



TO: Common Council of the City of Lake Geneva

FROM: Ron Amann

SUBJECT: Petition for Annexation

The petitioner, Ron Amann (owner of lands), requests that all of the subject lands be annexed by direct annexation by unanimous approval to the City of Lake Geneva, Walworth County Wisconsin. Said lands are described as follows:

A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

MORE PARTICULARLY DESCRIBED AS:

LOT 1 OF CSM 549 AS RECORDED IN DOCUMENT# 701551 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS.

ALSO COMMENCING AT THE NORTHERNMOST CORNER OF LOT 1 OF SAID CSM ALSO BEING THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY H ON A CURVE TO THE RIGHT WITH A CHORD BEARING AND LENGTH OF S40°36'01"E 86.03', WITH AN ARC LENGTH OF 86.03' AND A RADIUS OF 4217.28'; THENCE N82°16'31"E 243.38' TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE N89°44'02"E 36.37' TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM 2369 AS RECORDED IN DOCUMENT# 269591 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS; THENCE N25°08'11"W 176.18' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT THAT IS 26.66' NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 2 OF SAID CSM; THENCE S76°21'57"W 314.87' TO THE A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE S58°57'14"W 194.25'; THENCE N77°30'39"E 218.91' ALONG THE NORTHERLY LINE OF CSM 549 TO THE PLACE OF BEGINNING.

The population of said lands is 0.

Tax ID: JA 54900001

Parcel Area including R/W: 92,133 Sq-ft / 2.11 Ac

Anexee: Town of Geneva

Annexor: City of Lake Geneva

Owner/Petitioner


Ron Amann

2-7-24
Date



Legal Description of Lands to be Annexed

A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

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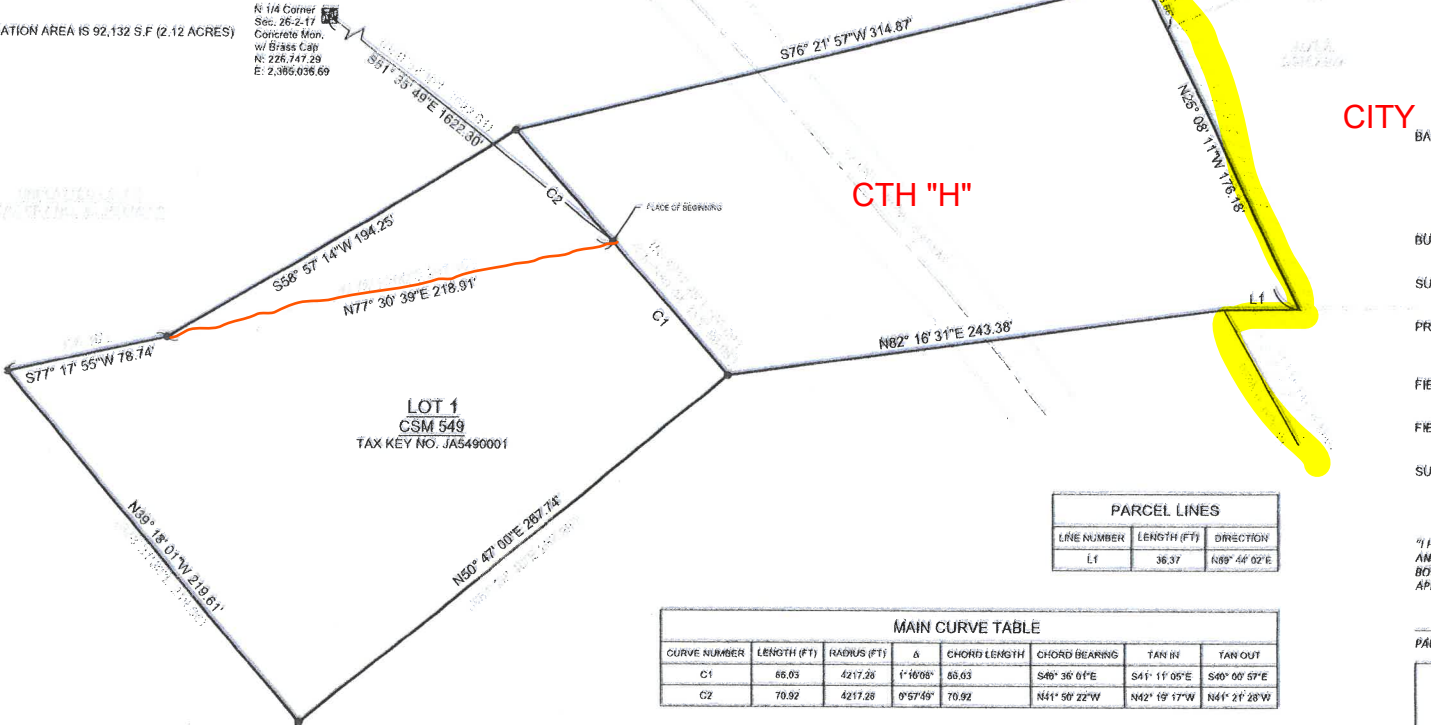
ANNEXATION MAP

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED:
 A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

MORE PARTICULARLY DESCRIBED AS:
 LOT 1 OF CERTIFIED SURVEY MAP #549 AS RECORDED IN DOCUMENT #701551 PER THE WALWORTH COUNTY REGISTER OF DEEDS, ALSO INCLUDING; COMMENCING FROM THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST; THENCE S51°35'49"E 1622.30' TO THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY H ON A CURVE TO THE RIGHT WITH A CHORD BEARING AND LENGTH OF S40°36'01"E 86.03', WITH AN ARC LENGTH OF 86.03' AND A RADIUS OF 4217.28'; THENCE N82°16'31"E 243.38' TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE N89°44'02"E 36.37' TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM 2369 AS RECORDED IN DOCUMENT #269591 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS; THENCE N25°08'11"W 176.18' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT THAT IS 26.66' NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 2 OF SAID CSM; THENCE S76°21'57"W 314.87' TO THE PLACE OF BEGINNING; THENCE N77°30'39"E 218.91' ALONG THE NORTHERLY LINE OF CSM #549 TO THE PLACE OF BEGINNING.

NOTE:
 TOTAL ANNEXATION AREA IS 92,132 S.F. (2.12 ACRES)

N 1/4 Corner
 Sec. 26-2-17
 Concrete Mon.
 w/ Brass Cap
 N: 226.747.28
 E: 2,395.036.69



LOT 1
CSM 549
 TAX KEY NO. JA5490001

CTH "H"

CITY

BASIS OF BEARING:
 THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.
 THE SOUTHEASTERLY LOT LINE OF LOT 1, CSM #549 ASSUMED TO BEAR N50°47'00"E.

BUILDING SURVEYED TO:
 THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
 RON AMANN

PROPERTY ADDRESS:
 N3219 CTY TK H
 LAKE GENEVA

FIELD WORK COMPLETED ON:
 FEBRUARY 3, 2022

FIELD CREW CHIEF:
 MKE MELENZIO

SURVEYOR:
 PAUL H. VAN HENKELUM, PLS
 CARDINAL ENGINEERING LLC



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H VAN HENKELUM, PLS #1931 DATE



CARDINAL
PLAN | SURVEY | ENGINEER
 1200 LA SALLE ST.
 LAKE GENEVA, WI 53147
 262-757-8776
 PLANSURVEYENGINEER.COM

DATE: 06 / 12 / 2023 JOB No. 23308
 SHEET 1 OF 1 JOB

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	36.37	N89° 44' 02"E

MAIN CURVE TABLE							
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	86.03	4217.28	1°16'08"	86.03	S40° 36' 01"E	S41° 11' 05"E	S40° 00' 57"E
C2	70.92	4217.28	0°57'49"	70.92	N41° 50' 22"W	N42° 19' 17"W	N41° 21' 28"W

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: **Amann**

Petition Number: **14645**

1. Territory to be annexed: From **TOWN OF GENEVA** To **CITY OF LAKE GENEVA**

2. Area (Acres): 2.11

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 878.36

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$4,391.80

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: 100% Industrial: _____%

Undeveloped: _____%

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

Residential: _____% Recreational: _____% Commercial: 100% Industrial: _____%

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?

Commercial

In the town?: Commercial

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

<u>Sanitary Sewers</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____
<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 *Sanitary sewer mains would need to be extended to service the property but are available. Water main has already been installed adjacent to the property. Costs determinations for construction would be completed at the time a request for service is made.*

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? Commercial

c. How will the land be zoned and used if annexed? Commercial

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:

Additional owner of parcel JA 54900001: Makenna Clark Holdings, LLC

Prepared by: Town City Village

Name: Vanessa Jahns

Email: vjahns@cityoflakegeneva.gov

Phone: 262-249-4093

Date: 2/21/2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

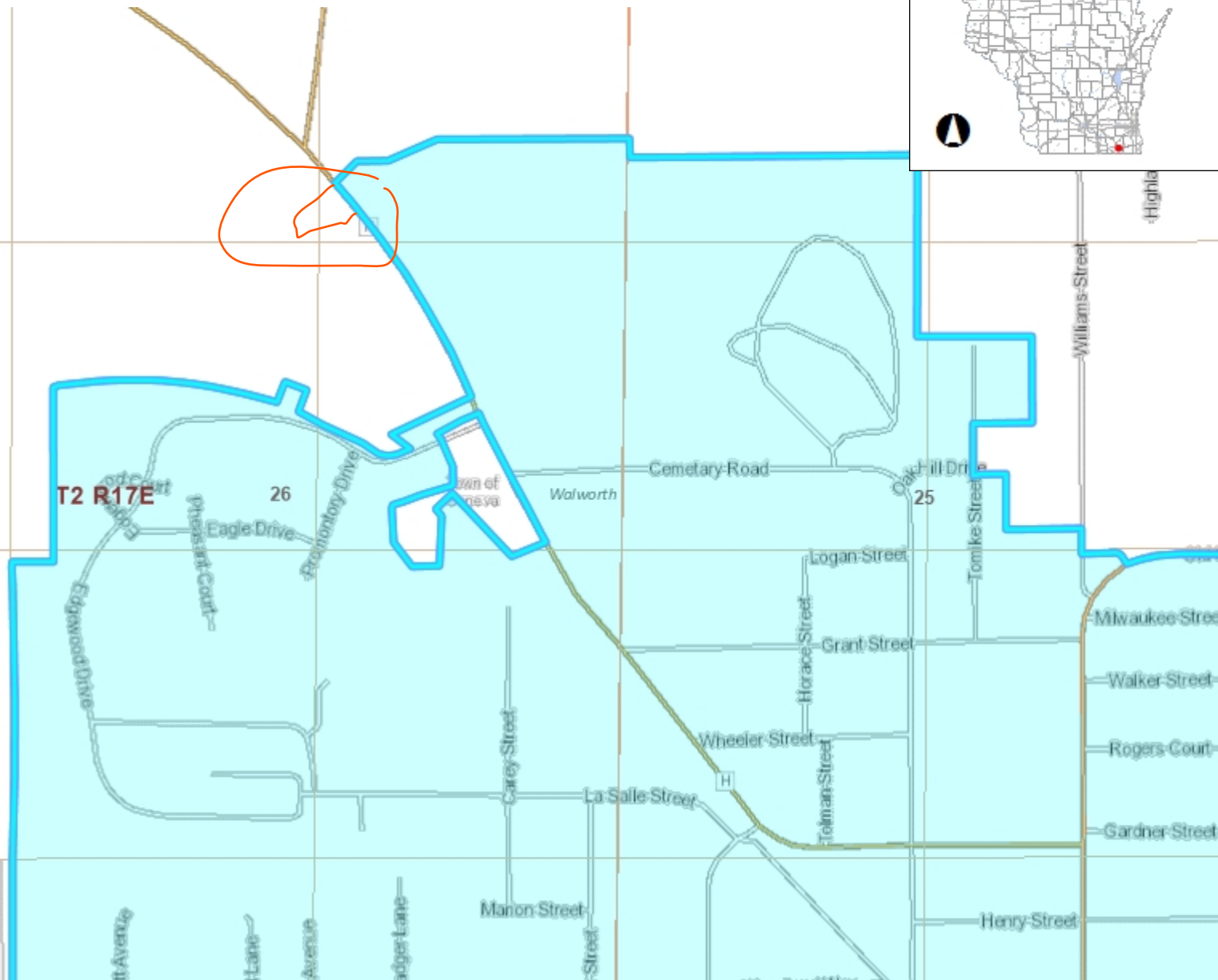
Fax: (608) 264-6104



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



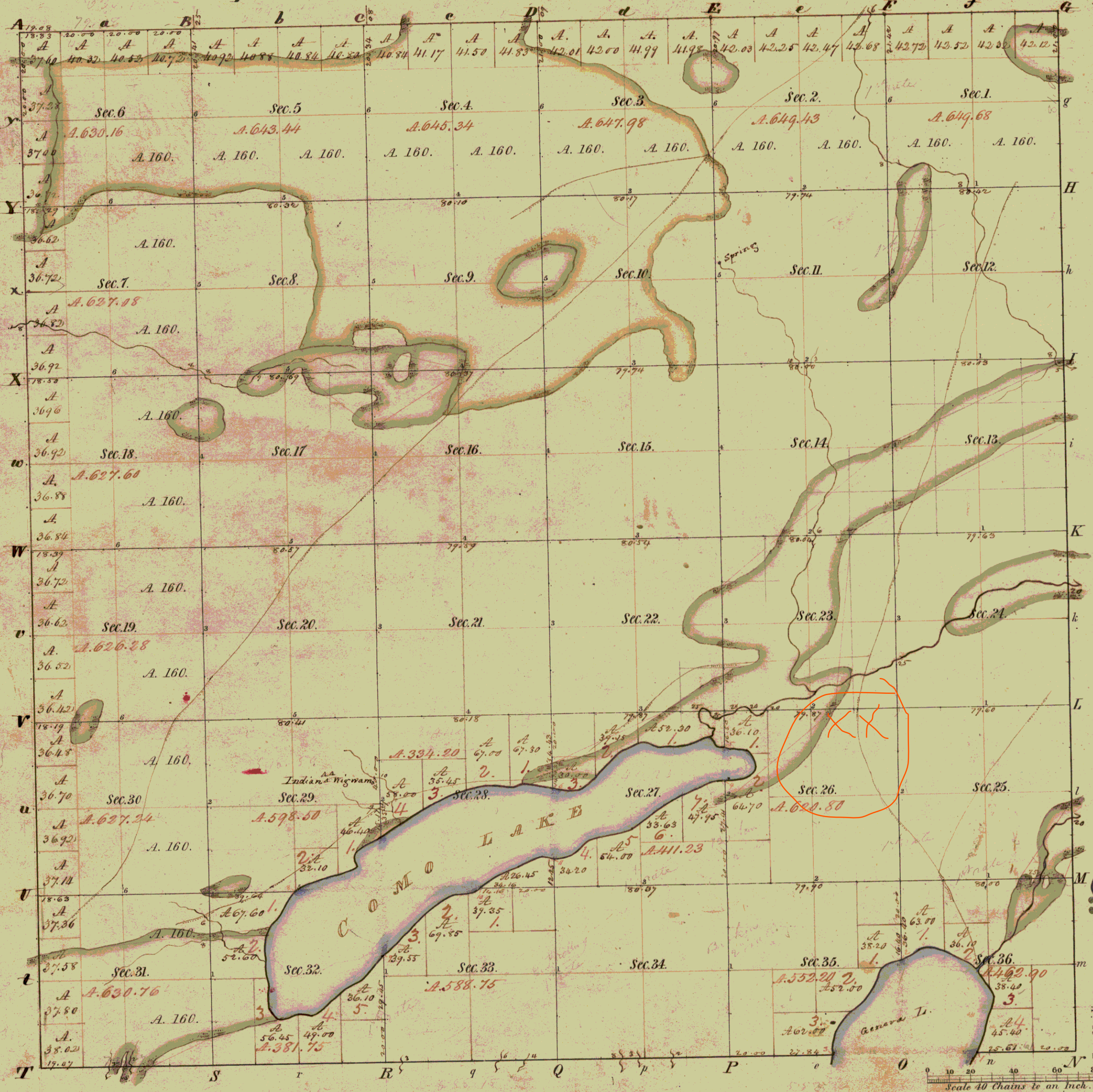
NAD_1983_HARN_Wisconsin_TM

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

Township No 2, Range No 17 East 4th Mer. Wis. Ter.



Meanders of Lakes									
Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.	
Lakes in Section									
3	N 73 1/2 E	10.25							
	N 41 E	11.00							
	N 75 1/2 E	17.67							
	N 25 E	17.00							
	N 15 E	6.78							
	N 70 1/2 E	9.60							
2	N 54 E	11.50							
	N 24 E	7.00							
	N 70 E	6.50							
	N 77 E	9.00							
	N 27 E	10.50							
	N 24 E	7.50							
	N 77 1/2 E	18.50							
	N 25 W	6.15							
Open Lakes									
4	N 33 1/2 E	11.00							
	N 44 E	5.25							
	N 20 W	12.00							
5	N 87 1/2 W	10.50							
	West	3.00							
	N 27 1/2 W	5.50							
	N 66 1/2 W	11.00							
	N 83 W	15.00							
	N 50 W	5.50							
	N 69 1/2 W	11.20							
	N 13 1/2 W	27.50							
	N 63 W	1.00							
	N 81 W	11.00							
6	N 81 W	12.98							
	N 66 W	3.00							
	N 87 W	15.75							
	N 75 W	20.00							
	N 57 1/2 W	34.33							
7	N 53 1/2 W	17.25							
	N 29 1/2 E	6.00							
	N 67 1/2 W	29.55							
8	N 26 W	12.00							
	N 45 W	5.50							
	N 27 W	9.00							
	N 14 W	20.00							
	N 18 E	6.00							
	N 6 E	7.50							
	N 41 E	5.50							
	N 77 E	7.00							
	N 85 E	11.00							
	N 54 E	17.50							
	N 61 1/2 E	7.50							
	N 33 1/2 E	16.50							
9	N 40 E	18.50							
	N 54 E	27.00							
	N 88 E	8.50							
	N 66 E	2.75							
10	N 66 E	22.75							
11	N 79 E	2.70							

Total number of Acres: 21,835.32

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch. in the Sur. Gen. acc.
Township lines	Mullett & Brink	17 th Aug 1835	M. Ch. Lks. 23.77.15	4 th of 1835	2 nd of 1836
Subdivisions	Sylvester Sibley	6 th Aug 1836	66.34.36	2 nd of 1836	4 th of 1836

The above Map of Township No 2 North of Range No 17 E. of the 4th 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^y 19. 1837

Robt. S. Lytle Sur. Gen.



Legal Landscape

WALWORTH COUNTY, WISCONSIN



1:3,654



Author:

Map Produced on: 3/4/2024

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department
Land Information Division**
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

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>

March 04, 2024

PETITION FILE NO. 14645

LANA KROPF, CLERK
CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147-1914

DEBRA KIRCH, CLERK
TOWN OF GENEVA
N3496 COMO ROAD
LAKE GENEVA, WI 53147-2617

Subject: AMANN ANNEXATION

The proposed annexation submitted to our office on February 13, 2024, 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 City of Lake Geneva, which is able to provide needed municipal services.

Note: The metes and bounds description of the (partial) territory to be annexed should commence from a corner of the 1/4-section in which the territory lies. The map of the territory should clearly show and identify the existing City of Lake Geneva municipal boundary. Please refer to ss. 66.0217(1)(c) and (g), Wis. Stats.

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 14645 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=2719>

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner