
**PETITION FOR ANNEXATION OF PROPERTY
FROM THE TOWN OF THERESA TO THE
VILLAGE OF THERESA,
DODGE COUNTY, WISCONSIN**

Pursuant to Wis. Stats. Sec. 66.0217(2)

The undersigned hereby petitions for direct annexation of the following described real estate from the Town of Theresa, Dodge County, Wisconsin, to the Village of Theresa, Dodge County, Wisconsin:

Part of the Northwest ¼ of the Northeast ¼ 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 ¼ corner of Section 15; thence N.89°48'18"E. along the north line of the Northeast ¼ 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 ¼ line of said Section 15; thence N.0°15'09"W. along said north-south ¼ 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)

The undersigned Brian Koll is the sole owner of the property above described. Attached to this Petition as Exhibit "A" is a scale map which shows the boundaries of the territory, and the territory's relationship to the municipalities involved. This property is contiguous to the Village of Theresa.

There are no electors residing in such above described territory.

This petition is pursuant to Wis. Stats. Sec. 66.0217(2) which provides for unanimous approval annexation by the Village of Theresa upon a Petition for Direct Annexation signed by all

of the electors residing in such territory and the owners of all of the real property in such territory.

Dated this 29th day of September, 2025.

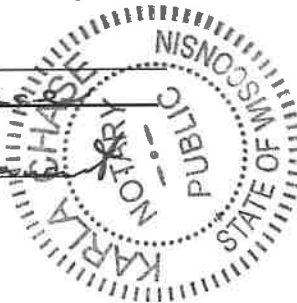
Property Owner:

Brian Koll
Brian Koll

State of Wisconsin)
County of Dodge) ss

Personally came before me this 29th day of September, 2025, the above named Brian Koll, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Karla Chesser
Notary Print name: Karla Chesser
Notary Public, State of Wisconsin
My Commission expires: is permanent



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.]

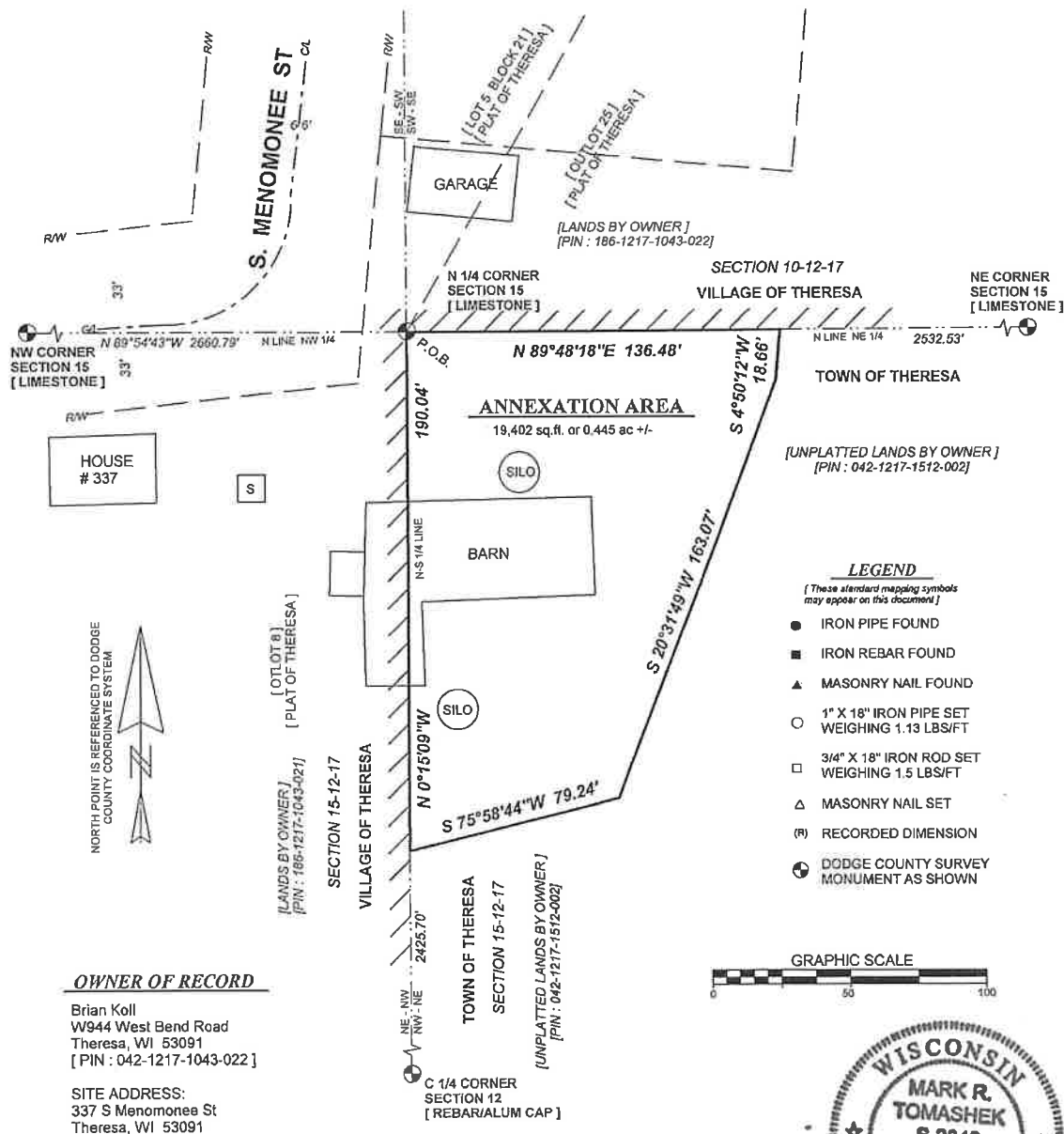
Annexation Description:

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 WI RLS 2340 at Beaver Dam, WI

NOTE: No title commitment or results of a title search were furnished to New Frontier Land Surveying pertaining to 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.

New Frontier Land Surveying

P.O. BOX 576 - BEAVER DAM, WI 53916
PH: (920)298-3904 F: (920)885-3905
email: newfrontier@powercom.net

JOB NO: 25-2616 SHEET 1 OF 1

ANNEXATION LEGAL DESCRIPTION

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:

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Said property containing 19,402 square feet or 0.445 acres.

(Part of Tax parcel 042-1217-1512-002)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 042-1217-1512-002 (part)	From Town of: Theresa	To City/Village of: Theresa
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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

☐ N (3) Creates an island area in Township (completely surrounded by city)

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

Petition and Map Information

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

☐ N/A (2) Identify parcel ID numbers included in annexation.

☐ Y (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

☐ Y (7) Legend

☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

There are some minor discrepancies on the survey itself, but no issue with the description. We are aware of a pending sale of the property located at 337 S Menomonee St and it sounds like this annexed land will be included in that sale. The resultant annexed parcel will remain separate until the sale is recorded.

Prepared by: Nicole Hoeppner_____
 Title: GIS Property Analyst-Lead_____
 Phone: 920-386-3772_____
 Date: 10/1/2025_____

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

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of the electors residing in such territory and the owners of all of the real property in such territory.

Dated this 29th day of September, 2025.

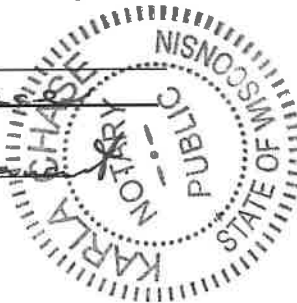
Property Owner:

Brian Koll
Brian Koll

State of Wisconsin)
County of Dodge) ss

Personally came before me this 29th day of September, 2025, the above named Brian Koll, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Karla Chesser
Notary Print name: Karla Chesser
Notary Public, State of Wisconsin
My Commission expires: is permanent



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

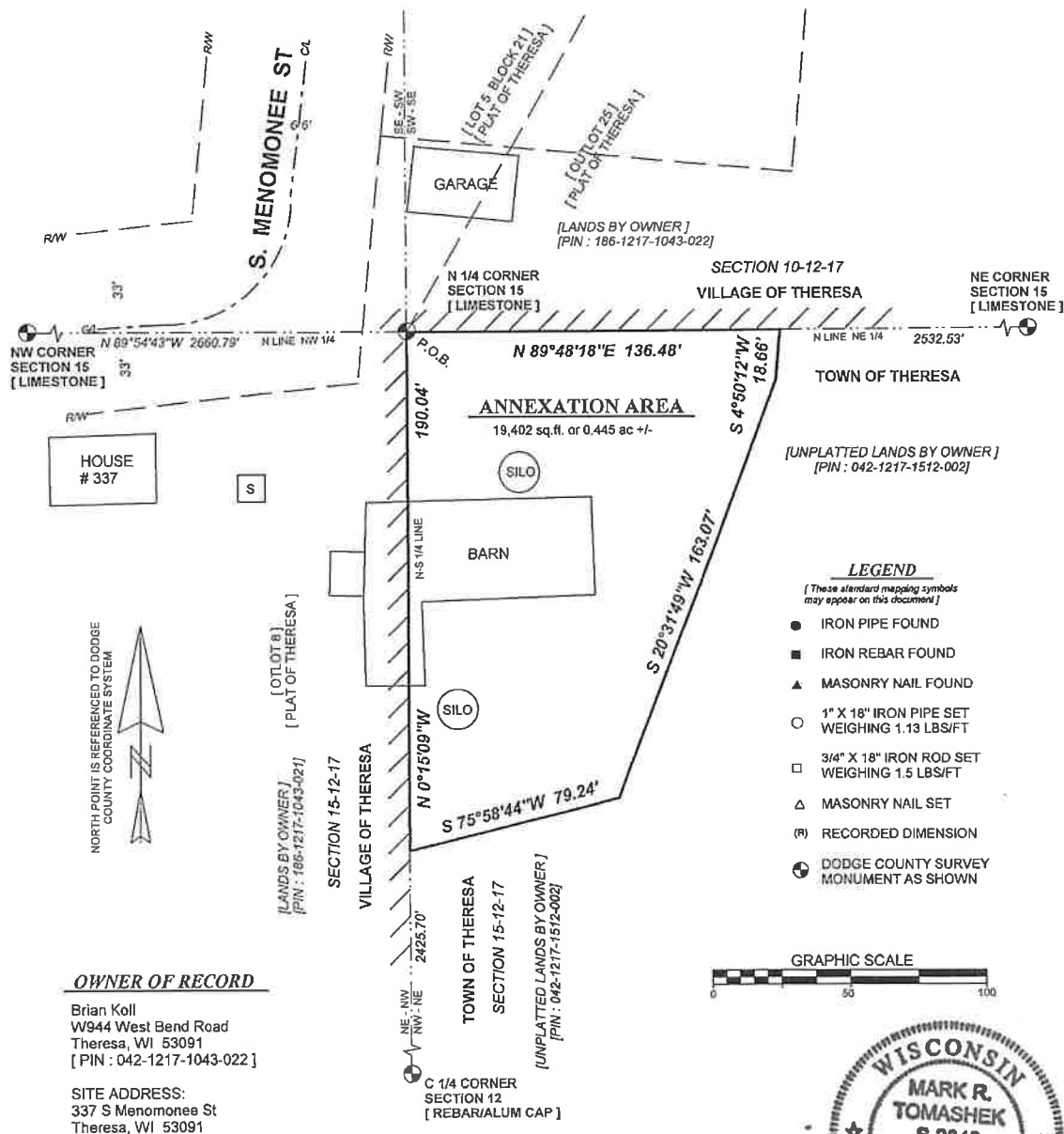
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I Mark R Tomashek Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Brian Koll, owner, I further certify that this map and description is a correct representation of all exterior boundaries thereof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



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 WI RLS 2340 at Beaver Dam, WI

New Frontier Land Surveying

P.O. BOX 576 - BEAVER DAM, WI 53916
PH: (920)298-3904 F: (920)885-3905
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JOB NO: 25-2616 SHEET 1 OF 1

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(Part of Tax parcel 042-1217-1512-002)

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

Petitioner: **Koll**

Petition Number: **14807**

1. Territory to be annexed: From **TOWN OF THERESA** To **VILLAGE OF THERESA**

2. Area (Acres): **.445**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **145.13**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$725.65**

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: **1** Total: **1**

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Agricultural and Undeveloped: 100% - Farmland Preservation

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

Residential: **100** % Recreational: _____% Commercial: _____% Industrial: _____%

Other: _____%

Comments: **Parcel being detached from existing A-1 042-1217-1512-002 to residential parcel**

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?

Residential R-1

In the town?: **A-1 Farmland Preservation**

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 **Barn on property partially in Village and partially in Town**

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 Farmland Preservation

c. How will the land be zoned and used if annexed? R-1 Residential

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 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:

The owner wants the house and barn within the village to sell as R-1.

Prepared by: ☒ Town ☐ City ☐ Village

Name: Christine Steger

Email: clerk@townoftheresa.wi.gov

Phone: 920-583-9185

Date: 10-3-2025

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

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OR ☐ Boundary Agreement

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

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a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$725.65

c. Paid by: ☒ Petitioner ☐ City ☐ Village

☐ Other: _____

4. Resident Population: Electors: 1 Total: 1

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Agricultural and
Undeveloped: 100 %

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

Residential: 100 % Recreational: _____% Commercial: _____% Industrial: _____%

Other: _____%

Comments: Parcel being annexed will join existing R-1 186-1217-1521-021

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?

R-1

In the town?: Agricultural and Undeveloped Land

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 Barn on property partially in Village and partially in Town

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

City/Village ☒ Yes ☐ No Town ☐ Yes ☐ No

None Requested

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. _____

Currently has water from house to barn on Village's water infrastructure

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: _____

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

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

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

The owner wants the house and barn within the Village to sell as R-1

Prepared by: ☐ Town ☐ City ☒ Village

Name: Becky Tellier

Email: ctc@villageofthorxawwi.gov

Phone: 920 488 5421

Date: 10/2/2025

(March 2018)

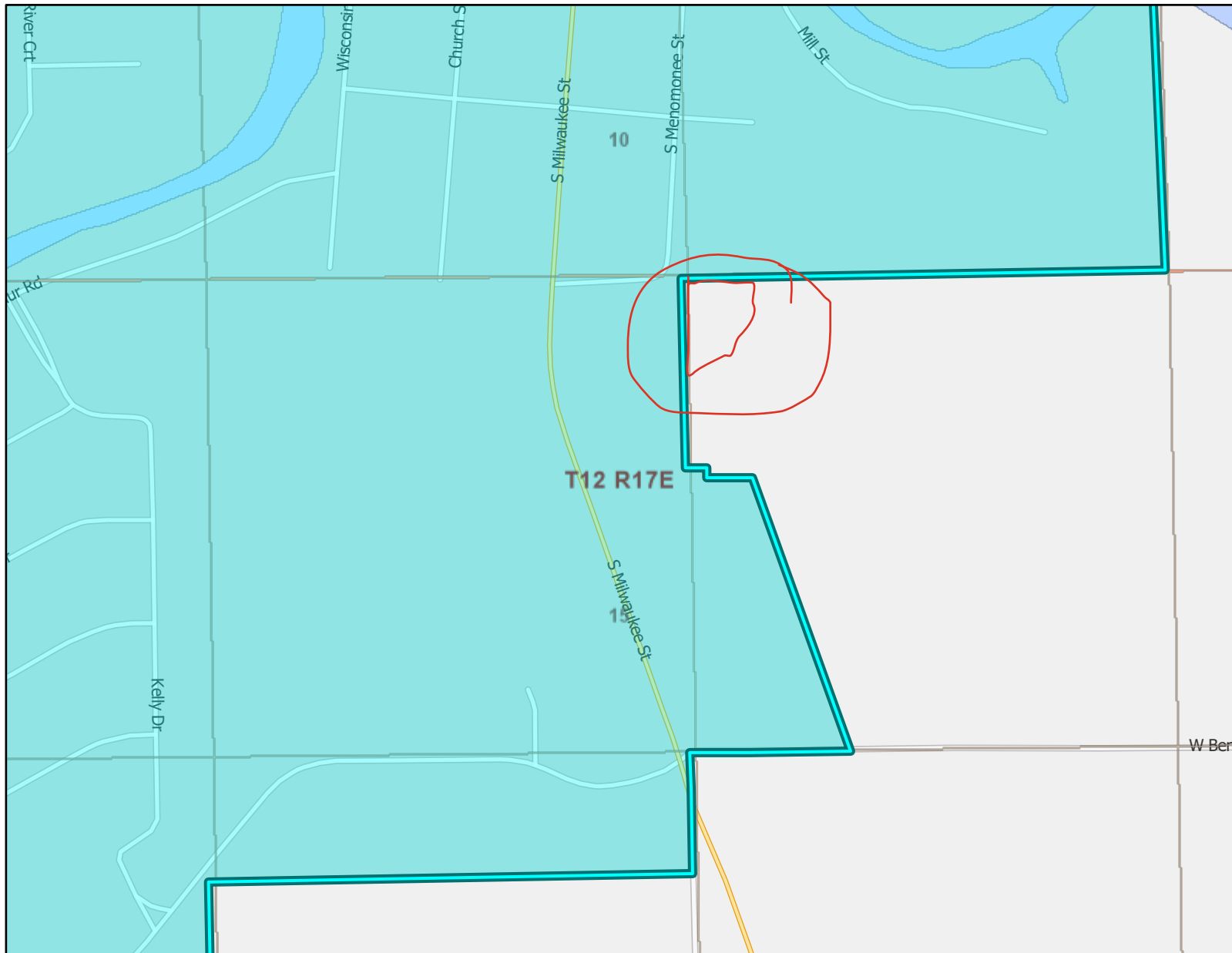
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town

Notes:



Map: 0 380 760 Feet
0 110 220 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

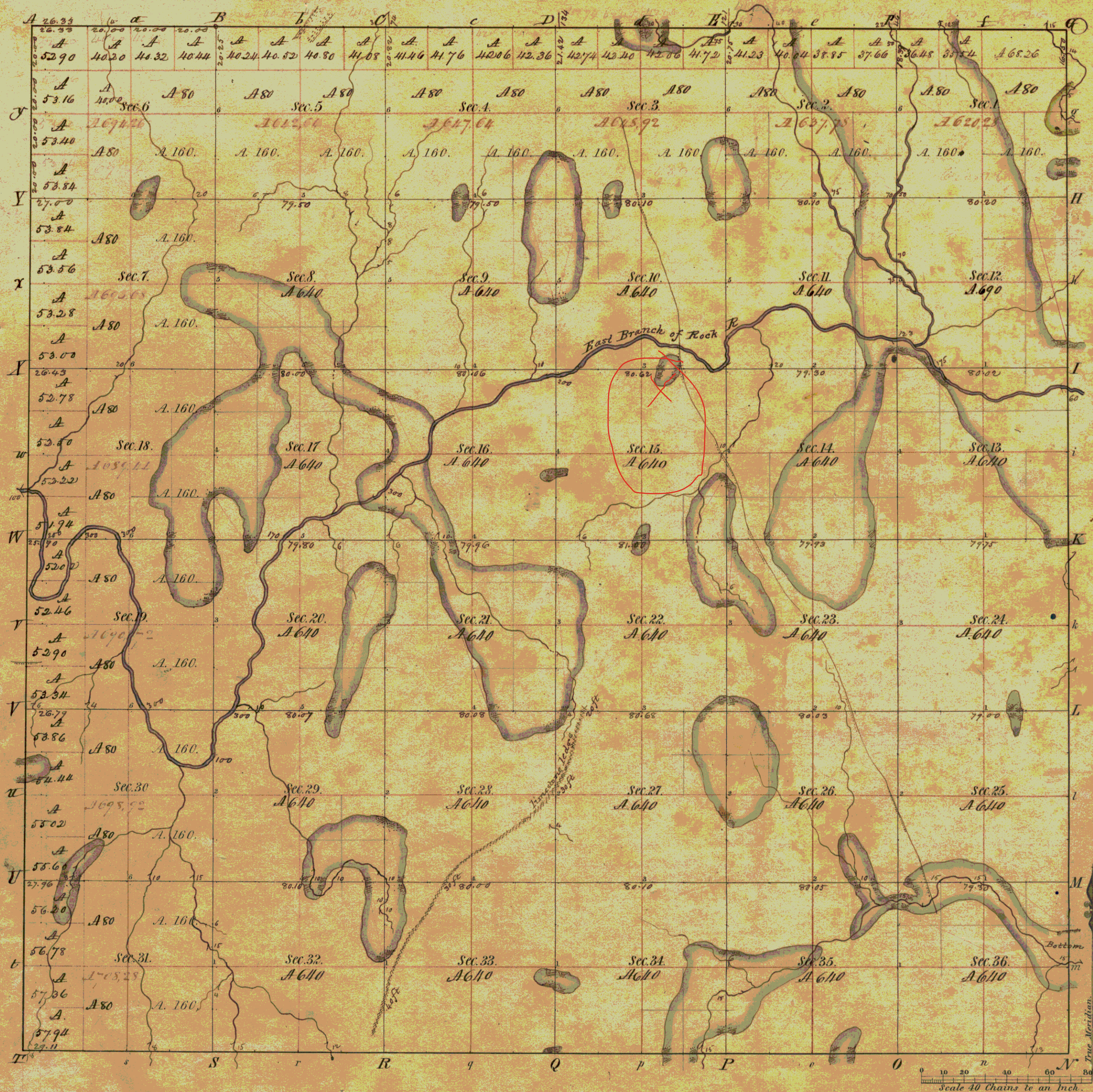
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 10/18/2025 8:05 AM

Range N.º XVII E. 4th Mer. Wis. Ter.

[illegible]

Total number of Acres. 25,372.56

Total number of Acres. 22,236					
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Mulletty & Bink	8 th 27 th July 1833	M. ch ^s Lks. 24 " 11 " 94	2 nd 1834	3 rd 1834
Subdivisions	A. C. Ellis	N.S.W. 17 th Aug 1835 26 th Dec " "	60 " 35 " 71	1 st 1836 4 th " "	2 nd 1836 2 nd 1837

The above Map of Township No 12 — of Range No 17 E of the 4th Principal Meridian Wisconsin 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, Dec. 25. 1836 } Post & Lette Sur. Genl



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

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

October 20, 2025

PETITION FILE NO. 14807

BECKY TELLIER, CLERK
VILLAGE OF THERESA
PO BOX 327
THERESA, WI 53091-0327

CHRISTINE STEGER, CLERK
TOWN OF THERESA
N8679 COUNTY ROAD P
THERESA, WI 53091-9739

Subject: KOLL ANNEXATION

The proposed annexation submitted to our office on September 29, 2025, 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 Village of Theresa, which is able to provide needed municipal services.

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 14807 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 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=2881>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner