



# State of Wisconsin Department of Administration

Tony Evers, Governor  
Kathy Blumenfeld, Secretary  
Dawn Vick, Division Administrator  
Division of Intergovernmental Relations

**Date:** October 06, 2026

**PETITION FILE NO. 14872**

**To:** DANNETT SMITH, CLERK  
VILLAGE OF EAST TROY  
2015 ENERGY DRIVE  
EAST TROY, WI 53120-1358

CAITLIN OWENS, CLERK  
TOWN OF EAST TROY  
N9330 STEWART SCHOOL RD  
EAST TROY, WI 53120-5612

**From:** **Municipal Boundary Review**  
PO Box 1645, Madison WI 53701  
Voice (608) 261-6097 Fax (608) 264-6104  
Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview>

**Subject:** KAISER FAMILY HOLDINGS ANNEXATION

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The proposed annexation submitted to our office on September 16, 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 EAST TROY**, which is able to provide needed municipal services.

**Surveyors Note:** Per s. 66.0217 (1) (g), Wis. Stats. the scale map of the territory to be annexed must clearly show and identify the existing Village of East Troy municipal boundary in relation to the territory.

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 14872 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](mailto: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=2948>  
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 "Bradley" being more prominent.

**Bradley T. Vowels-Katter**  
Municipal Boundary Review – DOA  
Direct (608) 261-6097  
[bradley.vowelskatter@wisconsin.gov](mailto: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, Kaiser Family Holdings #1 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 East Troy, petition the Village Board of the Village of East Troy to annex the territory described below and shown on the attached scaled map to the Village of East Troy, Walworth County, Wisconsin.

Legal description of proposed territory to be annexed:

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION; THENCE N 89°50'35" W ALONG THE NORTH LINE OF SAID 1/4 SECTION 438.99 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 20°15'45" E 188.98 FEET; THENCE S 64°15'49" E 365.70 FEET TO A POINT ON THE WEST LINE OF UNITED STATES HIGHWAY "120" (U.S.H. "120"); THENCE S 00°09'02" E ALONG SAID WEST LINE 829.81 FEET; THENCE N 89°49'02" W 535.00 FEET; THENCE S 00°09'02" E 150.00 FEET TO A POINT ON THE CENTERLINE OF SWOBODA ROAD AS ESTABLISHED BY CERTIFIED SURVEY MAP NO. 37; THENCE N 89°49'02" W 1315.89 FEET; THENCE N 00°35'55" E 1314.00 FEET TO A POINT ON SAID NORTH LINE; THENCE S 89°50'35" E ALONG SAID NORTH LINE 1439.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,251,222 SQUARE FEET OR 51.6809 ACRES

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 that upon recommendation of the Plan Commission and pursuant to Wis. Stats §66.0217(8)(a), the territory annexed will be assigned a temporary zoning classification of BP Business Park District. The Village of East Troy will establish the permanent zoning classification consistent with the procedures to amend the zoning map described in section 62.23(7)(d) of the Wisconsin Statutes and the Village's zoning code.

Total area of lands to be annexed contains 51.6809 acres

Tax Parcel numbers of lands to be annexed: P ET 3100011

The current population of such territory is 0.

| Signature of Petitioner                                                                                                                             | Date of Signing | Address of Petitioner (Include Zip Code)                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------|
| <div>Signed by:<br/><br/><small>B09A4204E4C049F...</small></div> | 9/15/2026       | 4244 SE 20 <sup>th</sup> Place #217<br>Cape Coral, Florida 33904 |
| Cynthia Diamond, Member<br>Kaiser Family Holdings #1 LLC                                                                                            |                 |                                                                  |



## CAPITOL SURVEY ENTERPRISES, LLC

2015 LA CHANDELLE CT, BROOKFIELD, WI 53045 · PHONE: 262.786.6600  
CAPITOLSURVEY.COM

Date: September 3, 2026

RE: Swoboda Road Annexation Legal Description

### LEGAL DESCRIPTION OF LANDS TO BE ANNEXED

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION; THENCE N 89°50'35" W ALONG THE NORTH LINE OF SAID 1/4 SECTION 438.99 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 20°15'45" E 188.98 FEET; THENCE S 64°15'49" E 365.70 FEET TO A POINT ON THE WEST LINE OF UNITED STATES HIGHWAY "120" (U.S.H. "120"); THENCE S 00°09'02" E ALONG SAID WEST LINE 829.81 FEET; THENCE N 89°49'02" W 535.00 FEET; THENCE S 00°09'02" E 150.00 FEET TO A POINT ON THE CENTERLINE OF SWOBODA ROAD AS ESTABLISHED BY CERTIFIED SURVEY MAP NO. 37; THENCE N 89°49'02" W 1315.89 FEET; THENCE N 00°35'55" E 1314.00 FEET TO A POINT ON SAID NORTH LINE; THENCE S 89°50'35" E ALONG SAID NORTH LINE 1439.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,251,222 SQUARE FEET OR 51.6809 ACRES

Michael Berry  
PLS-2545  
President  
Capitol Survey Enterprises, LLC

NORTHWEST CORNER  
SOUTHEAST 1/4  
31-4-18  
CONCRETE MONUMENT  
W/BRASS CAP, FOUND

UNPLATTED  
LANDS

S 89°50'35" E

1439.71'

LOT 2  
C.S.M. 5260

NORTH LINE SOUTHEAST 1/4 SECTION 31

NORTHEAST CORNER  
SOUTHEAST 1/4  
31-4-18  
CAST IRON  
MONUMENT FOUND

438.99'

UNPLATTED  
LANDS

S 20°15'45" E

E S 64°15'49" E 365.70'

village

**CSE**  
CAPITOL SURVEY ENTERPRISES  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (414) 786-6608  
WWW.CAPITOLSURVEY.COM



LEGAL DESCRIPTION OF LANDS TO BE ANNEXED

PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, IN THE TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

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CONTAINING 2,251,222 SQUARE FEET OR 51.6809 ACRES

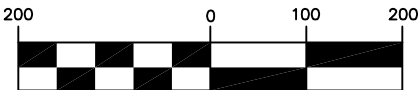
**ANNEXATION EXHIBIT**

FOR

**BRIOHN DEVELOPMENT COMPANY**

**SWOBODA ROAD  
EAST TROY, WI**

**GRAPHIC SCALE**



1 inch = 200ft.

UNPLATTED  
LANDS

1314.00'

N 00°35'55" E

2,251,222 SQ. FT.  
51.6809 ACRES

CENTERLINE AS  
ESTABLISHED BY  
C.S.M. 37

**SWOBODA ROAD**  
66' PUBLIC RIGHT OF WAY

UNPLATTED  
LANDS

LOT 4  
C.S.M. 37

UNPLATTED  
LANDS

N 89°49'02" W

1315.89'

LOT 2  
C.S.M. 5099

NORTH LINE  
LOTS 1, 2 & 3  
PER C.S.M. 5099

LOT 1  
C.S.M. 5099

LOT 3  
C.S.M. 5099

UNPLATTED  
LANDS

150.00'

S 00°09'02" E

N 89°49'02" W 535.00'

45.00'

U.S.H. "120"

90' PUBLIC RIGHT OF WAY

S 00°09'02" E

S 00°19'29" W

829.81'

ACTUAL EAST LINE SOUTHEAST 1/4 SECTION 31

EAST LINE SOUTHEAST 1/4 SECTION 31 AS ACCEPTED BY PREVIOUS SURVEYS AND AS SHOWN ON T.P.P. 3694-00-21

2630.41'

2630.46'

N 00°09'02" W

# DIR - Request for Annexation Review

9/16/2026 1:51:54 PM

## Introduction

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### **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\\_2026.docx](https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm_2026.docx) instead.*

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-261-6097

### **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

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**Name:** Kaiser Family Holdings #1 LLC

**Phone:** (262) 853-9876

**Email:** acacin7@gmail.com

### **Contact information if different than Petitioner**

**Representative Name:** Devon Pittman

**Phone:** (262) 461-5993

**Email:** dpittman@briohn.com

## Property Information

**Town(s) where property is located:** East Troy

**Petitioned City or Village:** East Troy

**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:** 51.6809

**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):** P ET 3100011

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Required Items

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### The Description

**Legal Description of the property being annexed:** [2026-09-03 Annex Legal.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:** [2026-09-02 Annexation Exhibit.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 adjoiners 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:** [2026-09-15 Annexation Petition - EXECUTED.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](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Fees

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### Annexation Review Fee Schedule

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

\$300 - 2 acres or less

\$525- 2.01 acres or more

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

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

**Preliminary Fee:** Initial Filing Fee of (51.6809 acres) \$525 + Review Fee \$1500 = \$2025

**Total Fee Due:** \$2,025.00

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102



# State of Wisconsin Department of Administration

*Tony Evers, Governor*  
*Kathy Blumenfeld, Secretary*  
*Dawn Vick, Division Administrator*  
*Division of Intergovernmental Relations*

**Date:** September 18, 2026

**PETITION FILE NO. 14872**

**To:** DANNETT SMITH, CLERK  
VILLAGE OF EAST TROY  
2015 ENERGY DRIVE  
EAST TROY, WI 53120-1358

CAITLIN OWENS, CLERK  
TOWN OF EAST TROY  
N9330 STEWART SCHOOL RD  
EAST TROY, WI 53120-5612

**From:** **Municipal Boundary Review**  
PO Box 1645, Madison WI 53701  
Voice (608) 261-6097 Fax (608) 264-6104  
Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview>

**Subject:** KAISER FAMILY HOLDINGS ANNEXATION

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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 EAST TROY to the VILLAGE OF EAST TROY (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 06, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. 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,

**Bradley T. Vowels-Katter**  
Municipal Boundary Review – DOA  
Direct (608) 261-6097  
[bradley.vowelskatter@wisconsin.gov](mailto:bradley.vowelskatter@wisconsin.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Enclosures: Annexation Questionnaire

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
(Direct) 608-261-6097  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Kaiser Family Holdings**

Petition Number: **14872**

1. Territory to be annexed: From **TOWN OF EAST TROY** To **VILLAGE OF EAST TROY**

2. Area (Acres): 51.6809

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ 48.53

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$242.65

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ Other: \_\_\_\_\_

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

c. Participating jurisdictions \_\_\_\_\_

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: \_\_\_\_\_ %

Agriculture: 100 % Undeveloped: \_\_\_\_\_ %

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

Residential: \_\_\_\_\_ % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: 100 %

Agriculture: \_\_\_\_\_ % 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?

Vacant - zoned for Business Park

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 \_\_\_\_\_

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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.

☒                      ☐  
\_\_\_\_                      \_\_\_\_

Both Water & Sewer in the  
next two to five 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

Water & Sewer Main extension and  
lift station to serve that region.  
Costs to be determined for  
individual parcels.

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

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11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?   ☒ Yes   ☐ No

Is this annexation consistent with your comprehensive plan?   ☒ Yes   ☐ No

b. How is the annexation territory now zoned?   A-1

c. How will the land be zoned and used if annexed?   Business Park or Light Industrial

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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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

Not Applicable - no residential planned for this property.

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

Part of future planned TID District

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Prepared by:   ☐ Town   ☐ City   ☒ Village

Name:   Dannett Smith

Email:   dsmith@easttroywi.gov

Phone:   (262) 684-5478

Date:   9/21/2026

(July 2026)

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Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

(Direct) 608-261-6097

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# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
(Direct) 608-261-6097  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Kaiser Family Holdings**

Petition Number: **14872**

1. Territory to be annexed: From **TOWN OF EAST TROY** To **VILLAGE OF EAST TROY**

2. Area (Acres): 51.6809

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 48.53

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$242.64

c. Participating jurisdictions \_\_\_\_\_

c. Paid by: ☐ Petitioner ☐ City ☒ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: \_\_\_\_\_

4. Resident Population: Electors: 0 Total: 0

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

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Agriculture: 100% Undeveloped: \_\_\_\_\_%

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

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: 100%

Agriculture: \_\_\_\_\_% 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:                      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? \_\_\_\_\_

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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

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Prepared by:   ☒ Town   ☐ City   ☐ Village

Name:   **Caitlin Owens**

Email:   **tetclerk@townofeasttroywi.gov**

Phone:   **262-642-5386**

Date:   **09/21/2026**

(July 2026)

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Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

(Direct) 608-261-6097

---

EAST TROY TOWN TREASURER  
N9330 STEWART SCHOOL RD  
PO BOX 872  
EAST TROY, WI 53120

WALWORTH COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2025  
REAL ESTATE

KAISER FAMILY HOLDINGS #1 LLC



Parcel Number: P ET3100011  
Bill Number: 850516

**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

N 1/2 SE 1/4 SEC 31 T4N R18E. EXC. 1 ACRE PARCEL DESC IN VOL 402 DEEDS PG 321. EXC. 2 ACRES DESC IN VOL 431 DEEDS PG 195. EXC. PARCEL DESC IN VOL 481 DEEDS PG 439. E

53.030 ACRES

850516/P ET3100011  
KAISER FAMILY HOLDINGS #1 L  
4244 SE 20TH PL #217  
CAPE CORAL FL 33904

Please inform treasurer of address changes.

|                                                   |  |                                                                                      |  |                                                    |  |                                                                                                |  |                                                                            |  |                         |  |
|---------------------------------------------------|--|--------------------------------------------------------------------------------------|--|----------------------------------------------------|--|------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|-------------------------|--|
| ASSESSED VALUE<br>LAND<br>27,100                  |  | ASSESSED VALUE<br>IMPROVEMENTS<br>0                                                  |  | TOTAL ASSESSED<br>VALUE<br>27,100                  |  | AVERAGE ASSMT.<br>RATIO<br>0.879328997                                                         |  | NET ASSESSED<br>VALUE RATE<br>0.01150772<br><br>(Does NOT reflect credits) |  | NET PROPERTY TAX 311.85 |  |
| ESTIMATED FAIR MARKET<br>VALUE LAND<br><br>18,400 |  | ESTIMATED FAIR MARKET<br>VALUE IMPROVEMENTS<br><br>See Reverse, Use Value Assessment |  | TOTAL ESTIMATED<br>FAIR MARKET VALUE<br><br>18,400 |  | <div><div></div><div>A star in this<br/>box means<br/>unpaid prior<br/>year taxes.</div></div> |  | School taxes also reduced<br>by school levy tax credit<br><br>42.40        |  |                         |  |
| TAXING JURISDICTION                               |  | 2024<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.                                       |  | 2025<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.     |  | 2024<br>NET TAX                                                                                |  | 2025<br>NET TAX                                                            |  | % TAX<br>CHANGE         |  |
| WALWORTH COUNTY                                   |  | 202,599                                                                              |  | 250,646                                            |  | 65.29                                                                                          |  | 64.78                                                                      |  | -0.8%                   |  |
| Town of East Troy                                 |  | 384,814                                                                              |  | 424,790                                            |  | 49.03                                                                                          |  | 48.53                                                                      |  | -1.0%                   |  |
| East Troy Community Schools                       |  | 3,659,710                                                                            |  | 3,424,831                                          |  | 161.84                                                                                         |  | 175.64                                                                     |  | 8.5%                    |  |
| Gateway Technical                                 |  | 806,381                                                                              |  | 808,825                                            |  | 16.62                                                                                          |  | 16.33                                                                      |  | -1.7%                   |  |
| CDEB East Troy School                             |  | 0                                                                                    |  | 0                                                  |  | 6.60                                                                                           |  | 6.57                                                                       |  | -0.5%                   |  |
| TOTAL                                             |  | 5,053,504                                                                            |  | 4,909,092                                          |  | 299.38                                                                                         |  | 311.85                                                                     |  | 4.2%                    |  |
| FIRST DOLLAR CREDIT                               |  |                                                                                      |  |                                                    |  | 0.00                                                                                           |  | 0.00                                                                       |  | 0.0%                    |  |
| LOTTERY AND GAMING CREDIT                         |  |                                                                                      |  |                                                    |  | 0.00                                                                                           |  | 0.00                                                                       |  | 0.0%                    |  |
| NET PROPERTY TAX                                  |  |                                                                                      |  |                                                    |  | 299.38                                                                                         |  | 311.85                                                                     |  | 4.2%                    |  |

TOTAL DUE: \$311.85

FOR FULL PAYMENT  
PAY BY:  
JANUARY 31, 2026

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<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends | Taxing Jurisdiction | Total Additional<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends |
| East Troy Community Schools                                            | 1,438,278                 | 32.10                                         | 2026                  |                     |                           |                                               |                       |
| East Troy Community Schools                                            | 86,066                    | 1.92                                          | 2035                  |                     |                           |                                               |                       |
| East Troy Community Schools                                            | 599,741                   | 13.39                                         | 2045                  |                     |                           |                                               |                       |
| East Troy Community Schools                                            | 461,855                   | 10.31                                         | 2036                  |                     |                           |                                               |                       |

PAY 1ST INSTALLMENT OF: \$155.93  
BY JANUARY 31, 2026

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
EAST TROY TOWN TREASURER  
N9330 STEWART SCHOOL RD  
PO BOX 872  
EAST TROY, WI 53120

PIN# P ET3100011  
KAISER FAMILY HOLDINGS #1 LLC  
BILL NUMBER: 850516

PAY 2ND INSTALLMENT OF: \$155.92  
BY JULY 31, 2026

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
WALWORTH COUNTY TREASURER  
100 W WALWORTH  
PO BOX 1001  
ELKHORN, WI 53121

PIN# P ET3100011  
KAISER FAMILY HOLDINGS #1 LLC  
BILL NUMBER: 850516

PAY FULL AMOUNT OF: \$311.85  
BY JANUARY 31, 2026

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
EAST TROY TOWN TREASURER  
N9330 STEWART SCHOOL RD  
PO BOX 872  
EAST TROY, WI 53120

PIN# P ET3100011  
KAISER FAMILY HOLDINGS #1 LLC  
BILL NUMBER: 850516



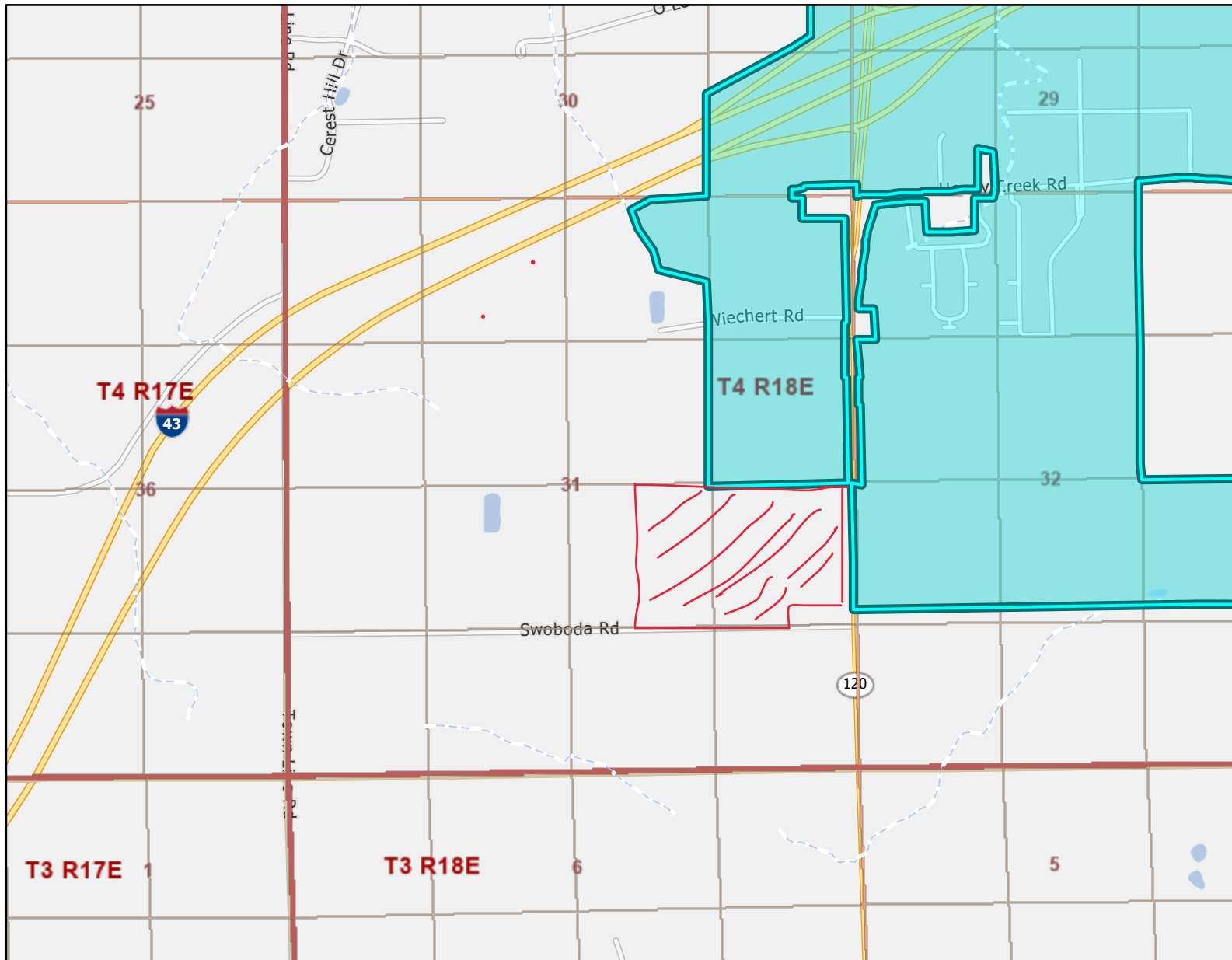
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



**Legend:** (some map layers may not be displayed)

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

**Notes:**



Map: 0 1,000 2,000 Feet  
0 370 740 Meters

Service Layer Credits:  
DNR Detailed Feature VTL (WTM): , Cadastral:

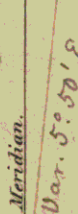
Map projection: NAD 1983 HARN Wisconsin TM

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

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 10/6/2026 1:40 PM

Misc  
49-2



$n = 2.6 \times 10^{25}$

Scale 40 Chains to an Inch

2 Copies made

The above Map of Township No 4. — of Range No 18 East of 4<sup>th</sup>.  
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<sup>y</sup>. 19. 1837 } Robt. T. Lytle Sur<sup>g</sup> Gen<sup>l</sup>