

Village of Genoa City Walworth County, State of Wisconsin
 In the matter of the Direct Annexation by) PETITION FOR DIRECT ANNEXATION
 Unanimous Approval of Land to the) BY UNANIMOUS APPROVAL
 Village of Genoa City,) [WIS.STAT. § 66.217 (2)]
 Walworth County, Wisconsin)

The undersigned, Triple T Land LLC, an Illinois limited liability company, as the Property Owner, respectively, hereby petition the Village of Genoa City (hereinafter the "Village") for direct annexation (to the Village) of the property described in paragraph 1. below, and in this regard, requests and represent as follows:

1. Triple T Land LLC, an Illinois limited liability company, as the Property Owner, respectively, of the real property currently located in the Town of Bloomfield, Walworth County, Wisconsin, which is described on the attached Exhibit " A". The real property, as described on attached Exhibit "A", shall hereinafter be referred to as the "Territory to be annexed".
2. That scale map showing the boundaries (both Parcel 1 and Parcel 2) and the full Legal description of the above-described Territory to be annexed is attached hereto marked as Exhibit "A" and made a part hereof by this reference.
3. That Territory to be annexed is contiguous to the Village.
4. That the population of the Territory subject to this Annexation Petition is zero (0) and therefore there are zero (0) electors.
5. That the undersigned further requests that the following zoning classifications be permanently assigned to the Territory to be annexed legally described on Exhibit A attached hereto shall be zoned "M-1 Industrial District".
6. That the undersigned Owner, reserves the right to withdraw this Petition at any time prior to adoption of the Annexation Ordinance should it appear that the Village will not be able to provide the necessary zoning, such other matter which would vitiate the development plans of the Property Owner; or SEWRPC's failure to amend the Village of Genoa City's sewer service district to provide for the connection of the sanitary sewer service to the Territory to be annexed via the Village sewer district.

WHEREFORE, the undersigned Petitioner respectfully request direct annexation of the Territory described in paragraph 1. herein above, to the Village of Genoa City, pursuant to the provisions of § 66.217 (2), Wis. Stats., and for permanent zoning approval as set forth above to be dated this 13th of August, 2024.

Property Owner:
 Triple T Land LLC



By: Tom VanderMeer, Managing Member

REC'D 8/13/24
 DATE ↓ T. Jackie Petritis
Jackie Petritis
 SIGNATURE
 Address: 1607 Eagle Ridge Dr.
 Antioch, IL 60002



EXHIBIT "A"

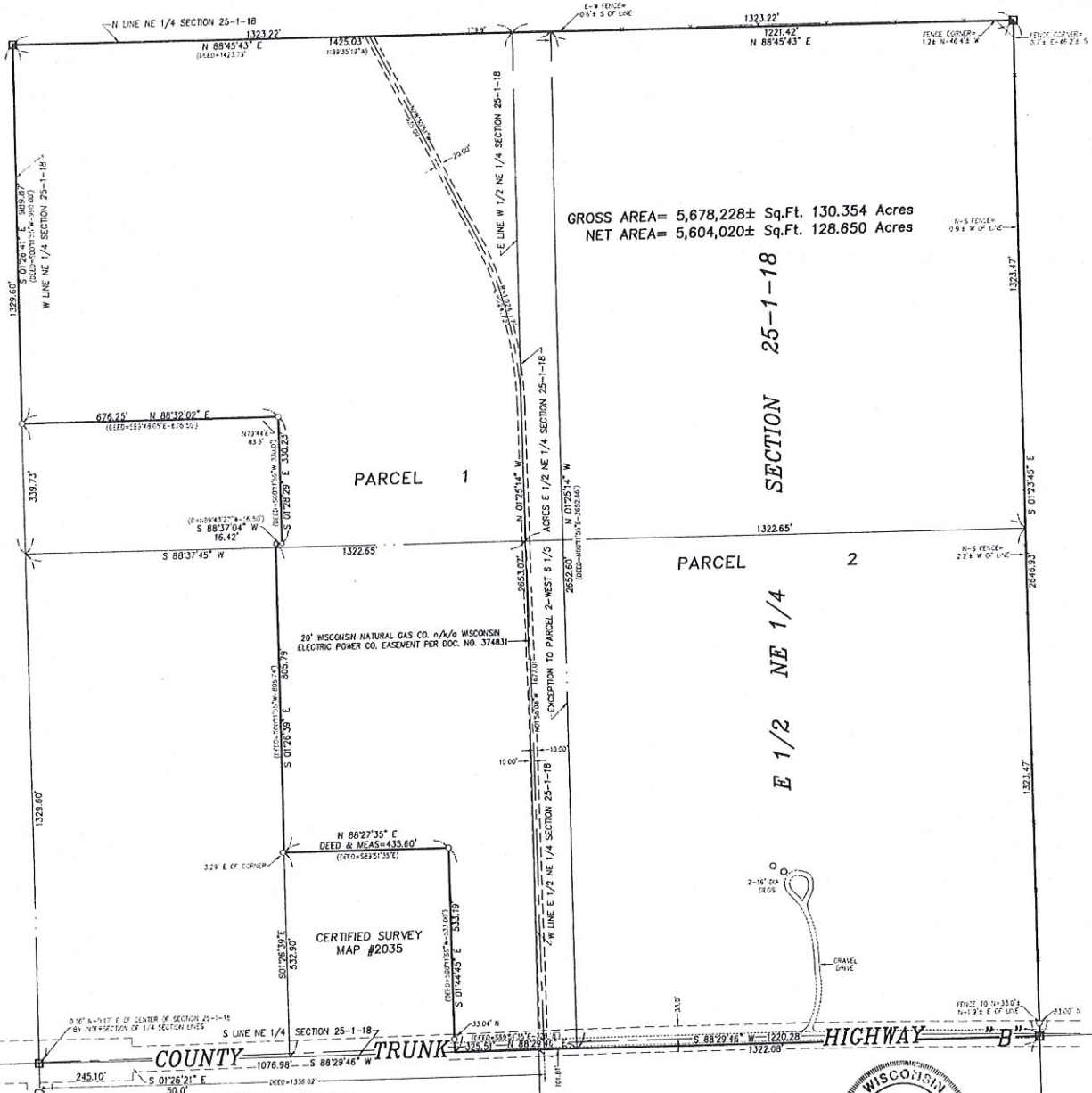
ALTA/ACSM LAND TITLE SURVEY

PARCEL 1

Being all that part of the Northeast Quarter of Section 25, Township 1 North, Range 18 East, in the Village of Genoa City, Walworth County, Wisconsin, being bounded and described as follows: Beginning at the North Quarter corner of said Section 25; thence South on the west line of the Northeast Quarter of said Section 25, South 00 degrees 11 minutes 55 seconds West, a distance of 990.00 feet to a point; thence South 89 degrees 48 minutes 05 seconds East, a distance of 678.50 feet to a point; thence South 00 degrees 11 minutes 55 seconds West, a distance of 330.00 feet to a point; thence North 89 degrees 43 minutes 27 seconds West, a distance of 16.50 feet to a point; thence South 00 degrees 11 minutes 55 seconds West, a distance of 803.74 feet to a point; thence South 89 degrees 51 minutes 35 seconds East, a distance of 435.60 feet to a point; thence South 00 degrees 11 minutes 55 seconds West, a distance of 533.00 feet to a point on the South Quarter line of said Northeast Quarter of Section 25; thence with said South Quarter line, South 89 degrees 51 minutes 35 seconds East, a distance of 328.18 feet to a point; thence North 00 degrees 11 minutes 55 seconds East, a distance of 2652.66 feet to a point on said north line of the Northeast Quarter of said Section 25; thence with said North Quarter line, North 89 degrees 35 minutes 19 seconds West, a distance of 1423.79 feet to the point of beginning.

PARCEL 2

The East Half of the Northeast Quarter of Section 25, Township 1 North, Range 18 East, in Walworth County, Wisconsin, (excepting therefrom the West 6 1/5 acres thereof).



GROSS AREA= 5,678,228± Sq.Ft. 130.354 Acres
NET AREA= 5,604,020± Sq.Ft. 128.650 Acres

SECTION 25-1-18
NE 1/4
E 1/2

LEGEND	
● FOUND IRON BAR	⊗ SET IRON BAR
⊗ FOUND SPIKE	⊗ SET SPIKE
○ FOUND IRON PIPE	⊞ CONCRETE MONUMENT

CLIENT: QUALITY LIFE, INC.
 DRAWN BY: ST CHK'D BY: WJV
 SCALE: 1"=200' SEC. 25 T. 1 R. 18 E.
 P.I.N.: BLOOMFIELD TWP.—WALWORTH CO.
 JOB NO.: 010B31 I.D. AL. BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
 CORRECTED TO 68° F.

- NOTES:
- 1) BEARINGS BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 25-1-18. BEARING=101°29'34"W. WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
 - 2) DOCUMENT NO. 531789 GRANTS WISCONSIN SOUTHERN GAS CO. INC. CONSTRUCTION, MAINTENANCE, & OPERATION RIGHTS OVER & UPON PARCEL 1.

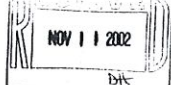
STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Chicago Title Insurance Company
 2) TBP



This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and includes items 1, 3 & 4 of Table A thereof, and pursuant to the accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certificate) of a Rural Survey.

Dated this 19th day of September, A.D., 2001.

William J. Vanderstappen (seal)
 Wisconsin Registered Land Surveyor, No. S-1777



mB25-2
 mB-25-1
 118-2174

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: Triple T Land LLC

Petition Number: 14690

1. Territory to be annexed: From TOWN OF BLOOMFIELD To VILLAGE OF GENOA CITY

2. Area (Acres): 128.48 Parcel # MB2500001 & MB2500002

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed: a. Title of boundary agreement _____

\$ 2,448.44

b. Year adopted _____

b. Total that will be paid to Town c. Participating jurisdictions _____

(annual tax multiplied by 5 years): \$ 12,242.20

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: 61 Total: _____

5. Approximate present land use of territory:

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

Undeveloped: 100%

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

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

Other: 100%

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?: Agricultural

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? A-1

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

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 Bloomfield
Name: Lori Domino
Email: townclerk@townofbloomfield.com
Phone: 262.279.6039 ex 5
Date: August 18, 2024

(March 2018)

Please **RETURN PROMPTLY** to:
wimunicipalboundaryreview@wi.gov
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Fax: (608) 264-6104

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
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Petitioner: Triple T Land LLC

Petition Number: 14690

1. Territory to be annexed: From TOWN OF BLOOMFIELD To VILLAGE OF GENOA CITY

2. Area (Acres): 130.354

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 732.20 (Before Board of Review (BOR))

a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$ 3661.00

b. Year adopted _____

c. Paid by: Petitioner City Village
 Other: _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate present land use of territory:

Residential: 0% Recreational: 0% Commercial: 0% Industrial: 0%
Undeveloped: 100%

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

Residential: 0% Recreational: 0% Commercial: 0% Industrial: 100%
Other: 0%

Comments: _____

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

Plat Name: unplatted

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

Industrial & Commercial zoning

In the town?: Residential & Wetland

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:

Sanitary Sewers immediately	City/Village <input checked="" type="checkbox"/>	Town <input type="checkbox"/>
or, write in number of years.	<u>2</u>	_____
Water Supply immediately	City/Village <input checked="" type="checkbox"/>	Town <input type="checkbox"/>
or, write in number of years.	<u>2</u>	_____

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: Lift Station \$1 million

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? M1 - Industrial

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>

N/A at this time as currently property is undeveloped

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

Property borders Genoa City; Sewer & water (municipal) is across the street

Prepared by: Town City Village

Name: Jackie Petritis

Email: clerk.treasurer@vi.genoacity.wi.gov

Phone: 608-279-6472

Date: 8/16/24

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

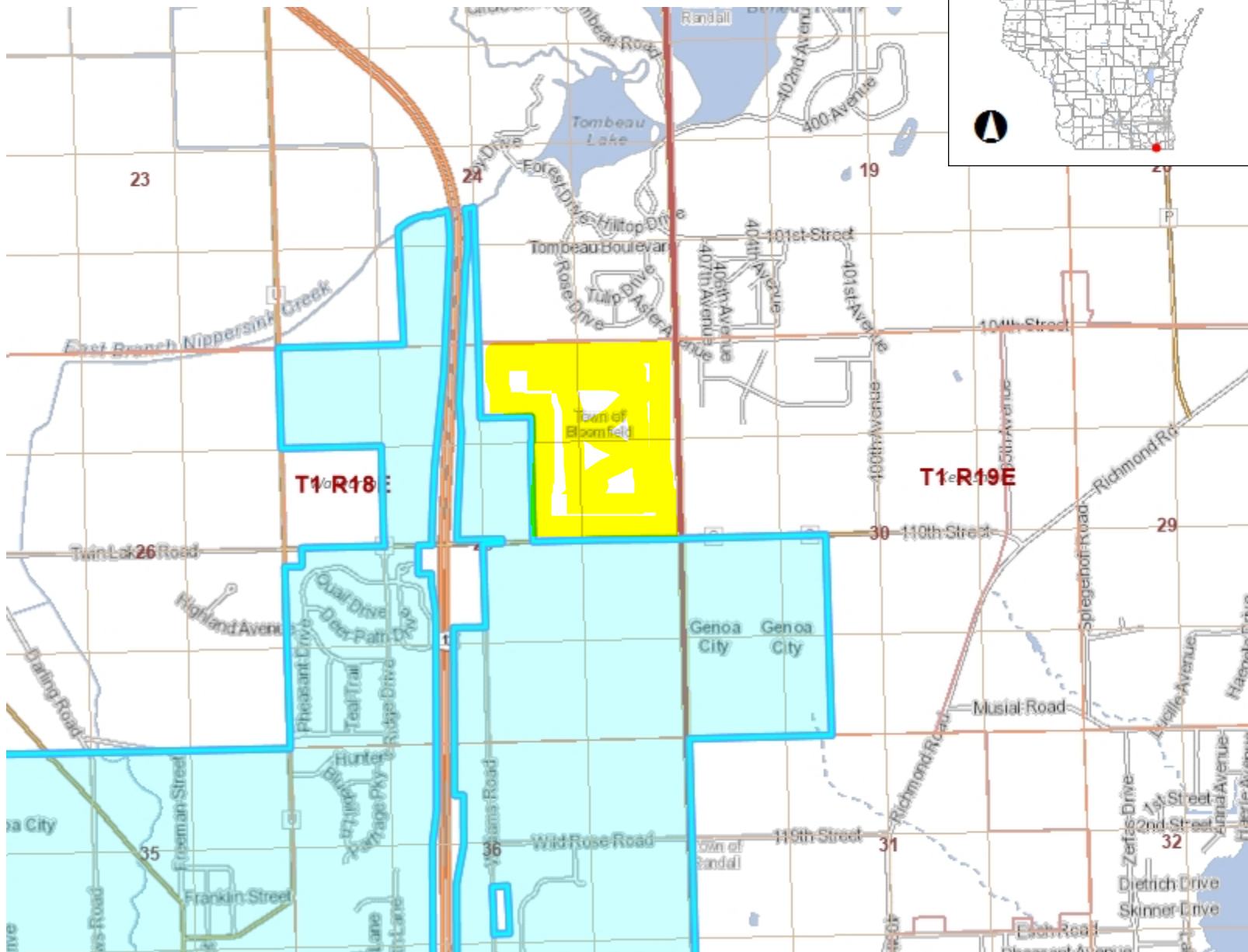
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



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



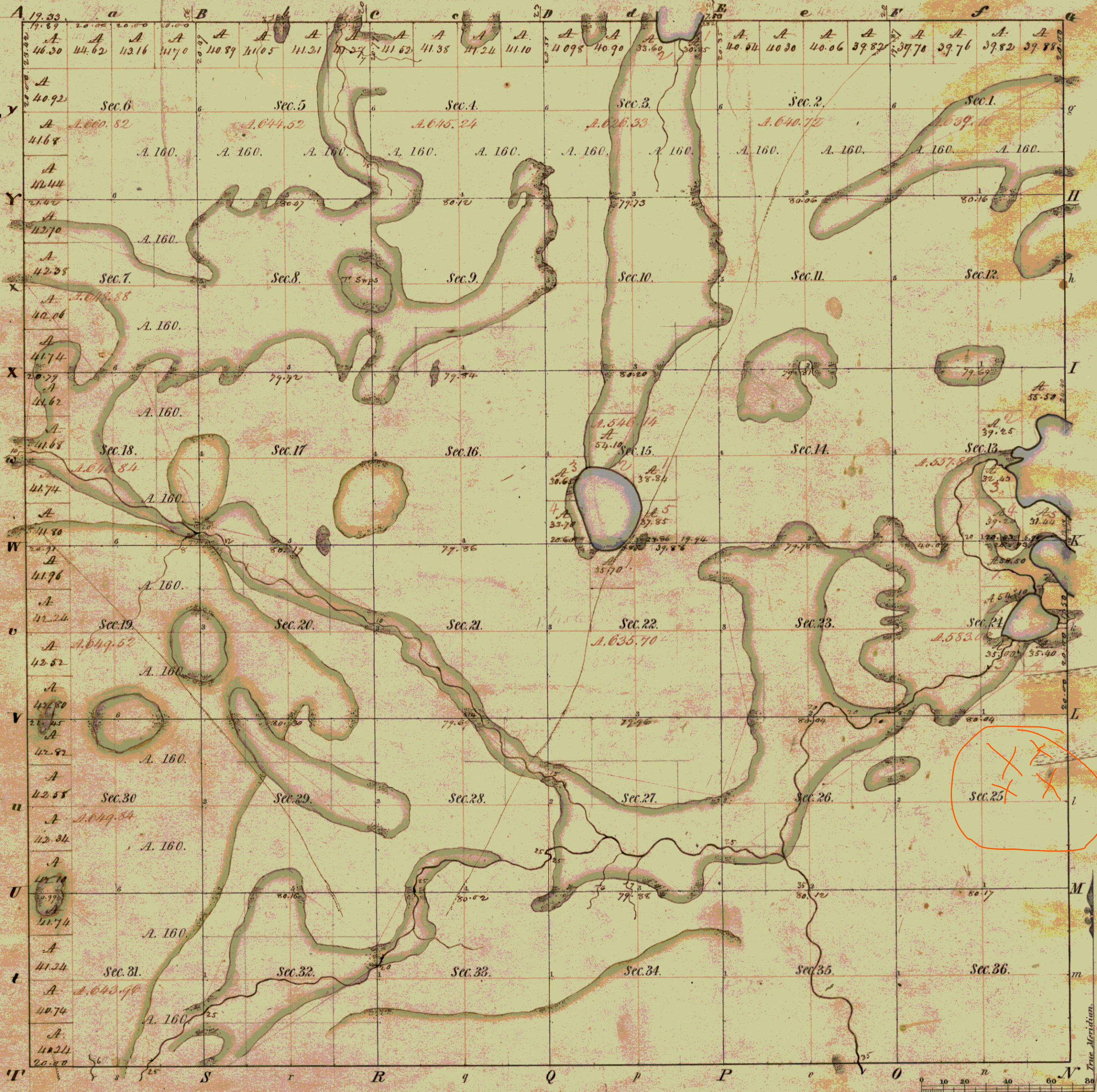
NAD_1983_HARN_Wisconsin_TM

1: 23,760

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 ^o Lk ^s	Posts	Courses	Ch ^o Lk ^s	Posts	Courses	Ch ^o Lk ^s
Lakes in Sec 24		Lakes in Sec 25		Lakes in Sec 26		Lakes in Sec 27	
From Sec. post East		158 23		171 11 26 11		182 11 13 31	
Boundary of Sec 24		164 11 9 25		189 11 6 15 21		197 11 7 10	
with 500 ch to Lake		175 11 8 50		192 11 6 15		199 11 6 15	
		180 11 4 50		201 11 6 50		207 11 6 15	
		183 11 4 36		207 11 6 15		211 11 6 50	
		West 1 50		207 11 6 15		211 11 6 50	
		125 11 15 61		207 11 6 15		211 11 6 50	
		154 11 8 00		207 11 6 15		211 11 6 50	
		183 11 4 00		207 11 6 15		211 11 6 50	
		116 11 4 20		207 11 6 15		211 11 6 50	
		144 11 5 00		207 11 6 15		211 11 6 50	
		159 11 8 00		207 11 6 15		211 11 6 50	
		135 11 4 09		207 11 6 15		211 11 6 50	
Lakes in Section 24 & 13		Lakes in Sec. 3		Lakes in Sec. 4		Lakes in Sec. 5	
7		134 11 12 76		117 11 9 00		182 11 4 50	
		181 11 6 64		182 11 4 50		178 11 10 52	
		135 11 5 70		182 11 4 50		178 11 10 52	
		137 11 3 57		182 11 4 50		178 11 10 52	
		137 11 3 25		182 11 4 50		178 11 10 52	
		160 11 2 53		182 11 4 50		178 11 10 52	
		154 11 5 70		182 11 4 50		178 11 10 52	
		170 11 7 74		182 11 4 50		178 11 10 52	
		139 11 8 12 5		182 11 4 50		178 11 10 52	
Lakes in Section 13		Lakes in Section 13		Lakes in Section 13		Lakes in Section 13	
4		156 11 13 50		156 11 13 50		156 11 13 50	
		180 11 2 80		156 11 13 50		156 11 13 50	
		148 11 6 23		156 11 13 50		156 11 13 50	
		161 11 3 12		156 11 13 50		156 11 13 50	
		135 11 5 23		156 11 13 50		156 11 13 50	
		14 11 10 00		156 11 13 50		156 11 13 50	
		131 11 5 88		156 11 13 50		156 11 13 50	
		165 11 7 50		156 11 13 50		156 11 13 50	
		163 11 1 00		156 11 13 50		156 11 13 50	
		184 11 2 50		156 11 13 50		156 11 13 50	
		117 11 2 50		156 11 13 50		156 11 13 50	
		141 11 2 00		156 11 13 50		156 11 13 50	
		178 11 1 80		156 11 13 50		156 11 13 50	
		160 11 2 25		156 11 13 50		156 11 13 50	
		163 11 6 50		156 11 13 50		156 11 13 50	
		17 11 4 00		156 11 13 50		156 11 13 50	
		124 11 5 00		156 11 13 50		156 11 13 50	
		141 11 3 70		156 11 13 50		156 11 13 50	
		173 11 8 12		156 11 13 50		156 11 13 50	
		148 11 5 92		156 11 13 50		156 11 13 50	

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 ^d in the Sur. Gen ^l acc ^t
Township lines	Mallett & Brink	17 th Aug 1835	M. Ch ^s Lks. 18. 02. 75	4 th 1835	2 nd 1836
Subdivisions	Sylvester Sibley	6 th Jan 1836	64. 57. 08	2 nd 1836	4 th 1836
Sale Lines	Lucius Lyon	2 nd 1835	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^y 19. 1837
Robert Lytle Sur. Gen^l



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>

September 3, 2024

PETITION FILE NO. 14690

JACKIE PETRITIS, CLERK
VILLAGE OF GENOA CITY
PO BOX 428
GENOA CITY, WI 53128-0428

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

Subject: TRIPLE T LAND LLC ANNEXATION

The proposed annexation submitted to our office on August 13, 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 Genoa City, which is able to provide needed municipal services.

Note: Per s. 66.0217 (1) (c) & (g), the scale map of the territory to be annexed must clearly show the existing Genoa City municipal boundary in relation to the territory. The entire territory to be annexed must be included in the metes and bounds description; description by aliquot part or exception is not provided for by this section.

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 14690 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=2764>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner