



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

February 04, 2026

PETITION FILE NO. 14826

LANA KROPF, CLERK
VILLAGE OF MUKWONAGO
440 RIVER CREST CT
MUKWONAGO, WI 53149-0206

KIM M BUCHANAN, CLERK
TOWN OF EAST TROY
PO BOX 872
EAST TROY, WI 53120-0872

Subject: HUNTERS RUN MANAGEMENT ANNEXATION

The proposed annexation submitted to our office on January 15, 2026, 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 Mukwonago, 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 14826 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=2900>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley T. Vowels-Katter". The signature is fluid and cursive, with the first name being the most prominent.

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES
WHERE NO ELECTORS RESIDE IN TERRITORY**

The undersigned, Hunter's Run Management, LLC, owner of the real property in which no electors reside in the following territory of the Town of East Troy, Walworth County, Wisconsin, lying contiguous to the Village of Mukwonago, petition the Village Board of the Village of Mukwonago to annex the territory described below and shown on the attached scaled map to the Village of Mukwonago, Walworth County, Wisconsin.

Legal description of proposed territory to be annexed:

ALL THAT PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 18 EAST, LOCATED IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION, THENCE DUE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 2484.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'32" WEST, 1416.14 FEET TO THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4936; THENCE NORTH 00°30'42" WEST ALONG SAID EAST LINE AND THEN ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4993, 671.71 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4868; THENCE NORTH 72°58'19" EAST LONG THE SOUTHERLY LINE OF SAID LOT 2 AND THEN ALONG ITS NORTHEASTERLY EXTENSION, 1378.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUCK HIGHWAY "83"; THENCE SOUTH 27°35'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 9.61 FEET; THENCE NORTH 62°24'07" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 12.00 FEET; THENCE SOUTH 27°35'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 178.41 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 00°28'16" EAST ALONG SAID EAST LINE, 762.30 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE DUE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 154.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO STATE TRUCK HIGHWAY "83" RIGHT-OF-WAY WIDENING, IF ANY.

The undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

I further understand the subject property will be assigned a zoning classification of A-1
Agricultural Holding District, pursuant to Section 100-51 of the Mukwonago Zoning Ordinance with no public hearing required.

Total area of lands to be annexed contains 28.7624 acres

Tax Parcel numbers of lands to be annexed: P ET 10003

The current population of such territory is 0.

Signature of Petitioner	Date of Signing	Address of Petitioner (Include Zip Code)
	11/11/2025	S110 W25500 Hunters Run Mukwonago, WI 53149
Kyle Johnson, Member Hunters Run Management, LLC		

Mukwonago Annexation

Tax ID: P ET 100003

Property description per WARRANTY DEED, Document No. 1084231:

Part of the Northeast 1/4 and Southeast 1/4 of Section 1, Town 4 North, Range 18 East; Commencing at the Southeast corner of Section 1, North 2442', to place of beginning, Westerly 1415.04', Northerly 709.5', North 74 degrees East to Southwest line STH 83, Southeasterly along the Southwest line to East Section line, South along Section line to place of beginning. Said land being in the Town of East Troy, County of Walworth and State of Wisconsin.

Property meets and bound description per Lynch Assoc. Plat of Survey, Survey No. 23.5044:

All that part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 4 North, Range 18 East, located in the Town of East Troy, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of said Southeast 1/4 section, thence Due North along the east line of said Southeast 1/4 section, 2484.10 feet to the point of beginning;

Thence North 89°53'32" West, 1416.14 feet to the east line of Lot 2 of Certified Survey Map No. 4936; thence North 00°30'42" West along said east line and then along the east line of Lot 1 of Certified Survey Map No. 4993, 671.71 feet to the southwest corner of Lot 2 of Certified Survey Map No. 4868; thence North 72°58'19" East long the southerly line of said Lot 2 and then along its northeasterly extension, 1378.57 feet to the westerly right-of-way line of State Truck Highway "83"; thence South 27°35'53" East along said westerly right-of-way line, 9.61 feet; thence North 62°24'07" East along said westerly right-of-way line, 12.00 feet; thence South 27°35'53" East along said westerly right-of-way line, 178.41 feet to the east line of said Northeast 1/4 section; thence South 00°28'16" East along said east line, 762.30 feet to the East 1/4 corner of said Section 1; thence Due South along the east line of said Southeast 1/4 section, 154.70 feet to the point of beginning.

Subject to State Truck Highway "83" right-of-way widening, if any.

PLAT OF SURVEY

Survey No. 23.5044

LOCATION: STH 83 East Troy Wisconsin
 PREPARED FOR: Douglas Rohrscheib
 PROPERTY DESCRIPTION: Per Document No. 903010

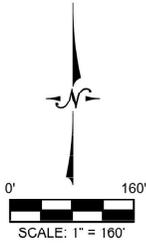
Part of the Northeast ¼ and the Southeast ¼ of Section 1, Town 4 North, Range 18 East;
 Commencing at the Southeast corner of Section 1, North 2442' to place of Beginning, Westerly
 1415.04, Northerly 709.5', North 74' East to Southwest line STH 83, Southeasterly along the
 Southwest line to East Section line, South along Section Line to place of beginning.
 CURRENT OWNER: Douglas Rohrscheib
 TAX ID: P ET 100003

June 08, 2023

D.O.T. Reference
 Line per Project No.:
 2991 dated
 5-4-1931 (No other
 Plats available from
 the D.O.T.)

South Witness Corner
 to the Northeast
 Corner of Section
 1-4-18

East Line of the
 Northeast ¼ of
 Section 1-4-18



CSM No.:
 4868
 1 of 2

Found and Accepted as
 Being the Southeast Corner
 of Lot 2 of Certified
 Survey Map No.: 4868

Village of Mukwonago
 Town of East Troy

N72°58'19"E 1378.57'
 N74°E To the West Line of STH "83"

S27°35'53"E 9.61'
N62°24'07"E 12.00'

S27°35'53"E 178.41'

Iron Pipe Found and Accepted as
 Being the Northeast Corner of
 property, AND an Iron Rod was
 Found 1.1' North and 1.8' East of
 the Northeast Corner of property

CSM No.:
 4993
 Lot 1

Found and Accepted as
 Being the Southeast Corner
 of Lot 1 of Certified Survey
 Map No.: 4993

LOT AREA
 1,252,891 S.F.
 28.7624 Acres

N00°30'42"W 671.71'
 Northerly 709.5'
 (Rec. As)

Center of
 Section
 1-4-18

CSM No.:
 4936
 Lot 2

Remnant
 Fence Visible

South Line of the
 Northeast ¼ of Section
 1-4-18

East ¼ Corner of
 Section 1-4-18

Iron Rod Found 0.2' South and
 2.1' East of the Southeast Corner
 of property AND an Iron Pipe was
 Found 6.3' South and 0.2' East
 of the Southeast Corner of
 Property

N89°53'32"W 1416.14'
 Westerly 1415.04' (Rec. As)

S00°28'16"E 762.30'
 720.63'

Unplatted Lands

*THE AREA OF REQUESTED ANNEXATION IS INCLUDED IN AND SUBJECT TO THE TOWN OF EAST TROY AND VILLAGE OF MUKWONAGO BOUNDARY AGREEMENT DATED MARCH 2005.

Legend:

- Found Monument
- Found Iron Rod
- Found 1" Iron Pipe
- Set ¾" Iron Rod

East Line of the
 Southeast ¼ of
 Section 1-4-18

Southeast Corner
 of Section
 1-4-18

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC
 5482 S. WESTRIDGE DRIVE
 NEW BERLIN, WI 53151
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105
 (202) 402-5040

WISCONSIN
 RICK R. HILLMANN
 S-3005
 NEW BERLIN
 WI
 LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann
 Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY: TJM
 FIELD WORK BY: LG

DIR - Request for Annexation Review

1/15/2026 10:02:37 AM

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:

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

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

Petitioner Information

Name: Hunters Run Management, LLC; c/o Kyle Johnson

Phone: (847) 989-0859

Email: kyle@huntersrunmanagement.com

Contact information if different than Petitioner

Representative Name: Devon Pittman, Briohn Building Corp

Phone: (262) 222-8292

Email: dpittman@briohn.com

Property Information

Town(s) where property is located: East Troy

Petitioned City or Village: Mukwaonago

County where property is located: Walworth

Are there multiple counties for this annexation?:

Yes

No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 28.7624

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

Yes

No

Tax parcel number(s) of territory to be annexed (if the territory is part or all of an exiting parcel): P ET 100003

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

Required Items

The Description

Legal Description of the property being annexed: [2025-12-10 Mukwonago Annexation - Legal Description.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:

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

The Map

Map of the parcel being annexed: [2023-06-08 Plat of Survey Muni Boundary.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:

- o 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.
- o Bearings and distances along all parcel boundaries as described.

- o 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: [2025-11-11 Annexation Petition EXECUTED.pdf](#)

State the purpose of the petition:

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

Petition must be signed by:

- o All owners and electors, if by unanimous approval
- o See [66.0217\(3\)\(a\)](#).
- o 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

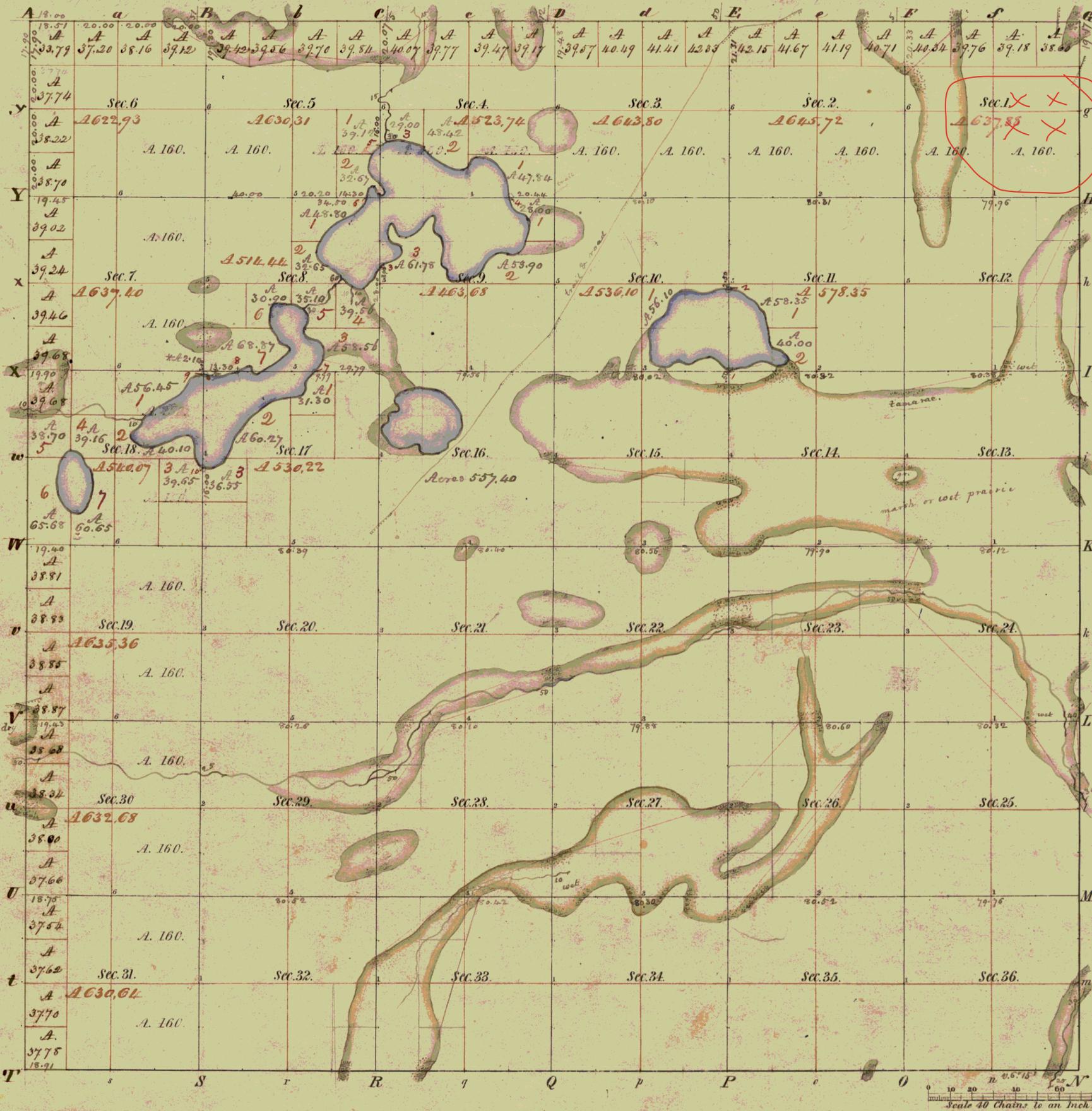
\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (28.7624 acres) \$350 + Review Fee \$800 = \$1150

Total Fee Due: \$1,150.00

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

Township N^o 4, Range N^o 18 East 4th Mer. Wis. Ter.



Meanders of Lakes					
Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s
Lakes in Section 8, 17 & 18			N 1 W 7.50	S 41 E 6.50	
			N. 39 N 6.42	South 9.36	
7	N 37 W 5.50		Lakes in Section 4		
	N 30 W 4.00		S 9 E 4.50		
	N 29 W 4.00		S 61 E 10.00	S 61 E 10.00	
	N 28 W 11.50		N 55 E 6.00	S 8 E 4.00	
	N 28 W 1.50		S 61 E 8.50	S 14 W 7.50	
	N 28 W 3.00		N 37 E 7.00	S 32 W 8.00	
	N 28 W 6.00		N 30 W 4.50	N 74 W 6.00	
	N 28 W 17.50		N 70 W 6.50	S 60 W 11.00	
	N 28 W 11.00		N 3 W 7.50	N 57 W 4.00	
	N 27 W 8.00		N 17 W 3.50	S 31 W 7.00	
	N 27 W 4.00		N 42 W 15.00	S 73 W 5.50	
10	N 48 W 2.50		N 63 W 5.00	N 61 W 4.00	
	N 9 W 10.50		N 32 W 5.00	N 0 W 4.00	
	N 64 W 4.00		N 27 W 11.00	N 66 W 3.50	
	S 75 W 20.00		N 74 W 7.00	N 22 W 13.50	
	N 67 W 5.50		S 81 W 3.00	N 59 W 6.50	
	North 4.50		S 43 W 6.00	N 44 W 7.00	
	N 57 E 3.50		S 27 W 7.50	S 34 W 6.00	
	N 15 E 6.00		S 63 W 5.00	S 89 W 4.50	
	N 57 E 23.50		S 32 W 5.00	S 65 W 5.00	
	N 21 E 6.00		S 7 E 6.50	N 84 W 2.00	
	N 85 E 6.84		South 10.12	N 37 W 3.00	
9	S 89 E 8.50		East 8.34	N 59 W 2.00	
	N 42 E 2.00		N 24 E 3.50	South 4.00	
	N 78 E 3.97		S 82 E 6.50	S 23 E 3.00	
	N 67 E 9.50		N 70 E 11.00	S 64 E 6.50	
	S 2 E 4.50		S 49 E 9.00	S 3 W 3.00	
	N 60 E 13.50		S 75 E 3.50	S 53 W 2.00	
	N 45 E 7.25			S 80 W 5.00	
	N 49 W 8.50		Lakes in Section 3		
	N 18 W 10.50		Lakes in Section 18, from P. on line bet. Sec. 18 & 19		
	N 29 E 4.00		4, 5, 8, 9	to Lake N 40 W 22.10	
	East 11.00		N 20 W 6.50	N 28 E 8.00	
	S 42 E 5.00		N 54 W 3.00	N 4 W 9.50	
	S 22 W 13.30		S 42 W 5.50	N 40 W 1.50	
	S 59 E 7.50		N 51 W 21.00	N 20 W 3.00	
	S 38 E 4.00		N 73 W 3.50	N 73 W 3.00	
	S 5 E 5.00		N 24 W 4.00	S 30 W 13.00	
7	S 26 W 6.50		N 30 E 13.50	South 9.00	
			N 32 E 8.00	S 57 E 10.50	
			N 71 E 9.00	N 76 E 5.30	
			N 22 E 5.74		
Lakes in Section 16, from P. on line bet. Sec. 16 & 17 to Lake 9 & 16 - to Lake 9 & 16 - to Lake 9 & 16			N 10 E 3.50		
			N 48 E 3.00		
			S 40 E 4.72		
			S 22 W 15.00		
			N 59 W 11.00		
			N 83 W 9.00		
			S 63 W 7.50		
			S 29 W 5.00		
			S 35 E 3.00		
			S 84 W 4.50		
			South 5.50		
			N 73 W 3.50		
			S 22 E 3.50		
			S 76 E 2.00		
			S 33 E 5.00		
			S 54 E 5.50		
			N 75 E 7.50		
			S 3 W 3.50		
			S 74 E 7.50		
			N 71 E 8.50		
			N 6 E 3.50		
			N 49 E 5.50		
			N 15 E 3.50		
			S 50 E 6.00		

Total number of Acres: 22,120.72

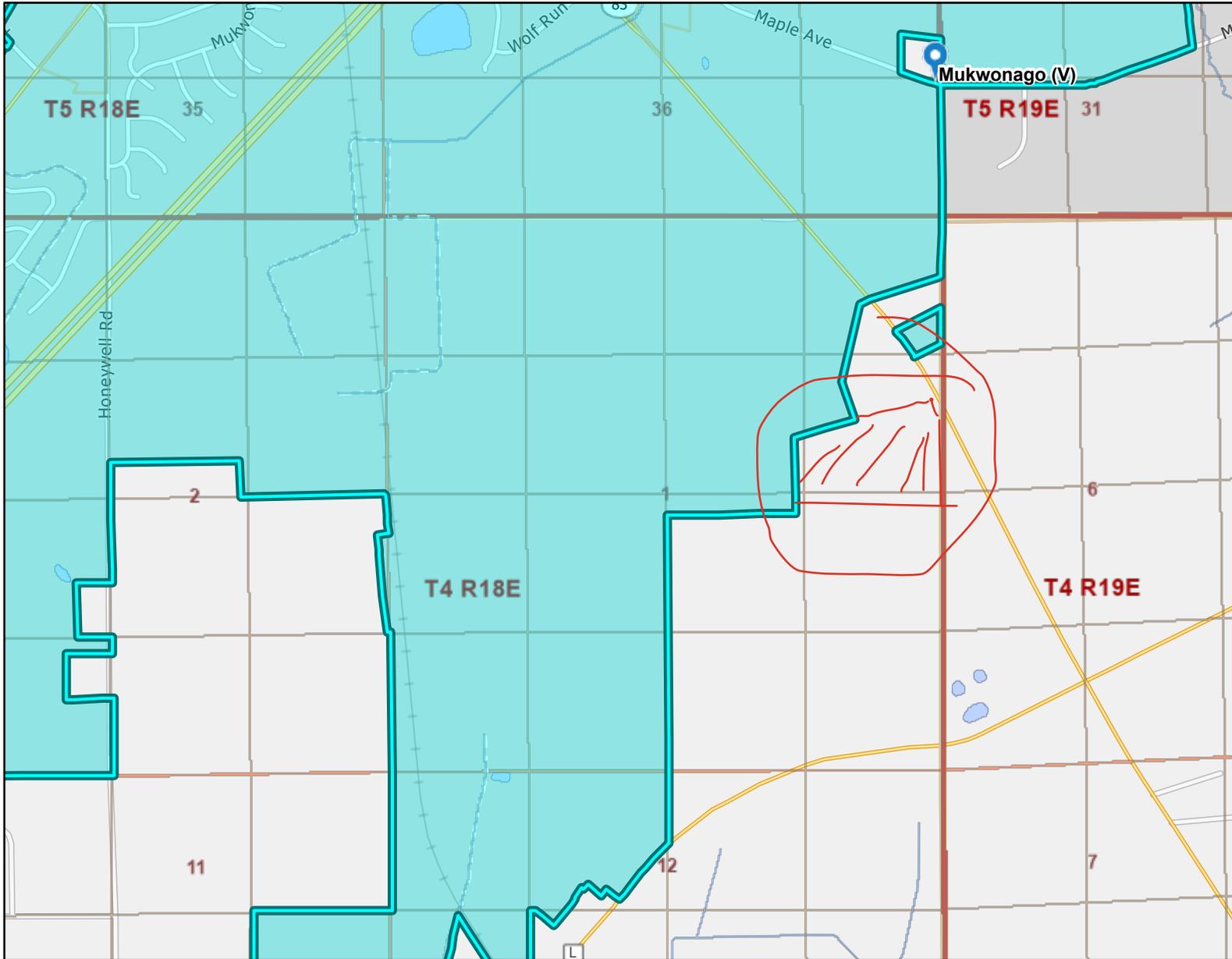
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l 's acc ^t
Township lines	Mullett & Bond	Aug. 17, 1836	23 Ch ^s 73 Lks	4 th 2, 1835	2 ^d gr. 1836
Subdivisions	Robt. Clark jr.	Jan. 19, "	72 " 40 " 28	2 ^d gr. 1836	3 ^d gr. "

The above Map of Township N^o 4, of Range N^o 18 East of 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. 19, 1837

Robt. Clarke Sur. Gen^l

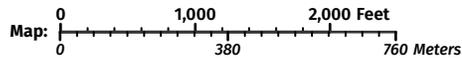
2 Copies made



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 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:



Service Layer Credits:
 DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, 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.

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