

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF
ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE
TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN TO THE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN,
PURSUANT TO WIS. STAT. § 66.0217(2)**

TO: Common Council of the City of Lake Geneva,
Walworth County, Wisconsin
c/o Lana Kropf, City Clerk
Lake Geneva City Hall
626 Geneva Street
Lake Geneva, WI 53147

Town Board of the Town of Bloomfield,
Walworth County, Wisconsin
c/o Lori Domino, Town Clerk
Bloomfield Municipal Center
N1100 Town Hall Road
Pell Lake, WI 53157

Municipal Boundary Review
State of Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

THIS PETITION of BLOOMFIELD HOLDINGS, LLC., a Wisconsin limited liability company (“Petitioner”), as the owner of record of all of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully state, represent, and show to the City Council as follows:

1. Petitioner, whose address is 875 Townline Rd, Unit 103, Lake Geneva, Wisconsin 53147, is the sole fee simple owner of record of the real property in the territory sought to be annexed, such property being located in Section 5 of the Town of Bloomfield, Walworth County Wisconsin, and more particularly described in the attached **Exhibit A** incorporated herein (“Subject Territory”).

2. Petitioner respectfully requests all of the Subject Territory be annexed to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to the terms provided herein.

3. Attached hereto as **Exhibit B** and incorporated herein by reference is a scale map of the Subject Territory, in accordance with the provisions of Wis. Stat. §§ 66.0217(2) and 66.0217(5).

4. No electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is zero (0).

5. Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to be filed with the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Bloomfield, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. § 66.0217(2).

6. Petitioner is contemporaneously, and as a condition precedent to annexation, seeking City approvals for the Subject Territory to be zoned Single Family Residential (SR-4) Zoning District; as such Petitioner requests the Subject Territory described herein be zoned as Residential (SR-4) Zoning District in accordance with the attached **Exhibit C** incorporated herein.

7. Petitioner requests the City of Lake Geneva adopt an Annexation Ordinance, in substantial conformity with the attached **Exhibit D**, prior to any action by the City.

8. Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meet all legal requirements for annexation, and that such annexation is in the public interest.

Dated this 3rd day of October, 2023.

BLOOMFIELD HOLDINGS, LLC
a Wisconsin limited liability company

By: _____


Brian C. Pollard, President

This instrument drafted by:
CLAIR, THOMPSON & POLLARD, S.C.
Attorney Charles. W. Pollard IV
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
Phone: 262-728-9196
E-mail: chadpollard@clairlaw.com

EXHIBIT A
TO PETITION FOR DIRECT ANNEXATION

Legal Description for Subject Territory

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Wisconsin.

EXHIBIT B
TO PETITION FOR DIRECT ANNEXATION

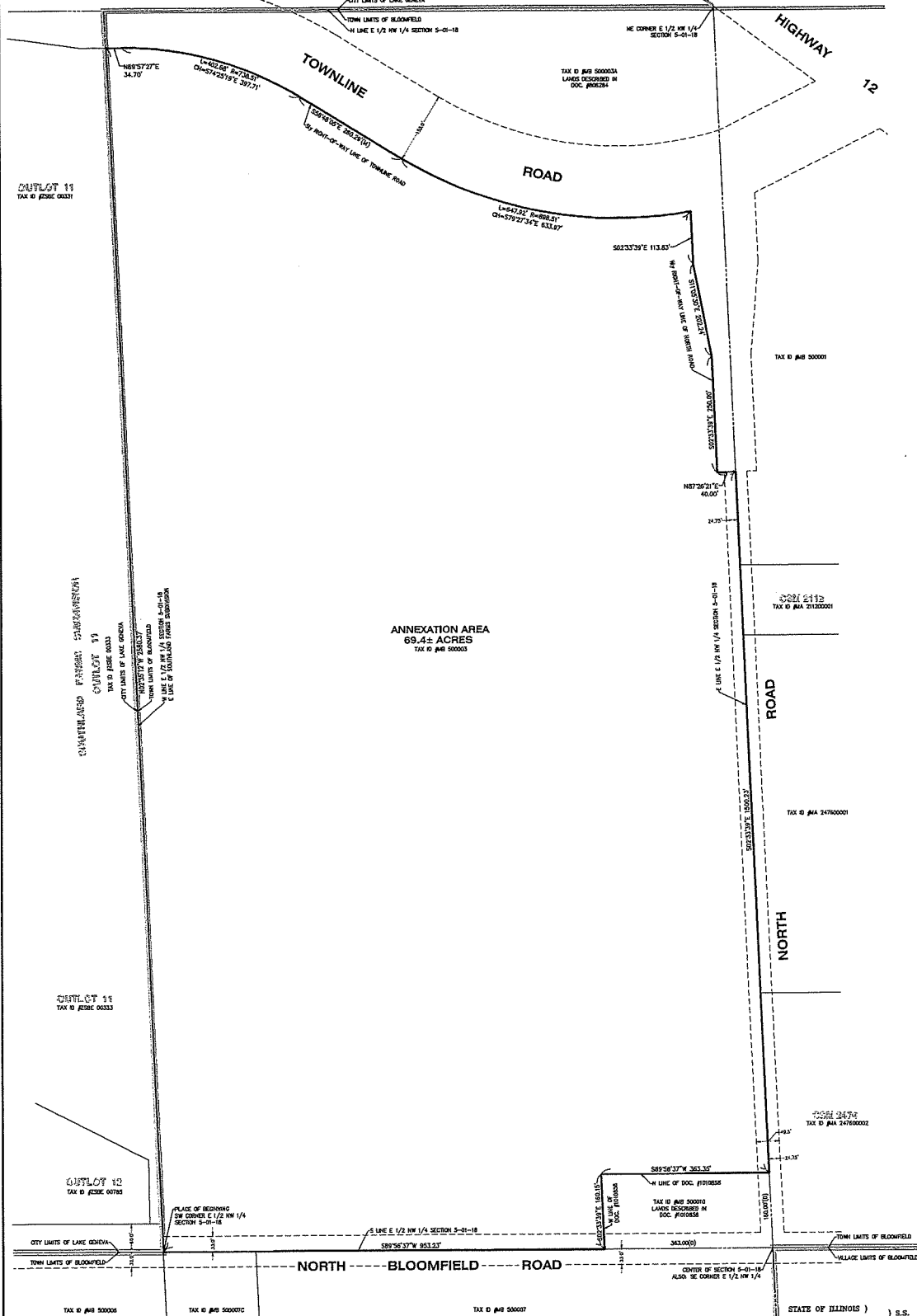
Scale Map



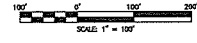
Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
2314 N. Madison St.
Woodstock, Illinois 60093
ph 815-375-8100 fax 815-375-8114
Always faithful to the property owner

PLAT OF ANNEXATION

Port of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning of the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 33 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southern right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.58 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.52 feet along said right-of-way line, being along a curve to the left, having a radius of 895.51 feet, the chord of which bears South 73 degrees 27 minutes 34 seconds East, for a length of 833.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 38 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 38 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a peg in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 38 seconds East along said East 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.33 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 163.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 955.23 feet to the Place of Beginning, in Woodworth County, Missouri.



ANNEXATION AREA
65.34 ACRES
TAX ID #48 500003



CLIENT: FAIRWYN HOMES
DRAWN BY: TJA CHECKED BY: APG
SCALE: 1"=100' SPC. 5, T. 1N, R. 18E
BASIS OF BEARING: ASSUMED
P.L.N.: MB 30003
JOB NO.: 230864 I.D. PAN
FIELDWORK COMP. DATE: 11/11/11
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.



STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
I hereby state that we have plotted the premises above described, and that the plat herein is a true representation of the said description.
This is not a Boundary Survey
Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 2013.
Vanderstappen Land Surveying, Inc.
Design Firm No. 104-00792
By: *Arthur J. Oetzmacher*
Wisconsin Registered Land Surveyor No. S2021

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: **Bloomfield Holdings LLC**

Petition Number: **14668**

1. Territory to be annexed: From **TOWN OF BLOOMFIELD** To **CITY OF LAKE GENEVA**

2. Area (Acres): 70

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 1,043.06

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 5,215.30

b. Year adopted _____

c. Participating jurisdictions _____

c. Paid by: Petitioner City Village

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: _____ Total: 1,778

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

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

Undeveloped: 100 %

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

Residential: 100 % Recreational: _____ % Commercial: _____ % 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?

In the town?: Rural 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 _____

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. _____ _____

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

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? Agricultural

c. How will the land be zoned and used if annexed? Residential

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: Lori Domino

Email: townclerk@townofdoorfield.com

Phone: 262-279-6039 ext 5

Date: 5/6/24

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

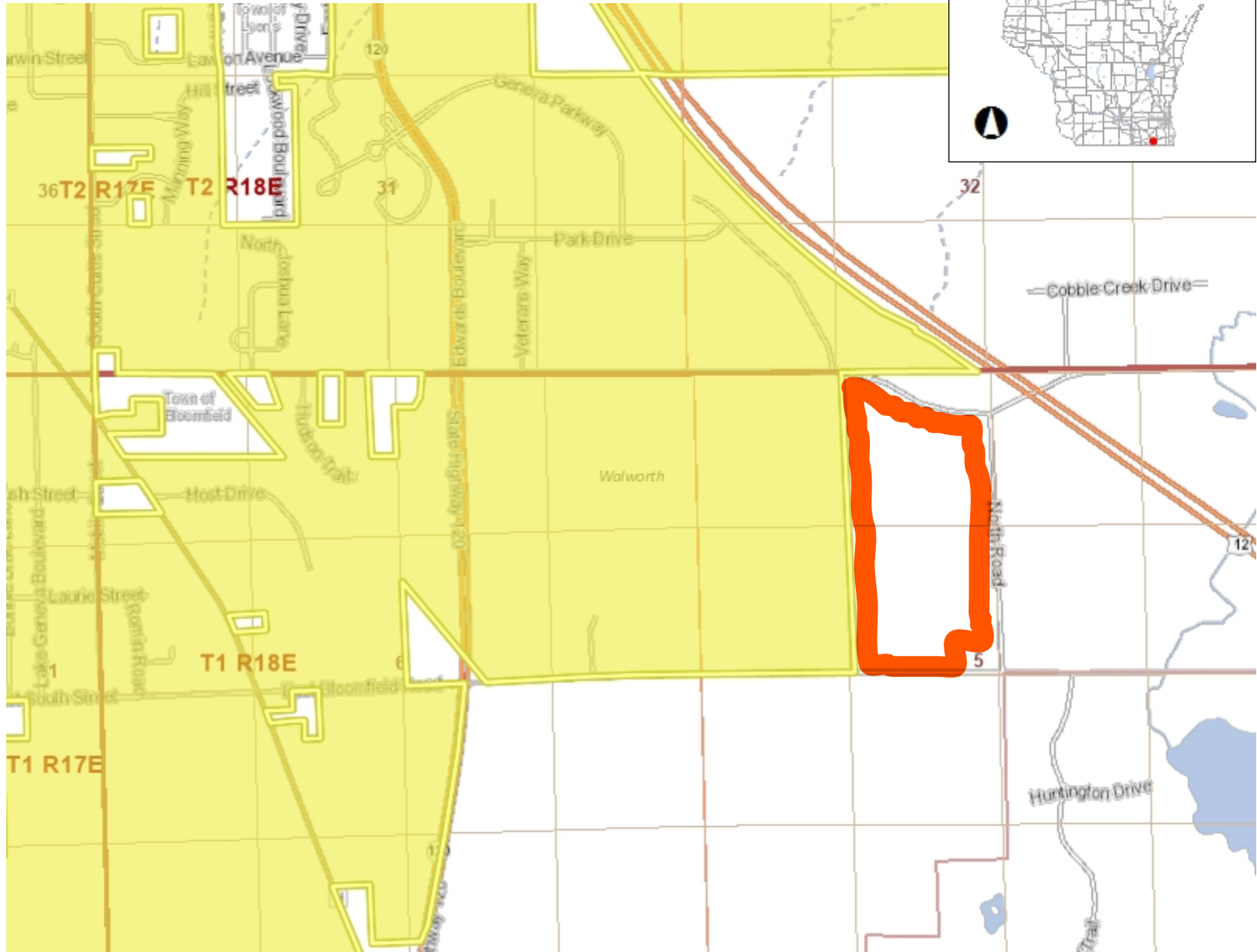
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

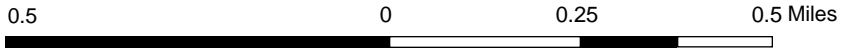
(March 2018)



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



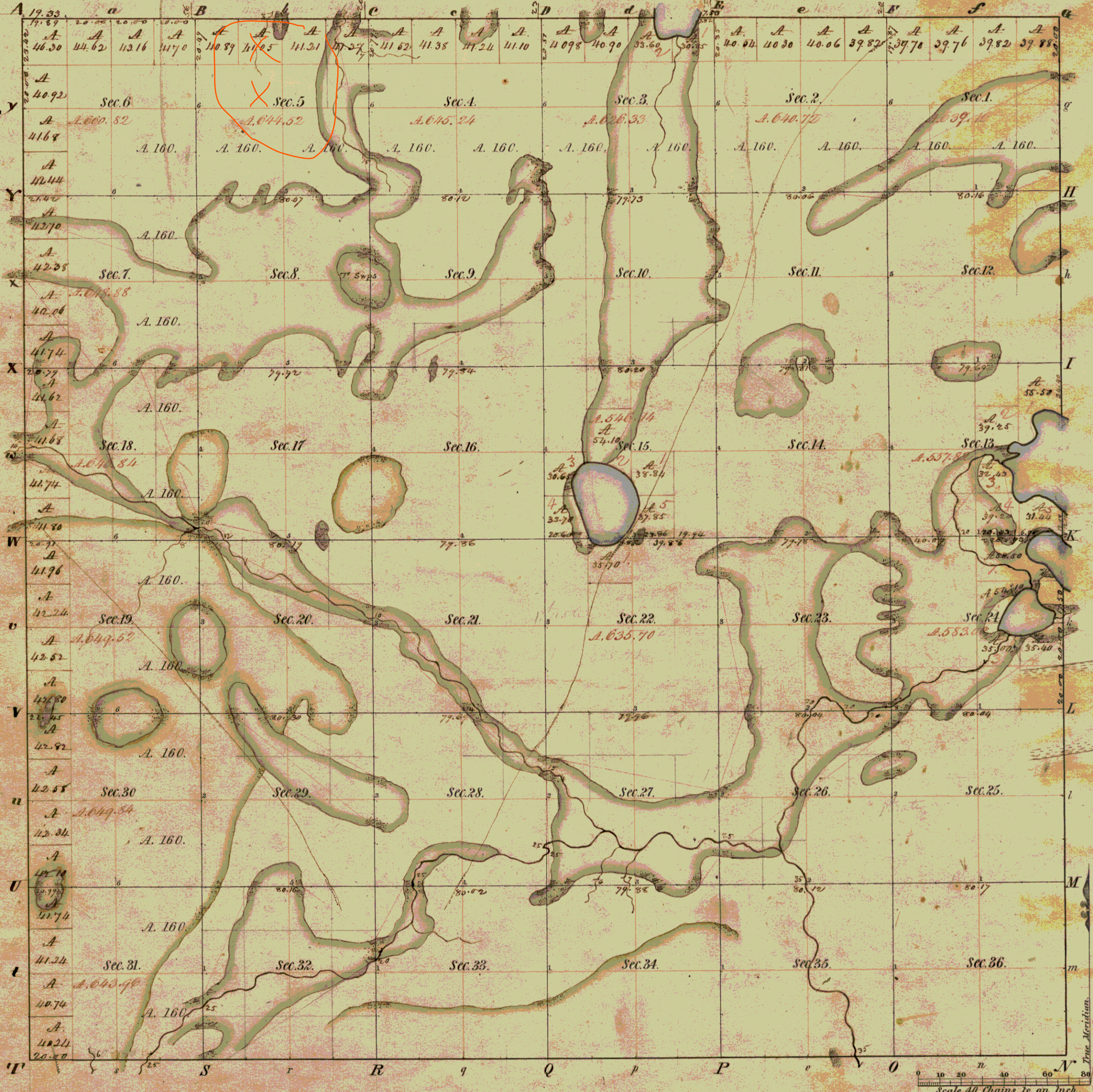
NAD_1983_HARN_Wisconsin_TM

1: 15,840

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 1, Range No 18 East 4th Mer. Wis. Ter.



Meanders of Lakes			
Posty Courses	Ch. Lk.	Posts	Ch. Lk.
Lakes in Sec 24		Lakes in Sec 25	
From Sec. post East		158 23	
Boundary of Sec 24		N 21° W 26.74	
with 500 ch. to Lake		N 32° E 13.31	
164 M 9.25		S 89° E 4.72	
175 M 8.50		S 77° E 7.00	
N 80° W 4.50		S 62° E 6.50	
N 53° W 4.26		S 49° E 6.15	
West 1.50		S 31° E 6.50	
N 25° E 15.61		S 23° E 6.70	
N 54° E 8.00		S 13° W 9.13	
S 37° E 4.00		S 41° W 6.15	
S 16° E 4.20		S 51° W 6.80	
S 44° E 5.00		S 85° W 5.00	
S 59° E 8.00		N 49° W 7.04	
S 35° W 4.09			
Lakes in Section 24 & 13		Lakes in Sec. 3	
7 N 34° W 12.76		1 S 17° W 9.00	
N 81° W 6.64		S 55° W 1.50	
N 35° W 5.70		N 82° W 4.50	
N 37° E 3.50		S 78° W 10.50	
N 60° E 2.53		S 12° W 11.20	
N 54° E 5.70			
S 70° E 7.74			
S 39° E 12.5			
Lakes in Section 13			
4 N 56° W 13.50			
S 80° W 2.80			
N 48° W 6.23			
N 61° W 3.12			
N 35° W 5.23			
N 4° E 10.00			
N 31° W 5.88			
N 65° E 7.50			
N 63° W 1.00			
S 84° W 2.50			
N 17° W 2.50			
N 41° E 2.00			
N 78° E 1.80			
N 60° E 2.25			
N 63° E 6.50			
N 7° E 4.00			
N 24° W 5.00			
N 41° E 3.70			
N 73° E 8.12			
S 48° E 5.92			

Total number of Acres: 22,858.49

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch. in the Sur. Gen ^l acc?
Township lines	Mallett & Brink	17. Aug 1835	M. Ch ^s Lks. 18. 02. 75	4 th 1835	2 nd 1836
Subdivisions	Sylvester Sibley	6. Jan. 1836	64. 57. 08	2 nd 1836	4 th 1836
Sale Lines	Lucius Lyon		6. 07. 00	2 nd 1835	

The above Map of Township No 1 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.
 Cincinnati, Jan. 19. 1837
 Ross S. Lytle Sur. Gen.

E. M. N.



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 22, 2024

PETITION FILE NO. 14668

LANA KROPF, CLERK
CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147-1914

LORI DOMINO, CLERK
TOWN OF BLOOMFIELD
PO BOX 704
PELL LAKE, WI 53157-0704

Subject: BLOOMFIELD HOLDINGS LLC ANNEXATION

The proposed annexation submitted to our office on May 02, 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 City of Lake Geneva, which is able to provide needed municipal services.

Note: Per s. 66.0217 (1) (c) Wis. Stats. the metes & bounds description of the territory to be annexed should commence from a monumented corner of the 1/4 section in which the territory lies.

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 14668 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=2742>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner