

RECEIVED

03/25/2026

Municipal Boundary Review
Wisconsin Dept. of Admin.

Village of Lublin
N1217 Railroad Street
PO Box 1
Lublin, WI 54447
715-669-357
Villageoflublinwiclerk@gmail.com

CERTIFICATION BY CLERK

ORDINANCE 2026-01

REPEALING AND REPLACING ORDINANCE NO. 2025-01 REGARDING THE ANNEXING OF
TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY WISCONSIN,
TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN

STATE OF WISCONSIN

TAYLOR COUNTY


I, Rita Niznik, hereby certify that I am the duly appointed, qualified and acting Clerk of the Village of Lublin, Taylor County, State of Wisconsin, do hereby certify that the above ORDINANCE NO. 2026-01, REPEALING AND REPLACING ORDINANCE NO. 2025-01 REGARDING THE ANNEXING OF TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY WISCONSIN, TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN pursuant to Section 66.0217(2), of Wisconsin Statute: Direct Annexation By Unanimous Approval, is a true and correct copy of Ordinance No. 2026-01 duly adopted by the Board of the Village of Lublin, Taylor County, Wisconsin at their regular meeting thereof held on February 10, 2026.

I further hereby certify that this is a true and correct copy of Ordinance No. 2026-01 regarding the annexation of parcel(s) from the Town of Roosevelt. The original is on file in the Village Clerks office.

The Ordinance #2026-01 is adopted pursuant to Wis. Stats. s.66.0217(2); Direct Annexation By Unanimous Approval.

Said Ordinance was adopted by the Board of the Village of Lublin, Taylor County, Wisconsin at a meeting thereof held on February 10, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Village of Lublin, WI, this 24th day of March, 2026.



Rita Niznik
Clerk, Village of Lublin
Taylor County, Wisconsin



Village of Lublin
N1217 Railroad Street
PO Box 1
Lublin, WI 54447
715-669-3547
Villageoflublinwiclerk@gmail.com

February 20, 2026

Wisconsin Department of Administration
Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

CERTIFIED MAIL

RE: Notification of annexation of property located at N1431 County Road F, Lublin, WI 54447

To Whom It May Concern:

In accordance with s.66.0217(9), "Filing Requirements," Wisconsin Statutes, please find enclosed the following documentation reflecting the repealed and replaced annexation ordinance of property located in the Township of Roosevelt, Taylor County, Wisconsin, and more particularly described as follows:

A. Ordinance No. 2025-01 previously codified as *AN ORDINANCE ANNEXING TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY WISCONSIN, TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN Ordinance No. 2025-01*, is hereby repealed and replaced in its entirety with **ORDINANCE NO. 2026-01, REPEALING AND REPLACING ORDINANCE NO. 2025-01 REGARDING THE ANNEXING OF TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY WISCONSIN, TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN.**

B. The following provisions are adopted in place of the repealed and replaced ordinance No. 2025-01, with Ordinance No. 2026-01: See ORDINANCE NO. 2026-01, REPEALING AND REPLACING ORDINANCE NO. 2025-01 REGARDING THE ANNEXING OF TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY WISCONSIN, TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN.

Territory Annexed. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation filed with the village clerk on 5th day of December, 2025, signed by 100% of the owners residing in the territory, the following described territory in the Town of Roosevelt, Taylor County, Wisconsin, is annexed to the Village of Lublin, Taylor County, Wisconsin:

ANNEXATION LEGAL DESCRIPTION- All of the South 1/2 of the Southeast 1/4, and all of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Section 15, Township 30 North, Range 3 West, Town of Roosevelt, Taylor County, Wisconsin.

Parcel numbers: 040-00322-0000 / 040-00322-0001 / 040-00320-0000.

That said parcel(s) contain 1,732,553 square feet or 39.774 acres, more or less. That said parcels are subject to easements, restrictions, and rights-of-way of record.

I further certify that on the date of the adoption of this ordinance, the population of the territory annexed, by number, is two (2).

Attached to this letter are the following documents:

- ANNEXATION CERTIFICATE AND ANNEXATION ORDINANCE
- ANNEXATION PETITION AND MAP(S)

This annexation was accomplished in accordance with Wisconsin Statutes 66.0217, Annexation of Territory, annexation by Unanimous Approval. The effective date of the annexation is February 11, 2026.

Sincerely,



Rita Niznik / Village of Lublin Clerk

Village of Lublin
N1217 Railroad Street
PO Box 1
Lublin, WI 54447
715-669-357
Villageoflublinwiclerk@gmail.com

DOCUMENT#: 397231
Recorded February-11-2026 at 10:14 AM
JAYMI S KOHN
REGISTER OF DEEDS
TAYLOR COUNTY, WI
Pages: 5 Fee Amount: \$30.00

CERTIFICATION BY CLERK

STATE OF WISCONSIN


TAYLOR COUNTY

I, Rita Niznik, hereby certify that I am the duly appointed, qualified and acting Clerk of the Village of Lublin, Taylor County, State of Wisconsin, do hereby certify that the above ordinance, pursuant to Section 66.0217(2), of Wisconsin Statute, is a true and correct copy of Ordinance No. 2026-01 duly adopted by the Board of the Village of Lublin, Taylor County, Wisconsin at their regular meeting thereof held on February 10, 2026.

I further hereby certify that this is a true and correct copy of Ordinance No. 2026-01 regarding the annexation of parcel(s) from the Town of Roosevelt. The original is on file in the Village Clerks office.

Said Ordinance was adopted by the Board of the Village of Lublin, Taylor County, Wisconsin at a meeting thereof held on February 10, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Village of Lublin, WI, this 11 day of February, 2026.



Rita Niznik
Clerk, Village of Lublin
Taylor County, Wisconsin

ACKNOWLEDGEMENT

The above named person(s) personally came before me this 11th day of FEBRUARY, 2026, known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Subscribed and sworn to before me
this 11th day of FEBRUARY, 2026.



Frances M. Prasnicky

Notary Public, State of Wisconsin
My commission expires 3-16-2027

FRANCES M. PRASNICKI
Notary Public
State of Wisconsin

ORDINANCE NO. 2026-01, REPEALING AND REPLACING ORDINANCE NO. 2025-01
REGARDING THE ANNEXING OF TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY
WISCONSIN, TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN

WHEREAS, THE VILLAGE BOARD OF THE VILLAGE OF LUBLIN, TAYLOR COUNTY, WISCONSIN,
FINDS IT NECESSARY TO REPEAL AND REPLACE ORDINANCE NO. 2025-01
AND DO ORDAIN AS FOLLOWS:

A petition has been filed with the Clerk of the Village of Lublin requesting the annexation of the hereinafter territory located in the Town of Roosevelt, Taylor County, Wisconsin to the Village of Lublin, Taylor County Wisconsin, by unanimous approval pursuant to Section 66.0217(2), of Wis. Stats. The Board of the Village of Lublin adopts said petition for annexation, thereby ordaining that the following described territory presently in the Town of Roosevelt, Taylor County, Wisconsin, to wit:

A. Ordinance No. 2025-01 previously codified as *AN ORDINANCE ANNEXING TERRITORY FROM THE TOWN OF ROOSEVELT, TAYLOR COUNTY WISCONSIN, TO THE VILLAGE OF LUBLIN, TAYLOR COUNTY WISCONSIN* Ordinance No. 2025-01, is hereby repealed and replaced in its entirety with Ordinance 2026-01.

B. The following provisions are adopted in place of the repealed and replaced ordinance:

SECTION 1. Territory Annexed. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation filed with the village clerk on 5th day of December, 2025, signed by 100% of the owners residing in the territory, the following described territory in the Town of Roosevelt, Taylor County, Wisconsin, is annexed to the Village of Lublin, Taylor County, Wisconsin:

ANNEXATION LEGAL DESCRIPTION- All of the South 1/2 of the Southeast 1/4, and all of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Section 15, Township 30 North, Range 3 West, Town of Roosevelt, Taylor County, Wisconsin.
Parcel numbers: 040-00322-0000 / 040-00322-0001 / 040-00320-0000.

SECTION 2. Effect of Annexation. From and after the date of this ordinance the territory(s) described in Section 1 shall be a part of the Village of Lublin, Taylor County, Wisconsin for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Lublin.

SECTION 3. Zoning Classification. There is no comprehensive zoning classification designed for the property by this ordinance.

SECTION 4. Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of District #1, Ward #1 of the Village of Lublin, subject to the ordinances, rules and regulations of the Village of Lublin governing wards. The above described annexed property is part of the Gilman School District and such territory shall remain part of the Gilman School District.

SECTION 5. The current population of the Property is two (2).

SECTION 6. Payment to the Town of Roosevelt. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the Village of Lublin agrees to pay annually to the Town of Roosevelt, for five (5) years, an amount equal to the amount of property taxes that the town levied on the Property as shown by the Towns' 2026 tax roll.

SECTION 7. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 8. Effective Date. This ordinance shall take effect upon passage and publication in accordance with Wisconsin Law.

SUBMITTED BY: Rita Niznik – Village of Lublin Clerk

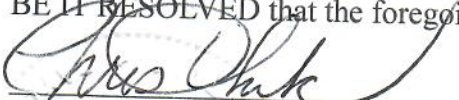
Village of Lublin Board

VOTE TAKEN AND DATE: February 10, 2026 (2 Yes; 0 No)

Christine Nowak - Yes

Christine Compagnone - Yes

BE IT RESOLVED that the foregoing ordinance is adopted.




Christine Nowak - Village of Lublin President



Christine Compagnone – Village of Lublin Trustee

ATTEST:



Rita Niznik – Village of Lublin Clerk

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS
APPROVAL**

PURSUANT TO WISCONSIN STATE STATUTE 66.021(12)

We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory in the Township of Roosevelt Taylor County, Wisconsin, lying contiguous to the Village of Lublin, petition the President and Board Trustee(s) to annex the territory described below and shown on the attached survey map to the Village of Lublin, Taylor County, Wisconsin:

ANNEXATION LEGAL DESCRIPTION- All of the South 1/2 of the Southeast 1/4, and all of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Section 15, Township 30 North, Range 3 West, Town of Roosevelt, Taylor County, Wisconsin.

Parcel numbers: 040-00322-0000 / 040-00322-0001 / 040-00320-0000.

That said parcel is subject to easements, restrictions, and rights-of-way of record.

The current population of the territory to be annexed is 2 and shown by actual count.

We, the undersigned, elected that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidated proceedings, if any.

We, the undersigned, request the property be located in the Village of Lublin.

Dated this 5 day of December, 2025.

Randall Madlon
Elector /Property Owner

Mark Hesse
Elector /Property Owner

Laralee Madlon
Elector/Property Owner

Jules Madlon
Elector /Property Owner

ANNEXATION LEGAL DESCRIPTION

All of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 and all of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 30 North, Range 3 West, Town of Roosevelt, Taylor County, Wisconsin.

LEGAL DESCRIPTION OF AREA TO BE ANNEXED FROM THE TOWN OF ROOSEVELT TO THE VILLAGE OF LUBLIN:

All of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 and all of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 30 North, Range 3 West, Town of Roosevelt, Taylor County, Wisconsin, described as follows:

Beginning at the East 1/4 corner of said Section 15; Thence North 89°09'22" West along the East - West 1/4 line of said Section 15, 2639.12 feet to the West line of said Northeast 1/4; Thence North 00°14'38" East along said West line, 658.55 feet to the North line of said South 1/2 of the Southwest 1/4 of the Northeast 1/4; Thence South 89°04'18" East along said North line and the North line of said South 1/2 of the Southeast 1/4 of the Northeast 1/4, 2638.52 feet to the East line of said Northeast 1/4; Thence South 00°11'16" West along said East line, 654.66 feet to the point of beginning.

That the above described parcel of land contains 1,732,553 square feet or 39.774 acres, more or less;

SHEET 2 OF 2



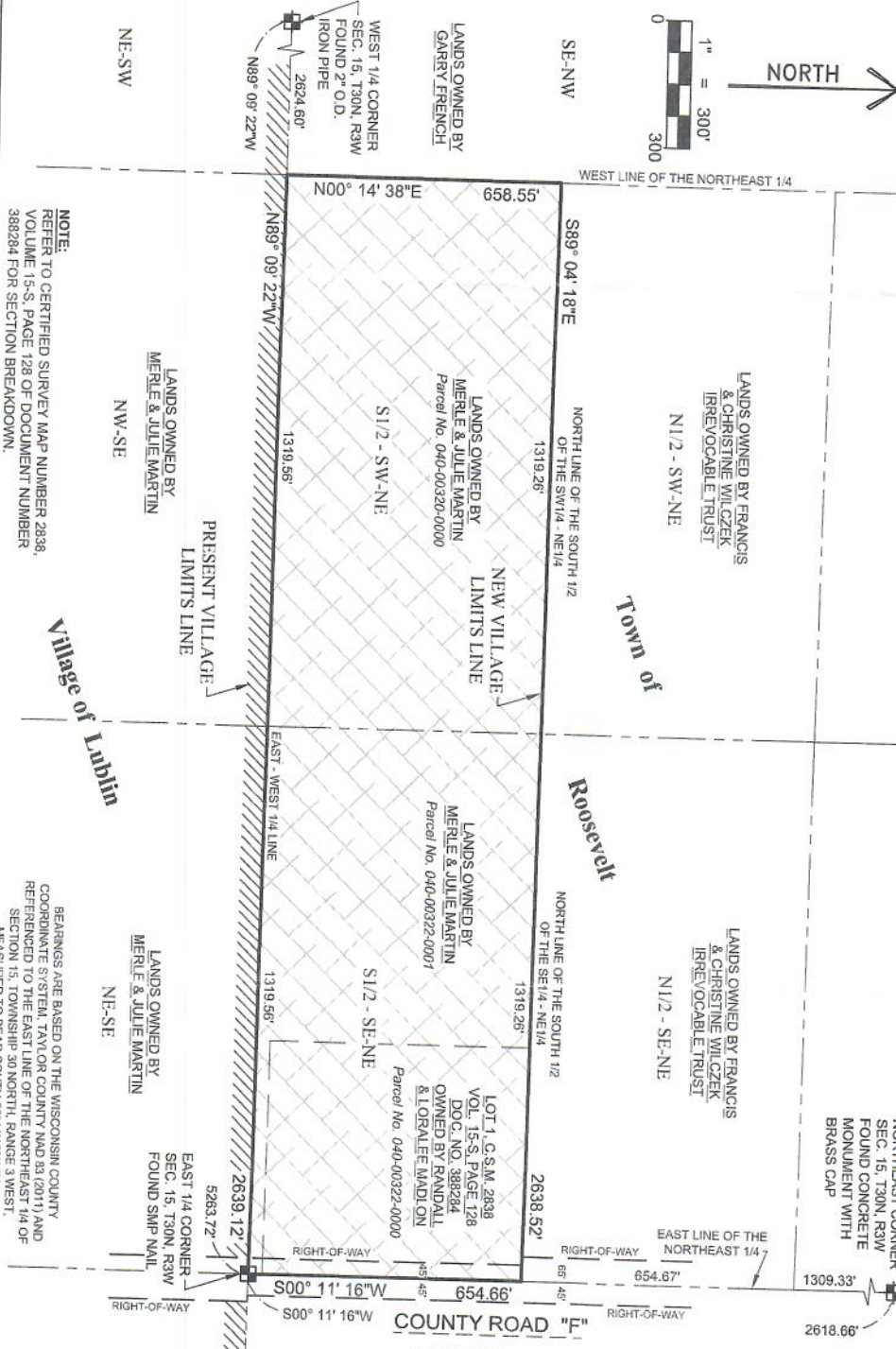
RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-385-6894
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	FIELD WORK -
CHECKED BY K.J.W.	PROJECT NO. 4823
PREPARED FOR:	RANDALL MADLON

ANNEXATION EXHIBIT MAP

All of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 and all of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 30 North, Range 3 West, Town of Roosevelt, Taylor County, Wisconsin.

ANNEXING TERRITORY FROM THE TOWN OF ROOSEVELT TO THE VILLAGE OF LUBLIN



NOTE:
REFER TO CERTIFIED SURVEY MAP NUMBER 2838,
VOLUME 15-S, PAGE 128 OF DOCUMENT NUMBER
388294 FOR SECTION BREAKDOWN.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY
COORDINATE SYSTEM, TAYLOR COUNTY NAD 83 (2011) AND
SECTION 15, TOWNSHIP 30 NORTH, RANGE 3 WEST,
MERSURVED TO BEAR SOUTH 00° 11' 16" WEST.

SHEET 1 OF 2

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PII 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

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CHECKED BY K.J.W.	PROJECT NO. 4823
PREPARED FOR:	RANDALL MADLON