

PROPOSAL FOR LAND ANNEXATION

FROM TOWN OF WATERFORD TO MUKWONAGO

THE ESTATE OF:

MARILYN NEUMANN
34801 COUNTY ROAD L
MUKWONAGO WI 53149

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MUKWONAGO WI 53149

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ANNEXATION OF FARM LAND TO MUKWONAGO

My three sisters and I inherited the farm when our parents passed away and now feel that we must settle the estate. We cannot farm the land like the Town of Waterford would want us to do in order to preserve the rural atmosphere for the Caldwell area and surrounding residents. I also need to explain that our farm is closer to Hyw. 83 than it is to Caldwell, which is approx. 1/2 to 3/4 miles away. Under current zoning laws in the Town of Waterford we could only sell our farm in 35 acre parcels, although the land that abuts ours to the West and down to Hyw. 83 was allowed to sell in smaller parcels and develop the land.

On March 14, 2004 the Milwaukee Journal Sentinel reported that Mr Langmesser said there are people in the area with as little as one acre and as much as 30 acres who moved to the rural area and they believed it would stay that way. (Quote) "It is a shame our neighbors can't be a little more considerate to the people who live in the area and how it will impact their properties" (end quote) I must add that many of these recent homeowners have moved to the area only in the past 10 or 15 years while we were born on the farm and it has been in the family since 1840. This quote is deeply troubling, as our decision to settle the estate is because we can not operate the farm and very likely will not be able to rent the tillable land much longer, as the farmer is getting older and has difficulty bringing the equipment up the highway from the distance that he needs to come. We don't want to pass the task of settling the estate to our children.

It was also reported in the Milwaukee Journal Sentinel on April 1, 2004 that Mr. Gauerke (Quote) "suspected that Mr. Greenwald planned to buy our land and build as many as 1,000 new homes on the combined parcels." (end quote) This statement, I believe, was falsely made to intentionally influence the Town of Waterford and Caldwell people negatively with scare tactics. Again, our intentions are merely to settle the estate. It is not "greed" as has been said.

I feel that we are being held hostage to the current 35 acre zoning law for our farm land. By looking at the survey of our land you will be able to recognize that much of the land is not easily accessible, as it lies in back of existing homes along Hyw. L. Therefore it would be difficult to sell land in 35 acre parcels. Much of the land is woods and pasture, not tillable land that could grow farm crops.

A property owner has the right to do with their property what they want and should not have the surrounding area residents dictate what they can or cannot do with their land in order to keep it rural for their pleasure.

The Town of Waterford is prejudicially holding us and our estate to the 35 acre zoning law while surrounding areas do not have the same zoning law. I feel that this is discrimination. The opportunity to sell our property would be much greater if we were annexed to Mukwonago.

Please help us by doing what you can to permanently annex us to Mukwonago and enable us to settle the farm estate in a fair way.

Thank you,

Beverly Lancaster 324 Henry St., Burlington, Wi. 53105

My 3 sisters and I inherited a farm in the northwestern corner of Racine County in The Town of Waterford. It was homesteaded by our great great grandfather in 1840 and is a Century farm. Our family has farmed it ever since that time until our father died in 1991.

We are senior citizens now and would like to sell our land and settle the estate.

Our part of the Town of Waterford has been zoned Agricultural and we can only sell in 35 acre parcels.

Our farm has no buildings left on it and, at 145 acres, it is too small to sell as a farm.

We have been fortunate to have rented it out, but can foresee a time when we will be unable to.

Our farm is on County Highway L, about 1/4 mile east of State Highway 83. We are 2 1/2 miles south of I-43. A large commercial park is being developed south of I-43. As you can see, we have increasing traffic and it is difficult for farm equipment to safely travel on the highways.

We are 7 miles from Waterford and 3 miles from the Village of Mukwonago. We have close economic ties with Mukwonago.

We petitioned to be annexed to the Village of Mukwonago because we would not be restricted to 35 acre parcels. As far as I know, the Town of Waterford has no plans to change its zoning from Agricultural..

As long time property owners, we feel that we should have the right to sell our farm and not be penalized by such restrictive zoning.

Marilyn Neumann
34801 County Road L
Mukwonago, Wisconsin 53149

LEGAL DESCRIPTION OF LAND TO BE ANNEXED:

PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 00°32'42" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 252.99 FEET; THENCE NORTH 00°45'40" WEST 806.32 FEET; THENCE NORTH 79°15'28" EAST (RECORDED AS NORTH 79°24' EAST) 135.92 FEET (RECORDED AS 144.00 FEET); THENCE NORTH 81°49'27" EAST (RECORDED AS NORTH 83°59'18" EAST) 137.70 FEET; THENCE NORTH 80°33'18" EAST (RECORDED AS NORTH 81°42' EAST) 142.95 FEET; THENCE NORTH 08°15'42" WEST (RECORDED AS NORTH 07°07' WEST) 392.90 FEET (RECORDED AS 385.00 FEET) TO CENTERLINE AS TRAVELLED OF C.T.H. "L"; THENCE NORTH 74°40'51" EAST ALONG SAID CENTERLINE 154.81 FEET; THENCE NORTH 75°17'13" EAST ALONG CENTERLINE 358.22 FEET; THENCE NORTH 77°23'17" EAST ALONG CENTERLINE 273.68 FEET; THENCE NORTH 77°57'05" EAST ALONG CENTERLINE 202.86 FEET; THENCE NORTH 05°52'10" EAST (RECORDED AS NORTH 07°48' EAST) 362.30 FEET; THENCE NORTH 84°10'05" WEST (RECORDED AS NORTH 82°16' WEST) 254.25 FEET; THENCE SOUTH 00°53'50" WEST 169.77 FEET; THENCE SOUTH 77°23'16" WEST 236.46 FEET; THENCE SOUTH 16°04'22" EAST 224.43 FEET TO THE NORTHERLY RIGHT OF WAY OF C.T.H. "L"; THENCE SOUTH 77°23'16" WEST 88.63 FEET; THENCE SOUTH 75°17'13" WEST 3.73 FEET TO A POINT ON THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1682; THENCE NORTH 21°10'35" WEST ALONG SAID EAST LINE 371.87 FEET; THENCE SOUTH 63°42'09" WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 353.67 FEET; THENCE NORTH 21°09'51" WEST (RECORDED AS NORTH 20° WEST) 304.02 FEET (RECORDED AS 298.00 FEET); THENCE SOUTH 34°57'45" WEST (RECORDED AS SOUTH 34°46' WEST) 193.00 FEET; THENCE SOUTH 86°36'45" WEST (RECORDED AS SOUTH 86°25' WEST) 172.51 FEET (RECORDED AS 178.00 FEET) TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 00°32'42" WEST ALONG SAID WEST LINE 658.02 FEET TO THE CENTER OF SAID SECTION 6; THENCE NORTH 86°58'43" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 2631.67 FEET TO THE EAST 1/4 CORNER OF SAID SECTION; THENCE SOUTH 00°54'49" EAST ALONG THE EAST LINE OF SAID 1/4 SECTION 2651.59 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 87°11'06" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION 2648.37 FEET TO THE SOUTH 1/4 CORNER AND POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWN OF WATERFORD, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 AND THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE SOUTH 00°54'49" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 717.47 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY "L" (a.k.a. JANESVILLE ROAD); THENCE SOUTH 77°57'05" WEST ALONG SAID RIGHT OF WAY LINE, 12.23 FEET; THENCE NORTH 00°54'49" WEST 719.39 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 86°58'43" EAST ALONG SAID NORTH LINE, 12.01 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.19 ACRES OF LAND MORE OR LESS.

PREPARED FOR: MARILYN NEWMAN

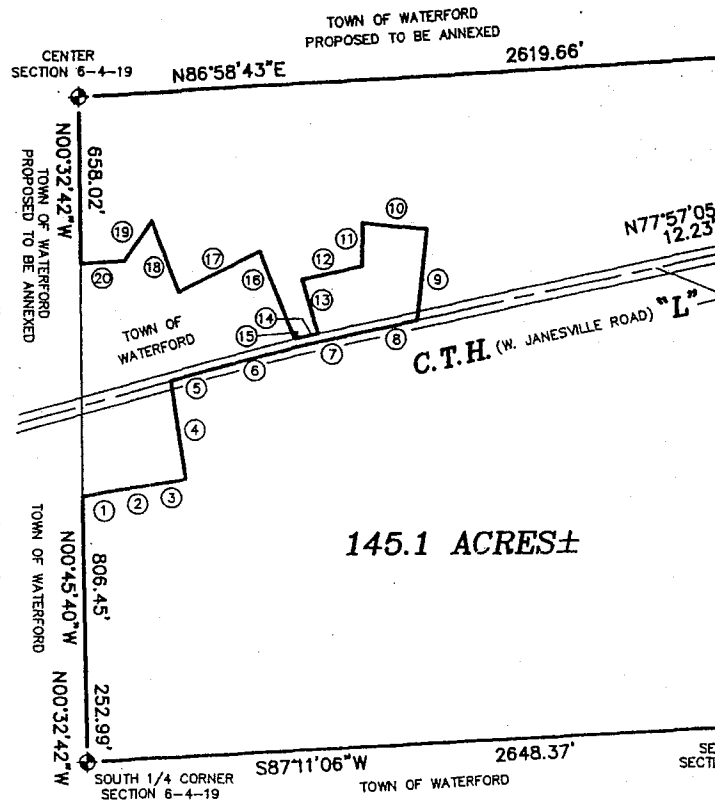
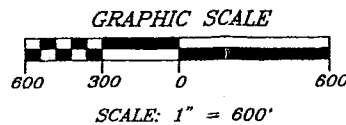
NOTE: PROPOSED AREAS TO BE ANNEXED AS SHOWN PER MAP BY RSV ENGINEERING, INC AS FURNISHED BY THE ABOVE NAMED CLIENT.

ANNEXATION EXHIBIT



B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



MARCH