ORDINANCE NO 2024-O-05 TRIPLE T ANNEXATION

AN ORDINANCE ANNEXING TRIPLE T LAND AND LLC INTO THE VILLAGE OF GENOA CITY PURSUANT TO WIS. STATS. §66.0217(6)c(1) AND (2)

WHEREAS, the Petitioner, Triple T Land LLC, an Illinois limited liability company is the owner of the real estate described in Exhibit A which is attached hereto and incorporated by this reference, located within the Town of Bloomfield, Walworth County, Wisconsin, and;

WHEREAS, there are no electors in the property subject to annexation; and

WHEREAS, the Petitioner has filed a petition for direct annexation by unanimous approval of the land owned by them with the Village Clerk of Genoa City, Wisconsin and the Town Clerk of Bloomfield, Wisconsin has been notified, all in Walworth County, Wisconsin, and;

WHEREAS, the Petitioner further filed a copy of the petition for direct annexation by unanimous approval to the State of Wisconsin Department of Administration for its review, and;

WHEREAS, the Wisconsin Department of Administration has reviewed the proposed annexation, its Petition File No: 14690, and issued an opinion on September 3, 2024 finding the annexation to be in the public interest pursuant to Wis. Stats. 66.0217(6)(c)(1) and (2), and;

WHEREAS, the Village Board has reviewed and considered the Department of Administration opinion, and;

WHEREAS, the Village Board has determined that there is a demonstrable present or future need for the land subject to this annexation petition, and;

WHEREAS, the shape of the land is not unusual and is homogeneous to the boundaries of the Village of Genoa City, Wisconsin, and;

WHEREAS, the Village of Genoa City, Walworth County, Wisconsin, desires to annex said land to the Village.

NOW THEREFORE, BE IT RESOLVED, the Village Board of Genoa City, Walworth County, Wisconsin does hereby ordain that the lands described in Exhibit A which is attached hereto and incorporated herein by this reference be annexed to the Village limits of the Village of Genoa City, Walworth County, Wisconsin and detached from the territory of the Township of Bloomfield, Walworth County, Wisconsin. That the above-described property is annexed to the Village of Genoa City. That attached hereto is a plat, marked as Exhibit B and incorporated herein by this reference showing the boundary of the territory attached to the boundaries of the Village of Genoa City Wisconsin.

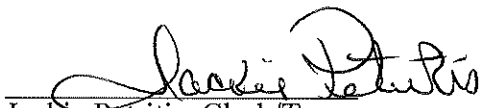
This ordinance shall become effective immediately upon passage by a two-thirds majority of the Village Board and publication as required by law.

Dated this 10 day of October, 2024.

VILLAGE OF GENOA CITY

BY: K. Parker
Kenneth Parker, President

ATTEST:



Jackie Petritis, Clerk/Treasurer

Voted Aye: 4
Voted Nay: Ø
Absent: 1
Abstain Ø

ALTA/ACSM LAND TITLE SURVEY

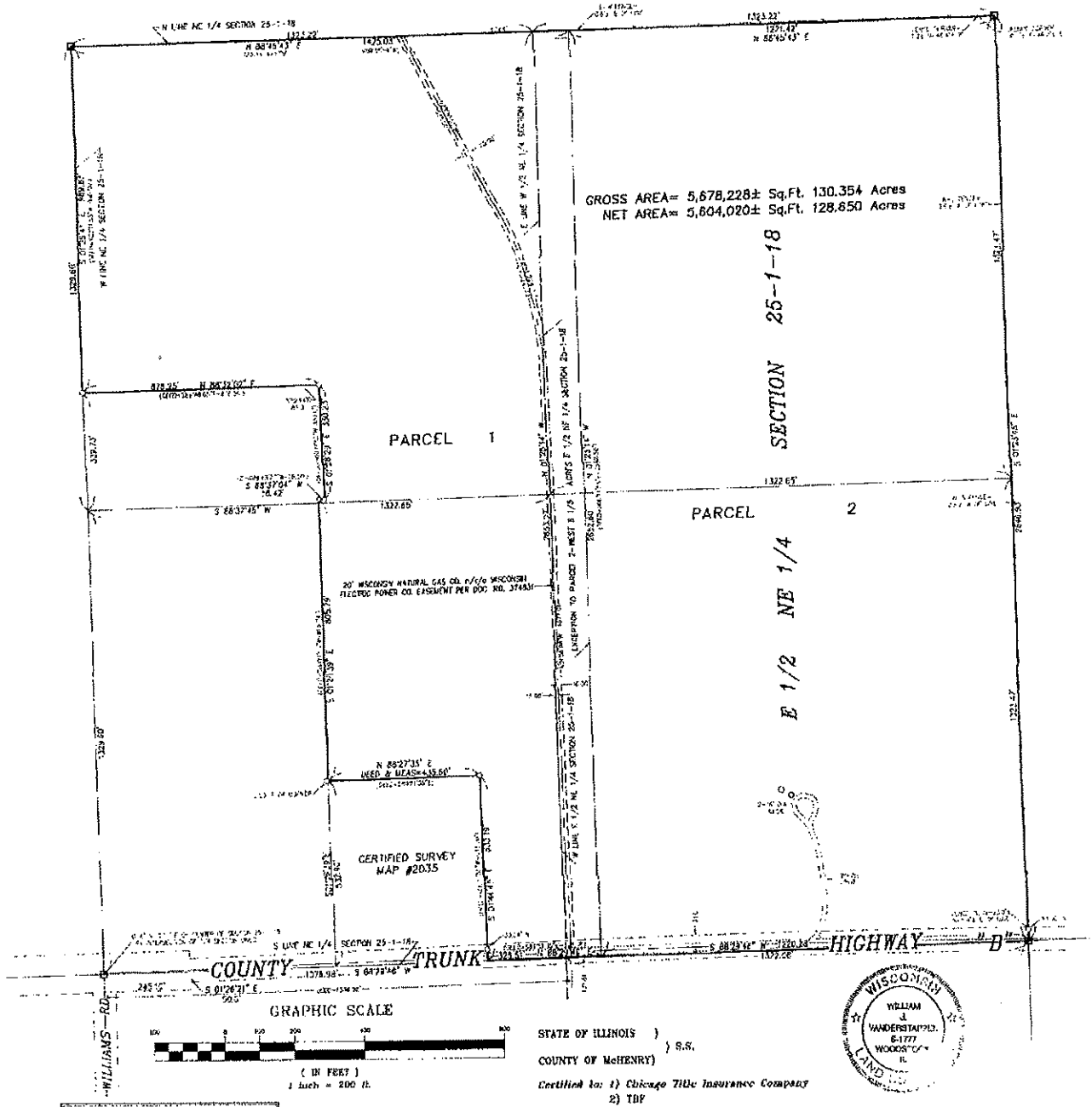
(815) 337-0310
VANDERSTAPPEN SURVEYING INC. EST. 1994
217 W. JUDD ST. WOODSTOCK, IL. 60098

PARCEL 1

Being all that part of the Northeast Quarter of Section 25, Township 1 North, Range 18 East, in the Village of Genoa City, Walworth County, Wisconsin, being bounded and described as follows: Beginning at the North Quarter corner of said Section 25; thence South on the west line of the Northeast Quarter of said Section 25, South 00 degrees 11 minutes 55 seconds West, a distance of 990.00 feet to a point; thence South 89 degrees 48 minutes 05 seconds East, a distance of 876.50 feet to a point; thence South 00 degrees 11 minutes 55 seconds West, a distance of 333.00 feet to a point; thence North 89 degrees 43 minutes 27 seconds West, a distance of 16.50 feet to a point; thence South 00 degrees 11 minutes 55 seconds West, a distance of 805.74 feet to a point; thence South 89 degrees 51 minutes 35 seconds East, a distance of 435.60 feet to a point; thence South 00 degrees 11 minutes 55 seconds West, a distance of 533.00 feet to a point on the South Quarter line of said Northeast Quarter of Section 25; thence with said South Quarter line, South 89 degrees 51 minutes 35 seconds East, a distance of 328.18 feet to a point; thence North 00 degrees 11 minutes 55 seconds East, a distance of 2652.66 feet to a point on said north line of the Northeast Quarter of said Section 25; thence with said North Quarter line, North 89 degrees 35 minutes 19 seconds West, a distance of 1423.79 feet to the point of beginning.

PARCEL 2

The East Half of the Northeast Quarter of Section 25, Township 1 North, Range 18 East, in Walworth County, Wisconsin, (excepting therefrom the West 6 1/5 acres thereof).



LEGEND	
● FOUND IRON BAR	■ SET IRON BAR
⊕ FOUND SPIKE	⊗ SET SPIKE
○ FOUND IRON PIPE	⊡ CONCRETE MONUMENT

CLIENT: QUALITY LIFE, INC.
DRAWN BY: ST CHK'ED BY: WJV
SCALE: 1"=200' SEC. 25 T. 1 N. R. 18 E.
P.I.N.: BLOOMFIELD TWP.-WALWORTH CO.
JOB NO.: 010831 F.D. AL. BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CONVERTED TO US FT.

NOTES:
1) BEARINGS BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 25-1-18, BEARING=N00°28'34"W, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
2) DOCUMENT NO. 511799 GRANTS WISCONSIN SOUTHERN GAS CO., INC. CONSTRUCTION, MAINTENANCE, & OPERATION RIGHTS OVER & UPON PARCEL 1.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to: 1) Chicago Title Insurance Company
2) TBF

This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and includes items 1, 3 & 4 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certificate) of a Rural Survey.

Dated this 19th day of September, A.D., 2001.

WISCONSIN WILLIAM J. VANDERSTAPPEN S-1777 WOODSTOCK IL LAND SURVEYOR

William J. Vanderstappen (seal)
Wisconsin Registered Land Surveyor, No. S-1777

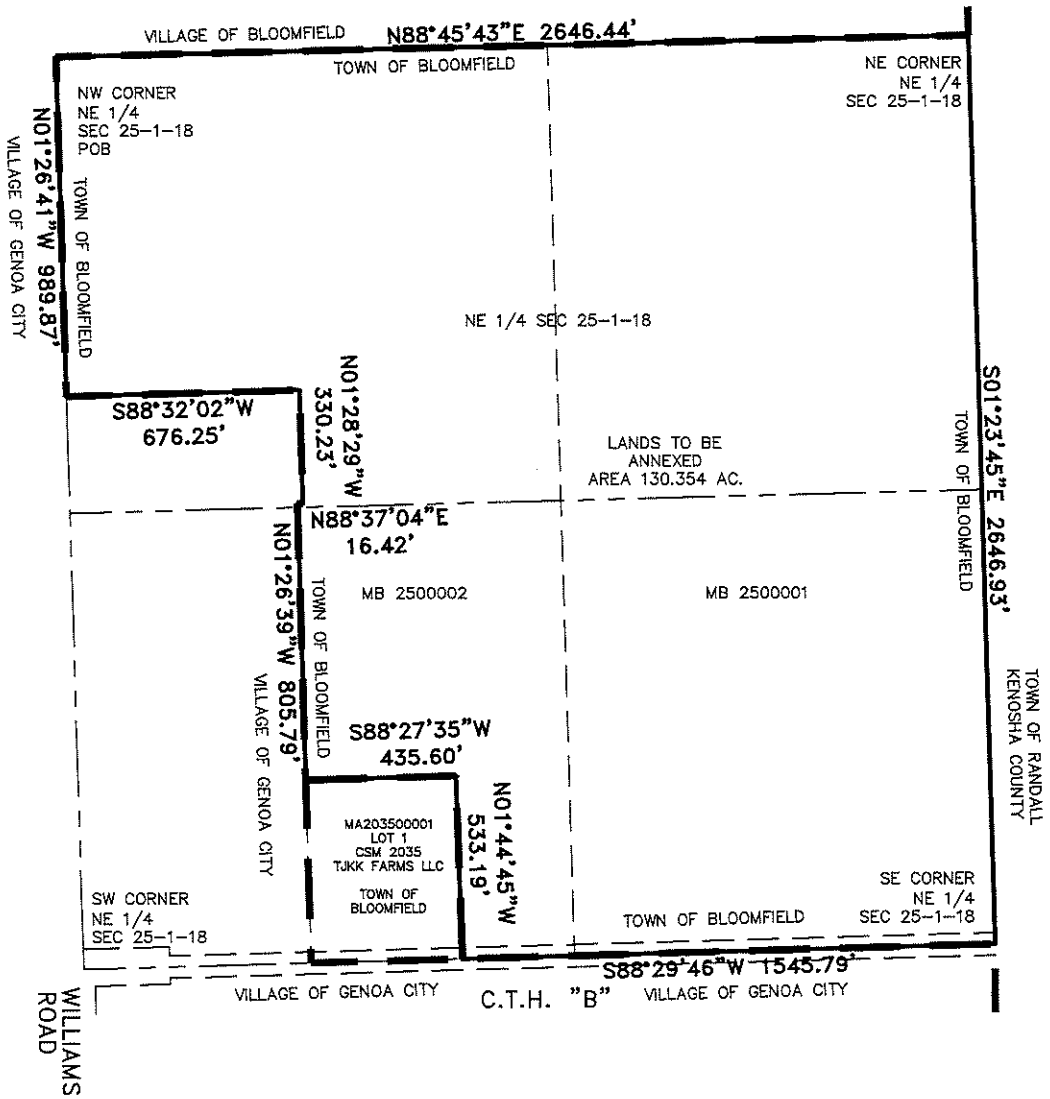
NOV 1 1 2002

EXHIBIT A

M825-2
M825-1

118-2174

ANNEXATION EXHIBIT



GRAPHIC SCALE
0 175 350
(IN FEET)

H:\2240900\Doc\ Annex.dwg \ CTH B

PREPAED FOR: VILLAGE OF GENOA CITY
PROJECT NO. 2240900
JPC SEPTEMBER 25, 2024

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Lands to be Annexed
Genoa City, Walworth County, WI

Part of the Northeast 1/4 of Section 25, Town 1 North, Range 18 East, in the Village of Genoa City, Walworth County, Wisconsin, bounded and described as follows:

Beginning at the North Quarter corner of said Section 25;

Thence North 88°45'43" East along the North line of said 1/4 Section 2646.44 feet to the Northeast corner of said Section 25;

Thence South 01°23'45" East along the West line of said 1/4 Section 2646.93 feet to the Southeast corner of said 1/4 Section;

Thence South 88°29'46" West along the South line of said 1/4 Section 1545.79 feet to a point;

Thence North 01°44'45" West 533.19 feet to a point;

Thence South 88°27'35" West 435.60 feet to a point;

Thence North 01°26'39" West 805.79 feet to a point;

Thence North 88°37'04" East 16.42 feet to a point;

Thence North 01°28'29" West 330.23 feet to a point;

Thence South 88°32'02" West 676.25 feet to a point;

Thence North 01°26'41" West 989.87 feet to a point.

Containing 130.354 acres.

Prepared by: John P. Casucci, PLS
Date: September 23, 2024
Project No.: 2240900

Based on Survey William Vanderstappen, dated 9-19-2001, job no. 010831