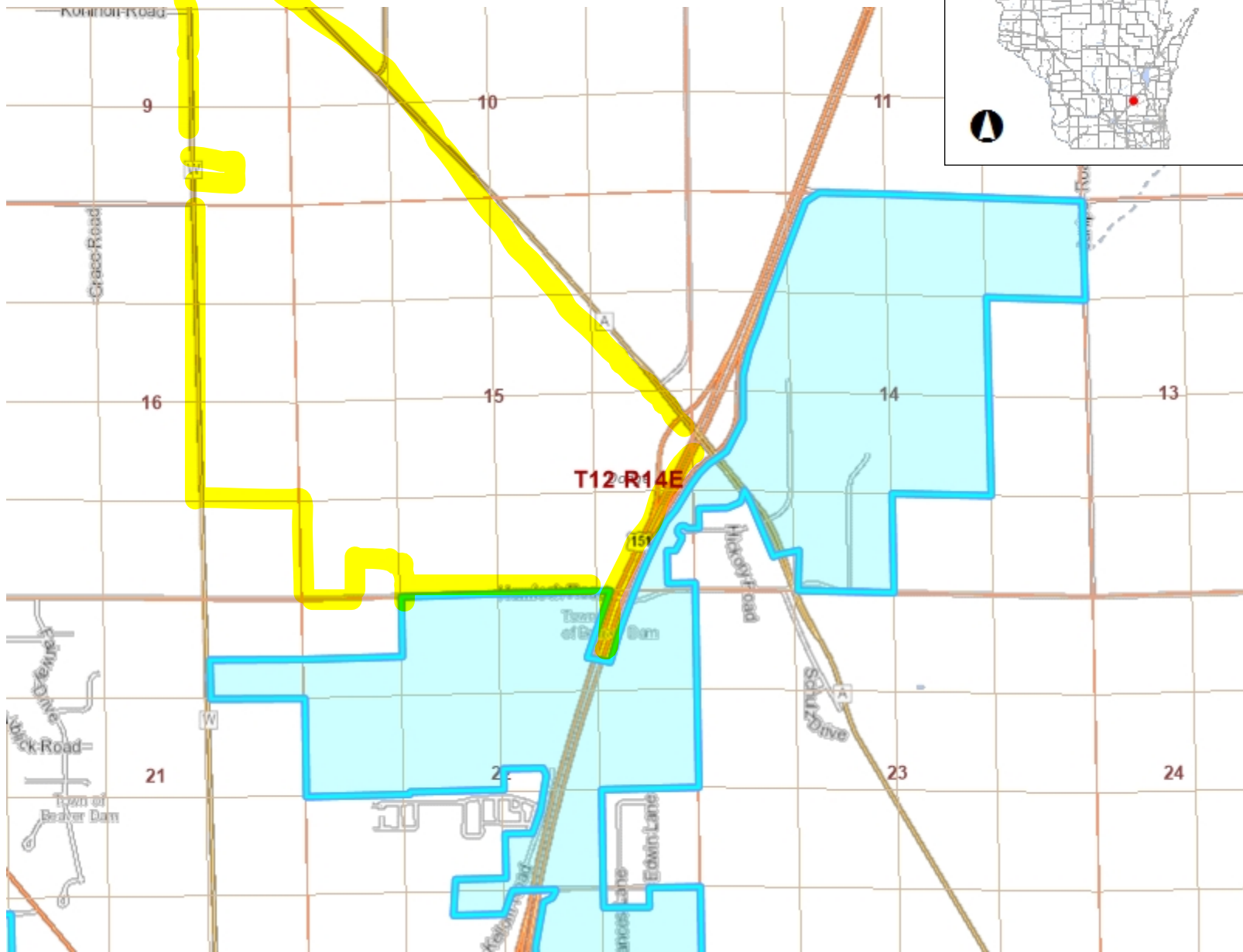
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



# Surface Water Data Viewer Map



- Legend**
- Township
  - Section
  - Quarter-Quarter
  - County Boundary
  - Cities, Towns & Villages**
  - City
  - Village
  - Civil Town
  - Municipality
  - State Boundaries
  - County Boundaries
  - Major Roads**
  - Interstate Highway
  - State Highway
  - US Highway
  - County and Local Roads**
  - County HWY
  - Local Road
  - Railroads
  - Tribal Lands
  - Rivers and Streams
  - Intermittent Streams
  - Lakes and Open water



NAD\_1983\_HARN\_Wisconsin\_TM

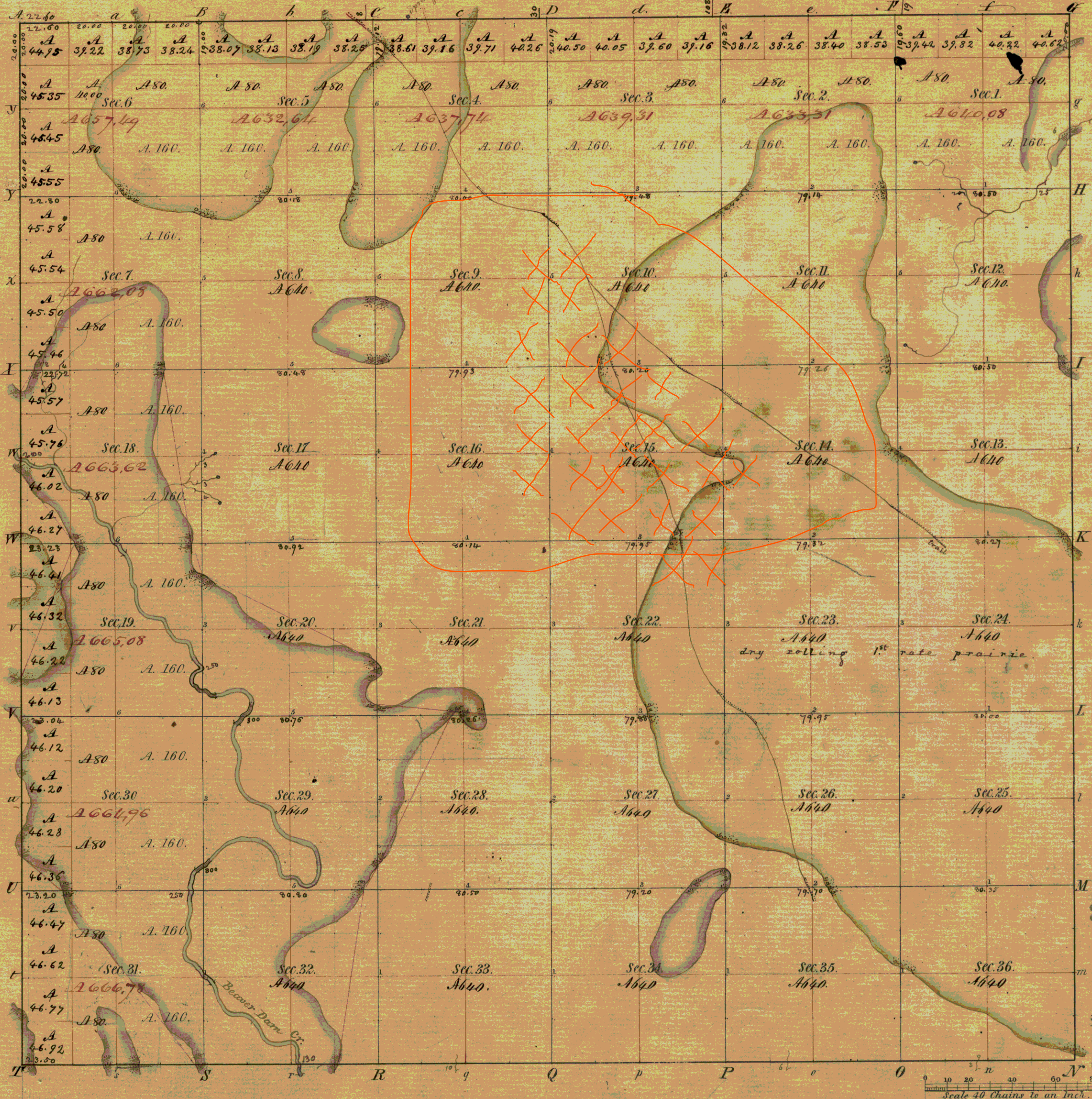
1: 23,760

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

## Notes



# Township N<sup>o</sup> XII N. Range N<sup>o</sup> XIV E. 4<sup>th</sup> Mer. (Wis. Ter.)



Meanders of

Posts	Courses	Ch. <sup>s</sup> Lk <sup>s</sup>	Posts	Courses	Ch. <sup>s</sup> Lk <sup>s</sup>	Posts	Courses	Ch. <sup>s</sup> Lk <sup>s</sup>

Total number of Acres: 23,163.09

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p <sup>d</sup> for and ch <sup>s</sup> in the Sur. Gen <sup>l</sup> 's acc <sup>t</sup>
Township lines	Hallett & Bunk	July 9, 1833	M. Ch <sup>s</sup> Lks. 24. 06. 10	2. 9- 1834 3. 7 1834	
Subdivisions	G. W. Harrison	16. Sep. 1834	61. 12. 22	1. 9- 1835 2. 9- 1835	

The above Map of Township N<sup>o</sup> 12, — of Range N<sup>o</sup> 14 East 4<sup>th</sup> Principal Meridian, N.W. Ter. — is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.  
Cincinnati, Oct. 23. 1835

*Robert Lytle* Sur. Gen<sup>l</sup>

Par. 7. 14. E.





TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

September 13, 2024

PETITION FILE NO. 14692

TRACEY FERRON, CLERK  
CITY OF BEAVER DAM  
205 S LINCOLN AVENUE  
BEAVER DAM, WI 53916-2323

KARLA ZIMMERMAN, CLERK  
TOWN OF TRENTON  
N10584 JERSEY ROAD  
FOX LAKE, WI 53933

Subject: GANSKE ET AL ANNEXATION

The proposed annexation submitted to our office on August 23, 2024, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Beaver Dam, which is able to provide needed municipal services.

In its review comments, the Dodge County Land Information Office provides the following questions and recommendations, which should be considered prior to the City adopting an annexation ordinance:

- A. There is no legend, but there does not seem to be anything on the map that one would need a legend to identify.
- B. The bearing basis shown is for the north line of the SW1/4 of Section 15. There are no dimensions for that line shown on the map and since one of the corners would have to be the center of section, I would encourage to use a different line that does show a dimension and is not tied to the center of section. The SOUTH line of the SW1/4 (shown as S 88D 59'25"W) for example may be a better option.
- C. The first page of the Petition ... first paragraph, third line from the bottom states "... detachment from the Town of Trenton". Since a portion of the annexation is for existing ROW for USH 151 in the Town of Beaver Dam ... should it also show the Town of Beaver Dam? It references the territory in Paragraph 6, which being the legal in Exhibit A that includes this land ... I would think so.
- D. On the signature pages it lists the individual "Bird" family members but perhaps should have in addition shown "Bird Farm Trust dated July 13, 2022"
- E. I believe the header for the annexation legal should also include as being part of ... the NE1/4 SW1/4 Sec 10 & SW1/4 SE1/4 Sec 10.
- F. The legal description for Bruckner is missing a large portion (see attached where I have highlighted the missing portion). Also last bearing should be S 88Deg 22' 47" W (shows 2').
- A. SW corner of map ... shows "Lot 2 CSM 5294 ... should be Lot 1. Also Lot 2 CSM 263 ... should be CSM 1052. This CSM is also referenced in the legal description of the annexation.
- B. I don't know that was necessary to begin with ... but just FYI, the Beske legal includes part lying east of CTH A that is not part of this annexation ... should it be excluded?
- C. Like Beske, not sure was necessary to list the individual legals, but the description for Ganske gets a bit confusing because of changes to the road and road names since Ganske's acquired. We are thinking perhaps should simple describe "lying westerly of CTH A" (and not "W") and remove the exception for "that part lying northerly ..."

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14692 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to [mds@wi.gov](mailto:mds@wi.gov) or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2766>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,



Erich Schmidtke, Municipal Boundary Review

cc: petitioner