



City of Beaver Dam, Wisconsin
Plan Commission Meeting

205 S. Lincoln Ave; Council Chambers
Wednesday, April 22, 2026 at 4:00 PM

[Join Zoom Meeting](#)

Meeting ID: 812 0324 2987

Passcode: 808059

Join by Phone: (646) 558-8656

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the March 25, 2026, Meeting Minutes
- 2) Discussion & Possible Action
 - a) Regarding a Resolution Approving Land Division of City Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003
- 3) Adjourn

This agenda was posted and made available to the news media, public and various City officials, and staff in compliance with the State of WI Open Meetings Law and Operations Committee policy:

Posted: 4/20/26 by Tracey Ferron, City Clerk at 2:15 p.m.

A quorum of the Common Council may attend this meeting.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's office at 887-4600, Ext. 338, with as much advance notice as possible.



1) Call to Order – Roll Call

The meeting of the Plan Commission was called to order at 4:04 p.m. by Mayor Marck. Present: Todd Janssen, Bill Schwartz, Jack Yuds, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 6. Absent: Monica Keel, 1. Others in attendance – John Moosreiner (City Inspection Services), Larry Bierke (City Administrator), Harry Allen (Ehlers), Wendy Nichols (JCW), Nathan Watson (Next Generation), Terry Bell (WBEV), multiple unidentified members of the public.

a) Approval of the February 25, 2026, Meeting Minutes

Motion by Bill Schwartz, second by Jack Yuds, to approve. Motion carried by acclamation.

2) Public Hearing

a) Regarding a Proposed Amendment to the Project Plan and Boundaries of Tax Increment District No. 7

Marck opened the Public Hearing with Allen making a presentation on the Project Plan Amendment for Tax Incremental District No. 7, followed by public appearances.

Steve Rydzewski feels that the TID amendment is to include the Oppidan data center project. He noted that the Frank property was sold to the city in 2020 for \$488,000 which was paid for by the taxpayers, and now the city is selling the land at a loss for \$403,000. He noted that he's happy to see road projects included in the project plan but feels there should be more of a cost split with developers that damage the road during their construction operations. He is against approval of the TID amendment as presented.

Diane Holland emailed commissioners a link to a TID presentation by Prescott Blanch and encouraged commissioners to watch such and do their due diligence prior to deciding on the TID amendment. She noted that the TID amendment is not going to be good for we the people.

Shaun Bradley doesn't mind the concept of the TID amendment but does mind the timing of the amendment. He noted that the property was purchased in 2020 and questioned why the property was added to the TID at that time. He noted that nobody wants data centers and they are not good for the community. He noted that the tax increment created is used before the community sees any of it, and the impact on the community is not good. He noted that it's not completely true to say that the TID amendment is not being done for a new data center. He encouraged commissioners to do their due diligence and listen to their community members.

Emily Lutan explained the legal purpose of a TID being that taxing entities agree to temporarily forgo tax revenue so municipalities can fund public infrastructure projects to

make undeveloped land more attractive for development and is only legitimate if development wouldn't happen without public investment. She noted that if that assumption is false and development would happen anyway, it's called TIF abuse. She feels that this TID amendment falls under TIF abuse. She doesn't understand how the TID amendment would pass the but-for clause under Wisconsin law if the specific developer is unknown. She noted that the but-for clause was not discussed at the Joint Review Board meeting. She noted that the TID amendment is not necessary for the Oppidan development to happen and suggested that all public infrastructure projects noted in the amendment can be paid for without TID support.

Allen briefly discussed the required but-for test and noted that the list of projects in the amendment is not just to develop north end of the district but to install infrastructure for entire district.

The final Joint Review Board meeting will say the but-for test is or is not satisfied.

Marck closed the public hearing.

- b) Regarding a Proposed Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

Marck opened the Public Hearing, followed by public appearances.

Glen Link expressed his disappointment with the Monarch Development, noting that it was first sold as senior living; however, all buildings have steps and require expensive upgrades (\$10-15k stair lift, \$30-40k elevator) for some seniors to traverse the buildings. He noted that the originally proposed apartment building included elevators, but now that is being removed with the PUD amendment. He also noted costs for the development units have increased 35% as well.

Marck closed the public hearing.

3) Discussion & Possible Action

- a) Regarding a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Increment District No. 7

Motion by Mike Wissell, second by Bill Schwartz, to discuss as presented, followed by discussion. . Wissell noted that developer agreements typically include various improvements to public infrastructure. Schwartz noted that roads around TID #7 need improvement, and if they are not funded by TID they would have to be borrowed for as part of the City's Capital Improvement Projects. Yuds noted that the TID has sat many years as an empty cornfield not generating tax revenue, and now developers are wanting to develop along the 151 corridor, which is one way to help the tax base of the city. Motion by Jack Yuds to recommend approval as presented, second by Schwartz. The preceding motion passed by the following vote: Ayes: Todd Janssen, Bill Schwartz, Jack Yuds, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 6. Noes: None.

- b) Regarding a Resolution Recommending Approval of an Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

Introduced by Nichols followed by discussion. Nichols noted that this amendment changes a 74-unit apartment building to 14 single family units, which they feel is a better fit for the neighborhood and current housing market. Bierke asked about JCW's absorption rates and timeline for construction, to which Nichols replied there are 3 stacked flat units left to sell, single family units 1 & 2 are still on the market, and construction continues on the lakefront villas of which one is sold and the other has high interest. Nichols noted that their goal is to start amendment construction upon permit approvals in spring/summer 2026. Yuds noted that he happy to see that the apartments are no longer being constructed and likes the switch to single family units. Moosreiner noted that neighbors of the development are happy to see the apartment not being constructed as well. Wissell asked what the difference is in the total value of the amendment compared to the original proposal, as that's very important to the TID. Bierke noted that the development was projected to have a \$42M tax base per the TID #9 project plan and also requested updated figures from the developer. Moosreiner noted that the commission needs to determine if this a minor or major change to the PUD, as a major change needs to be forwarded to council for approval. Bierke noted that Developer Agreement with JCW for the Monarch Development guarantees a tax base of \$4M via letter of credit. Motion by Todd Janssen to recommend approval of the PUD Amendment as a substantial alteration of the original plan with the understanding that JWC will provide updated development valuation information to Common Council, second by Bev Beal-Loeck. The preceding motion passed by the following vote: Ayes: Todd Janssen, Bill Schwartz, Jack Yuds, Bobbi Marck, Bev Beal-Loeck, Mike Wissell, 6. Noes: None.

c) Regarding a Resolution Approving the Final Plat of Eagle's View Addition 3

Introduced by Janssen followed by discussion. Motion by Bill Schwartz to recommend approval as presented, second by Bev Beal-Loeck. The preceding motion passed by the following vote: Ayes: Todd Janssen, Bill Schwartz, Jack Yuds, Bobbi Marck, Bev Beal-Loeck, 5. Noes: None. Abstain: Mike Wissell, 1.

4) Adjourn

Motion by Bill Schwartz, second by Bev Beal-Loeck, to adjourn. The mayor adjourned the meeting at 5:15 p.m.



City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: Todd Janssen
SUBJECT: Land Division of City Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003

The Issue:

Oppidan Holdings Inc. has petitioned the City to divide Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003 into a 64.727 acre Lot 1 (remnant lot), 12.824 acre Lot 2 (proposed Oppidan lot), 9.362 acre Outlot 1 (existing city storm water ponds), and a 1.228 acre Outlot 2 (future Kellom Rd extension) as shown on the enclosed DRAFT Certified Survey Map.

Considerations:

City Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003 are bound by Tower Drive on the south, County Road W on the west, Hemlock Road on the north, and US Highway 151 on the east.

Does this item have a financial or budget impact?

No

Recommendation:

Staff have reviewed this petition and recommend approval of such as presented.

Attachments:

1. Draft Resolution
2. Draft Certified Survey Map
3. Parcel Map

RESOLUTION NO.

A RESOLUTION APPROVING LAND DIVISION OF CITY TAX PARCEL NO. 206-1214-2212-002 AND 206-1214-2221-003

WHEREAS, Oppidan Holdings Inc. has petitioned the City of Beaver Dam for land division of City Tax Parcel No. 206-1214-2212-002 and 206-1214-2221-003, currently being Lot 1 of CSM #7839 recorded as Document #1341296, Lot 1 of CSM #4580 Volume 29 Page 126 recorded as Document #896444, and lands described in Document #1000939 all located in the NE ¼ of the NE ¼ of Section 21, the NW ¼ of the NW ¼, NE ¼ of the NW ¼, SW ¼ of the NW ¼, NW ¼ of NE ¼, the SW ¼ of the NE ¼, and the NE ¼ of the NE ¼ of Section 22, all in Town 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the land division of Parcel No. 206-1214-2212-002 and 206-1214-2221-003 as shown on the proposed (unrecorded) Certified Survey Map is approved.

Presented by the Plan Commission

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Adopted: May 4, 2026

Tracey M Ferron
City Clerk

Approved: May 4, 2026

Roberta Marck
Mayor



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 201 Corporate Drive, Beaver Dam WI 53916
 (920) 887-4242 www.msa-ps.com

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PROJECT NO. 00218309
 DRAWN BY: T. DAVIS
 SURVEYOR: T. DAVIS
 FILE NO. Oppidan CSM.dwg
 SHEET NO. 1 of 5

OWNER:
 CITY OF BEAVER DAM
 205 S. LINCOLN AVE.
 BEAVER DAM, WI 53916

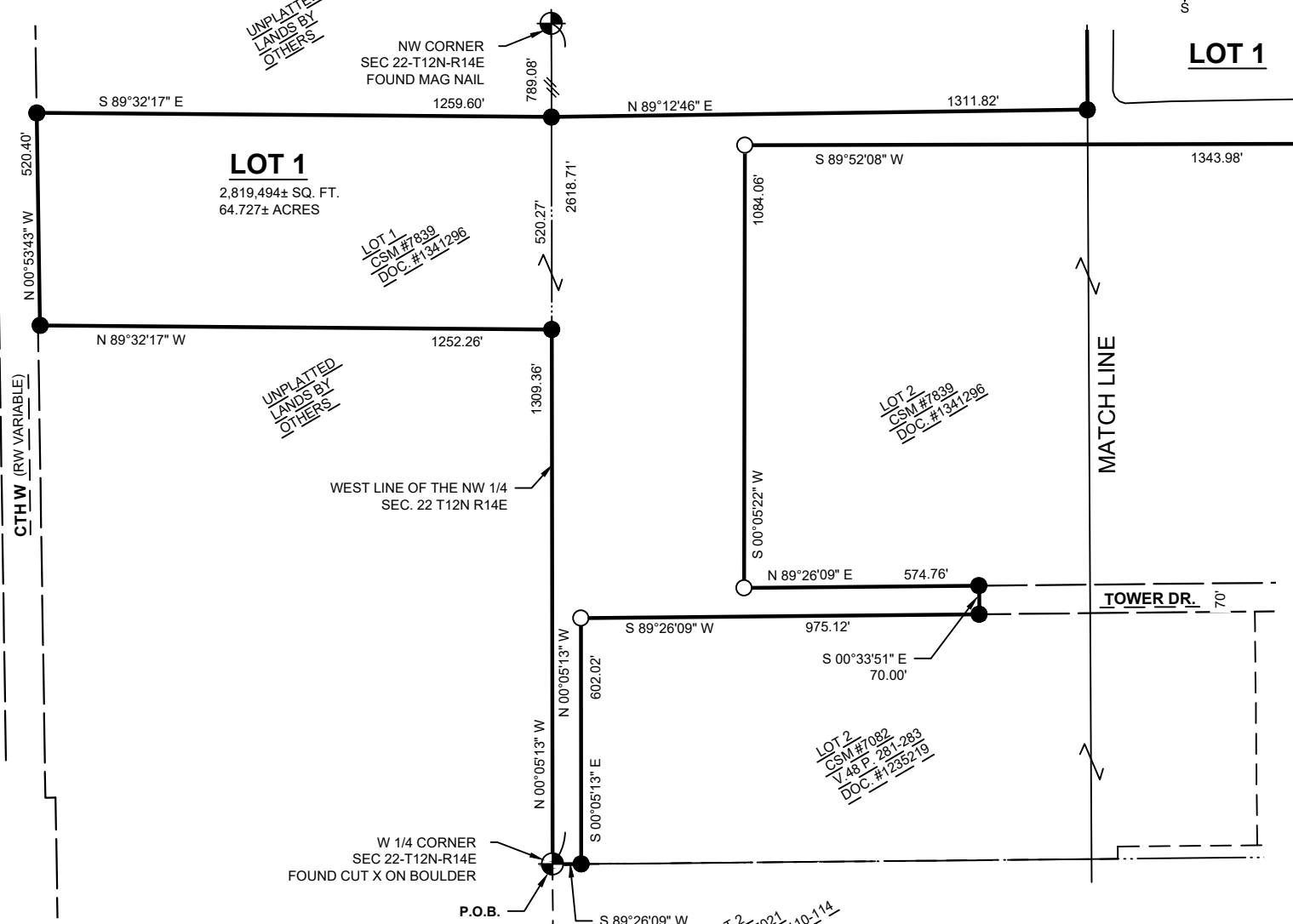
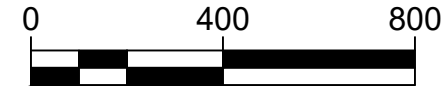
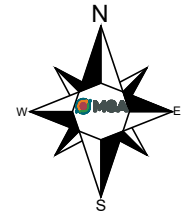
DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING LOT 1 OF CSM #7839 RECORDED AS DOCUMENT #1341296, LOT 1 OF CSM #4580 VOLUME 29 PAGE 126 RECORDED AS DOCUMENT #896444, AND LANDS DESCRIBED IN DOCUMENT #1000939 ALL LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21, THE NW 1/4 OF THE NW 1/4, NE 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN T.12N., R.14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

LEGEND

- FD. SECTION CORNER
- SET. 3/4" BY 18" IRON ROD - 1.50 LBS / FT
- FD. 3/4" IRON ROD

BEARINGS ARE REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM WEST LINE OF THE NW 1/4 OF SECTION 22 WHICH BEARS N 00°05'13" W



SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

C:\Users\tdavis\appdata\local\temp\20250209\CSM No Recd\msa.dwg 15 Apr 2028 9:51am Page 1



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PROJECT NO. 00218309
 DRAWN BY: T. DAVIS
 SURVEYOR: T. DAVIS
 FILE NO. Oppidan CSM.dwg
 SHEET NO. 2 of 5

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING LOT 1 OF CSM #7839 RECORDED AS DOCUMENT #1341296, LOT 1 OF CSM #4580 VOLUME 29 PAGE 126 RECORDED AS DOCUMENT #896444, AND LANDS DESCRIBED IN DOCUMENT #1000939 ALL LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21, THE NW 1/4 OF THE NW 1/4, NE 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN T.12N., R.14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

NOTE:
 BASIS OF HEMLOCK ROAD R/W:
 CSM #7839 DEPICTS THE CENTERLINE
 OF HEMLOCK ROAD AS THE
 CENTERLINE OF THE 66' WIDE R/W.
 MSA HAS SINCE LOCATED DODGE
 COUNTY HIGHWAY DOCUMENT
 VOL. 7 PG. 031 WHICH ORIGINALLY
 ESTABLISHED THE TOWN LINE
 BETWEEN THE TOWN OF BEAVER DAM
 AND THE TOWN OF TRENTON AS THE
 CENTERLINE AS DEPICTED ON THIS
 CSM.

LOT 2
 CSM #1082
 Vol. 48 Pg. 281-283
 Doc. #1235219

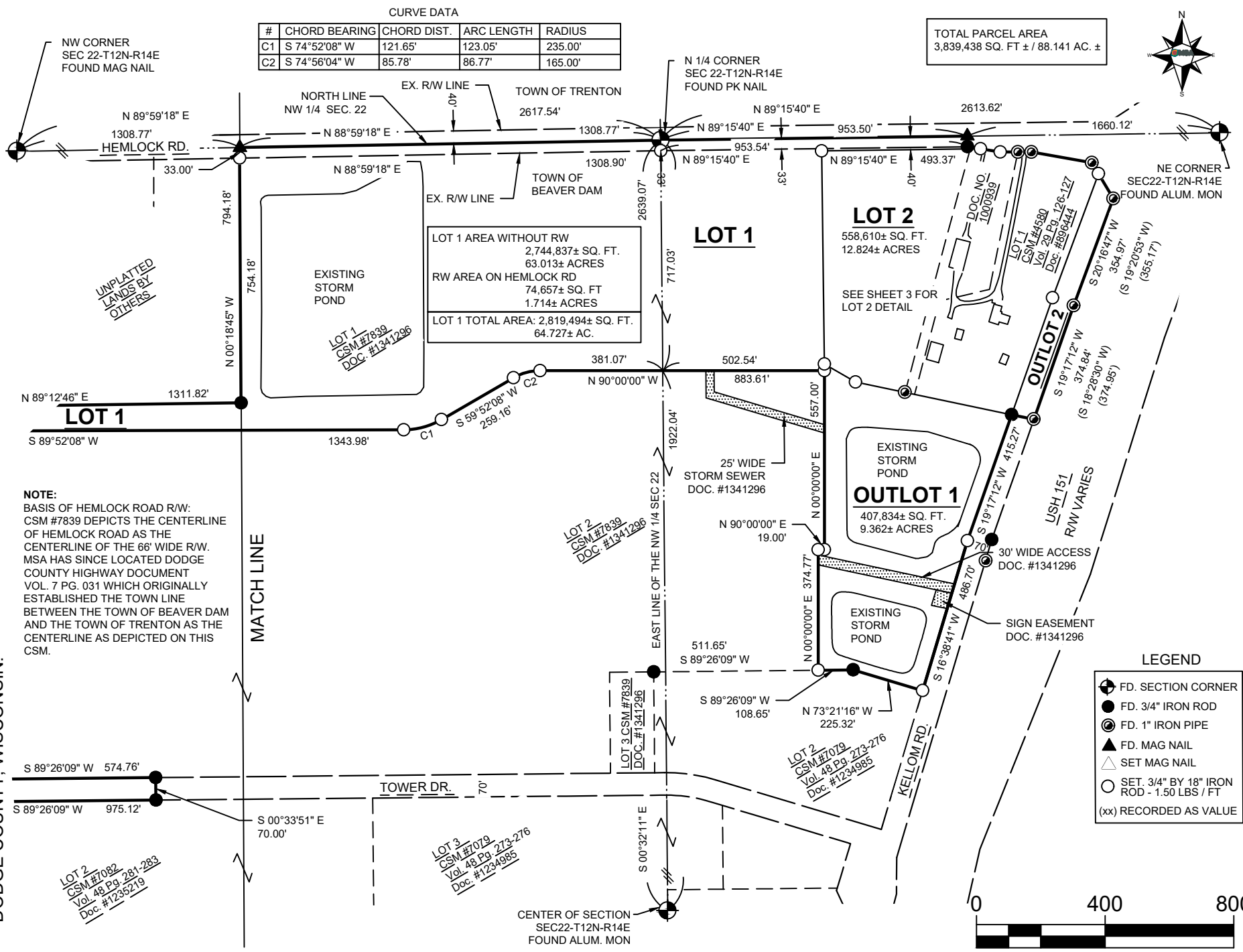
LOT 3
 CSM #1079
 Vol. 48 Pg. 273-276
 Doc. #1234985

LOT 3
 CSM #7839
 DOC. #1341296

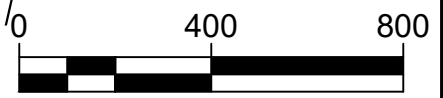
LOT 2
 CSM #7839
 DOC. #1341296

#	CHORD BEARING	CHORD DIST.	ARC LENGTH	RADIUS
C1	S 74°52'08" W	121.65'	123.05'	235.00'
C2	S 74°56'04" W	85.78'	86.77'	165.00'

TOTAL PARCEL AREA
 3,839,438 SQ. FT ± / 88.141 AC. ±



- LEGEND**
- FD. SECTION CORNER
 - FD. 3/4" IRON ROD
 - FD. 1" IRON PIPE
 - ▲ FD. MAG NAIL
 - △ SET MAG NAIL
 - SET. 3/4" BY 18" IRON ROD - 1.50 LBS / FT
 - (xx) RECORDED AS VALUE





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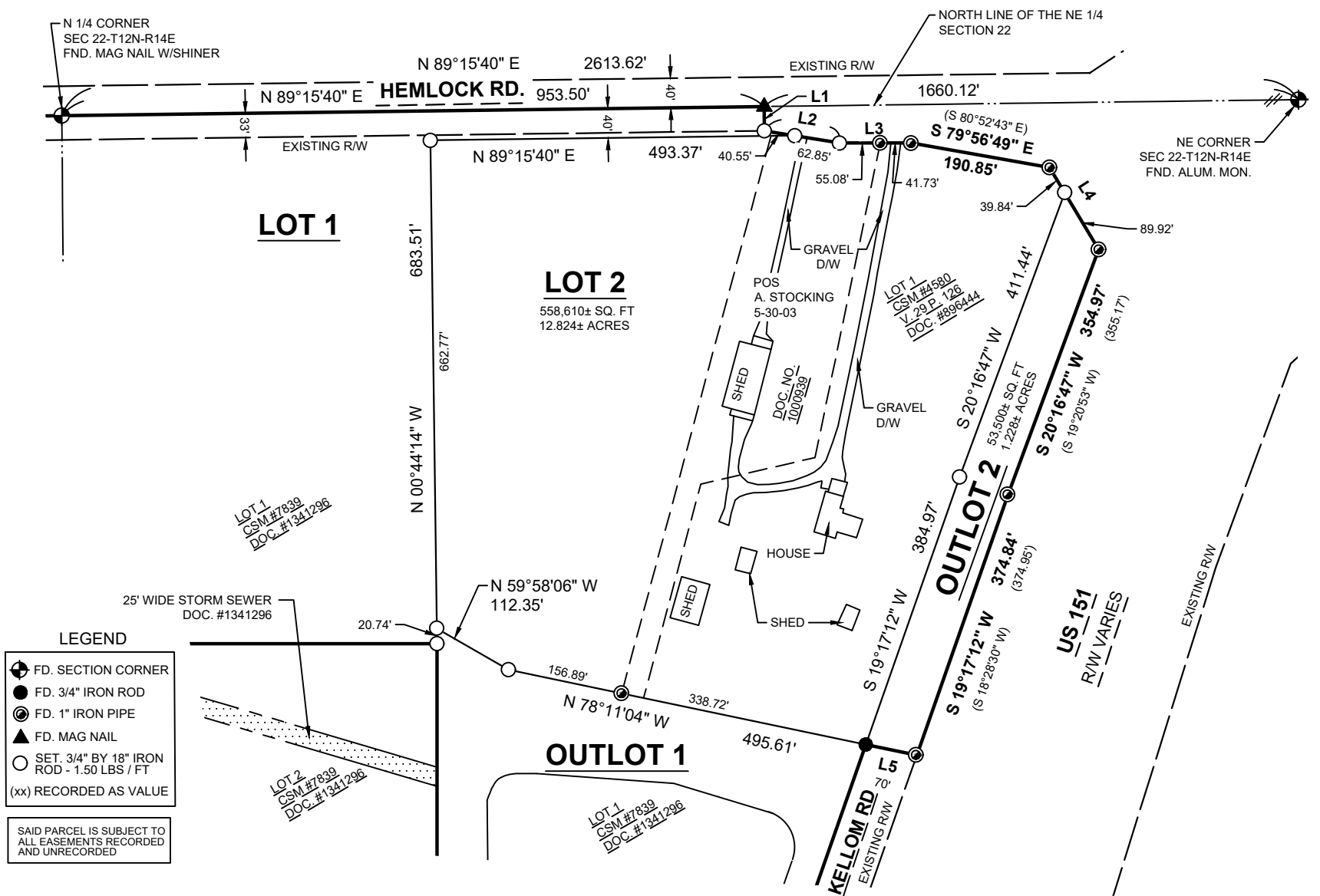
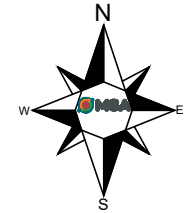
PROJECT NO. 00218309
 DRAWN BY: T. DAVIS
 SURVEYOR: T. DAVIS
 FILE NO. Oppidan CSM.dwg
 SHEET NO. 3 of 5

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING LOT 1 OF CSM #7839 RECORDED AS DOCUMENT #1341296, LOT 1 OF CSM #4580 VOLUME 29 PAGE 126 RECORDED AS DOCUMENT #896444, AND LANDS DESCRIBED IN DOCUMENT #1000939 ALL LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21, THE NW 1/4 OF THE NW 1/4, NE 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN T.12N., R.14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 00°36'22" E	33.00' (32.67')
L2	S 80°47'52" E (N 80°37'10" E)	103.40'
L3	N 89°54'11" E (N 88°58'17" E)	96.81' (97.19')
L4	S 30°56'55" E (S 31°52'49" E)	129.76' (129.56')
L5	N 78°11'04" W	70.59'



LEGEND

- FD. SECTION CORNER
- FD. 3/4" IRON ROD
- FD. 1" IRON PIPE
- ▲ FD. MAG NAIL
- SET. 3/4" BY 18" IRON ROD - 1.50 LBS / FT
- (xx) RECORDED AS VALUE

SAID PARCEL IS SUBJECT TO ALL EASEMENTS RECORDED AND UNRECORDED



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PROJECT NO. 00218309

DRAWN BY: T. DAVIS

SURVEYOR: T. DAVIS

FILE: Oppidan CSM.DWG

SHEET NO. 4 OF 5

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING LOT 1 OF CSM #7839 RECORDED AS DOCUMENT #1341296, LOT 1 OF CSM #4580 VOLUME 29 PAGE 126 RECORDED AS DOCUMENT #896444, AND LANDS DESCRIBED IN DOCUMENT #1000939 ALL LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21, THE NW 1/4 OF THE NW 1/4, NE 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN T.12N., R.14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATION

I, Timothy B. Davis, Professional Land Surveyor S-4045 of the State of Wisconsin do hereby certify that by order of the City of Beaver Dam, I have made a survey of lands being Lot 1 of CSM #7839 recorded as Document #1341296 in the Dodge County Register of Deeds Office, Lot 1 of CSM #4580 recorded in Volume 29 on Page 126 as Document #896444 & lands described in Document #1000939 and being located in the NE 1/4 of the NE 1/4 of Section 21, The NW 1/4 of the NW 1/4, NE 1/4 of the NW 1/4, SW 1/4 of the NW 1/4, NW 1/4 of the NE 1/4, NE 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 22, all in Town 12 North, Range 14 East in the City of Beaver Dam, Dodge County, Wisconsin and being more particularly described as follows:

LEGAL DESCRIPTION

BEGINNING at the West 1/4 Corner of Section 22, Township 12 North, Range 14 East in the City of Beaver Dam, Dodge County, Wisconsin, the northwest corner of Lot 2 of CSM #7021 V. 48 P. 110-114 recorded as document #1227143 and a southwesterly corner of Lot 1 CSM #7839 recorded as Document #1341296 in the Dodge County Register of Deeds Office; Thence N 00°05'13" W along the west line of the NW 1/4 of said Section 22 and a westerly line of Lot 1 of said CSM #7839, 1309.36 feet; thence N 89°32'17" W along a southerly line of Lot 1 of said CSM #7839, 1252.26 feet to a southwesterly corner of Lot 1 of said CSM #7839 and a point on the easterly right-of-way of County Highway W; thence N 00°53'43" W, along the easterly right-of-way of County Highway W and a westerly line of Lot 1 of said CSM #7839, 520.40 feet; thence S 89°32'17" E along a northerly line of Lot 1 of said CSM #7839, 1259.60 feet to a point on the west line of the NW 1/4 of Section 22; thence N 89°12'46" E along a northerly line of Lot 1 of said CSM #7839, 1311.82 feet to a northwesterly corner of Lot 1 of said CSM #7839; thence N 00°18'45" W along a westerly line of Lot 1 of said CSM #7839, 794.18 feet to a point on the north line of the NW 1/4 of Section 22 and a northwesterly corner of Lot 1 of said CSM #7839; thence N 88°59'18" E along the north line of the NW 1/4 of Section 22 and a northerly line of Lot 1 of said CSM #7839, 1308.77 feet to the North 1/4 Corner of Section 22; thence N 89°15'40" E, along the north line of the NE 1/4 of Section 22 and a northerly line of Lot 1 of said CSM #7839, 953.50 feet to a point on the westerly right-of-way of US Highway 151; thence S 00°36'22" E along the westerly right-of-way of US Highway 151, 33.00 feet; thence S 80°47'52" E along the westerly right-of-way of US Highway 151 and a northerly line of lands described in document #1000939, 103.40 feet; thence N 89°54'11" E along the westerly right-of-way of US Highway 151 a northerly line of lands described in document #1000939 and a northerly line of Lot 1 of CSM #4580 V. 29 P. 126 recorded as document #896444, 96.81 feet; thence S 79°56'49" E along the westerly right-of-way of US 151 and a northerly line of Lot 1 of said CSM #4580, 190.85 feet; thence S 30°56'55" E, along the westerly right-of-way of US Highway 151 and a northeasterly line of Lot 1 of said CSM #4580, 129.76 feet; thence S 20°16'47" W along the westerly right-of-way of US Highway 151 and an easterly line of said CSM #4580, 354.97 feet; thence S 19°17'12" W along the westerly right-of-way of US Highway 151 and a easterly line of Lot 1 of said CSM #4580, 374.84 feet to a southeasterly corner of Lot 1 of said CSM #4580 and a point on the easterly right-of-way of Kellom Road; thence N 78°11'04" W along a southerly line of Lot 1 of said CSM #4580, 70.59 feet to a point on the westerly right-of-way of Kellom Road and an easterly corner of Lot 1 of said CSM #7839; thence S 19°17'12" W along the westerly right-of-way of Kellom Road and an easterly line of Lot 1 of said CSM #7839, 415.27 feet; thence S 16°38'41" W, along the westerly right-of-way of Kellom Road and an easterly line of Lot 1 of said CSM #7839, 486.70 feet to the northeast corner of Lot 2 of CSM #7079 V. 48 P. 273-276 recorded as document #1234985; thence N 73°21'16" W along a north line of Lot 2 of said CSM #7079, 225.32 feet; thence S 89°26'09" W along the a north line of Lot 2 of said CSM #7079, 108.65 feet to a southeast corner of Lot 2 of CSM #7839; thence N 00°00'00" E along an easterly line of Lot 2 of CSM #7839, 374.77 feet to a southeasterly corner of Lot 2 of CSM #7839; thence N 90°00'00" E along a southerly line of Lot 2 of said CSM #7839, 19.00 feet to a southeasterly corner of Lot 2 of CSM #7839; thence N 00°00'00" E along an easterly line of Lot 2 of CSM #7839, 557.00 feet to a northeast corner of Lot 2 of CSM #7839; thence N 90°00'00" W, along a northerly line of Lot 2 of said CSM #7839, 883.61 feet to the beginning of a curve to the left; thence 86.77 feet along the arc of a curve to the left, said curve having a radius of 165.00 feet and a chord which bears S 74°56'04" W, 85.78 feet; thence S 59°52'08" W along the a northwesterly line of Lot 2 of said CSM #7839, 259.16 feet to the beginning of a curve to the right; thence 123.05 feet along the arc of a curve to the right, said curve having a radius of 235.00 feet and a chord which bears S 74°52'08" W, 121.65 feet; thence S 89°52'08" W along a north line of Lot 2 of CSM #7839, 1343.98 feet to the northwest corner of Lot 2 of CSM #7839; thence S 00°05'22" W along the west line of Lot 2 of CSM #7839, 1084.06 feet to the southwest corner of Lot 2 of CSM #7839; thence N 89°26'09" E along the south line of Lot 2 of said CSM #7839, 574.76 feet to a point on the northerly right-of-way of Tower Drive; thence S 00°33'51" E, 70.00 feet to a point on the southerly right-of-way of Tower Drive and a point on the north line of Lot 2 of CSM #7082; thence S 89°26'09" W, along the north line of Lot 2 of CSM #7082, 975.12 feet to the northwest corner of Lot 2 of CSM #7082; thence S 00°05'13" E along the west line of Lot 2 of said CSM #7082, 602.02 feet to a point on the south line of the NW 1/4 of Section 22 and a point on the north line of Lot 2 of CSM #7021; thence S 89°26'09" W along the south line of the NW 1/4 of Section 22 and the north line of Lot 2 of said CSM #7021, 70.00 feet to the West 1/4 Corner of Section 22, the northwest corner of Lot 2 of said CSM #7021 and the **POINT OF BEGINNING**.

Said parcel contains 3,839,438 sq ft / 88.141 acres more or less

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Beaver Dam Subdivision Control Ordinance in surveying and mapping the same to the best of my knowledge and belief.

Timothy B. Davis, PLS S-4045



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 201 Corporate Drive, Beaver Dam WI 53916
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PROJECT NO. 00218309

DRAWN BY: T. DAVIS

SURVEYOR: T. DAVIS

FILE: Oppidan CSM.DWG

SHEET NO. 5 OF 5

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LANDS BEING LOT 1 OF CSM #7839 RECORDED AS DOCUMENT #1341296, LOT 1 OF CSM #4580 VOLUME 29 PAGE 126 RECORDED AS DOCUMENT #896444, AND LANDS DESCRIBED IN DOCUMENT #1000939 ALL LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21, THE NW 1/4 OF THE NW 1/4, NE 1/4 OF THE NW 1/4, SW 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN T.12N., R.14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

CITY OF BEAVER DAM APPROVAL

This Certified Survey Map is hereby approved by the City of Beaver Dam.

 Authorized Representative of the City of Beaver Dam
 PRINT

 Date

 Authorized Representative of the City of Beaver Dam
 SIGNATURE

 Date

