

Village of Genoa City

Walworth County

State of Wisconsin

Direct Annexation by unanimous

(Wis. Stat. 66.127 (2))

Approval of land to

the Village of Genoa City

Walworth County Wi.

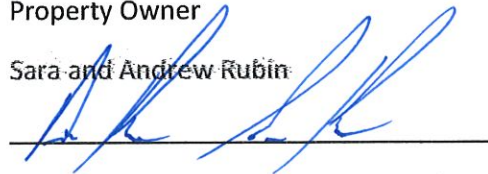
The undersigned Sara and Andrew Rubin as the property owner hereby petition the Village of Genoa City (herein after referred to as "village") for direct annexation to the village. Of the property described in paragraph 1. Below and in this regard requests and represents as follows.

1. Sara and Andrew as the property owner respectively of the real property currently located in the Town of Bloomfield, Walworth County, Wisconsin.
2. That attached scale map show boundaries and the full legal description to be annexed is attached and marked as Exhibit "A"
3. That property to be annexed is contiguous to the village.
4. That the population of the property is (0) and therefore there are zero (0) electors
5. The undersigned further requests the zoning classifications be permanently assigned to the property to be annexed legally described in exhibit "A" attached and shall be zoned Ag ()
6. The undersigned owner reserves the right to withdraw this petition at any time prior to the adoption of the annexation ordinance should it appear that the village will not be able to provide necessary zoning, such other matter which would vitiate the development plans of the property owner.

The undersigned petitioner respectfully request direct annexation of the property described above to the Village of Genoa City pursuant to provisions of 66.127 Wis Stat and for permanent zoning approval set forth to be dated the 15th of October 2024

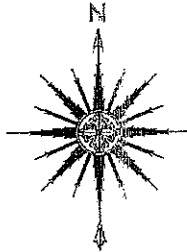
Property Owner

Sara and Andrew Rubin



Straightened bent pipe and found it be located 0.14' south and 0.37' east of actual corner. Computed corner corresponds very closely to a point referenced on a previous survey by Vanderstoppen Surveying Inc. dated September 19, 2001.

BEARINGS HEREON RELATE TO THOSE FOUND ON CERTIFIED SURVEY MAP NO. 2035.



0 40' 80' 160'
SCALE: 1" = 80'

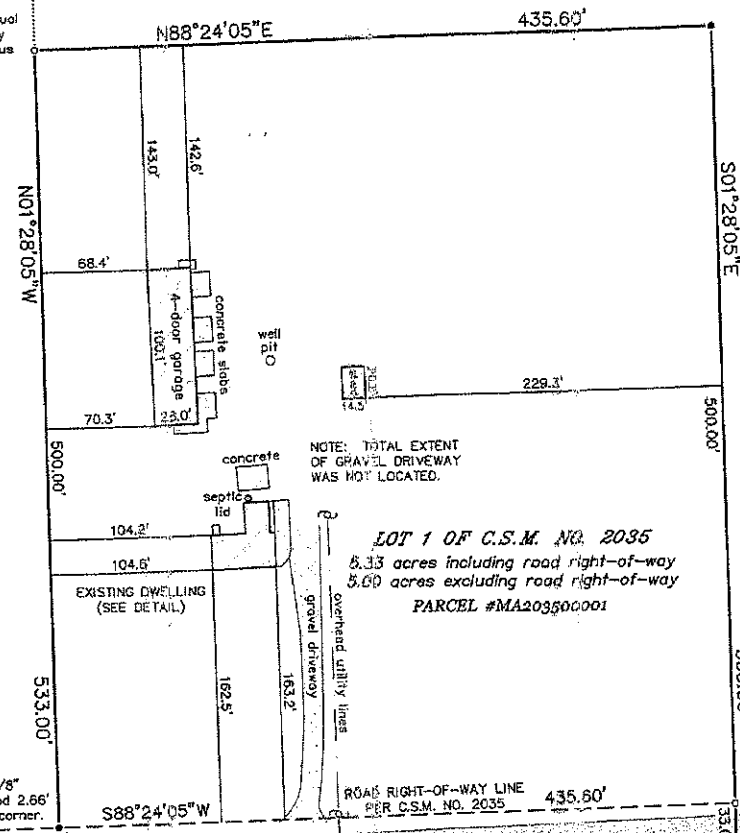
Also found a 5/8" diameter iron rod 2.66' east of actual corner.

CENTER OF SECTION SECTION 25-1-18

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGIN STREET
BURLINGTON, WI 53105
262-661-4239

"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."



NOTE: TOTAL EXTENT OF GRAVEL DRIVEWAY WAS NOT LOCATED.

LOT 1 OF C.S.M. NO. 2035
5.33 acres including road right-of-way
5.60 acres excluding road right-of-way
PARCEL #MA203500001

PLAT OF SURVEY
-OF-

LOT 1 OF CERTIFIED SURVEY MAP NO. 2035, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON MAY 22, 1991 IN VOLUME 9 OF CERTIFIED SURVEY MAPS ON PAGES 349-350 AS DOCUMENT NO. 211601 AND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BLOOMFIELD, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

SURVEY FOR: TJKK FARMS LLC

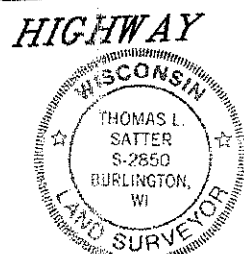
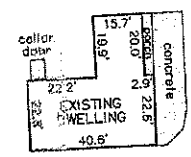
SURVEY ADDRESS: W236 COUNTY ROAD "B"
GENOA CITY, WI 53128

LEGEND

- ◆ FOUND BRASS CAPPED CONCRETE MONUMENT
- FOUND 1-5/16" O.D. IRON PIPE
- SET 1-5/16" O.D. IRON PIPE
- () RECORDED AS
- ⌒ UTILITY POLE

HOUSE DETAIL

SCALE: 1" = 30'



REVISED OCTOBER 4, 2024 TO SHOW SEPTIC LID JUST OFF THE NORTH END OF THE HOUSE.

Thomas L. Satter
THOMAS L. SATTER S-2850

REVISED: 10/4/24,
SEPTEMBER 12, 2024
DATE

082405
JOB NUMBER

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

EXHIBIT A

Lands to be Annexed

5.33 acres

Village of Genoa City, Walworth County, WI

Lot 1 of Certified Survey Map No 2035, being a part of the Northeast 1/4 of Section 25, Town 1 North, Range 18 East, in the Town of Bloomfield, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Northeast 1/4 Section;

thence South 88°24'05" West along the South line of said 1/4 Section 1545.79 feet to the point of beginning;

thence continuing South 88°24'05" West 435.60 feet to the point;

Thence North 01°28'05" West 533.00 feet to a point;

Thence North 88°24'05" East 435.60 feet to a point;

Thence South 01°28'05" East 533.00 feet to a point.

Containing 5.33 acres.

Prepared by: John P. Casucci, PLS

Date: October 23, 2024

Project No.: 2240900

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: **Rubin**

Petition Number: **14735**

1. Territory to be annexed: From **TOWN OF BLOOMFIELD** To **VILLAGE OF GENOA CITY**

2. Area (Acres): **5.3350**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **765.59**

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **3,827.95**

b. Year adopted _____

c. Paid by: Petitioner City Village

c. Participating jurisdictions _____

Other: _____

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: **67** Total: **80**

5. Approximate **present land use** of territory:

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

Undeveloped: _____ %

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

Residential: _____ % Recreational: _____ % Commercial: _____ % 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?

Village of Genoa City

In the town?: _____

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village Town

_____ Never

Water Supply immediately
or, write in number of years.

_____ never

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? Agricultural

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: Lori R. Domino

Email: townclerk@townofbloomfield.com

Phone: 262-279-6039 ext 6

Date: 2/05/2025

(March 2018)

Please **RETURN PROMPTLY** to:

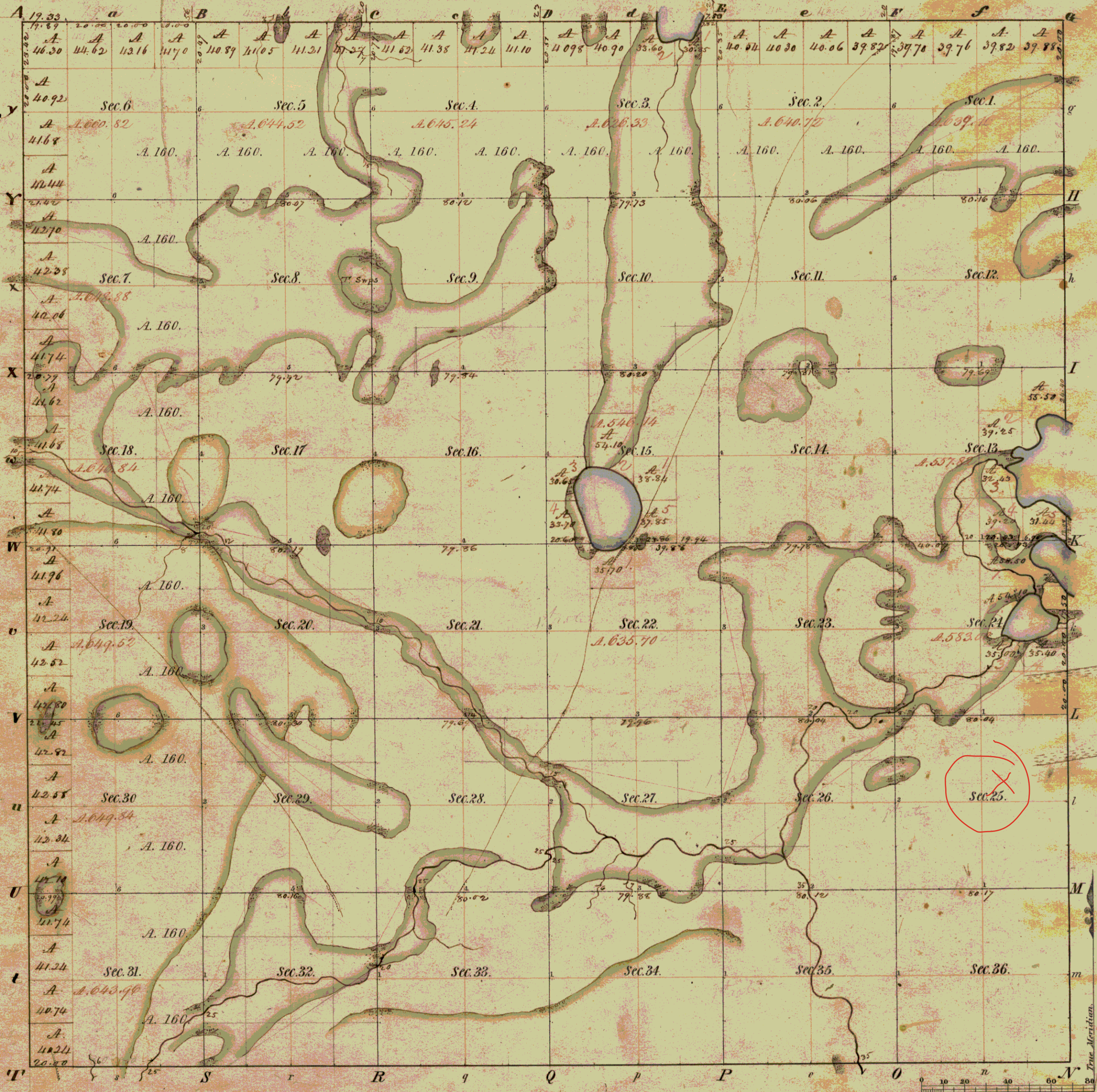
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Township No 1, Range No 18 East 4th Mer. Wis. Ter.



Meanders of Lakes			
Posty Courses	Ch ^o Lk ^s	Posts	Ch ^o Lk ^s
Lakes in Sec 24		Lakes in Sec 25	
From Sec. post East		158 23	
Boundary of Sec 24		N 21 ^o W 26 7/8	
with 500 ch to Lake		N 32 ^o E 13 3/4	
164 W 9 25		S 89 ^o E 4 7/8	
175 ¹ W 8 50		S 77 ^o E 7 1/2	
N 82 ^o W 4 50		S 62 ^o E 6 50	
N 53 ^o W 4 26		S 49 ^o E 6 15	
West 1 50		S 31 ^o E 6 50	
N 25 ^o E 15 61		S 27 ^o E 6 10	
N 54 ^o E 8 00		S 13 ^o W 9 13	
S 37 ^o E 4 00		S 41 ^o W 6 15	
S 16 ^o E 4 20		S 51 ^o W 6 50	
S 44 ^o E 5 00		S 85 ^o W 5 00	
S 59 ^o E 8 00		N 49 ^o W 7 04	
S 35 ^o W 4 09			
Lakes in Section 24 & 13		Lakes in Sec. 3	
7 N 34 ^o W 12 76		1 S 17 ^o W 9 00	
N 81 ^o W 6 64		S 55 ^o W 1 50	
N 35 ^o W 5 10		N 82 ^o W 4 50	
N 37 ^o E 3 50		S 78 ^o W 10 50	
N 60 ^o E 2 53		S 12 ^o W 11 20	
N 54 ^o E 5 10			
S 70 ^o E 7 74			
S 39 ^o E 12 5			
Lakes in Section 13			
4 N 56 ^o W 13 50			
S 80 ^o W 2 50			
N 48 ^o W 6 23			
N 61 ^o W 3 12			
N 35 ^o W 5 23			
N 4 ^o E 10 00			
N 31 ^o W 5 88			
N 65 ^o E 7 50			
N 63 ^o W 1 00			
S 84 ^o W 2 50			
N 17 ^o W 2 50			
N 41 ^o E 2 00			
N 78 ^o E 1 80			
N 60 ^o E 2 25			
N 63 ^o E 6 50			
N 7 ^o E 4 00			
N 24 ^o W 5 00			
N 41 ^o E 3 70			
N 73 ^o E 8 12			
S 48 ^o E 5 92			

Total number of Acres: 22,858.49

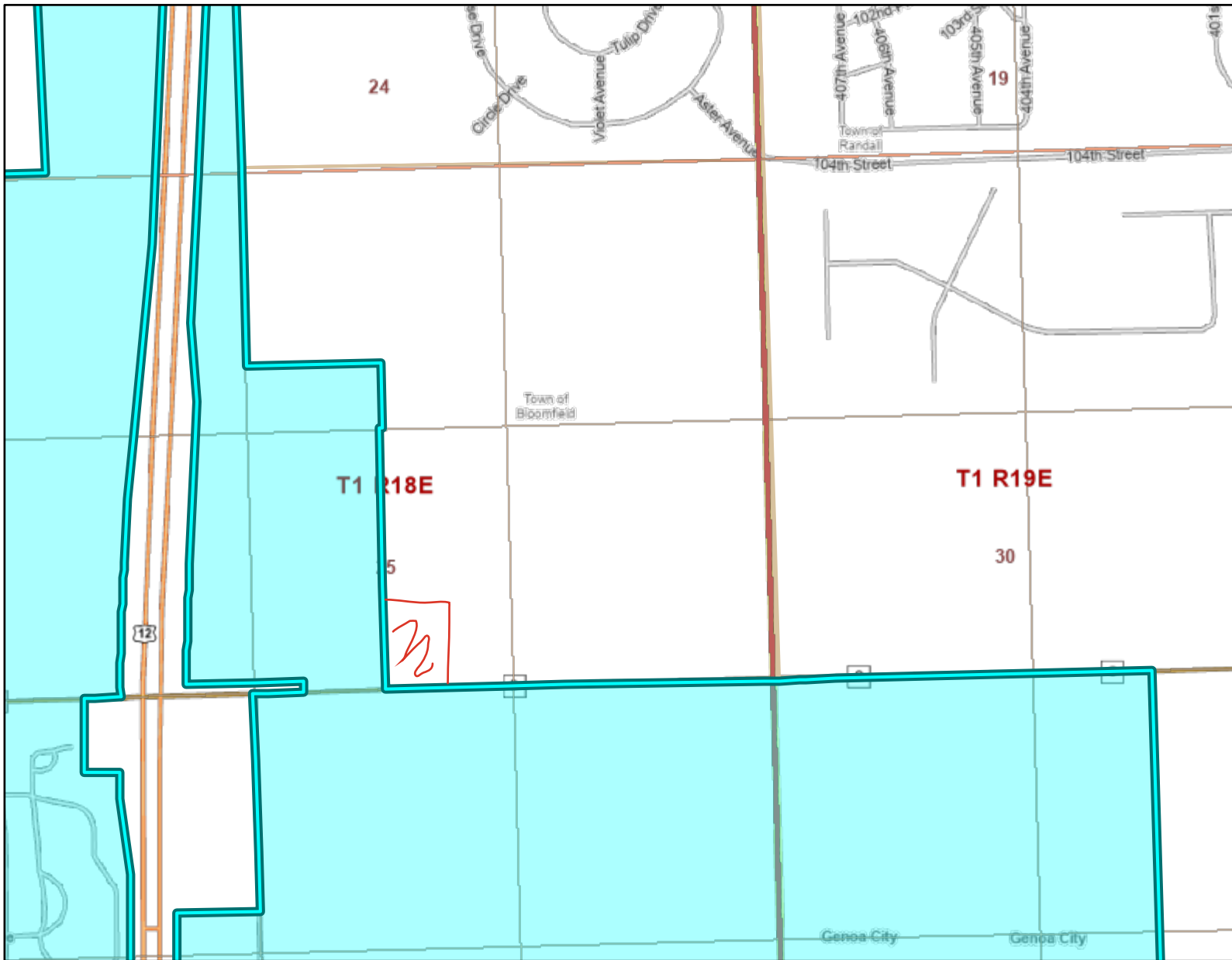
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur ^g Gen ^l acc ^t
Township lines	Mallett & Brink	17 th Aug 1835	M. Ch ^s Lks. 18.02.75	4 th 1835	2 nd 1836
Subdivisions	Sylvester Sibley	6 th Jan 1836	64.57.08	2 nd 1836	4 th 1836
Sale Line	Lucius Lyon		6.00.00	2 nd 1835	

The above Map of Township No 1 North of Range No 18 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

Robert Lytle Sur^g Gen^l

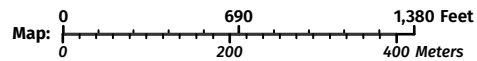
E. M. N.



Legend: (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- US Highway
- County and Local Roads
- County HWY
- Local Road

Notes:



Service Layer Credits:
EN Basic Basemap WTM Ext. , Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 2/14/2025 7:58 AM



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>

February 15, 2025

PETITION FILE NO. 14735

JACKIE PETRITIS, CLERK
VILLAGE OF GENOA CITY
PO BOX 428
GENOA CITY, WI 53128-0428

LORI DOMINO, CLERK
TOWN OF BLOOMFIELD
PO BOX 704
PELL LAKE, WI 53157-0704

Subject: RUBIN ANNEXATION

The proposed annexation submitted to our office on January 24, 2025, 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 Genoa City, which is able to provide needed municipal services.

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 14735 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=2809>
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