

# The State of Wisconsin

## Office of the Secretary of State

C208

CITY OF PEWAUKEE

WAUKESHA COUNTY

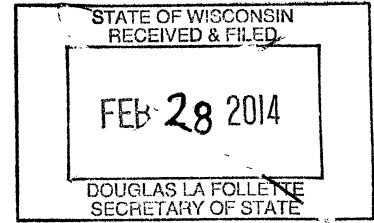
ANNEXATION ORDINANCE 14-01

FILED FEBRUARY 28, 2014



**Office of the Clerk/Treasurer**

W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0770 Fax: 691-1798



**CITY OF PEWAUKEE                      COUNTY OF WAUKESHA                      STATE OF WISCONSIN**


I, Kelly Tarczewski, Clerk/Treasurer in and for the City of Pewaukee, Waukesha County, State of Wisconsin, do hereby certify that the foregoing is a true, correct and complete copy of

**ORDINANCE #14-01  
AN ORDINANCE ANNEXING LAND  
FROM THE TOWN OF LISBON**

The above noted ordinance was adopted by the Pewaukee Common Council at their regularly scheduled meeting held on Monday, January 20<sup>th</sup>, 2014. The said action has not been repealed or amended, and is now in full force and effect.

**CERTIFIED SURVEY MAP**

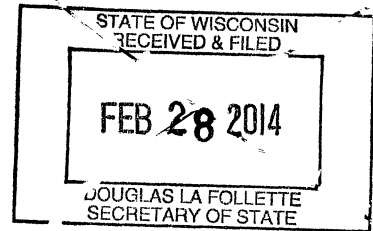
The above noted Certified Survey Map was approved by the Pewaukee Common Council at their regularly scheduled meeting held on Monday, February 3<sup>rd</sup>, 2014. The said action has not been repealed or amended, and is now in full force and effect. Please note there are two partially completed signature pages. The original document with the developer's signatures did not have the proper signature blocks for the City to sign off on. It was revised to include the specific language the City requires.

  
Kelly Tarczewski  
Clerk/Treasurer

Dated this 26<sup>th</sup> day of February 2014.

Sent to:                      The Office of the Secretary of State  
Government Record Division  
30 West Mifflin Street  
10<sup>th</sup> Floor  
P.O. Box 7848  
Madison, WI 53707-7848

## ORDINANCE NO. 14-01

AN ORDINANCE ANNEXING LAND  
FROM THE TOWN OF LISBON

WHEREAS, the City of Pewaukee received a petition for annexation of land in the Town of Lisbon from Siepmann Development Company Limited Partnership, on October 28, 2013; and,

WHEREAS, the Department of Administration, Municipal Boundary Review Division, reviewed the proposed annexation petition and found it to be in the public interest; and,

WHEREAS, the Common Council has reviewed the Department of Administration's findings; and

WHEREAS, the annexation petition appears to meet the requirements of §66.0217, Wisconsin Statutes; and,

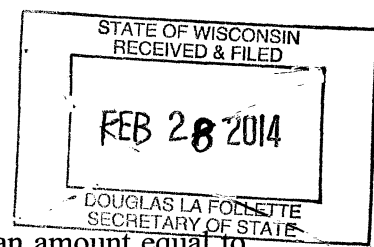
WHEREAS, the Common Council has determined that it is in the best interest of the City of Pewaukee to annex the territory described in the Siepmann annexation petition.

NOW THEREFORE, the Common Council of the City of Pewaukee hereby enacts the following ordinance:

SECTION 1: Annexation.

That the territory described in the Siepmann Development Company Limited Partnership annexation petition which is attached to this ordinance as Exhibit A and incorporated as if fully set forth herein is hereby annexed to the City of Pewaukee. The population of this territory is 0.

SECTION 2: Payment to Town as required by Statute.



The City agrees to pay annually to the Town of Lisbon, for 5 years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the 2013 tax roll under §70.65, Stats., pursuant to §66.0217(14)(a)1., Stats.

SECTION 3: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date.

This ordinance is effective upon enactment pursuant to §66.0217(8)(c), Stats.

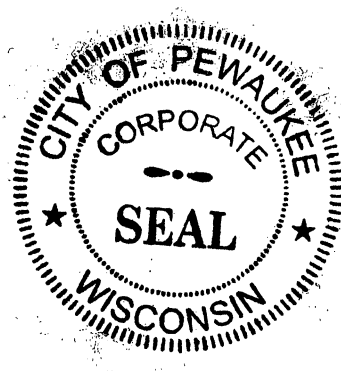
Dated this 20<sup>th</sup> day of January 2014.

CITY OF PEWAUKEE

Scott Klein, Mayor

ATTEST:

Kelly Tarczewski, Clerk

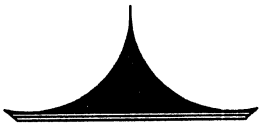
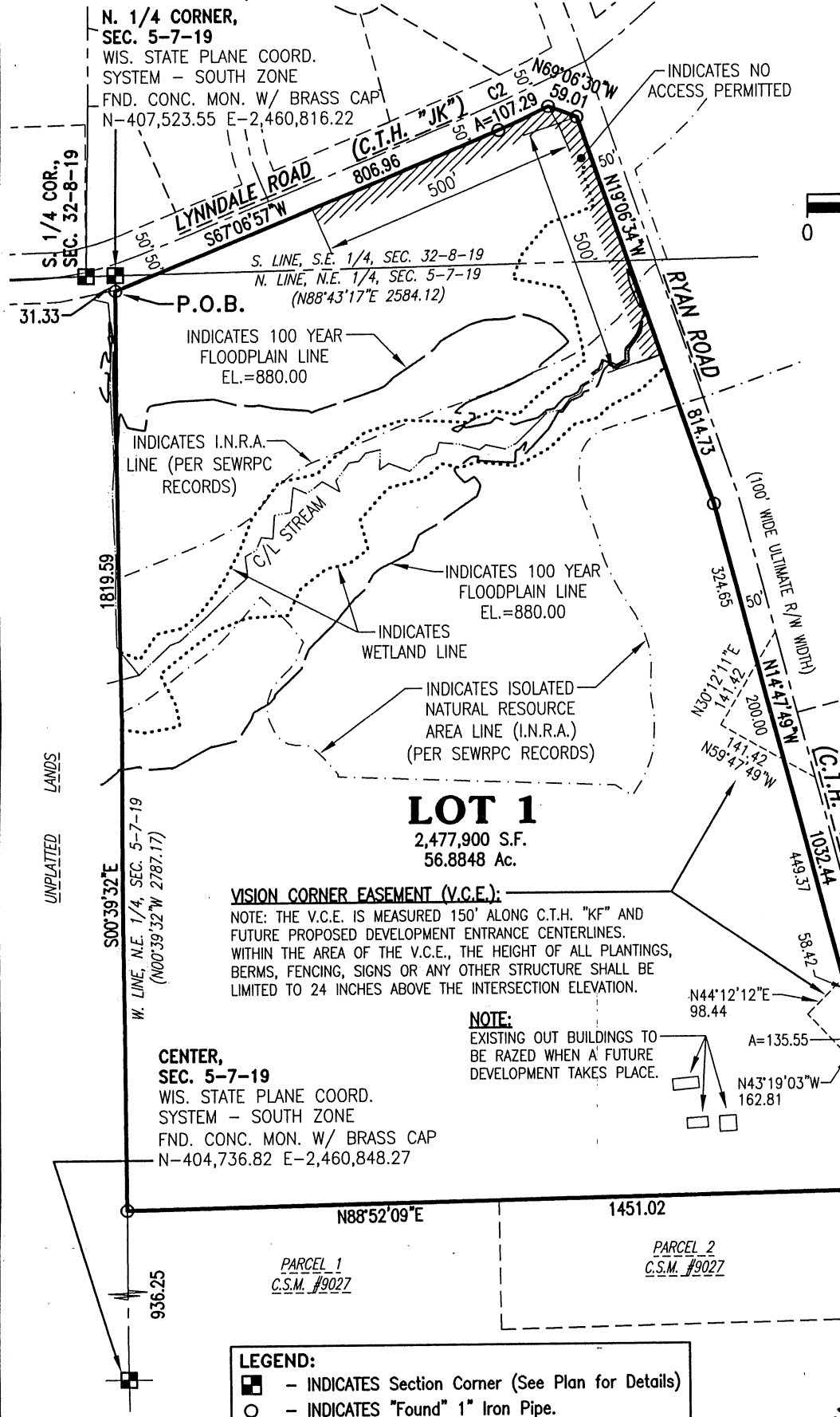


FEB 28 2014

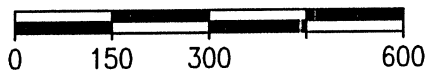
DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

# CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF LANDS BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 8 NORTH, RANGE 19 EAST, AND A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

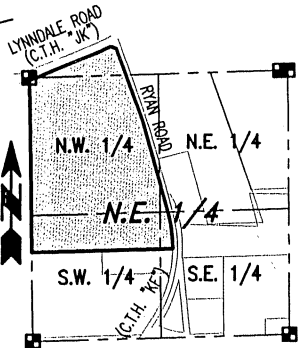


**NORTH**  
SCALE: 1" = 300'



**OWNER:**  
SIEPMANN DEVELOPMENT  
COMPANY LIMITED PARTNERSHIP  
ADDRESS:  
W240 N1221 PEWAUKEE ROAD  
WAUKESHA, WI 53188  
PHONE: 262-650-9700

**PREPARED BY:**  
TRIO ENGINEERING, LLC  
17700 W. CAPITOL DRIVE  
BROOKFIELD, WI 53045  
PHONE: 262-790-1480  
FAX: 262-790-1481



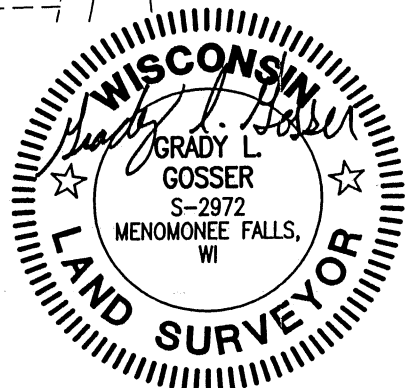
**VICINITY MAP**  
N.E. 1/4, SEC. 5,  
T. 7 N., R. 19 E.  
SCALE: 1" = 2000'

**LEGEND:**

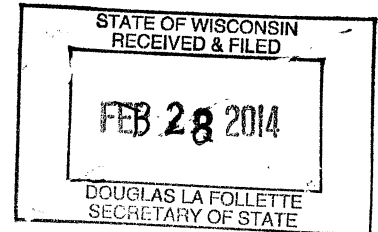
- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Found" 1" Iron Pipe.

- GENERAL NOTES:**
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.E. 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, BEARS N00°39'32"W.
  - WETLAND LINES SHOWN HEREON WERE FIELD DELINEATED BY JAMES A REINARTZ OF WETLAND ECOLOGY AND RESTORATION CONSULTING ON 12-31-99 AND FIELD LOCATED BY JAHNKE & JAHNKE ASSOCIATES INC. ON 1-04-00.
  - TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 2nd DAY OF JANUARY, 2014 (REVISED 2/07/14)  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972



JOB NO. 13-009-787-02  
SHEET 1 OF 3



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A CONSOLIDATION OF LANDS BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 8 NORTH, RANGE 19 EAST, AND A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

STATE OF WISCONSIN )  
 )ss  
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a consolidation of lands being located in a part of the Southwest 1/4 of the Southeast 1/4 of Section 32, Town 8 North, Range 19 East, and a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 5, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 5; Thence South 00°39'32" East and along the West line of the said Northeast 1/4 Section, 31.33 feet to a point on the South Right-of-Way line of "Lynndale Road" (C.T.H. "JK") and the place of beginning of lands hereinafter described;

Continuing thence South 00°39'32" East and along the said West line, 1819.59 feet to a point; Thence North 88°52'09" East, 1451.02 feet to a point on the West Right-of-Way line of "Ryan Road" (C.T.H. "KF"); Thence Northwesterly 365.58 feet along the said West Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 1382.39 feet, whose central angle is 15°09'07", and whose chord bears North 07°13'15.5" West, 364.52 feet to a point of tangency; Thence North 14°47'49" West and along the said West Right-of-Way line, 1032.44 feet to a point; Thence North 19°06'34" West and along the said West Right-of-Way line, 814.73 feet to a point; Thence North 69°06'30" West and along the said West Right-of-Way line, 59.01 feet to a point on the said South Right-of-Way line of "Lynndale Road" (C.T.H. "JK"); Thence Southwesterly 107.29 feet along the said South Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 1205.00 feet, whose central angle is 05°06'06", and whose chord bears South 64°33'54" West, 107.26 feet to a point of tangency; Thence South 67°06'57" West and along the said South Right-of-Way line, 806.96 feet to the point of beginning of this description.

Said Parcel contains 2,477,900 Square Feet (or 56.8848 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **SEIPMANN DEVELOPMENT COMPANY LIMITED PARTNERSHIP** By: **SEIPMANN REALTY CORP.**, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

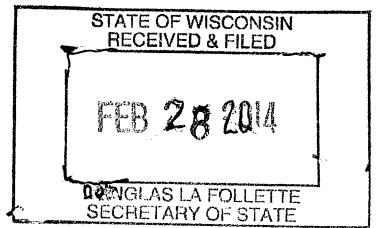
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the applicable City of Pewaukee ordinances in surveying, dividing and mapping the same.

Dated this 2nd day of JANUARY, 20 14.

REVISED: 2-07-14



*Grady L. Gosser*  
Grady L. Gosser, R.L.S.  
Registered Land Surveyor, S-2972  
**TRIO ENGINEERING, LLC**  
17700 West Capitol Drive  
Brookfield, WI 53045  
Phone: (262)790-1480 Fax: (262)790-1481



**CERTIFIED SURVEY MAP NO.**

BEING A CONSOLIDATION OF LANDS BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 8 NORTH, RANGE 19 EAST, AND A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE:**

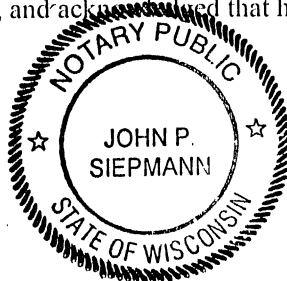
SEIPMANN DEVELOPMENT COMPANY LIMITED PARTNERSHIP By: SEIPMANN REALTY CORP., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the applicable City of Pewaukee ordinances, this 7 day of FEBRUARY, 20 14.

SEIPMANN DEVELOPMENT COMPANY LIMITED PARTNERSHIP, Member  
By: SEIPMANN REALTY CORP., its General Partner

*James P. Siepmann*  
James P. Siepmann, President

STATE OF WISCONSIN )  
  ) ss  
COUNTY OF                                    )

Personally came before me this 7 day of FEBRUARY, 20 14, the above named James P. Siepmann, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.



*John P. Siepmann*  
Print Name: John P. Siepmann  
Notary Public, Waukesha County, WI  
My commission expires: January 25, 2015

**CITY TREASURER'S CERTIFICATE:**

I, Kelly Tarczewski, being duly elected, qualified and acting City Treasurer of the City of Pewaukee, certify that in accordance with the records in the Office of the City Treasurer of the City of Pewaukee, there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

Date \_\_\_\_\_

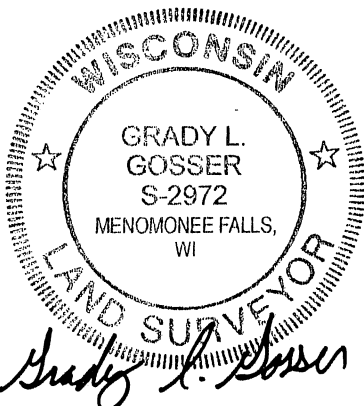
\_\_\_\_\_  
Kelly Tarczewski, City Treasurer

**COMMON COUNCIL CERTIFICATE OF APPROVAL:**

I, certify that this Certified Survey Map was approved and adopted by the Common Council of the City of Pewaukee on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Kelly Tarczewski, City Clerk

\_\_\_\_\_  
Scott J. Klein, Mayor



Drafted this 2nd Day of January, 2014 (REVISED: 2-07-14)  
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 13-009-787-02  
SHEET 3 OF 3

