

13752

KW Development, LLC

13752	Date Sent	Reply	Status
Town Quest	2/12		
Muni Quest	2/12	2/14	
Prop. Lister			

Town of BURLINGTON
City of BURLINGTON
03/04/2014

OK/COMMENTS 3/4/14

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
http://doa.wi.gov/municipalboundaryreview/

13752

Petitioner Information

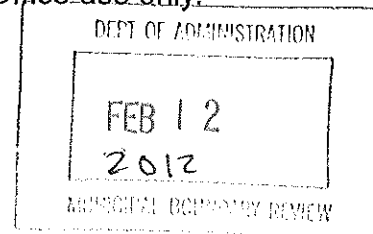
Name: **KW DEVELOPMENT, LLC**

Address: **5421 MORMON ROAD**

Burlington, WI 53105

Email:

Office use only:



1. Town where property is located: **BURLINGTON**

2. Petitioned City or Village: **BURLINGTON**

3. County where property is located: **RACINE**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **19.66**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **002021906018000**

Petitioners phone:

262-767-2583

Town clerk's phone:

262-763-3070

City/Village clerk's phone:

262-342-1161

Contact Information if different than petitioner:

Representative's Name and Address:

KW DEVELOPMENT, LLC

2215 ENTERPRISE DRIVE, SUITE 1510

WESTCHESTER, IL 60154-0000

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:

B.W. SURVEYING, INC.

412 N. PINE STREET

BURLINGTON, WI 53105

Phone: **262-767-0225**

E-mail:

Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

13752

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

BY UNANIMOUS CONSENT OF PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF BURLINGTON RACINE COUNTY WISCONSIN TO THE CITY OF BURLINGTON RACINE COUNTY WISCONSIN PURSUANT TO SECTION 66.0217 WIS STATS.

THIS PETITION of KW Development, LLC hereinafter referred to as Petitioners as the owner of record of real property in the territory sought to be annexed do respectfully state represent and show to the City of Burlington as follows:

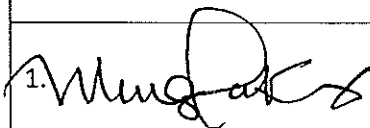
1. The Petitioners are the owner of record of the real property in the territory sought to be annexed which property is located contiguous to the City of Burlington in the Town of Burlington Racine County Wisconsin and legally described in Exhibit A herein after Subject Territory.
2. The Petitioners respectfully request all of the Subject Territory contiguous to the City of Burlington Racine County Wisconsin and currently in the Town of Burlington Racine County Wisconsin be annexed to the City of Burlington.
3. Attached hereto as Exhibit B and incorporated herein by reference is a scale map of the subject Territory sought to be annexed.
4. There is zero (0) electors residing in the Subject Territory sought to be annexed hereunder.
5. The current population of the Subject Territory sought to be annexed hereunder is zero (0).
6. The Subject Territory is presently zoned M-4 by the Town of Burlington pursuant to the Town of Burlington and Racine County Ordinance.
7. The Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meets all legal requirements for annexation and such annexation is in the public interest.

As provided bylaw this Petition Exhibit A Legal Description of Lands to be Annexed and Exhibit B Scaled Annexation map will be filed with the Clerk of the City of Burlington Racine County Wisconsin and also with the Clerk of the Town of Burlington Racine County Wisconsin.

13752

We, the undersigned, constituting all of the owners of the real property, and all of the electors residing in, the following territory of the Town of Burlington, Racine County, Wisconsin, lying contiguous with the City of Burlington to annex the territory described below and shown on the attached scale map to the City of Burlington, Racine County, Wisconsin.

We, 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.

Signature of Petitioner	Date of Signing	Owner/Elector	Address or Description of Property
1. 	2/10/14	KW Development, LLC	5421 Mormon Road, Burlington, WI 5315
2.			

PARCEL 11: (500 W. MARKET STREET) LOT 1 OF CERTIFIED SURVEY MAP NO. 2975, RECORDED APRIL 13, 2010 IN VOLUME 9, PAGES 605-609 AS DOCUMENT NO. 2247378, BEING PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PARCEL 11: (6421 NORMAN ROAD) 0022-0021-00-010-0000 1/4 1/10

MARGES OF AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 10 NORTH OF THE FOUR PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY AS FOLLOWS: BEGIN AT THE INTERSECTION OF SAID NORTHWEST 1/4 SECTION, THENCE NORTH 88°45'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 500.00 FEET TO A POINT; THENCE SOUTHWESTERLY DESCRIBED; THENCE CONTINUE NORTH 88°45'40" EAST ALONG SAID NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1565.88 FEET; THENCE SOUTH 00°55'24" EAST PARALLEL WITH THE NORTHWEST 1/4 SECTION, 478.00 FEET; THENCE SOUTH 88°46'40" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 225.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 88°46'40" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 225.00 FEET; THENCE SOUTH 00°55'24" EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 500.00 FEET TO A POINT; THENCE SOUTH 88°46'40" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION AND THE PLACE OF BEGINNING OF SAID PARCEL. SURTH THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 250.00 THEREOF FOR ROAD PURPOSES (SPRING VALLEY ROAD), SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTE: SEE DETAIL OF IMPROVEMENTS ON SHEETS 2 AND 3

File #: 70917 Date: 6/6/13

W: 70917 Date: 6/6/13

Deputy For Records

TO: IPC INC.
KW DEVELOPMENT, LLO
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2.3.4.5.6.7.7.(a)(b).8.9. and 11(b) OF TABLE "A" THEREOF, PURSUANT TO ACCURACY STANDARDS FOR ALTA AND NSPS SURVEYS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNLESS OTHERWISE SPECIFIED, THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: JUNE 22, 2012
REVISED: JULY 2, 2012
REVISED: JULY 3, 2012

FLOOD NOTE: BY SCALED MAP AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS
LOCATED IN ZONE X", OF THE FLOOD INSURANCE RATE MAP.
MAP NO. 55101C0141D

	NUMBER	PAYEL	SUFFIX
CITY OF BURLINGTON	850348	0141	D
TOWN OF BURLINGTON	850347	0141	D
EFFECTIVE DATE OF MAY 2, 2012.			

B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

NOTE: PER PHONE DISCUSSION WITH JARNEH CZUTA OF RADNEX COUNTY DEVELOPMENT SERVICES- THE ADDRESS ON NORMON ROAD IS IN ERROR AND SHOULD BE A SPRING VALLEY ROAD ADDRESS. NORMON ROAD ENDS AT THE NORTH LINE OF SECTION 5-2-18. THE ADDRESS OF THE PROPERTY TO THE NORTH IS 1009 SPRING VALLEY ROAD AND THE ADDRESS TO THE SOUTH IS 1033 SPRING VALLEY ROAD.

NOTE: CITY OF BURLINGTON
NOTIFIED DIGGERS HOTLINE FOR UNDERGROUND UTILITIES START TIME 12:53PM
6/18/2012, ROCKET NUMBERS 2012 24 10 570 (2) AND 2012 24 10 563 (1)
TOWN OF BURLINGTON
NOTIFIED DIGGERS HOTLINE FOR UNDERGROUND UTILITIES START TIME 1:05PM
6/18/2012, ROCKET NUMBERS 2012 24 10 636 AND 2012 24 10 645

AS OF 1:00 PM 6/18/2012 NO MARGINGS FOR SEWER OR WATER WERE FOUND

NOTE: UNDERGROUND UTILITIES AS SHOWN, PER LINEAR AND FIELD LOCATED JUNE 18, 2012.

PARCEL 1
LANDS ARE ZONED M-2
SETBACKS AND YARDS

- 1) THERE SHALL BE A MINIMUM BUILDING SETBACK OF 30 FEET FROM THE RIGHT-OF-WAY LINE OF ALL STREETS.
- 2) THERE SHALL BE A SIDE YARD ON EACH SIDE OF ALL BUILDINGS OF NOT LESS THAN 10 FEET IN WIDTH.
- 3) THERE SHALL BE A REAR YARD NOT LESS THAN 25 FEET.

PARCEL II
LANDS ARE ZONED M-4
YARD SETBACK REQUIREMENTS

ALL EXCAVATIONS SHALL OCCUR WITHIN THE M-4 QUARRYING DISTRICT, AND SHALL BE AT LEAST TWO HUNDRED (200) FEET FROM ANY RIGHT-OF-WAY OR PROPERTY LINE. ALL NECESSARY USES SUCH AS OFFICE, PARKING AREAS, AND STOCKPILES SHALL BE LOCATED WITHIN THE M-4 DISTRICT AND SHALL BE AT LEAST ONE HUNDRED (100) FEET FROM ANY RIGHT-OF-WAY OR PROPERTY LINE.

COMMITMENT NO.: NCS-544835-MPLS
COMMITMENT DATE: JUNE 06, 2012
ISSUED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY

[illegible]

REVISÉ: JULY 3, 2012

REVISED: JULY 2, 2012
DATE: JUNE 22, 2012

DRAWN BY		bW		REVISED: JULY 3, 2012	
CHECKED BY:		rw/dm		DATE: JUNE 22, 2012	
DRAWING NO.		8475		DRAWING NO.: 8475d1	
SHEET		1		OF 3	

13752

EXHIBIT C: PURPOSE OF ANNEXATION

Petitioner's Name and Address

KW Development, LLC
2215 Enterprise Drive
Suite 1510
Westchester, IL 60154-0000

Tax Key Number: 002-02-19-06-018-000

Intent

The intent of this petition is to provide access to Spring Valley Road and the Burlington Bypass.

February 7, 2014

13752

City Clerk Diahnn Halbach
300 N Pine Street
Burlington WI 53105

RE: Annexation of 19.66 acres of Property from the Town of Burlington to the City of Burlington

Dear Ms. Halbach,

In accordance with Section 66.0225, Wis. Stats., I respectfully submit for your information the enclosed Petition for Direct Annexation by Unanimous Consent filed with the City of Burlington Racine County by KW Development, LLC to annex real property located in the Town of Burlington to the City of Burlington.

The Petitioner requests to have the property zoned M-2, General Manufacturing District at the time of annexation.

Per Wis. Stats. copies of this notice are provided to:

Clerk Town of Burlington
Clerk City of Burlington

If you have any questions in regard to this letter or the enclosed petition please call the undersigned at 262-758-2676

Sincerely,



KW Development, LLC

Encl:

Copy of Request for Annexation Review Application WI DOA
Copy of Petition for Direct Annexation by Unanimous Consent

ANNEXATION SUBMITTAL GUIDE

13752

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described by:
 - Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
 - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoiners as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- ☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

13752

EXHIBIT A: LEGAL DESCRIPTION OF LAND TO BE ANNEXED

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 88'46'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 500.00 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN-AFTER DESCRIBED; THENCE CONTINUE NORTH 88'46'40" EAST ALONG SAID NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1565.88 FEET; THENCE SOUTH 00'55'24" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 475.00 FEET; THENCE SOUTH 88'46'40" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 2065.88 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 00'55'24" WEST, ALONG AND UPON SAID WEST LINE OF SAID NORTHWEST 1/4 SECTION, 225.00 FEET; THENCE NORTH 88'46'40" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 500.00 FEET; THENCE NORTH 00'55'24" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION AND THE PLACE OF BEGINNING OF SAID PARCEL. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (SPRING VALLEY ROAD). SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.

De

PLAT OF SURVEY
-OF-

LEGAL DESCRIPTION AS FURNISHED

PARCEL 1: PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 19 EAST BOUNDED: BEGIN AT THE NORTH CORNER OF SAID SECTION 6; RUN THENCE SOUTH 0°05' WEST 300 FEET ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 88°47' EAST 1009.16 FEET; THENCE NORTH 00°05' EAST 300 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE THENCE SOUTH 88°47' WEST ON THE NORTH LINE OF SAID NORTHWEST 1/4, 1009.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.9494 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 1°33' WEST, ALONG THE WEST LINE OF SECTION 6, 300.00 FEET TO AN IRON STAKE WHICH IS THE SOUTHWEST CORNER OF LANDS NOW OWNED BY R. BIENEMANN AND ALSO THE PLACE OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED: THENCE SOUTH 88°47' EAST, ALONG THE SOUTH LINE OF THE PRESENT BIENEMANN PROPERTY, 1009.16 FEET TO AN IRON STAKE; THENCE NORTH 1°33' EAST, ALONG THE EAST LINE OF THE PRESENT BIENEMANN PROPERTY, 300.00 FEET TO AN IRON STAKE IN THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 88°47' EAST ALONG SAID NORTH SECTION LINE, 1056.72 FEET TO AN IRON STAKE; THENCE SOUTH 1°33' WEST, 475.00 FEET TO AN IRON STAKE; THENCE NORTH 88°47' WEST, 2065.88 FEET TO AN IRON STAKE IN THE WEST LINE OF SAID SECTION 6; THENCE NORTH 1°33' EAST, ALONG SAID WEST SECTION LINE, 175.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 15.574 ACRES, MORE OR LESS. BOTH PARCELS BEING IN THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

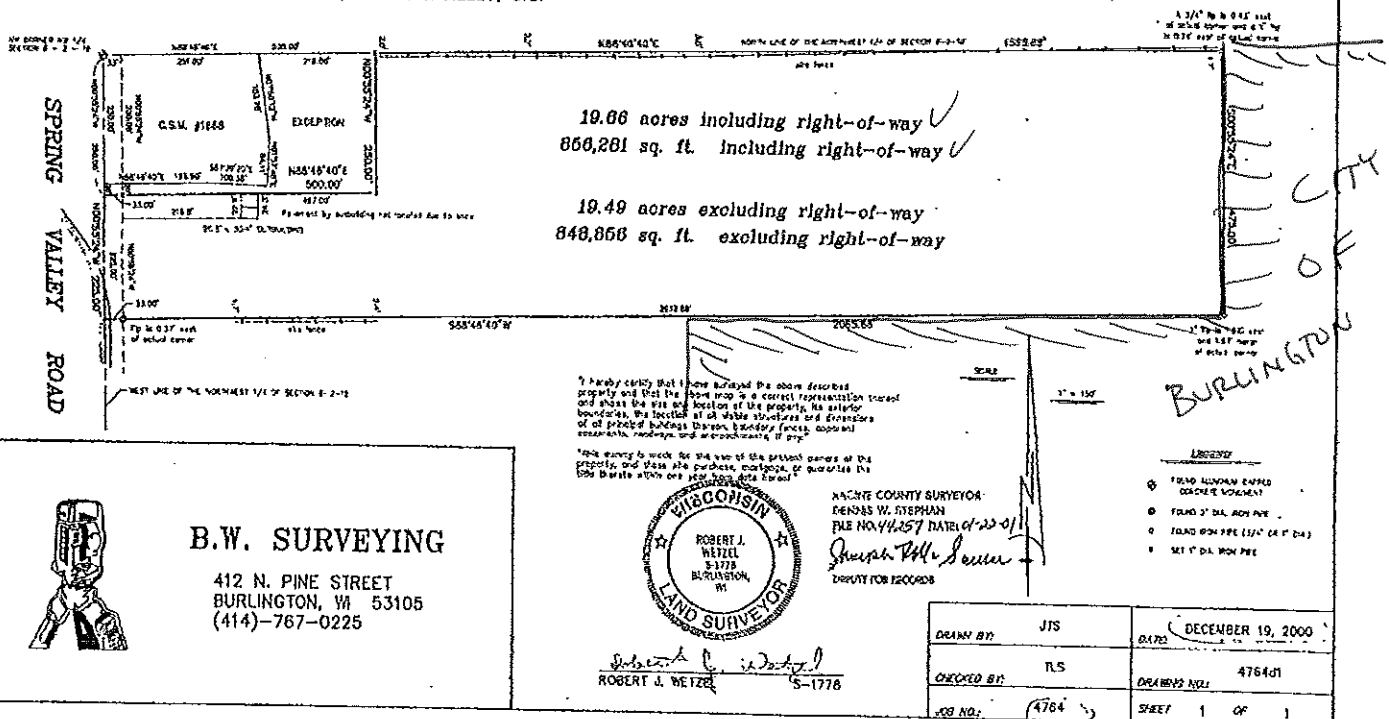
EXCEPTING THEREFROM: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 19 EAST OF THE 4TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 88°46'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 284.00 FEET TO THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°46'40" EAST ALONG SAID NORTH LINE 216.00 FEET; THENCE SOUTH 00°55'24" EAST 250.00 FEET; THENCE SOUTH 88°46'40" WEST 500.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 00°55'24" WEST ALONG SAID WEST LINE 20.00 FEET; THENCE NORTH 88°46'40" EAST 198.00 FEET; THENCE SOUTH 87°39'20" EAST 100.38 FEET; THENCE NORTH 01°57'48" EAST 84.11 FEET; THENCE NORTH 07°50'12" WEST 153.28 FEET TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WEST 33 FEET THEREOF FOR ROAD PURPOSES (MORMON ROAD). SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

ALSO EXCEPTING: LOT 1 OF RACINE COUNTY CERTIFIED SURVEY MAP NO. 1668, AS RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS AT PAGE 110, DOCUMENT NUMBER 1444180 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PROPOSED LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 88°46'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 500.00 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°46'40" EAST ALONG SAID NORTH LINE OF SAID NORTHWEST 1/4 SECTION 1565.88 FEET; THENCE SOUTH 00°55'24" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 475.00 FEET; THENCE SOUTH 88°46'40" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 2065.88 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 00°55'24" WEST, ALONG AND UPON SAID WEST LINE OF SAID NORTHWEST 1/4 SECTION, 225.00 FEET; THENCE NORTH 88°46'40" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 500.00 FEET; THENCE NORTH 00°55'24" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 SECTION, 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION AND THE PLACE OF BEGINNING OF SAID PARCEL. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF FOR ROAD PURPOSES (SPRING VALLEY ROAD). SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN. 002-02-19-06-018-000

SURVEY FOR: LLOYD, PHENICIE, LYNCH & KELLY, S.C.





**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR

MIKE HUEBSCH
SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview/>

February 12, 2014

PETITION FILE NO. 13752

DIAHNN HALBACH, CLERK
CITY OF BURLINGTON
300 N PINE ST
BURLINGTON, WI 53105

ADELHEID STREIF, CLERK
TOWN OF BURLINGTON
32288 BUSHNELL RD
BURLINGTON, WI 53105

Subject: KW DEVELOPMENT, LLC ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the Town of BURLINGTON to the City of BURLINGTON (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of March 4, 2014. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner:
KW Development, LLC

Petition Number:
13752

1. Territory to be annexed: From Town of:
Town of BURLINGTON

To City/Village of:
City of BURLINGTON

2. Area (Acres): 19.66

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ _____

a. Title of boundary agreement Municipal Revenue

b. Year adopted 2001

b. Total that will be paid to Town
(annual tax multiplied by 5 years): _____

c. Participating jurisdictions City and Town of Burlington

c. Paid by: ☐ Petitioner ☐ City ☐ Village
☐ Other:

d. Statutory authority (pick one)

☐ s. 66.0307

☐ s. 66.0225

☐ s. 66.0301

☒ 66.0305

4. Resident Population: ϕ Electors: ϕ Total: ϕ

5. Approximate present land use of territory:

Residential: _____%

Recreational: _____%

Commercial: _____%

Industrial: 100 %

Undeveloped: _____%

6. If territory is undeveloped, what is the anticipated use?

Residential: _____%

Recreational: _____%

Commercial: _____%

Industrial: 100 %

Other:

Comments:

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No

Plat Name: _____

8. What is the nature of land use adjacent to this territory in the city or village?

In the town?: Industrial and residential

9. What are the basic service needs that precipitated the request for annexation?

☐ Sanitary sewer

☐ Water supply

☐ Storm sewers

☐ Police/Fire protection

☐ EMS

☐ Zoning

☒ Other

Access to Spring Prairie Road and Burlington Bypass

10. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No.

Town ☐ Yes ☒ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately
or, write in number of years.

City/Village

☐

Immediately

Town

☐

Water Supply immediately,
or, write in number of years.

☐

Immediately

☐

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☒ No.

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:

1. Do you have a comprehensive plan for the City/Village/Town?

☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan?

☐ Yes ☒ No

Describe:

A Racine County Comprehensive Plan amendment will need to be done to amend from residential to industrial

2. Annual appropriation for planning? \$30,000

3. How is the annexation territory now zoned? M-4 (manufacturing) with Town of Burlington

4. How will the land be zoned and used if annexed? M-1, General Manufacturing with City of Burlington

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☐ Town ☒ City ☐ Village

Name: Megan E. Watkins, Director of Administrative Services

Email: m.watkins@burlington-wi.gov

Phone: 262.342.1161

Date: 2-14-14

(April 2013)

Please RETURN PROMPTLY to:

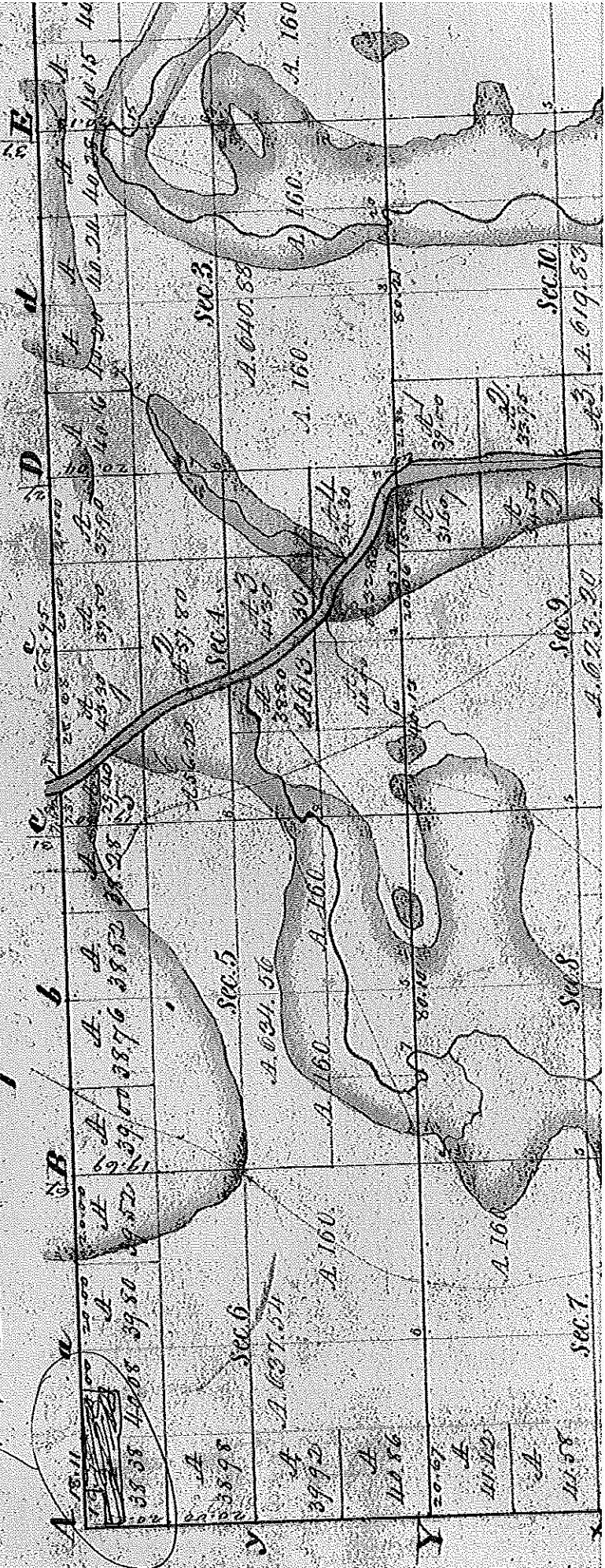
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annex



Search

Buffer

Metadata

Legend

ID Parcel

ID Feature

Clear Map

Print

Help

Zoom In

Zoom Out

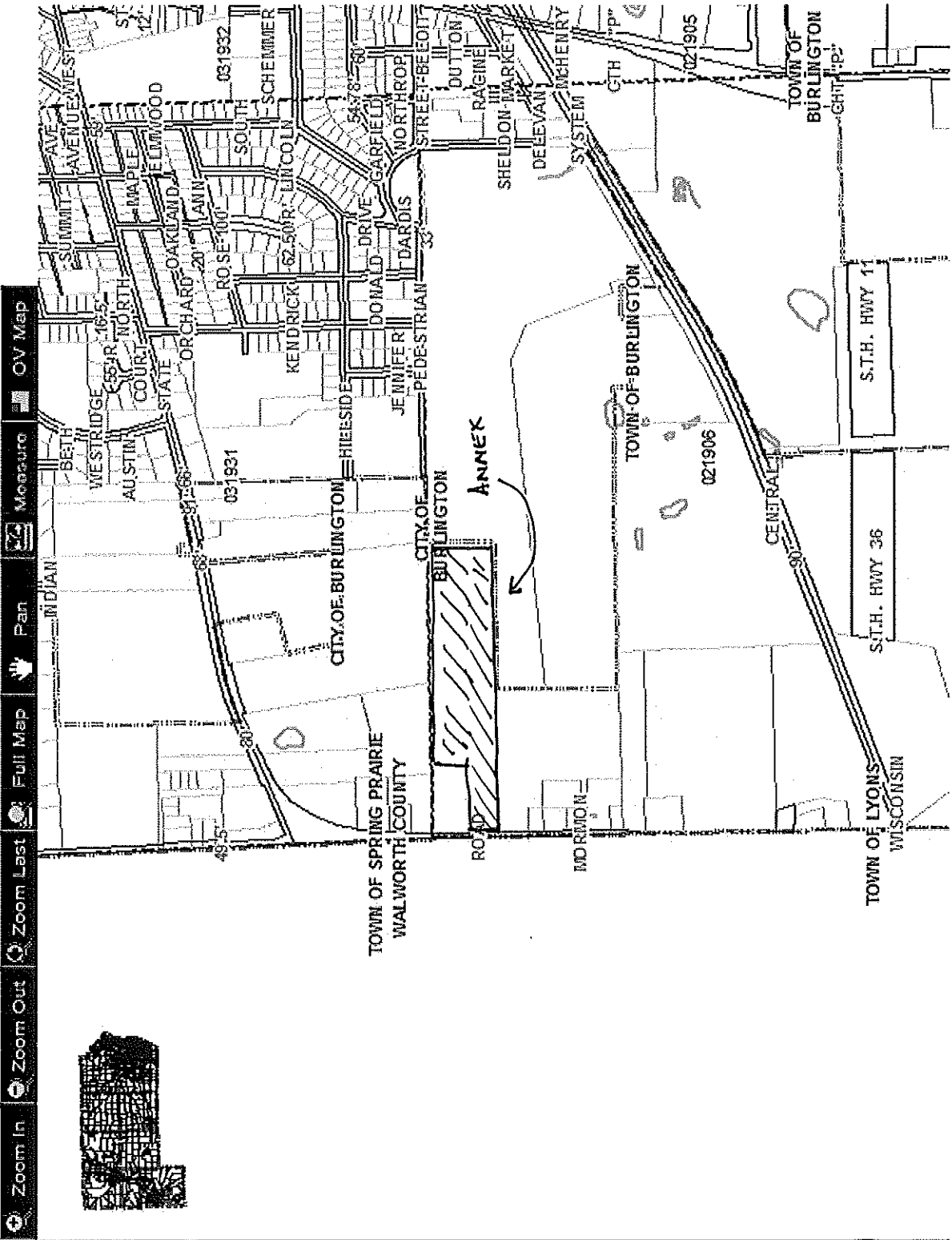
Zoom Last

Full Map

Pan

Measure

OV Map



Refresh

Layer List

Parcel Search

TaxKey #:

(018032113015010)

House #:

(14200)

Street Name:

(Washington AV)

Search

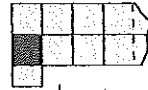
Note: Enter values in one or more of the available spaces. Click on the **Search** button. A list of potential matches will be displayed. Click on the **Tax Key #** for more information. Click on **Review Parcel Details** for tax information.

Note: Tax information is from the previous year tax roll. For all years click on **Search** Again key - enter Parcel ID and leave tax year blank.

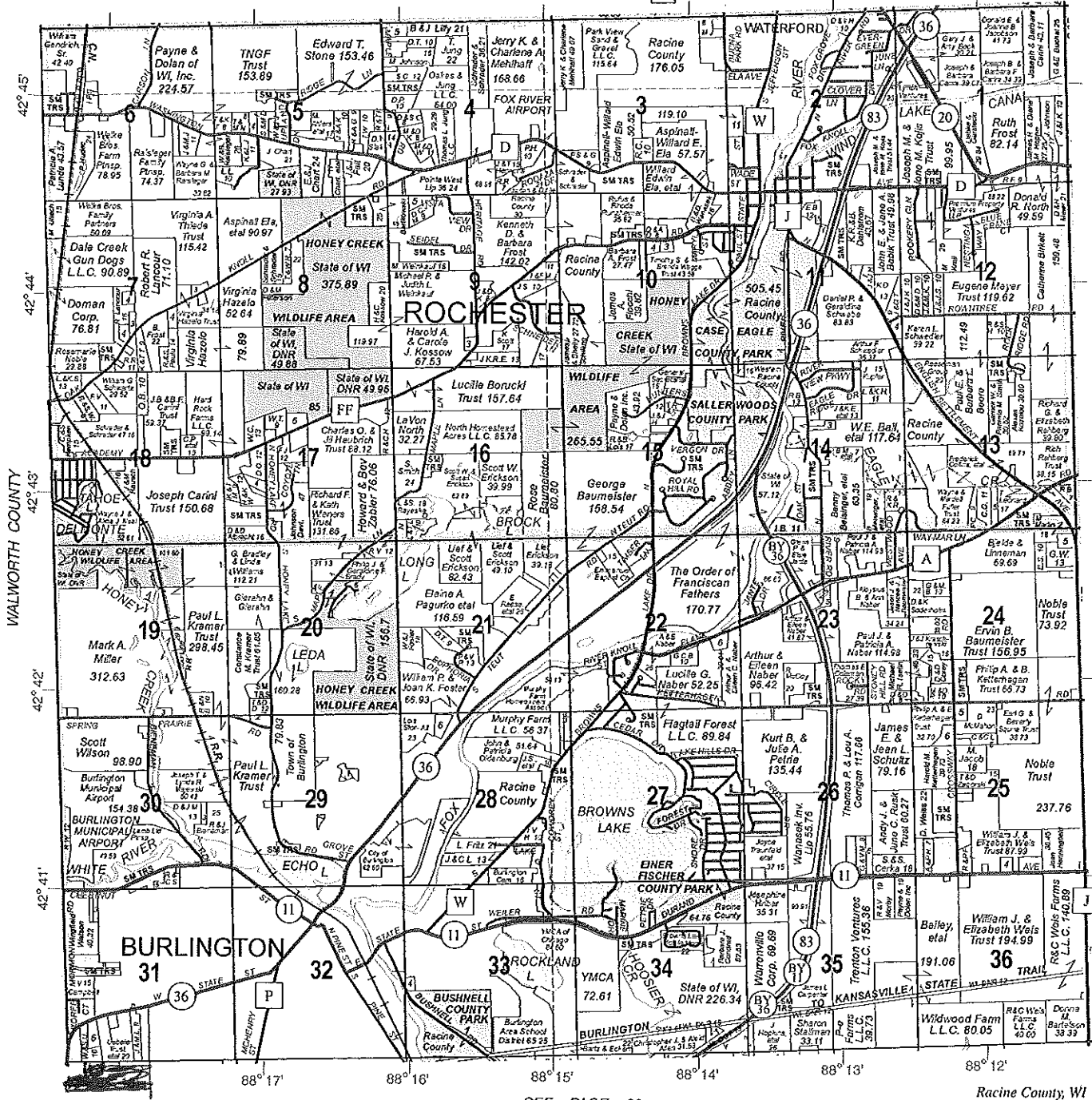
Active Layer: undefined

VILLAGE OF ROCHESTER OF NORTH PART BURLINGTON

SEE PAGE 42



T.3N.-R.19E.



© 2010 Rockford Map Pubs., Inc.

SEE PAGE 30

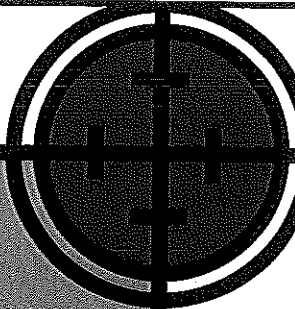
Racine County, WI

SEE PAGE 34
BURLINGTON TWP. — VILLAGE OF ROCHESTER

Degen-Foat Surveying

SUBDIVISIONS
Land Planning • Residential
Farm • Commercial

Gary B. Foat, R.L.S.
100 South Second • Waterford, WI 53185
Phone: (262) 534-5404 Fax: (262) 534-2022



H Bob S Auction & Realty Hagemann Service, LLC

28421 Rowntree Road ♦ Burlington, WI 53105-9749
262-534-2143 ♦ 262-492-5125 ♦ fax: 262-534-5066

Email: hagemannauctions@tds.net
Web: bobhagemannauctionrealty.com

Your so called "Junk" is worth money!

"Your Auctioneer, Real Estate Consultant . . . For Life"

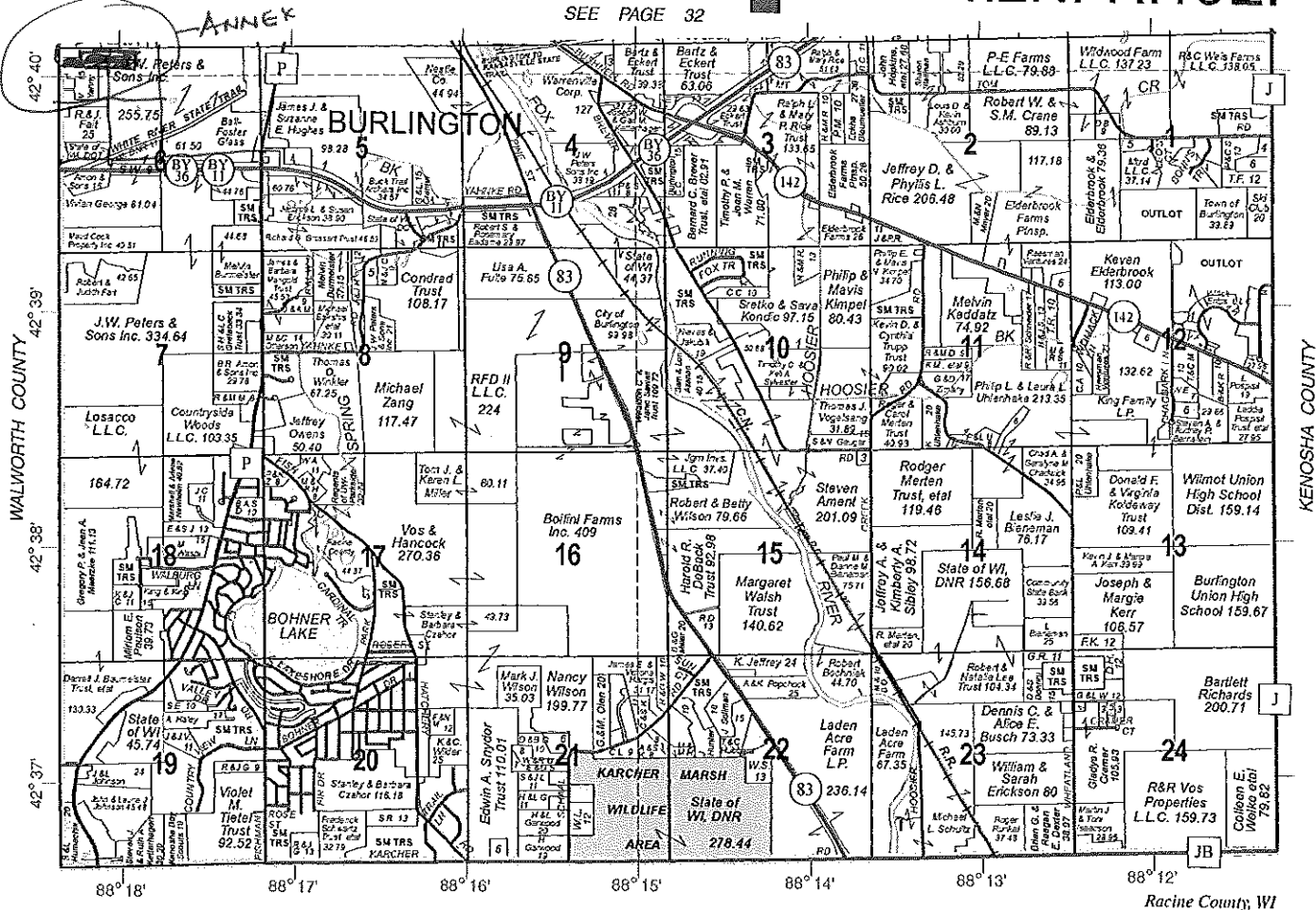
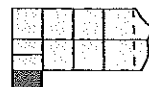


SOUTH
PART

BURLINGTON

SEE PAGE 32

T.2N.-R.19E.



© 2010 Rockford Map Publs., Inc.

KENOSHA COUNTY

Racine County, WI

Kevin P. Schuerman

Certified Public Accountant

**Tax Preparation & Planning
Accounting, Payroll & Computer Services**

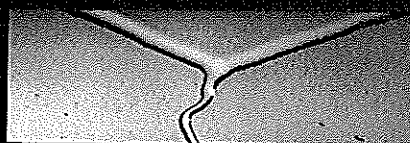
(262) 763-8177

372 N Pine Street
Burlington, WI 53105

Fax: (262) 763-8178

Email: KpsCpa@wi.rr.com

BRIAN C. SHARP



— PHOTOGRAPHER —

Phone: 715-362-3959

bsharp@hotm.com

Digital Photography











Children • Birthdays • Weddings • Family • Sports • Pets
High End Digital Photos • Hourly Rates, Unlimited Images



13752



Legend

-  Quarter-Quarter
-  Cities, Towns & Villages
-  City
-  Village
-  Civil Town
-  Rivers and Streams
-  Open Water
-  Hillshades (10-meter DEM)
-  High: 255
-  Low: 0



1: 9,876

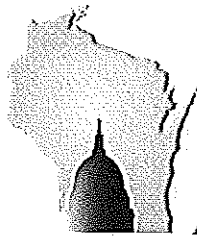


0.3 0 0.16 0.3 Miles

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

NAD, 1983 HARN, Wisconsin, TM
© Latitude Geographics Group Ltd.

Notes



WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview/>

March 4, 2014

PETITION FILE NO. 13752

DIAHNN HALBACH, CLERK
CITY OF BURLINGTON
300 N PINE ST
BURLINGTON, WI 53105

ADELHEID STREIF, CLERK
TOWN OF BURLINGTON
32288 BUSHNELL RD
BURLINGTON, WI 53105

Subject: KW DEVELOPMENT, LLC ANNEXATION

The proposed annexation submitted to our office on February 12, 2014, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city...." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF BURLINGTON**.

Note: The existing City of Burlington boundary in relation to the parcel being annexed must be shown and identified on the map that is included in the ordinance that annexes this parcel.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of state a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 13752**
The address of the Office of the Secretary of State is:

Annexations and Railroads
Division of Government Records
Office of the Secretary of State
PO Box 7848
Madison WI 53707-7848

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner