

# The State of Wisconsin

## Office of the Secretary of State

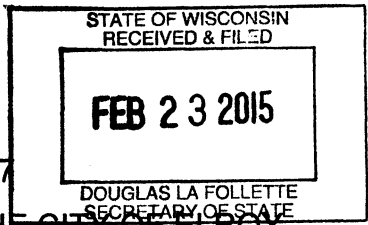
C28

CITY OF ELROY

JUNEAU COUNTY

ANNEXATION ORDINANCE 407

FILED FEBRUARY 23, 2015



ORDINANCE NUMBER 407

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF ELROY,

WISCONSIN.

WHEREAS, a petition for annexation of certain contiguous territory has been filed with the Clerk of this City and with the Clerk of the Town of Plymouth in which the territory proposed to be annexed is located;

WHEREAS, no electors reside in the territory proposed to be annexed, the population is zero, and the owner of all the real property in such territory has signed said petition; and

WHEREAS, all the requirements of Wisconsin Statutes 66.0217 appear to have been complied with;

THEREFORE, the Common council of the City of Elroy does ordain as follows:

- 1. It is in the best interest of the public and of the City that the lands described in the petition for annexation be included in the limits of the City.
- 2. Pursuant to the Wisconsin Statutes 66.021, the corporate limits of the City of Elroy, Wisconsin, are extended to enclose the following described property:

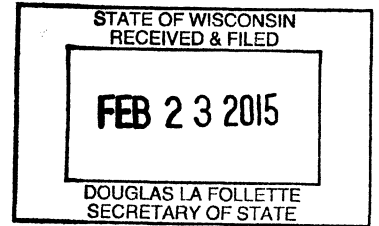
Lot 1 of Certified Survey Map #4416 recorded in the Office of the Register of Deeds for Juneau County on November 7, 2014 in Vol. 20 of CSM on page 11, as Document No. 706412 located in the SW1/4 of the NE1/4, and the SE1/4 of the NE1/4, and the NE1/4 of the SE1/4 of Section 33, Township 15 North, Range 2 East, Town of Plymouth, Juneau County, Wisconsin.

- 3. The lands described herein shall be annexed to Ward Four (4) of the City of Elroy and shall be in part of the City School district and subject to the laws governing the same.

- 4. The following part of said annexed property shall be zoned agricultural:  
That part of Lot 1 of Certified Survey Map #4416 lying East of the City of limits of the City of Elroy, Juneau County, Wisconsin, and excluding that part of said Lot 1 which lies both North and East of said City limits..

- 5. The following part of sand annexed property shall be zoned industrial:  
That part of Lot 1 of Certified Survey Map #4416 lying North of the City limits of the City of Elroy, Juneau County, Wisconsin, and including that part of said Lot 1 which lies both North and East of said City limits.

6. City agrees to pay annually to the Town of Plymouth, for five (5) years, an amount equal to the amount of property taxes that said Town levied on the annexed territory as shown on the tax roll on 2015.
7. This Ordinance shall take effect upon its enactment.



INTRODUCED:

ADOPTED:

(2/3 vote required) AYES 4 NAYS 0

/S/ Mark Stanek  
Mark Stanek, Mayor

ATTEST:

/S/ Mark Steward  
Mark Steward, City Administrator

I, Mark Steward, hereby certify that I am the duly appointed City Administrator of the City of Elroy and that the above and foregoing is a true and exact copy of an Ordinance introduced the 13<sup>th</sup> day of JANUARY, 2015 and passed the 10<sup>th</sup> day of FEBRUARY, 2015 by the Common Council of the City of Elroy.

Dated this 10<sup>th</sup> day of FEBRUARY, 2015.

Mark Steward  
Mark Steward, City Administrator

Drafted by:  
William E. Jefferson, Attorney at Law  
P.O. Box 86  
Elroy, WI 53929

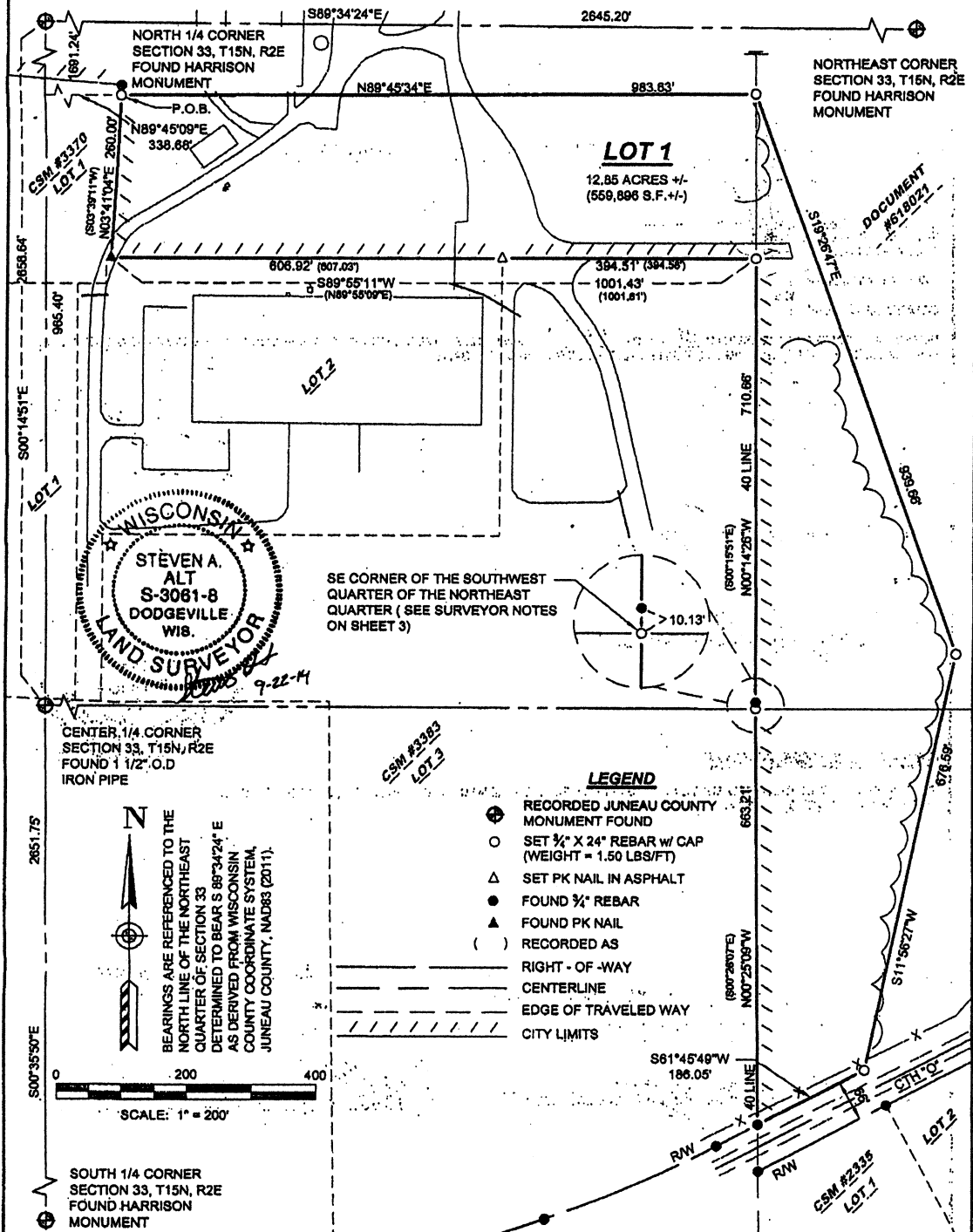


FEB 23 2015

DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

# CERTIFIED SURVEY MAP No. 4416

LOCATED IN  
THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 2 EAST, TOWN OF PLYMOUTH, JUNEAU COUNTY, WISCONSIN



CENTER 1/4 CORNER SECTION 33, T15N, R2E FOUND 1 1/2" O.D IRON PIPE

SE CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SEE SURVEYOR NOTES ON SHEET 3)

DOCUMENT #5180221

CSM #2393 LOT 3

CSM #2335 LOT 1

SOUTH 1/4 CORNER SECTION 33, T15N, R2E FOUND HARRISON MONUMENT

**TEAM**  
Engineering  
240 MAIN STREET, PO BOX 117  
LOGANVILLE, WI 53943  
PHONE: (608) 727-3146 FAX: (608) 727-2148

PREPARED FOR: RBJ RANCH, LLC  
ATTN: RONALD E. BRUNNER  
W9774 CTH O  
ELROY, WI 53929

DRAWN BY: SAA  
CHECKED BY: RDG  
DATE: 8/22/2014  
SHEET 1 OF 4

11

FEB 23 2015

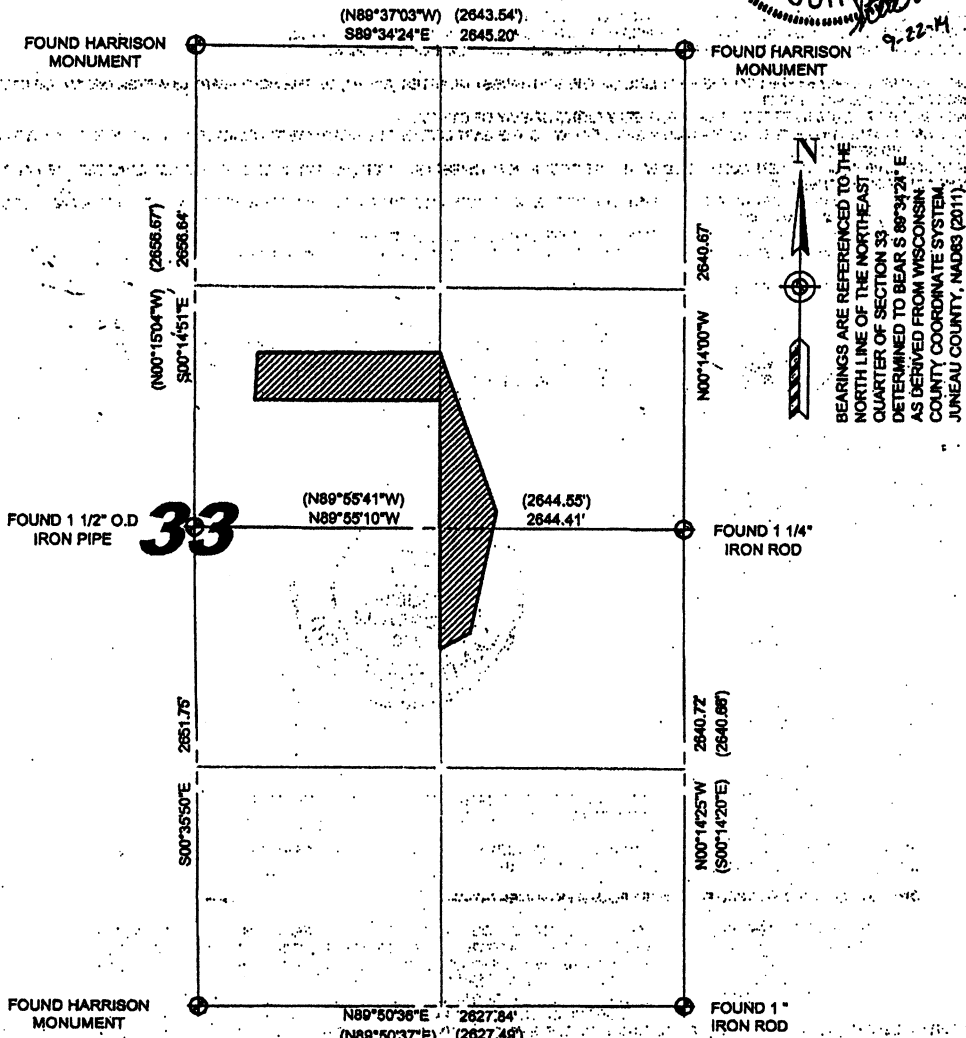
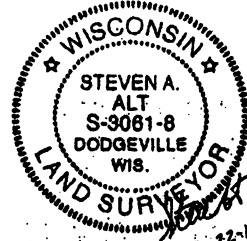
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# CERTIFIED SURVEY MAP NO. 4416

LOCATED IN

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 2 EAST, TOWN OF PLYMOUTH, JUNEAU COUNTY, WISCONSIN

**SECTION SUMMARY**  
(NOT TO SCALE)  
SECTION 33 T15N, R2E



**TEAM**  
*Engineering*

240 MAIN STREET, PO BOX 117  
LOGANVILLE, WI 53943  
PHONE: (608) 727-2146 FAX: (608) 727-2148

PREPARED FOR: RBJ RANCH, LLC  
ATTN: RONALD E. BRUNNER  
W9774 CTH O  
ELROY, WI 53929

DRAWN BY: SAA  
CHECKED BY: RDG  
DATE: 9/22/2014  
SHEET 2 OF 4

FEB 23 2015

DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

# CERTIFIED SURVEY MAP No. 4416

LOCATED IN

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 2 EAST, TOWN OF PLYMOUTH, JUNEAU COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, STEVEN A. ALT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 2 EAST, TOWN OF PLYMOUTH, JUNEAU COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

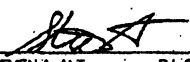
COMMENCING AT THE NORTH QUARTER CORNER (N 1/4) OF SECTION 33;  
THENCE S 00°14'51" E, 1891.24 FEET ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 33;  
THENCE N 89°45'09" E, 338.88 FEET TO THE EAST LINE OF CSM #3370 AND POINT OF BEGINNING.

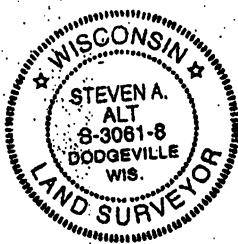
THENCE N89°45'34"E, 883.83 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 33;  
THENCE S18°28'47"E, 839.68 FEET;  
THENCE S11°58'27"W, 878.59 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CTH "O";  
THENCE S81°45'49"W, 186.05 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 33;  
THENCE N00°25'08"W, 863.21 FEET ALONG SAID EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) TO THE NORTHEAST CORNER THEREOF;  
THENCE N00°14'25"W, 710.88 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) TO THE NORTHEAST CORNER OF CSM #3383;  
THENCE S89°56'11"W, 1001.43 FEET ALONG THE NORTH LINE OF SAID CSM #3383 TO THE EAST LINE OF CSM #3370;  
THENCE N03°41'04"E, 280.00 FEET ALONG THE EAST LINE OF SAID CSM #3370 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.85 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF RONALD E. BRUNNER, RBJ RANCH, LLC., OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF. THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 23 OF THE JUNEAU COUNTY SUBDIVISION REGULATIONS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 22<sup>ND</sup> DAY OF September, 2014.

  
STEVEN A. ALT P.L.S. 8-3081-8



### SURVEYOR'S NOTES

- 1) NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY DISCLOSE.
- 2) IMPROVEMENTS SHOWN ON THIS MAP WERE MEASURED AT RANDOM LOCATIONS AND ARE DEPICTED FOR REFERENCE ONLY. UNDERGROUND UTILITIES MAY VARY AND TITLES NOT SHOWN ON THIS MAP MAY EXIST.
- 3) THE RIGHT-OF-WAY FOR CTH "O" IS BASED OFF FOUND MONUMENTATION.
- 4) IT APPEARS THAT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 WAS SET BASED OFF A CENTER QUARTER CORNER THAT WAS APPROXIMATELY 20 FEET NORTH OF WHAT I BELIEVE IS THE TRUE CENTER QUARTER CORNER OF SECTION 33. THE CENTER QUARTER CORNER OF SECTION 33, T16N, R2E THAT I USED AND EXCEPTED IS A 1-1/2" O.D. IRON PIPE. THIS PIPE LOCATION WAS NOTED IN A SURVEY DONE BY GARY DECHANT IN 2009 AND HAS A LONG HISTORY OF BEING USED BY OTHER SURVEYORS SUCH AS JAMES CARROLL IN 1977 AND ALAN RHODE IN 1977. THERE WAS A TIE SHEET ON RECORD SHOWING THE CENTER QUARTER LOCATION DONE BY JAMES CARROLL IN 1984. USING THE FEDERAL DEFINITION OF THE LOCATION OF THE CENTER QUARTER CORNER AS ESTABLISHED SINCE 1887 AND FROM 1831-1863 THE LEGAL CENTER OF SECTION IS THE POINT OF INTERSECTION OF THE ESTABLISHED QUARTER-SECTION CORNERS. THIS IRON PIPE CLEARLY WAS INTENDED TO BE SET THIS WAY, AS IT ALMOST FALLS ON THE LINE BETWEEN THE EAST AND WEST QUARTER CORNERS AND ABOUT 8 FEET WEST OF BEING ON A STRAIGHT LINE BETWEEN NORTH AND SOUTH QUARTER LINES. AS A RESULT I SET A NEW SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THAT IS 10.13 FEET SOUTH OF THE EXISTING ONE SET.



340 MAIN STREET, PO BOX 117  
LOGANVILLE, WI 53943  
PHONE: (608) 727-2146 FAX: (608) 727-2148

PREPARED FOR: RBJ RANCH, LLC.  
ATTN: RONALD E. BRUNNER  
W8774 CTH O  
ELROY, WI 53929

DRAWN BY: SAA  
CHECKED BY: RDG  
DATE: 9/22/2014  
SHEET 3 OF 4

FEB 23 2015

DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

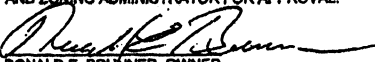
# CERTIFIED SURVEY MAP No. 4416

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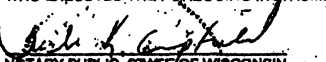
### OWNER'S CERTIFICATE

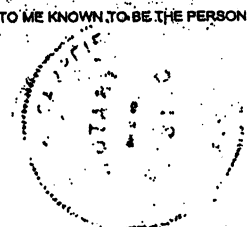
AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE JUNEAU COUNTY PLANNING AND ZONING ADMINISTRATOR FOR APPROVAL.

  
RONALD E. BRUNNER, OWNER  
RBJ RANCH, LLC.

STATE OF WISCONSIN  
COUNTY OF Juneau

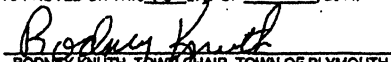
PERSONALLY CAME BEFORE ME THIS 29 DAY OF Oct, 2014, THE ABOVE NAMED RONALD E. BRUNNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

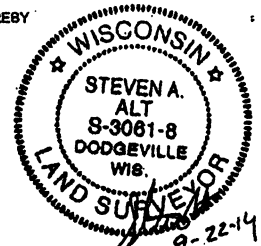
  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES: 12-26-15



### PLYMOUTH TOWN BOARD CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY IN THE TOWN OF PLYMOUTH, JUNEAU COUNTY, WISCONSIN, IS HEREBY APPROVED ON THIS 13 DAY OF Oct, 2014.

  
RODNEY KNUTH, TOWN CHAIR, TOWN OF PLYMOUTH



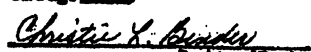
### CITY OF ELROY CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY IN THE CITY OF ELROY, JUNEAU COUNTY, WISCONSIN, IS HEREBY APPROVED ON THIS 22 DAY OF October, 2014.

  
MARK STEWARD, CITY ADMINISTRATOR

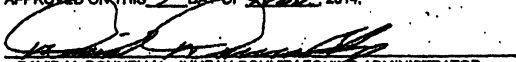
Register of Deeds  
Juneau County, WI) SS 706412

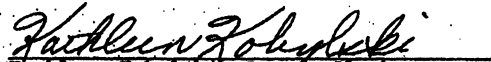
Received for Record the 7<sup>th</sup> day of NOVEMBER 2014 A.D., at 11:15 A.M. and recorded in Vol. 20 of CSM on Page 11.

  
Christie S. Bunker  
Register of Deeds

### JUNEAU COUNTY PLANNING AND ZONING CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY IN THE TOWN OF PLYMOUTH, JUNEAU COUNTY, WISCONSIN, IS HEREBY APPROVED ON THIS 7 DAY OF Nov, 2014.

  
DAVID M. DONNELLY, JUNEAU COUNTY ZONING ADMINISTRATOR

  
Kathleen Kobylski, County Clerk



340 MAIN STREET, PO BOX 117  
LOGANVILLE, WI 53943  
PHONE: (608) 727-2146 FAX: (608) 727-2148

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ATTN: RONALD E. BRUNNER  
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DRAWN BY: SAA  
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SHEET 4 OF 4