

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

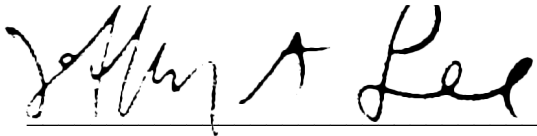
The undersigned hereby petition the Village of Johnson Creek, Jefferson County, Wisconsin, for annexation to the Village of Johnson Creek of the territory contiguous to the Village of Johnson Creek but lying in the Town of Farmington, Jefferson County, Wisconsin, as legally described and depicted on the scale map attached hereto as Exhibit A.

This Petition is for direct annexation by unanimous approval under Wisconsin Statutes Section 66.0217(2). There are no electors residing in the territory to be annexed (according to the Wisconsin Elections Commission website, www.myvote.wi.gov). The signatory of this Petition represents all of the owners of the land within the territory to be annexed. The population of the total territory to be annexed, based on representations from Petition signers, is estimated to be zero (0) electors.

The purpose of the annexation is to expand the Village's growth area, to make Village of Johnson Creek services available to the territory and to ready the territory for future development. The signer of this Petition request that the territory be rezoned to Planned Industrial immediately following adoption of an annexation ordinance.

OWNER

Rocks Edge LLC

A handwritten signature in black ink, appearing to read "Jeffrey Lee", is written over a horizontal line.

By: Jeffrey Lee, member and authorized signer

EXHIBIT A
LEGAL DESCRIPTION AND SCALE MAP OF TERRITORY TO BE ANNEXED

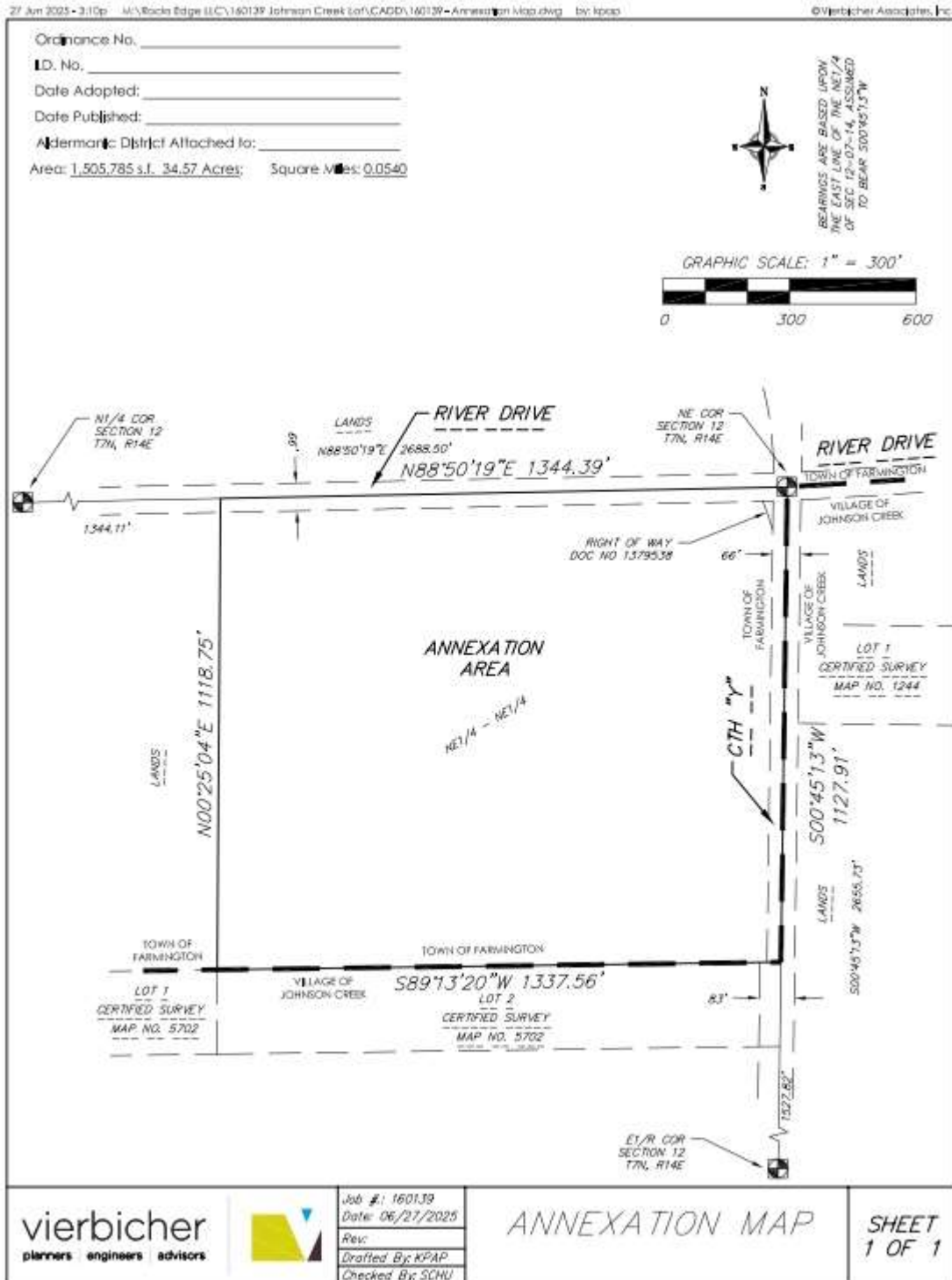
[SEE NEXT PAGES]

Annexation Area Description

Being the NE1/4 of the NE1/4 of Section 12, T7N, R14E, except Lot 2, Certified Survey Map No. 5702, recorded in Volume 32 on Page 112 as Document No. 1368873, Jefferson County Register of Deeds, more particularly described as follows: Beginning at the northeast corner of said Section 12; thence S00°45'13"W, 1127.91 feet along the east line of said NE1/4; thence S89°13'20"W, 1337.56 feet along the north line of said Lot 2 and the easterly extension thereof; thence N00°25'04"E, 1118.75 feet along the west line of said NE1/4; thence N88°50'19"E, 1344.39 feet along the north line of said NE1/4 to the point of beginning.

Said parcel contains 34.57 acres more or less.

EXHIBIT A (Continued) **LEGAL DESCRIPTION AND SCALE MAP OF TERRITORY TO BE ANNEXED**



REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: <u>008-0714-1211-000 & 008-0714-1211-002</u>	From Town of: Farmington	To City/Village of: Johnson Creek
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2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

Y (1) Location description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

N (3) Creates an island area in Township (completely surrounded by city)

N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

N (1) Identify owner(s) of annexed land

N (2) Identify parcel ID numbers included in annexation.

N/A (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

Y (7) Legend

Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

The Village of Johnson Creek got the Right of Way listed on the map attached in the packet by Quit Claim Deed in Document 1379538. If the Right of Way is going to be included, the Village of Johnson Creek will need to join the annexation as an owner. If not, the legal description and map will need to be revised. It was unclear because there are no parcel numbers listed in annexation petition.

Prepared by: Tracy Saxby
 Title: Real Property Lister
 Phone: 920-674-7254
 Date: July 16, 2025

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701

(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

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: Rocks Edge LLC

Petition Number: 14772

1. Territory to be annexed: From TOWN OF FARMINGTON To VILLAGE OF JOHNSON CREEK

2. Area (Acres): 34.57

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$55.40

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 277.00

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: _____% Commercial: _____% Industrial: 100%

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?

Light industrial and commercial uses.

In the town?: _____

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 Agricultural (County Zoning)

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

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

Prepared by: ☐ Town ☐ City ☒ Village

Name: Elissa Friedl

Email: elissaf@vi.johnsoncreek.wi.gov

Phone: 920-699-2296

Date: July 9, 2025

(March 2018)

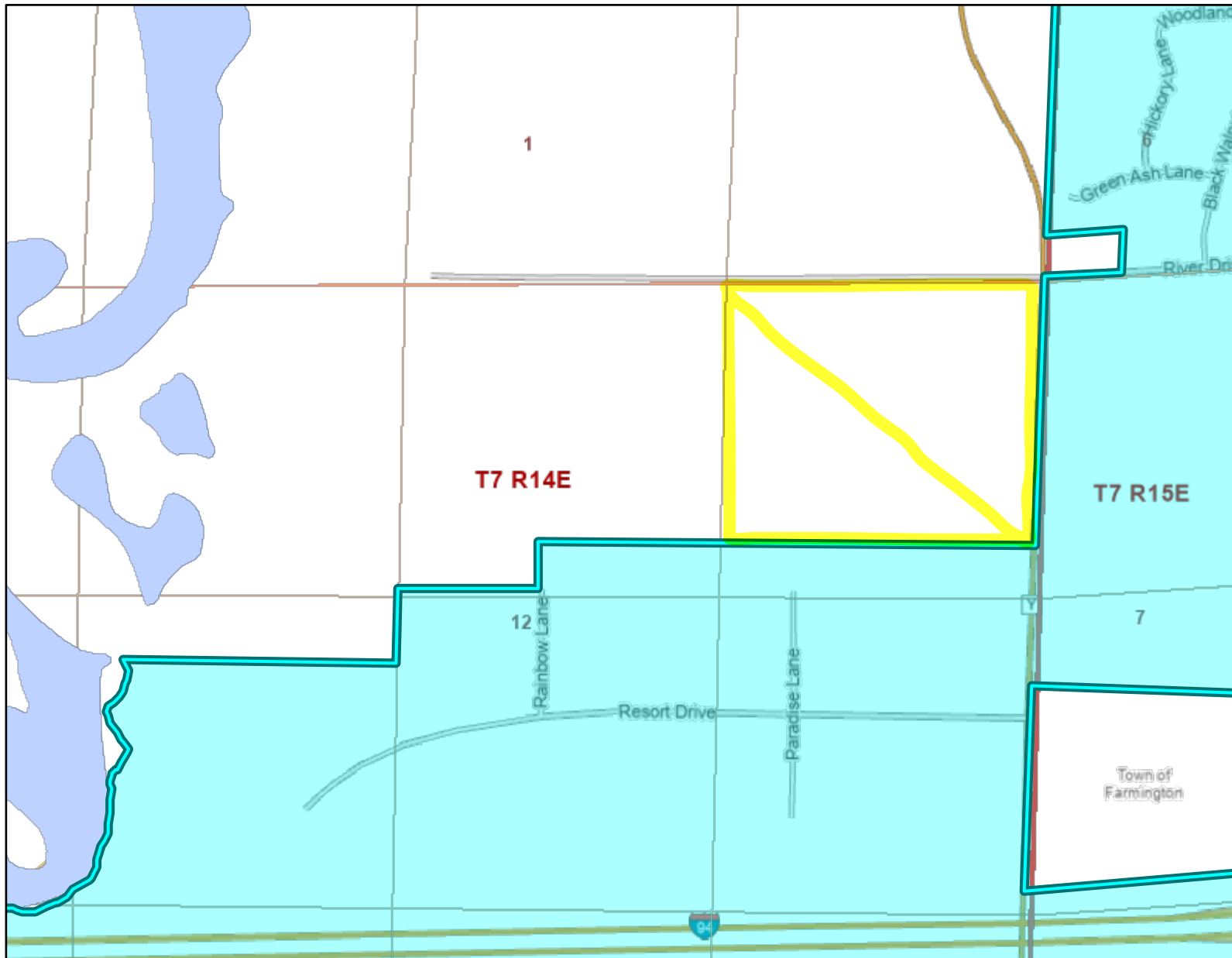
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

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

Notes:



Map: 0 570 1,140 Feet
0 170 340 Meters

Service Layer Credits:
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

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: 7/28/2025 8:35 AM



Township N^o 7 Range N^o 14 East 4th Mer. Wis. Ter.



Total number of Acres. 22,335.63

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	Mullett & Rank	29 th July 1833	M. Ch ^s Lks.	1 st 9 th 1834	3 rd 9 th 1834
Subdivisions	J. H. Mullett	17 th Aug. 1835	23. 77. 50	1 st 9 th 1836	2 nd 9 th 1836
		13 th April 1836	87. 43. 93	4 th 9 th 1836	1 st 9 th 1837

The above Map of Township N^o 7 of Range N^o 14 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, Oct. 1st 1836

J. H. Mullett
Sur. Genl.

Meanders of Crawfish & Rock Rivers													
Posts Courses Ch. Lks			Posts Courses Ch. Lks			Posts Courses Ch. Lks							
Crawfish													
Lft Bk. down stream													
24	132 E	5.50		12 M	13.50		144 E	6.00					
	14 E	10.50		11 M	30.50		149 E	6.70					
	157 E	11.00	28	149 W	32.00		116 W	15.00					
	145 E	9.50		South	8.00		137 W	11.00					
	169 E	11.00	29	112 E	7.50		127 W	12.70					
23	156 E	22.30		115 E	5.50		115 E	5.50					
	173 E	15.00		157 W	3.50		15 E	16.50					
	160 E	6.00		133 W	11.50	18	113 W	13.00					
	131 E	13.00		114 E	8.50		133 W	13.00					
	153 E	15.00		14 E	16.00		118 W	18.00					
	170 E	6.50		177 W	6.00		135 W	14.50					
26	13 E	21.00		117 W	7.50		130 W	6.00					
	137 W	27.00		17 W	4.80	32	118 W	9.00					
	130 W	13.00	29	144 W	11.50	20	12 E	25.00					
	133 W	10.50		125 W	12.60	17	136 down stream						
	150 W	20.50		167 W	8.00	2	131 W	17.00					
	139 W	10.50		157 W	30.00		152 W	13.00					
27	South	9.50		127 W	24.50		176 W	22.50					
	19 W	18.00	33	123 E	20.40		163 W	18.50					
	138 W	12.40		133 E	9.00		118 W	21.50					
	148 W	6.10		177 E	20.00		12 W	12.50					
30	113 W	8.00		118 E	7.50		120 E	16.10					
	115 E	5.50		19 E	6.00		163 W	7.50					
	14 E	9.50		13 E	6.50		176 W	7.00					
	18 W	13.50		119 E	15.30		139 W	7.00					
31	137 W	12.00		137 E	19.10	37	137 E	11.50					
	115 W	36.50	Meanders of Rock River										
	13 W	23.00	Lft Bk. down stream										
32	110 E	10.00		11	127 W	16.00		177 W	1.00				
	136 E	13.00		18 W	15.00		173 W	3.50					
	135 E	12.00		177 W	20.00		141 W	7.00					
	167 E	11.50		155 W	18.00		136 W	26.00					
35	114 E	13.00		167 W	10.50		110 W	3.00					
	19 E	13.00		137 W	16.00		19 E	5.00					
	144 E	16.00		114 E	16.90		115 E	7.40					
38	114 E	23.20		136 W	6.50		116 E	4.00					
	167 E	1.35		176 W	11.00		130 E	13.00					
	18 E	5.00		136 W	4.00		126 E	9.00					
	187 E	4.00		167 E	12.00		160 E	6.30					
	117 E	2.00		145 E	7.00		127 E	6.00					
	117 E	3.50		157 E	14.00		133 E	3.00					
	116 E	8.50		11 E	5.70		126 E	3.50					
	127 W	4.50		149 W	4.50		119 E	3.50					
	187 W	6.50		189 W	3.50		12 E	3.50					
	118 W	8.50		166 W	4.50		129 W	3.00					
	131 W	7.00		180 W	10.00		145 W	9.70					
	123 E	10.50		171 W	8.50		121 W	7.00					
	127 E	11.00	6	139 W	13.00		145 W	7.50					
	148 E	3.00		132 W	14.00		131 W	3.00					
	184 E	10.00		131 W	7.00		138 W	15.50					
	171 E	4.50		18 E	11.80		135 W	14.00					
	136 E	5.00	7	129 E	13.00		167 E	10.00					
39	125 E	5.00		141 E	11.50		137 E	9.00					
	117 Bk. down stream		9	140 E	8.50		14 E	13.00					
22	157 E	10.00		127 E	12.50		151 W	15.00					
	137 W	10.50		135 E	8.50		169 W	8.00					
	138 E	3.50		130 W	6.00		139 W	19.00					
	160 E	10.50		151 W	13.50		132 W	13.00					
	147 E	14.50	12	137 W	11.00		19 E	4.50					
	173 E	4.00		133 W	15.20	16	127 E	3.00					
	175 E	8.50	13	131 W	16.00		180 E	5.50					
24	188 E	32.05		120 E	9.00		143 E	5.70					
	165 E	7.00		113 E	18.50		113 W	17.00					
	151 E	8.00		120 W	8.00		South	10.00					
	130 E	11.50		138 W	18.00		138 W	8.50					
	164 E	17.00		125 W	25.00		127 E	5.70					
	194 E	19.65	15	157 E	5.00		137 E	15.00					
							South	4.00					



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>

July 28, 2025

PETITION FILE NO. 14772

ELISSA FRIEDL, CLERK
VILLAGE OF JOHNSON CREEK
PO BOX 238
JOHNSON CREEK, WI 53038-0238

TAMI LATSCH, CLERK
TOWN OF FARMINGTON
W3157 BAKERTOWN RD
HELENVILLE, WI 53137-9743

Subject: ROCKS EDGE LLC ANNEXATION

The proposed annexation submitted to our office on July 07, 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 Johnson Creek, 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 14772 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=2846>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner