

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF
ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE
TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, AND TOWN OF
LINN, WALWORTH COUNTY, WISCONSIN TO THE VILLAGE OF
WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN,
PURSUANT TO WIS. STAT. § 66.0217(2)**

TO: Village Board of Village of Williams Bay,
Walworth County, Wisconsin
c/o Jackie Pankau-Daniels, Village Clerk
Village Hall
250 Williams Street
Village of Williams Bay, WI 53191

Town Board of the Town of Geneva,
Walworth County, Wisconsin
c/o Debra Kirch, Town Clerk
Geneva Town Hall
N3496 Como Road
Lake Geneva, WI 53147

Town Board of the Town of Linn
Walworth County, Wisconsin
c/o Alyson Morris
Town Hall
W3728 Franklin Walsh St.
Zenda, WI 53195

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

THIS PETITION of LAND & LAKES DEVELOPMENT CO. (f/k/a POPLAR RIDGE ESTATES DEVELOPMENT CO.), an Illinois corporation ("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 state, represent, and show to the Village Board as follows:

1. Petitioner, whose address is Land and Lakes Development, 1400 E. Touhy Avenue Suite 220, Des Plaines IL 60018, Attention: Mary Margaret Cowhey, is the sole owner of record of the real property in the territory sought to be annexed, such property being located in Section 31 of the Town of Geneva, Walworth County, Wisconsin, and Section 5 of the Town of Linn, Walworth County Wisconsin, and more particularly described in the attached **Exhibit A** incorporated herein ("Subject Territory").

2. Petitioner respectfully requests all of the Subject Territory be annexed to the Village of Williams Bay, Walworth County, Wisconsin.

3. Attached hereto as **Exhibit B** and incorporated herein by reference are scale maps of the Subject Territory, in accordance with the provisions of Wis. Stat. §§ 66.0217(2) and 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).

5. 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 Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Linn, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. § 66.0217(2).

6. Petitioner requests the Subject Territory described herein be temporarily zoned as Suburban Residential (SF-3) Zoning District, in accordance with the attached **Exhibit C** incorporated herein. Petitioner's request for the assignment of temporary zoning is made pursuant to Wis. Stat. § 66.0217(8).

7. Petitioner requests the Village of Williams Bay adopt an Annexation Ordinance, in substantial conformity with the attached **Exhibit D**, 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.

Dated this 1st day of August, 2025.

LAND & LAKES DEVELOPMENT CO.,
an Illinois corporation

By: 

Mary Margaret Cowhey, President

This instrument drafted by:
**STUART, TOKARZ, SOBERALSKI
& POLLARD LLC**
Attorney Charles. W. Pollard
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
Phone: 262-728-9196
E-mail: cpollard@stsplaw.com

PETITION FOR DIRECT ANNEXATION

EXHIBIT A

Legal Descriptions

Geneva Property

LEGAL DESCRIPTION (TAX PARCEL J G 3100009A)

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 S 88DEG 55MIN 28SEC W, 493.53 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE S 88DEG 55MIN 28SEC W, 1351.14 FEET TO THE NORTHWEST CORNER OF WILLABAY SHORES CONDOMINIUM; THENCE 752.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1972.41 FEET AND A CHORD WHICH BEARS N 45DEG 10MIN 55SEC E, 748.10 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 53DEG 04MIN 18SEC E, 610.59 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 67DEG 55MIN 31SEC E, 353.26 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, 5.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 63DEG 58MIN 27SEC E, 5.32 FEET TO THE POINT OF BEGINNING. CONTAINING 339,436 SQUARE FEET (7.79 ACRES) OF LAND, MORE OR LESS.

Town of Linn Property

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, BEARING S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 29SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.

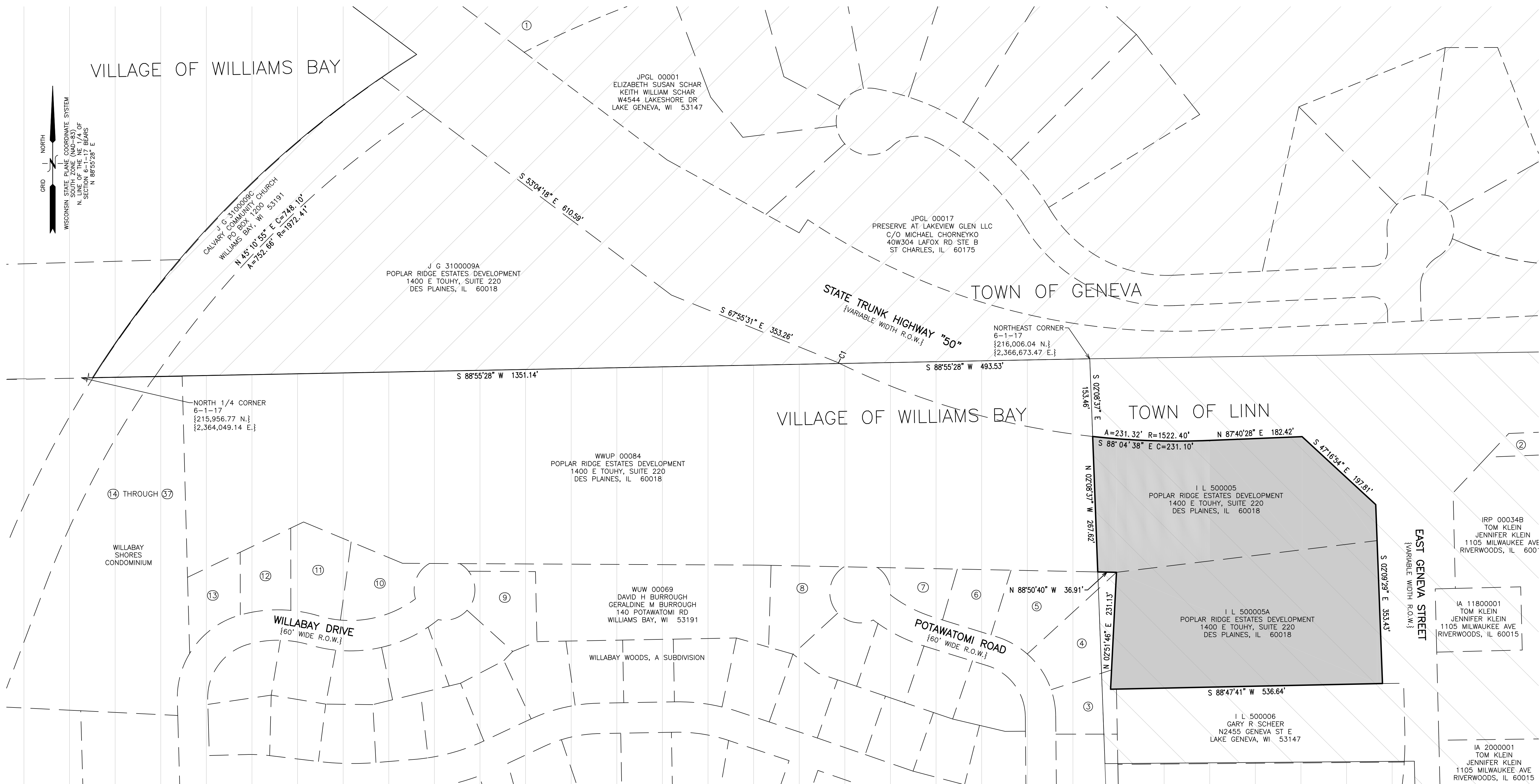
PETITION FOR DIRECT ANNEXATION

EXHIBIT B

Scale Maps

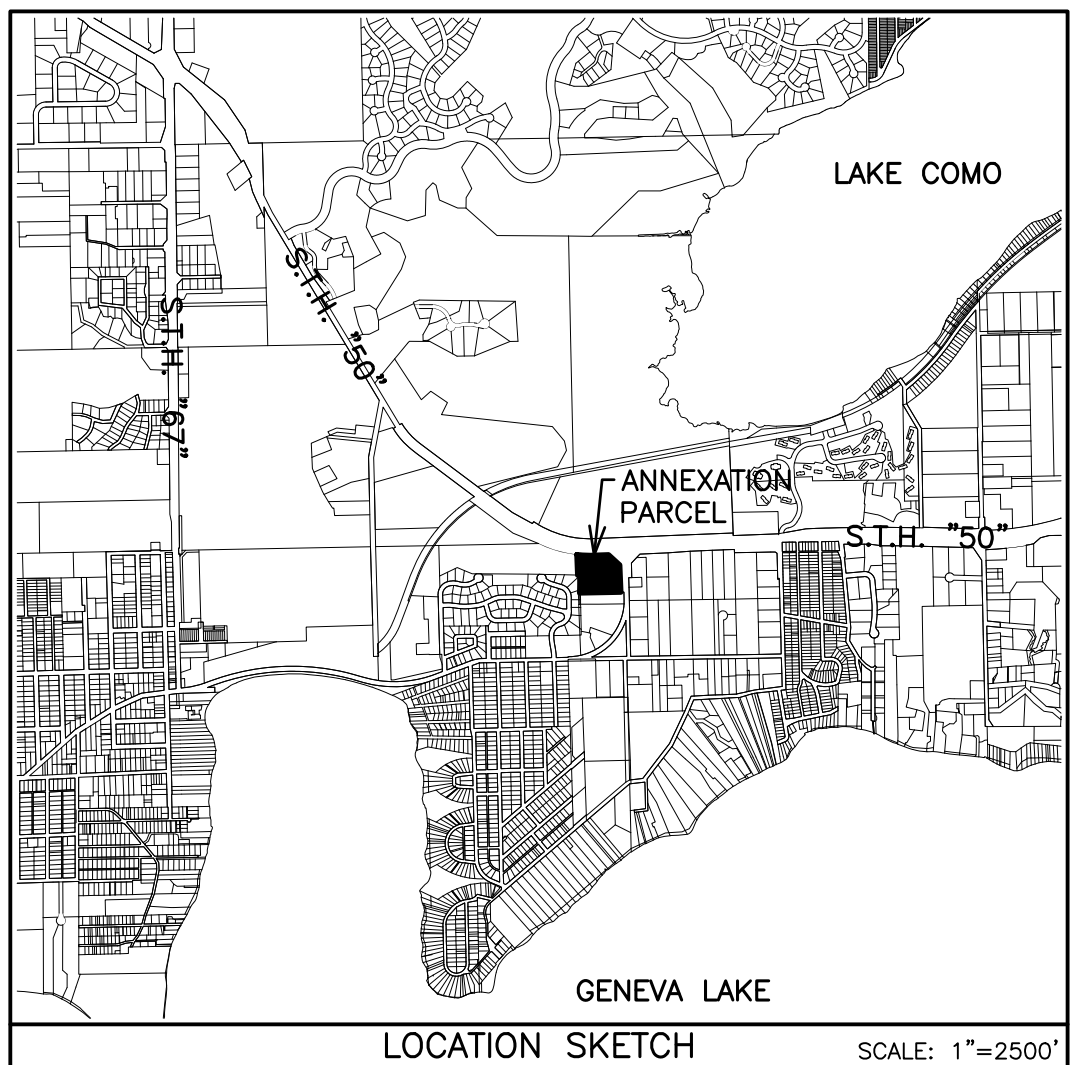
ANNEXATION MAP – TAX PARCELS: I L 500005 & I L 500005A

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN

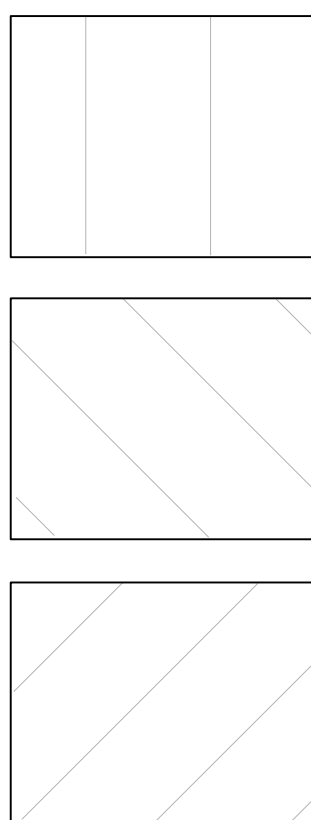


LIST OF ABUTTERS

- J G 3100007
PALOMA GENEVA NATIONAL LLC
1221 GENEVA NATIONAL AVENUE S
LAKE GENEVA, WI 53147
- IA126000001
W4415 HWY LLC LLC
1105 MILWAUKEE AVE
RIVERWOODS, IL 60015
- WUW 00035
WILLIAM J HOLLISTER
121 POTAWATOMI DR
WILLIAMS BAY, WI 53191
- WUW 00034
DANA L GAYHART
125 POTAWATOMI DR
WILLIAMS BAY, WI 53191
- WUW 00033
KIP L KMIECIK
KIM M KMIECIK
PO BOX 800
WILLIAMS BAY, WI 53191
- WUW 00032
WUW 00069
FERENC J HAUSNER
BRENDA M HAUSNER
133 POTAWATOMI RD
WILLIAMS BAY, WI 53191
- WUW 00031
DAVID H BURROUGH
GERALDINE M BURROUGH
140 POTAWATOMI RD
WILLIAMS BAY, WI 53191
- WUW 00005
PAUL SCHNELL
LAURA SCHNELL
511 WILLABAY DR
WILLIAMS BAY, WI 53191
- WUW 00004
MICHAEL J KELLY
JULIE A OBRADOVIC
4447 SASSAFRAS LANE
NAPERVILLE, IL 60564
- WUW 00003
WUW 00002
MARK F BROMER
CYNTHIA L ROTH-BROMER
504 WILLABAY DR
WILLIAMS BAY, WI 53191
- WUW 00001
JOHN LUX TRUST
MARILYN LUX TRUST
500 WILLABAY DR
WILLIAMS BAY, WI 53191



CIVIL DIVISION INFORMATION PER WALWORTH COUNTY GIS MAPPING



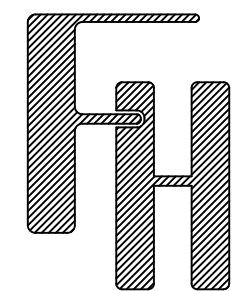
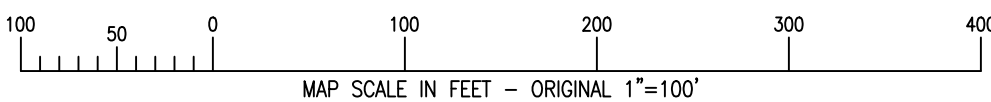
= LANDS CURRENTLY IN THE VILLAGE OF WILLIAMS BAY

= LANDS CURRENTLY IN THE TOWN OF LINN

= LANDS CURRENTLY IN THE TOWN OF GENEVA

LEGAL DESCRIPTION (TAX PARCELS I L 500005 AND I L 500005A)

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 6, TOWN 1 NORTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, BEARING S 02DEG 08MIN 37SEC E, 153.46 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50" AND THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY 231.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1522.40 FEET AND A CHORD WHICH BEARS S 88DEG 04MIN 38SEC E, 231.10 FEET; THENCE CONTINUE ALONG SAID HIGHWAY N 87DEG 40MIN 28SEC E, 182.42 FEET; THENCE CONTINUE ALONG SAID HIGHWAY S 47DEG 16MIN 54SEC E, 197.81 FEET TO A POINT ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF EAST GENEVA STREET; THENCE ALONG SAID STREET S 02DEG 09MIN 28SEC E, 353.43 FEET; THENCE S 88DEG 47MIN 41SEC W, 536.64 FEET TO A POINT ALONG THE BOUNDARY OF WILLABAY WOODS, A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 02DEG 51MIN 46SEC E, 231.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION, N 88DEG 50MIN 40SEC W, 36.91 FEET; THENCE N 02DEG 08MIN 37SEC W, 267.62 FEET TO THE POINT OF BEGINNING. CONTAINING 255,241 SQUARE FEET (5.86 ACRES) OF LAND, MORE OR LESS.



ANNEXATION MAP

TOWN OF LINN, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY –
POPLAR RIDGE ESTATES DEVELOPMENT
1400 E TOUHY SUITE 220
DES PLAINES, IL 60018

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

3/01/2025 – RS
UPDATE
7/25/2025 – DMC
UPDATED ABUTTERS

PROJECT NO.
5536.17

DATE
12/03/2021

SHEET NO.
1 OF 1

PETITION # _____

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: WALWORTH COUNTY	From Town of: GENEVA AND LINN	To City/Village of: VILLAGE OF WILLIAMS BAY
--	----------------------------------	--

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, ¼ - ¼ 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)

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

Petition and Map Information

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

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

__NA__ (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 PARCELS BEING ANNEXED INTO THE VILLAGE OF WILLIAMS BAY ALL LIE WITHIN THE WILLIAMS BAY SCHOOL DISTRICT 6482. I HAVE SUBMITTED THIS ANNEXATION REVIEW TO THE WALWORTH COUNTY CLERK. I HAVE ASKED HER TO ENSURE THIS WOULD NOT CAUSE ANY ISSUES WITH VOTING DISTRICTS AND/OR WARDS.

Prepared by: JESSICA BELLER
Title: PROPERTY LISTER
Phone: 262-741-4255
Date: 9/10/2025

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

Parcel: 11 50000.5
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: **Land and Lakes Development Co**

Petition Number: **14796**

1. Territory to be annexed: From **TOWN OF LINN and TOWN OF GENEVA** To **VILLAGE OF WILLIAMS BAY**

2. Area (Acres): 2.52

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 1.32

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 6.60

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

Other: _____%

Comments: N/A

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?: Residential

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

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 - *H.A. Williams Bay needs to answer*

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 - *would be determined by Williams Bay*

b. How is the annexation territory now zoned? D-1 with Walworth Co.

c. How will the land be zoned and used if annexed? Needs to be answered by Williams Bay (leaving lion jurisdiction)

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: Alyson Morris

Email: clerk@townoflion.wi.gov

Phone: 262-275-6300 x 1

Date: _____

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

LINN TOWN TREASURER
 PO BOX 130
 W3728 FRANKLIN WALSH ST
 ZENDA, WI 53195-0130

WALWORTH COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2024
 REAL ESTATE
 POPLAR RIDGE ESTATES DEVELOPMENT



Parcel Number: I L 500005
 Bill Number: 805070

805070/I L 500005
 POPLAR RIDGE ESTATES DEVELO
 1400 E TOUHY STE 220
 DES PLAINES IL 60018

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
 N2491 E GENEVA ST

 PT NW 1/4 SEC 5 T1N R17E DESC AS: COM NW COR SEC 5, S 420', N84D39'E 549.05', N0D33'W 364. 01', W TO POB. EXC HWY 2.520 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 700	AVERAGE ASSMT. RATIO 0.965334710	NET ASSESSED VALUE RATE 0.00873804 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 6.12
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 0.70	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
WALWORTH COUNTY	498,374	567,024	1.93	1.76	-8.8%
Town of Linn	518,929	545,998	1.36	1.32	-2.9%
Williams Bay School District	57,000	60,895	2.97	2.62	-11.8%
Gateway Technical	1,967,273	2,256,857	0.43	0.41	-4.7%
Linn Sanitary Dist.	0	0	0.01	0.01	0.0%
TOTAL	3,041,576	3,430,774	6.70	6.12	-8.7%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			6.70	6.12	-8.7%

TOTAL DUE: \$6.12
 FOR FULL PAYMENT
 PAY BY:
 JANUARY 31, 2025

 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
Williams Bay School District	109,734	0.41	2027		Total Additional Taxes Applied to Property
					Year Increase Ends

PAY 1ST INSTALLMENT OF: \$6.12 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LINN TOWN TREASURER PO BOX 130 W3728 FRANKLIN WALSH ST ZENDA, WI 53195-0130 PIN# I L 500005 POPLAR RIDGE ESTATES DEVELOPMENT BILL NUMBER: 805070	PAY 2ND INSTALLMENT OF: \$0.00 BY JULY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121 PIN# I L 500005 POPLAR RIDGE ESTATES DEVELOPMENT BILL NUMBER: 805070	PAY FULL AMOUNT OF: \$6.12 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LINN TOWN TREASURER PO BOX 130 W3728 FRANKLIN WALSH ST ZENDA, WI 53195-0130 PIN# I L 500005 POPLAR RIDGE ESTATES DEVELOPMENT BILL NUMBER: 805070
---	---	---



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

Annexation Review Questionnaire

Wisconsin Department of Administration

Parcel: 1L500005A
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: Land and Lakes Development Co

Petition Number: 14796

1. Territory to be annexed: From TOWN OF LINN and TOWN OF GENEVA To VILLAGE OF WILLIAMS BAY

2. Area (Acres): 3.10

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 555.90

a. Title of boundary agreement

b. Year adopted

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2,779.50

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: 100 % Recreational: % Commercial: % Industrial: %

Undeveloped: %

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

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

Other: %

Comments: N/A

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?: Residential

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

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

or, write in number of years.

City/Village

☐

Town

☐

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 *N/A, Williams Bay needs to answer*

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 *would be determined by Williams Bay*

b. How is the annexation territory now zoned? R-1 with Westworth Co.

c. How will the land be zoned and used if annexed? N/A - Needs to be answered by Williams Bay (leaving Lion township)

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>

Needs to be answered by Williams Bay

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

This property has special assessment for garbage. Once annexed it will be removed.

Prepared by: ☒ Town ☐ City ☐ Village

Name: Alyson Morris

Email: clerk@townoflion.wi.gov

Phone: 262-275-6300 x1

Date: _____

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

LINN TOWN TREASURER
PO BOX 130
W3728 FRANKLIN WALSH ST
ZENDA, WI 53195-0130

WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

POPLAR RIDGE ESTATES DEVELOPMENT



Parcel Number: I L 500005A
Bill Number: 805071

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
N2461 E GENEVA ST

PT NW 1/4 SEC 5 T1N R17E DESC AS: COM NW COR SEC 5, S 420' TO POB, S 230', S89D39'E 550', N0D33'W 283.81', S84D39'W 549.05' TO POB. 3.20 A.

3.200 ACRES

805071/I L 500005A
POPLAR RIDGE ESTATES DEVELOPMENT
1400 E TOUHY STE 220
DES PLAINES IL 60018

Please inform treasurer of address changes.

ASSESSED VALUE LAND 168,000	ASSESSED VALUE IMPROVEMENTS 127,300	TOTAL ASSESSED VALUE 295,300	AVERAGE ASSMT. RATIO 0.965334710	NET ASSESSED VALUE RATE 0.00873804 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 2539.37 Garbage/Recycle 232.17																																										
ESTIMATED FAIR MARKET VALUE LAND 174,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 131,900	TOTAL ESTIMATED FAIR MARKET VALUE 305,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 293.83																																											
<table><tr><th>TAXING JURISDICTION</th><th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2023 NET TAX</th><th>2024 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>WALWORTH COUNTY</td><td>498,374</td><td>567,024</td><td>743.21</td><td>742.31</td><td>-0.1%</td></tr><tr><td>Town of Linn</td><td>518,929</td><td>545,998</td><td>522.71</td><td>555.90</td><td>6.3%</td></tr><tr><td>Williams Bay School District</td><td>57,000</td><td>60,895</td><td>1,145.36</td><td>1,104.86</td><td>-3.5%</td></tr><tr><td>Gateway Technical</td><td>1,967,273</td><td>2,256,857</td><td>166.82</td><td>171.62</td><td>2.9%</td></tr><tr><td>Linn Sanitary Dist.</td><td>0</td><td>0</td><td>5.09</td><td>5.66</td><td>11.2%</td></tr><tr><td>TOTAL</td><td>3,041,576</td><td>3,430,774</td><td>2,583.19</td><td>2,580.35</td><td>-0.1%</td></tr></table>						TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE	WALWORTH COUNTY	498,374	567,024	743.21	742.31	-0.1%	Town of Linn	518,929	545,998	522.71	555.90	6.3%	Williams Bay School District	57,000	60,895	1,145.36	1,104.86	-3.5%	Gateway Technical	1,967,273	2,256,857	166.82	171.62	2.9%	Linn Sanitary Dist.	0	0	5.09	5.66	11.2%	TOTAL	3,041,576	3,430,774	2,583.19	2,580.35	-0.1%
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FIRST DOLLAR CREDIT			-46.24	-40.98	-11.4%																																										
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																										
NET PROPERTY TAX			2,536.95	2,539.37	0.1%																																										

TOTAL DUE: \$2,771.54
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

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
Williams Bay School District	109,734	174.61	2027		

PAY 1ST INSTALLMENT OF: \$1,501.86 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LINN TOWN TREASURER PO BOX 130 W3728 FRANKLIN WALSH ST ZENDA, WI 53195-0130 PIN# I L 500005A POPLAR RIDGE ESTATES DEVELOPMENT BILL NUMBER: 805071	PAY 2ND INSTALLMENT OF: \$1,269.68 BY JULY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121 PIN# I L 500005A POPLAR RIDGE ESTATES DEVELOPMENT BILL NUMBER: 805071	PAY FULL AMOUNT OF: \$2,771.54 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LINN TOWN TREASURER PO BOX 130 W3728 FRANKLIN WALSH ST ZENDA, WI 53195-0130 PIN# I L 500005A POPLAR RIDGE ESTATES DEVELOPMENT BILL NUMBER: 805071
--	--	--



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

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: **Land and Lakes Development Co**

Petition Number: **14796**

1. Territory to be annexed: From **TOWN OF LINN and TOWN OF GENEVA** To **VILLAGE OF WILLIAMS BAY**

2. Area (Acres): 13.65

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ _____

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

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: 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: _____

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

Plat Name: Willabay Meadows, A Subdivision - preliminary Plat Approved, Final-Submitted

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

Developed Residential Properties

In the town?: undeveloped Agricultural lands

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? Linn-R-1 / Geneva-A-3

c. How will the land be zoned and used if annexed? Residential Single Family SF-3

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: Tina Kolls

Email: clerk@vi.williamsbay.wi.gov

Phone: 262-245-2700

Date: 9-18-2025

(March 2018)

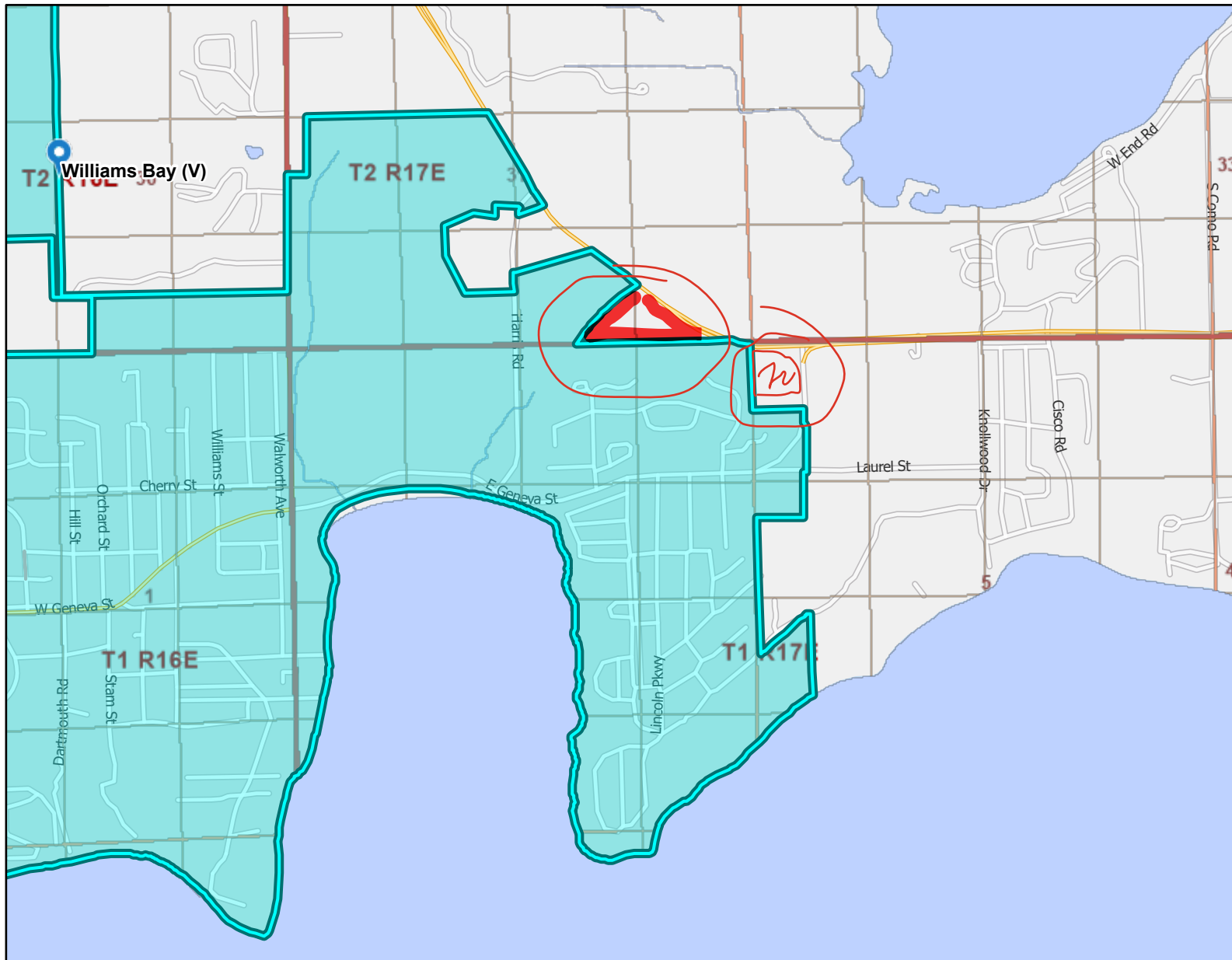
Please **RETURN PROMPTLY** to:

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 Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town

Notes:



Map: 0 1,000 2,000 Feet
0 460 920 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

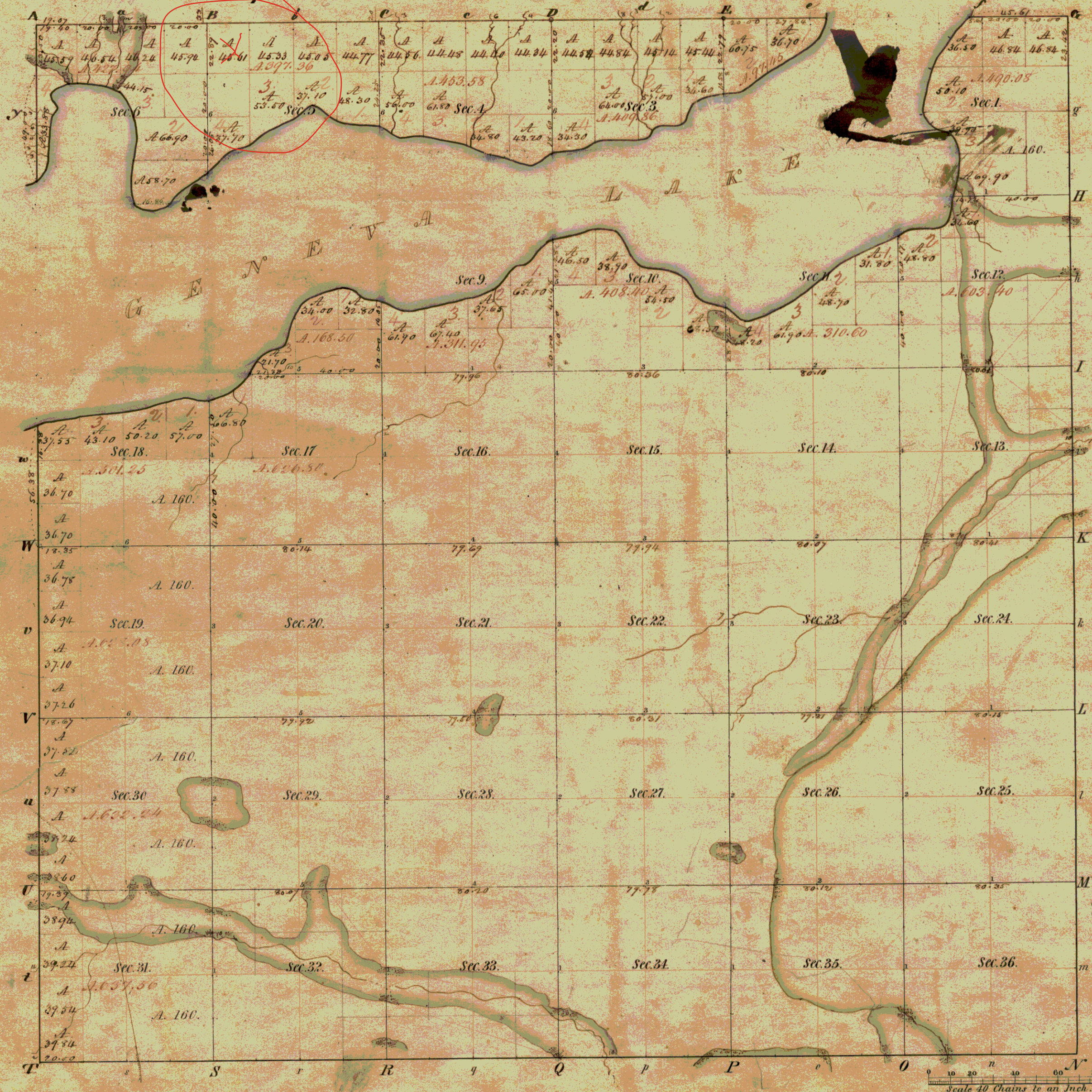
Map projection: NAD 1983 HARN Wisconsin TM

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: 9/28/2025 9:34 AM

Township N^o 1, Range N^o 17 East 4th Mer. Wis. Ter.



Total number of Acres 19,265.05

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 ac ^t
Township lines	Mallett & Smith	17 th Aug. 1835	M. ch ^s Lks.	4 th of 1835	2 ^d of 1836
Subdivisions	Sylvester & Co.	6 th Jan'y. 1836	62.10.9.3	2 ^d of 1836	4 th of 1836
Base line	Cheung & Son		6.00.00	2 ^d of 1833	

E. W. N.

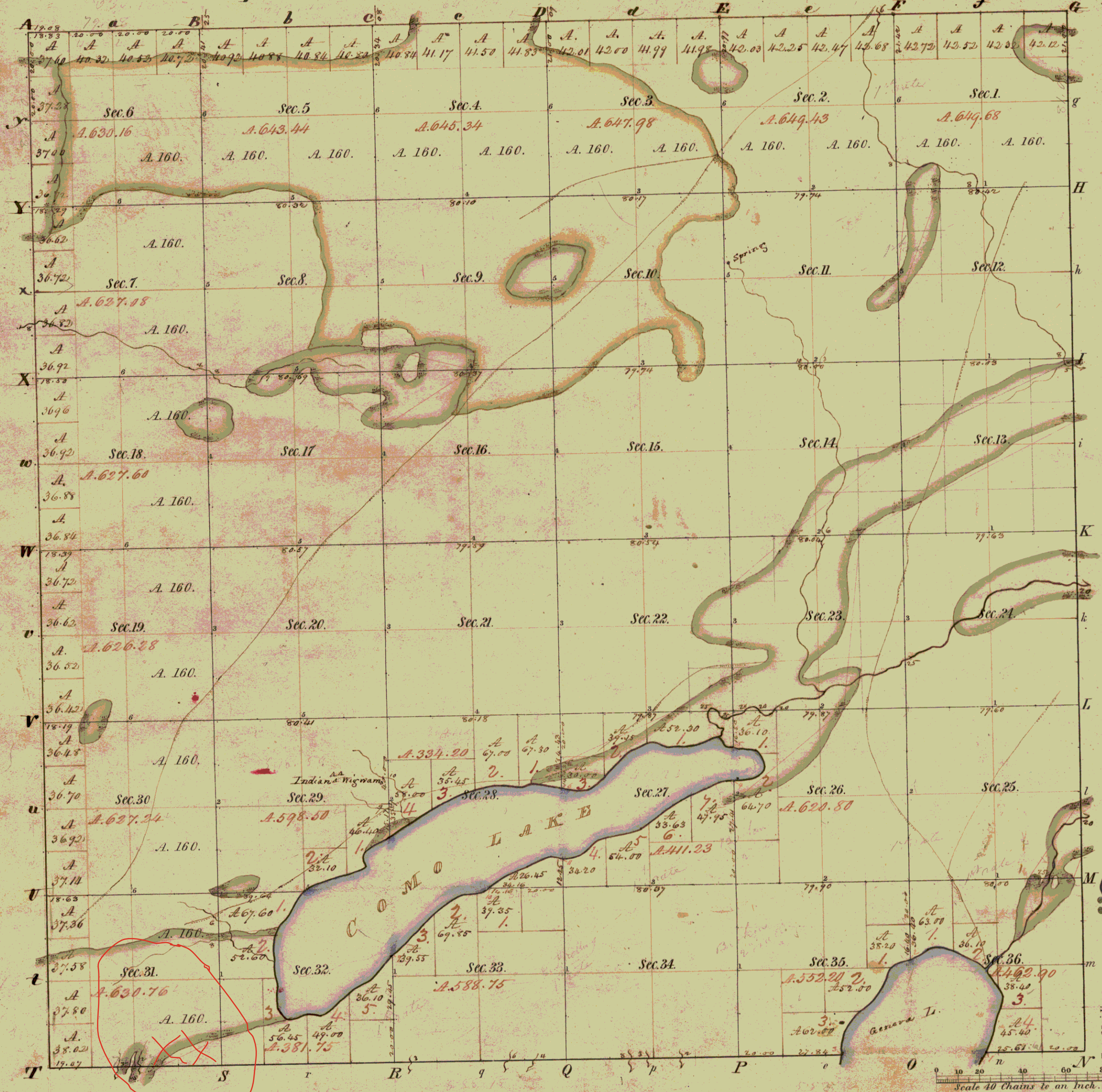
The above Map of Township N^o 1 North of Range N^o 17 E. of the 4th Principal Meridian Wisconsin Terr. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.
Cincinnati, Jan'y. 19. 1837

Robt. Smyth Sur. Gen^l

Meanders of Genoa Lake.											
Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.
<i>South side</i>											
1	146 ¹ N	13.50		N 30 ¹ E	2.50						
	128 ¹ N	16.50		N 52 ¹ E	17.50						
	211 ¹ N	21.00		N 57 ¹ E	3.30						
	125 ¹ E	6.00		N 50 ¹ E	13.70						
	165 ¹ E	10.00		N 74 ¹ E	10.50						
2	167 ¹ E	28.51		N 42 ¹ E	9.10						
	129 ¹ N	13.00		N 64 ¹ E	15.00						
	130 ¹ N	17.50		N 49 ¹ E	9.50						
	155 ¹ N	7.70		N 63 ¹ E	21.00						
3				East	12.51						
	146 ¹ N	13.50	12								
	158 ¹ N	28.51		N 61 ¹ E	11.00						
	152 ¹ N	13.00		N 70 ¹ E	4.50						
	161 ¹ N	12.50		N 81 ¹ E	27.00						
	170 ¹ N	14.50		N 57 ¹ E	7.50						
	N 40 ¹ N 10.03			N 77 ¹ E	25.10						
4				N 64 ¹ E	8.57						
	N 70 ¹ N 12.00	13									
	N 37 ¹ N 12.00			N 83 ¹ E	17.00						
	N 64 ¹ N 13.50			N 46 ¹ E	6.50						
	N 81 ¹ N 12.00			N 89 ¹ E	24.50						
	N 34 ¹ N 17.50			N 30 ¹ E	5.50						
	N 80 ¹ N 8.50			N 85 ¹ E	14.50						
	164 ¹ N 6.00			N 20 ¹ E	9.00						
	181 ¹ N 14.07			N 63 ¹ E	7.00						
5				N 71 ¹ E	8.50						
	145 ¹ N 17.00	14									
	N 50 ¹ N 3.50			N 83 ¹ E	5.50						
	137 ¹ N 12.50			N 61 ¹ E	8.50						
	178 ¹ N 17.50			N 54 ¹ E	15.00						
	174 ¹ N 28.00			N 57 ¹ E	24.00						
	166 ¹ N 18.00			N 41 ¹ E	5.50						
6				N 13 ¹ N 3.25							
	N 83 ¹ N 13.75										
	N 34 ¹ N 3.50										
	180 ¹ N 10.50										
	168 ¹ N 10.50										
	123 ¹ N 6.50										
	114 ¹ N 13.07										
	169 ¹ N 15.10										
	139 ¹ N 6.93										
7											
	48 ¹ N 10.50										
8											
	163 ¹ N 12.50										
	163 ¹ N 2.25										
	N 79 ¹ N 10.50										
	176 ¹ N 21.50										
	183 ¹ N 14.00										
9											
	166 ¹ N 3.54										
<i>North side</i>											
10				N 30 ¹ E	7.00						
				N 13 ¹ E	11.50						
				N 4 ¹ E	11.73						
				N 30 ¹ E	2.50						
				N 13 ¹ E	9.50						
				N 57 ¹ E	12.50						
				N 37 ¹ E	17.50						
				N 57 ¹ E	11.50						
				N 77 ¹ E	15.50						
				N 37 ¹ N 39.00							
				N 7 ¹ E	7.75						
				N 7 ¹ E	2.75						
				N 58 ¹ E	3.50						
				N 80 ¹ E	5.00						
				N 80 ¹ E	6.50						
				N 30 ¹ E	4.01						

Township N^o 2, Range N^o 17 East 4th Mer. Wis. Ter.



Total number of Acres: 21,833.32

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen. acc.
Township lines	Mullett & Brink	17 th Aug 1835	M. Ch ^s Lks.	4 th of 1835	2 nd of 1836
Subdivisions	Sylvester Sibley	6 th Jan'y 1836	66.54.36	2 nd of 1836	4 th of 1836

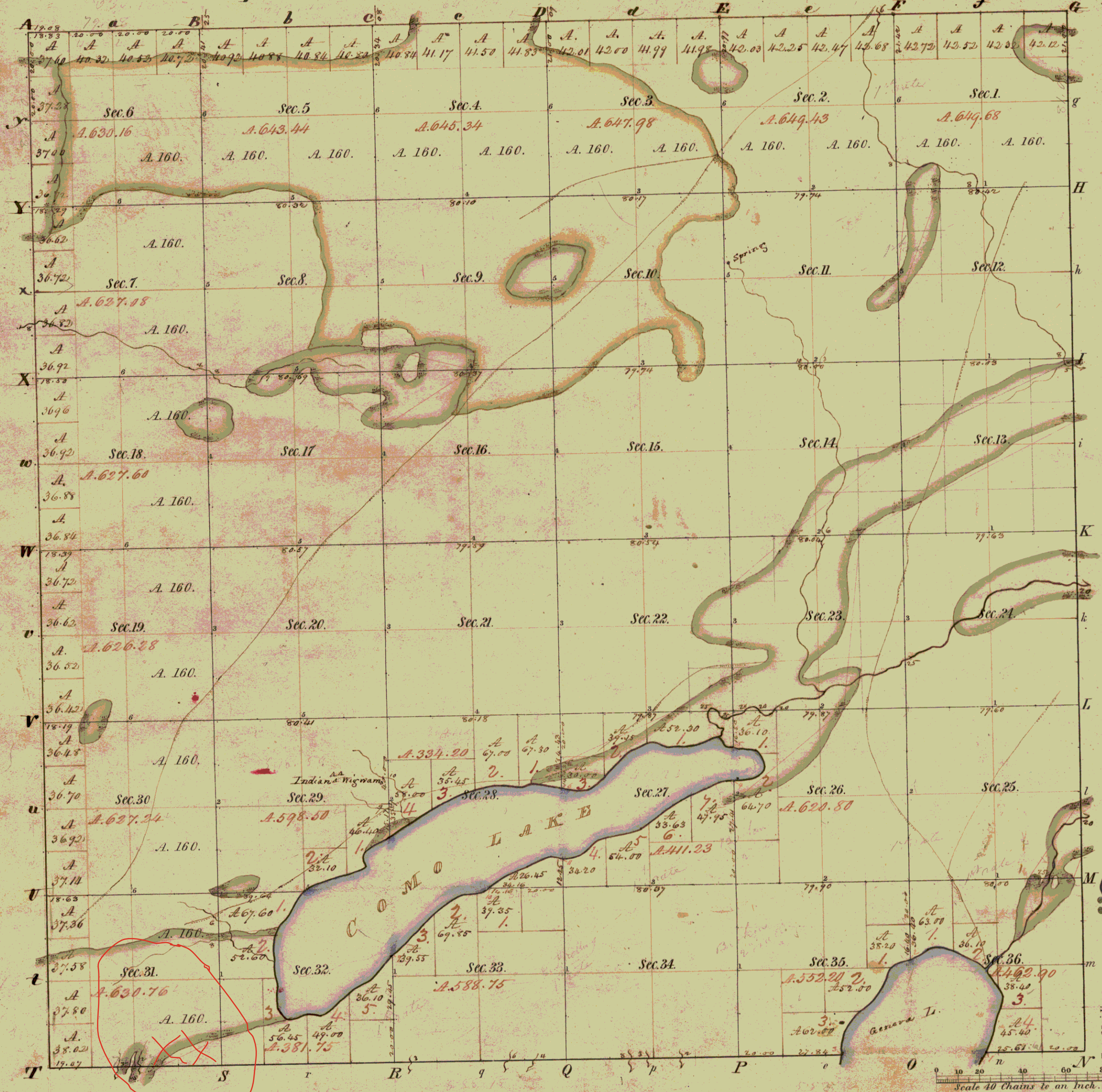
The above Map of Township N^o 2 North of Range N^o 17 E. of the 4th Principal Meridian Wisconsin Ter. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Cincinnati, Jan'y 17. 1837

Robert Lytle Sur. Gen.

Meanders of Lakes							
Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s	Posts	Courses
Lakes in Section				11	N 73 ¹ E 10.25		
35 N 30.					N 41 E 11.00		
3					N 75 ¹ E 17.67		
N 45 ¹ E 19.50					N 57 ¹ E 17.00		
N 28 E 8.00				4	N 75 ¹ E 33.09		Compared
N 15 E 6.78							
N 70 ¹ E 9.60							
2							
N 54 E 11.50							
N 24 E 7.00							
N 70 E 6.50							
N 57 ¹ E 9.00							
N 27 ¹ E 10.50							
N 24 E 7.50							
N 7 ¹ E 6.00							
N 12 ¹ E 18.50							
1							
N 15 E 6.15							
Lakes in Section							
4							
N 33 ¹ E 11.00							
N 44 E 5.25							
N 20 E 12.00							
5							
N 87 ¹ E 10.50							
N 27 ¹ E 8.50							
N 66 ¹ E 11.00							
N 8 E 15.00							
N 50 E 5.50							
N 69 ¹ E 11.20							
N 13 ¹ E 27.50							
N 15 E 1.00							
N 81 E 11.00							
6							
N 81 E 12.98							
N 66 E 3.00							
N 87 E 15.75							
N 75 E 20.00							
N 57 ¹ E 34.33							
7							
N 57 ¹ E 17.25							
N 29 ¹ E 6.00							
N 69 ¹ E 29.55							
8							
N 26 E 12.00							
N 45 E 5.50							
N 27 E 9.00							
N 17 ¹ E 20.00							
N 18 E 6.00							
N 6 E 7.50							
N 41 E 5.50							
N 77 ¹ E 7.00							
N 85 E 11.00							
N 54 E 17.50							
N 61 ¹ E 7.50							
N 33 ¹ E 10.57							
9							
N 40 E 18.50							
N 54 E 27.00							
N 88 E 8.50							
N 66 E 2.75							
10							
N 66 E 32.75							
N 79 E 2.70							
11							

Township N^o 2, Range N^o 17 East 4th Mer. Wis. Ter.



Total number of Acres: 21,833.32

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen. acc ^t
Township lines	Mullett & Brink	17 th Aug 1835	M. Ch ^s Lks.	4 th of 1835	2 nd of 1836
Subdivisions	Sylvester Sibley	6 th Jan'y 1836	66.54.36	2 nd of 1836	4 th of 1836

The above Map of Township N^o 2 North of Range N^o 17 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 17. 1837

Robert Lytle Sur. Gen.

Meanders of Lakes							
Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s	Posts	Courses
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35 N 30.					N 41 E 11.00		
3					N 75 ¹ E 17.67		
N 45 ¹ E 19.50					N 57 ¹ E 17.00		
N 28 E 8.00				4	N 75 ¹ E 33.09		Compared
N 15 E 6.78							
N 70 ¹ E 9.60							
2							
N 54 E 11.50							
N 24 E 7.00							
N 70 E 6.50							
N 57 ¹ E 9.00							
N 27 ¹ E 10.50							
N 24 E 7.50							
N 7 ¹ E 6.00							
N 12 ¹ E 18.50							
1							
N 15 E 6.15							
Com. Lake							
4							
N 83 ¹ E 11.00							
N 44 E 5.25							
N 20 E 12.00							
5							
N 87 ¹ E 10.57							
N 27 ¹ E 3.00							
N 27 ¹ E 8.50							
N 66 ¹ E 11.00							
N 83 E 15.00							
N 50 E 5.50							
N 69 ¹ E 11.20							
N 13 ¹ E 27.50							
N 15 E 1.00							
N 81 E 11.00							
6							
N 81 E 12.98							
N 66 E 3.00							
N 87 E 15.75							
N 75 E 20.00							
N 57 ¹ E 34.33							
7							
N 57 ¹ E 17.25							
N 29 ¹ E 6.00							
N 69 ¹ E 29.55							
8							
N 26 E 12.00							
N 45 E 5.50							
N 27 E 9.00							
N 17 ¹ E 20.00							
N 18 E 6.00							
N 6 E 7.50							
N 41 E 5.50							
N 77 ¹ E 7.00							
N 85 E 11.00							
N 54 E 17.50							
N 61 ¹ E 7.50							
N 33 ¹ E 16.57							
9							
N 43 E 18.50							
N 54 E 27.00							
N 88 E 8.50							
N 66 E 2.75							
10							
N 66 E 32.75							
11							
N 79 E 2.70							



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 30, 2025

PETITION FILE NO. 14796

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

ALYSON MORRIS, CLERK
TOWN OF LINN
PO BOX 130
ZENDA, WI 53195-0130

MICHELLE BAUMEISTER,
CLERK
TOWN OF GENEVA
N3496 COMO RD
LAKE GENEVA, WI 53147-2617

Subject: LAND AND LAKES DEVELOPMENT CO ANNEXATION

The proposed annexation submitted to our office on September 09, 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.

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 14796 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=2870>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner