

# The State of Wisconsin

Office of the Secretary of State

## **VILLAGE 325**

VILLAGE OF WILLIAMS BAY

COUNTY OF WALWORTH

ANNEXATION

FILED FEBRUARY 25, 2004

V-325

# ANNEXATION ORDINANCE

Document Number

Title of Document

An Ordinance annexing territory in Section 2, Town 1 North, Range 16 East, Town of Walworth, Walworth County, Wisconsin.

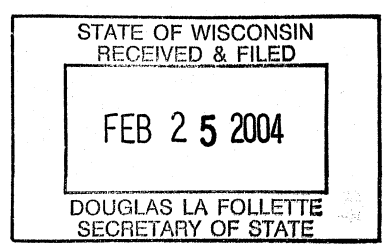
WHEREAS, the owners of all the real property described below, said property being currently vacant, have filed a Petition for direct annexation by unanimous approval pursuant to Section 66.0217(2) Wis. Stats. together with a scale map and a legal description of the property involved in the office of the Clerk for the Village of Williams Bay; and

WHEREAS, a copy of said Petition for Direct Annexation along with the scale map and legal description having been filed with the Clerk for the Town of Walworth and a copy of the Petition, scale map and legal description having also been filed with the State of Wisconsin Department of Administration; and

WHEREAS, there having been no objection to said Petition for Direct Annexation having been filed by the Town of Walworth, the Department of Administration or any other party; and

WHEREAS, the notice requirements of Section 66.0217(4) do not apply to annexation of property pursuant to Section 66.0217(2), Wis. Stats.; and

WHEREAS, the Village Board of the Village of Williams Bay has determined that the annexation is in the public interest; and



Record this document with the Register of Deeds

Name and Return Address:  
Attorney Mark A. Schroeder  
Consigny, Andrews, Hemming & Grant  
303 East Court Street  
Janesville, WI 53545

(Parcel Identification Number)

WHEREAS, the Plan Commission of the Village of Williams Bay has reviewed and recommended for approval the temporary zoning district classification of the property described below;

NOW, THEREFORE, the Village Board of the Village of Williams Bay do ordain as follows:

Section 1: The territory described as follows is hereby annexed to the Village of Williams Bay:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 2 (T1N,R16E); THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST 1/4, S 00DEG 08MIN 45SEC W, 1331.20 FEET; THENCE S 88DEG 41 MIN 49SEC W, 1696.64 FEET; THENCE N 00DEG 40MIN 00SEC W, 1324.23 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST 1/4; THENCE ALONG SAID NORTHERLY LINE, N 88DEG 28MIN 14SEC E, 1672.74 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWN 2 NORTH, RANGE 16 EAST; THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 88DEG 36MIN, 23SEC E, 42.87 FEET TO THE POINT OF BEGINNING. CONTAINING 2,264,850 SQUARE FEET (51.99 ACRES) OF LAND, MORE OR LESS. SUBJECT TO PUBLIC RIGHT OF WAY OVER THE EASTERLY 33 FEET OF THE ABOVE DESCRIBED PARCEL.

Section 2: A Plat of the territory annexed to the Village of Williams Bay is attached hereto and made a part of this Ordinance.

Section 3: After the annexation becomes effective, the above-described property shall be a part of Ward 2.

Section 4: After the annexation becomes effective, the above-described property shall be temporarily assigned the RS-4 Single Family Residential District zoning classification. Further, the following described properties shall be temporarily assigned a PUD Planned Unit Development overlay zoning classification:

- a: A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 2 (T1N,R16E); THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST 1/4, S 00DEG 08MIN 45SEC W, 206.57 FEET TO A POINT; THENCE PERPENDICULAR TO SAID EASTERLY LINE, N 89DEG 51MIN 15SEC W, 464.61 FEET TO THE POINT OF BEGINNING; THENCE S 01DEG 31MIN 45SEC E, 183.27 FEET; THENCE S 21DEG 05MIN 26SEC W, 128.62 FEET; THENCE S 88DEG 28MIN 14SEC W, 220.44 FEET; THENCE N 53DEG 33MIN 47SEC W, 95.25 FEET; THENCE N 01DEG 31MIN 46SEC W, 243.40 FEET; THENCE N 88DEG 28MIN 14SEC E, 345.00 FEET TO THE POINT OF BEGINNING.
- b: A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 2 (T1N,R16E); THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST 1/4, S 00DEG 08MIN 45SEC W, 1149.43 FEET TO A POINT; THENCE PERPENDICULAR TO SAID EASTERLY LINE, N 89DEG 51MIN 15SEC W, 444.54 FEET TO THE POINT OF BEGINNING; THENCE S 88DEG 41MIN 49SEC W, 345.00 FEET; THENCE N 01DEG 18MIN 11 SEC W, 239.94 FEET; THENCE N 49DEG 17MIN 16SEC E, 97.76 FEET; THENCE N 88DEG 41MIN 49SEC E, 210.78 FEET; THENCE S 27DEG 45MIN 58SEC E, 131.70 FEET; THENCE S 01DEG 18MIN 11SEC E, 184.10 FEET TO THE POINT OF BEGINNING.

The provisions of the general development plan pertaining to the two properties above-described in this section are incorporated into the PUD Overlay zoning classification.

Section 5: After annexation is effective, the property described above in section 1 shall be exempt from further taxation in the Town of Walworth and henceforth shall be subject to taxation and assessments as a part of the Village of Williams Bay.

Section 6: Such territory, being currently a part of the School District of Williams Bay, will have no effect on the size or shape of said School District.

Section 7: The associated population of such territory is zero.

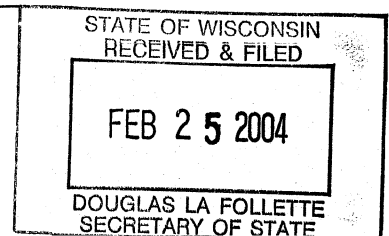
Section 8: This Ordinance will take effect upon passage and publication as provided by law.

VILLAGE OF WILLIAMS BAY:

Donald H. Weyhrauch  
Donald H. Weyhrauch, President

ATTEST:

Jean Gould  
Jean Gould, Clerk



First reading: 1-19-04  
Second reading: waive  
Date passed: 1-19-04  
Date published: 1-20-04

### CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Ordinance adopted by the Village Board of the Village of Williams Bay on the 19th day of January, 2004.

Jean Gould  
Jean Gould, Clerk

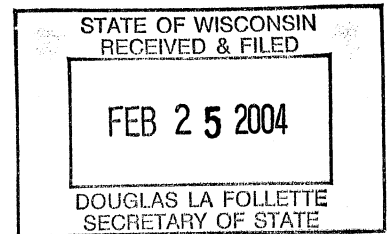
as indicated below, provided that improvements not physically located within the area of a specific phase but are necessary to serve the lots within that phase, shall be installed as part of the improvements for that phase:

A. Phase I:

Outlot 1, Block 3  
Outlot 2, Block 3  
Outlot 1, Block 6  
Block 2  
Block 7  
Block 8  
Lots 21 - 24, Block 1  
Lots 8 - 12, Block 4

B. Phase II:

Lots 1 - 20, Block 1  
Block 5  
Lots 1 - 7, Lots 13 - 20, Block 4



C. The installation of improvements for Phase I shall begin no later than September 1, 2004, unless the time for commencement is extended by the Village of Williams Bay. The installation of all improvements for each Phase thereafter shall be completed no later than one (1) year after the commencement of improvement for such Phase unless time for completion is extended by the Village.

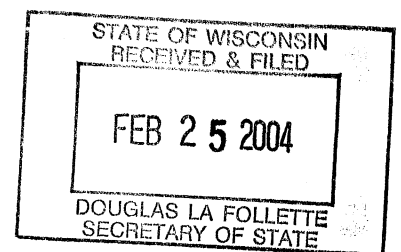
6. Planned Unit Development Overlay Districts:

A. The sixteen (16) lots within the Planned Unit Development Overlay Districts are Lots 13 through 20 in Block 4 and Lots 13 through 20 in Block 8.

B. The lots within the Planned Unit Development Overlay Districts will be served with private streets which will be subjected to appropriate easements for the provision of all public utilities. The private streets will be maintained by the Developer until the formation of a subdivision Owners' Association for the purpose of maintaining the streets which will thereafter be the responsibility of the Owners' Association.

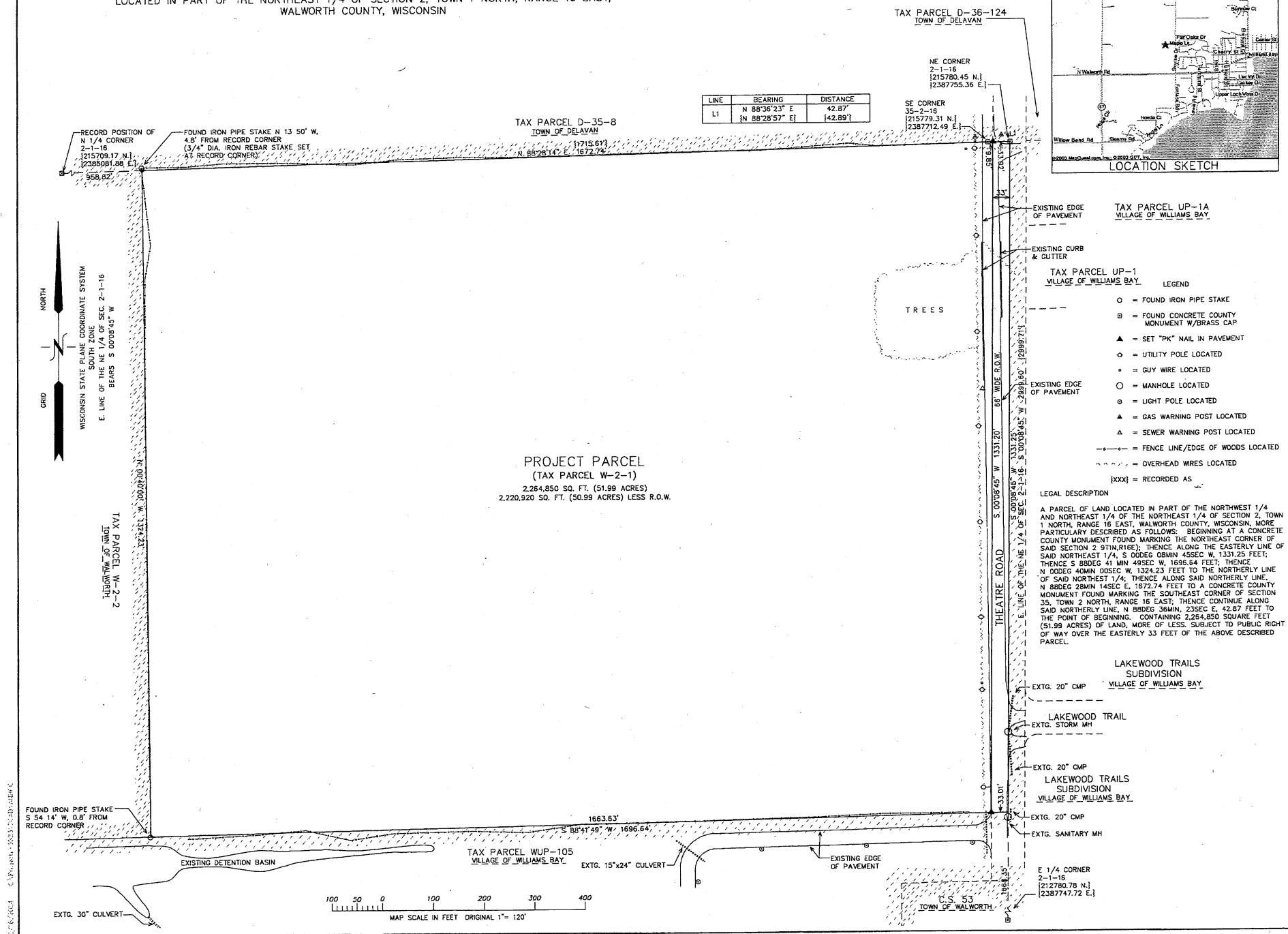
C. The lots within the Planned Unit Development Overlay Districts shall be subject to Declarations of Condominium and the Owners' Association shall be subject to Bylaws.

D. Each of the lots within the Planned Unit Development Overlay District will be improved with a single-family residence. The lots and private streets will be maintained by the Owners' Association. The setbacks of the lots within the Planned Unit Development Overlay Districts will be two-thirds the size of the setbacks of the other lots within the subdivision to convey more of an "older, more traditional neighborhood" feeling to these Districts.



DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 16 EAST,  
WALWORTH COUNTY, WISCONSIN



ANNEXATION MAP  
TOWN OF WALWORTH,  
WALWORTH COUNTY, WISCONSIN

- WORK ORDERED BY -  
BRIAN POLLARD  
FAIRWYN, LTD.  
7772 W. MAIN STREET, SUITE 203  
LAKE GENEVA, WI 53147

**HARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
1/22/03 - LK GENERAL REVISIONS

PROJECT NO. 5825
DATE: 07/26/2001
SHEET NO. 1 OF 1