

RECEIVED

08/22/2022

Municipal Boundary Review  
Wisconsin Dept. of Admin.

August 17, 2022

Erich Schmidtke  
Municipal Boundary Review  
WI Dept of Admin  
PO Box 1645  
Madison, WI 53701-1645

Please be advised of the following annexation to the City of Janesville:

**FILE ORDINANCE NO. 2022-840**

**An ordinance annexing territory located in Section 13, T.2N., R.12E. of the 4th P.M., Rock Township, Rock County, Wisconsin.**

The Common Council adopted Ordinance No. 2022-840 on July 11, 2022, which attached the above lands from the township into the City.

I hereby certify there are no electors in the attached area and the total population is 0. This territory contains 145 acres, more or less, and will become a part of Ward 10. This area is in the Janesville School District.

This ordinance was published in the *Janesville Gazette* on August 4, 2022.

Pursuant to State Statute Section 66.0217(9)(a), we are enclosing a copy of the following, pertaining to our recent attachment:

- Certified copy of Ordinance No. 2022-840
- Certificate of Annexation
- Plat of Annexation

Other references include WI DOA MBR #14500, parcel number 6-17-122 and 6-17-122A, owners MacFarlane Pheasants Inc., northeast corner of USH 51 and STH 11.

Sincerely,



Mary Easland  
Office of the Clerk-Treasurer  
City of Janesville

mme  
/enclosures



# CITY OF JANESVILLE

*Wisconsin's Park Place*

I, Lorena Rae Stottler, Clerk-Treasurer for the City of Janesville, a Wisconsin Municipal Corporation, do hereby certify that I am the legal custodian of the original documents, that I have compared the copies attached hereto with the originals, and that the copies attached hereto are true and correct copies of the original documents, to wit:

## FILE ORDINANCE NO. 2022-840

**An ordinance annexing territory located in Section 13, T.2N., R.12E. of the 4th P.M., Rock Township, Rock County, Wisconsin.**

Certified to and sealed this 17th day of August, 2022.

OFFICE OF THE CITY OF JANESVILLE  
CITY CLERK-TREASURER

Lorena Rae Stottler, Clerk-Treasurer

CLERK-TREASURER'S OFFICE

CITY HALL • 18 N. JACKSON ST., P.O. BOX 5005 • JANESVILLE, WI 53547-5005 • (608) 755-3070 • FAX (608) 755-3196



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**FILE ORDINANCE NO. 2022-840**

**An ordinance annexing territory located in Section 13, T.2N., R.12E. of the 4th P.M., Rock Township, Rock County, Wisconsin.**

**WHEREAS**, a petition signed by all of the owners of the land within such territory proposed to be annexed has been filed with the City Clerk-Treasurer; and

**WHEREAS**, there are no electors residing in the territory; and

**WHEREAS**, the necessary notices have been duly prepared, provided and served as required by law to all persons affected; and

**WHEREAS**, this ordinance does not contain temporary zoning; and

**WHEREAS**, the Department of Administration has not found the proposed annexation to be against the public interest; and

**WHEREAS**, the Common Council has determined that this annexation is in the public interest.

**NOW THEREFORE THE COMMON COUNCIL OF THE CITY OF JANESVILLE DO ORDAIN AS FOLLOWS:**

**SECTION I.** The territory described as follows is hereby attached to the City of Janesville.

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE S 0°04'38" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 2518.66 FEET TO THE NORTH LINE OF S.T.H. '11'; THENCE N 88°58'25" W ALONG SAID NORTH LINE OF S.T.H. '11', 1389.43 FEET; THENCE N 87°09'08" W ALONG SAID NORTH LINE OF S.T.H. '11', 759.94 FEET TO THE EAST LINE OF A CERTIFIED SURVEY MAP RECORDED IN THE ROCK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 14, ON PAGES 244 & 245 OF CERTIFIED SURVEYS (C.S.M. 14-244); THENCE CONTINUING N 87°09'08" W ALONG SAID NORTH LINE OF S.T.H. '11', 208.82 FEET TO THE WEST LINE OF SAID C.S.M. 14-244; THENCE CONTINUING N 87°09'08" W ALONG SAID NORTH LINE OF S.T.H. '11', 77.67 FEET; THENCE N 49°50'51" W ALONG SAID NORTH LINE OF S.T.H. '11', 162.76 FEET TO THE EAST LINE OF U.S.H. '51'; THENCE N 3°11'47" W ALONG SAID EAST LINE OF U.S.H. '51' 432.37 FEET; THENCE N 0°18'44" W ALONG SAID EAST LINE OF U.S.H. '51', 147.24 FEET; THENCE N 3°04'31" W ALONG SAID EAST LINE OF U.S.H. '51', 400.37 FEET; THENCE N 0°11'53" W ALONG SAID EAST LINE OF U.S.H. '51', 642.39 FEET; THENCE S 89°02'56" E, 246.80 FEET; THENCE N 0°11'53" W, 397.26 FEET TO THE SOUTHEAST CORNER OF A CERTIFIED SURVEY MAP RECORDED IN THE ROCK COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 18, ON PAGES 374 - 376 OF CERTIFIED SURVEYS (C.S.M. 18-374); THENCE CONTINUING N 0°11'53" W ALONG THE EAST LINE OF SAID C.S.M. 18-374, 213.51 FEET TO THE NORTHEAST CORNER OF SAID C.S.M. 18-374; THENCE CONTINUING N 0°11'53" W, 148.23 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE S 89°02'56" E ALONG SAID NORTH LINE OF THE NORTHWEST 1/4, 2360.15 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 AND THE

POINT OF BEGINNING. SAID LANDS CONTAIN 6,312,506 SQUARE FEET OR 144.915 ACRES, MORE OR LESS.

**SECTION II.** After this annexation becomes effective, the above-described property shall be exempt from and not subject to further taxation and assessments in the Town of Rock and thence forth shall be subject to taxation and assessment as part of the City of Janesville for any and all purpose provided by law.

**SECTION III.** All the territory attached by this ordinance is hereby made part of Ward 10 of the City of Janesville.

**SECTION IV.** There are no residents in the area proposed for annexation.

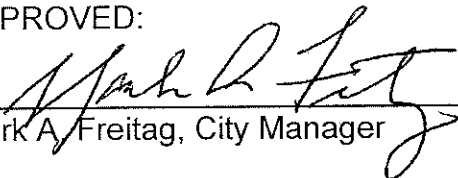
**SECTION V.** The annexation is within the Janesville School District.

**SECTION VI.** This ordinance shall take effect immediately upon adoption by the Common Council, the public health, welfare, peace, tranquility, good order, public benefit, and police power so requiring.

This is a unanimous consent  
annexation petition under s.66.0217(s),  
Wis. Stats.

ADOPTED: July 11, 2022

APPROVED:

  
Mark A. Freitag, City Manager

ATTEST:

  
Lorena Rae Stottler, City Clerk-Treasurer

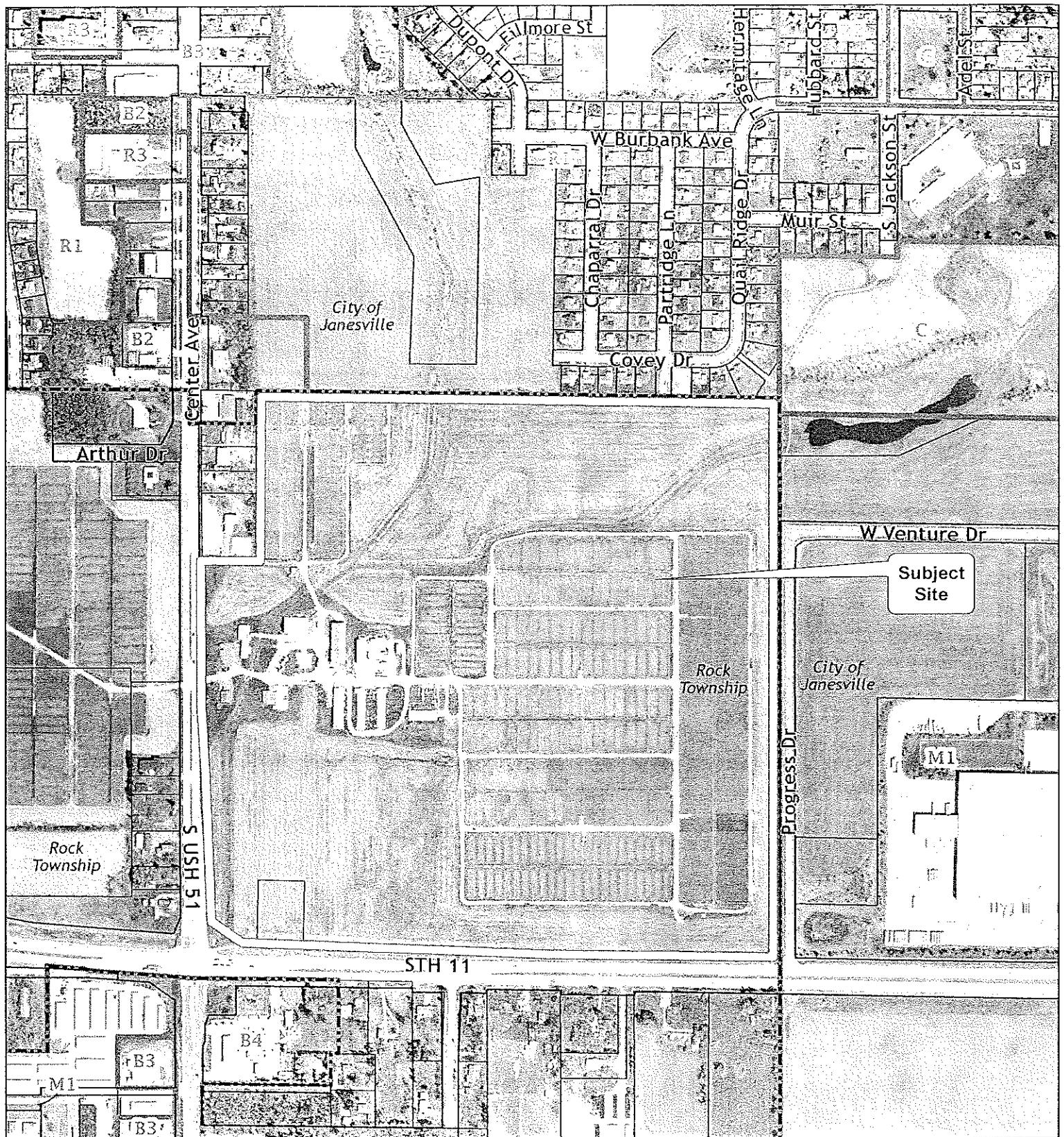
APPROVED AS TO FORM:

  
Wald Klimczyk, City Attorney

Proposed by: Applicant

Prepared by: Planning Division

Motion by: Marklein				
Second by: Jackson				
Councilmember	Aye	Nay	Pass	Absent
Benson	X			
Burdick	X			
Jackson	X			
Marklein	X			
Marshick	X			
Miller	X			
Williams	X			



Legend:



Subject Site



Zoning Boundary



Janesville City Limits

N



R1 Single-Family & Two  
Family Residence District  
R2 Limited General  
Residence District  
R3 General Residence District

B2 Community Shopping District  
B3 General Commercial District  
B4 Business Highway District  
M1 Light Industrial District  
C Conservancy District

Date: 4/25/2022  
Map Coordinate: L-9  
1 inch = 600 feet

LOCATION / ZONING MAP

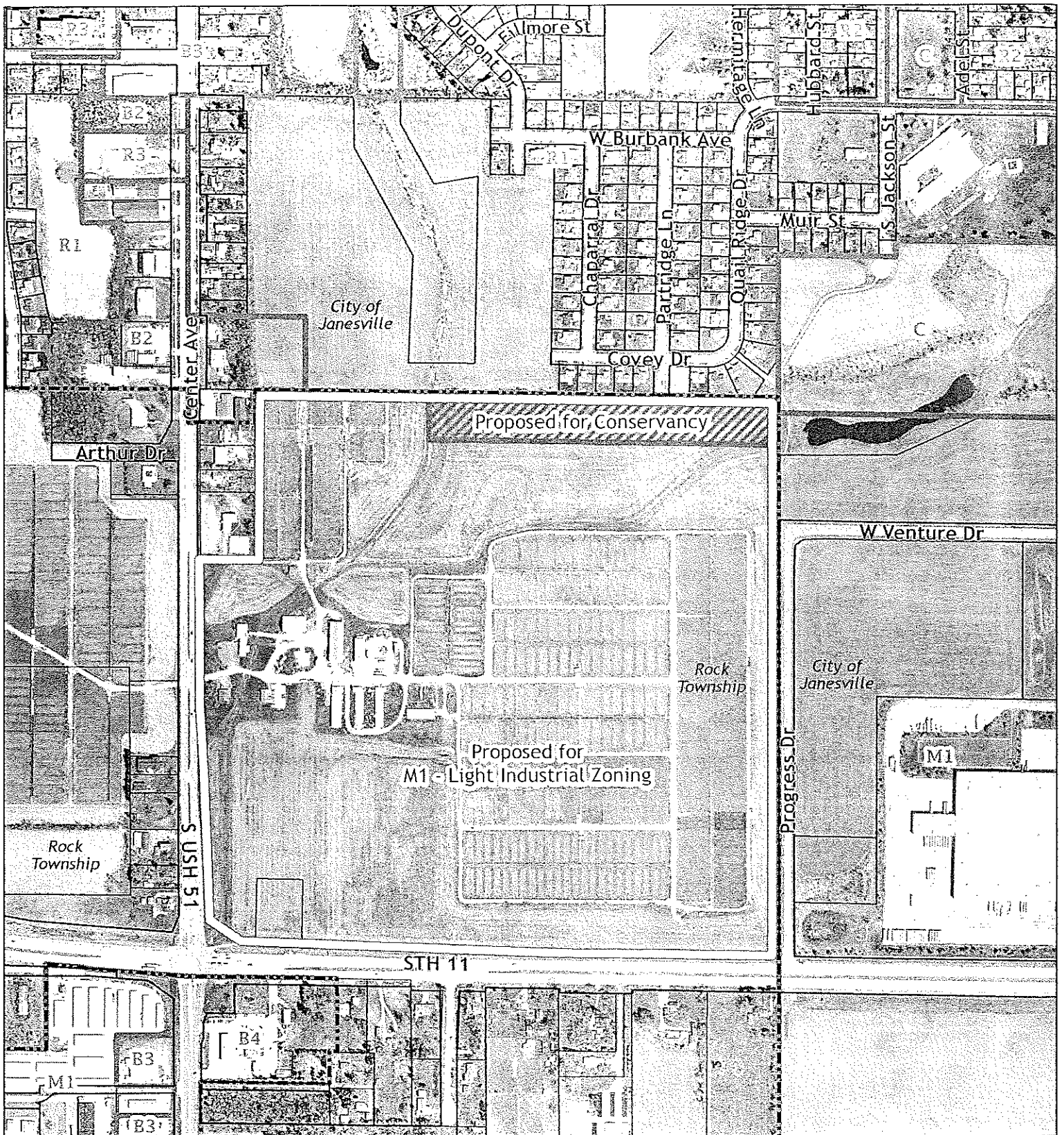
**Annexation and Zoning**  
**Property Located at the NE Corner**  
**of USH 51 and STH 11**

**MAP 1**



**CITY OF JANEVILLE**  
**PLANNING DIVISION**





Legend:



Subject Site



Zoning Boundary



Janesville City Limits

- R1 Single-Family & Two Family Residence District
- R2 Limited General Residence District
- R3 General Residence District

- B2 Community Shopping District
- B3 General Commercial District
- B4 Business Highway District
- M1 Light Industrial District
- C Conservancy District

N



Date: 6/29/2022  
Map Coordinate: L-9  
1 inch = 600 feet

LOCATION / ZONING MAP

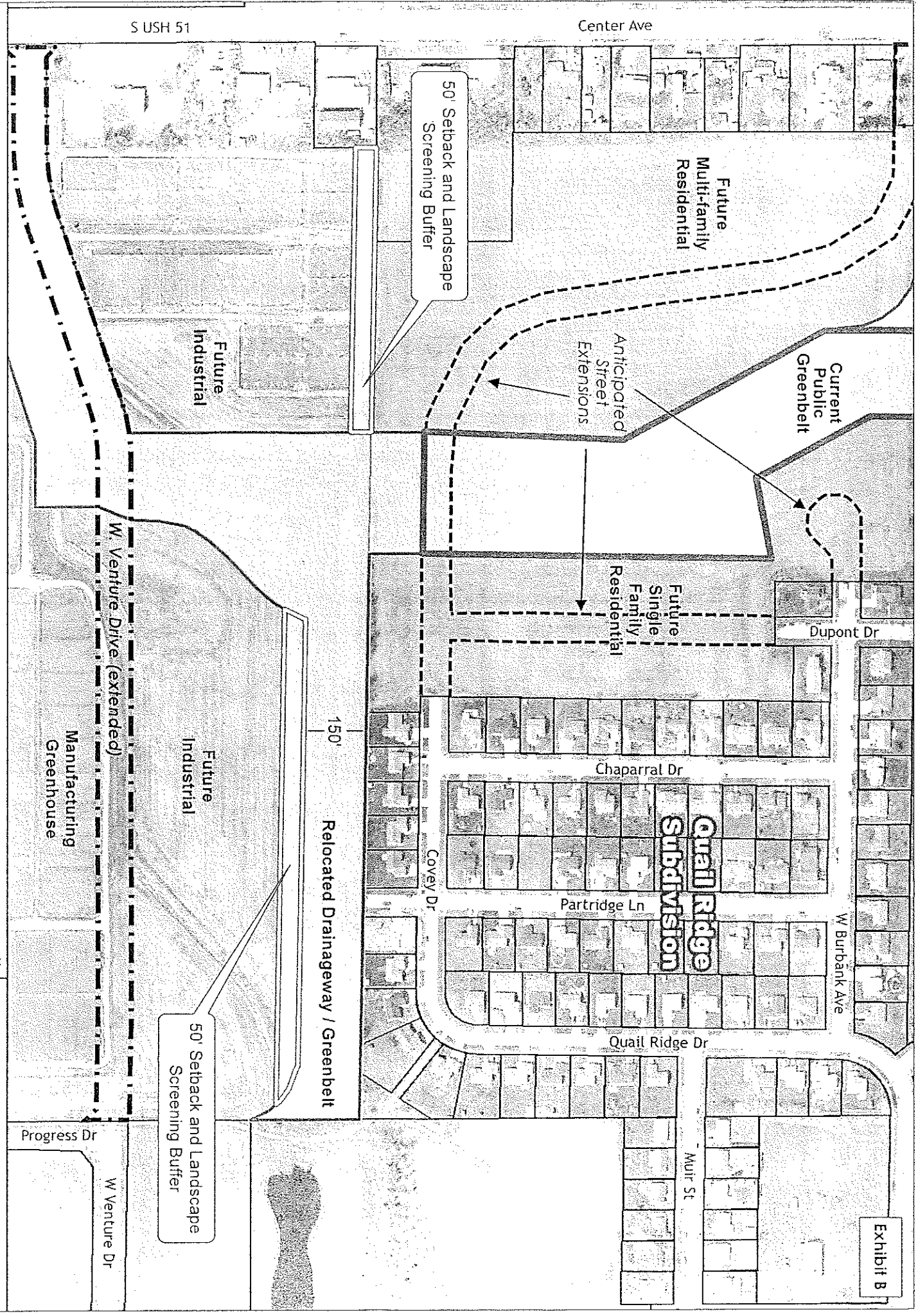
**Annexation and Zoning to M1 & C  
Property Located at the NE Corner  
of USH 51 and STH 11**

**MAP 2**



**CITY OF JANSVILLE  
PLANNING DIVISION**





# Proposed Setback and Landscape Screening Buffer



50' Setback and Landscape Screening Buffer  
Relocated Drainageway / Greenbelt  
Planned Street Extension

1 inch = 300 feet  
0 75 150 300 Feet



CITY OF JANESVILLE  
Wisconsin's Peace Place

DISCLAIMER: This data is provided by the City of Janesville for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.



PLAN COMMISSION MINUTES EXCERPT  
COUNCIL CHAMBERS, CITY HALL  
Janesville, Wisconsin  
Monday, June 6, 2022  
6:00 p.m.

V. OLD BUSINESS

1. **Public Hearing, Zoning Upon Annexation of property located at the northeast corner of USH 51 and STH 11 to M1, Light Industrial.** Duane Cherek, Planning Director, presented the written staff report. Clarification was made that the zoning being requested only goes to the north line of the conservancy area and not the residential area to the north; also, that the roadways on the map are just for illustration and not part of this approval.

The public hearing was opened and the following persons appeared to speak regarding this item:

- Jake Moen, 2501 Chapparral – Stated concerns about the view outside of his house due to height of buildings within the development, noise from semi-traffic and workers coming and going, and lack of screening.
- John Ford, President of Three Leaf Partners, Elm Grove, Wisconsin – Stated that the greenhouse facility is wide but only around 20-25 feet tall. The packing house holding mechanicals will be around 30-35 feet tall but that is a very small portion of the overall facility. The industrial area north of the greenhouse, between the single-family development and Venture Drive, is anticipated to have a 20-25 foot tall building. The other two parcels further to the west where the current MacFarlane operations are will hold more standard industrial structures around 35-40 feet tall. He addressed lighting concerns stating that the greenhouses are designed with black out curtains on the roof and sides that block out around 99% of the lighting. For the parking lot he anticipates traditional parking lot design lighting. For the industrial area he anticipates parking lot safety type lighting as well as building lighting but nothing other than what you see in typical industrial development and they will work to minimize the glow out of the development. They have also been in contact with the nearby airport and FAA on this matter as well since that is one of their concerns.

There was a motion by Commissioner Badertscher with second by Commissioner Knox to forward the zoning upon annexation to the City Council with a favorable recommendation subject to the conditions listed in the staff memorandum including the designation of the conservancy zone district as shown on Exhibit B and extending to the west to the limits of the north/south drainage way in that location.

The motion carried on a 6-0-0 vote.



## CITY OF JANESVILLE CERTIFICATE OF ANNEXATION

STATE OF WISCONSIN )  
SS.  
COUNTY OF ROCK )

I, Lorena Rae Stottler, City Clerk-Treasurer of the City of Janesville, Rock County, Wisconsin, do hereby certify that the following described territory was detached from the Town of Rock, Rock County, Wisconsin, all pursuant to Section 66.0217(2) of the Wisconsin Statutes, by an ordinance adopted by the Common Council on July 11, 2022.

PART OF ROCK TOWNSHIP, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

**SECTION I.** The territory described as follows is hereby attached to the City of Janesville.

PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 12 EAST, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

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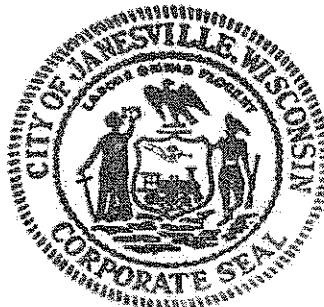
Ordinance 2022-840 was published in the Thursday, August 4, 2022 edition of the Janesville Gazette Legal Ads.

Attached to this Certificate is a map showing the boundaries of the area so attached to the City of Janesville, which map is incorporated in and forms a part of this Certificate by reference.

Dated: August 17, 2022



Lorena Rae Stottler  
City Clerk-Treasurer

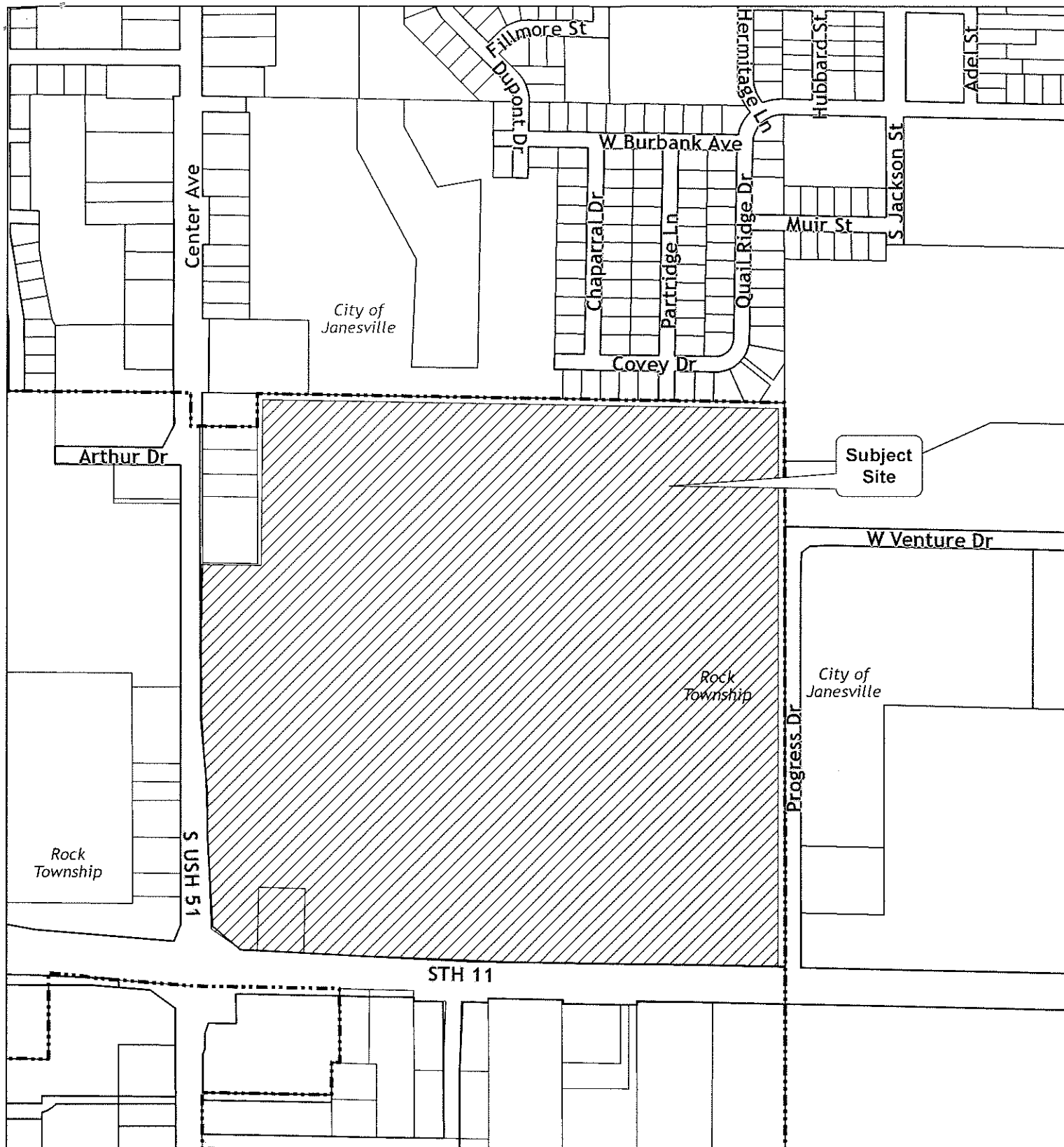


Ref:

Ord. No. 2022-840

MBK 14500

MBK 14500



Legend:



Subject Site



Janesville City Limits



Date: 4/25/2022  
Map Coordinate: L-9  
1 inch = 600 feet

LOCATION / ZONING MAP

**Annexation of  
Property Located at the NE Corner  
of USH 51 and STH 11**

**MAP 1**



**CITY OF JANESVILLE  
PLANNING DIVISION**