

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Cedarburg, Ozaukee County, lying contiguous to the City of Cedarburg, petition the Honorable Mayor and Common Council of said City to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Cedarburg, Ozaukee County, Wisconsin.

LEGAL DESCRIPTION

All that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 15; Thence North 01°50'50" West and along the West line of the said Southeast 1/4 Section and existing corporate limits line, 44.01 feet to a point on the North Right-of-Way line of S.T.H. "60" and the place of beginning of lands hereinafter described;

Thence North 86°55'39" East and along the said North Right-of-Way line and said existing corporate limits line, 1328.15 feet to a point on the East line of the West 1/2 of the said Southeast 1/4 Section; Thence North 01°52'47" West and along the said East line of the said West 1/2 and said existing corporate limits line, 2588.62 feet to a point on the North line of the said Southeast 1/4 Section; Thence South 87°15'56" West and along the said North line of the said Southeast 1/4 Section, 1326.52 feet to a point marking the center of said Section 15; Thence South 87°05'44" West and along the North line of the said Southwest 1/4 Section, 1326.55 feet to a point; Thence South 01°48'23" East and along the West line of the East 1/2 of the said Southwest 1/4 Section, 2593.10 feet to a point on the said North Right-of-Way line of said S.T.H. "60"; Thence North 87°14'35" East and along the said North Right-of-Way line, 1327.43 feet to an angle point; Thence North 86°55'39" East and along the said North Right-of-Way line, 0.90 feet to the point of beginning of this description.

Said Parcel contains 6,884,505 Square Feet (or 158.0465 Acres) of land, more or less.

There is one person residing in the territory.

Dated this 2nd day of Oct, 2025


By: Kurt Petrie
Managing Member, Covered Bridge Fields Inc.

X:\2024\24-10-953 Cedarburg STH 60\Drawings\Survey\EXHIBITS\ANNEXATION\885DEX-ANNEX.dwg



DATE: 9/23/25

ANNEXATION EXHIBIT “B”

LEGAL DESCRIPTION:

All that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

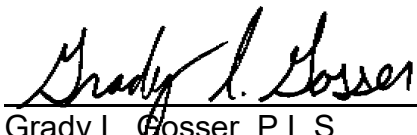
Commencing at the South 1/4 Corner of said Section 15; Thence North 01°50'50" West and along the West line of the said Southeast 1/4 Section and existing corporate limits line, 44.01 feet to a point on the North Right-of-Way line of S.T.H. "60" and the place of beginning of lands hereinafter described;

Thence North 86°55'39" East and along the said North Right-of-Way line and said existing corporate limits line, 1328.15 feet to a point on the East line of the West 1/2 of the said Southeast 1/4 Section; Thence North 01°52'47" West and along the said East line of the said West 1/2 and said existing corporate limits line, 2588.62 feet to a point on the North line of the said Southeast 1/4 Section; Thence South 87°15'56" West and along the said North line of the said Southeast 1/4 Section, 1326.52 feet to a point marking the center of said Section 15; Thence South 87°05'44" West and along the North line of the said Southwest 1/4 Section, 1326.55 feet to a point; Thence South 01°48'23" East and along the West line of the East 1/2 of the said Southwest 1/4 Section, 2593.10 feet to a point on the said North Right-of-Way line of said S.T.H. "60"; Thence North 87°14'35" East and along the said North Right-of-Way line, 1327.43 feet to an angle point; Thence North 86°55'39" East and along the said North Right-of-Way line, 0.90 feet to the point of beginning of this description.

Said Parcel contains 6,884,505 Square Feet (or 158.0465 Acres) of land, more or less.

Date: 9/23/25




Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480

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: **Covered Bridge fields Inc**

Petition Number: **14810**

1. Territory to be annexed: From **TOWN OF CEDARBURG** To **CITY OF CEDARBURG**

2. Area (Acres): **158.05**

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. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

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: _____ Total: _____

5. Approximate **present land use** of territory:

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

Undeveloped: _____%

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: _____

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

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village ☒
Town ☐

Water Supply immediately
or, write in number of years.

City/Village ☒
Town ☐

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? _____

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>

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: Tracie Sette

Email: tsette@cityofcedarburg.wi.gov

Phone: 262-375-7606

Date: October 8, 2025

(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
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Covered Bridge fields Inc**

Petition Number: **14810**

1. Territory to be annexed: **From TOWN OF CEDARBURG**

To CITY OF CEDARBURG

2. Area (Acres): **158.0465**

3. Pick one: ☐ Property Tax Payments

OR ☒ Boundary Agreement

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

\$ _____

a. Title of boundary agreement **Res 2021-8**

b. Year adopted **2021**

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions **Town & City of Cedarburg**

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: **1** Total: **1**

5. Approximate **present land use** of territory:

Residential: **2** % Recreational: _____ % Commercial: **1** % Industrial: _____ %

Undeveloped: **97** %

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

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

Other: _____ %

Comments: **FUTURE USE**

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?: **AG & Industrial + 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 _____

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

City/Village ☐ Yes ☐ No

Town ☐ Yes ☒ No

No public sewer/water for density being considered.

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? _____

M-2 Planned Industrial + Mixed Use District

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

City to respond

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: *SARA JACOBY*

Email: *SJACOBY@TOWNOFCEDARBURG.WI.GOV*

Phone: *262/377-4509*

Date: *10/6/25*

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

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

COVERED BRIDGE FIELDS INC



Parcel Number: 030150900000
Bill Number: 603350

603350/030150900000
COVERED BRIDGE FIELDS INC
1731 10TH AVE
GRAFTON WI 53024

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
7130 STATE ROAD 60
Sec. 14, T10N, R21E; Sec. 15, T10N, R21E
0809379 E 1/2 SW 79.04 ACS *EXC S 44 FT* SEC 15 T 10 R 21
79.040 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 265,600	ASSESSED VALUE IMPROVEMENTS 603,100	TOTAL ASSESSED VALUE 868,700	AVERAGE ASSMT. RATIO 0.951810019	NET ASSESSED VALUE RATE 0.01020825 (Does NOT reflect credits)	NET PROPERTY TAX 8808.73																																				
ESTIMATED FAIR MARKET VALUE LAND 302,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 633,700	TOTAL ESTIMATED FAIR MARKET VALUE 935,700	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,221.01	Garbage Collection 133.56 Recycling Fee 62.78																																				
<table><tr><td>TAXING JURISDICTION</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 NET TAX</td><td>2024 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>OZAUKEE COUNTY</td><td>365,104</td><td>358,567</td><td>1,337.95</td><td>1,387.00</td><td>3.7%</td></tr><tr><td>TOWN OF CEDARBURG</td><td>453,904</td><td>491,831</td><td>1,600.73</td><td>2,035.19</td><td>27.1%</td></tr><tr><td>SCHOOL #1015</td><td>6,619,378</td><td>6,602,899</td><td>4,557.72</td><td>4,714.80</td><td>3.4%</td></tr><tr><td>TECH SCHOOL</td><td>1,033,542</td><td>1,032,361</td><td>737.70</td><td>730.91</td><td>-0.9%</td></tr><tr><td>TOTAL</td><td>8,471,928</td><td>8,485,658</td><td>8,234.10</td><td>8,867.90</td><td>7.7%</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	OZAUKEE COUNTY	365,104	358,567	1,337.95	1,387.00	3.7%	TOWN OF CEDARBURG	453,904	491,831	1,600.73	2,035.19	27.1%	SCHOOL #1015	6,619,378	6,602,899	4,557.72	4,714.80	3.4%	TECH SCHOOL	1,033,542	1,032,361	737.70	730.91	-0.9%	TOTAL	8,471,928	8,485,658	8,234.10	8,867.90	7.7%
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE																																				
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TOWN OF CEDARBURG	453,904	491,831	1,600.73	2,035.19	27.1%																																				
SCHOOL #1015	6,619,378	6,602,899	4,557.72	4,714.80	3.4%																																				
TECH SCHOOL	1,033,542	1,032,361	737.70	730.91	-0.9%																																				
TOTAL	8,471,928	8,485,658	8,234.10	8,867.90	7.7%																																				
FIRST DOLLAR CREDIT			-58.50	-59.17	1.1%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			8,175.60	8,808.73	7.7%																																				
TOTAL DUE: \$9,005.07 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	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #1015	1,867,804	1,221.61	2040				

PAY 1ST INSTALLMENT OF: \$4,600.71
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012
PIN# 030150900000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603350

PAY 2ND INSTALLMENT OF: \$4,404.36
BY JULY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
COUNTY TREASURER
OZAUKEE COUNTY
PO BOX 994
PORT WASHINGTON, WI 53074-0994
PIN# 030150900000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603350

PAY FULL AMOUNT OF: \$9,005.07
BY JANUARY 31, 2025
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012
PIN# 030150900000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603350



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 2024
REAL ESTATE

COVERED BRIDGE FIELDS INC



Parcel Number: 030151400000
Bill Number: 603358

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.

603358/030151400000
COVERED BRIDGE FIELDS INC
1731 10TH AVE
GRAFTON WI 53024

Location of Property/Legal Description
Sec. 15, T10N, R21E
0809379 NW SE 40 ACS SEC 15 T 10 R 21
40.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 55,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 55,700	AVERAGE ASSMT. RATIO 0.951810019	NET ASSESSED VALUE RATE 0.01020825 (Does NOT reflect credits)	NET PROPERTY TAX 568.60
ESTIMATED FAIR MARKET VALUE LAND 94,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 94,600	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 78.29	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	365,104	358,567	84.60	88.93	5.1%
TOWN OF CEDARBURG	453,904	491,831	101.21	130.49	28.9%
SCHOOL #1015	6,619,378	6,602,899	288.18	302.31	4.9%
TECH SCHOOL	1,033,542	1,032,361	46.64	46.87	0.5%
TOTAL	8,471,928	8,485,658	520.63	568.60	9.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			520.63	568.60	9.2%
TOTAL DUE: \$568.60 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	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #1015	1,867,804	78.33	2040				

PAY 1ST INSTALLMENT OF: \$284.30
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030151400000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603358

PAY 2ND INSTALLMENT OF: \$284.30
BY JULY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
COUNTY TREASURER
OZAUKEE COUNTY
PO BOX 994
PORT WASHINGTON, WI 53074-0994

PIN# 030151400000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603358

PAY FULL AMOUNT OF: \$568.60
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030151400000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603358



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 2024
REAL ESTATE

COVERED BRIDGE FIELDS INC



Parcel Number: 030151500000
Bill Number: 603359

603359/030151500000
COVERED BRIDGE FIELDS INC
1731 10TH AVE
GRAFTON WI 53024

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

Sec. 15, T10N, R21E
0809380 SW SE 39.70 ACS /EXC HWY/ SEC 15 T 10 R 21
39.700 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 20,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 20,600	AVERAGE ASSMT. RATIO 0.951810019	NET ASSESSED VALUE RATE 0.01020825 (Does NOT reflect credits)	NET PROPERTY TAX 210.29
ESTIMATED FAIR MARKET VALUE LAND 17,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 17,700	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 28.95	
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	365,104	358,567	30.26	32.89	8.7%
TOWN OF CEDARBURG	453,904	491,831	36.20	48.26	33.3%
SCHOOL #1015	6,619,378	6,602,899	103.07	111.81	8.5%
TECH SCHOOL	1,033,542	1,032,361	16.68	17.33	3.9%
TOTAL	8,471,928	8,485,658	186.21	210.29	12.9%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			186.21	210.29	12.9%
TOTAL DUE: \$210.29 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	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #1015	1,867,804	28.97	2040				

PAY 1ST INSTALLMENT OF: \$105.15
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030151500000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603359

PAY 2ND INSTALLMENT OF: \$105.14
BY JULY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 030151500000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603359

PAY FULL AMOUNT OF: \$210.29
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012

PIN# 030151500000
COVERED BRIDGE FIELDS INC
BILL NUMBER: 603359



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

ANNEXATION EXHIBIT "B"

LEGAL DESCRIPTION:

All that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

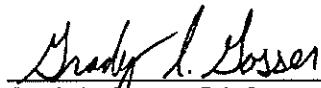
Commencing at the South 1/4 Corner of said Section 15; Thence North 01°50'50" West and along the West line of the said Southeast 1/4 Section and existing corporate limits line, 44.01 feet to a point on the North Right-of-Way line of S.T.H. "60" and the place of beginning of lands hereinafter described;

Thence North 86°55'39" East and along the said North Right-of-Way line and said existing corporate limits line, 1328.15 feet to a point on the East line of the West 1/2 of the said Southeast 1/4 Section; Thence North 01°52'47" West and along the said East line of the said West 1/2 and said existing corporate limits line, 2588.62 feet to a point on the North line of the said Southeast 1/4 Section; Thence South 87°15'56" West and along the said North line of the said Southeast 1/4 Section, 1326.52 feet to a point marking the center of said Section 15; Thence South 87°05'44" West and along the North line of the said Southwest 1/4 Section, 1326.55 feet to a point; Thence South 01°48'23" East and along the West line of the East 1/2 of the said Southwest 1/4 Section, 2593.10 feet to a point on the said North Right-of-Way line of said S.T.H. "60"; Thence North 87°14'35" East and along the said North Right-of-Way line, 1327.43 feet to an angle point; Thence North 86°55'39" East and along the said North Right-of-Way line, 0.90 feet to the point of beginning of this description.

Said Parcel contains 6,884,505 Square Feet (or 158.0465 Acres) of land, more or less.

Date: 9/23/25




Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480



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>

October 03, 2025

PETITION FILE NO. 14810

TRACIE SETTE, CLERK
CITY OF CEDARBURG
PO BOX 49
CEDARBURG, WI 53012-0049

SARA JACOBY, CLERK
TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
CEDARBURG, WI 53012-9304

Subject: COVERED BRIDGE FIELDS INC ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF CEDARBURG to the CITY OF CEDARBURG (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of October 22, 2025. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Cedarburg, Ozaukee County, lying contiguous to the City of Cedarburg, petition the Honorable Mayor and Common Council of said City to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Cedarburg, Ozaukee County, Wisconsin.

LEGAL DESCRIPTION

All that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 15; Thence North 01°50'50" West and along the West line of the said Southeast 1/4 Section and existing corporate limits line, 44.01 feet to a point on the North Right-of-Way line of S.T.H. "60" and the place of beginning of lands hereinafter described;

Thence North 86°55'39" East and along the said North Right-of-Way line and said existing corporate limits line, 1328.15 feet to a point on the East line of the West 1/2 of the said Southeast 1/4 Section; Thence North 01°52'47" West and along the said East line of the said West 1/2 and said existing corporate limits line, 2588.62 feet to a point on the North line of the said Southeast 1/4 Section; Thence South 87°15'56" West and along the said North line of the said Southeast 1/4 Section, 1326.52 feet to a point marking the center of said Section 15; Thence South 87°05'44" West and along the North line of the said Southwest 1/4 Section, 1326.55 feet to a point; Thence South 01°48'23" East and along the West line of the East 1/2 of the said Southwest 1/4 Section, 2593.10 feet to a point on the said North Right-of-Way line of said S.T.H. "60"; Thence North 87°14'35" East and along the said North Right-of-Way line, 1327.43 feet to an angle point; Thence North 86°55'39" East and along the said North Right-of-Way line, 0.90 feet to the point of beginning of this description.

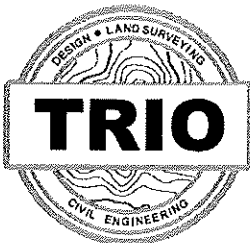
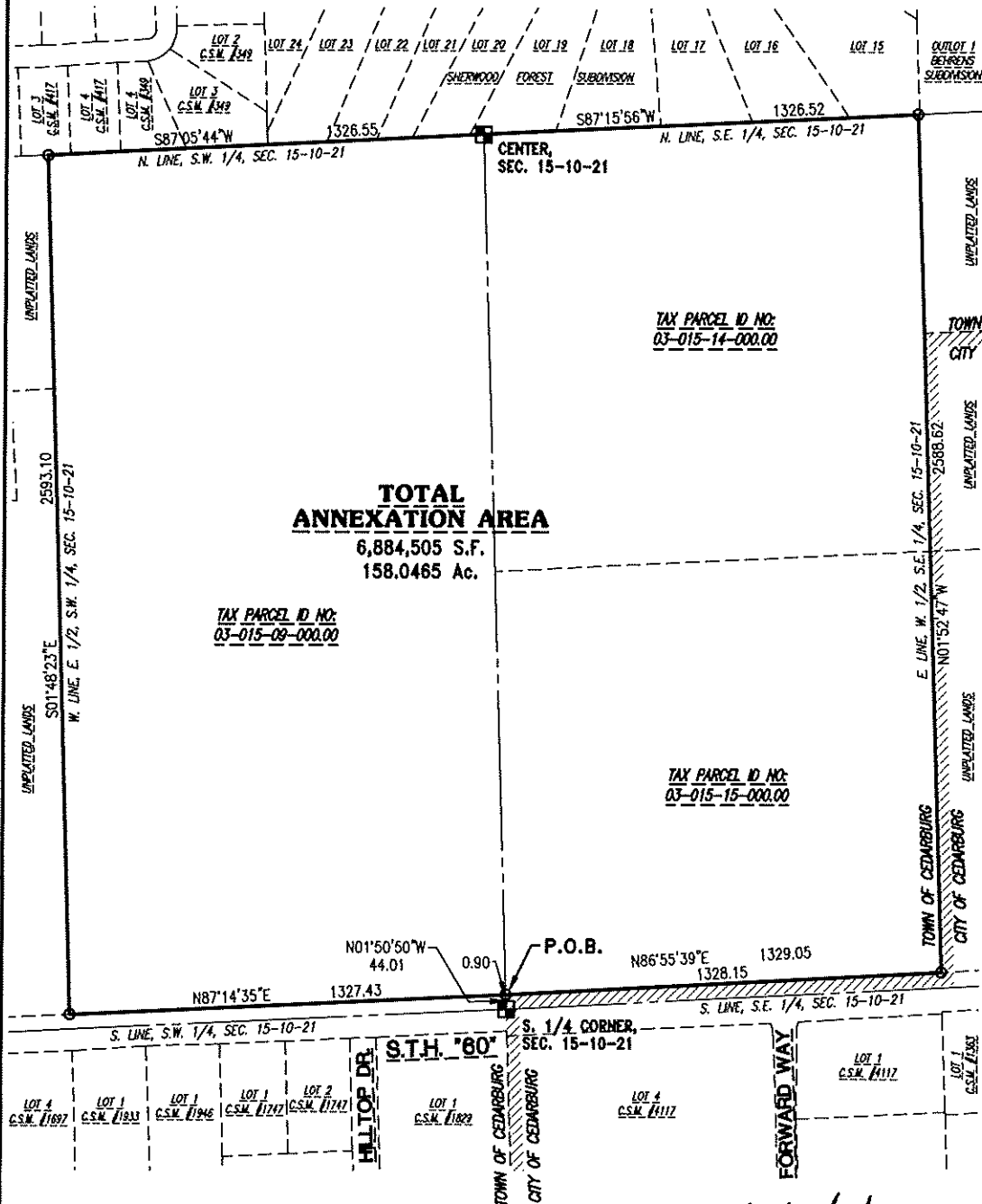
Said Parcel contains 6,884,505 Square Feet (or 158.0465 Acres) of land, more or less.

There is one person residing in the territory.

Dated this 2nd day of Oct, 2025


By: Kurt Petrie
Managing Member, Covered Bridge Fields Inc.

ANNEXATION EXHIBIT "A"



19035 W. Capitol Drive
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481



SCALE: 1" = 400'



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 9/23/25

ANNEXATION EXHIBIT "B"

LEGAL DESCRIPTION:

All that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 15, Town 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 15; Thence North 01°50'50" West and along the West line of the said Southeast 1/4 Section and existing corporate limits line, 44.01 feet to a point on the North Right-of-Way line of S.T.H. "60" and the place of beginning of lands hereinafter described;

Thence North 86°55'39" East and along the said North Right-of-Way line and said existing corporate limits line, 1328.15 feet to a point on the East line of the West 1/2 of the said Southeast 1/4 Section; Thence North 01°52'47" West and along the said East line of the said West 1/2 and said existing corporate limits line, 2588.62 feet to a point on the North line of the said Southeast 1/4 Section; Thence South 87°15'56" West and along the said North line of the said Southeast 1/4 Section, 1326.52 feet to a point marking the center of said Section 15; Thence South 87°05'44" West and along the North line of the said Southwest 1/4 Section, 1326.55 feet to a point; Thence South 01°48'23" East and along the West line of the East 1/2 of the said Southwest 1/4 Section, 2593.10 feet to a point on the said North Right-of-Way line of said S.T.H. "60"; Thence North 87°14'35" East and along the said North Right-of-Way line, 1327.43 feet to an angle point; Thence North 86°55'39" East and along the said North Right-of-Way line, 0.90 feet to the point of beginning of this description.

Said Parcel contains 6,884,505 Square Feet (or 158.0465 Acres) of land, more or less.

Date: 9/23/25



A handwritten signature in black ink, reading "Grady L. Gosser".

Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480

DIR - Request for Annexation Review

10/2/2025 3:31:35 PM

Introduction

Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: wimunicipalboundaryreview@wi.gov or 608-264-6102

The following items will be required to submit this form:

- Legal Description meeting the requirements of s.66.0217 (1)(c).
- Map meeting the requirements of s. 66.0217 (1)(g).
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

Petitioner Information

Name: Ryan Fritsch

Phone: (262) 893-9369

Email: rfritsch@neumanndevelopments.com

Contact information if different than Petitioner

Representative Name:

Phone:

Email:

Property Information

Town(s) where property is located: Cedarburg

Petitioned City or Village: Cedarburg

County where property is located: Ozaukee

Are there multiple counties for this annexation?:

☐ Yes

☒ No

Population of the territory to be annexed: 1

Area (in acres) of the territory to be annexed: 158.05

Is this annexation a road right-of-way only?:

☐ Yes

☒ No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 030151500000, 030151400000, 030150900000

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: [Legal-CEDARBURG ANNEX-092325.pdf](#)

s.66.0217 (1)(c).

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

The Map

Map of the parcel being annexed: [Exhibit-Legal-CEDARBURG ANNEX-092325.pdf](#)

s. 66.0217 (1)(g).

The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

The Petition

Signed Petition or Notice of Intent to Circulate: Petition for Annexation - Cedarburg-Covered Bridge Fields Inc..pdf

State the purpose of the petition:

- Direct annexation by unanimous approval; OR
- Direct annexation by one-half approval; OR
- Annexation by referendum.

Petition must be signed by:

- All owners and electors, if by unanimous approval
- See 66.0217(3)(a).
- See 66.0217(3)(b), if by referendum

State the population of the land to be annexed

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located s. 66.0217.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filing Fee: (Required with the first submittal of all petitions)

\$200 - 2 acres or less

\$350 - 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 - 2 acres or less

\$600 - 2.01 to 10 acres

\$800 - 10.01 to 50 acres

\$1,000 - 50.01 to 100 acres

\$1,400 - 100.01 to 200 acres

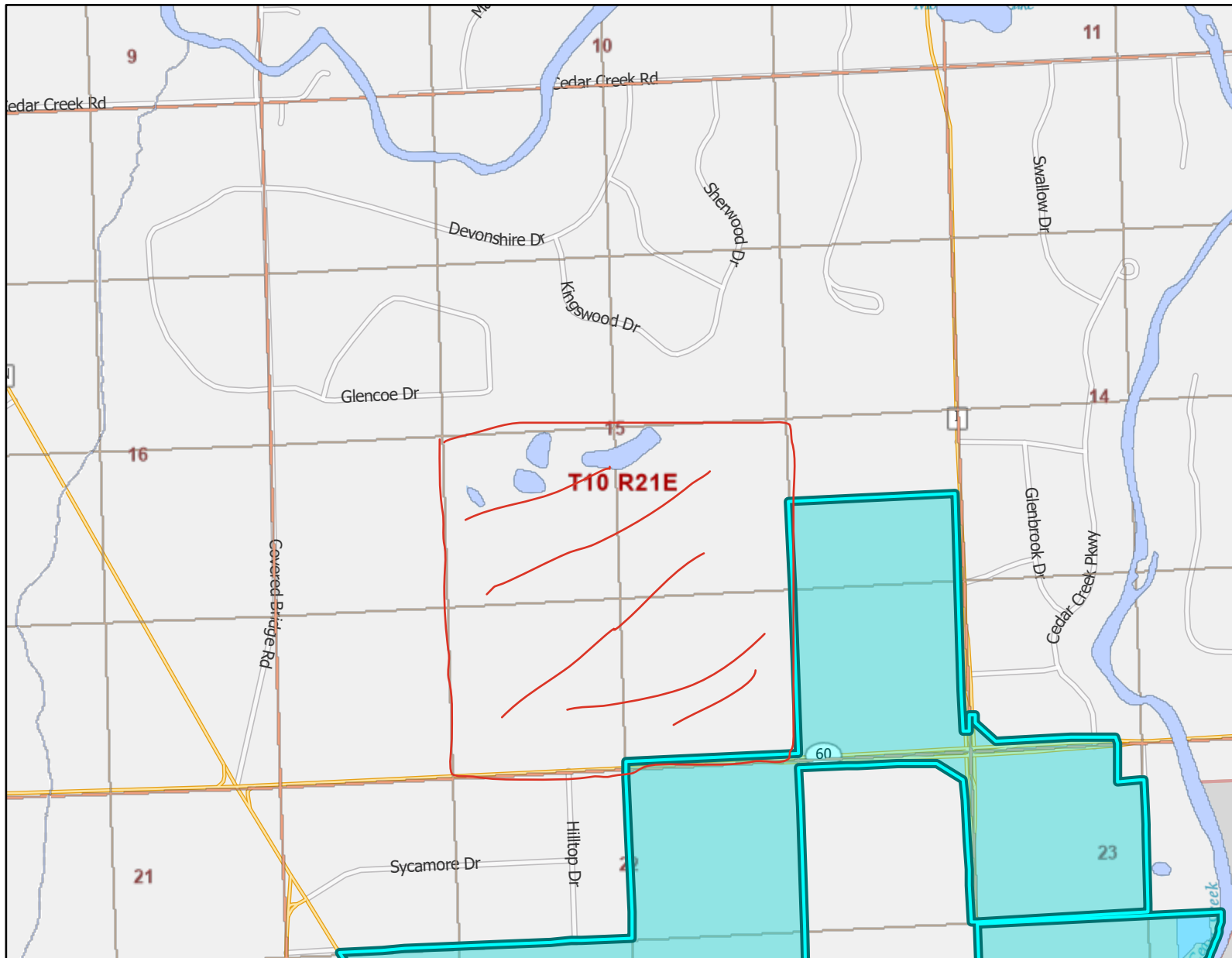
\$2,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (158.05 acres) \$350 + Review Fee \$1400 = \$1750

Total Fee Due: \$1,750.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102



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
 - City
 - Village
 - Civil Town

Notes:



Map: 0 1,000 2,000 Feet
0 310 620 Meters

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

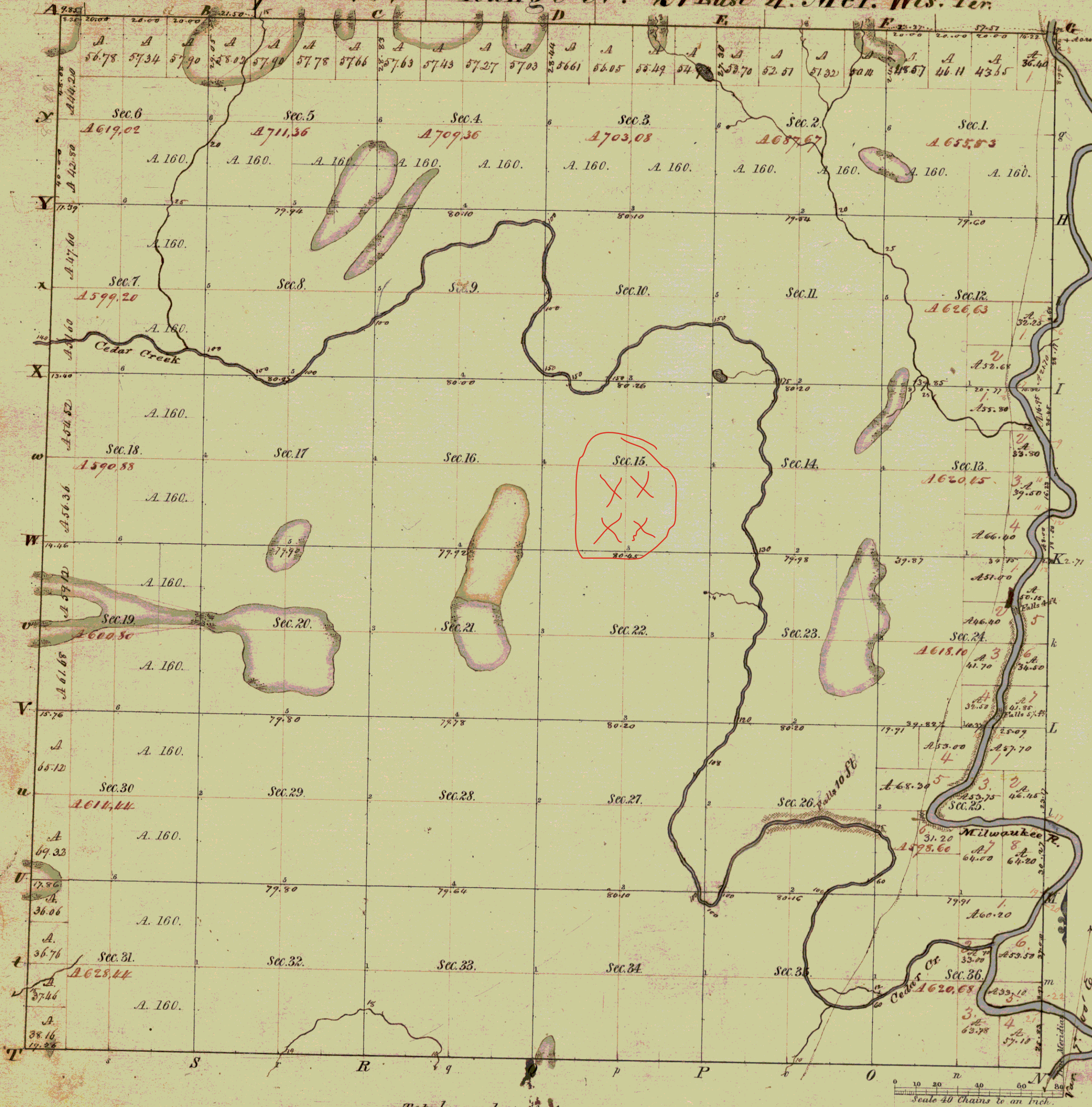
Map projection: NAD 1983 HARN Wisconsin TM

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: 10/22/2025 12:24 PM

Township N^o 10, Range N^o 21 East 4th Mer. Wis. Ter.



Meanders of Milwaukee River N ^o 136 up stream									
Posts	Courses	Ch. ^o Lk. ^s	Posts	Courses	Ch. ^o Lk. ^s	Posts	Courses	Ch. ^o Lk. ^s	
21	N 79 W	352		S 12 W	367				
	S 80 W	2000		S 12 E	742				
	N 71 W	619		S 28 W	407				
	N 34 W	457		S 67 W	1040				
	N 10 W	600		S 39 W	450				
	N 45 E	1100		S 11 E	280				
	N 15 E	400		S 55 E	0.66				
	N 7 W	1670							
	N 76 E	1350	7	S 55 E	704				
	N 34 E	1690		S 24 E	1387				
19	N 35 E	1142	9	S 30 E	950				
			12	S 53 W	665				
18	N 71 W	300		S 14 W	480				
	S 87 W	1470		S 37 E	918				
	N 83 W	750	13	S 17 W	245				
	S 39 W	450							
	N 69 W	900	13	S 11 W	115				
	N 21 W	900		S 41 W	950				
	N 66 W	860		S 49 W	750				
	N 74 W	360		S 12 W	887				
	N 15 E	464		S 17 E	1530				
	N 46 E	1450		S 30 W	1800				
	N 69 E	700		S 9 W	1300				
	N 17 E	460		S 12 E	734				
	N 14 E	1350		S 40 W	824				
	N 23 E	910		S 39 W	149				
16	N 23 E	126	15	S 39 W	251				
	N 55 E	492		S 13 W	1270				
	N 34 E	450		S 19 W	500				
	N 2 W	1130		S 57 W	700				
	N 16 E	564		S 71 W	950				
	N 8 W	230		S 27 W	1366				
	N 22 E	1800		S 6 W	300				
	N 15 W	800		S 68 E	1100				
	N 24 W	718		N 83 E	1024				
	N 73 E	1100		N 55 E	456				
	N 49 E	1350		S 58 E	563				
	N 35 E	369		S 44 E	250				
14	N 25 E	131	17	N 89 E	2200				
	N 18 W	1250	20	S 31 W	1450				
	N 40 E	1100		S 77 W	1150				
11	N 66 E	278		S 31 W	400				
				S 43 W	700				
10	N 64 W	720		S 4 E	725				
	N 35 W	1700		S 34 W	1150				
	N 20 W	1250		S 19 W	650				
	N 44 W	939		S 38 E	450				
				S 37 E	450				
8	N 44 W	200	23	N 75 E	2272				
	N 17 E	800							
	N 82 E	770							
	N 34 E	560							
	N 11 W	750							
	N 84 E	446							
	N 50 E	500							
5	N 58 E	492							
4	N 20 W	1050							
1	N 2 E	236							
Left Bank									
Down Stream									
3	S 37 W	150							
3	S 9 E	672							
6	S 49 W	624							

Total number of Acres 23,004.20

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 & Smith	17 th Aug 1835	M. Ch ^o Lks.	1 st 1836	2 nd 1836
Subdivisions	M. M. Smith	1 st Jan 1836	10.47.35	1 st 1836	3 rd 1836

The above Map of Township N^o 10 North of Range N^o 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.

Surveyor General's Office.
Cincinnati, Jan^y 19. 1837
C. C. S. Lytle Sur. Gen^l



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>

October 22, 2025

PETITION FILE NO. 14810

TRACIE SETTE, CLERK
CITY OF CEDARBURG
PO BOX 49
CEDARBURG, WI 53012-0049

SARA JACOBY, CLERK
TOWN OF CEDARBURG
1293 WASHINGTON AVENUE
CEDARBURG, WI 53012-9304

Subject: COVERED BRIDGE FIELDS INC ANNEXATION

The proposed annexation submitted to our office on October 02, 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 City of Cedarburg, 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 14810 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=2884>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner