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*Ordinance*

Document Number

Document Title

ORD12086

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05/27/2026

Municipal Boundary Review  
Wisconsin Dept. of Admin.

Document # 1573536  
WASHINGTON COUNTY WISCONSIN  
2022-12-29 3:29:00 PM

*Sharon A. Martin*  
SHARON A MARTIN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: \$30.00

Return via MAIL (REGULAR)  
Pages: 6

Recording Area

*60*

Name and Return Address

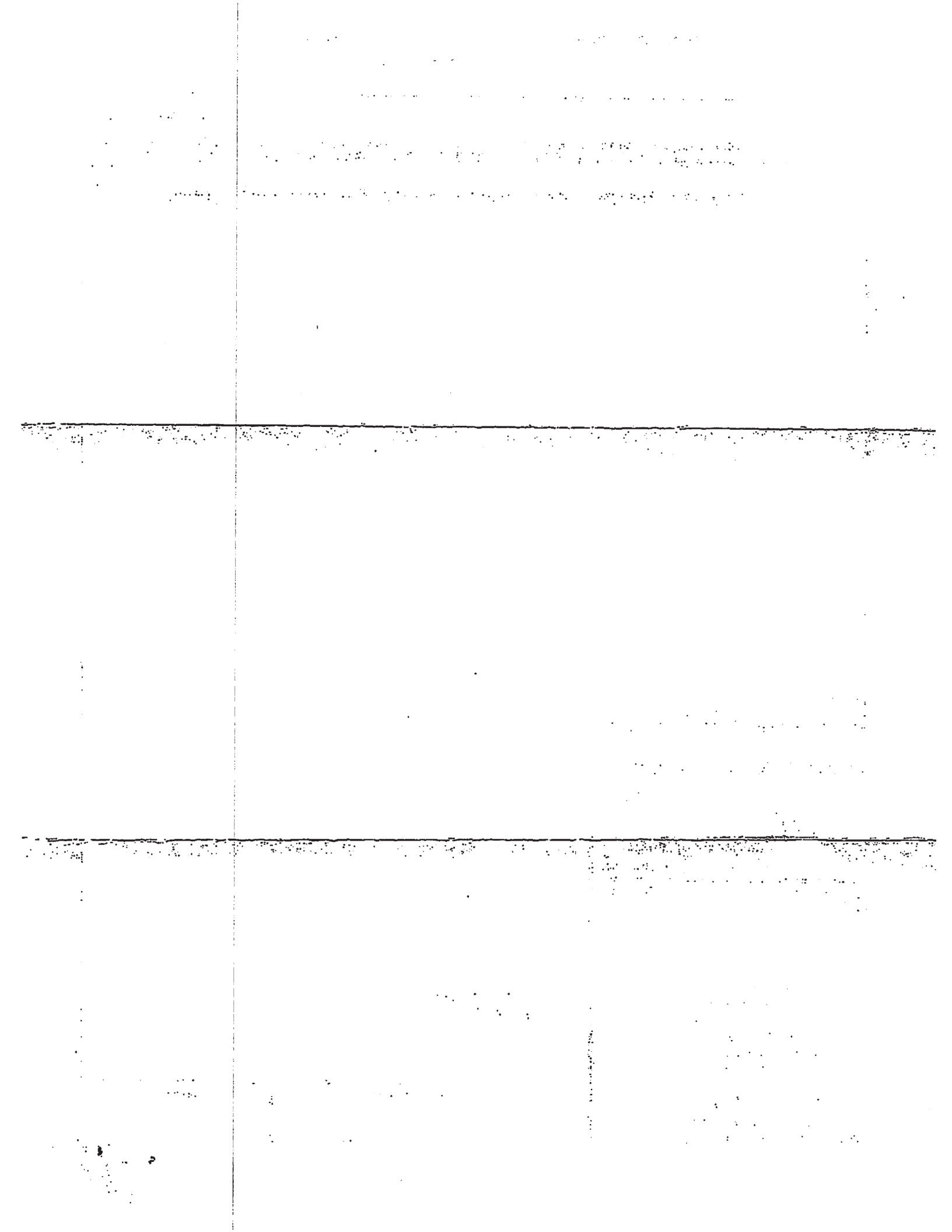
*Deanna Alexander, Village Clerk  
Village of Newburg  
PO Box 50  
Newburg, WI 53060*

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010



Ordinance

Document Number

Document Title

Recording Area

60

Name and Return Address

Deanna Alexander, Village Clerk  
Village of Newburg  
PO Box 50  
Newburg, WI 53060

Parcel Identification Number (PIN)

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WRDA Rev. 12/22/2010

Village of Newburg, Wisconsin  
File No. 2022-15  
Ordinance Annexing Territory to the Village of Newburg

1 WHEREAS, the Village of Newburg has received a Petition for Direct Annexation by  
2 Unanimous Approval pursuant to Section 66.0217(2) Wisconsin Statutes, from the  
3 following property owners:

4 Malachi Fortney ("Parcel 1<sup>1\*</sup>"), Town of Trenton Tax Parcel 026800Y; and

5 Bao Xiong and Kaofoua Yang ("Parcel 2"), Town of Trenton Tax Parcel T11-  
6 026900E; and

7 Bao Xiong, Kaofoua Yang, and Mai Yee Yang ("Parcel 3") Town of Trenton Tax  
8 Parcel T11-027100A; and

9 John Peter Bell ("Parcel 4"), Town of Trenton Tax Parcel T11-026800C located at  
10 920 W. Main Street; and

11 WHEREAS, the petitioners have provided all necessary and requested information and  
12 documents to the Village of Newburg, the Town of Trenton, and the Wisconsin  
13 Department of Administration; and

14 WHEREAS, the Board of Trustees believes it to be within the best interests of the Village  
15 to accept and approve of the requested annexation; and now therefore,

16 **The Village of Newburg, Board of Trustees ORDAINS AS FOLLOWS:**

17 **SECTION 1. Territory Annexed.** In accordance with sec. 66.0217 of the Wisconsin  
18 Statutes, and the petition for direct annexation filed with the village clerk on the 2nd day of  
19 June, 2022, signed by all electors residing in the territory and all of the owners of the 22.28  
20 acres of land, the following described territory in the Town of Trenton, Washington County,  
21 Wisconsin, is annexed to the village of Newburg, Washington County, Wisconsin:

22 **Parcel 1 – T11-026800Y – Malachi Fortney**

23 That part of the North Half of the NORTHWEST Quarter (N 1/2 NW 1/4) of Section  
24 Twelve (12), Township Eleven (11) North of Range Twenty (20) East, Town of  
25 Trenton, Washington County, Wisconsin, lying Northeasterly of the centerline of  
26 County Trunk Highway "MY", EXCEPTING THEREFROM the following eight  
27 described parcels of land, viz:

28 1. That portion thereof heretofore conveyed to Karl F. Kratzsch and Jean  
29 Kratzsch, his wife, as described by Deed recorded in the Washington, County  
30 Registry in Volume 333 of Records on page 414, Document No. 249298.

31 2. Those portions thereof heretofore conveyed to Arnold W. Buss and  
32 Alberta E. Buss, his wife, as described by Deeds recorded in the Washington

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<sup>1</sup> Parcel numbers 1, 2, 3, and 4 correspond to the petitioner's submittal to the Village of Newburg and the State DOA.

33 County Registry in Volume 333 of Records on page 648, Document No.  
34 249467, and in Volume 374 of Records on page 401, Document No. 257490.  
35 3. Those portions thereof heretofore conveyed to John Peter Bell, as  
36 described by Deeds recorded in the Washington County Registry in Volume  
37 335 of Records on page 575, Document No. 250289 and in Volume 457 of  
38 Records on page 415, Document No. 304078 and also in Volume 457 of  
39 Records on page 490, Document No. 304126.  
40 4. That portion thereof heretofore conveyed to William R. Sackett and  
41 Kathleen M. Sackett, his wife, as described by Deed recorded in the  
42 Washington County Registry in Volume 514 of Records on page 388,  
43 Document No. 329507.  
44 5. The Plat of BARTON SALISBURY MEADOWS, recorded in the  
45 Washington County Registry on April 13, 1979, in Map Book 22, on page 26,  
46 as Document No. 415337.  
47 6. The Plat of BARTON SALISBURY MEADOWS ADDITION No. 1,  
48 recorded in the Washington County Registry on October 8, 1993, in Volume  
49 30 0:1 page 20, as Document No. 647212.  
50 7. That portion thereof heretofore conveyed to Bao Xiong and Kaofoua  
51 Yang, as described by Deed recorded in the Washington County Registry as  
52 Document No. 1509295.  
53 8. That portion thereof heretofore conveyed to Koren Wawrzyn and  
54 Shawn Mangin as joint tenants, as described by Deed recorded in the  
55 Washington County Registry as Document No. 1510723.  
56  
57

58 **Parcel 2 – T11-026900E – Bao Xiong, Kaofoua Yang**

59 That part of the Northwest Quarter of the NORTHWEST Quarter (NW 1/4 NW 1/4)  
60 of Section Twelve (12), Township Eleven (11) North of Range Twenty (20) East,  
61 Town of Trenton, Washington County, Wisconsin, lying Northeasterly of the  
62 centerline of County Trunk Highway "MY", EXCEPTING THEREFROM the following  
63 3 described parcels of land, viz:

- 64 1. That portion thereof heretofore conveyed to Karl F. Kratzsch and Jean  
65 Kratzsch, his wife, as described by Deed recorded in the Washington County  
66 Registry in Volume 333 of Records on page 414, Document No. 249298.  
67 2. Those portions thereof heretofore conveyed to Arnold W. Buss and Alberta  
68 E. Buss, his wife, as described by Deeds recorded in the Washington County  
69 Registry in Volume 333 of Records on page 648, Document No. 249467, and  
70 in Volume 374 of Records on page 401, Document No. 267490.  
71 3. Those portions thereof heretofore conveyed to John Peter Bell, as  
72 described by Deeds recorded in the Washington County Registry in Volume  
73 335 of Records on page 575, Document No. 250289 and in Volume 457 of

74 Records on page 415, Document No. 304078 and also in Volume 457 of  
75 Records on page 490, Document No. 304126.

76 AND

77 That part of the Northeast Quarter of the NORTHWEST Quarter (NE 1/4 NW  
78 1/4) of Section Twelve (12), Township Eleven (11) North of Range Twenty  
79 (20) East, Town of Trenton, Washington County, Wisconsin, described as  
80 follows:

81 Commencing at the northwest corner of the Northwest 1/4 of said Section 12;  
82 thence North 89 degrees 12 minutes 14 seconds East, 1327.95 feet along  
83 the north line of said Northwest 1/4 to the point of beginning of this  
84 description; thence continue North 89 degrees 12 minutes 14 seconds East,  
85 398.36 feet along said north line; thence South 13 degrees 30 minutes 28  
86 seconds West, 466.14 feet to a 1 inch iron pipe found at the northeast corner  
87 of the parcel described in a Warranty Deed recorded as Document No.  
88 304078; thence North 84 degrees 12 minutes 15 seconds West, 283.67 feet  
89 along the north line said parcel to the west line of the Northeast 1/4 of said  
90 Northwest 1/4; thence North 00 degrees 59 minutes 14 seconds West, 419.12  
91 feet along said west line to the point of beginning.

92

93 **Parcel 3 – T11-027100A – Bao Xiong, Kaofoua Yang, Mai Yee Yang**

94 Lot One (1) of CERTIFIED SURVEY MAP NO. 6067, recorded in the Washington  
95 County Registry on August 18, 2006 in Volume 45 of Certified Survey Maps on  
96 pages 151-154, as Document No. 1136443 and being part of the West 1/2 of the  
97 Northwest 1/4, part of the West 1/2 of the Southwest 1/4 of Section 12, and part of  
98 the Northwest 1/4 of the Northwest 1/4 of Section 13, all in Township 11 North,  
99 Range 20 East, Town of Trenton, Washington County, Wisconsin.

100

101

102 **Parcel 4 – T11-026800C – John P Bell**

103 That part of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township  
104 Eleven (11) North, Range Twenty (20) East, described as follows,

105 Commencing at the northwest corner of said Section 12, thence east  
106 759.50 feet along the north line of said Section 12, thence South 1° 37' west 513  
107 feet to the center of County Trunk Highway "MY", thence South 56 ° 22' East 272.60  
108 feet along the center of said road, thence south 57 ° 40' East 140.07 feet along the  
109 center of said road to the place of beginning of this description; thence north 34 ° 15'  
110 East 305.30 feet, thence North 55 ° 45' West 40 feet, thence South to a point on the  
111 centerline of C.T.H. "MY" which is 40.07.

112

113 The current population of such territory is 0.

114

115 **SECTION 2. Effect of Annexation.** From and after the date of this ordinance, the  
116 territory described in section 1 shall be a part of the Village of Newburg for any and all  
117 purposes provided by law and all persons coming or residing within such territory shall be  
118 subject to all ordinances, rules, and regulations governing the Village of Newburg.

119 **SECTION 3. Temporary Zoning Classification.**

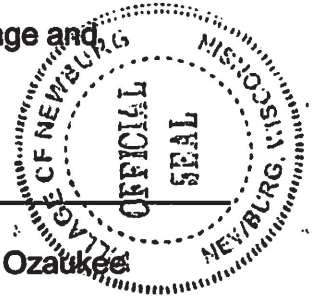
- 120 (a) The territory annexed to the Village of Newburg by this ordinance is temporarily  
121 zoned as follows, pursuant to sec. 66.0217(8)(a) of the Wisconsin Statutes:  
122 a. Parcel 1 - Single Family Residential (R-1).  
123 b. Parcel 2 – Agricultural District (A-2).  
124 c. Parcel 3 – Agricultural District (A-2).  
125 d. Parcel 4 – Single Family Residential (R-1).  
126 (b) All existing structures and uses at the time of annexation shall remain permitted as  
127 a matter of policy unless otherwise altered by a decision of the Plan Commission  
128 and with proper verified notice to all property owners.  
129 (c) The Plan Commission is directed to prepare an amendment to the zoning  
130 ordinance setting forth permanent classifications and regulations for the zoning of  
131 the annexed area and to submit its recommendations to the Board not later than  
132 September 30.

133 **SECTION 4. Ward Designation.** The territory described in section 1 of this ordinance is  
134 hereby made a part of Ward 2 of the Village of Newburg, subject to the ordinances, rules,  
135 and regulations of the Village of Newburg governing wards.

136 **SECTION 5. Severability.** If any provision of this ordinance is invalid or unconstitutional,  
137 or if the application of this ordinance to any person or circumstances is invalid or  
138 unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions  
139 or applications of this ordinance which can be given effect without the invalid or  
140 unconstitutional provision or application.

141 **SECTION 6. Payment to Town.** Pursuant to Wis. Stat. sec. 66.0217(14), the Village  
142 Board agrees to pay annually to the Town of Trenton, for 5 years, an amount equal to the  
143 amount of property taxes that the town levied on the annexed territory, as shown by the  
144 tax roll under Wis. Stat. sec. 70.65 in 2021.

145 **SECTION 7. Effective Date.** This ordinance shall take effect upon passage and  
146 publication as provided by law.



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Adopted by the Village Board of the Village of Newburg, Washington and Ozaukee  
Counties, Wisconsin, and this 23<sup>rd</sup> day of June, 2022.

*David C. DeLuka*

*Deanna Alexander*

David DeLuka, Village President

Deanna Alexander, Clerk



156

157

158

**CERTIFICATION**

159

160 I, the undersigned Municipal Clerk, do hereby state that this certification is a true and  
161 correct copy of: File No. 2021-21, an Ordinance Annexing Territory to the Village of  
162 Newburg as adopted on June 23, 2022 by the Board of the Village of Newburg.

163

*Deanna Alexander*

164

6/23/2022

165

Deanna Alexander, MPA

Date

166

Village Administrator / Clerk / Treasurer

167

Village of Newburg, Wisconsin



*Drafted & Certified by Deanna Alexander*

# Washington County Certified Survey Map

Part of the W 1/2 of the NW 1/4, part of the W 1/2 of the SW 1/4 of Section 12, and part of the NW 1/4 of the NW 1/4 of Section 13, all in Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

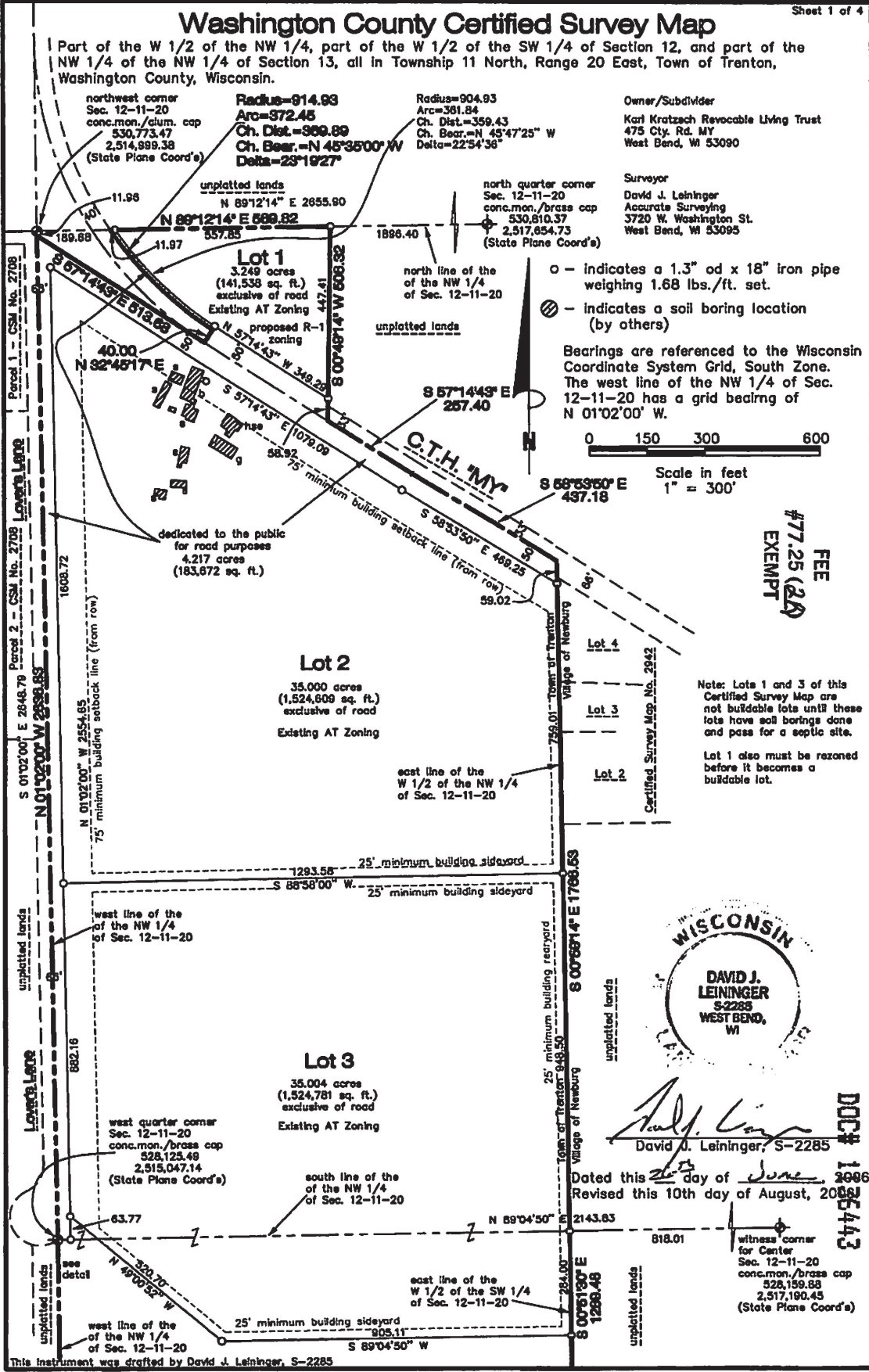
northwest corner  
Sec. 12-11-20  
conc.mon./alum. cap  
530,773.47  
2,514,889.38  
(State Plane Coord's)

Radius=914.93  
Arc=372.45  
Ch. Dist.=399.89  
Ch. Bear.=N 45°35'00" W  
Delta=23°19'27"

Radius=904.93  
Arc=381.84  
Ch. Dist.=359.43  
Ch. Bear.=N 45°47'25" W  
Delta=22°54'36"

Owner/Subdivider  
Karl Kratzsch Revocable Living Trust  
475 Cty. Rd. MY  
West Bend, WI 53095

Surveyor  
David J. Leininger  
Accurate Surveying  
3720 W. Washington St.  
West Bend, WI 53095



o - indicates a 1.3" o d x 18" iron pipe weighing 1.68 lbs./ft. set.  
⊗ - indicates a soil boring location (by others)

Bearings are referenced to the Wisconsin Coordinate System Grid, South Zone. The west line of the NW 1/4 of Sec. 12-11-20 has a grid bearing of N 01°02'00" W.

Scale in feet  
1" = 300'

FEE  
#77.25 (24)  
EXEMPT

Note: Lots 1 and 3 of this Certified Survey Map are not buildable lots until these lots have soil borings done and pass for a septic site.

Lot 1 also must be rezoned before it becomes a buildable lot.



David J. Leininger, S-2285

Dated this 20th day of June, 2006  
Revised this 10th day of August, 2006

witness corner for Center  
Sec. 12-11-20  
conc.mon./brass cap  
528,159.88  
2,517,193.45  
(State Plane Coord's)

DOC# 195443



# Washington County Certified Survey Map

Sheet 3 of 4

Part of the W 1/2 of the NW 1/4, part of the W 1/2 of the SW 1/4 of Section 12, and part of the NW 1/4 of the NW 1/4 of Section 13, all in Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin.

## Surveyor's Certificate:

I, David J. Leininger, registered land surveyor, hereby certify that by the direction of Karl Kratzsch Revocable Living Trust, I have surveyed, divided, and mapped the land shown and described hereon, being part of the W 1/2 of the NW 1/4, part of the W 1/2 of the SW 1/4 of Section 12, and part of the NW 1/4 of the NW 1/4 of Section 13, all in Township 11 North, Range 20 East, Town of Trenton, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of said Section 12; thence S 01°02'00" E, along the west line of said NW 1/4, 11.96 feet to the point of beginning of lands herein described; thence S 57°14'43" E, 513.68 feet to a point in the centerline of C.T.H. "MY"; thence N 32°45'17" E, at right angles, 40.00 feet; thence northwesterly, along the arc of a curve to the right, 372.45 feet, chord N 45°35'00" W 369.89 feet, curve radius 914.93 feet, delta 23°19'27" to a point in the north line of said NW 1/4; thence N 89°12'14" E, along said north line of the NW 1/4, 569.82 feet; thence S 00°49'14" W, 508.32 feet to a point in the centerline of said C.T.H. "MY"; thence S 57°14'43" E, along said centerline, 257.40 feet; thence S 58°53'50" E, continuing along said centerline, 437.18 feet to a point in the east line of said W 1/2 of the NW 1/4; thence S 00°59'14" E, along said east line of the W 1/2 of the NW 1/4, 1766.53 feet to a point in the south line of said NW 1/4; thence S 00°51'30" E, along the east line of said W 1/2 of the SW 1/4, 1289.48 feet to a point in a meander line along the north shore of the Milwaukee River; thence N 69°48'58" W, along said meander line, along the north shore of said Milwaukee River, 675.16 feet; thence S 60°42'02" W, continuing along said meander line, along said shore, 280.17 feet; thence S 29°56'15" W, continuing along said meander line, along said shore, 286.82 feet; thence S 01°59'33" E, continuing along said meander line, along said shore, 690.06 feet; thence S 30°13'35" W, continuing along said meander line, along said shore, 619.90 feet to the southwest corner of said Section 12; thence N 00°46'25" W, along the west line of said SW 1/4, 2646.27 feet to the west quarter corner of said Section 12; thence N 01°02'00" W, along the west line of said NW 1/4, 2636.83 feet to the point of beginning.

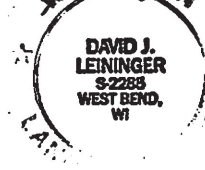
Containing 115.012 acres (5,011,208 square feet) more or less.

Together with those lands lying between said meander line and the centerline of the Milwaukee River.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Trenton Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 20th day of June 2006.  
Revised this 10th day of August, 2006.

*David J. Leininger*  
David J. Leininger - 2285



## Owner's Certificate:

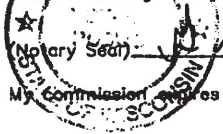
As trustee, I hereby certify that I caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval.

Town of Trenton Plan Commission  
Town of Trenton Town Board  
Village of Newburg Plan Commission  
Village of Newburg Board

*Paul Kratzsch*  
Paul Kratzsch - Trustee  
Karl Kratzsch Revocable Living Trust

STATE OF WISCONSIN)  
WASHINGTON COUNTY) s.s.

Personally came before me this 14th day of August, 2006, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.



*Brad Glen Buler* Notary Public, Washington Co Wisconsin.  
June 20, 2010

MAP NO. 6067 VOL. 45 PAGE 153

DOC# 1136443