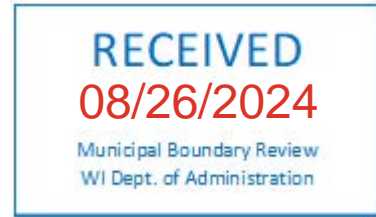


CERTIFICATE OF ANNEXATION

ORD11848



City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

CERTIFICATE OF ANNEXATION

I, Vanessa Jahns, Deputy City Clerk of the City of Lake Geneva, County of Walworth, State of Wisconsin, do hereby certify that the attached is a true and correct copy of Ordinance no. 24-03. The Ordinance was approved by the City Council on May 28, 2024, and went into effect upon publication on June 5, 2024.

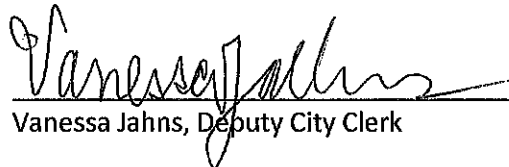
A scrivener's error in the legal description is rectified and noted in red text in Exhibits A and A-1. A second scrivener's error in the map, omitting the monumented Point of Commencement and the initial metes and bounds call, has also been rectified by adding the omitted information in red.

The territory was detached from the Town of Bloomfield, Walworth County, Wisconsin, and was annexed to the City of Lake Geneva, Walworth County, Wisconsin by unanimous approval pursuant to Section 66.0217(2) of the Wisconsin Statutes.

The population of this territory is zero (0).
The MBR number is 14668.
Territory area is 69.4 acres.
Parcel number is MB 500003.

Dated this 26th of August, 2024.





Vanessa Jahns, Deputy City Clerk

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN, TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

WHEREAS, BLOOMFIELD HOLDINGS, LLC, a Wisconsin limited liability company (“Petitioner”), has made and filed with the City Clerk of the City of Lake Geneva (“City”) a Petition for Direct Annexation by unanimous consent of electors and property owners of territory located in the Town of Bloomfield, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(2) (“Annexation Petition”), in the office of the City Clerk for the City of Lake Geneva, Walworth County, Wisconsin, on the 3rd day of October, 2023, requesting the annexation to the City of lands described in **Exhibit A** attached hereto and incorporated herein by reference (“Subject Territory”), which such lands are contiguous to the City; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Bloomfield, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City’s Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the City, and said Plan Commission has recommended annexing the Subject Territory to the City; and

WHEREAS, the Petitioner, Bloomfield Holdings, LLC shall deposit with the City Clerk an amount equal to five (5) times the amount of Town taxes levied on the annexed territory for the year 2023.; and

WHEREAS, the City Council of the City of Lake Geneva, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory to be annexed:

- a. That the annexation of the Subject Territory proposed to be annexed to the City of Lake Geneva, Walworth County, Wisconsin, is in the best interest of the City.
- b. That the annexation of the Subject Territory proposed to be annexed will enable the City to regulate and control development of these lands which are contiguous to the City.
- c. That, upon annexation, the Subject Territory shall be temporarily zoned pursuant to Wis. Stat: § 66.0217(8) in the Single Family Residential (SR-

4) Zoning District, in accordance with the attached **Exhibit B** incorporated herein;

- d. That the annexation of the Subject Territory does not create a Town island under the provisions of Wis. Stat. § 66.0221.
- e. That the City is in need of additional lands suitable for single-family residential development.

NOW, THEREFORE, the City Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the City of Lake Geneva, Walworth County, Wisconsin.

2. Those lands comprising the Subject Territory shall be temporarily zoned pursuant to Wis. Stat. § 66.0217(8) in the Single Family Residential (SR-4) Zoning District, in accordance with the attached Exhibit B incorporated herein.

3. Those lands comprising the Subject Territory shall be included within Supervisory District 10.

4. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.

5. The City Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.

6. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

7. The Petitioner, Bloomfield Holdings, LLC shall deposit with the City Clerk an amount equal to five (5) times the amount of Town taxes levied on the annexed territory for the year 2023.

Adopted, passed, and approved by the City Council of the City of Lake Geneva, Walworth County, Wisconsin, this 28th day of May, 2024.

[Signature Page Follows]

Todd Krause

Todd Krause, Mayor



Official Stamp
Todd Krause
Mayor

ATTEST:

Lana Kropf

Lana Kropf, City Clerk

1st Reading May 28, 2024

2nd Reading May 28, 2024

Adopted May 28, 2024

Published June 5, 2024

APPROVED AS TO FORM:

Dan Draper

Dan Draper, City Attorney

EXHIBIT A
TO ANNEXATION ORDINANCE

Legal Description for Subject Territory

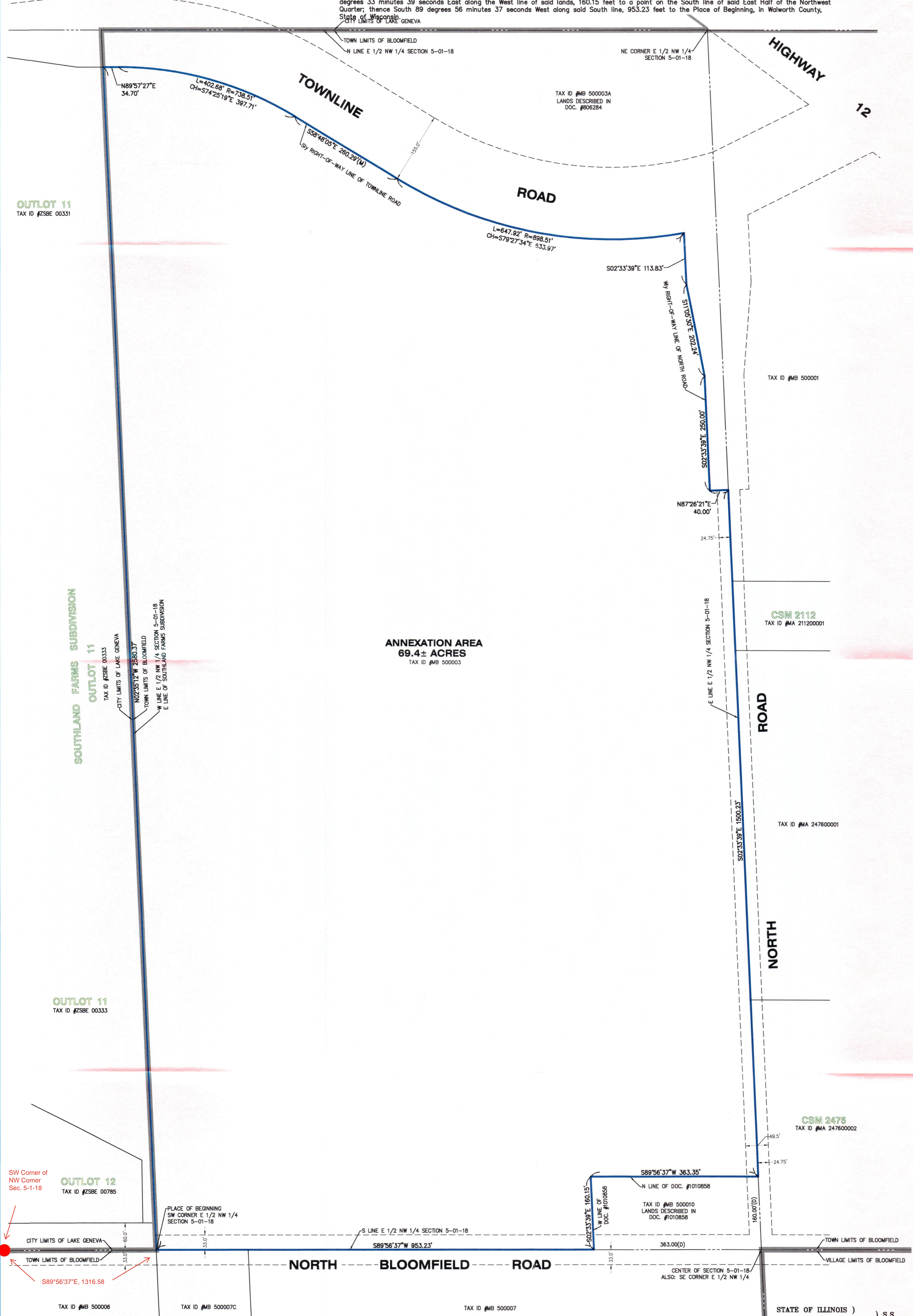
Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, **located in the Town of Bloomfield, Walworth County, Wisconsin;** described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds East along the South line thereof, 1316.58 feet to the Southwest corner of said East Half of the Northwest Quarter, for the Place of Beginning; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Wisconsin.

**EXHIBIT B
TO ANNEXATION ORDINANCE**

Contemporaneous Zoning Request

(See Exhibit A for Complete Legal Description)

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeast 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Wisconsin.



ANNEXATION AREA
69.4± ACRES
 TAX ID #MB 500003

CLIENT: FAIRWYN HOMES
 DRAWN BY: IVA CHECKED BY: APG
 SCALE: 1"=100' SEC. 5 T. 01 R. 18 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: MB 50003
 JOB NO.: 230864 I.D. PAN
 FIELDWORK COMP.: BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

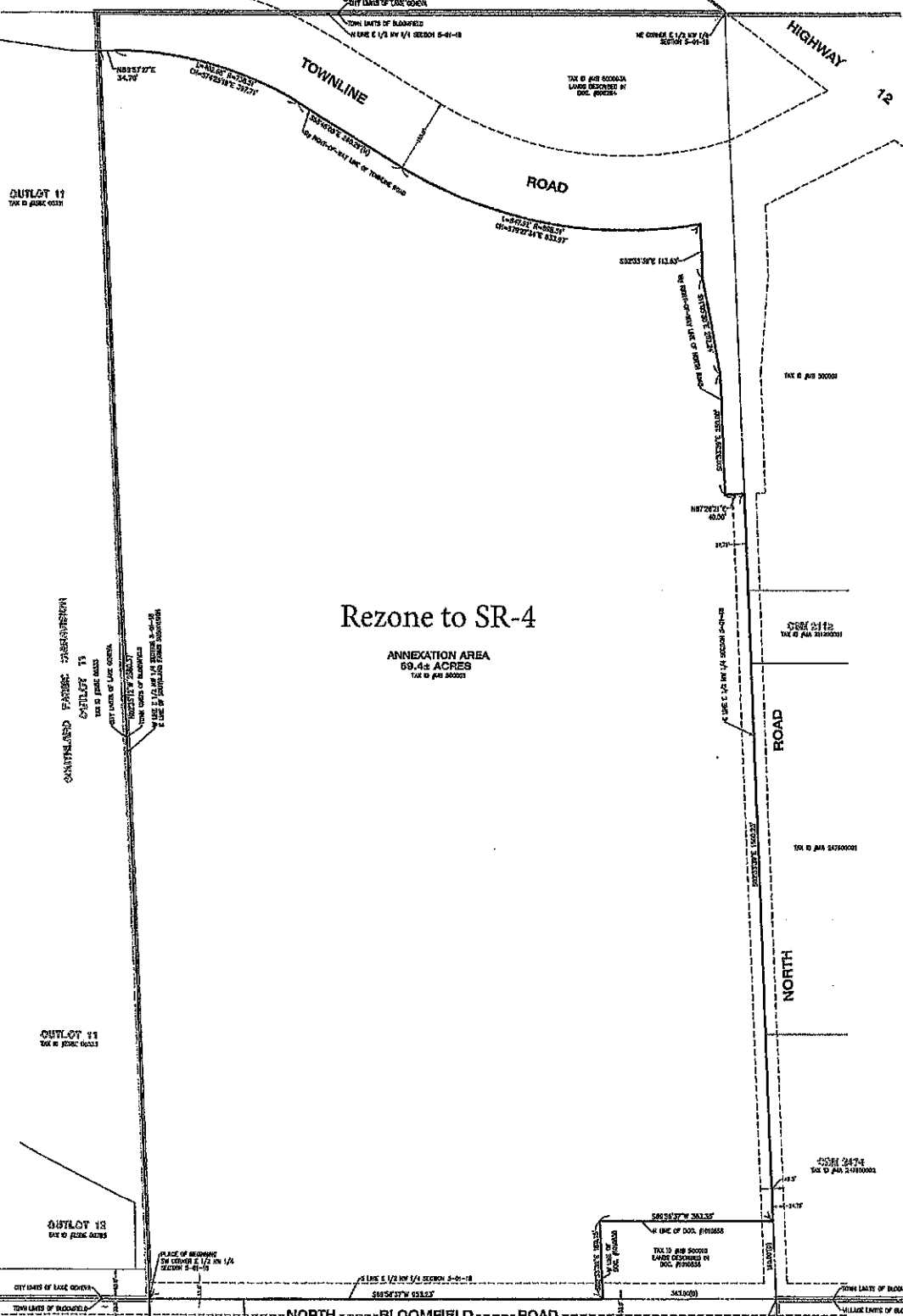
STATE OF ILLINOIS)) S.S.
 COUNTY OF McHENRY)
 I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.
 This is not a Boundary Survey
 Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 20 23.
 Vanderstappen Land Surveying, Inc.
 Design Firm No. 184-002792
 By: *Arthur P. Gritmacker*
 Wisconsin Registered Land Surveyor No. S3021





PLAT OF ANNEXATION & REZONE

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 10 East of the Fourth Principal Meridian, described as follows: Beginning at the Southeast corner of said East Half of the Northwest Quarter, thence North 62 degrees 33 minutes 12 seconds West along the West line thereof 2,863.37 feet to the Southern right-of-way line of Township Road, thence North 29 degrees 07 minutes 27 seconds East along said right-of-way line 34.75 feet, thence South 89 degrees 00 minutes 00 seconds East along said right-of-way line, being along a curve to the right, having a radius of 74,681 feet, the chord of which bears South 74 degrees 20 minutes 18 seconds East, for a length of 29,773 feet thence South 80 degrees 48 minutes 03 seconds East along said right-of-way line 200.29 feet thence South 82 degrees 12 minutes 12 seconds East along said right-of-way line, being along a curve to the left, having a radius of 82,531 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 83,377 feet to the Eastern right-of-way line of North Road, thence South 02 degrees 33 minutes 30 seconds East along said West right-of-way line 11,563 feet thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line 267.24 feet thence South 02 degrees 33 minutes 30 seconds East along said right-of-way line 230.00 feet thence North 87 degrees 21 minutes 21 seconds East along a jog in said right-of-way line 40.00 feet to a point on the East line of said East Half of the Northwest Quarter, thence South 02 degrees 33 minutes 30 seconds East along said East line 1,500.53 feet to the Northwest corner of lands described in Document No. 1018850 recorded June 8, 2020 in said Winnebago County, thence South 89 degrees 00 minutes 00 seconds West along the North line of said lands 263.35 feet to the Northwest corner of said lands thence South 02 degrees 33 minutes 30 seconds East along the West line of said lands 100.15 feet to a point on the South line of said East Half of the Northwest Quarter, thence South 89 degrees 00 minutes 27 seconds West along said South line 253.23 feet to the Place of Beginning, in Winnebago County, Wisconsin.



CITY OF WAUKESHA
 CLERK OF BOARD OF SUPERVISORS
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS 10th DAY OF MAY, 2023.
 Waukesha, Wisconsin

STATE OF WISCONSIN
 COUNTY OF WINNEBAGO
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS 10th DAY OF MAY, 2023.
 Winnebago County, Wisconsin

STATE OF WISCONSIN
 COUNTY OF WINNEBAGO
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS 10th DAY OF MAY, 2023.
 Winnebago County, Wisconsin

STATE OF WISCONSIN
 COUNTY OF WINNEBAGO
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS 10th DAY OF MAY, 2023.
 Winnebago County, Wisconsin

STATE OF WISCONSIN
 COUNTY OF WINNEBAGO
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS 10th DAY OF MAY, 2023.
 Winnebago County, Wisconsin

STATE OF WISCONSIN
 COUNTY OF WINNEBAGO
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS 10th DAY OF MAY, 2023.
 Winnebago County, Wisconsin



I HEREBY STATE THAT WE HAVE PLATTED THE PREMISES AS SHOWN HEREON, AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION OF THE SAID DESCRIPTION.
 This is not a Boundary Survey
 Dated at Woodstock, Winnebago County, Wisconsin, 5/22, A.D., 2023.
 Vanderstappen Land Surveying, Inc.
 Debra Ann No. 184-024792
 By: *[Signature]*
 Wisconsin Registered Land Surveyor No. 53621