

**PETITION FOR DIRECT ANNEXATION BY PROPERTY
OWNERS OF AT LEAST ONE-HALF OF TERRITORY
LOCATED IN THE TOWN OF LYONS, WALWORTH COUNTY,
WISCONSIN, TO THE CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN,
PURSUANT TO WIS. STAT. § 66.0217(3)(a)(2)**

TO: Common Council of the City of Lake Geneva,
Walworth County, Wisconsin
c/o Sabrina Waswo, City Clerk
Lake Geneva City Hall
626 Geneva Street
Lake Geneva, WI 53147

Town Board of the Town of Lyons,
Walworth County, Wisconsin
c/o Karla Hill, Town Clerk
Lyons Town Hall
6339 Hospital Road
P.O. Box 337
Lyons, WI 53148

Municipal Boundary Review
State of Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

THIS PETITION of ~~1000 Properties~~, LLC, a Wisconsin limited liability company ("Petitioner"), as the owner of record of at least one-half (1/2) of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully state, represent, and show to the Common Council as follows:

1. Petitioner, whose address is ~~P.O. Box 822~~, Lake Geneva, Wisconsin 53147, is the sole owner of record of the portion of the real property in the territory sought to be annexed that is commonly known as vacant land, approximately thirty-eight (38) acres, on the northwest corner of the intersection of South Edwards Boulevard and Town Line Road.
2. The City of Lake Geneva, Walworth County, Wisconsin, is the sole owner of record of the portion of the real property in the territory sought to be annexed that is more commonly known as a strip of land, approximately 19.49 feet wide by 654.87 feet in length, 0.293 acres, adjacent to a portion of the north right-of-way of Town Line Road, containing a bicycle path.

3. Petitioner is the owner of at least one-half (1/2) of the land in area in the territory sought to be annexed, such property being located in the Town of Lyons, Walworth County, Wisconsin, and more particularly described in the attached Exhibit A incorporated herein ("Subject Territory").

4. Petitioner respectfully requests that all of the Subject Territory be annexed to the City of Lake Geneva, Walworth County, Wisconsin.

5. Attached hereto as Exhibit B and incorporated herein by reference is a scale map of the Subject Territory, in accordance with the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(5) ("Scale Map").

6. No electors reside in the Subject Territory. The current population of the Subject Territory is zero (0).

7. Petitioner has caused to be published in the Subject Territory as a Class 1 notice under Wis. Stat. ch. 985 a Notice of Intent to Circulate Petition for Annexation of Territory to the City of Lake Geneva ("Notice") not less than ten (10) and not more than twenty (20) days before the circulation of this Petition to Petitioner, pursuant to the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(5).

8. Petitioner has caused a copy of the Notice to be served upon each of the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, the Clerk of Joint 1 – Lake Geneva School District, Walworth County, Wisconsin, the Clerk of Lake Geneva-Genoa City Union High School Board of Education, Walworth County, Wisconsin, each owner of land within the Subject Territory, and the State of Wisconsin, Department of Administration, within five (5) days after the date of the publication of the Notice, in accordance with the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(6).

9. Petitioner will cause this Petition, the legal description of the Subject Territory, and the Scale Map to be filed with the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. §§ 66.0217(3) and 66.0217(6).

10. Petitioner requests the Subject Territory be temporarily zoned as RH, Rural Holding District. Petitioner's request for the assignment of temporary zoning is made pursuant to Wis. Stat. § 66.0217(8).

11. Petitioner requests the City of Lake Geneva adopt an Annexation Ordinance in substantial conformity with the attached Exhibit C incorporated herein, prior to any action by the City.

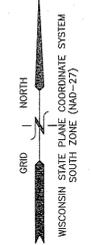
EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

A PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS. (End of legal description.)

ANNEXATION MAP

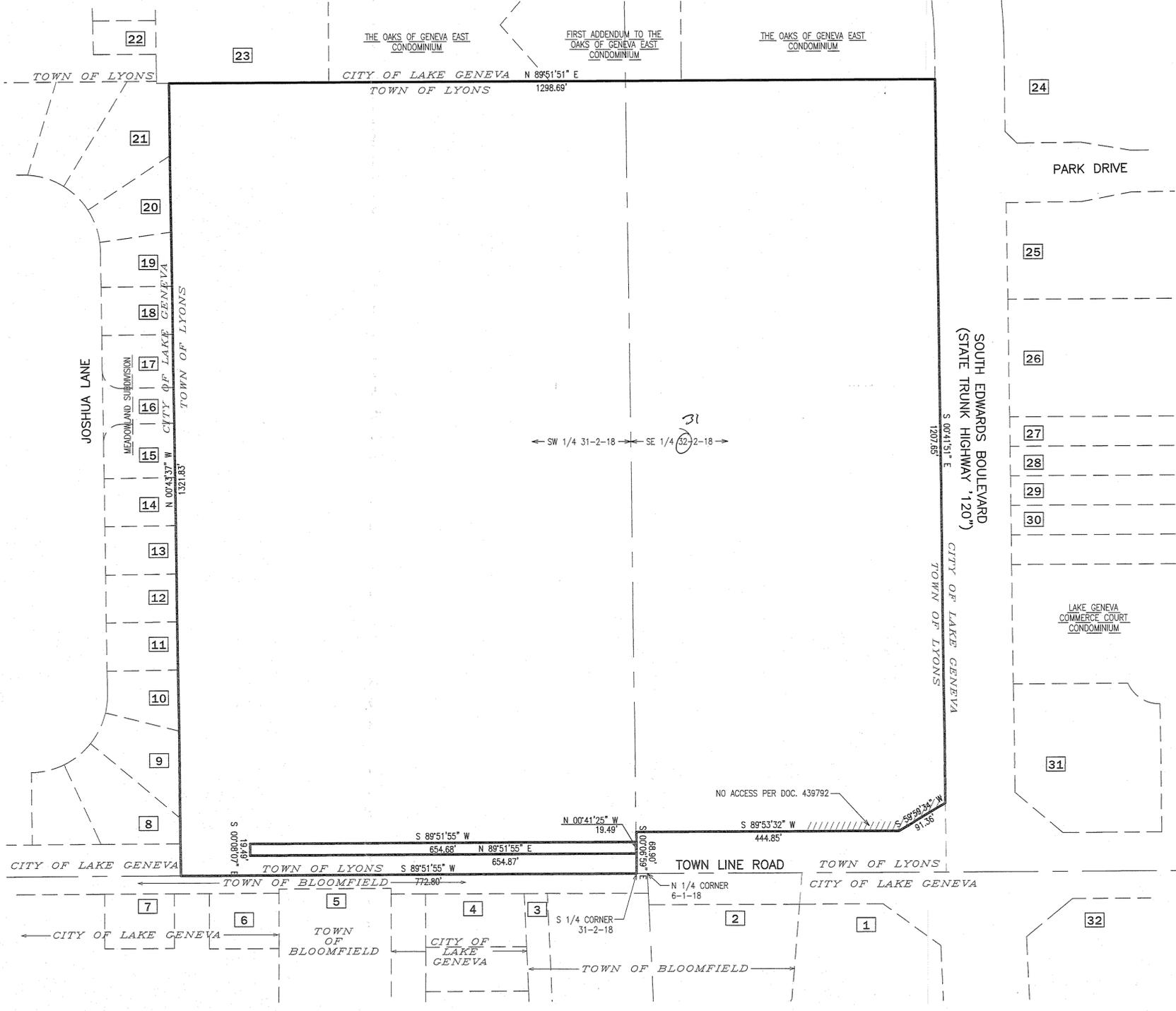
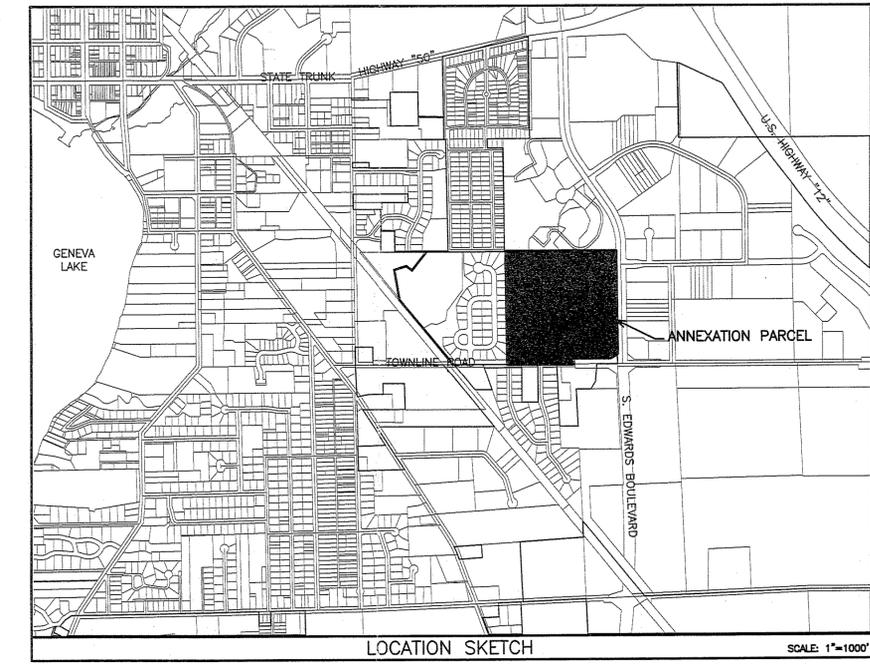
LOCATED IN SW 1/4 AND THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST IN THE TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN



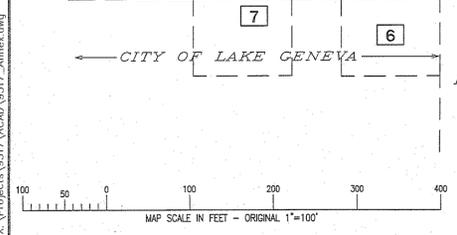
NOTE: SURVEY INFORMATION TAKEN FROM 2004 SURVEY PREPARED BY JENSEN & OLSON SURVEYING, LLC.

LEGAL DESCRIPTION ANNEXATION PARCEL

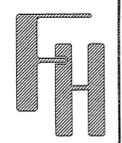
A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SOUTHWEST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS.



- #### LIST OF ABUTTERS
1. ZA 436200003 POTTER'S SELF STORAGE LLC, "LEO C POTTER TRUST, ETAL", W2285 TOWNLINE RD LAKE GENEVA, WI 53147
 2. MA 436200001 POTTER'S SELF STORAGE LLC "LEO C POTTER TRUST, ETAL", W2285 TOWNLINE RD LAKE GENEVA, WI 53147
 3. MA 397600001 POTTER'S SELF STORAGE LLC "LEO C POTTER TRUST, ETAL", W2285 TOWNLINE RD LAKE GENEVA, WI 53147
 4. ZIT 00041 BASSO DEVELOPMENT LLC, 405 SKYLINE DR LAKE GENEVA, WI 53147
 5. MA 57300001 JEFFREY C BAKKEN, ROBYN M BAKKEN, W2343 TOWNLINE RD LAKE GENEVA, WI 53147
 6. ZIT 00055 TYLER N TERHARK, 801 HUDSON TR LAKE GENEVA, WI 53147
 7. ZIT 00001 ROBERT G CHILD, URSULA G CHILD, 800 HUDSON TR LAKE GENEVA, WI 53147
 8. ZMEA 00033 ERIC B WEBER, JENNIFER E WEBER, 769 JOSHUA LN LAKE GENEVA, WI 53147
 9. ZMEA 00032 JERRY KUTSCH, MICHELLE KUTSCH, 763 JOSHUA LN LAKE GENEVA, WI 53147
 10. ZMEA 00031 JENNIFER SAFIRAN, 745 JOSHUA LN LAKE GENEVA, WI 53147
 11. ZMEA 00030 GREG R INWOOD, MARY L INWOOD, 741 JOSHUA LN LAKE GENEVA WI, 53147
 12. ZMEA 00029 KRISTEN M CONSOLO, VINCENT A CONSOLO, 737 JOSHUA LN LAKE GENEVA, WI 53147
 13. ZMEA 00028 LAWRENCE J PREJNA TRUST, ANNE C PREJNA TRUST, 7313 KEYSTONE RD RICHMOND, IL 60071
 14. ZMEA 00027 ROBERTA L BAKER, MARTIN P BAKER, 717 JOSHUA LN LAKE GENEVA, WI 53147
 15. ZMEA 00026 JOHN SCHNURR, DENISE SCHNURR 701 JOSHUA LN LAKE GENEVA, WI 53147
 16. ZMEA 00053 BASSO & DAVILA PROPERTIES LLC, 405 SKYLINE DR LAKE GENEVA, WI 53147
 17. ZMEA 00025 WILLIAM THOMAS ELVERMAN, NATALIE RUTH ELVERMAN, 697 JOSHUA LN LAKE GENEVA, WI 53147
 18. ZMEA 00024 LINDA LARKIN GELDERMANN, 683 JOSHUA LN LAKE GENEVA, WI 53147
 19. ZMEA 00023 ROBERT W TYMCIO, PATRICIA M TYMCIO, 677 JOSHUA LN LAKE GENEVA, WI 53147
 20. ZMEA 00022 TRACEY WIEDER, N3303 HAWTHORNE RD LAKE GENEVA, WI 53147
 21. ZMEA 00021 SANDY ROBERT, 653 JOSHUA LN LAKE GENEVA, WI 53147
 22. NCHA 00025 ROBERT A HELLSTERN, PO BOX 457 LAKE GENEVA, WI 53147
 23. ZGF 00013 SUMMIT REAL ESTATE INC, 731 N JACKSON-STE400 MILWAUKEE, WI 53202
 24. ZCOM 00001 TOWN BANK, "9700 W HIGGINS RD, STE 800" ROSEMONT, IL 60018
 25. ZLGBP 200028 DERRICK FAMILY PROPERTIES LLC, 1750 CONANT ST LAKE GENEVA, WI 53147
 26. ZLGBP 200029 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 27. ZLGBP 200030 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 28. ZLGBP 200031 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 29. ZLGBP 200032 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 30. ZLGBP 200033 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 31. ZA 317000001 LAKE GENEVA ANIMAL HOSPITAL PROPERTIES LLC, 801 TOWNLINE RD LAKE GENEVA, WI 53147
 32. ZA 284300001 GREG BAIRD, 215 W WALNUT HINSDALE IL 60521



JUL 06 2015



TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY - 120 PROPERTIES, LLC P.O. BOX 935 LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC. ENGINEERING - ARCHITECTURE - SURVEYING 7 RIDGWAY COURT P.O. BOX 437 ELKHORN, WISCONSIN 53121 OFFICE: (262) 723-2088 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 9317 DATE 07/02/2015 SHEET NO. 1 OF 1