

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS
APPROVAL OF ELECTORS AND PROPERTY OWNERS**

TO: Village Board, Village of
Williams Bay
250 Williams Street
P.O. Box 580
Williams Bay, WI 53191

Town Board, Town of Walworth
W6741 Brick Church Road
P.O. Box 386
Walworth, WI 53184

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

This is a Unanimous Petition for Direct Annexation by Aurora University, hereinafter "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 petition, state, represent, and show to the Village Board as follows:

1. Petitioner, whose mailing address is 347 S. Gladstone Ave, Attn: Office of Finance, Aurora, IL 60506, is the sole, fee simple owner of record of the real property in the territory sought to be annexed, such property being more particularly described in the attached Exhibit A, which is incorporated herein by this reference, hereinafter "Subject Territory".
2. Petitioner respectfully requests all of the Subject Territory be annexed by unanimous consent pursuant to Wis. Stat. §66.0217(2) from the Town of Walworth, Walworth County, Wisconsin, to the Village of Williams Bay, Walworth County, Wisconsin, pursuant to the terms provided herein.
3. A scale map of the Subject Territory is attached hereto as Exhibit B, which is incorporated herein by this reference, in accordance with the provisions of Wis. Stat. §66.0217(2) and Wis. Stat. §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). Notice and publication pursuant to Wis. Stat. §66.0217(4) is not required for this Petition.
5. Petitioner further requests that the zoning classification temporarily assigned to the Subject Territory to be annexed, as described on Exhibit A attached hereto, shall be Agricultural Holding (AH).
6. Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to be filed with the Village Clerk of the Village of Williams Bay, Walworth County, Wisconsin; the Town Clerk of the Town of Walworth, Walworth County, Wisconsin; and

the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. sec. 66.0217(2).


7. Petitioner requests the Village of Williams Bay adopt an Annexation Ordinance, in substantial conformity with the attached Exhibit C, prior to any action by the Village.

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. Annexation of the Subject Territory will not create a town island.

WHEREFORE, the undersigned Petitioner respectfully requests direct annexation of the Subject Territory, described in Exhibit A attached hereto, to the Village of Williams Bay pursuant to the provisions of Wis. Stats. sec. 66.0217(2), consistent with outstanding priorities of other annexation and corporation or consolidation proceedings, if any.

Dated this 28th day of October, 2024.

Aurora University

By: 
John Ammons, Board Chair

This instrument was drafted by:

Nicholas A. Egert

Egert Law, S.C.

835 Geneva Parkway North, Suite 1

Lake Geneva, WI 53147

Telephone: 262-248-6600

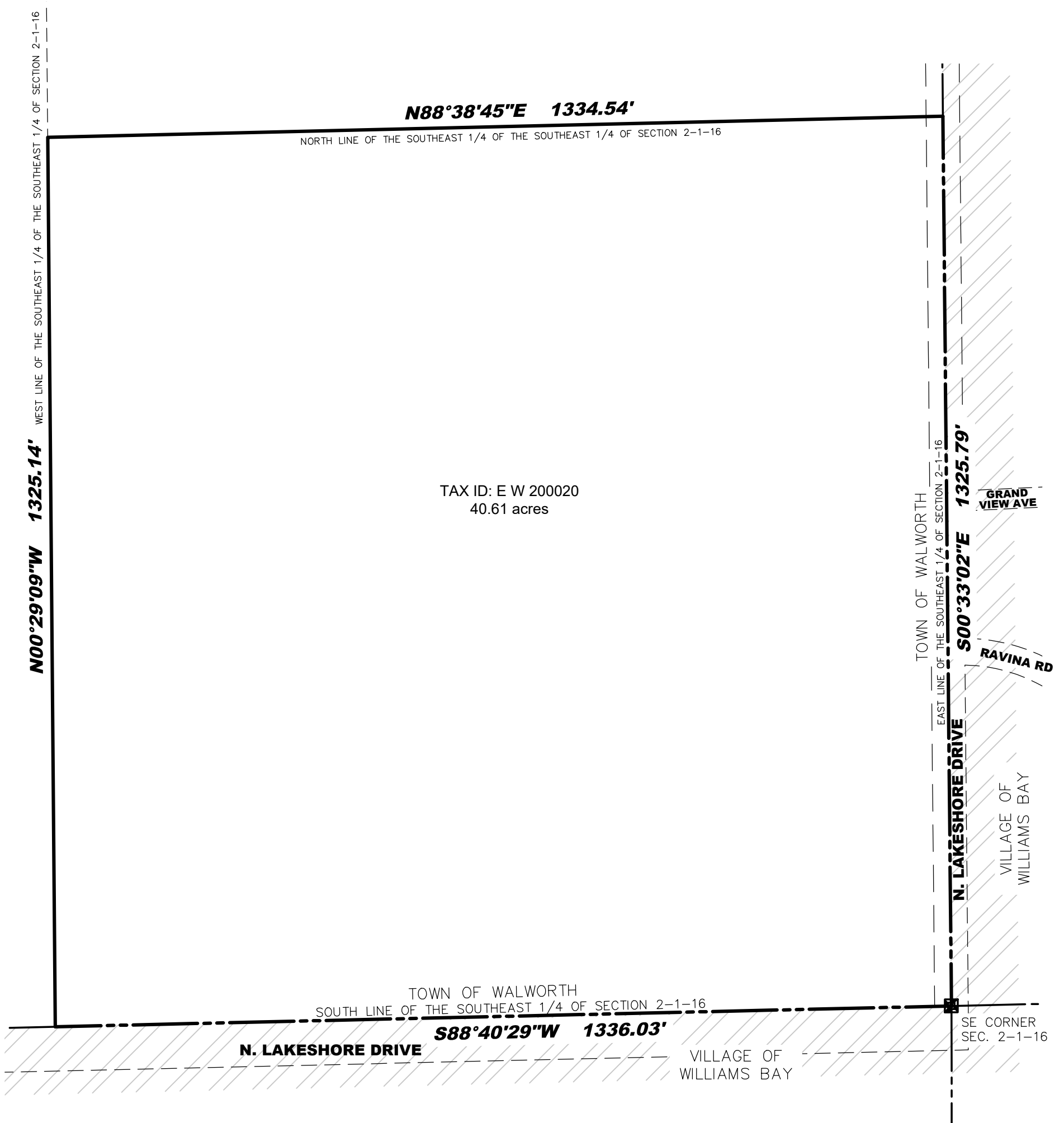
E-mail: info@egertlawfirm.com

ANNEXATION MAP



PROPERTY DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, BEING THE **POINT OF BEGINNING**; THENCE SOUTH 88°40'29" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1336.03 FEET, TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00°29'09" WEST, ALONG SAID WEST LINE, 1325.14 FEET, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 88°38'45" EAST, ALONG SAID NORTH LINE, 1334.54 FEET, TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4, THENCE SOUTH 0°33'02" EAST, ALONG SAID EAST LINE, 1325.79 FEET TO THE **POINT OF BEGINNING**.



TAX ID: E W 200020
40.61 acres

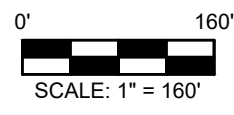
NOTES:
BEARINGS HEREON RELATE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-1-16; ASSUMED BEARING SOUTH 88°40'29" WEST.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



P:\Shared\1 - Projects\2023\23.5004 - Aurora University - 8 Parcels - Williams Bay\CAD\Design\ANNEXATION MAP.dwg

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: **Aurora University**

Petition Number: **14710**

1. Territory to be annexed: From **TOWN OF WALWORTH** To **VILLAGE OF WILLIAMS BAY**

2. Area (Acres): 40.61

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 0

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 0

b. Year adopted _____

c. Paid by: Petitioner City Village

c. Participating jurisdictions _____

Other: _____

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: _____ Electors: 0 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: 100 % 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?

Mixture of Institutional + Residential

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 Unknown

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? P-1 Recreational Park District

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>

Unknown

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

Prepared by: Town City Village

Name: Marie Baker

Email: clerk@townofwalworthwi.gov

Phone: 262-275-9800

Date: 11-13-2024

(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
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OR

Boundary Agreement

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

\$ 0

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 0

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: _____

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: 100 % 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?

MIXTURE OF INSTITUTIONAL AND RESIDENTIAL

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? P-1 RECREATIONAL PARK DISTRICT

c. How will the land be zoned and used if annexed? P & I PARK-INSTITUTIONAL

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: BONNIE SCHAEFFER

Email: ZONING@VI.WILLIAMSBAW-WI.GOV

Phone: 262-245-2700

Date: 11/07/2024

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

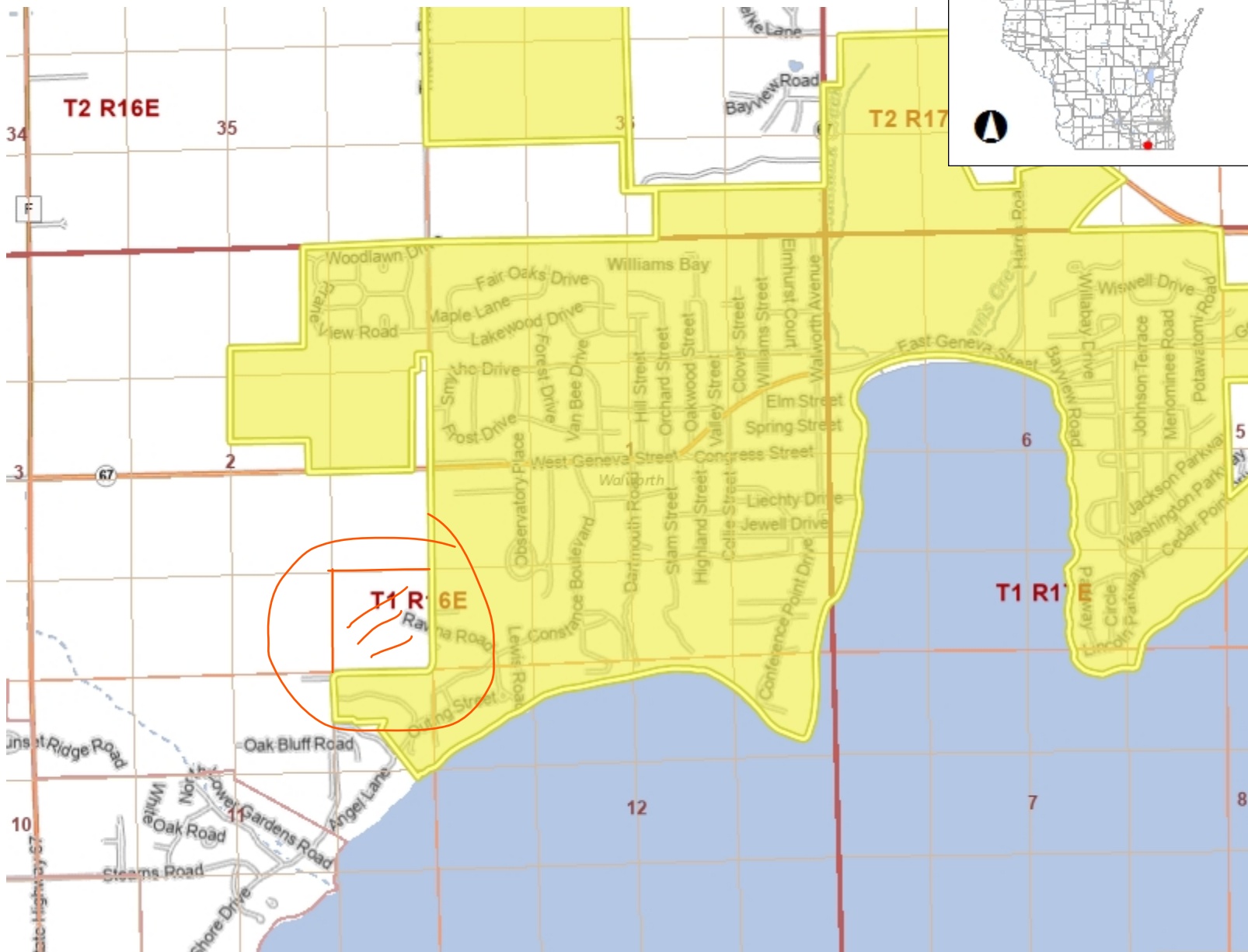
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

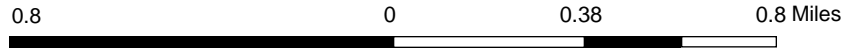
(March 2018)



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

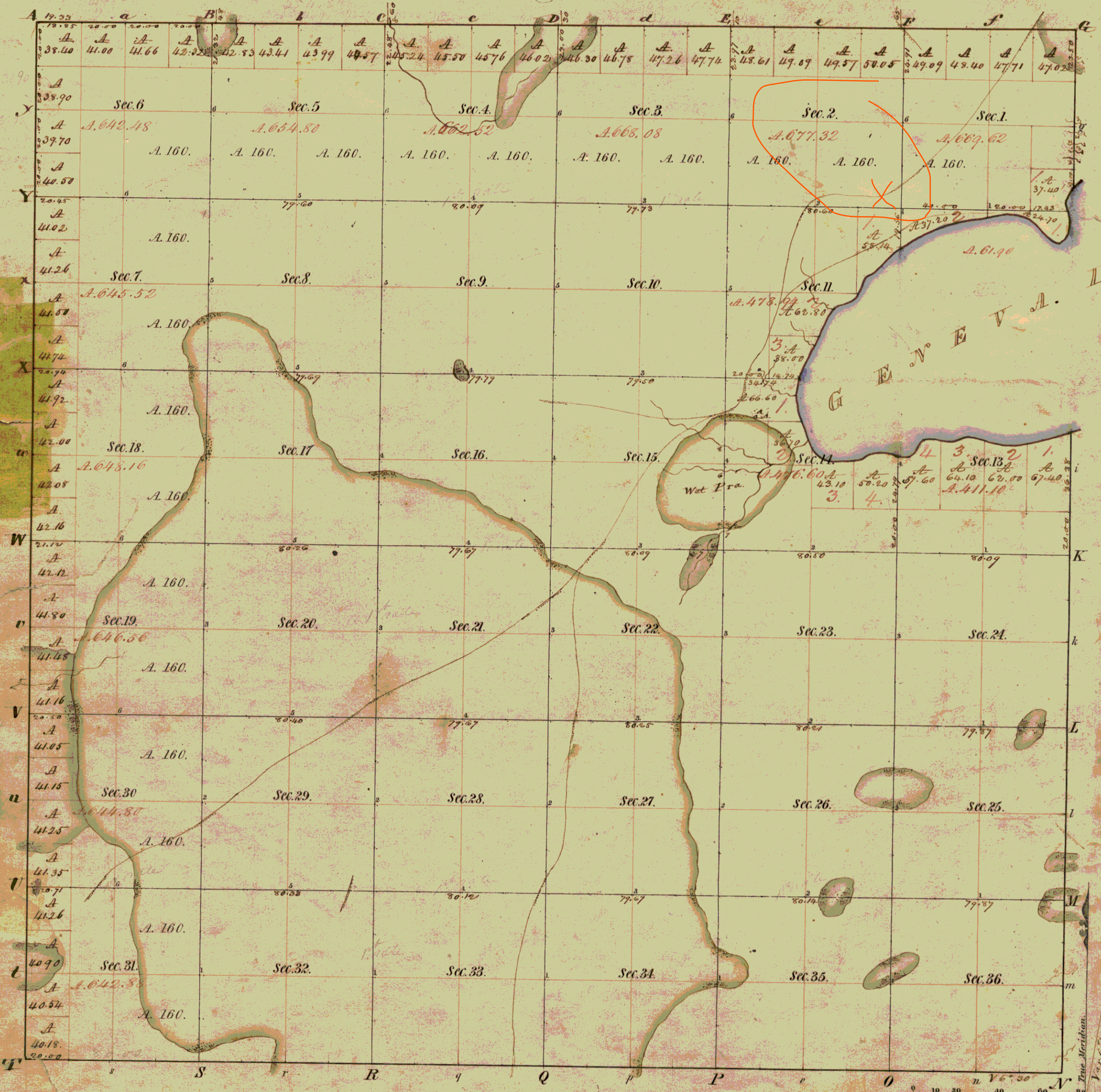
1: 23,760

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 16 East 4th Mer. Wis. Ter.

Sibley - 1-16-64
Wisconsin Ter



Meanders of Geneva Lake					
Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.
1	N 24 W	8.00			
	S 17 E	6.21			
2	N 14 W	13.00			
	N 19 W	3.50			
	N 87 W	3.50			
	N 58 W	5.50			
	N 45 W	14.00			
	N 81 W	10.50			
	S 77 W	13.00			
	S 34 W	10.50			
	S 59 W	27.66			
3	N 45 W	16.00			
	S 59 W	7.70			
	N 18 W	9.00			
	N 39 W	5.50			
	S 55 W	5.50			
	S 78 W	5.50			
	S 21 W	21.43			
4	N 12 W	03.20			
	S 21 E	24.50			
	N 43 E	5.50			
	N 87 E	16.50			
	N 46 E	4.50			
	N 70 E	3.50			
	N 85 E	9.50			
	S 77 E	4.25			
5	East	5.00			
	N 63 E	4.50			
	N 24 E	7.00			
	S 80 E	13.26			
	N 72 E	7.50			
	S 79 W	15.00			
	N 88 E	13.50			
	N 78 E	20.25			
6					

Total number of Acres 22,071.28

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur ^t Gen ^l acc ^t
Town lines	Walter & Sibley	17 Aug 1835	M. Ch. Lks. 18.02.83	11 th 1835	2 ^d of 1836
Subdiv	Walter & Sibley	6 Aug 1836	61.79.95	1 st 1836	11 th 1836
Sec	Lucius Lyon		6.00.00	2 ^d 1835	

The above Map of Township No 1 North of Range No 16 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, Aug. 19. 1837

Wm. Sibley Sur. Gen.



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>

November 18, 2024

PETITION FILE NO. 14710

TINA KOLLS, CLERK
VILLAGE OF WILLIAMS BAY
PO BOX 580
WILLIAMS BAY, WI 53191-0580

MARIE BAKER, CLERK
TOWN OF WALWORTH
PO BOX 386
WALWORTH, WI 53184-0386

Subject: AURORA UNIVERSITY ANNEXATION

The proposed annexation submitted to our office on October 28, 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 Williams Bay, which is able to provide needed municipal services.

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 14710 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=2784>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner