



ORD12116

RECEIVED

08/24/2026

Municipal Boundary Review
Wisconsin Dept. of Admin.

August 24, 2026

STATE OF WISCONSIN)
COUNTY OF DANE)

I, Lisa Kalata, hereby certify that I am the duly appointed Village Clerk of the Village of Cottage Grove, Dane County, State of Wisconsin, and as such have charge of the official records of the Village.

I further certify that this is a true and correct copy of Ordinance No. 11-2026 and the original is on file in the Village Clerk's office. The Village Board approved the Annexation Ordinance, pursuant to Wis. Stat. § 66.0217(2), at its meeting held on July 20, 2026, with the annexation effective date of August 13, 2026.

The population of the territories being attached is two (2) persons.

The MBR number is 14849.

In witness whereof, I have hereunto set my hand and affixed the seal of said Village of Cottage Grove in Dane County, Wisconsin this 24th day of August, 2026.

Lisa Kalata
Village Clerk





ORDINANCE 11-2026

AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION OF PROPERTY FROM THE TOWN OF COTTAGE GROVE TO THE VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

RECITALS

- A. On May 6, 2026, a unanimous petition to annex (the "Annexation Petition") the property described in and depicted on Exhibit A (the "Property") to the Village of Cottage Grove was filed with the Village. The Annexation Petition was signed by all property owners and electors of the real property described in the Annexation Petition and is incorporated as Exhibit B.
- B. The current population of the Property is two (2).
- C. A copy of the Annexation Petition, together with a scale map and legal description of the Property, was filed with the Town Clerk of the Town of Cottage Grove.
- D. The Wisconsin Department of Administration has reviewed the Annexation Petition and found that the territory is contiguous and that annexation is in the public interest.
- E. The Village has determined that annexing the Property is in the public interest and that the annexation complies with Wisconsin law.

NOW, THEREFORE, the Village Board of the Village of Cottage Grove, Dane County, Wisconsin, do ordain as follows:

ORDINANCE

1. Property Annexed. In accordance with Wis. Stat. § 66.0217(2), the Village Board of the Village of Cottage Grove annexes the Property.
2. Effect of Annexation. From and after the effective date of this Ordinance, the Property shall be a part of the Village of Cottage Grove 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 Cottage Grove.
3. Ward Designation. From and after the effective date of this Ordinance, the Property shall be incorporated into Ward 4 of the Village.
4. Clerk Duties. From and after the effective date of this Ordinance, the Village Clerk is hereby directed to provide notice and copies of this Ordinance pursuant to the applicable Wisconsin Statutes and take any actions necessary to complete the annexation of the Property.
5. Zoning. From and after the effective date of this Ordinance, the Property shall be zoned in the Rural Holding (RH) District.
6. Payment to Town of Cottage Grove. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the Village agrees to pay annually to the Town of Cottage Grove, for five (5) years, an amount equal to the amount of property taxes the Town levied on the Property as shown by the Town's 2025 tax rolls.
7. Severability. If any provision of this Ordinance is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term, or provision of this Ordinance.
8. Effective Date. This Ordinance shall take effect on or after August 12, 2026, and upon the following occurring: (1) publication in accordance with Wisconsin law; and (2) the closing of the transaction whereby Kosh Valley, LLC acquires ownership of the Property from the current Property owners. If Kosh Valley, LLC does not acquire the Property by August 15, 2026, this ordinance will be void and not go into effect.

The above Ordinance was duly adopted by a two-third (2/3) majority vote of the elected members of the Village Board of the Village of Cottage Grove at a regular meeting held on 7/20, 2026.

APPROVED:

By: [Signature]
Cynthia Kelm-Nelson, Village President

ATTEST:

By: [Signature]
Lisa Kalata, Village Clerk

STATE OF WISCONSIN

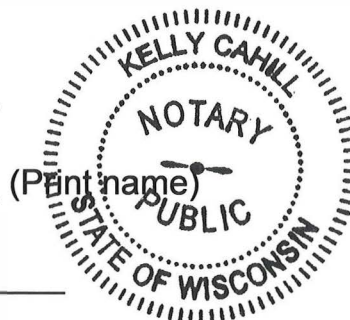
COUNTY OF DANE

Personally came before me this 12 day of August, 2026, the above named Cynthia Kelm-Nelson and Lisa Kalata, to me known to be the persons who executed the foregoing instrument and acknowledged the same with authority from the Village of Cottage Grove.

[Signature]
[Signature]

Notary Public, State of Wisconsin

My commission: 3/31/28



This instrument drafted by:

Rick Manthe
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784

Attachments:

Exhibit A – Legal Description and Depiction of Property to be Annexed
Exhibit B – Annexation Petition

EXHIBIT A
Legal Description and Depiction of Property to be Annexed

Part of the Northwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 3, and all of the Southeast Quarter of the Southeast Quarter of Section 4, all in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the West Quarter corner of said Section 3, thence S00°05'49"E along the west line of the southwest Quarter of said Section 3, also being the easterly plat line of QUARRY RIDGE ESTATES FIRST ADDITION plat, Dane County Registry: 66.01' to the point of beginning; thence N89°03'03"E, parallel to the North line of the Southwest Quarter of said Section 3, 1333.27' to the East line of the Northwest Quarter of the Southwest Quarter of said Section 3; thence along said East line, S00°00'57"E, 1733.36'; thence S89°59'03"W, 654.13' to the northeasterly corner of Lot 1, Certified Survey Map (CSM) 5364, Dane County Registry; thence along the north line of said Lot 1, S72°58'06"W, 120.04'; thence continuing along said north line, S84°37'48"W, 287.16'; thence continuing along said north line, S82°38'15"W, 217.51' to the easterly right of way line of Meyer Road and a point of curvature; thence along said easterly right of way line and the arc of a curve to the right through a central angle of 57°42'13", a radius of 60.00', an arc length of 60.43' and a chord bearing S27°41'17"W, 57.91'; thence continuing along said easterly right of way line S00°05'49"E, 135.04' to the southwesterly corner of said Lot 1; thence S88°58'37"E along the southerly line of said Lot 1, 197.26'; thence continuing along said southerly line, N77°31'33"E, 179.30'; thence N89°44'12"E, 528.84'; thence S00°00'57"E, 636.64'; thence S88°54'25"W, 933.44' to the westerly line of the Southwest Quarter of the Southwest Quarter of said Section 4; thence along said westerly line S00°05'49"E, 16.50' to the Southeast corner of Section 4; thence S88°13'11"W along the southerly line of the Southeast Quarter of said Section 4, 1338.84' to the southeasterly corner of Outlot 4, WILLOW RUN ESTATES plat, Dane County Registry; point also being on the west line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence N00°11'39"W along said west line, 1340.08' to the northwesterly corner of the Southeast Quarter of the Southeast Quarter of said 4, thence N88°04'36"E along the north line of the Southeast Quarter of the Southeast Quarter of said 4, also being the southerly line of said QUARRY RIDGE ESTATES FIRST ADDITION plat; 1341.22' to the southeasterly corner of Lot 50, said QUARRY RIDGE ESTATES FIRST ADDITION plat; thence N00°05'49"W along the easterly plat line of said QUARRY RIDGE ESTATES FIRST ADDITION plat; 1277.49' to the point of beginning.

This description contains approximately 4,725,464 square feet or 108.482 acres.

ANNEXATION DESCRIPTION

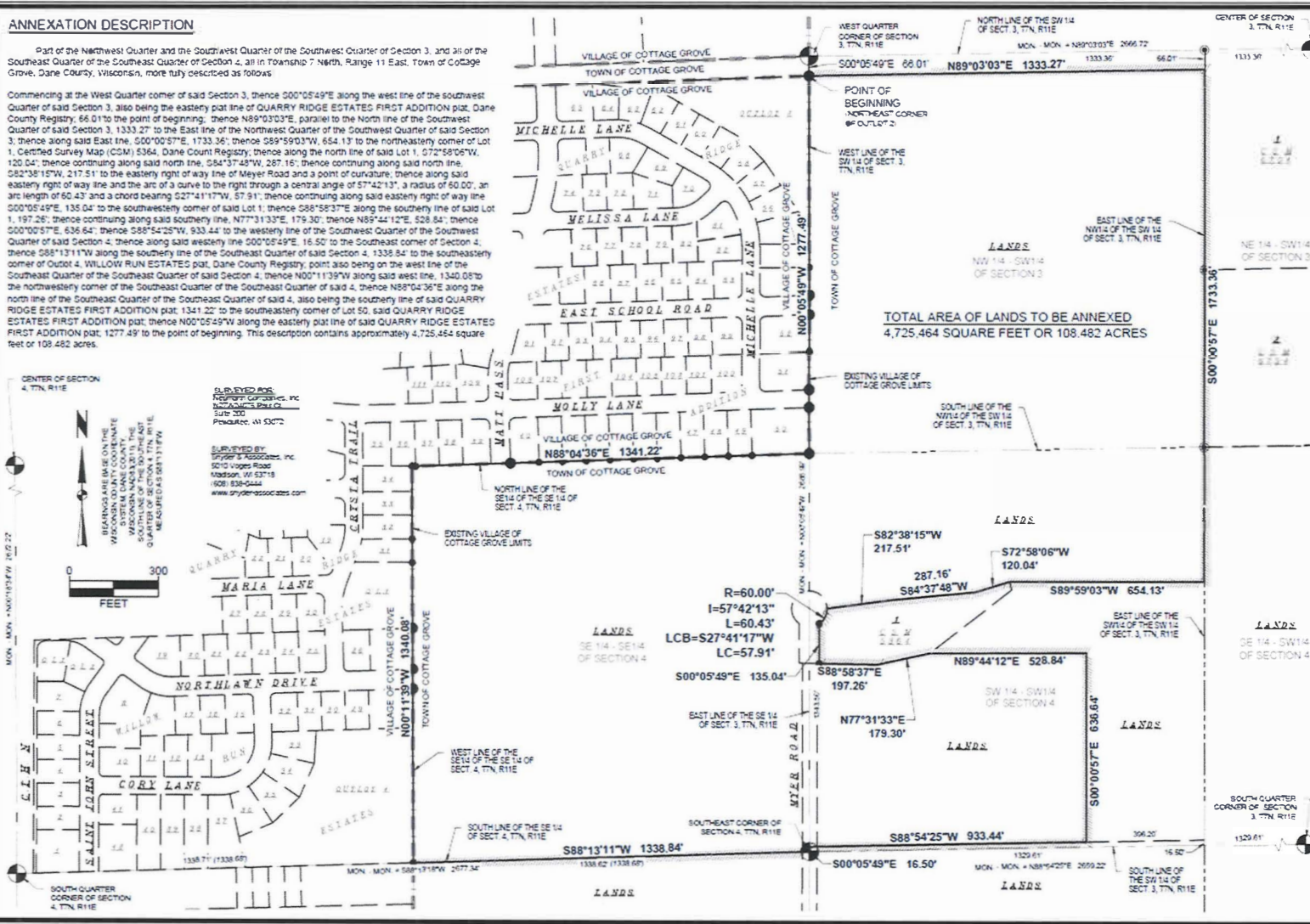
Part of the Northwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 3, and all of the Southeast Quarter of the Southwest Quarter of Section 4, all in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 3, thence $000^{\circ}05'49''$ E along the west line of the southwest Quarter of said Section 3, also being the eastern plat line of QUARRY RIDGE ESTATES FIRST ADDITION plat, Dane County Registry, 66.01 to the point of beginning; thence $N89^{\circ}03'03''$ E, parallel to the North line of the Southwest Quarter of said Section 3, 1333.27 to the East line of the Northwest Quarter of the Southwest Quarter of said Section 3, thence along said East line, $000^{\circ}05'49''$ E, 1733.36; thence $S89^{\circ}59'03''$ W, 654.13 to the northeasterly corner of Lot 1, Certified Survey Map (CSM) 5364, Dane County Registry; thence along the north line of said Lot 1, $072^{\circ}56'09''$ W, 120.04; thence continuing along said north line, $S84^{\circ}37'45''$ W, 287.16; thence continuing along said north line, $S82^{\circ}38'15''$ W, 217.51 to the easterly right of way line of Meyer Road and a point of curvature; thence along said easterly right of way line and the arc of a curve to the right through a central angle of $57^{\circ}42'13''$, a radius of 60.00', an arc length of 60.43' and a chord bearing $S27^{\circ}41'17''$ W, 57.91'; thence continuing along said easterly right of way line $000^{\circ}05'49''$ E, 135.04 to the southwesterly corner of said Lot 1; thence $S88^{\circ}58'37''$ E along the southerly line of said Lot 1, 197.26; thence continuing along said southerly line, $N77^{\circ}31'33''$ E, 179.30; thence $N89^{\circ}44'12''$ E, 528.84; thence $000^{\circ}05'49''$ E, 636.64; thence $S88^{\circ}54'25''$ W, 933.44 to the westerly line of the Southeast Quarter of the Southwest Quarter of said Section 4; thence along said westerly line $000^{\circ}05'49''$ E, 16.50 to the Southeast corner of Section 4; thence $S88^{\circ}13'11''$ W along the southerly line of the Southeast Quarter of said Section 4, 1338.84 to the southeasterly corner of Outlot 4, WILLOW RUN ESTATES plat, Dane County Registry, point also being on the west line of the Southeast Quarter of the Southwest Quarter of said Section 4; thence $N00^{\circ}11'35''$ W along said west line, 1340.05 to the northeasterly corner of the Southeast Quarter of the Southwest Quarter of said Section 4; thence $N88^{\circ}04'36''$ E along the north line of the Southeast Quarter of the Southwest Quarter of said Section 4, also being the southerly line of said QUARRY RIDGE ESTATES FIRST ADDITION plat, 1341.22 to the southeasterly corner of Lot 50, said QUARRY RIDGE ESTATES FIRST ADDITION plat; thence $N00^{\circ}05'49''$ E along the easterly plat line of said QUARRY RIDGE ESTATES FIRST ADDITION plat, 1277.49 to the point of beginning. This description contains approximately 4,725,464 square feet or 108.482 acres.



SURVEYED FOR:
MICHIGAN CONCRETE, INC.
Dane County, WI 53072

SURVEYED BY:
SNYDER & ASSOCIATES, INC.
2510 Vines Road
Madison, WI 53718
(608) 838-0444
www.snyderassociates.com



TOTAL AREA OF LANDS TO BE ANNEXED
4,725,464 SQUARE FEET OR 108.482 ACRES

ANNEXATION TO VILLAGE OF COTTAGE GROVE

EXHIBIT MAP B

SNYDER & ASSOCIATES, INC.



Project Map 125-1213.30
Sheet 1 OF 1

EXHIBIT B

Annexation Petition

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Cottage Grove, Dane County, lying contiguous to Village of Cottage Grove, petition the Honorable President and Village Board of said Village to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Cottage Grove, Dane County, Wisconsin.

LEGAL DESCRIPTION

Part of the Northwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 3, and all of the Southeast Quarter of the Southeast Quarter of Section 4, all in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the West Quarter corner of said Section 3, thence S00°05'49"E along the west line of the southwest Quarter of said Section 3, also being the easterly plat line of QUARRY RIDGE ESTATES FIRST ADDITION plat, Dane County Registry: 66.01' to the point of beginning; thence N89°03'03"E, parallel to the North line of the Southwest Quarter of said Section 3, 1333.27' to the East line of the Northwest Quarter of the Southwest Quarter of said Section 3; thence along said East line, S00°00'57"E, 1733.36'; thence S89°59'03"W, 654.13' to the northeasterly corner of Lot 1, Certified Survey Map (CSM) 5364, Dane County Registry; thence along the north line of said Lot 1, S72°58'06"W, 120.04'; thence continuing along said north line, S84°37'48"W, 287.16'; thence continuing along said north line, S82°38'15"W, 217.51' to the easterly right of way line of Meyer Road and a point of curvature; thence along said easterly right of way line and the arc of a curve to the right through a central angle of 57°42'13", a radius of 60.00', an arc length of 60.43' and a chord bearing S27°41'17"W, 57.91'; thence continuing along said easterly right of way line S00°05'49"E, 135.04' to the southwesterly corner of said Lot 1; thence S88°58'37"E along the southerly line of said Lot 1, 197.26'; thence continuing along said southerly line, N77°31'33"E, 179.30'; thence N89°44'12"E, 528.84'; thence S00°00'57"E, 636.64'; thence S88°54'25"W, 933.44' to the westerly line of the Southwest Quarter of the Southwest Quarter of said Section 4; thence along said westerly line S00°05'49"E, 16.50' to the Southeast corner of Section 4; thence S88°13'11"W along the southerly line of the Southeast Quarter of said Section 4, 1338.84' to the southeasterly corner of Outlot 4, WILLOW RUN ESTATES plat, Dane County Registry: point also being on the west line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence N00°11'39"W along said west line, 1340.08' to the northwesterly corner of the Southeast Quarter of the Southeast Quarter of said 4, thence N88°04'36"E along the north line of the Southeast Quarter of the Southeast Quarter of said 4, also being the southerly line of said QUARRY RIDGE ESTATES FIRST ADDITION plat; 1341.22' to the southeasterly corner of Lot 50, said QUARRY RIDGE ESTATES FIRST ADDITION plat; thence N00°05'49"W along the easterly plat line of said QUARRY RIDGE ESTATES FIRST ADDITION plat; 1277.49' to the point of beginning.

This description contains approximately 4,725,464 square feet or 108.482 acres.

There is one person residing in the territory.

Dated this 14th day of April, 2026

By: LINDSTROM ACRES LLC

Vicki Gilbert 04/14/26

Vicki Gilbert
Print Name: _____

Karen Berg 04/14/26

Karen Berg
Print Name: _____