

Blue Stem Acquisition LLC
Robert Tillmann
1055 Spring Street
Grafton, WI 53024

October 29, 2024

RE: ELECTOR'S AND OWNERS CONSENT TO ANNEXATION TO THE VILLAGE OF GRAFTON

To whom it may concern:

Blue Stem Acquisition LLC currently owns approximately 60 acres known as parcels 03-014-04-000 and 03-014-02-001 in the Town of Cedarburg. There is one elector, namely Robert Tillmann. This correspondence shall serve as the required consent under Wis. Stats. Sec. 66.0217(2) by both the owner and elector of the proposed annexed territory.

The elector and owner hereby consent to the Annexation of the Property to the Village of Grafton by signature below:

Elector and Owner:

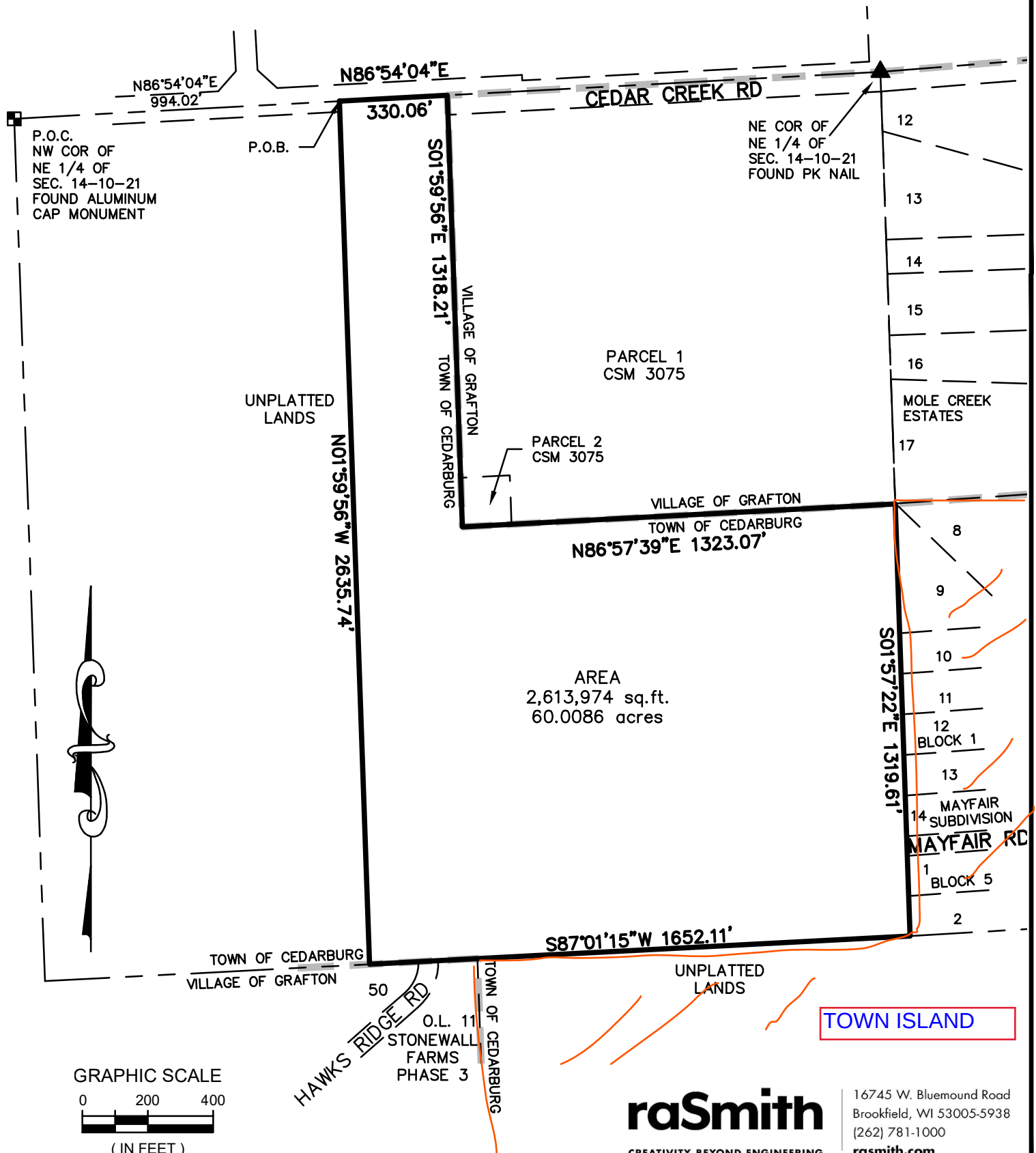


10-29-24

Robert Tillmann, Elector & Owner

Date

ANNEXATION EXHIBIT



ANNEXATION EXHIBIT

Part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 14, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 14;
thence North $86^{\circ} 54' 04''$ East along the North line of said 1/4 Section 994.02 feet to the point of beginning of lands to be described;
thence continuing North $86^{\circ} 54' 04''$ East along said North line 330.06 feet to a point in the extension of the West line of Certified Survey Map No. 3075;
thence South $01^{\circ} 59' 56''$ East along said West line and its extension 1318.21 feet to the Southwest corner of said Certified Survey map;
thence North $86^{\circ} 57' 39''$ East along the South line of said Certified Survey Map 1323.07 feet to a point in the East line of the Northeast 1/4 of said Section;
thence South $01^{\circ} 57' 22''$ East along said East line 1319.61 feet to a point in the South line of the Northeast 1/4 of said Section;
thence South $87^{\circ} 01' 15''$ West along said South line 1652.11 feet to a point;
thence North $01^{\circ} 59' 56''$ West 2635.74 feet the point of beginning.

Said land containing 2,613,974 square feet or 60.0086 acres.

Drawing No. 169266-RMK
March 26, 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: Blue Stem Acquisition LLC

Petition Number: 14712

1. Territory to be annexed: From TOWN OF CEDARBURG To VILLAGE OF GRAFTON

2. Area (Acres): 100.0086

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 277.23

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$1,386.15

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: 100%

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

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

Other: _____%

Comments: Based on updated 2024 Town Comp Plan

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?: 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: n/a from Town's perspective

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

City/Village ☐ Yes ☐ No

Town ☐ Yes ☐ No

n/a

If yes, approximate timetable for providing service:

City/Village

Town

Sanitary Sewers immediately

☐

☐

or, write in number of years.

n/a

Water Supply immediately

☐

☐

or, write in number of years.

n/a

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

n/a

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

n/a

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

n/a

b. How is the annexation territory now zoned?

A-2 Prime Agricultural

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

unknown (V. Groatton)

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: Jack John Stan

Email: jjohnstan@townofcedarburgwi.gov

Phone: 262-377-4501

Date: 12-12-2024

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

OZAUKEE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

HAWKS RIDGE GRAFTON LLC



Parcel Number: 030140400000
Bill Number: 580267

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
4717 CEDAR CREEK RD

0892000 SE NE 40 ACS SEC 14 T 10 R 21
40.000 ACRES

580267/030140400000

HAWKS RIDGE GRAFTON LLC
1934 MAPLE ROAD
GRAFTON WI 53024-9521

Please inform treasurer of address changes.

ASSESSED VALUE LAND 142,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 142,100	AVERAGE ASSMT. RATIO 0.982852797	NET ASSESSED VALUE RATE 0.01043449 (Does NOT reflect credits)	NET PROPERTY TAX 1482.74
ESTIMATED FAIR MARKET VALUE LAND 272,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 272,700	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 192.36	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	263,293	365,104	299.33	219.36	-26.7%
TOWN OF CEDARBURG	259,687	453,904	388.12	262.45	-32.4%
SCHOOL #2217	105,034	118,823	1,196.12	879.98	-26.4%
TECH SCHOOL	988,959	1,033,542	163.75	120.95	-26.1%
TOTAL	1,616,973	1,971,373	2,047.32	1,482.74	-27.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			2,047.32	1,482.74	-27.6%
TOTAL DUE: \$1,482.74 FOR FULL PAYMENT PAY BY: JANUARY 31, 2024 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #2217	52,369	341.95	2034				

PAY 1ST INSTALLMENT OF: \$741.37
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030140400000
HAWKS RIDGE GRAFTON LLC
BILL NUMBER: 580267

PAY 2ND INSTALLMENT OF: \$741.37
BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COUNTY TREASURER
OZAUKEE COUNTY
PO BOX 994
PORT WASHINGTON, WI 53074-0994

PIN# 030140400000
HAWKS RIDGE GRAFTON LLC
BILL NUMBER: 580267

PAY FULL AMOUNT OF: \$1,482.74
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030140400000
HAWKS RIDGE GRAFTON LLC
BILL NUMBER: 580267



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

OZAUKEE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

HAWKS RIDGE GRAFTON LLC



Parcel Number: 030140200100
Bill Number: 580264

580264/030140200100
HAWKS RIDGE GRAFTON LLC
1934 MAPLE ROAD
GRAFTON WI 53024-9521

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

0892000 ALSO 03.1 E 1/3 NW NE 10 ACS E 1/3 SW NE 10
ACS SEC 14 T 10 R 21
20.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 8,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 8,000	AVERAGE ASSMT. RATIO 0.982852797	NET ASSESSED VALUE RATE 0.00950054 (Does NOT reflect credits)	NET PROPERTY TAX 76.01
ESTIMATED FAIR MARKET VALUE LAND 3,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 3,300	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 10.83	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	263,293	365,104	13.64	12.35	-9.5%
TOWN OF CEDARBURG	259,687	453,904	17.68	14.78	-16.4%
SCHOOL #1015	6,369,805	6,619,378	43.48	42.07	-3.2%
TECH SCHOOL	988,959	1,033,542	7.46	6.81	-8.7%
TOTAL	7,881,744	8,471,928	82.26	76.01	-7.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			82.26	76.01	-7.6%
TOTAL DUE: \$76.01 FOR FULL PAYMENT PAY BY: JANUARY 31, 2024 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #1015	1,698,127	10.31	2040				

PAY 1ST INSTALLMENT OF: \$76.01
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030140200100
HAWKS RIDGE GRAFTON LLC
BILL NUMBER: 580264

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COUNTY TREASURER
OZAUKEE COUNTY
PO BOX 994
PORT WASHINGTON, WI 53074-0994

PIN# 030140200100
HAWKS RIDGE GRAFTON LLC
BILL NUMBER: 580264

PAY FULL AMOUNT OF: \$76.01
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030140200100
HAWKS RIDGE GRAFTON LLC
BILL NUMBER: 580264



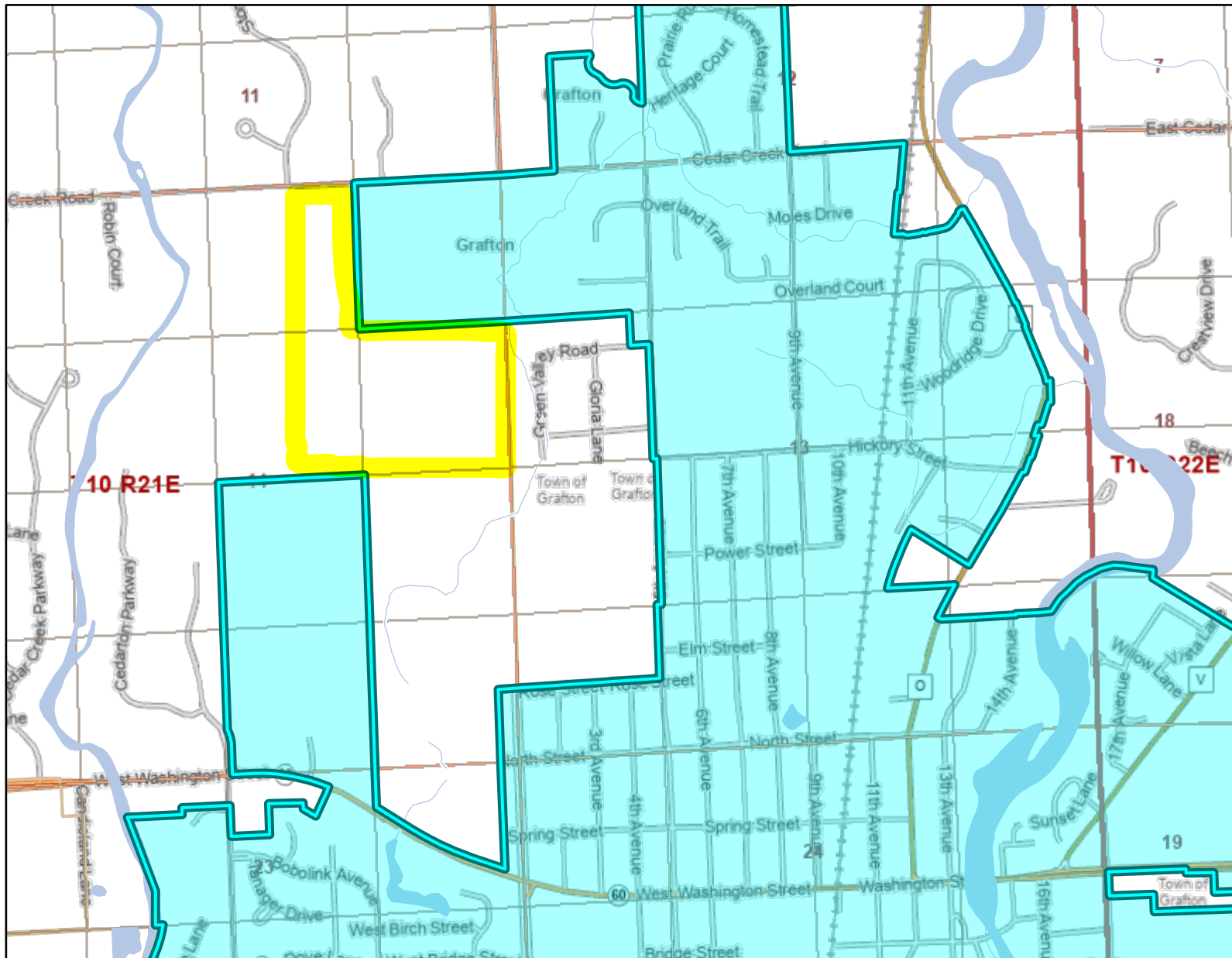
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



Legend: (some map layers may not be displayed)

- 24K Lakes and Open Water
- 24K Streams and Rivers
- 24K Intermittent Streams
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Village
- Civil Town
- City or Village
- State Boundaries
- County Boundaries
- Major Roads
- Interstate Highway
- State Highway

Notes:



Map: 0 1,000 2,000 Feet
0 360 720 Meters

Service Layer Credits:
EN Basic Basemap WTM Ext., Cadastral:

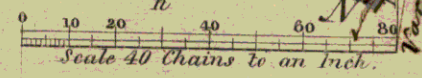
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 12/18/2024 11:29 AM

Post-10-21E-4th
Wisconsin 52-8



2 Copies made

The above Map of Township No 10 North of Range No 21 E. 4th Mer
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.

Cincinnati, Jan^y. 19. 1837

Cincinnati, Jan^y. 19. 1837

Booby Little Sur. Genl



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>

December 23, 2024

PETITION FILE NO. 14712

KAITY OLSEN, CLERK
VILLAGE OF GRAFTON
860 BADGER CIR
GRAFTON, WI 53024-9436

JACK JOHNSTON, CLERK
TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
CEDARBURG, WI 53012-9304

Subject: BLUE STEM ACQUISITION LLC ANNEXATION

The proposed annexation submitted to our office on November 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 Grafton, which is able to provide needed municipal services.

Note: This annexation appears to create an isolated area of town island territory contrary to s. 66.0221, Wis. Stats.

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 14712 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=2786>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner