



CITY OF FORT ATKINSON

ANNEXATION CERTIFICATE

I, Michelle Ebbert, City Clerk/Treasurer of the City of Fort Atkinson, County of Jefferson, State of Wisconsin,

DO HEREBY CERTIFY that the following described territory was detached from the Town of Koshkonong, County of Jefferson, and was annexed to the City of Fort Atkinson, pursuant to Wis. Stats. 66.0217(2), Direct Annexation by Unanimous Approval by Ordinance 842, as adopted by unanimous vote of the City Council, at a regular meeting held October 15, 2024, and which is now on file in the Office of the City Clerk of the City of Fort Atkinson, County of Jefferson, State of Wisconsin. The total population of this area is zero (0).

The effective date of this Ordinance shall be the publication date of November 5, 2024.

Total acreage of the property being annexed is 1.576 acres.

See attached Ordinance, Petition, Legal description, and Map documents.

Upon the City's initial filing submittal to the WI DOA, scrivener's errors were discovered in the text of the transferred territory's legal description. The transferred territory's complete legal description is hereby corrected to read as follows:

BEING A PART OF THE NW ¼ OF THE FRACTIONAL NW ¼ OF SECTION 4, T5N, R14E, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM MONUMENT THAT MARKS THE SOUTHWEST CORNER OF THE NW ¼ OF SAID SECTION 4; THENCE N00°46'01"W, ALONG THE WEST LINE OF SAID FRACTIONAL NW ¼, A DISTANCE OF 1326.03 FEET; THENCE N89°17'39"E, A DISTANCE OF 604.93 FEET, TO A FOUND 1 ½" I.D. IRON PIPE THAT MARKS THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE N01°05'09"W, A DISTANCE OF 179.99 FEET, TO A FOUND 4" I.D. IRON PIPE; THENCE N89°18'20"E, A DISTANCE OF 277.53 FEET, TO A FOUND 1 ½" I.D. IRON PIPE THAT MARKS THE SOUTHWEST CORNER OF LOT 42 OF SNOVER'S PROSPECT HEIGHTS ADDITION TO FORT ATKINSON; THENCE N89°19'56"E, ALONG THE SOUTH LINE OF LOT 41 AND SAID LOT 42 OF SNOVER'S PROSPECT HEIGHTS ADDITION TO FORT ATKINSON, A DISTANCE OF 105.58 FEET, TO THE NORTHWEST CORNER OF OUTLOT "A" OF PFAFFLIN PLAT; THENCE S00°45'09"E, ALONG THE WEST LINE OF SAID OUTLOT "A" AND LOTS 4 AND 5 OF SAID PFAFFLIN PLAT, A DISTANCE OF 179.86 FEET, TO A SET ¾"X18" IRON REBAR (1.502 LBS/LIN FT) W/ ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248"; THENCE S89°17'39"W, A DISTANCE OF 382.06 FEET, TO THE POINT OF BEGINNING, CONTAINING 68,836 SQUARE FEET OR 1.580 ACRES OF LAND, MORE OR LESS (TOWN ADDRESS 1222 VAN BUREN STREET)."

Three additional scrivener's errors and omissions were discovered in the transferred territory's "Plat of Survey" Map page document. The errors/omissions are noted here and corrected hereby to include that: **1)** the "Plat of Survey" Map page document has an area labeled "PARCEL 1." PARCEL 1 is hereby identified as the territory being transferred via City Ordinance No. 842; **2)** the "105.58" bounds call along the south line of the adjacent Lot 41 and 42 cited in the legal description was omitted from the "Plat of Survey" Map page. That "105.58" bounds call was added to the "Plat of Survey" Map page in red text accordingly; and **3)** the existing municipal boundary line along the territory being transferred was initially omitted. That boundary line was added to the "Plat of Survey" Map page, along with "Town of Koshkonong" and "City of Fort Atkinson" municipal jurisdiction labels using red text where they belong.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Fort Atkinson, County of Jefferson, State of Wisconsin, this 13 day of February, 2025.

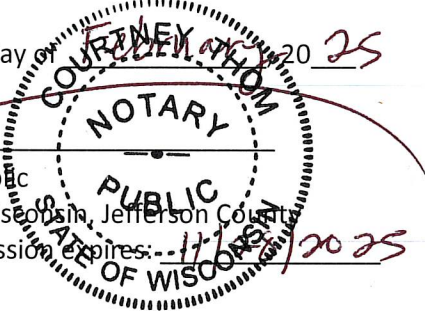
Michelle Ebbert

Michelle Ebbert, City Clerk/Treasurer/Finance Director

Subscribed and sworn before me

this 13 day of February, 2025

[Signature]
Notary Public
State of Wisconsin, Jefferson County
My commission expires: 11/16/2025





CITY OF FORT ATKINSON

CLERK CERTIFICATION OF ORDINANCE 842

AN ORDINANCE ANNEXING
THE TERRITORY ADDRESSED 1222 VAN BUREN STREET (113 WILSON AVENUE)
TO THE CITY OF FORT ATKINSON

I, Michelle A Ebbert, am the duly qualified and acting City Clerk/Treasurer/Finance Director of the City of Fort Atkinson, Jefferson County, Wisconsin.

I hereby certify the attached Ordinance 842 – An Ordinance Annexing the Territory Addressed 1222 Van Buren Street (113 Wilson Avenue) to the City of Fort Atkinson is a copy of the original official Ordinance adopted by the City Council of the City of Fort Atkinson at their meeting held on the 15th day of October 2024.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on the 13th day of February 2025.

Michelle A Ebbert
City Clerk/Treasurer/Finance Director
City of Fort Atkinson
Jefferson County, Wisconsin

Subscribed and sworn before me
this 13 day of February 2025

Notary Public
State of Wisconsin, Jefferson County
My commission expires 11/25

ORDINANCE NO. 842

**AN ORDINANCE ANNEXING
THE TERRITORY ADDRESSED 1222 VAN BUREN STREET (113 WILSON AVENUE)
TO THE CITY OF FORT ATKINSON**

NOW, THEREFORE, The City Council of the City of Fort Atkinson, Wisconsin, does hereby ordain as follows:

Section 1. TERRITORY ANNEXED. That pursuant to Wis. Stats. §66.0217(2) of the Wisconsin Statutes, and the Petition for Annexation filed by the property owners by unanimous consent, the following described territory in the Town of Koshkonong, Jefferson County, Wisconsin, is hereby annexed to the City of Fort Atkinson, Wisconsin:

BEING A PART OF THE NW ¼ OF THE FRACTIONAL NW ¼ OF SECTION 4, T5N, R14E, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM MONUMENT THAT MARKS THE SOUTHWEST CORNER OF THE NW ¼ OF SAID SECTION 4; THENCE N00°46'01"W, ALONG THE WEST LINE OF SAID FRACTIONAL NW ¼, A DISTANCE OF 1326.03 FEET; THENCE N89°17'39"E, A DISTANCE OF 604.93 FEET, TO A FOUND 1 ½" I.D. IRON PIPE THAT MARKS THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED: THENCE N01°05'09"W, A DISTANCE OF 179.99 FEET, TO A FOUND 4" I.D. IRON PIPE; THENCE N89°18'20"E, A DISTANCE OF 277.53 FEET, TO A FOUND 1 ½" I.D. IRON PIPE THAT MARKS THE SOUTHWEST CORNER OF LOT 42 OF SNOVER'S PROSPECT HEIGHTS ADDITION TO FORT ATKINSON; THENCE N89°19'56"E, ALONG THE SOUTH LINE OF LOT 41 AND SAID LOT 42 OF SNOVER'S PROSPECT HEIGHTS ADDITION TO FORT ATKINSON, A DISTANCE OF 105.58 FEET, TO THE NORTHWEST CORNER OF OUTLOT "A" OF PFAFFLIN PLAT; THENCE S00°45'09"E, ALONG THE WEST LINE OF SAID OUTLOT "A" AND LOTS 4 AND 5 OF SAID PFAFFLIN PLAT, A DISTANCE OF 179.86 FEET, TO A SET ¾"X18" IRON REBAR (1.502 LBS/LIN FT) W/ ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248"; THENCE S89°17'39"W, A DISTANCE OF 382.06 FEET, TO THE POINT OF BEGINNING, CONTAINING 68,836 SQUARE FEET OR 1.580 ACRES OF LAND, MORE OR LESS (PARCEL NUMBER 226-0514-0422-115; 1222 VAN BUREN STREET).

~~**Section 2. EFFECT OF ANNEXATION.** From and after the effective date of this Ordinance the territory described in Section 1 above shall be part of the City of Fort Atkinson for any and all purposes provided by law and any persons coming or residing within such territory shall be subject to all Ordinances, rules, and regulations governing the City of Fort Atkinson.~~

Section 3. PAYMENT TO THE TOWN OF KOSHKONONG. The property owner has requested annexation to the City per Wis. Stats. §66.0217(2) – Direct Annexation by

Unanimous Approval. The City of Fort Atkinson agrees to pay the Town of Koshkonong one lump sum of \$2,715.95 to represent the lost Town taxes for the next five years, as required by Section 66.0217(14) of the Wisconsin Statutes.

Section 4. ZONING CLASSIFICATION. A) The Territory annexed to the City of Fort Atkinson by this Ordinance is temporarily designated to be part of the following district of the City for zoning purposes and subject to all provisions of Title 15 of the Code of General Ordinances in the City of Fort Atkinson entitled "Zoning Ordinance" relating to such district classifications and to zoning in the City: SR-7, Single-family Residential District – 7. B) The boundaries of these designated districts are established as shown on the map filed in the office of the City Clerk.

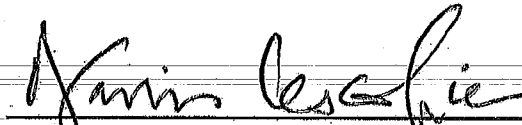
Section 5. WARD DESIGNATION. The territory described in Section 1 of this Ordinance is hereby made part of Ward 1 of the City of Fort Atkinson, subject to all ordinances, rules, and regulations of the City. The population of this territory is zero (0) on the effective date of this Ordinance.

Section 6. SEVERABILITY. If any provision of this Ordinance is found to be invalid or unconstitutional or if the application of this Ordinance or any person or circumstance is invalid or unconstitutional such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

Section 7. EFFECTIVE DATE. This Ordinance shall take effect upon passage and publication and after November 5, 2024.

Adopted this 15 day of October, 2024.

CITY COUNCIL OF THE CITY OF FORT ATKINSON



David Lescohier, City Council President

ATTEST:



Michelle Ebbert, City Clerk/Treasurer/Finance Director

Plat of Survey

Survey For: John R. & Jane M. Anderson Revocable Trust dated 06/12/2018

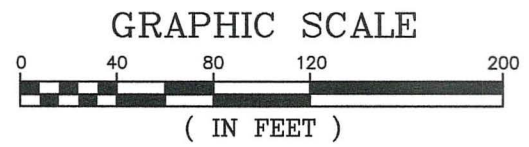
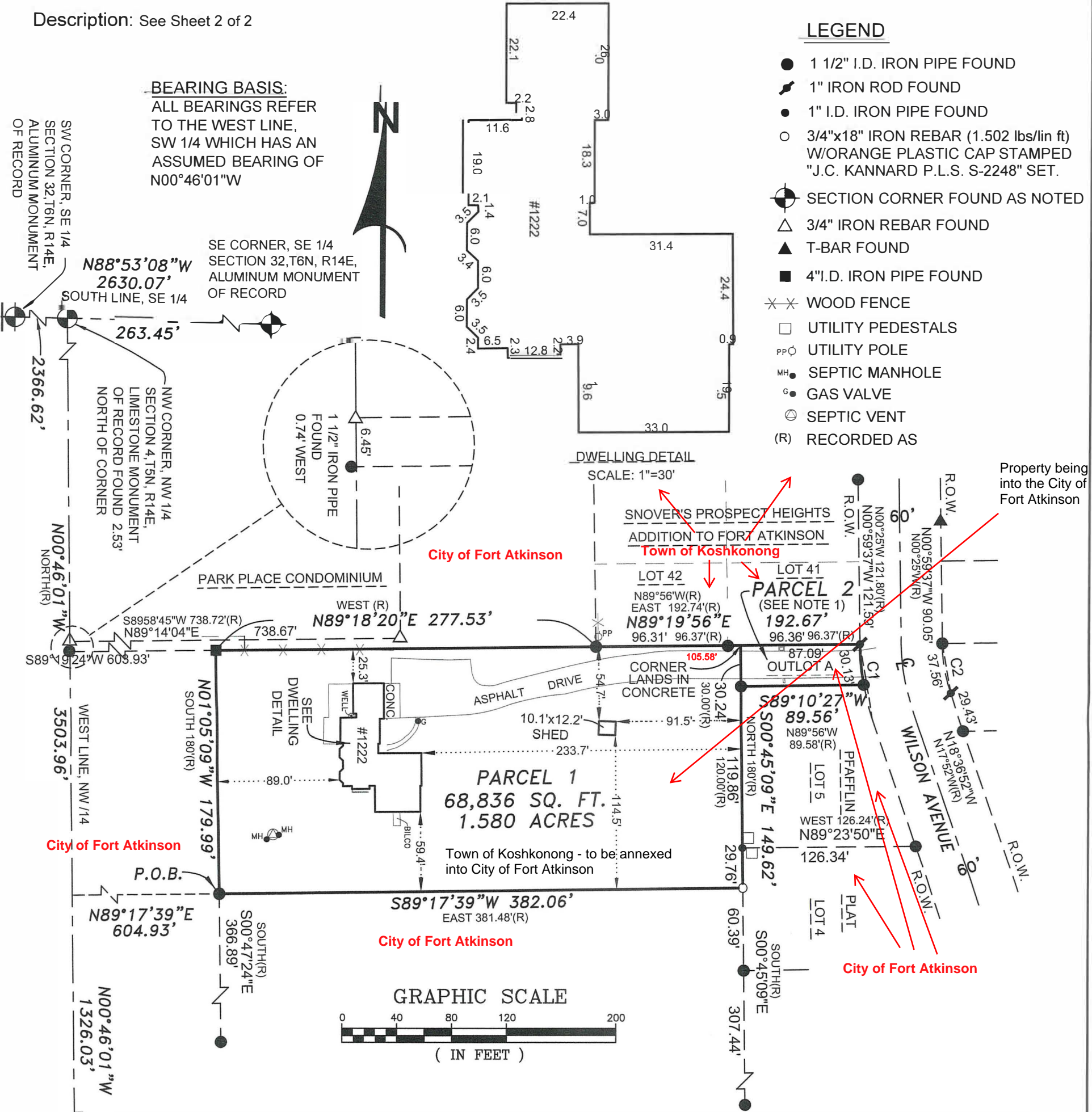
Location: #1222 Van Buren Street, City of Fort Atkinson & Town of Koshkonong, Jefferson County, Wisconsin.

Description: See Sheet 2 of 2

LEGEND

- 1 1/2" I.D. IRON PIPE FOUND
- ✦ 1" IRON ROD FOUND
- 1" I.D. IRON PIPE FOUND
- 3/4"x18" IRON REBAR (1.502 lbs/lin ft) W/ORANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248" SET.
- ⊙ SECTION CORNER FOUND AS NOTED
- △ 3/4" IRON REBAR FOUND
- ▲ T-BAR FOUND
- 4" I.D. IRON PIPE FOUND
- * * WOOD FENCE
- UTILITY PEDESTALS
- PP ○ UTILITY POLE
- MH ● SEPTIC MANHOLE
- G ● GAS VALVE
- ⊙ SEPTIC VENT
- (R) RECORDED AS

BEARING BASIS:
ALL BEARINGS REFER TO THE WEST LINE, SW 1/4 WHICH HAS AN ASSUMED BEARING OF N00°46'01"W



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	180.00'	30.13'	30.10'	S05°28'15"E	09°35'31"
C1(R)		30.14'		N04°44'W	
C2	120.00'	37.56'	37.40'	S09°38'41"E	17°56'23"
C2(R)				S08°54'E	17°56'

- NOTES:**
- 1) Parcel 2 contains 2,648 Square Feet or 0.061 Acre.
 - 2) All offset distances are to the building corners (not overhang).



SOUTHWEST
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

State of Wisconsin) ss
Jefferson County) I 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 and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any, this survey complies with Chapter A-E 7, to the best of my knowledge and belief.

THIS IS A JOHN C. KANNARD AUTHORIZED PRINT ONLY IF SIGNATURE APPEARS IN RED INK ON BLACK LINE PRINT.

JOHN C. KANNARD, Professional Land Surveyor

SHEET 1 OF 2
DATE: MARCH 5, 2024
JOB NO: A-223113

Plat of Survey

Survey For: John R. & Jane M. Anderson Revocable Trust dated 06/12/2018

Location: #1222 Van Buren Street, City of Fort Atkinson & Town of Koshkonong, Jefferson County, Wisconsin.

Descriptions: (Parcel 1) Being a part of the NW 1/4 of the Fractional NW 1/4 of Section 4, T5N, R14E, Town of Koshkonong, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Southwest corner of the NW 1/4 of said Section 4; Thence N00°46'01"W, along the West line of said fractional NW 1/4, a distance of 1326.03 feet; Thence N89°17'39"E, a distance of 604.93 feet, to a Found 1 1/2" I.D. Iron Pipe that marks the POINT OF BEGINNING of the lands to be described: Thence N01°05'09"W, a distance of 179.99 feet, to a Found 4" I.D. Iron Pipe; Thence N89°18'20"E, a distance of 277.53 feet, to a Found 1 1/2" I.D. Iron Pipe that marks the Southwest corner of Lot 42 of Snover's Prospect Heights Addition to Fort Atkinson; Thence N89°19'56"E, along the South line of Lot 41 and said Lot 42 of Snover's Prospect Heights Addition to Fort Atkinson, a distance of 105.58 feet, to the Northwest corner of Outlot "A" of Pfafflin Plat; Thence S00°45'09"E, along the West line of said Outlot "A" and Lots 4 and Lot 5 of said Pfafflin Plat, a distance of 179.86 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/lin ft) w/orange plastic cap stamped "J.C. Kannard P.L.S. S-2248"; Thence S89°17'39"W, a distance of 382.06 feet, to the POINT OF BEGINNING, containing 68,836 Square Feet or 1.580 Acres of land, more or less.

(Parcel 2)

Outlot A, according to Pfafflin Plat, Being a part of the NW 1/4 of the Fractional NW 1/4 of Section 4, T5N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin.

Subject to all rights, reservations, restrictive covenants and easements recorded or unrecorded.

