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Tx:8874961

Document Number:

Document Title:

Ordinance No. 04-2017 Annexing Territory  
from the Township of Cottage Grove to the  
Village of Cottage Grove, Dane County,  
Wisconsin (Helgeland Family Farm, LLC Annexation)

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5345093

07/28/2017 12:03 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 7

Attached is a true and correct copy of Ordinance 04-2017 annexing land from  
the Township of Cottage Grove into the Village of Cottage Grove known as  
the Helgeland Family Farm, LLC Annexation.

  
Debra S. Winter Village Treasurer

STATE OF WISCONSIN  
COUNTY OF DANE

Personally came before me this 25th day of July, 2017, the  
above named Debra S. Winter, known to me, who duly acknowledged  
the same on behalf of the Village of Cottage Grove as its Village Treasurer.



Notary Public, State of Wisconsin

My Commission expires: 10/30/2020



Recording Area

Return Address:

Village of Cottage Grove  
Attn: Deb Winter  
221 E. Cottage Grove Rd.  
Cottage Grove, WI 53527

Parcel Numbers:

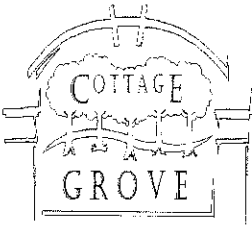
0711-054-8000-3

0711-042-9060-3

0711-051-9870-2



7



## VILLAGE OF COTTAGE GROVE

July 25, 2017

STATE OF WISCONSIN

Village of Cottage Grove  
Dane County, Wisconsin

I, Lisa Kalata, Village Clerk do hereby certify that the attached is a true and correct copy of Ordinance 04-2017 Annexing Territory from the Township of Cottage Grove to the Village of Cottage Grove, Dane County, Wisconsin known as the Helgeland Family Farm, LLC Annexation.

Be it further known that Ordinance 04-2017 approving this annexation was adopted by the Village Board of Trustees at their regular Village Board meeting held on July 17, 2017.

Dated this 25<sup>th</sup> day of July, 2017.

VILLAGE OF COTTAGE GROVE

A handwritten signature in cursive script, reading "Lisa Kalata", is written over a horizontal line.

Lisa Kalata, Village Clerk

**ORDINANCE NO. 04-2017**  
**ANNEXING TERRITORY FROM THE TOWNSHIP OF COTTAGE GROVE**  
**TO THE VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN**  
**(HELGELAND FAMILY FARM, LLC ANNEXATION)**

The Village Board of the Village of Cottage Grove, Wisconsin, does ordain as follows:

Section 1.     **Territory Annexed.** In accordance with Section 66.021 of the Wisconsin Statutes and the petition for unanimous direct annexation filed with the Village Clerk, signed by the owners of the property in the territory and stating that zero electors reside in the territory that is within County Supervisor District 36, Assembly District 46 and Senate District 16, the following described territory in the Town of Cottage Grove, Dane County, Wisconsin, is annexed to the Village of Cottage Grove, Wisconsin. See Exhibit A for annexation map and for legal description.

Section 2.     **Determination of Public Interest.** In a letter dated May 9, 2017, the Wisconsin Department of Administration's Office of Municipal Boundary Review declared the proposed annexation "to be in the public interest." See Exhibit B for letter.

Section 3.     **Effect of annexation.** From and after the date of this ordinance, the territory described in Exhibit A shall be part of the Village of Cottage Grove for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Cottage Grove.

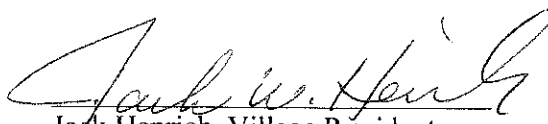
Section 4.     **Pre-Annexation Agreement.** A pre-annexation agreement shall be executed by all parties and a draft of said document is attached as Exhibit C.

Section 5.     **Severability.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 6.     **Effective Date.** This ordinance shall take effect upon passage as provided by law.

Dated this 17th day of July, 2017

**Village of Cottage Grove**

  
Jack Henrich, Village President

Attest:

  
\_\_\_\_\_  
Lisa Kalata, Village Clerk

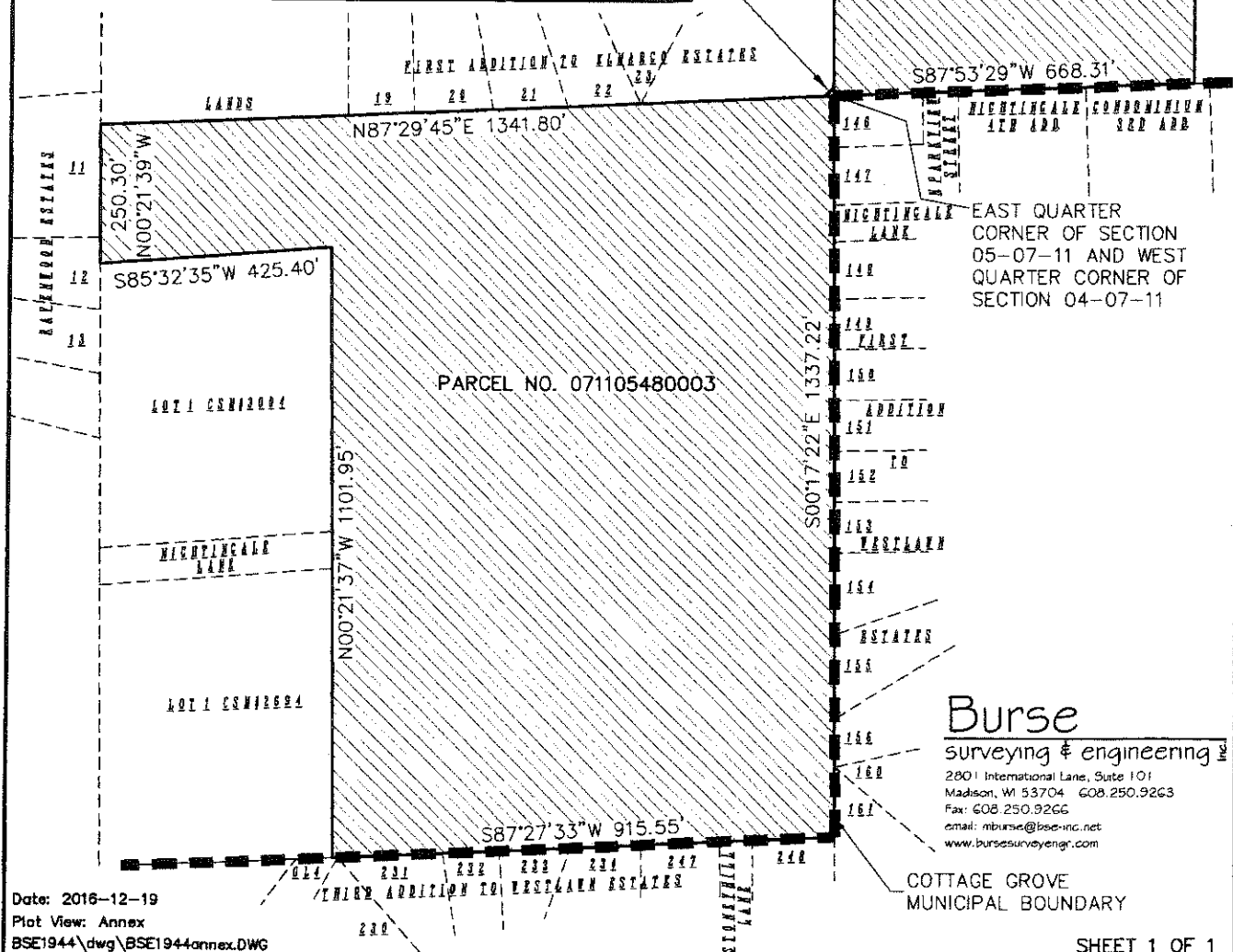
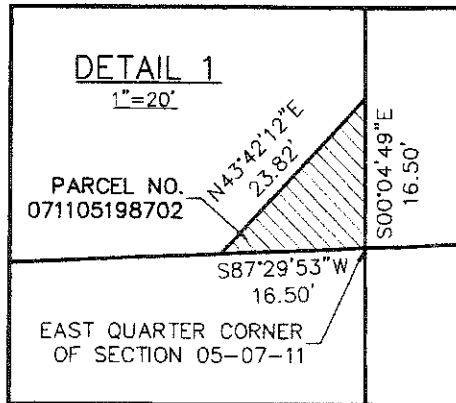
# EXHIBIT A

## ANNEXATION TO THE VILLAGE OF COTTAGE GROVE



SCALE : ONE INCH = THREE HUNDRED FEET

ORDINANCE No. \_\_\_\_\_  
I.D. No. \_\_\_\_\_  
DATE ADOPTED \_\_\_\_\_  
DATE PUBLISHED \_\_\_\_\_  
ALD. DISTRICT ANNEXED TO COTTAGE GROVE  
AREA 2,183,080 SQ. FT. OR 50.1166 ACRES



**Burse**  
surveying & engineering inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Date: 2016-12-19  
Plot View: Annex  
BSE1944\dwg\BSE1944annex.DWG

# EXHIBIT B

Annexation  
Parcel Number 071105480003  
Metes and Bounds Description

Part of the Northeast Quarter of the Southeast Quarter of Section 05, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the East Quarter corner of said Section 05, also being the northwest corner of Lot 146, First Addition to Westlawn Estates, as recorded in Volume 57-045A of Plats, on pages 175-176, as Document Number 2755915, Dane County Registry;

thence South 00 degrees 17 minutes 22 seconds East along the east line of said Northeast Quarter of the Southeast Quarter, also along the west line of said First Addition to Westlawn Estates, 1337.22 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter, also to the northeast corner of Lot 248, Third Addition to Westlawn Estates, as recorded in Volume 58-058B of Plats, on pages 311-313, as Document Number 3968834, Dane County Registry;

thence South 87 degrees 27 minutes 33 seconds West along the south line of said Northeast Quarter of the Southeast Quarter, also along the north line of said Third Addition to Westlawn Estates, 915.55 feet to the southeast corner of Lot 1, Certified Survey Map Number 2694, as recorded in Volume 10 of Certified Survey Maps, on pages 353-354, as Document Number 1553460, Dane County Registry;

thence North 00 degrees 21 minutes 37 seconds West along the east line of said Lot 1, 1101.95 feet to the northeast corner of Lot 1, Certified Survey Map Number 3004, as recorded in Volume 11 of Certified Survey Maps, on pages 437-438, as Document Number 1596450, Dane County Registry;

thence South 85 degrees 32 minutes 35 seconds West along the north line of said Lot 1, 425.40 feet to the northwest corner of said Lot 1, also to the east line of Ravenwood Estates, as recorded in Volume 45 of Plats, on page 48, as Document Number 4509026, Dane County Registry;

thence North 00 degrees 21 minutes 39 seconds West along said east line, 250.30 feet to the north line of aforementioned Northeast Quarter of the Southeast Quarter of Section 05;

thence North 87 degrees 29 minutes 45 seconds East along said north line, also along the south line of First Addition to ElMargo Estates, as recorded in Volume 45 of Plats, on page 11, as Document Number 1491881, Dane County Registry, 1341.80 feet to the Point of Beginning.

This description contains 1,327,851 square feet or 30.4833 acres.

Bearings are based upon the Wisconsin County Coordinate System

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

BSE1944\documents\Descriptions\annex 071105480003.doc

Annexation  
Parcel Number 071104290603  
Metes and Bounds Description

Part of the Southwest Quarter of the Northwest Quarter of Section 04, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:  
Beginning at the West Quarter corner of said Section 04;  
thence North 00 degrees 04 minutes 49 seconds West along the west line of said Southwest Quarter of the Northwest Quarter, also along the east line of First Addition to ElMargo Estates, as recorded in Volume 45 of Plats, on page 11, as Document Number 1491881, Dane County Registry, 1288.54 feet to the north line of aforementioned Southwest Quarter of the Northwest Quarter;  
thence North 89 degrees 15 minutes 25 seconds East along said north line, 667.63 feet to the northwest corner of Certified Survey Map Number 1415, as recorded in Volume 6 of Certified Survey Maps, on pages 88-90, as Document Number 1394858, Dane County Registry;  
thence South 00 degrees 05 minutes 39 seconds East along the west line of said Certified Survey Map Number 1415, also along the west line of Certified Survey Map Number 3982, as recorded in Volume 16 of Certified Survey Maps, on page 275, as Document Number 1754980, Dane County Registry, 1272.61 feet to the southwest corner of Lot 2, said Certified Survey Map Number 3982, also to the south line of aforementioned Southwest Quarter of the Northwest Quarter, also to the north line of Third Addendum to Nightingale Condominiums, as recorded in Volume 4-168A of Plats, on pages 1-2, as Document Number 3998930, Dane County Registry;  
thence South 87 degrees 53 minutes 29 seconds West along said south line quarter line, also along said north plat line, 668.31 feet to the Point of Beginning.  
This description contains 855,092 square feet or 19.6302 acres.

Bearings are based upon the Wisconsin County Coordinate System

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

BSE1944\documents\Descriptions\annex 071104290603.doc

Annexation  
Parcel Number 071105198702  
Metes and Bounds Description

Part of the Northeast Quarter of the Southeast Quarter of Section 05, Township 07 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the East Quarter corner of said Section 05, also being the northwest corner of Lot 146, First Addition to Westlawn Estates, as recorded in Volume 57-045A of Plats, on pages 175-176, as Document Number 2755915, Dane County Registry;

thence South 87 degrees 29 minutes 45 seconds West along the south line of said Southeast Quarter of the Northeast Quarter, 16.50 feet to the southern most southeast corner of a public area as shown on First Addition to ElMargo Estates, as recorded in Volume 45 of Plats, on page 11, as Document Number 1491881, Dane County Registry;

thence North 43 degrees 42 minutes 12 seconds East along the southeast line of said public area, 23.82 feet to the east line of aforementioned Northeast Quarter of the Southeast Quarter, also to the northern most southeast corner of said public area;

thence South 00 degrees 04 minutes 49 seconds East along said east line, 16.50 feet to the Point of Beginning.

This description contains 136 square feet.

Bearings are based upon the Wisconsin County Coordinate System

Prepared By:

Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

BSE1944\documents\Descriptions\annex 071105198702.doc