

**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 residing 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

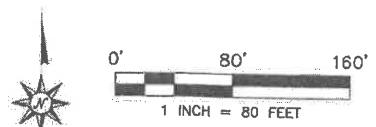
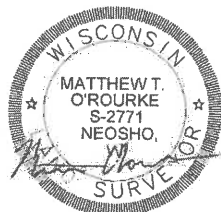
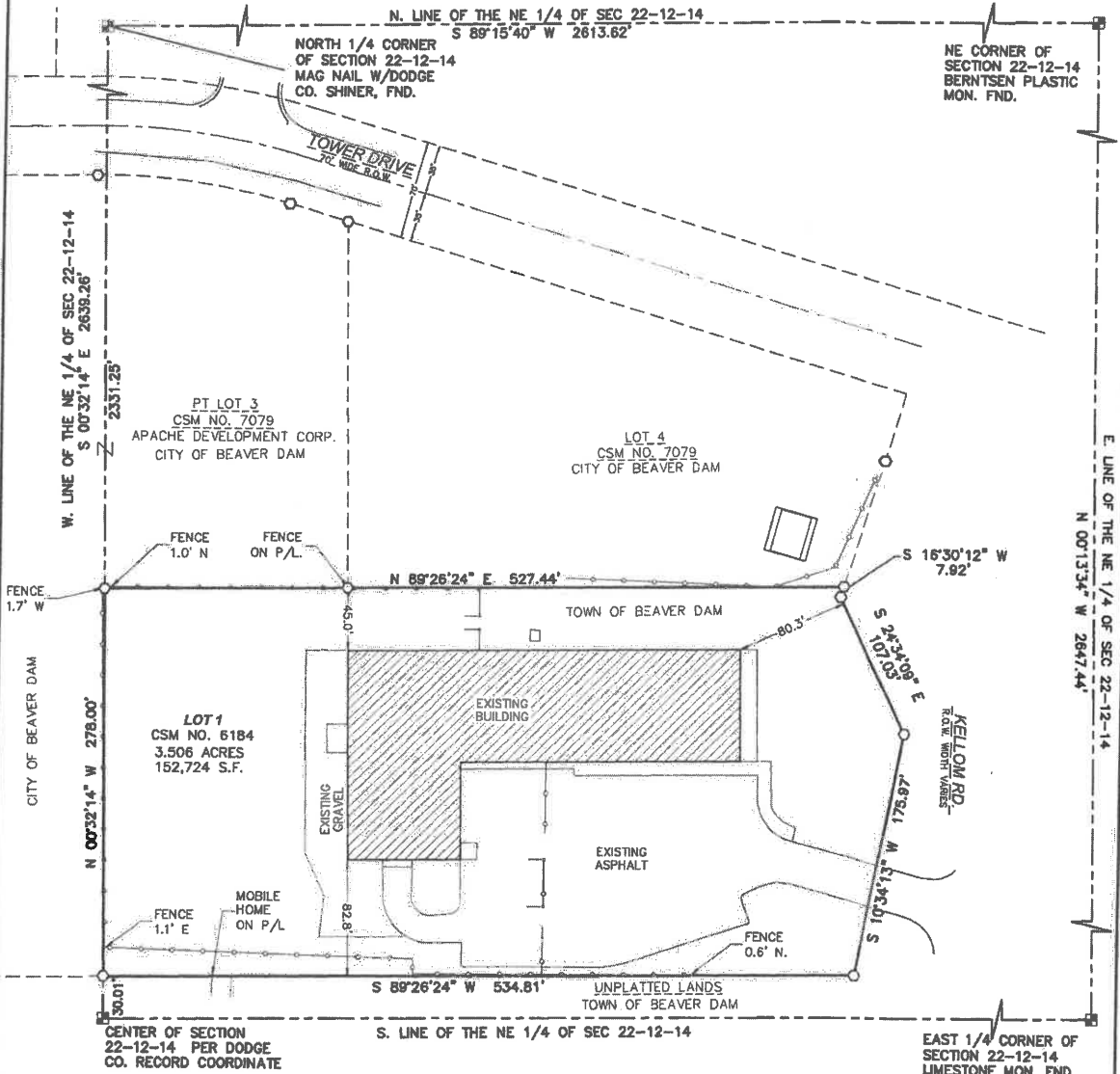
OWNER:

Mahoney Group, LLC

By: Mark Mahoney
Mark Mahoney, Sole Member

PLAT OF SURVEY

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.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY ZONE NAD 83 (91) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC 22-12-14 PUBLISHED BY DODGE CO. AS S 89°15'40" W.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

LEGEND

- SECTION CORNER MONUMENT FOUND 3/4 REBAR" OR NOTED
- CHAINLINK FENCE

1 OF 1	CLIENT	MARK MAHONEY	LOCATION	NB309 KELLOW RD. BEAVER DAM DODGE COUNTY, WISCONSIN	REV.
	DATE	01/07/2025			REV.
	PROJECT	BOUNDARY			REV.
	LAYOUT	ANNEXATION SURVEY			REV.
DRAWING	24227 SURVEY.DWG	DRAWN BY	LJS	CHECKED BY	MTO



Exhibit "A"

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 2ND STREET
OCONOMOWOC, WISCONSIN
262-367-7599

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: **Mahoney Group LLC**

Petition Number: **14737**

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

2. Area (Acres): **3.506**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **2,502.54**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$12,512.70**

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: **0** Total: **0**

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

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

Undeveloped: _____%

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

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

Industrial

In the town?: **Mobile Home Park**

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? Commercial

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 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: n/a

Prepared by: Town City Village

Name: Todd M Janssen

Email: tjanssen@ci.beaverdam.wi.gov

Phone: 920-356-2543

Date: 02/17/2025

(March 2018)

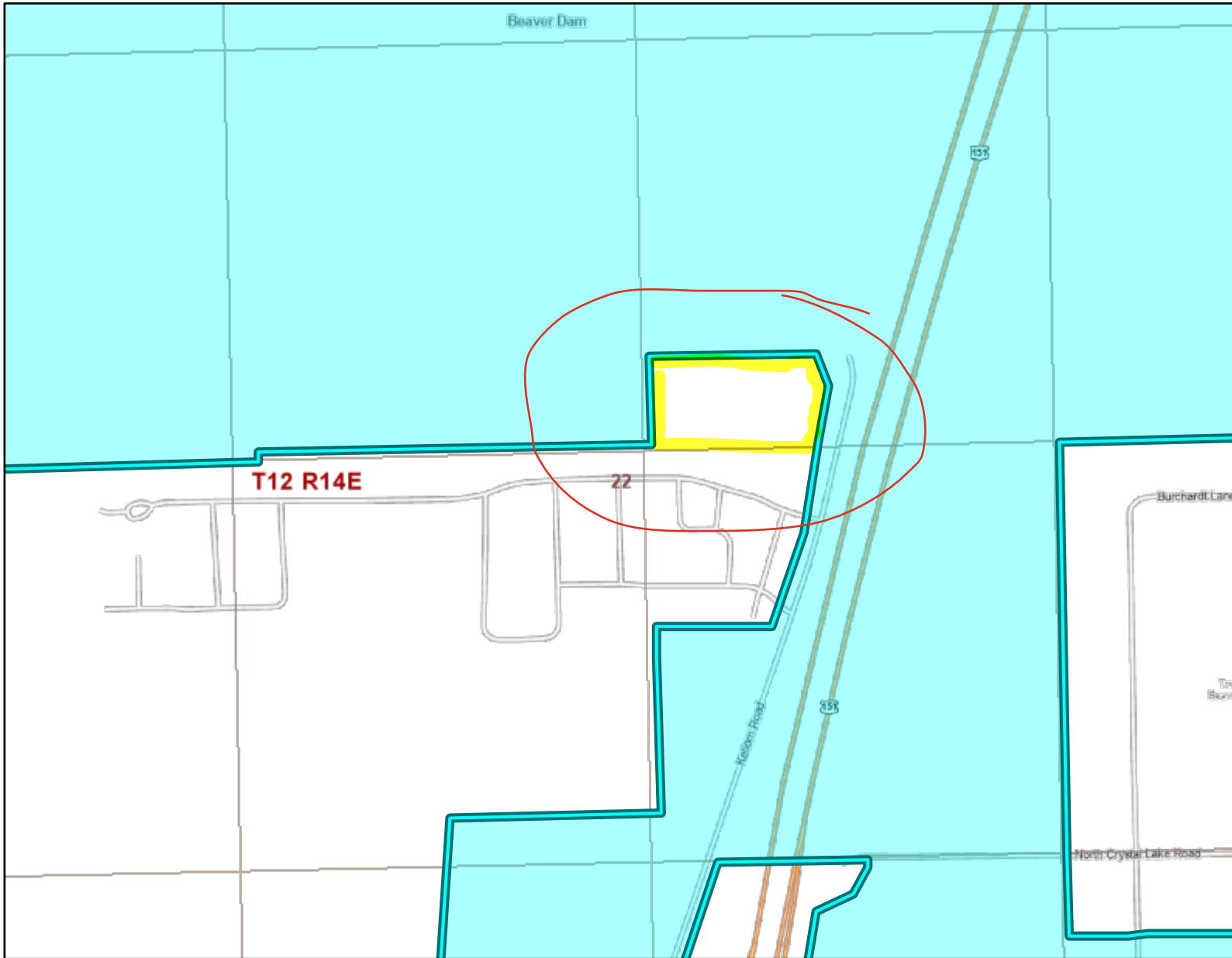
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

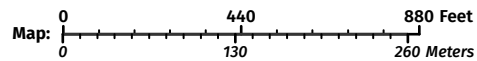
Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- US Highway
- County and Local Roads
- Local Road

Notes:



Service Layer Credits:
Cadastral: , Cities, Roads & Boundaries:

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: 3/1/2025 7:54 AM



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>

March 3, 2025

PETITION FILE NO. 14737

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

AIMEE MALLON, CLERK
TOWN OF BEAVER DAM
W8540 COUNTY RD W
BEAVER DAM, WI 53916-9422

Subject: MAHONEY GROUP LLC ANNEXATION

The proposed annexation submitted to our office on February 07, 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 City of Beaver Dam, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed should clearly show and identify the existing City of Beaver Dam municipal boundary in relation to the territory.

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 14737 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=2811>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner