

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 South Gladstone Avenue, 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 27th day of January, 2025.

Aurora University

By: John Ammons
John Ammons (Jan 27, 2025 13:17 CST)
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

EXHIBIT A

Legal Description of Tax Parcel No. E W 200019

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN. EXCEPTING THEREFROM PREMISES CONVEYED TO WALWORTH COUNTY FOR HIGHWAY PURPOSES. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE S00°33'02"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°33'02"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 1275.78 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE S88°38'45"W ALONG SAID SOUTH LINE, 1334.54 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE N00°29'09"W ALONG SAID WEST LINE, 1275.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.T.H. "67"; THENCE N88°37'02"E, 500.23 FEET; THENCE N01°22'58"W, 17.00 FEET; THENCE N88°37'02"E, 150.00 FEET; THENCE S01°22'58"E, 17.00 FEET; THENCE N88°37'02"E, 682.87 FEET TO THE POINT OF BEGINNING. CONTAINING 40.56 ACRES OF LAND MORE OR LESS.

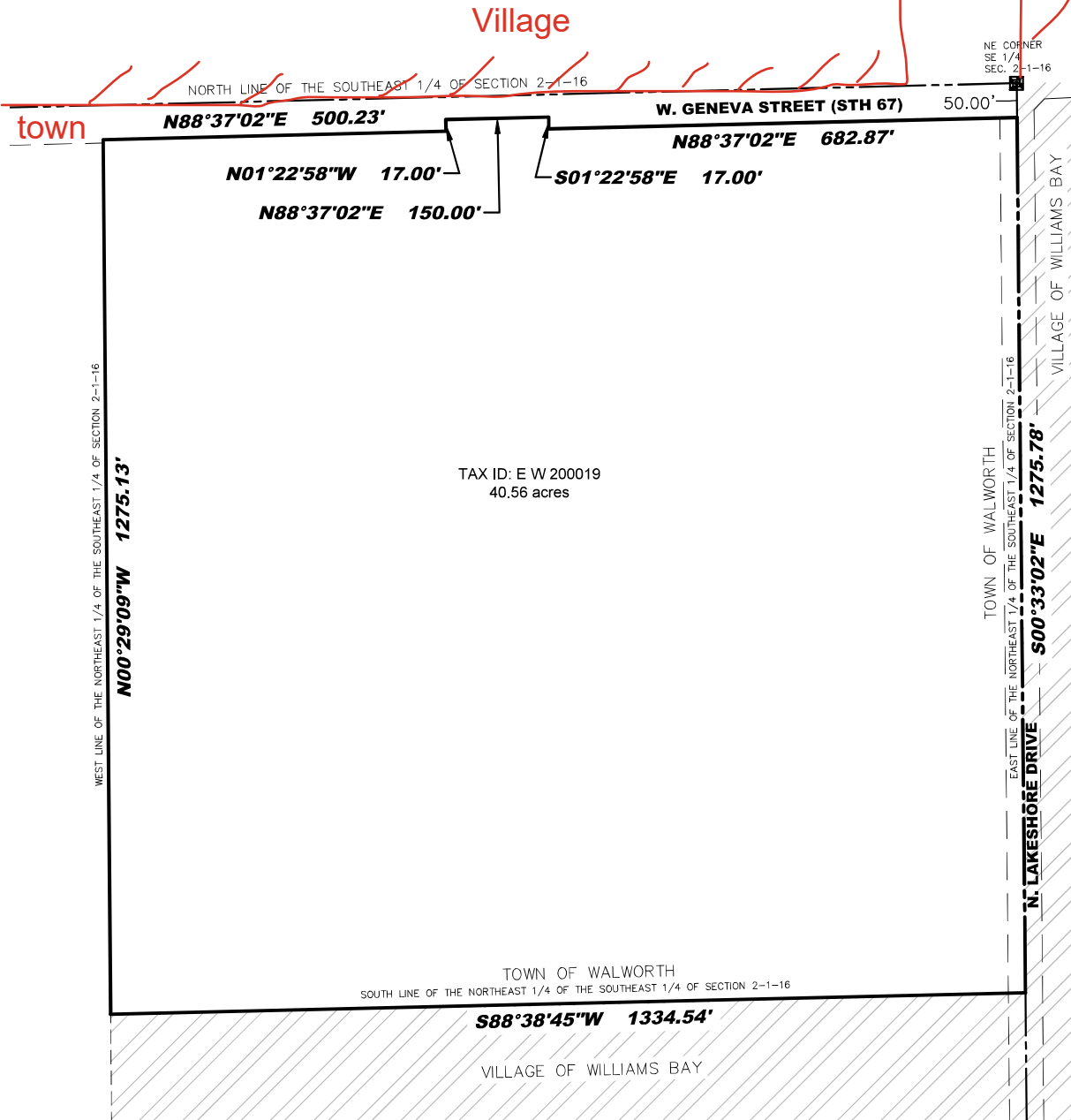
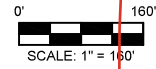
39.11

ANNEXATION MAP

PROPERTY DESCRIPTION:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 16 EAST, TOWN OF WALWORTH, WALWORTH COUNTY, WISCONSIN. EXCEPTING THEREFROM PREMISES CONVEYED TO WALWORTH COUNTY FOR HIGHWAY PURPOSES. BEING FURTHER DESCRIBED AS FOLLOWS:

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county gis map shows this as town

P:\Shred\1 - Projects\2023\24.5004 - Annex\Williams Bay\Design\ANNEXATION MAP.dwg



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WEDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

NOTES:
BEARINGS HEREON RELATE TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-1-16; ASSUMED BEARING NORTH 88°37'02" EAST.

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

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: **14734**

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

2. Area (Acres): 40.56

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. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 0

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: 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: _____% 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?

RECREATIONAL AND INSTITUTIONAL

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? AGRICULTURAL & PARKS / RECREATION

c. How will the land be zoned and used if annexed? AGRICULTURAL WITH FUTURE NATURE PRESERVE

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 SCJAFFER

Email: ZONING@V1.WILLIAMSBAY.WI.GOV

Phone: 262-245-2700

Date: 02/04/2025

Please RETURN PROMPTLY to:

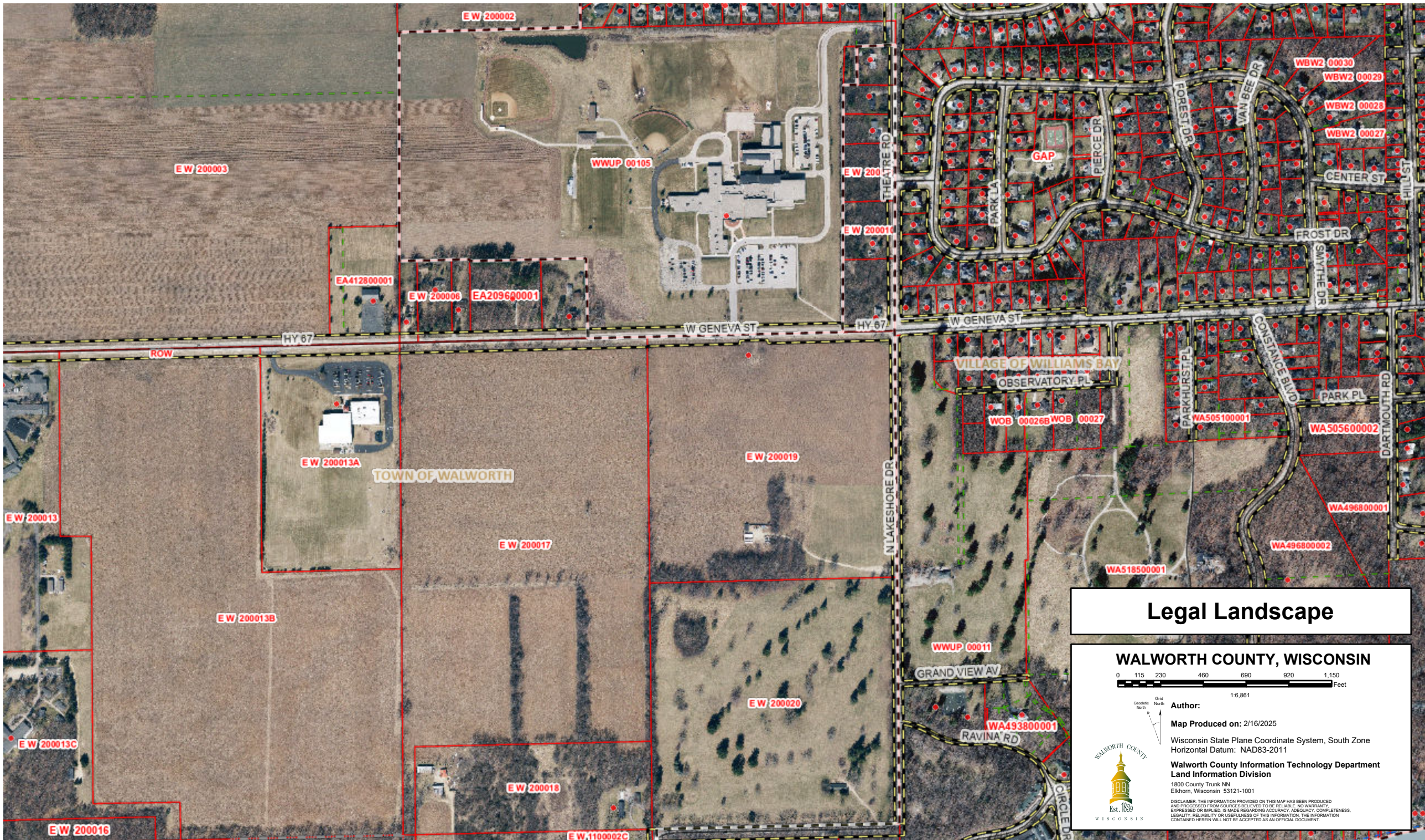
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

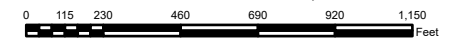
Fax: (608) 264-6104

(March 2018)



Legal Landscape

WALWORTH COUNTY, WISCONSIN



1:6,861



Author:

Map Produced on: 2/16/2025

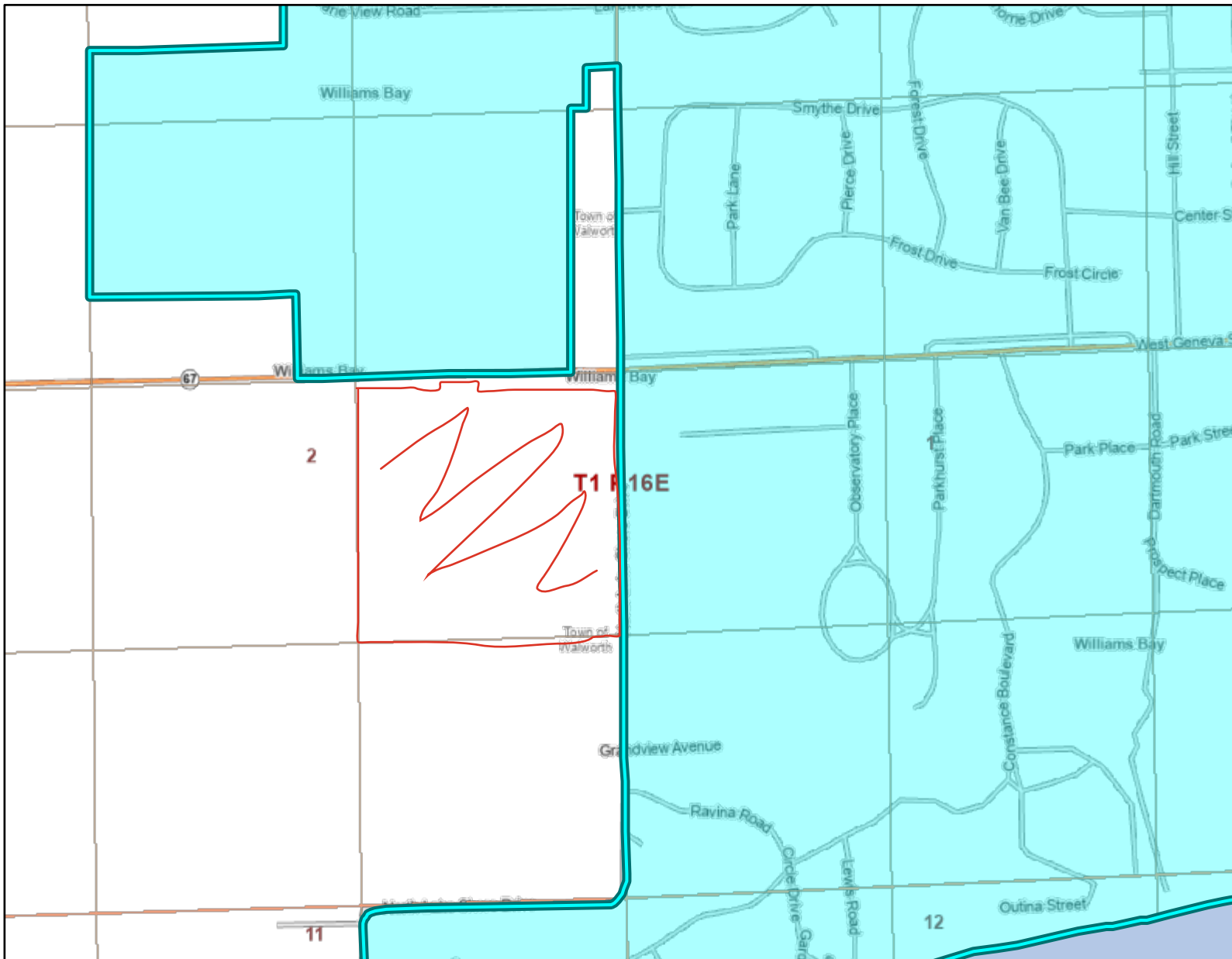
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department
Land Information Division**

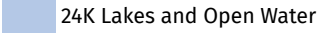



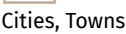


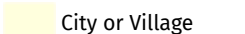


1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



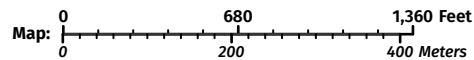
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Legend: (some map layers may not be displayed)

-  24K Lakes and Open Water
-  Township
-  Section
-  Quarter-Quarter
- Cities, Towns & Villages**
-  Village
-  Civil Town
-  City or Village
-  County Boundaries
- Major Roads**
-  State Highway
- County and Local Roads**
-  Local Road

Notes:



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

Map projection: NAD 1983 HARN Wisconsin TM

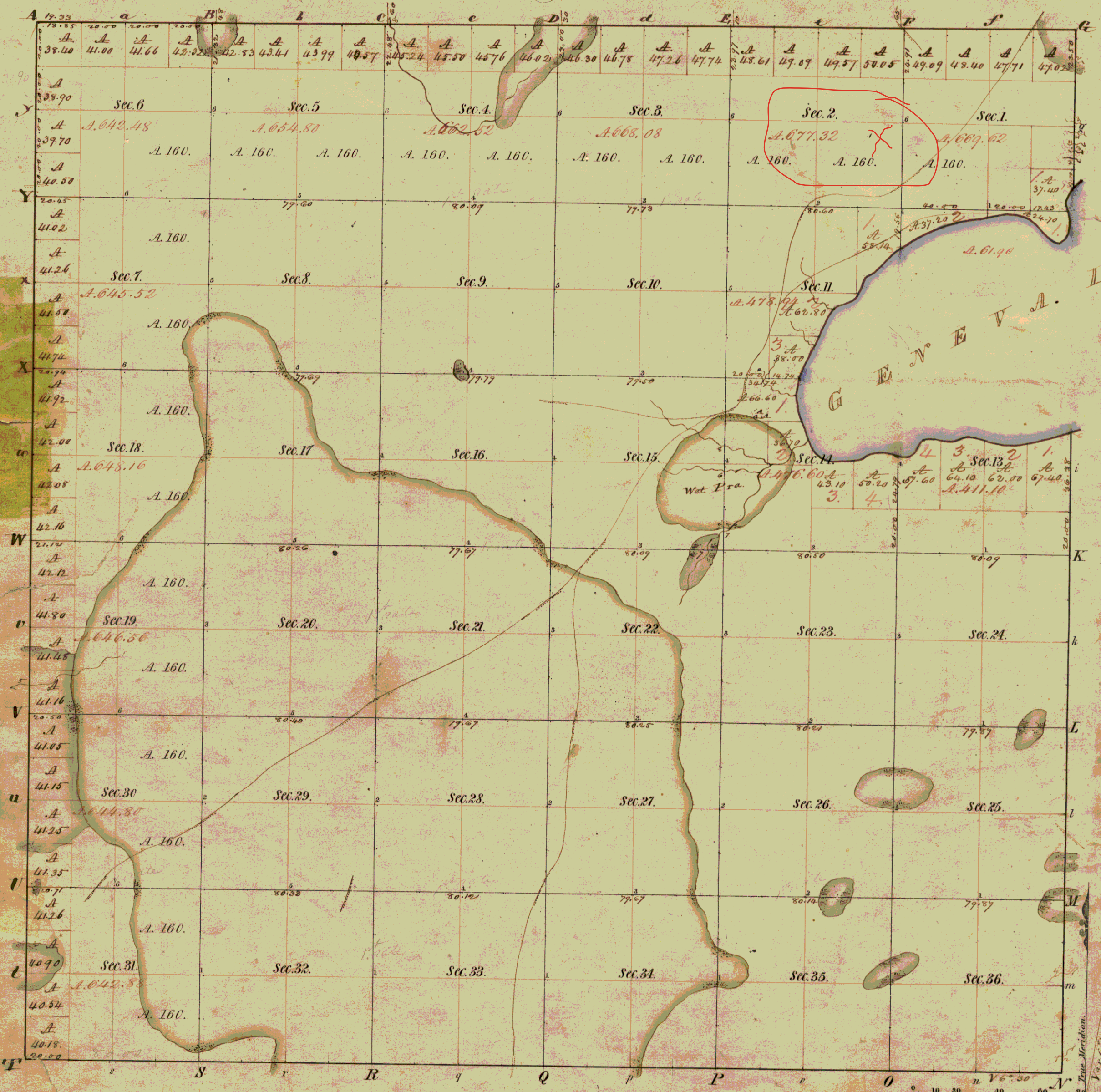
This map is a product generated by a DNR web mapping application.

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: 2/16/2025 9:11 AM

Township No 1, Range No 16 East 4th Mer. Wis. Ter.

Sibley - 1-16-64
Wisconsin Ter



Meanders of Genva Lake					
Posts	Courses	Ch. Lks.	Posts	Courses	Ch. Lks.
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

Survey 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>

February 17, 2025

PETITION FILE NO. 14734

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 January 27, 2025, 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.

Notes:

- 1) Our calculations give the area to be annexed as 39.11 acres; reference maps show the adjoining area south of the territory to be annexed as part of the Town of Walworth. Please verify and revise the petition as needed.
- 2) 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 14734 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=2808>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner