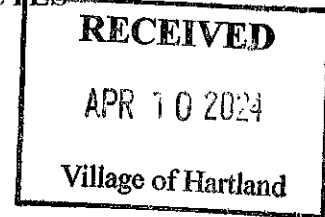


**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT
TO SECTION 66.0217(2), WISCONSIN STATUTES**



To: Village Board of Trustees, Village of Hartland
Waukesha County, Wisconsin
c/o Sandee Policello, Village Clerk
Village Hall
210 Cottonwood Avenue, Second Floor
Hartland, Wisconsin 53029

1. I, the undersigned, on behalf of Gideon Farms, LLC, which constitutes all of the electors and all of the owners of real property in the following territory of the Town of Merton, Waukesha County, Wisconsin, lying contiguous to the Village of Hartland, hereby petition the Village Board of Trustees of the Village of Hartland to annex the territory described in Exhibits A and B attached hereto and incorporated herein and shown on the Scale Map attached hereto as Exhibit C and incorporated herein to the Village of Hartland, Waukesha County, Wisconsin:

2. The legal description of the proposed territory to be annexed is attached hereto as Exhibits A ("Farmland Parcel") and B ("Corner Parcel") and incorporated herein (collectively "Subject Territory").

3. No electors reside in the Subject Territory. The current population of the Subject Territory is zero (0).

4. Within five (5) days of the filing of this Petition, the Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to also be filed with the Clerk of the Town of Merton and the State of Wisconsin, Department of Administration.

5. Petitioners request the Subject Territory to be temporarily zoned A-1 for the Farmland Parcel and B-2 for the Corner Parcel.

I, the undersigned, on behalf of Gideon Farms, LLC, request that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

OWNER:

GIDEON FARMS, LLC


By:  _____ 4-10-24
Jill C. Gehl, Managing Member (Date)
6196 State Road 83, Hartland, WI 53092

EXHIBIT A

Farmland Parcel Legal Description

& GL 4

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA
COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF
SAID SECTION 27; THENCE N89°45'33"E, 273.90 FEET ALONG THE SOUTH
LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 TO THE POINT OF
BEGINNING OF LANDS HEREINAFTER DESCRIBED;
THENCE N00°44'19"E, 784.30 FEET ALONG THE EASTERLY LINE OF
LANDS AS DESCRIBED IN VOLUME 110 OF DEEDS ON PAGE 261
RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR
WAUKESHA COUNTY, WISCONSIN, TO THE SOUTHERLY LINE OF
FOUR WINDS SUBDIVISION WEST DESCRIBED IN DOCUMENT NO
4230732 RECORDED IN SAID REGISTRY; THENCE N89°45'34"E, 2373.64
FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID
SOUTHEAST 1/4 OF SECTION 27; THENCE S00°48'59"W, 784.31 FEET TO
THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE
S.89°45'33"W, 2372.58 FEET TO THE POINT OF BEGINNING; EXCEPTING
THEREFROM CERTIFIED SURVEY MAP NO. 7611, RECORDED IN SAID
REGISTRY ON FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED
SURVEY MAPS, PAGES 80 TO 82, AS DOCUMENT NO. 2024307.

EXHIBIT B

Corner Parcel Legal Description

THAT PART OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA
COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS;

CERTIFIED SURVEY MAP NO. 7611, RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON
FEBRUARY 21, 1995, IN VOLUME 65 OF CERTIFIED SURVEY MAPS,
PAGES 80 TO 82, AS DOCUMENT NO. 2024307.

EXHIBIT C

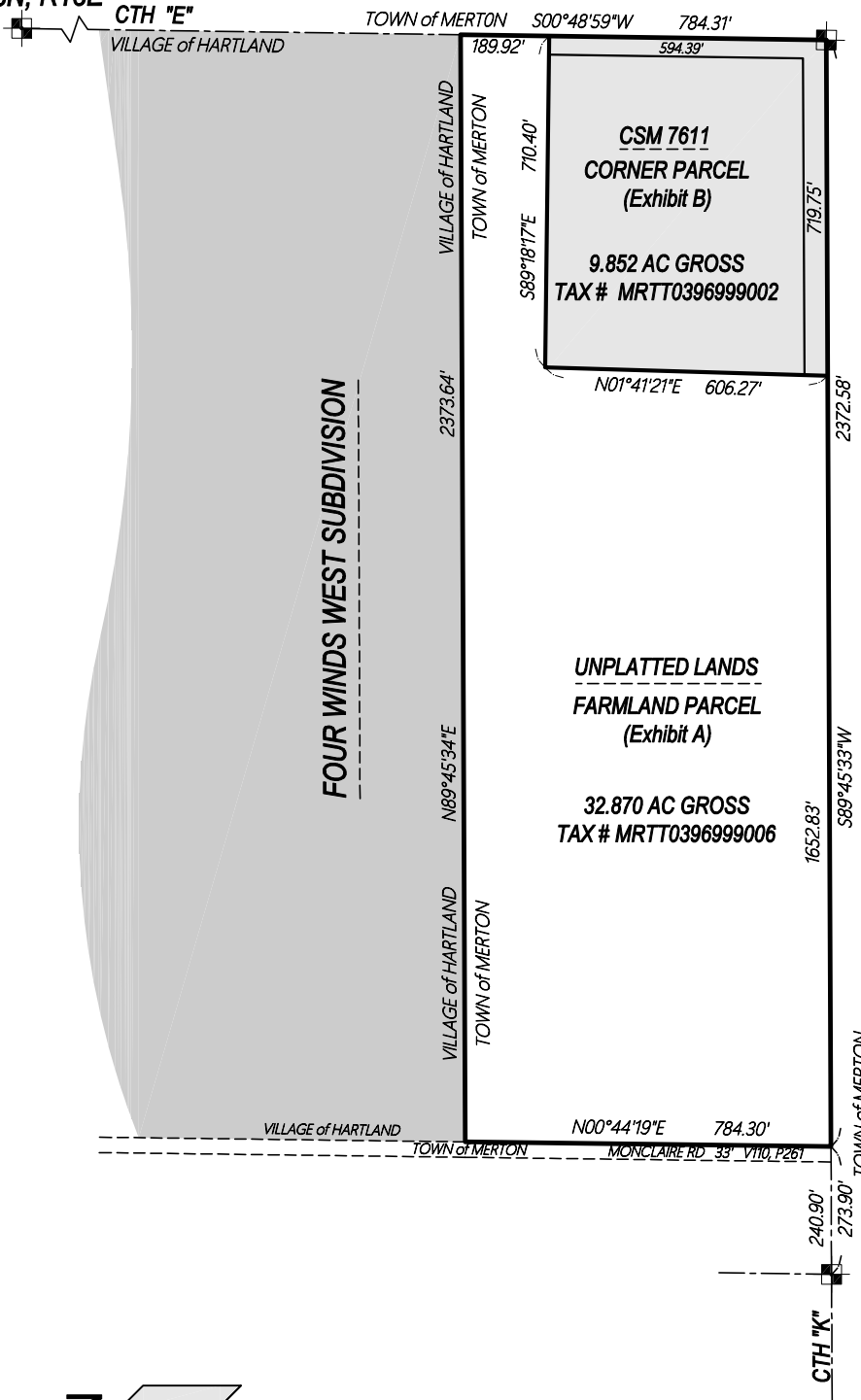
Scale Map

EXHIBIT C

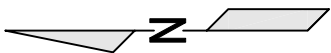
SCALE MAP

E 1/4 COR SEC 27
T8N, R18E

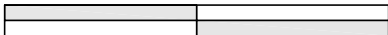
SE COR SEC 27
T8N, R18E



S 1/4 COR SEC 27
T8N, R18E



0 400 800



1"=400'

1) Refer to Exhibit A & Exhibit B for legal descriptions.
2) All adjoining lands except Four Winds Subdivision are within the Town of Merton
This map drafted by Timothy A. Hayes, PLS 3143
April 11, 2024

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Gideon Farms LLC**

Petition Number: **14662**

1. Territory to be annexed: From **TOWN OF MERTON** To **VILLAGE OF HARTLAND**

2. Area (Acres): 42,722

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 5093.58 + 348.69 = 5442.27

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 27,211.35

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 0 Total: 0

5. Approximate **present land use** of territory:

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Undeveloped: _____% Agriculture 100%

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

Residential: _____% Recreational: _____% Commercial: 100% Industrial: _____%

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?

Residential

In the town?: no

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 _____

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

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. 1 yr _____

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

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 & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Public P-1

c. How will the land be zoned and used if annexed? A1 for large parcel, B-2 for the corner parcel

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: Town City Village

Name: Sandee Policello

Email: Sandeep@villageofhartland.wi.gov

Phone: 262-367-2714

Date: 4-16-24

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

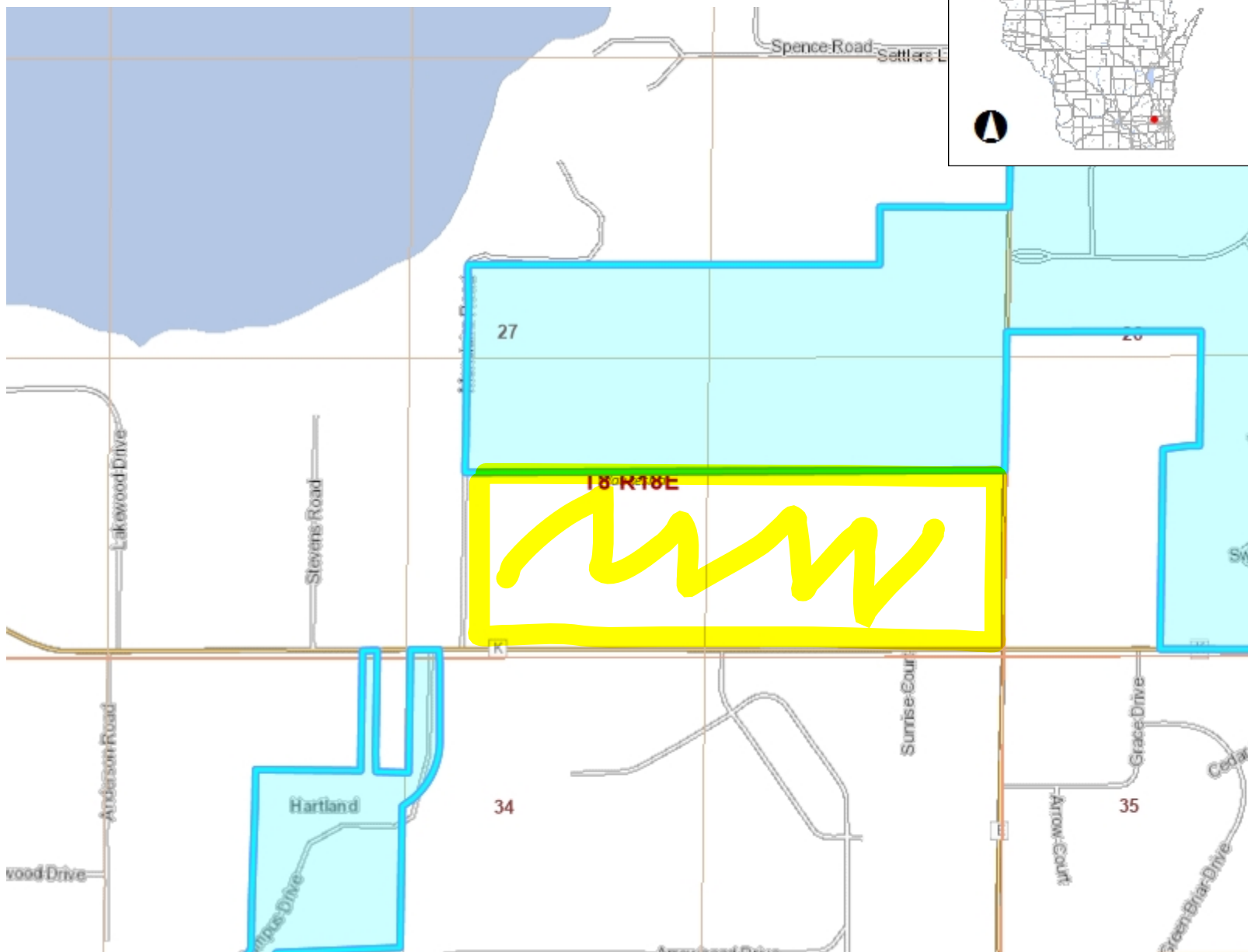
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

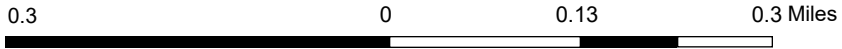
(March 2018)



Surface Water Data Viewer Map



- Legend**
- Township
 - Section
 - Quarter-Quarter
 - County Boundary
 - Cities, Towns & Villages**
 - City
 - Village
 - Civil Town
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - + Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



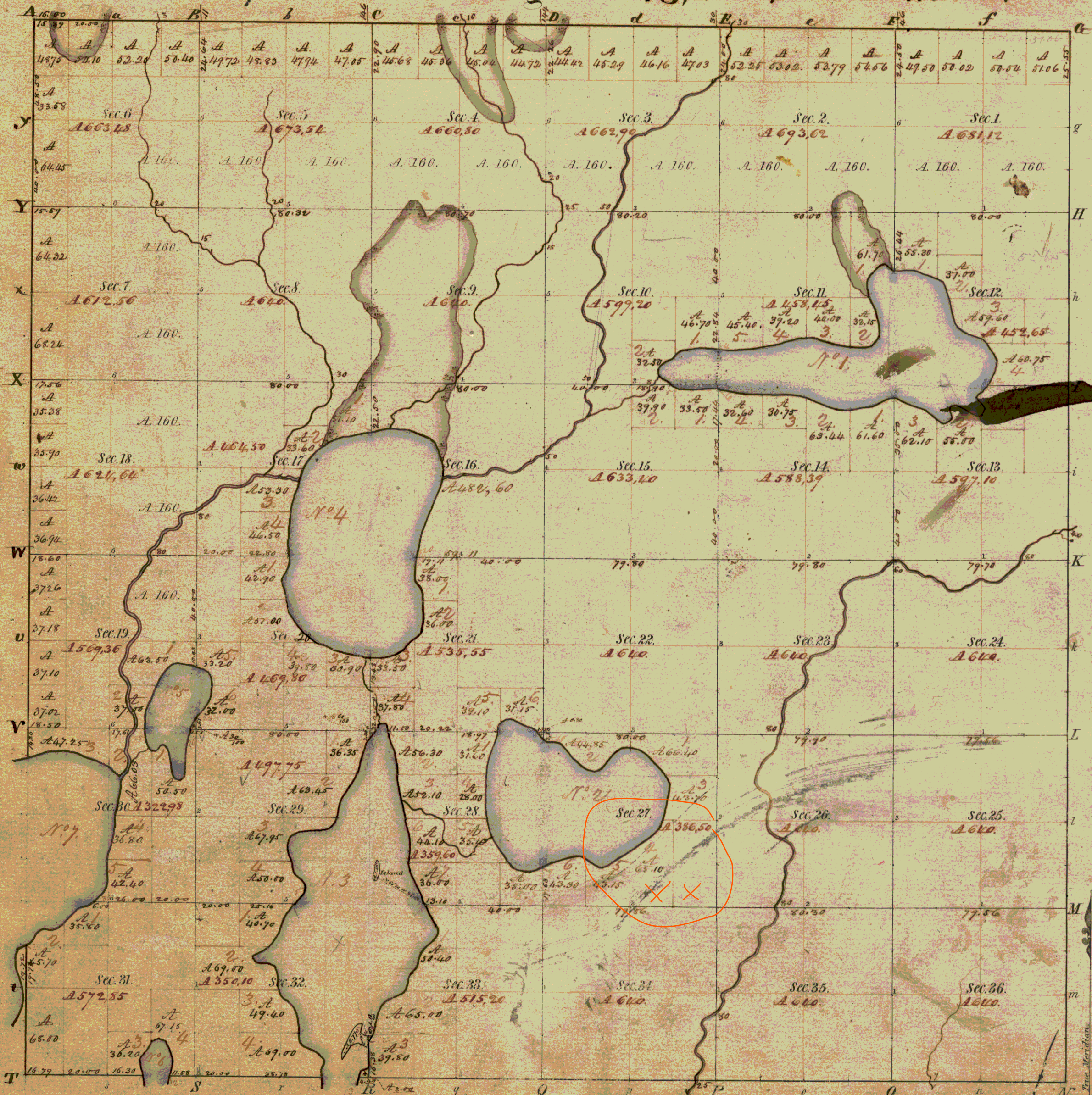
NAD_1983_HARN_Wisconsin_TM

1: 7,920

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/legal/>

Notes

Township No 8, Range No 18, East 4th Mer. Wis. Ter.



Total number of Acres 20,528.64

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Mullett & Brink	17 Aug 1835	M. Ch ^s Lks. 24. 06. 84	1 st of 1836	2 nd of 1836
Subdivisions	Garret Thit	1 Dec. "	69. 74. 31	2 nd of "	3 rd of "

The above Map of Township No 8 North of Range No 18 E of the 4th Principal Meridian Wisconsin Ter. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Annouance Jan^y. 19. 1837

Robert Lytle Sur. Gen^l

Meanders of Lakes			
Posts	Courses	Ch ^s Lk.	Posts
<i>Lake in Section 9</i>			
107	N	6.50	N 86 E 5.00
108	N	11.00	N 50 E 3.00
109	N	13.00	N 24 E 5.16
110	N	11.50	N 10 E 5.96
111	N	2.00	N 23 E 8.03
112	N	4.50	N 20 E 8.76
113	N	4.00	N 8 E 18.66
114	N	12.50	
115	N	4.00	
116	N	8.00	
117	N	7.50	
<i>Lake in Section 11</i>			
125	N	3.75	N 30 E 4.00
126	N	3.50	N 23 E 3.50
127	N	5.25	N 75 E 4.00
128	N	5.25	N 23 E 3.50
129	N	5.25	N 75 E 4.00
<i>Lake in Section 16, 17, 20, 21</i>			
133	N	9.00	N 83 E 9.00
134	N	11.00	N 74 E 11.00
135	N	10.50	N 87 E 19.00
136	N	19.50	N 18 N 19.50
137	N	15.60	N 21 N 15.60
<i>Lake in Section 20</i>			
145	N	11.50	N 5 N 11.50
146	N	6.50	N 26 E 6.50
147	N	15.00	N 1 E 15.00
148	N	11.50	N 43 N 11.50
149	N	4.00	N 33 N 4.00
150	N	12.50	N 87 N 12.50
<i>Lake in Section 22</i>			
151	N	17.40	N 81 N 15.50
152	N	23.00	N 63 N 17.50
153	N	6.50	N 23 N 16.50
154	N	6.50	N 10 N 17.00
155	N	4.56	N 34 E 6.50
156	N	6.00	N 2 E 7.50
157	N	4.13	N 3 E 17.00
158	N	4.53	N 11 E 21.50
159	N	10.95	N 89 E 11.50
160	N	6.05	N 64 E 11.50
161	N	7.23	N 77 E 13.40
<i>Lake in Section 23</i>			
162	N	3.40	N 23 E 19.00
163	N	7.00	N 26 N 12.00
164	N	4.96	N 6 N 14.00
165	N	11.70	N 5 N 10.00
166	N	11.70	N 57 N 3.80
167	N	7.89	N 38 N 6.00
168	N	7.89	N 48 N 3.20
169	N	20.00	N 49 N 4.50
170	N	21.00	N 48 N 3.20
171	N	6.25	N 11 N 4.20
172	N	16.10	N 4 N 9.80
173	N	7.00	N 1 E 11.00
174	N	6.00	N 19 E 13.00
175	N	2.95	N 37 E 10.00
176	N	4.13	N 5 E 10.50
177	N	3.10	N 80 E 5.50
<i>Lake in Section 24</i>			
178	N	3.20	N 39 E 5.70
179	N	6.50	N 7 N 10.00
180	N	6.70	N 36 N 13.20
<i>Lake in Section 31</i>			
181	N	3.50	N 14 E 5.50
182	N	5.67	N 17 N 5.50

Copy of original
 Surveyor General's Office
 Dubuque, June 28, 1882

C. H. B. Co.
 Surveyor General

of January 20, 1857, the field notes of which have been examined and approved.
 Surveyor General's Office
 Dubuque, April 10, 1858

Map 8-18 E 4th Mer
 1547
 54-4



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

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>

May 2, 2024

PETITION FILE NO. 14662

SANDEE POLICELLO, CLERK
VILLAGE OF HARTLAND
210 COTTONWOOD AVENUE
HARTLAND, WI 53029

DONNA HANN, CLERK
TOWN OF MERTON
PO BOX 128
NORTH LAKE, WI 53064-0128

Subject: GIDEON FARMS LLC ANNEXATION

The proposed annexation submitted to our office on April 12, 2024, 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..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Hartland, which is able to provide needed municipal services.

Note: The legal description of the Farmland Parcel should state that the parcel is also in Government lot 4 of Section 27.

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 administration 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 Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14662 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2736>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner