

**INTERGOVERNMENTAL COOPERATIVE PLAN UNDER WISCONSIN
STATUTE SECTION 66.0307 BETWEEN THE VILLAGE OF MUKWONAGO
AND THE TOWN OF VERNON**

The VILLAGE OF MUKWONAGO, a Wisconsin Municipal Corporation, located in Waukesha County, Wisconsin ("Village") and the TOWN OF VERNON, a Wisconsin Township, located in Waukesha County, Wisconsin ("Town") hereby enter into this Intergovernmental Cooperative Plan ("Plan"), subject to approval of the State Department of Administration, under the authority of Wisconsin Statute section 66.0307.

RECITALS

WHEREAS, Wisconsin Statute § 66.0307 authorizes municipalities to determine the boundary lines between themselves upon approval of a cooperative plan by the State Department of Administration; and

WHEREAS, the purpose of a cooperative plan is cited in Wisconsin Statute § 66.0307(3)(b), as follows:

(b) *Purpose of plan.* The cooperative plan shall be made with the general purpose of building and accomplishing a coordinated, adjusted and harmonious development of the territory covered by the plan which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, Wisconsin Statute §§ 66.0307(2)(a) through (d) requires that cooperative plans be organized around "options" for future boundary changes. These options, listed below, specify how boundary changes will occur over the "boundary plan" term:

- (a) That specified boundary line changes shall occur during the planning period and the approximate dates by which such changes shall occur.
- (b) That specified boundary line changes may occur during the planning period and the approximate dates by which the changes may occur.
- (c) That required boundary line change under par. (a) or an optional boundary line change under par. (b) shall be subject to the occurrence of conditions set forth in the Plan.
- (d) That the Plan is organized around Options (a) through (c), above; and

WHEREAS, this Plan was developed following a review of regional, County, and local plans and a joint public hearing on the Plan, noticed under Wisconsin Statute § 66.0307(4)(b), and from comments of the public received at the public hearing; and

WHEREAS, it is the intention of the parties of this Plan be a binding and enforceable contract; and

WHEREAS, it is the anticipation of the Town of Vernon and the Village of Mukwonago that the boundary between the two municipalities shall be adjusted from time to time in accordance with the phasing and process set forth herein; and

WHEREAS, it is the anticipation of the Town of Vernon and the Village of Mukwonago that the boundary between the two municipalities shall be adjusted from time to time in accordance with the phasing and process set forth herein; and

WHEREAS, to the parties acknowledge that the Village has adopted a Comprehensive Plan, as amended, for the purpose of guiding its decisions regarding long-term growth and physical development of the Village; and

WHEREAS, the parties agree that the Village's Comprehensive Plan shall be applied by the Village to land divisions within the Village growth area. In addition, the Village shall ensure that the Village's Comprehensive Plan shall be consistent with the terms of this Boundary Adjustment Plan as it is amended from time to time in the future; and

WHEREAS, to the extent required by this Boundary Adjustment Plan, the Town agrees not to interfere with the Village's administration of the Village's Amended Comprehensive Plan applicable to the Village growth area; and

WHEREAS, in addition, to the extent required by this Boundary Adjustment Plan the Town agrees not to acquire any land for the purpose of precluding or delaying development in the Village growth area; and

WHEREAS, this plan addresses the contents as required by Wisconsin Statutes §66.0307(3), as follows:

- a. The Plan is prepared by and between the Village of Mukwonago and the Town of Vernon;
- b. The general purpose of the Plan is to guide and accomplish a coordinated, adjusted and harmonious development of the territory covered by the Plan consistent with the Comprehensive Plan of each participating municipality;
- c. The Cooperative Plan is consistent with each participating municipalities Comprehensive Plan, or will be consistent with each as a result of this cooperative planning process;
- d. The Cooperative Plan includes all required elements of §66.0307(3)(d);
- e. The Cooperative Plan is consistent with current State and Federal laws, County Shoreland Zoning Ordinances under §59.692, municipal regulations and administrative rules that apply to territory affected by the Plan;
- f. The planning period is 30 years and the Town and the Village seek approval of the Department of Administration for this planning period;
- g. The Cooperative Plan considers the issue of extraterritorial zoning;
- h. The Cooperative Plan planning process considered the use of existing plans.

NOW, THEREFORE, The Town and the Village hereby agree as follows:

The following procedures are adopted to facilitate the smooth and effective implementation of the goals and policies embodied in this agreement.

- A. The duration of the planning period shall stretch over thirty (30) years to allow property owners to determine when they are ready to have their property transferred to the Village and to access Village services. The term of this Agreement shall be consistent with the planning period except as follows. Sections B.3. (Territory Outside the Village Growth Area), N and O of this Agreement shall have a perpetual and unlimited term, with the express intent to hereby forever define and secure the boundaries of the Town and the Village.
- B. Boundary Changes. The Village and Town agree that pursuant to provisions set forth herein, the ultimate Village of Mukwonago boundary which borders the Town of Vernon shall be as described in Exhibit 1, which is attached hereto and incorporated herein. Said area is also depicted on the maps attached hereto and incorporated herein as Exhibit 2.
1. The area between the ultimate Village boundary and the Village boundary with the Town of Vernon as of the date of this agreement is considered the "Village Growth Area".
 2. It is anticipated that the transfer of property into the Village will be accomplished in phases, (except with respect to the individual applications for attachment which are otherwise provided for in this agreement) with the first phase being within ten (10) years of the execution of this Agreement, which is marked on Exhibit 2 as Section A. Section A is more fully described in the legal description attached as Exhibit 3. The second phase is described as Section B on Exhibit 2, and the property within that portion of the Village Growth Area shall be transferred to the Village by attachment within twenty (20) years of the date of the execution of this Agreement. Section B is more fully described in the legal description attached as Exhibit 4. The third phase is described as Section C on Exhibit 2, and the property within that portion of the Village Growth Area shall be transferred to the Village by attachment within thirty (30) years of the date of the execution of this Agreement. Section C is more fully described in the legal description attached as Exhibit 5.
 3. Territory Outside the Village Growth Area. The Village agrees that any land lying outside the Village Growth Area described herein shall not be annexed into the Village.
 4. The territory presently shown within the Village Growth Area shall be detached from the Town of Vernon and attached to the Village of Mukwonago as follows:
 - a. Any detachment parcel located within that portion of the ultimate Village boundary that is described in Exhibit 1 will automatically be detached from the Town and attached to the Village as follows:
 - i. Section A: At 11:59 p.m. on December 31, 2028;
 - ii. Section B: At 11:59 p.m. on December 31, 2038;
 - iii. Section C: At 11:59 p.m. on December 31, 2048.
 - b. Notwithstanding the forgoing schedule for detachment, the Town agrees to detach each individual detachment parcel contingent upon the Village agreement to attach each individual detachment parcel upon the earliest of the following events:
 - i. Request on the part of the owners of any individual detachment parcel to be attached to the Village. Request for attachment must be signed by all owners of the relevant detachment parcel.

- ii. Requests for any land division proposed for any individual detachment parcel, whether by Certified Survey Map, Subdivision Plat or otherwise, except as provided for herein.
 - (a) This subsection does not apply to the sale or exchange of lands between owners of a joint property as permitted pursuant to Wisconsin Statutes Chapter 236; if both parcels are located entirely in the Town and individual lots are not thereby created and the resulting lots are not reduced below the minimum size required by the applicable zoning and land division ordinances.
 - (b) This subsection does not apply to Certified Survey Maps that combine previously existing parcels that are located in the Town without dividing or separating a portion of any parcel.
 - (c) This subsection does not apply to the redrawing of the boundary lines by Certified Survey Map between two adjoining parcels by the owners of the two adjoining parcels if both parcels are located entirely within the Town and additional lots are not thereby created, and the lots resulting are not reduced below the minimum size required by the applicable zoning and land division ordinances.
- iii. Requests of any individual detachment parcel owner for any extension of sewer or water utilities services.
- iv. Proposal for construction of non-residential development or for multi-family home or multi-family development on an individual detachment parcel, except not for nonresidential development for agricultural uses. For purposes of this section only, multi-family development is the construction of a residential unit that will house more than one family, with the term "family" meaning one or persons who live together in one dwelling unit as a single housekeeping entity, but shall not include a single-family home with an in-law unit. An "in-law unit" is a room or suite of rooms used or occupied as a separate housekeeping entity and located in a single-family dwelling. Operation of a home occupation does not constitute nonresidential development under this Section. A "home occupation" is a gainful occupation conducted by a member(s) of a family within their place of residence where the space used is incidental to residential use and no article is sold or offered for sale except such as is produced by such home occupation.
- v. Requests for rezoning, conditional use permit, planned unit development and/or special use permit proposed for any individual detachment parcel for non-residential development, excluding development for agricultural uses. For purposes of this section only, non-residential development shall mean any non-agricultural use, including any expansions to the exterior physical structure of the building or construction of a new building for which a building permit is required.
- vi. Nuisances. If parties acknowledge that portions of lands within the Village Growth Area in the future constitute a public nuisance, the Town shall cooperate with the Village to abate and remove any public nuisance conditions. If the

public nuisance conditions have not been removed within a reasonable time after the Village has given notification to the Town, the parties shall institute a boundary change pursuant to a Petition for Boundary Adjustments under Wisconsin Statute Section 66.0307, as amended. The purpose of this boundary change is to transfer the jurisdiction of the public nuisance area from the Town to the Village. The proceeding shall not limit the Town or the Village from bringing a direct action to abate any public nuisance in the Village Growth Area and recovering professional fees as allowed by State law and the local ordinances.

5. The procedure for detachment of any detachment parcels shall be as follows:
 - a. A detachment parcel owner desirous of taking any action that would trigger the requirements to detach from the Town and attach to the Village as described above shall file a Petition for Detachment with the Town and Village Clerks.
 - b. The Village, within forty-five (45) days of receipt of a Petition may adopt an Ordinance attaching the subject property to the Village. If such Ordinance is adopted, the matter shall be referred to the Town Board for detachment as described herein and the property shall be attached to the Village as of the date that the Town Detachment Ordinance is adopted. If the Village does not adopt an Ordinance attaching the subject property within forty-five (45) days of the receipt of the Petition, the Petition shall be deemed denied and if the Petition arose from Petitioner's request for a land use activity as described herein, the Petitioner can then pursue that land use activity in accordance with applicable Town requirements within the Town. If the Village elects not to attach a detachment parcel in response to a Petition, the rights and obligations described above continue to apply as though the earliest listed events had not yet occurred.
 - c. The Town, within forty-five (45) days after adoption of the Village Ordinance, shall adopt an Ordinance detaching the subject property.
 - d. In all cases where property is attached pursuant to these procedures, unless stated differently in Village and Town Ordinances, which approve the attachment/detachment, the detachment shall include the full width of the abutting Town road right-of-way for the full length of the detaching property line that abuts the Town road right-of-way. When such Town road right-of-way is fully detached from the Town and attached to the Village as described herein, all jurisdiction and ownership over the particular section of road right-of-way transfers to the Village provided that when the Town and Village each have ownership and jurisdiction to the center line of the road right-of-way, the Town and Village shall have concurrent ownership and jurisdiction as allowed by law and shall cooperate on the assignment of road plowing and maintenance of such road right-of-way. The parties agree that the maintenance and road repairs shall occur on a regular basis. Each Public Works Department Superintendent or person representing the Town and the Village respectively shall meet annually to evaluate previous road plowing questions, concerns and recommended changes, and to evaluate proposed road maintenance items for the current season.
 - e. The intent of this subsection is to describe road right-of-way issues that apply when the issue is not described in the attachment and detachment Ordinance. This subsection shall not limit the ability of the Town and Village to agree on a case by case basis as to

what portion of the road right-of-way shall be included in any particular attachment to the Village, provided that if such intent is no different than is described herein, the road right-of-way should be described in the attachment and detachment Ordinance explicitly.

6. Zoning. The Village agrees that upon attachment to the Village of the following parcels: Tax Key Numbers: VNT2139-996; VNT2139-998; VNT2139-998-001; VNT2139-998-002; VNT2139-998-003; VNT2139-998-004; VNT2139-998-005; VNT2139-998-006; VNT2139-998-007; VNT2139-998-008, the Village shall initiate a Zoning Petition to rezone said lands so as to be consistent with the Town of Vernon A2 Zoning Standards in effect at the time of the adoption of this Cooperative Boundary Agreement, unless each of the affected property owners jointly request that the properties be rezoned to another zoning district, in which case the Village will consider that application in the normal and ordinary course of Village business. The Village further agrees that it will revise its Comprehensive Plan to allow for said zoning for these parcels. The Town and the Village acknowledge, however, that at such time as any of the property owners bring a Petition for land division, the Village may modify the zoning as it deems appropriate.
- C. Nothing contained in this agreement shall limit the extraterritorial authority of the Village within the Town, except as follows. The Village shall not exercise such authority over lands outside the Village Growth Area.
- D. With respect to the Village Growth Area, the following conditions shall apply:
 1. The Town may approve changes in zoning classifications and conditional uses for residential parcels in the Village Growth Area, but shall be granted by the Town only after consultation with the Village and the receipt of written agreement of the Village to such rezoning or conditional use permits. Written notice of a proposed zoning amendment shall be forwarded to the Village Administrator in writing. Failure of the Village to respond within thirty (30) days of the notice shall be deemed an approval. A rezoning by the Town in violation of this provision shall be void.
 2. The Town shall utilize planning and construction standards approved by the Village for new or reconstructive roads, public utilities and other public facilities in the Village Growth Area. The proceeding does not apply to the maintenance or repair of Town roads existing as of the date of this agreement, but shall apply to subsequent roadway development and right-of-way dedication requests.
- E. Dispute Resolution. In the event of a breach of this agreement or a dispute between the Town and the Village involving the application, interpretation or enforcement of this agreement:
 1. The parties shall meet to seek a resolution within ten (10) days following written notice by one party to the other party of the breach of dispute.
 2. If the issue is not resolved at such meeting or at an extension thereof mutually agreed to by the parties, either party may demand mediation. Demands for mediation must be in writing. The parties shall submit to mediation if demanded by either party:
 - a. If the parties cannot agree on a mediator within five (5) business days after the demand for mediation, either party may request an appointment of a qualified mediator by the

Chairperson of the Alternative Dispute Resolution Commitment of the State Bar of Wisconsin, or any successor or assigns of that Committee, or if the Chairperson fails to appoint a mediator, by the American Arbitration Association.

- b. The mediation session must take place within thirty (30) days of appointment of the mediator.
 - c. Each party must designate a representative with appropriate authority to be its representative in the mediation of the dispute.
 - d. Each party must provide the mediator with a brief memorandum setting forth its position with regard to the issues that need to be resolved at least ten (10) days prior to the scheduled mediation session. The parties must also produce all information reasonably required for the mediator to understand the issues presented. The mediator may require any party to supplement such information.
 - e. The mediator does not have authority to impose a settlement upon the parties, but will attempt to help the parties resolve their dispute. The mediation sessions shall be private. The parties and their representatives may attend the mediation sessions.
 - f. The cost of the mediator shall be borne equally by the parties.
 - g. The parties shall maintain the confidentiality of the mediation and may not rely on, or introduce as evidence in any arbitral, judicial or other proceeding, the: (1) views expressed or suggestions made by the other party with respect to a possible settlement of the dispute; (2) admissions made by the other party in the course of the mediation proceedings; (3) proposals made or views expressed by the mediator; (4) the fact that the other party had or had not indicated willingness to accept a proposal for settlement made by the mediator.
- G. Binding Effect. This agreement shall be binding upon the Village and Town and any successor entity.
- H. Waiver of Challenge. The Town and the Village enter into this Agreement willingly and voluntarily, and in good faith. Neither the Town nor the Village shall have the right to challenge the legality or enforceability of this agreement, and any such right as otherwise may exist is hereby waived by the Town and by the Village.
- I. Agreement to be Recorded. A summary of this Plan shall be recorded with the Waukesha County Register of Deeds. As territory is transferred to the Village of Mukwonago, the detachment and attachment ordinances shall be recorded with the Register of Deeds and the Secretary of State as provided for under Sec. 66.0307(10), Stats.
- J. Performance Standard. This agreement requires the parties to act or to refrain from acting on a number of matters. The parties hereby acknowledge that this agreement imposes on them a duty of good faith and fair dealing. In addition, whenever consent or approval is required by a party, the consent or approval shall not be unreasonably withheld.

- K. No Third Party Beneficiaries. This agreement is intended to bind the two (2) municipalities that are party to the agreement. There are no third party beneficiaries to this agreement.
- L. Notices. All notices by or relating to this agreement shall be in writing. Each notice shall specifically refer to this agreement by name and shall refer specifically to the number of the sections, subsections, paragraphs or subparagraphs which the notice relates. Any such notice shall be delivered in person to the contact person of the municipality receiving the notice or to the person apparently in charge of the Clerk's Office during normal business hours or shall be mailed to such contact person by certified mail, return receipt requested.

Each notice to the Village shall be addressed as follows:

Village Administrator
Village of Mukwonago
440 River Crest Court
Mukwonago, WI 53149

Each notice to the Town shall be addressed as follows:

Town Clerk/Administrator
Town of Vernon
W249 S8910 Center Drive
Big Bend, WI 53103

- M. Severability. The several sections of this Plan as between the Village and Town are declared to be severable as described herein. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Plan, except as follows. In the event the Town or the Village concludes that the intent of the parties cannot reasonably be carried forward following such severance of the offending section or portion thereof, the Town or the Village shall be entitled to request that the agreement be reconstructed to correct for the removal of the offending language. The Town and the Village shall cooperate with each other in good faith to reconstruct the agreement in such circumstances. Upon failure to reach agreement to such issues, either party may commence dispute resolution proceedings as described herein.
- N. This Agreement is intended to be a definitive declaration of the rights and responsibilities of both parties with respect to any boundary change to occur within the term of this Agreement. No other modifications to the boundary between the parties shall occur within the terms of the agreement at any time unless otherwise specifically agreed to by the parties in writing.
- O. As a condition of this Agreement, which forms a significant part of the consideration for the Town's entry into this Agreement, the Village agrees that it will not object to any petition for incorporation or consolidation of the Town subject, however, to the performance by the Town of the terms and conditions of this Agreement. The Village agrees that its support will include, at the Town's request, written communication and oral communication with such governmental authorities as the Town may direct, to express the Village has no objection to the Town's application.

- P. The Village acknowledges that the Town is willing to supply plowing, weed cutting or other road maintenance services during the term of this Agreement. The parties agree that as sections of the Village Growth Area become part of the Village, the parties will discuss options for the Town to provide shared services to the Village.
- Q. The Village, when land is attached, agrees to pay annually to the Town for 2 years or in one lump sum in the first year the equivalent of 2 years' worth of payments, an amount equal to the amount of property taxes that the Town levied on the attached territory, as shown by the tax roll under s. 70.65, in the year in which the attachment is final.
- R. The Town is not waiving its rights to consider proposed Village special assessments within the Town under §66.0707 Wis. Stats.
- S. The parties agree that they will share the costs of the Village Planner's preparation of the exhibits hereto; however, in no event shall the Town's share of these costs exceed \$2,000.00.

November 15, 2018

Exhibit I
Ultimate Village Boundary/Village Growth Area
Village of Mukwonago – Town of Vernon

For: Village of Mukwonago

Description:

All that part of Section 19, 28, 29, 30, 31, 32 and 33, Town 5 North, Range 19 East, Waukesha County, Wisconsin described as follows:

Beginning at the Southwest corner of Section 31, Town 5 North, Range 19 East; thence Easterly along the South lines of said Section 31 and Section 32 to the Southeast corner of said Section 32; 10,500 feet, more or less; thence North along the East line of said Section 32, 4,000 feet, more or less, to the Northwest corner of Land Mark Estates; thence Easterly along the North line of said Land Mark Estates 1327 feet, more or less, to the Southeast corner of lands described as Tax Key No. VNT 2146.998.000; thence Northerly along said East line and the East line of lands described as Tax Key No. VNT 2127.998 3985 feet, more or less, to the Northeast corner of said Tax Key No. VNT 2127.998; thence Westerly along the North line of said Tax Key No. VNT 2127.998, also the North line of lands described as Tax Key No. VNT 2132.997.002, 2,660 feet, more or less, to the Southeast corner of lands described as Tax Key No. VNT 2129.996.000; thence Northerly along the East line of said Tax key No. 2129.996.000, 1,344 feet, more or less, to the Northeast corner of said land; thence Westerly along the North line of said lands and the North lines of lands described as Tax Key No.'s VNT 2130.997.000, and VNT 2130.998.000, 3,900 feet, more or less, to the Northwest corner of said Tax Key No. VNT 2130.998.000; thence continuing Westerly along the North line of Tax Key No. VNT 2136.997.000, 1,324 feet, more or less; thence continuing Westerly along the North line of Tax Key No. VNT 2133.998.000, 270 feet, more or less, to the centerline of the Fox River; thence continuing Westerly along the centerline of said Fox River, 656 feet, more or less, to the Southeasterly line of I-43; thence Northeasterly along said Southeasterly line, 1644 feet, more or less, to a point on the North line of said Section 30, also being a point on the South line of said Section 19 and lands known as Tax Key No. VNT 2092.998.000; thence Easterly along said South lines, 560 feet, more or less to the East line of lands described as Tax Key No. VNT 2092.998.000; thence Northerly along said East line and its extension, 1,280 feet, more or less, to a point on the South line of Certified Survey Map No. 7470, also being a point on the North line of Karlstad Drive, a 66 foot wide public road; thence Northeasterly along the South line of said CSM No. 7470 the following courses: North 58°25'52" East, 206.4 feet; thence North 41°53'24" East, 388.07 feet to the Southeast corner of Lot 1, CSM No. 7470;

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thence North $01^{\circ}55'50''$ West 993.60 feet to the Northeast corner of the Southeast one-quarter Section 19, Town 5 North, Range 19 East; thence South $87^{\circ}32'52''$ West along the North line of said CSM No. 7470, 604.36 feet to the Northwest corner of said Lot 1, also being the Northeast corner of lands described as Tax Key No. VNT 2092.998.000; thence continuing Westerly along said North line 444, feet more or less, to the Southeast corner of lands described as Tax Key No. VNT 2089.989.000; thence Northerly along the East line of said lands; 1478 feet, more or less, to the centerline of National Avenue; CTH "ES"; thence Southwesterly along said centerline 3,322 feet, more or less, to the Southeast corner of CSM No. 9385; thence North $02^{\circ}03'21''$ West along the East line of said CSM No. 9385, 1,096.88 feet to the Northeast corner of Lot 2 of CSM No. 9385; thence along the North and West lines of said Lot 2 the following courses North $71^{\circ}00'00''$ West 198.36 feet to the Right-of-Way line of Lakeside Drive; thence along an arc of a curve to the right 230.70 feet, more or less, center of which lies to the North with a radius of 66.00 feet, and a chord bearing North $60^{\circ}51'53''$ West, 129.94 feet, more or less, to a point of reverse curvature; thence along an arc of curve to the left 47.70 feet, more or less, center of which lies to the West with a radius of 66.00 feet, more or less, and a chord bearing North $18^{\circ}33'56''$ East, 46.67 feet, more or less; thence North $02^{\circ}08'21''$ West, 112.69 feet, more or less, along the West line of Lake Side Drive to the North line of CSM No. 9385 and the South line Block I Hidden Lakes Subdivision; thence South $87^{\circ}51'39''$ West along said North line, 510.10 feet, more or less; thence South $17^{\circ}30'08''$ West, 506.20 feet, more or less; thence South $87^{\circ}51'39''$ West, 42.82 feet, more or less, to the West line of said CSM No. 9385, also being the West line of the Northwest one-quarter said Section 19; thence South $01^{\circ}25'49''$ East along said West lines, 609.09 feet, more or less, to the West quarter corner of said Section 19; thence continuing along said West line of CSM No. 9385 and Southwest one-quarter of Section 19 South $01^{\circ}10'07''$ East 304.69 feet, more or less, to the Southwest corner of said CSM No. 9385, also being the Northwest corner of Certified Survey Map No. 4548; thence continuing along said West line and the West line of CSM No. 4548, South $00^{\circ}02'32''$ West, 632.86 feet, more or less, to the centerline of CTH "ES"; thence continuing along the West line of said Section 19; South $01^{\circ}10'13''$ East 63.83 feet, more or less, to the South line of CTH "ES"; thence North $70^{\circ}45'22''$ East along said South line, 217.95 feet to a point of curve; thence continuing along said South line and an arc of a curve to the left, 301.36 feet to the West line of lands designated by Tax Key No. VNT 2091.997; thence South $19^{\circ}08'09''$ East along said West line, 217.12 feet to the Southwest corner of said lands; thence North $57^{\circ}01'06''$ East along the South line of said lands, 355.95 feet to a point on the West line of lands designated by Tax Key No. VNT 2091.994; thence South $30^{\circ}46'13''$ East along said West line, 243.74 feet to the Southwest corner of said lands; thence North $63^{\circ}23'14''$ East along the South line of said lands, 245.60 feet to a point on the centerline of Edgewood Avenue; thence Northwesterly along the centerline of Edgewood Avenue, 329 feet, more or less, to the Northwest corner of lands designated by Tax Key No. MUKV 2091.998; thence Northeasterly along the North line of said lands, 412 feet, more or less, to the Northeast corner of said lands; thence Southeasterly along

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the East line of said lands, 548 feet, more or less, to the Southeast corner of said lands; thence Southwesterly along the South line of said lands, 408 feet, more or less, to said centerline of Edgewood Avenue; thence South 26°40'35" East along said centerline, 254 feet, more or less, to the Northeast corner of Certified Survey Map No. 3897; thence South 63°23'52" West along the North line of said CSM, 293.34 feet to the Northwest corner of said CSM; thence South 26°36'50" East along the West line of said CSM, 351.67 feet to the Southwest corner of said CSM; thence North 59°48'32" East along the South line of said CSM, 294.64 feet, more or less, to said centerline of Edgewood Avenue; thence South 26°41'53" East along said centerline, 97.79 feet, more or less, to the Southwest corner of Parcel 1 of Certified Survey Map No. 5253; thence North 63°19'22" East along the South line of said Parcel 1, 250.88 feet to the Southeast corner of said CSM and the Southwest corner of Certified Survey Map No. 8142; thence North 26°40'38" West, 200.00 feet; thence North 57°38'00" East, 111.50 feet; thence North 39°15'00" East, 68.04 feet; thence 76.89 feet along an arc of a curve to the right, having a radius of 183 feet and a chord that bears North 38°42'49" West, 76.32 feet; thence 276.73 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears North 21°11'32.5" East, 88.99 feet; thence South 26°40'38" East, 27.28 feet; thence North 63°19'22" East, 150.00 feet; thence North 26°40'38" West, 60.00 feet; thence North 50°35'42" East, 210.00 feet; thence North 17°24'38" East, 210.00 feet; thence North 01°30'48" West, parallel to the west line of the Southeast one-quarter of said section, 180.00 feet; thence North 50°00'00" East, 150.00 feet; thence North 88°29'12" East, 125.00 feet; thence South 01°30'48" East, along the West line of the Southeast one-quarter of said section, 307.59 feet; thence South 25°28'51" East, 130.07 feet; thence North 77°52'12" East, 134.91 feet; thence North 81°19'56" East, 134.91 feet; thence North 84°59'24" East, 150.15 feet; thence South 60°27'58" East, 77.20 feet; thence North 88°16'52" East, 200.00 feet; thence South 01°43'08" East, 404.35 feet; thence South 01°43'00" East along said West line, 665.54 feet, more or less, to a point on the centerline of Edgewood Avenue; thence South 75°36'08" West along said centerline, 295.17 feet, more or less, to a point; thence South 75°36'42" West along said centerline, 515.10 feet; thence South 01°30'48" East along the East line of Fox River View subdivision, 471.28 feet to a point on the South line of the Southwest one-quarter of said Section 19; thence South 87°14'15" West along said South line, 139.18 feet; thence South 01°23'14" East along said East line of Fox River View Subdivision and its Southerly extension, 1,024.24 feet, more or less, to the centerline of the Fox River; thence Westerly along the centerline of the Fox River to the point of intersection with the centerline of the Mukwonago River; thence Southerly along the centerline of the Mukwonago River to a point of intersection with Southerly bank of the Fox River extended; thence Westerly along the extension of the bank of the Fox River to the Northwesterly bank of the Mukwonago River; thence Southwesterly along the Northwesterly bank of the Mukwonago River, 400 feet, more or less, to the Northerly line of lands designated by Town of Vernon Tax Key No. VNT 2134.996; thence Westerly 550 feet, more or less, along the North line of said lands; thence South along the Westerly line of said lands, 1,120 feet, more or less, to the Northwesterly right-of-way line of Interstate "43"; thence Southerly, 480.76 feet, more or less,

Village of Mukwonago – Town of Vernon
Exhibit I-Ultimate Village Boundary/Village Growth Area
November 15, 2018
Page 4

to a point on the Southeasterly right-of-way line and the Northeast corner of lands described by Tax Key No. MUKV 2135.997; thence Southerly along the East line of said lands, 2381.44 feet, more or less, to a point on the North line of the Northwest one-quarter of Section 31 and the North line of lands described in Tax Key No. MUKV 2013.999.998; thence Easterly along said North line, 34.24 feet, more or less, to the Northeast corner of lands described in Tax Key No. MUKV 2013.999.008; thence South 00°10'44" East along the East line of said lands 119.41 feet, more or less, to the Northwest corner of lands described by Tax Key No. MUKV 2138-999-001; thence along the North and East lines of said lands, and along an existing ditch, North 56°49'16" East (recorded as North 57° East), 861.30 feet; thence along an existing ditch, South 32°25'44" East (recorded as South 32°15' East), 675.84 feet; thence along an existing ditch, South 00°10'44" East (recorded as South), 1983.30 feet; thence South 05°44'16" East (recorded as South 6° East), 1506.03 feet, more or less, to the centerline of Maple Avenue; thence continuing along said center line South 71°11'39" West (recorded as South 71°45" West), 926.86 feet, more or less; thence along an arc of a curve to the right 245.21 feet, more or less, center which lies to the North with a radius of 698.70 feet, more or less, and a chord bearing South 81°15'53" West, 243.95 feet, more or less; thence North 88°41'45" West, 113.59 feet, more or less, to the Southeast corner of Certified Survey Map No. 3763; thence North 88°41'53" West, 1093.16 feet, more or less; thence along an arc of a curve to the right 88.29 feet, more or less, center which lies to the North with a radius of 550.00 feet, and a chord bearing North 84°05'57" West, 88.20 feet, more or less, to a point on the West line of Southwest one-quarter of Section 31 and the Southwest corner of said Certified Survey Map No. 3763; thence South along said West line of the Southwest one-quarter of Section 31, Town 5 North, Range 19 East, 1332 feet, more or less, to the Southwest corner of said Section 31 and the point of beginning, excepting lands designated by Tax Key No. MUKV 2091.988.

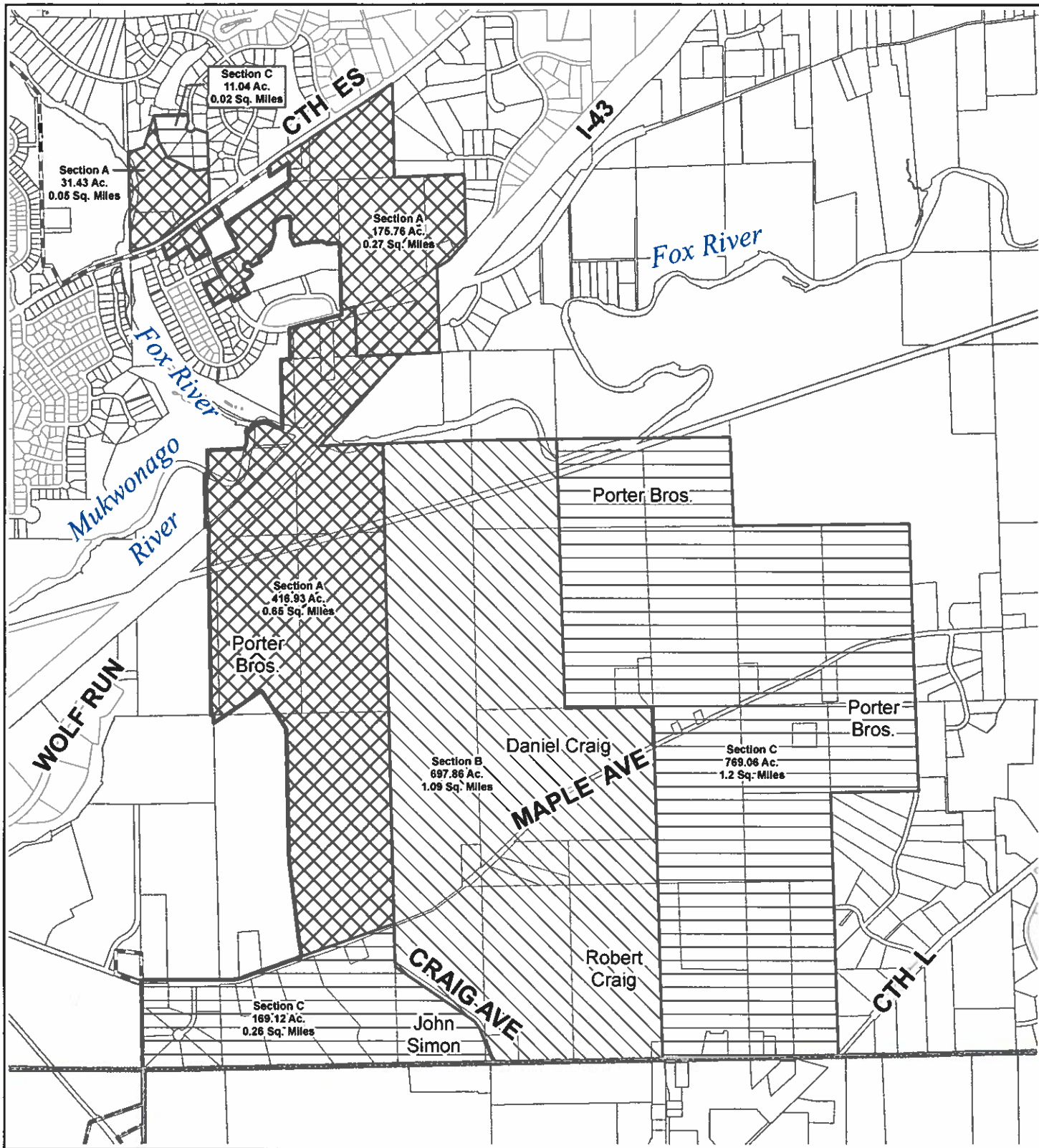
Richard A. Eberhardt, P.E., P.L.S.

OWNER: Village of Mukwonago

RAE:jkc

cc: Christopher J. Ruetten, P.L.S., Ruekert & Mielke, Inc.
File

PROPOSED VERNON - MUKWONAGO BOUNDARY AGREEMENT



Legend

- Section A, 1st Phase Attachment Area, 10 Year Time Frame
- Section B, 2nd Phase Attachment Area, 20 Year Time Frame
- Section C, 3rd Phase Attachment Area, 30 Year Time Frame
- Village Boundary
- County Line

Exhibit #2

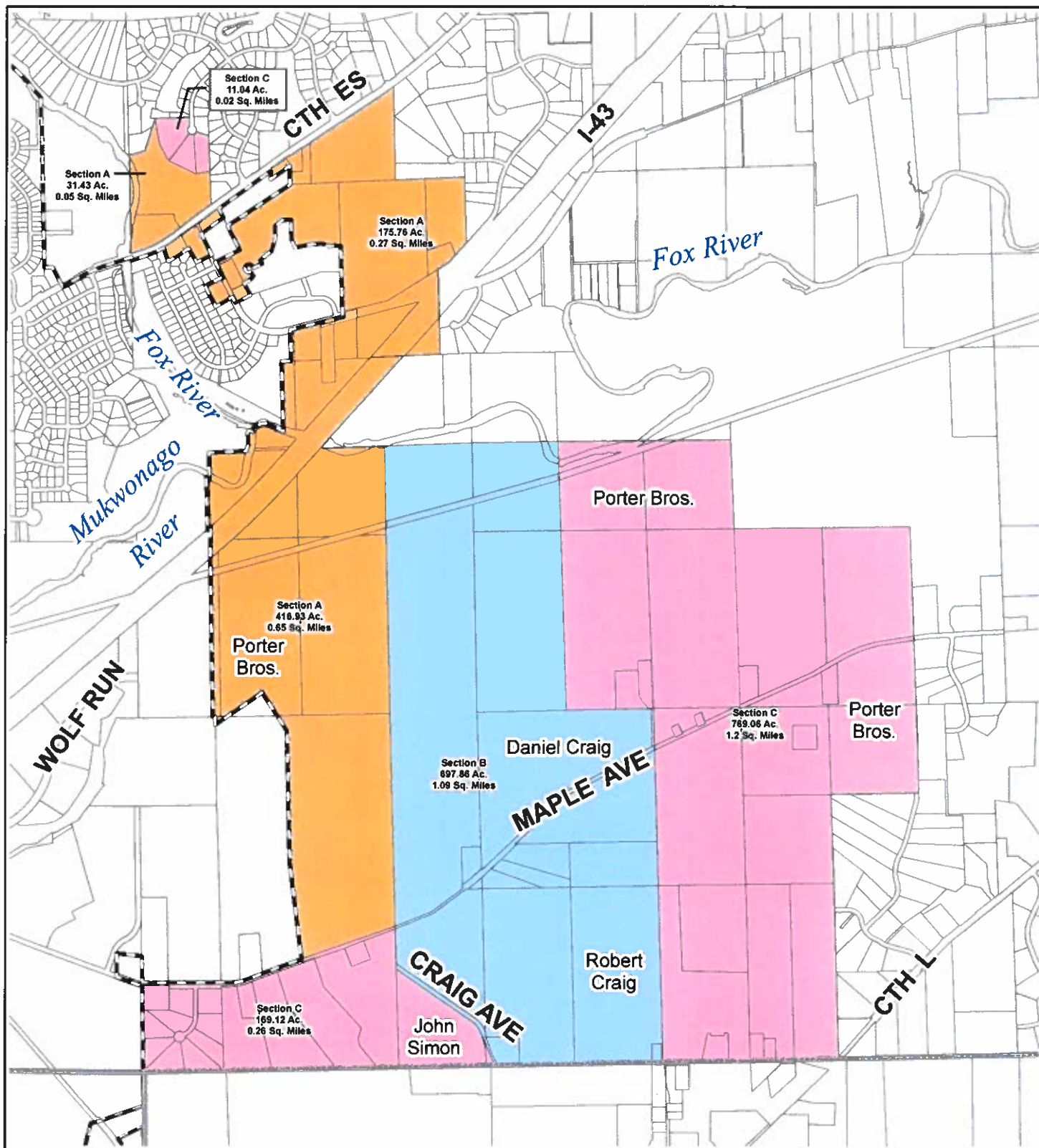
ULTIMATE VILLAGE BOUNDARY /
VILLAGE GROWTH AREA

VILLAGE OF MUKWONAGO
AND TOWN OF VERNON

October, 2018



PROPOSED VERNON - MUKWONAGO BOUNDARY AGREEMENT



Legend

- Section A. 1st Phase Attachment Area, 10 Year Time Frame
- Section B. 2nd Phase Attachment Area, 20 Year Time Frame
- Section C. 3rd Phase Attachment Area, 30 Year Time Frame
- Village Boundary
- County Line

Exhibit #2

ULTIMATE VILLAGE BOUNDARY /
VILLAGE GROWTH AREA

VILLAGE OF MUKWONAGO
AND TOWN OF VERNON

October, 2018



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November 15, 2018

Exhibit 3

Section A

2nd Phase Attachment Area – 10-Year Timeframe

For: Village of Mukwonago

Description:

All that part of Section 19, 30, and 31, Town 5 North, Range 19 East, Waukesha County, Wisconsin described as follows:

Beginning at the intersection with the Southerly line of Maple Avenue, and the East line of the Northwest one-quarter of the Southeast one-quarter of said Section 31, thence continuing along the East line of the Northwest one-quarter of the Southeast one-quarter of Section 31, 640 feet, more or less, to the North line of said Southeast one-quarter; thence continuing Northerly along the East lines of the following quarter-quarter sections, Northwest and Southwest one-quarters of the Northeast one-quarter of Section 31, Northwest and Southwest one-quarters of the Southeast one-quarter of Section 30, Southwest one-quarter of the Northeast one-quarter of Section 30; thence Westerly along the North line of the Southwest one-quarter of the Northeast one-quarter of said Section 30, 1,020 feet, more or less, to a point on the Southeasterly line of I-43; thence Northeasterly along said Southeasterly line 187 feet, more or less, to the centerline of the Fox River; thence continuing Northeasterly along said Southeasterly line, 1,644 feet, more or less, to the North line of said Section 30; thence Easterly along said North line, 560 feet, more or less, to the Southeast corner of lands described as Tax Key No. VNT 2092.998.000; thence North 00°33'30" East, 1,280 feet, more or less, along the East line of said lands and its extension to the North line of Karlstad Drive, also being the South line of Certified Survey Map No. 7470; thence Northeasterly along the South line of said CSM No. 7470 the following courses: North 58°25'52" East, 206.40 feet, more or less; thence North 41°53'24" East, 388.07 feet to the Southeast corner of Lot 1, CSM No. 7470; thence North 01°55'50" West along the East line of said CSM and the East line of the Southeast one-quarter of said Section 19, 993.60 feet, more or less, to the Northeast corner of said Southeast one-quarter of Section 19; thence South 87°32'52" West along the North line of CSM No. 7470, also being the North line of the Southeast one-quarter of Section 19, 604.36 feet to the Northwest corner of said CSM No. 7470, also being the Northeast corner of lands described as Tax Key No. VNT 2092.998.000; thence continuing Westerly along said North line 444 feet, more or less, to the Southeast corner of lands described as Tax Key No. VNT 2089.989.000; thence Northerly along the East line of said lands, 1,478 feet, more or less to the centerline of CTH "ES"; thence Southwesterly along said centerline CTH "ES", 3,322 feet, more or less to the Southeast corner of CSM No. 9385; thence continuing along said centerline South 51°34'54" West, 228.66 feet to the Southeast corner of CSM No. 4548; thence continuing along

-12-00000 General Client Records > 003 Corporate Boundaries > Exhibit 3 Section A-2nd Phase Attachment Area.docx-

Exhibit 4-Section B-2nd Phase Attachment Area – 10-Year Timeframe October 1, 2018

November 15, 2018

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said centerline South 54°08'04" West, 198.36 feet; thence along an arc of a curve to the right 471.43 feet, more or less, center of which lies to the North with a radius of 1391.08 feet, and a chord bearing South 63°50'35.5" West 469.18 feet, more or less; thence continuing along said centerline South 73°33'07" West, 193.64 feet to a point on the West line of the Southwest one-quarter of said Section 19; thence Southeasterly along said West line, 63.83 feet, more or less, to the South line of CTH "ES"; thence North 70°45'22" East along said South line, 217.95 feet to a point of curve; thence continuing along said South line and an arc of a curve to the left, 301.36 feet to the West line of lands designated by Tax Key No. VNT 2091.997; thence South 19°08'09" East along said West line, 217.12 feet to the Southwest corner of said lands; thence North 57°01'06" East along the South line of said lands, 355.95 feet to a point on the West line of lands designated by Tax Key No. VNT 2091.994; thence South 30°46'13" East along said West line, 243.74 feet to the Southwest corner of said lands; thence North 63°23'14" East along the South line of said lands, 245.60 feet to a point on the centerline of Edgewood Avenue; thence Northwesterly along the centerline of Edgewood Avenue, 329 feet, more or less, to the Northwest corner of lands designated by Tax Key No. MUKV 2091.998; thence Northeasterly along the North line of said lands, 412 feet, more or less, to the Northeast corner of said lands; thence Southeasterly along the East line of said lands, 548 feet, more or less, to the Southeast corner of said lands; thence Southwesterly along the South line of said lands, 408 feet, more or less, to said centerline of Edgewood Avenue; thence South 26°40'35" East along said centerline, 254 feet, more or less, to the Northeast corner of Certified Survey Map No. 3897; thence South 63°23'52" West along the North line of said CSM, 293.34 feet to the Northwest corner of said CSM; thence South 26°36'50" East along the West line of said CSM, 351.67 feet to the Southwest corner of said CSM; thence North 59°48'32" East along the South line of said CSM, 294.64 feet, more or less, to said centerline of Edgewood Avenue; thence South 26°41'53" East along said centerline, 97.79 feet, more or less to the Southwest corner of Parcel 1 of Certified Survey Map No. 5253; thence North 63°19'22" East along the South line of said Parcel 1, 250.88 feet to the Southeast corner of said CSM and the Southwest corner of Certified Survey Map No. 8142; thence North 26°40'38" West, 200.00 feet; thence North 57°38'00" East, 111.50 feet; thence North 39°15'00" East, 68.04 feet; thence 76.89 feet along an arc of a curve to the right, having a radius of 183 feet and a chord that bears North 38°42'49" West, 76.32 feet; thence 276.73 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears North 21°11'32.5" East, 88.99 feet; thence South 26°40'38" East, 27.28 feet; thence North 63°19'22" East, 150.00 feet; thence North 26°40'38" West, 60.00 feet; thence North 50°35'42" East, 210.00 feet; thence North 17°24'38" East, 210.00 feet; thence North 01°30'48" West, parallel to the west line of the Southeast one-quarter of said section, 180.00 feet; thence North 50°00'00" East, 150.00 feet; thence North 88°29'12" East, 125.00 feet; thence South 01°30'48" East, along the West line of the Southeast one-quarter of said section, 307.59 feet; thence South 25°28'51" East, 130.07 feet; thence North 77°52'12" East, 134.91 feet; thence North 81°19'56" East, 134.91 feet; thence North 84°59'24" East, 150.15 feet; thence South 60°27'58" East, 77.20 feet; thence North 88°16'52" East, 200.00 feet; thence South 01°43'08" East, 404.35 feet; thence South 01°43'00" East along said West line, 665.54 feet, more or less,

Exhibit 4-Section B-2nd Phase Attachment Area – 10-Year Timeframe October 1, 2018

November 15, 2018

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to a point on the centerline of Edgewood Avenue; thence South 75°36'08" West along said centerline, 216 feet, more or less, to a point; thence South 75°36'42" West along said centerline, 515.10 feet; thence South 01°30'48" East along the East line of Fox River View subdivision, 471.28 feet to a point on the South line of the Southwest one-quarter of said Section 19; thence South 87°14'15" West along said South line, 139.18 feet; thence South 01°23'14" East along said East line of said Fox View Subdivision and its Southerly extension, 1,024.24 feet, more or less, to the centerline of the Fox River; thence Westerly along the centerline of the Fox River to the point of intersection with the centerline of the Mukwonago River; thence Southerly along the centerline of the Mukwonago River to a point of intersection with Southerly bank of the Fox River extended; thence Westerly along the extension of the bank of the Fox River to the Northwesterly bank of the Mukwonago River; thence Southwesterly along the Northwesterly bank of the Mukwonago River, 400 feet, more or less, to the Northerly line of lands designated by Town of Vernon Tax Key No. VNT 2134.996; thence Westerly 550 feet, more or less, along the North line of said lands; thence South along the Westerly line of said lands, 1,120 feet, more or less, to the Northwesterly right-of-way line of Interstate "43"; thence Southerly, 480.76 feet, more or less, to a point on the Southeasterly right-of-way line and the Northeast corner of lands described by Tax Key No. MUKV 2135.997; thence Southerly along the East line of said lands, 2,381.44 feet, more or less, to a point on the North line of the Northwest one-quarter of Section 31 and the North line of lands described in Tax Key No. MUKV 2013.999.008; thence Easterly along said North line, 34.24 feet, more or less, to the Northeast corner of lands described in Tax Key No. MUKV 2013.999.008; thence South 00°10'44" East along the East line of said lands 119.41 feet, more or less, to the Northwest corner of lands described by Tax Key No. MUKV 2138.999.008; thence along the North and East lines of said lands, and along an existing ditch, North 56°49'16" East (recorded as North 57° East), 861.30 feet; thence along an existing ditch, South 32°25'44" East (recorded as South 32°15' East), 675.84 feet; thence along an existing ditch, South 00°10'44" East (recorded as South), 1,983.30 feet; thence South 05°44'16" East (recorded as South 6° East), 1,539 feet, more or less, to the Southerly line of Maple Avenue; thence continuing along said Southerly line Northeasterly 1,493 feet, more or less, to the point of beginning.

Also that part of Section 19 beginning at the Southwest corner of Certified Survey Map No. 4548, also being a point on the centerline of CTH "ES" and on the West line of said Section; thence along said centerline North 73°33'07" East, 193.64 feet, more or less; thence continuing along said centerline along an arc of a curve to the left 471.43 feet, more or less, center of which lies to the North with a radius of 1,391.08 feet, and a chord bearing North 63°50'35.5" East, 469.18 feet, more or less; thence continuing along said centerline North 54°08'04" East, 198.36 feet, more or less, to the Southeast corner of Certified Survey Map No. 4548; thence continuing along said centerline, North 51°34'54" East, 228.66 feet, more or less, to the Southeast corner of Certified Survey Map No. 9385; thence North 02°03'21" West along the East line of said CSM No. 9385, 561 feet, more or less, to the Southeast corner of a proposed Certified Survey Map; thence South 80°50'19" West, 214.24 feet; thence North 63°52'46"

Exhibit 4-Section B-2nd Phase Attachment Area – 10-Year Timeframe October 1, 2018
November 15, 2018
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West, 454.69 feet; thence North 27°53'40" West, 282.85 feet; thence North 09°53'42" West, 391.83 feet; thence South 17°30'08" West, 506.20 feet, more or less; thence South 87°51'39" West, 42.82 feet, more or less, to the West line of said CSM No. 9385, also being the West line of the Northwest one-quarter said Section 19; thence South 01°25'49" East along said West lines, 609.09 feet, more or less, to the West quarter corner of said Section 19; thence continuing along said West line of CSM No. 9385 and Section 19 South 01°10'07" East 304.69 feet, more or less, to the Southwest corner of said CSM No. 9385, also being the Northwest corner of Certified Survey Map No. 4548; thence continuing along said West line and the West line of CSM No. 4548, South 00°02'32" West, 632.86 feet, more or less, to the centerline of CTH "ES" and the point of beginning.

Richard A. Eberhardt, P.E., P.L.S.

OWNER: Village of Mukwonago

RAE:jkc

cc: Christopher J. Ruetten, P.L.S., Ruekert & Mielke, Inc.
File

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November 15, 2018

Exhibit 4, Section B
3rd Phase Attachment Area – 20-Year Timeframe

For: Village of Mukwonago

Description:

All that part of Sections 19, 29, 30, 31, and 32, Town 5 North, Range 19 East, Town of Vernon, Waukesha County, Wisconsin described as follows:

Beginning at the Southeast corner of the Southwest one-quarter of said Section 32; thence Northerly along the East lines of the Southwest and Northwest one-quarter of said Section 32; 5,260 feet, more or less; thence Westerly along the North line of said Northwest one-quarter of Section 32, 1,310 feet, more or less, to the Southeast corner of the West one-half of the Southwest one-quarter of said Section 29, also being the Southeast corner of lands described as Tax Key No. VNT 2131.998.000; thence Northerly along the East line of said lands, 2,620 feet, more or less, to the North line of said Southwest one-quarter; thence continuing Northerly along the West line of lands described by Tax Key No. VNT 2130.997.000, 1,310 feet, more or less, to the Northeast corner of the Southwest one-quarter of the Northwest one-quarter of said Section 29; thence Westerly along the North line of said Southwest one-quarter of the Northwest one-quarter, 1,310 feet, more or less, to the West line of said Section 29; thence continuing Westerly along the North line of lands known as Tax Key No. 2136.997.000, 1,324 feet, more or less, to the East line of the Southwest one-quarter of the Northeast one-quarter of said Section 30; thence Southerly along the Easterly line of the following quarter-quarter sections: Southwest one-quarter of the Northeast one-quarter of Section 30, Northwest and Southwest one-quarters of the Southeast one-quarter of said Section 30, Northwest and Southwest one-quarters of the Northeast one-quarter of said Section 31 to the North line of the Southeast one-quarter of said Section 31; thence continuing along the East line of the Northwest one-quarter of the Southeast one-quarter of said Section 31, 580 feet, more or less, to a point on the South line of Maple Avenue; also being the Northwest corner of Lot 1, CSM No. 11547; thence continuing Southerly, along the West line of said CSM No. 11547, 605 feet, more or less, to the Southwesterly line of Craig Avenue; thence Southeasterly, along the Southwesterly line of Craig Avenue, 2,330 feet, more or less, to the South line of the Southwest one-quarter of the Southwest one-quarter of said Section 32; thence Easterly along said South line 2,160 feet, more or less, to the Southeast corner of the Southwest one-quarter of said Section 32 and the place of beginning.

Richard A. Eberhardt, P.E., P.L.S.

OWNER: Village of Mukwonago

RAE:jkc

cc: Christopher J. Ruetten, P.L.S., Ruekert & Mielke, Inc.
File

~12-00000 General Client Records > 003 Corporate Boundaries > Exhibit 4-Section B-3rd Phase Attachment Area.docx~

November 15, 2018

Exhibit 5
Section C
4th Phase Attachment Area – 30-Year Timeframe

For: Village of Mukwonago

Description:

All that part of Section 28, 29, 32 and 33, Town 5 North, Range 19 East, Waukesha County, Wisconsin described as follows:

Beginning at the Southwest corner of the Southeast one-quarter of Section 32, Town 5 North, Range 19 East; thence Easterly along the South line of said Section 32, 2,660 feet, more or less, to the Southeast corner of said Section 32; thence North along the East line of said Section 32, 4,000 feet, more or less, to the Northwest corner of Land Mark Estates; thence Easterly along the North line of said Land Mark Estates 1,327 feet, more or less, to the Southeast corner of lands described as Tax Key No. VNT 2146.998.000; thence Northerly along said East line and the East line of lands described as Tax Key No. VNT 2127.998 3985 feet, more or less, to the Northeast corner of said Tax Key No. VNT 2127.998; thence Westerly along the North line of said Tax Key No. VNT 2127.998, also the North line of lands described as Tax Key No. VNT 2132.997.002, 2,660 feet, more or less, to the Southeast corner of lands described as Tax Key No. VNT 2129.996.000; thence Northerly along the East line of said Tax key No. 2129.996.000, 1,344 feet, more or less, to the Northeast corner of said land; thence Westerly along the North line of said lands and the North line of lands described as Tax Key No.'s VNT 2130.997.000, 2,660 feet, more or less, to the Northwest corner of said Tax Key No. VNT 2130.997.000; thence Southerly along the West line of said lands, 1,310 feet, more or less; thence continuing Southerly along the West line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence continuing Southerly along the West line of the Southeast one-quarter of the Southwest one-quarter of said Section 29; thence Easterly along the South Line of said Section 29, 1,310 feet, more or less, to the Southeast corner of the Southwest one-quarter of said Section 29; thence Southerly along the East line of the Northwest one-quarter of Section 32; thence Southerly along the East line of the Southwest one-quarter of said Section 32 to the place of beginning.

Also that part of Section 19 beginning at the Northeast corner of Lot 2 of CSM No. 9385; thence along the North and West lines of said Lot 2 the following 5 courses, North 71°00'00" West 198.36 feet to the Right-of-Way line of Lakeside Drive; thence along an arc of a curve to the right 230.70 feet, more or less, center of which lies to the north with a radius of 66.00 feet, and a chord bearing North 60°51'53" West, 129.94 feet, more or less, to a point of reverse curvature; thence along an arc of curve to the left 47.70 feet, more or less, center of which lies to the West with a radius of 66.00 feet, more or less, and a chord bearing North 18°33'56" East,

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Village of Mukwonago – Town of Vernon
Co-operative Boundary Description
November 15, 2018
Page 2

46.67 feet, more or less; thence North 02°08'21" West, 112.69 feet, more or less, along the West line of Lake Side Drive to the North line of CSM No. 9385 and the South line Block I Hidden Lakes Subdivision; thence South 87°51'39" West along said North line, 510.10 feet, more or less; thence South 09°53'42" East, 391.83 feet; thence South 27°53'40" East, 282.85 feet; thence South 63°52'46" East, 454.69 feet; thence North 80°50'19" East, 214.24 feet; thence along the East line of CSM No. 9385, North 02°03'21" West, 536.74 feet to the point of beginning.

Also that part of Section 31 and 32 beginning at the Southwest corner of Section 31, Town 5 North, Range 19 East; thence Easterly along the South line of said Section 31; thence continuing along the South line of Section 32, to a point on said South line and a point on the Southwesterly line of Craig Avenue; thence Northwesterly, along the Southwesterly line of Craig Avenue, 2,300 feet, more or less, to the West line of CSM No. 11547; thence North 01°22'50" West, 605 feet, more or less, along the West line of said CSM No. 11547, also being the East line of the Northwest one-quarter of the Southeast one-quarter of said Section 31, to the Southerly line of Maple Avenue; thence Westerly, along the Southerly line of Maple Avenue, 1,485 feet, more or less, to a point; thence Northerly 60 feet, more or less, to the Northerly line of Maple Avenue; thence along the Northerly line of Maple Avenue, 2,457 feet, more or less, to the West line of the Southwest one-quarter of said Section 31; thence South along said West line, 1,348 feet, more or less, to the Southwest corner of said Section 31 and the point of beginning.

Richard A. Eberhardt, P.E., P.L.S.

OWNER: Village of Mukwonago

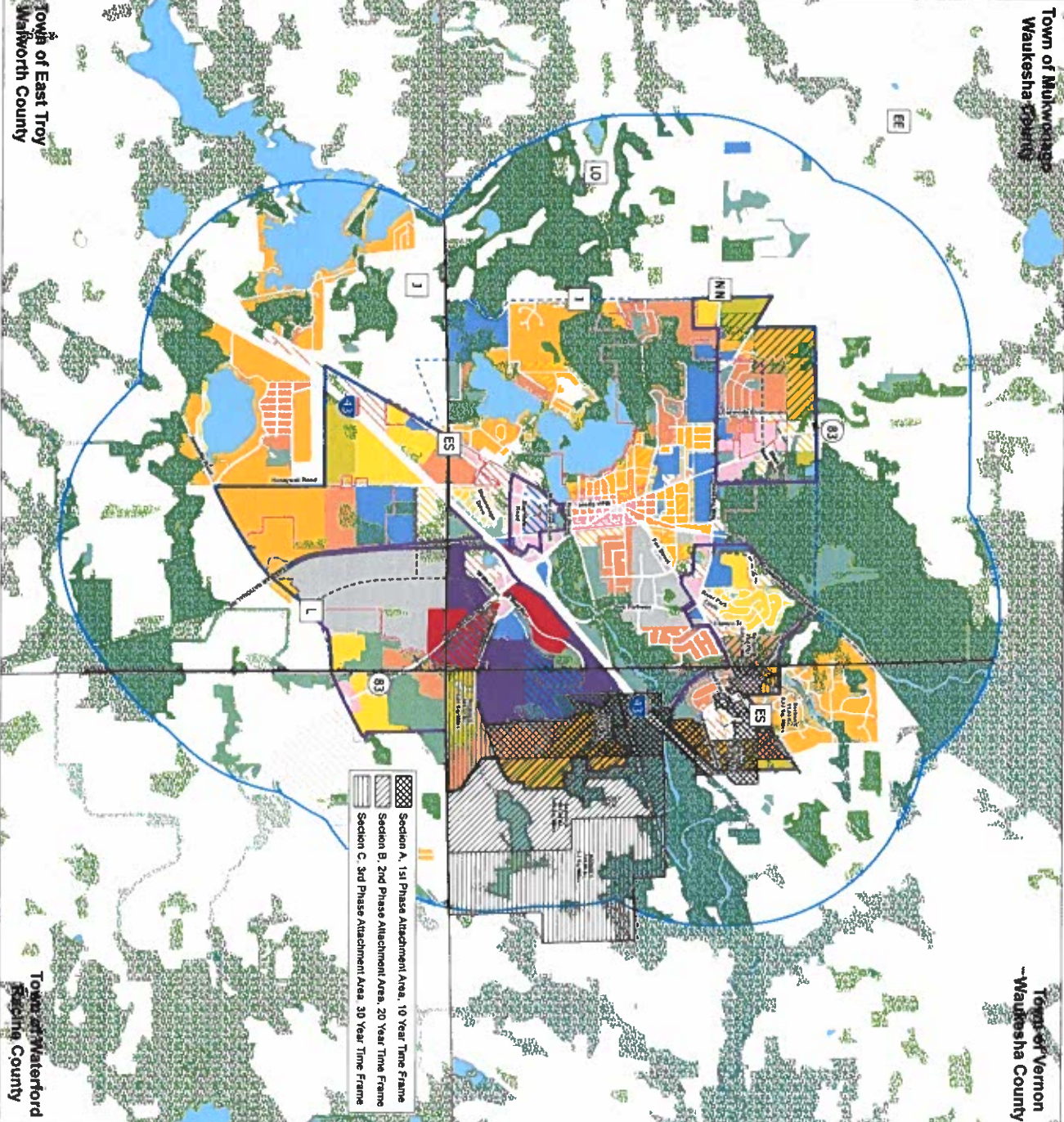
RAE:jkc

cc: Christopher J. Ruetten, P.L.S., Ruekert & Mielke, Inc.
File

Town of Mukwonago
Waukesha County

Town of Vernon
Waukesha County

Town of East Troy
Walworth County



The Village of **Mukwonago** Where life, leisure and business thrive. Map 9

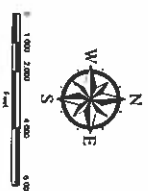
Recommended Land Use for 2035
Adopted November 29, 2016,
Ordinance No. 918

Village of Mukwonago Waukesha County, Walworth County

Legend

- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
- Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
- Medium Lot Single Family I - 25,000 Sq. Ft.¹
- Medium Lot Single Family II - 15,000 Sq. Ft.¹
- Historical Residential - 12,000 Sq. Ft.¹
- Conservation Subdivision Design Overlay
- Executive Style Large Lot Single Family - 37,500 Sq. Ft.¹
- Low Density Multi-Family Residential - 5 Units / Ac.²
- Medium Density Multi-Family Residential - 10 Units / Ac.²
- High Density Multi-Family Residential - 15 Units / Ac.²
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line

NOTE: Please see text for details of each land use category.
1. Minimum lot size.
2. Maximum dwelling unit density/acre.



SOURCE: Ruelert/Mielke, SEMRPC

October 2018

PLANNING STRATEGIES

Ruelert • Mielke