

State Bar of Wisconsin Form 00-2011  
**CORRECTION INSTRUMENT**

Under Wis. Stat. § 706.085

Document Number

Document Name

DOCUMENT#: 1130280  
05-29-2026 at 3:04 PM  
KATHY KOSTOCK  
REGISTER OF DEEDS  
WALWORTH COUNTY, WISCONSIN  
Pages: 10 Fee Amount: \$30.00

**Undersigned** hereby states that a certain document (“conveyance”) titled as Annexation (type of document), and executed between Hunter Run Management LLC, Grantor, and Village of Mukwonago, Grantee, was recorded in Walworth County, Wisconsin, on March 10, 2026, in volume \_\_\_\_\_, page \_\_\_\_\_, as document number 1126138, and contained the following error:

Section 3: That the above-described annexed property prior to annexation was part of the East Troy Community School District and such territory shall remain part of said School District. The territory will join existing Ward number 11, and the Village Clerk will file with the county clerk or the Board of Elections Commission the report required by Wis. Stat. § 5.15(4)(b).

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

Section 3: That the above-described annexed property prior to annexation was part of the East Troy Community School District and such territory shall remain part of said School District. The territory become new Ward number 13, and the Village Clerk will file with the county clerk or the Board of Elections Commission the report required by Wis. Stat. § 5.15(4)(b).

The basis for Undersigned’s personal knowledge is (check one):

- Undersigned is the Grantor/Grantee of the property described in the conveyance.
- Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- Other (Explain):

ORD12089

**RECEIVED**

06/09/2026

Municipal Boundary Review  
Wisconsin Dept. of Admin.

Name and Return Address

Village of Mukwonago  
Attn: Clerk/Treasurer  
440 River Crest Ct  
Mukwonago, WI 53149

PET 00003

Parcel Identification Number (PIN)

A copy of the conveyance (in part or whole)  is  is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated May 5, 2026.

Lana Kropf (SEAL)  
\* Lana Kropf, Village of Mukwonago Clerk/Treasurer

**AUTHENTICATION**

Signature of \_\_\_\_\_

authenticated on \_\_\_\_\_

\* \_\_\_\_\_  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. §706.06)

THIS INSTRUMENT DRAFTED BY:  
Lana Kropf

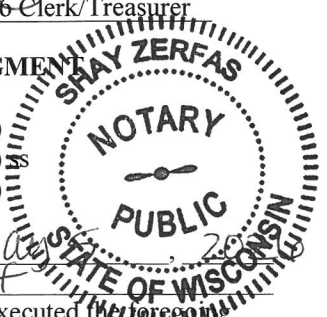
**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

Walworth COUNTY )

Personally came before me on May 5, 2026  
the above-named Lana Kropf  
to me known to be the person who executed the foregoing  
instrument and acknowledged the same.

\* Shirley M  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: June 11 2028)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

Document Number

**Annexation**

Document Title

DOCUMENT#: 1126138  
03-10-2026 at 2:20 PM  
KATHY KOSTOCK  
REGISTER OF DEEDS  
WALWORTH COUNTY, WISCONSIN  
Pages: 9 Fee Amount: \$30.00

Recording Area

Name and Return Address

Village of Mukwonago  
440 River Crest Ct  
Mukwonago, WI 53149

PET 00003

Parcel Identification Number (PIN)

Instrument prepared by Nathan Bayer, Attorney

**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 NO. 1039

**An Ordinance Annexing Territory from the Town of East Troy to the Village of Mukwonago,  
Walworth County, Wisconsin**

**WHEREAS**, Hunters Run Management, LLC, through its representative Briohn Building Corp. c/o Devon Pittman, filed with all appropriate parties/entities as required by law, including the Clerk of the Town of East Troy and the Clerk of the Village of Mukwonago, a Request for Annexation Review seeking to annex 28.7624 acres of land, constituting tax parcel PET 100003, from the Town of East Troy to the Village of Mukwonago, by unanimous approval pursuant to Wis. Stat. § 66.0217(2); and

**WHEREAS**, Hunters Run Management, LLC, through its representative Briohn Building Corp. c/o Devon Pittman, filed with all appropriate parties/entities as required by law, a "Petition for Direct Annexation by Unanimous Approval Pursuant to Section 66.0271(2), Wisconsin Statutes Where No Electors Reside in Territory"; and

**WHEREAS**, through passage of legislation on January 12, 2026, the Town of East Troy approved Hunter Run Management's annexation; and

**WHEREAS**, the Village of Mukwonago wishes to annex the aforementioned territory;

**NOW THEREFORE**, at a regular meeting of the Village Board of the Village of Mukwonago, Waukesha County, Wisconsin, held on the 21<sup>st</sup> day of January 2026, by a favorable vote of two-thirds majority of the Board, said Board does ordain as follows:

**SECTION 1**

The Village Board of the Village of Mukwonago hereby adopts the "Petition for Direct Annexation by Unanimous Approval Pursuant to Section 66.0271(2), Wisconsin Statutes Where No Electors Reside in Territory," thereby ordaining that the following described territory presently in the Town of East Troy, Walworth County, Wisconsin is hereby annexed to and made part of the Village of Mukwonago, Walworth County, Wisconsin:

Tax ID: P ET 100003

Property description per WARRANTY DEED, Document No. 1084231:

Part of the Northeast 1/4 and Southeast 1/4 of Section 1, Town 4 North, Range 18 East; Commencing at the Southeast corner of Section 1, North 2442', to place of beginning, Westerly 1415.04', Northerly 709.5', North 74 degrees East to Southwest line STH 83, Southeasterly along the Southwest line to East

Section line, South along Section line to place of beginning. Said land being in the Town of East Troy, County of Walworth, and State of Wisconsin.

Property meets and bound description per Lynch Assoc. Plat of Survey, Survey No. 23.5044:

All that part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 4 North, Range 18 East, located in the Town of East Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of said Southeast 1/4 section, thence Due North along the east line of said Southeast 1/4 section, 2484.10 feet to the point of beginning;

Thence North  $89^{\circ}53'32''$  West, 1416.14 feet to the east line of Lot 2 of Certified Survey Map No. 4936; thence North  $00^{\circ}30'42''$  West along said east line and then along the east line of Lot 1 of Certified Survey Map No. 4993, 671.71 feet to the southwest corner of Lot 2 of Certified Survey Map No. 4868; thence North  $72^{\circ}58'19''$  East long the southerly line of said Lot 2 and then along its northeasterly extension, 1378.57 feet to the westerly right-of-way line of State Truck Highway "83"; thence South  $27^{\circ}35'53''$  East along said westerly right-of-way line, 9.61 feet; thence North  $62^{\circ}24'07''$  East along said westerly right-of-way line, 12.00 feet; thence South  $27^{\circ}35'53''$  East along said westerly right-of-way line, 178.41 feet to the east line of said Northeast 1/4 section; thence South  $00^{\circ}28'16''$  East along said east line, 762.30 feet to the East 1/4 corner of said Section 1; thence Due South along the east line of said Southeast 1/4 section, 154.70 feet to the point of beginning.

Subject to State Truck Highway "83" right-of-way widening, if any.

See also attached Plat of Survey.

The current population of the territory is zero.

## **SECTION 2**

All such annexed territory shall be part of the Village of Mukwonago for any and all purposes provided by law, and shall be subject to the laws, ordinances, rules, and regulations of the Village of Mukwonago applicable thereto.

### **SECTION 3**

That the above-described annexed property prior to annexation was part of the East Troy Community School District and such territory shall remain part of said School District. The territory will join existing Ward number 11, and the Village Clerk will file with the county clerk or the Board of Elections Commission the report required by Wis. Stat. § 5.15(4)(b).

### **SECTION 4**

That upon adoption of this Ordinance, the Village Clerk shall file a certified copy of this Ordinance, a Certificate of Annexation, and a scale map of the property annexed with the Secretary of State, with any utility company currently providing services to such area, with the Register of Deeds of Walworth County, with the Town of East Troy Clerk and with the East Troy Community School District.

### **SECTION 5**

As required by Wis. Stat. § 66.0217(14)(a)(1), the Village of Mukwonago agrees to pay annually to the Town of East Troy, for 5 years, an amount equal to the amount of property taxes that the Town of East Troy levied on the annexed territory, as shown by the tax roll under Wis. Stat. § , in the year in which the annexation is final.

### **SECTION 6**

That all Ordinances or parts of Ordinances conflicting with the provisions of this Ordinance are hereby to such extent repealed.

### **SECTION 7**

If any portion of this Ordinance is invalid or unconstitutional, or 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 provisions or applications.

### **SECTION 6**

That this Ordinance shall take effect and be in force from and after its passage and posting as provided by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Mukwonago and shall indicate the number of this amending ordinance therein.

PASSED AND ADOPTED by the Village Board of the Village of Mukwonago, Waukesha County, Wisconsin, this 18<sup>th</sup> day of February, 2026.

  
Fred Winchowky, Village President, Board of Trustees

Countersigned:

  
Lana Kropf, Village Clerk-Treasurer

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL  
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES  
WHERE NO ELECTORS RESIDE IN TERRITORY**

The undersigned, Hunter's Run Management, LLC, owner of the real property in which no electors reside in the following territory of the Town of East Troy, Walworth County, Wisconsin, lying contiguous to the Village of Mukwonago, petition the Village Board of the Village of Mukwonago to annex the territory described below and shown on the attached scaled map to the Village of Mukwonago, Walworth County, Wisconsin.

Legal description of proposed territory to be annexed:

ALL THAT PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 18 EAST, LOCATED IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION, THENCE DUE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 2484.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'32" WEST, 1416.14 FEET TO THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4936; THENCE NORTH 00°30'42" WEST ALONG SAID EAST LINE AND THEN ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4993, 671.71 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4868; THENCE NORTH 72°58'19" EAST LONG THE SOUTHERLY LINE OF SAID LOT 2 AND THEN ALONG ITS NORTHEASTERLY EXTENSION, 1378.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUCK HIGHWAY "83"; THENCE SOUTH 27°35'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 9.61 FEET; THENCE NORTH 62°24'07" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE SOUTH 27°35'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 178.41 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 00°28'16" EAST ALONG SAID EAST LINE, 762.30 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE DUE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 154.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO STATE TRUCK HIGHWAY "83" RIGHT-OF-WAY WIDENING, IF ANY.


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

I further understand the subject property will be assigned a zoning classification of **A-1** Agricultural Holding District, pursuant to Section 100-51 of the Mukwonago Zoning Ordinance with no public hearing required.

Total area of lands to be annexed contains 28.7624 acres

Tax Parcel numbers of lands to be annexed: P ET 10003

The current population of such territory is 0.

Signature of Petitioner	Date of Signing	Address of Petitioner (Include Zip Code)
	11/11/2025	S110 W25500 Hunters Run Mukwonago, WI 53149
Kyle Johnson, Member Hunters Run Management, LLC		

**Mukwonago Annexation**

*Tax ID: P ET 100003*

*Property description per WARRANTY DEED, Document No. 1084231:*

Part of the Northeast 1/4 and Southeast 1/4 of Section 1, Town 4 North, Range 18 East; Commencing at the Southeast corner of Section 1, North 2442', to place of beginning, Westerly 1415.04', Northerly 709.5', North 74 degrees East to Southwest line STH 83, Southeasterly along the Southwest line to East Section line, South along Section line to place of beginning. Said land being in the Town of East Troy, County of Walworth and State of Wisconsin.

*Property meets and bound description per Lynch Assoc. Plat of Survey, Survey No. 23.5044:*

All that part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 4 North, Range 18 East, located in the Town of East Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of said Southeast 1/4 section, thence Due North along the east line of said Southeast 1/4 section, 2484.10 feet to the point of beginning;

Thence North 89°53'32" West, 1416.14 feet to the east line of Lot 2 of Certified Survey Map No. 4936; thence North 00°30'42" West along said east line and then along the east line of Lot 1 of Certified Survey Map No. 4993, 671.71 feet to the southwest corner of Lot 2 of Certified Survey Map No. 4868; thence North 72°58'19" East long the southerly line of said Lot 2 and then along its northeasterly extension, 1378.57 feet to the westerly right-of-way line of State Truck Highway "83"; thence South 27°35'53" East along said westerly right-of-way line, 9.61 feet; thence North 62°24'07" East along said westerly right-of-way line, 12.00 feet; thence South 27°35'53" East along said westerly right-of-way line, 178.41 feet to the east line of said Northeast 1/4 section; thence South 00°28'16" East along said east line, 762.30 feet to the East 1/4 corner of said Section 1; thence Due South along the east line of said Southeast 1/4 section, 154.70 feet to the point of beginning.

Subject to State Truck Highway "83" right-of-way widening, if any.

# PLAT OF SURVEY

Survey No. 23.5044

LOCATION: STH 83 East Troy Wisconsin

PREPARED FOR: Douglas Rohrscheib

PROPERTY DESCRIPTION: Per Document No. 903010

Part of the Northeast ¼ and the Southeast ¼ of Section 1, Town 4 North, Range 18 East; Commencing at the Southeast corner of Section 1, North 2442' to place of Beginning, Westerly 1415.04, Northerly 709.5', North 74' East to Southwest line STH 83, Southeasterly along the Southwest line to East Section line, South along Section Line to place of beginning.

CURRENT OWNER: Douglas Rohrscheib

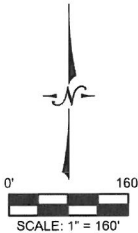
TAX ID: P ET 100003

June 08, 2023

D.O.T. Reference  
Line per Project No.:  
2991 dated  
5-4-1931 (No other  
Plats available from  
the D.O.T.)

South Witness Corner  
to the Northeast  
Corner of Section  
1-4-18

East Line of the  
Northeast ¼ of  
Section 1-4-18



CSM No.:  
4868  
Lot 2

Found and Accepted as  
Being the Southeast Corner  
of Lot 2 of Certified  
Survey Map No.: 4868

Village of Mukwonago  
Town of East Troy

**N72°58'19"E 1378.57'**  
N74E To the West Line of STH "83"

**S27°35'53"E 9.61'**  
**N62°24'07"E 12.00'**

**S27°35'53"E 178.41'**

Iron Pipe Found and Accepted as  
Being the Northeast Corner  
of property, AND an Iron Rod was  
Found 1.1' North and 1.8' East of  
the Northeast Corner of property

CSM No.:  
4993  
Lot 1

Found and Accepted as  
Being the Southeast Corner  
of Lot 1 of Certified Survey  
Map No.: 4993

LOT AREA  
1,252,891 S.F.  
28.7624 Acres

Center of  
Section  
1-4-18

**N00°30'42"W 671.71'**  
Northerly 709.5'  
(Rec. As)

CSM No.:  
4936  
Lot 2

Remnant  
Fence Visible

South Line of the  
Northeast ¼ of Section  
1-4-18

East ¼ Corner of  
Section 1-4-18

Iron Rod Found 0.2' South and  
2.1' East of the Southeast Corner  
of property AND an Iron Pipe was  
Found 6.3' South and 0.2' East  
of the Southeast Corner of  
Property

**N89°53'32"W 1416.14'**  
Westerly 1415.04' (Rec. As)

Remnant  
Fence Visible

**SOUTH 154.70'**

Unplatted Lands

\*THE AREA OF REQUESTED ANNEXATION IS INCLUDED IN AND SUBJECT TO THE TOWN OF EAST TROY AND VILLAGE OF MUKWONAGO BOUNDARY AGREEMENT DATED MARCH 2005.

**Legend:**

- Found Monument
- Found Iron Rod
- Found 1" Iron Pipe
- Set ¾" Iron Rod

East Line of the  
Southeast ¼ of  
Section 1-4-18

**NORTH 2442' (Rec. As)**  
**NORTH 2484.10'**

Southeast Corner  
of Section  
1-4-18

**LYNCH & ASSOCIATES**  
ENGINEERING CONSULTANTS, LLC  
5482 S. WESTRIDGE DRIVE  
NEW BERLIN, WI 53151  
440 MILWAUKEE AVENUE  
BURLINGTON, WI 53105  
(262) 402-5040

WISCONSIN  
RICK R. HILLMANN  
S-3005  
NEW BERLIN  
WI  
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY: TJM  
FIELD WORK BY: LG



## VILLAGE OF MUKWONAGO

Clerk-Treasurer's Office | 440 River Crest Court Mukwonago, WI 53149  
Tel. (262) 363-6420 | Fax: (262)363-6425 | [www.villageofmukwonago.gov](http://www.villageofmukwonago.gov)

I, Lana C Kropf, the duly appointed Village Clerk/Treasurer of the Village of Mukwonago, do hereby certify that the attached photos, maps, and/or exhibits are true and correct originals and if they are not legible or readable, a copy of the original is available from the Village of Mukwonago Clerk's Office. All recording fees can be invoiced to the Village of Mukwonago, Clerk/Treasurer Dept.

Dated this 23<sup>rd</sup> day of February, 2026.

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Lana C Kropf, Village Clerk/Treasurer