

Document number

AFFIDAVIT OF CORRECTION

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
6066027**

11/25/2025 12:25 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 2

AFFIANT, Bryan Kleinmaier, as scrivener, hereby swears or affirms that a certain document which was titled Annexation Ordinance, recorded on October 20, 2025, as document number 6058259 in the Dane County Office of the Register of Deeds, State of Wisconsin, contained the following errors:

A. The legal description in Exhibit A contained three typographical errors.

AFFIANT makes this Affidavit for the purpose of correcting the legal description as follows (if more space is needed, please attach addendum):

A. The corrected legal description is attached to this Affidavit as Exhibit A.

Recording area

Name and return address

**Bryan Kleinmaier
Stafford Rosenbaum LLP
222 W. Washington St. Suite 900
Madison, WI 53701**

Parcel identification numbers (PINs)

056/0808-011-8000-9; 056/0808-014-8690-2; 056/0808-014-8190-7; 056/0808-014-9500-9; 056/0808-121-8071-0

Dated: November 13, 2025

Signed: _____

Bryan Kleinmaier

State of Wisconsin

County of Dane

Subscribed and sworn to (or affirmed) before me this
13th day of November, 2025

Notary Public, State of Wisconsin
My Commission expires 10-11-2026.

This instrument is drafted by:
Bryan Kleinmaier
Stafford Rosenbaum LLP
222 W. Washington Avenue
Madison, WI 53701

AFFIANT is the (check one):

- ☒ Drafter of the document being corrected.
☐ Owner of the property described in the document being corrected.
☐ Other - explain:

ORD12018

RECEIVED

December 2, 2025

Municipal Boundary Review
Wisconsin Dept. of Admin.

THIS FORM IS INTENDED TO CORRECT SCRIVNER'S ERRORS AND NOT FOR THE CONVEYANCE OF REAL PROPERTY.

*Names of persons signing in any capacity must be typed or printed below their signature. WRDA version V - 9/20/1999

Document number

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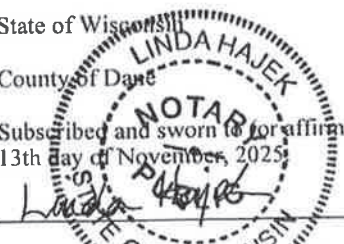
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Bryan Kleinmaier

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Notary Public, State of Wisconsin
My Commission expires 10-11-2026.

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- ☐ Other - explain:

THIS FORM IS INTENDED TO CORRECT SCRIVNER'S ERRORS AND NOT FOR THE CONVEYANCE OF REAL PROPERTY.

ANNEXATION DESCRIPTIONS

North Area:

A parcel of land located in the Northeast ¼ of the Northeast ¼ of Section 1, T8N, R8E, Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northeast corner of said Section 1 also being on the current western boundary of the Village of Waunakee; thence S 00°09'54" W along the east line of said Northeast ¼ and said western Village boundary line, 1082.64 feet to the north line of Certified Survey Map No. 2142; thence N 89°58'34" W along said north line, 730.00 feet to the west line of said Certified Survey Map No. 2142; thence S 00°09'54" W along said west line, 244.00 feet to the south line of the Northeast ¼ of the Northeast ¼ of said Section 1; thence N 89°58'34" W along said south line, 595.29 feet to the west line of said Northeast ¼ of the Northeast ¼; thence N 00°08'59" E along said west line, 1335.56 feet to the north line of said Northeast ¼ of Section 1; thence S 89°35'26" E along said north line, 1325.65 feet to the point of beginning. This described parcel contains 36.41 acres and is subject to a road right of way over the most southerly part thereof.

Also,

Southern Area:

A parcel of land located in the Northwest, Northeast and Southeast ¼'s of the Southeast ¼ of Section 1, T8N, R8E, and in the Northeast ¼ of the Northeast ¼ of Section 12, T8N, R8E, all in the Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence S 89°05'13" W along the north line of said Northeast ¼, 645.79 feet; thence S 01°06'44" W, 718.91 feet to the northwesterly right of way of State Highway 19; thence S 38°27'17" W along said right of way, 73.50 feet; thence continue along said right of way S 58°38'47" W, 25.39 feet; thence N 01°06'44" E, 201.91 feet; thence S 83°23'03" W, 211.69 feet; thence S 56°27'21" W, 194.84 feet; thence S 63°19'40" W, 185.06 feet; thence S 00°09'25" W, 229.15 feet to the northerly right of way of State Highway 19; thence S 86°13'38" W along said right of way, 66.16 feet to the west line of said Northeast ¼ of the Northeast ¼ of said Section 12; thence N 00°09'25" E along said west line, 1025.48 feet to the southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 1; thence N 00°08'54" E along the west line of said Southeast ¼ of the Southeast ¼ and the west line of the Northeast ¼ of the Southeast ¼ of said Section 1, 1666.86 feet; thence S 89°25'54" W, 1325.04 feet to the west line of the Northwest ¼ of the Southeast ¼ of said Section 1; thence N 00°08'55" E along said west line, 334.97 feet; thence N 89°30'02" E, 2650.04 feet to the east line of the Southeast ¼ of said Section 1 also being the existing Village of Waunakee boundary; thence S 00°08'53" W along said east line and boundary and the extension of that boundary, 1990.68 feet to the point of beginning. This described parcel contains 81.81 acres and is subject to a road right of way over the most easterly part thereof.



CERTIFICATE OF VILLAGE CLERK

STATE OF WISCONSIN)

)

COUNTY OF DANE)

Re: Direct Annexation Petition

I, Karla Endres, Village Clerk of the Village of Waunakee, Dane County, Wisconsin, certify that the following described territory was detached from the Town of Springfield, Dane County, Wisconsin, and was annexed to the Village of Waunakee, Dane County, Wisconsin, pursuant to Sec. 66.0217(2), Direct Annexation By Unanimous Approval, by Ordinance No. 25-4 adopted by the Village of Waunakee at a meeting held on September 15, 2025. Ordinance 25-4 was made effective on 9/15/2025.

The legal description of the annexed territory is:

SEE EXHIBITS REFERRED TO AND INCORPORATED HEREIN

Dated: September 17, 2025

VILLAGE OF WAUNAKEE

By: 

Karla Endres, Village Clerk

ORDINANCE NO. 25-4
VILLAGE OF WAUNAKEE

**AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION
OF A PORTION OF THE TOWN OF SPRINGFIELD TO THE
VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN**

RECITALS

- A. On October 4, 2024, a petition to annex (the “Annexation Petition”) the property described in and shown on Exhibit A (the “Property”) to the Village of Waunakee was filed with the Village Clerk by the Marilyn Karls Real Estate Limited Partnership and A & M Karls, LLC, being the owners of all of the real property described in the Annexation Petition (the “Owners”).
- B. On October 4, 2024, the Owners owned all of the real property within the Property, there were no electors residing within the Property to be attached, and the population of the Property was zero.
- C. A copy of the Annexation Petition, together with a scale map and a legal description of the Property, was filed with the Wisconsin Department of Administration and the Town Clerk of the Town of Springfield.
- D. The Village has considered the recommendations, if any, that the Department of Administration has made regarding the annexation.

NOW, THEREFORE, the Village Board of the Village of Waunakee, Dane County, do ordain as follows:

ORDINANCE

- 1. Property Annexed. In accordance with Wis. Stat. § 66.0217, the Village Board approves the annexation of the Property.
- 2. Effect of Annexation. From and after the effective date, the Property shall be a part of the Village of Waunakee for any and all purposes provided by law, and all persons coming or residing within such Property shall be subject to all ordinances, rules, and regulations governing the Village of Waunakee.
- 3. Ward Designation. From and after the effective date, the Property annexed by this Ordinance shall be incorporated into Ward No. 15+16 of the Village.

4. Clerk Duties. From and after the effective date, the Village Clerk is hereby directed to provide notice and copies of this Ordinance pursuant to the applicable Wisconsin Statutes.
5. Zoning. From and after the effective date, the Property shall be initially and temporarily zoned in the A-1 agricultural/holding district pursuant to section 133-128 of the Village Code.
6. Payment to Town of Springfield. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the Village agrees to pay annually to the Town of Springfield, for five (5) years, an amount equal to the amount of property taxes that the Town of Springfield levied on the Territory as shown by the 2023 tax roll.
7. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

The above ordinance was duly adopted by a two thirds (2/3) majority vote of the elected members of the Village Board of the Village of Waunakee at a regular meeting held on September 15, 2025.

APPROVED:

By: 
Kristin Runge, Village President

ATTEST:

By: 
Karla Endres, Village Clerk

Attachment:

Exhibit A – Legal Description and Map of Property to be annexed

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this 15 day of September, 2025, the
above named Kristin Runge and Karla Endres, to me known to be the persons who
executed the foregoing instrument and acknowledged the same with authority
from the Village of Waunakee.



Lynn A. Richardson (Print name)

Notary Public, State of Wisconsin

My commission: expires 9-8-29



This instrument drafted by:

Bryan Kleinmaier

Stafford Rosenbaum LLP

P.O. Box 1784

Madison, WI 53701-1784

EXHIBIT A

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

North Area:

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northeast corner of said Section 1 also being on the current western boundary of the Village of Waunakee; thence S $00^{\circ}09'54''$ W along the east line of said Northeast $\frac{1}{4}$ and said western Village boundary line, 1082.64 feet to the north line of Certified Survey Map No. 2142; thence N $89^{\circ}58'34''$ W along said north line, 730.00 feet to the west line of said Certified Survey Map No. 2142; thence

S $00^{\circ}09'54''$ W along said west line, 244.00 feet to the north line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 1; thence N $89^{\circ}58'34''$ W along said south line, 595.29 feet to the west line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence N $00^{\circ}08'59''$ E along said west line, 1335.56 feet to the north line of said Northeast $\frac{1}{4}$ of Section 1; thence S $89^{\circ}35'26''$ E along said north line, 1325.65 feet to the point of beginning. This described parcel contains 36.41 acres and is subject to a road right of way over the most southerly part thereof.

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South Area:

A parcel of land located in the Northwest, Northeast and Southeast $\frac{1}{4}$'s of the Southeast $\frac{1}{4}$ of Section 1, and in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, all in the Town of Springfield, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence S $89^{\circ}05'13''$ W along the north line of said Northeast $\frac{1}{4}$, 645.79 feet; thence S $01^{\circ}06'44''$ W, 718.91 feet to the northwesterly right of way of State Highway 19; thence S $38^{\circ}27'17''$ W along said right of way, 73.50 feet; thence continue along said right of way S $58^{\circ}38'47''$ W, 25.39 feet; thence N $01^{\circ}06'44''$ E, 201.91 feet; thence S $83^{\circ}23'03''$ W, 211.69 feet; thence S $56^{\circ}27'21''$ W, 194.84 feet; thence S $63^{\circ}19'40''$ W, 185.06 feet; thence S $00^{\circ}09'25''$ W, 229.15 feet to the northerly right of way of State Highway 19; thence S $86^{\circ}13'38''$ W along said right of way, 66.16 feet to the west line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12; thence N $00^{\circ}09'25''$ E along said west line, 1025.48 feet to the southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1; thence N $00^{\circ}08'54''$ E along the west line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the west line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1, 1666.86 feet; thence S $89^{\circ}25'54''$ W, 1325.04 feet to the west line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1; thence N $00^{\circ}08'55''$ E along said west line, 334.97 feet; thence N $89^{\circ}30'02''$ E, 2650.04 feet to the east line of the Southeast $\frac{1}{4}$ of said Section 1 also being the existing Village of Waunakee boundary; thence S $00^{\circ}08'53''$ W along said east line and boundary and the extension of that boundary, 1990.68 feet to the point of beginning. This described parcel contains 81.81 acres and is subject to a road right of way over the most easterly part thereof.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

ANNEXATION MAP

NORTH AREA

TOWN OF VIENNA

TOWN OF VIENNA

S 89°35'26" E 1325.65

TOWN OF SPRINGFIELD

N 00°08'59" E 1335.56

PARCEL #080801180009
36.41 ACRES OR
1,586,199 SQ. FT.

NE CORNER
SEC. 1-8-8

S 00°09'54" W
1082.64

NW 1/4
NE 1/4

NE 1/4
NW 1/4

VILLAGE OF WAUNAKEE

KOPP

N 89°58'34" W
595.29

N 89°58'34" W
730.00
S 00°09'54" W
244.00

RD

TOWN OF SPRINGFIELD

SW 1/4
NE 1/4

SE 1/4
NE 1/4

TOWN OF SPRINGFIELD

HELLENBAND RD

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 1
LINE TO BEAR S 00°08'53" W

PREPARED FOR:
MARILYN KARLS REAL
ESTATE LTD PARTNERSHIP
& A&M KARLS LLC
S2649 HASTINGS RD
REEDSBURG, WI 53959

SCALE 1" = 500'



JOB NO: 24W-417

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SOUTH AREA

CENTER CORNER
SEC. 1-8-8

TOWN OF SPRINGFIELD

TOWN OF SPRINGFIELD

W.C.S. - DANE ZONE
334.97
N 00°08'55" E

BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE ¼ OF SECTION 1
LINE TO BEAR S 00°08'53" W

N 1/4 CORNER
SEC. 12-8-8

TOWN OF SPRINGFIELD

HELLERAND RD S 00°09'54" W 663.56 945.6

VILLAGE OF WAUNAKEE

TOWN OF WESTPORT

TOWN OF SPRINGFIELD

LINE	BEARING	DISTANCE
L1	S 38°27'17" W	73.50
L2	S 58°38'47" W	25.39
L3	N 01°06'44" E	201.91
L4	S 83°23'03" W	211.69
L5	S 56°27'21" W	194.84
L6	S 63°19'40" W	185.06
L7	S 00°09'25" W	229.15
L8	S 86°13'38" W	66.16

SCALE 1" = 500'



JOB NO: 24W-417