



January 20, 2023

Village of Grafton
Kaity Olsen
Village Clerk
860 Badger Circle
Grafton, WI 53024

Town of Grafton
Sara Jacoby
Town Clerk
1102 Bridge Street
Grafton, WI 53024

RE: Annexation
Tax Key No.: 06-020-11-003.00
912 Port Washington Road, Grafton, WI 53024

Dear Clerks:

This letter shall be accepted as the Petition for Annexation per State requirements for Tax Key No.: 06-020-11-003.00. The purpose of this Petition is for Direct Annexation. The current population of the land to be annexed is zero. Attached you will find a legal description and map of the land to be annexed.

Respectfully,

The Colony M.T. 2022, LLC

A handwritten signature in black ink, appearing to read "Brian McClaren", written over a horizontal line.

Brian McClaren, Principal
The Colony M.T. 2022, LLC



GRAFTON MULTI-FAMILY
912 PORT WASHINGTON RD
GRAFTON, WI

LOT 1
LEGAL DESCRIPTION
JSD PROJECT# 22-11699

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 22 EAST, IN THE TOWN OF GRAFTON, OZAUKEE
COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE
N02°41'58"W ALONG THE WEST LINE OF SAID 1/4 SECTION 450.00 FEET;
THENCE N87°53'02"E 60.00 FEET TO A POINT BEING THE POINT OF BEGINNING
OF LANDS TO BE DESCRIBED; THENCE CONTINUING N87°53'02"E, 941.05 FEET
TO A POINT ON THE WEST LINE OF INTERSTATE "43" (I-43); THENCE S09°11'50"W
150.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 199.08 FEET
ALONG SAID WEST LINE AND THE ARC OF A CURVE TO THE LEFT WHOSE
CENTER LIES TO THE EAST, WHOSE RADIUS IS 11649.16 FEET AND WHOSE
CHORD BEARS S01°10'19"E 199.08 FEET; THENCE S01°39'42"E ALONG SAID LINE
53.50 FEET TO A POINT ON THE NORTH LINE OF FALLS ROAD; THENCE
S87°52'49"W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE
OF SAID 1/4 SECTION 441.86 FEET; THENCE S01°41'45"E 17.00 FEET TO A POINT;
THENCE S87°52'49"W ALONG PARALLEL WITH THE SOUTH LINE OF SAID ¼
SECTION 461.63 FEET TO A POINT; THENCE N02°41'58"W PARALLEL THE WEST
LINE OF SAID 1/4 SECTION 417.00 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 373,217 SQUARE FEET OR 8.568 ACRES.

S.E. CORNER
S.W.1/4
20-10-22
CONC. MON.
W/BRASS CAP

INTERSTATE "43"

S.T.H. "57"

S09°11'50"W
150.29'

S01°39'42"E
53.50'

ARC=199.08'
RAD=11649.16'
CH.BRG.=S1°10'19"E
CH.L.=199.08'
D=000°58'45"

SOUTH LINE, S.W. 1/4 SECTION 20
N87°52'49"E
2657.61'

FALLS ROAD

PUBLIC RIGHT OF WAY WIDTH VARIES

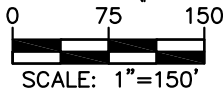
LOT 1

373,217 S.F.
8.568 ACRE

TOWN OF
GRAFTON

TOWN OF
GRAFTON

S01°41'45"E
17.00'



DEDICATED TO THE
PUBLIC FOR ROAD
PURPOSES.
42,224 S.F.

S87°52'49"W 461.63'

S87°52'49"W 521.06'

S.W. CORNER
S.W.1/4
20-10-22

N.W. CORNER
S.W.1/4
20-10-22

417.00'

N02°41'58"W 450.00'

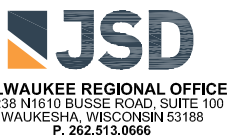
NORTH PORT WASHINGTON ROAD **C.T.H. "W"**

PUBLIC RIGHT OF WAY (WIDTH VARIES)

TOWN OF
GRAFTON

VILLAGE OF
GRAFTON

WEST LINE, S.W. 1/4 SECTION 20
N02°41'58"W
2647.15'



PROJECT:
**GRAFTON
MULTI-FAMILY
OZAUKEE COUNTY**
912 PORT WASHINGTON RD, GRAFTON WI

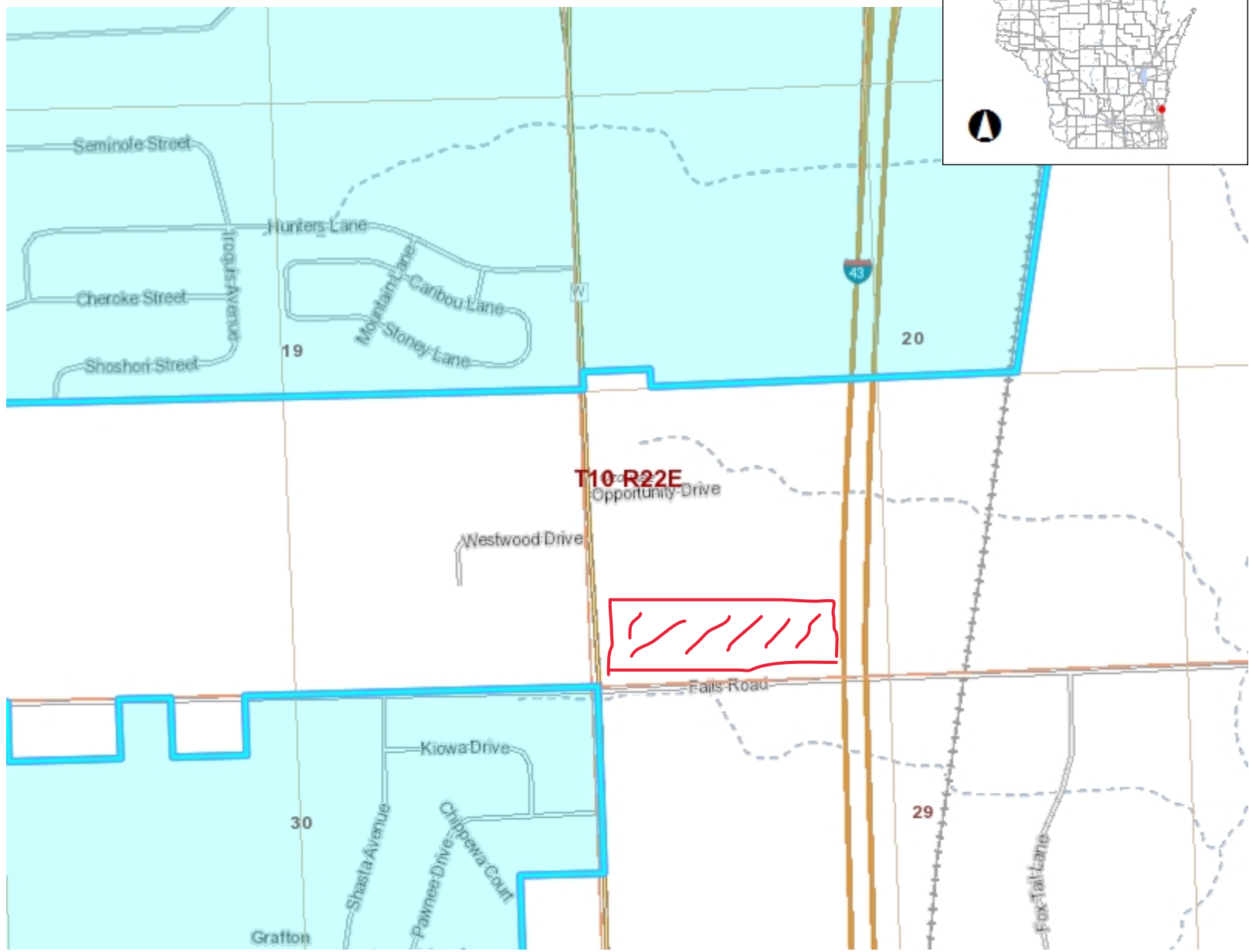
SHEET TITLE:
**EXHIBIT
MAP**
FOR ANNEXATION

PROJECT NUMBER:
22-11699
DRAWN BY: AWW CHECKED BY: AWW
DATE:
01/19/23

SHEET NUMBER:
1



Surface Water Data Viewer Map



- Legend**
- Township
 - Section
 - Quarter-Quarter
 - County Boundary
 - Cities, Towns & Villages**
 - City
 - Village
 - Civil Town
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **The Colony MT 2022**

Petition Number: **14561**

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

2. Area (Acres): **9,6430**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **749.11**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$ 3,745.55**

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

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: _____%

Undeveloped: **100**%

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Other: **100**%

Comments: **B-1**

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?: **B1**

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 or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: Town City Village

Name: SARA JACOBY

Email: SJACOBY@TOWNNOTIFICATION.WI.GOV

Phone: 262-377-8500

Date: 1/23/2022

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

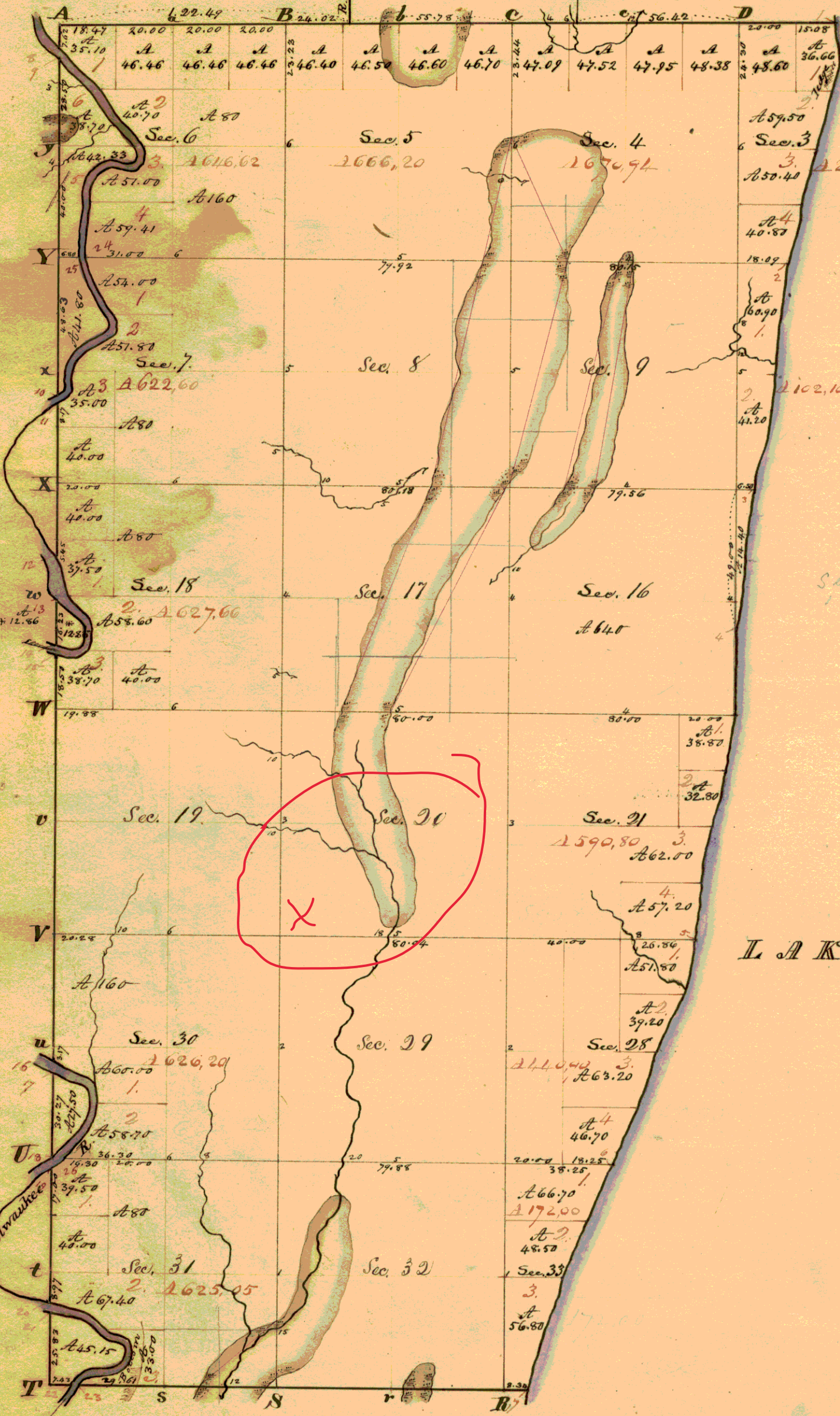
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Township N. 10, Range N. 22 East 4. Mer. Wis. Ter.

53-5



LAKE MICHIGAN.

Meanders of Lake Michigan					
Post	Course	Ch. No.	Post	Course	Ch. No.
1.	S 73 1/2 E	12.00	25.	N 19 1/2 W	3.66
	S 73 1/2 W	2.00		N 10 1/2 E	15.00
	S 76 1/2 W	15.90		N 73 1/2 E	10.56
	S 75 1/2 W	56.82		N 52 1/2 E	5.00
				East	9.70
2.	S 12 1/2 W	9.83		S 66 3/4 E	5.00
	S 33 1/2 W	28.29		N 31 E	2.70
	S 6 1/2 W	11.71		N 31 1/2 W	11.15
	S 10 1/2 W	15.09		N 40 3/4 W	33.00
	S 16 1/2 W	11.70	9.	N 20 1/2 W	2.05
	S 7 1/2 W	5.40			
3.	S 7 1/2 W	21.68		Left bank down to	
	S 19 1/2 W	14.25		S 38 1/2 E	42.50
	South	4.77		S 31 E	7.00
	S 5 1/2 W	9.92		S 20 1/2 W	5.50
	South	31.00		N 79 1/2 W	6.06
				N 86 1/2 W	10.50
4.	S 10 1/4 W	14.40		S 37 1/2 W	3.00
	S 16 1/2 W	14.57		S 44 1/2 W	26.00
	S 17 1/2 W	19.60		S 11 1/2 E	2.07
	S 10 1/2 W	7.62	24.	N 11 1/2 E	1.57
	S 34 1/2 W	10.85		S 20 1/2 E	16.65
	S 11 1/2 W	14.34		S 31 1/2 E	9.27
				S 19 1/2 W	4.27
5.	S 14 1/2 W	11.40		S 62 1/2 W	10.43
	S 17 1/2 W	17.35		S 42 1/2 W	4.00
	S 27 1/2 W	14.77		S 29 1/2 W	4.60
	S 17 1/2 W	15.30		S 6 E	6.40
	S 23 1/2 W	15.70		S 39 1/2 W	5.40
	S 26 1/2 W	12.88	11.	S 56 1/2 W	2.39
6.	S 28 1/2 W	12.40	12.	S 21 E	5.54
	S 21 1/2 W	8.17		S 1 1/2 E	9.90
	S 27 1/2 W	11.38		S 57 1/2 E	13.00
	S 18 1/2 W	39.00		South	10.36
	S 13 1/2 W	11.50		S 58 1/2 W	6.30
	S 17 1/2 W	3.83		N 85 1/2 W	4.62
			15.	S 76 1/2 W	3.23
Meanders of the Milwaukee R.					
22.	up then Right		16.	N 89 E	4.00
	N 39 E	9.00		S 64 E	12.50
	N 86 1/2 E	11.30		S 8 1/2 E	8.28
	N 19 1/2 E	6.57		S 20 3/4 W	7.60
	N 39 1/2 W	3.00		S 37 1/2 W	16.50
	N 5 1/2 W	11.70		S 48 1/2 W	7.0
	N 15 1/2 W	11.00	25.	S 48 1/2 W	4.48
	N 15 1/2 W	4.18			
21.	N 82 1/2 W	4.18	20.	N 75 E	8.10
				S 38 E	5.50
18.	N 42 1/2 E	15.50		N 89 1/2 E	6.00
	N 21 1/2 E	10.00		S 42 E	7.00
	N 3 1/2 W	5.92		S 68 1/2 E	6.70
	N 70 1/2 W	14.50		S 11 1/2 E	6.87
14.	S 60 E	7.00		S 35 1/2 W	7.00
	N 50 E	4.58		West	9.50
	N 4 1/2 W	7.32		S 7 1/2 W	9.50
13.	N 53 1/2 W	12.06	23.	S 33 1/2 W	5.29
10.	N 58 1/2 E	2.00			
	N 44 E	12.25			
	N 56 E	8.58			
	N 74 E	5.50			
	N 46 E	4.18			
	N 25 1/2 W	19.00			
25.	N 19 1/2 W	9.27			

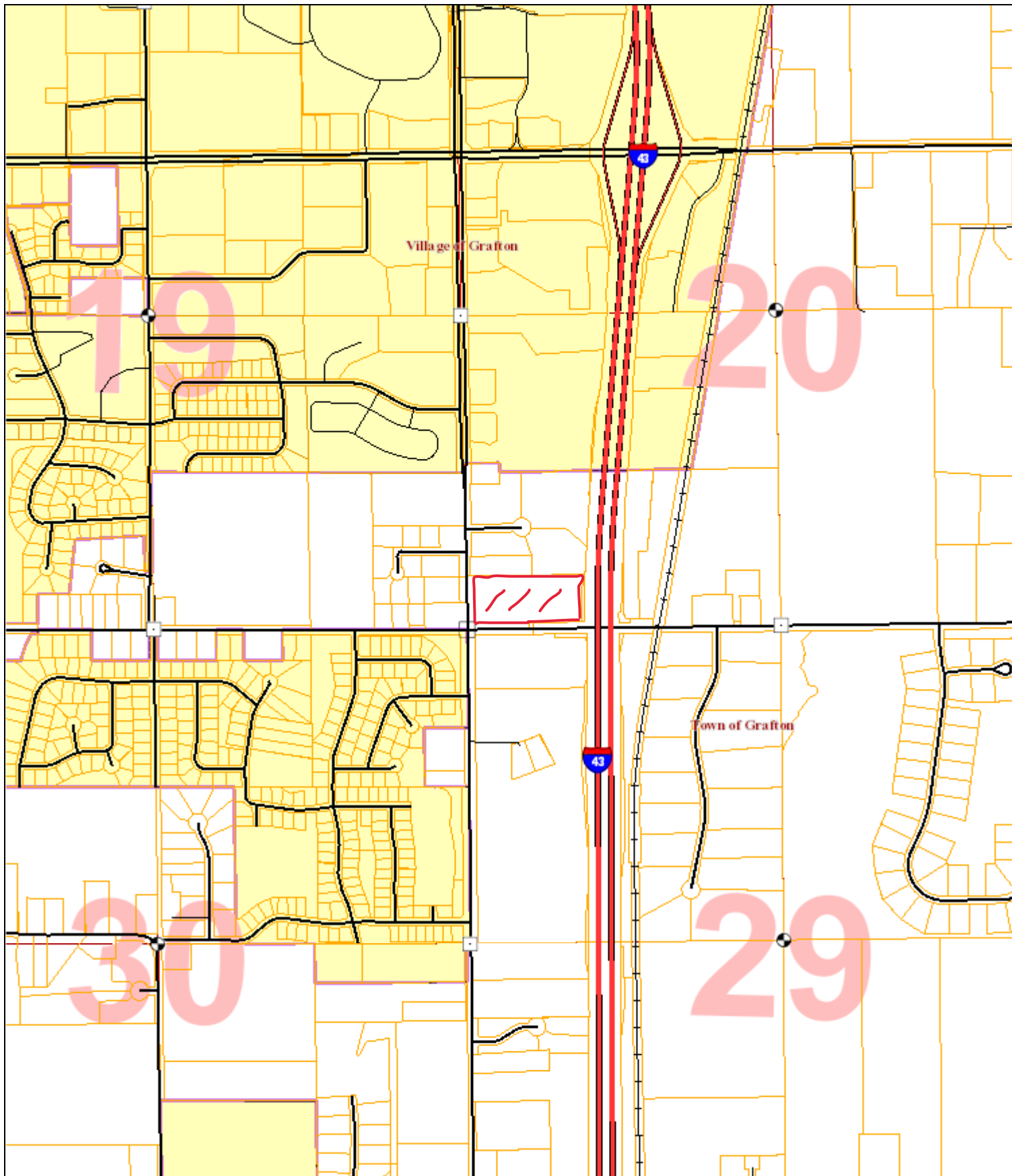
Total number of Acres 11,161.43

Surveys Designated	By whom surveyed	Date of Contract	Amt. of Survey	When surveyed	When p. for y. ch. in Sur. Plat. acct.
Low lines	Mullett & Binks	9th July 1833	11.42.39	4th July 1833	3rd July 1834
Subdivisions	William A. Bank	26 Dec. 1834	43.44.14	1st July 1835	4th July 1835

The above Map of Township N. 10 N. of Range N. 22 E. of the 4. Mer. (N.M.T.) 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, July 21st 1835

Robt. T. Lytle Sec. Genl.

Parcel Information



Legend

Tax Parcel	CSM	US Highway	Town/Public Road
Gap	Cemetery Plat	State Highway	Railroad Centerline
Overlap	Condominium Plat	County Road	Ramp
Historical Parcel Lines	Subdivision Plat	Private Road	
Assessors Plat	Plat of Survey		

Product of the LAND INFORMATION OFFICE
 2/7/2023, 11:11:08 AM

2/7/2023, 11:11:08 AM

0 0.05 0.1 0.2 0.3 0.4
 mi

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

February 08, 2023

PETITION FILE NO. 14561

KAITY OLSEN, CLERK
VILLAGE OF GRAFTON
860 BADGER CIRCLE
GRAFTON, WI 53024-9436

SARA JACOBY, CLERK
TOWN OF GRAFTON
PO BOX 143
GRAFTON, WI 53024-0143

Subject: THE COLONY MT 2022 ANNEXATION

The proposed annexation submitted to our office on January 19, 2023, 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 Grafton, which is able to provide needed municipal services.

Note: the submitted scale map apparently shows the Village's boundaries incorrectly such that this annexation territory lacks contiguity with the Village. However, the Village's actual boundary line includes the intersection of North Port Washington Road and Falls Road so as to provide contiguity with the annexation at a point. Should the Village adopt an ordinance for this annexation the scale map should be corrected to show the Village's actual boundary line.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states that 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 14561 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=2635>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner