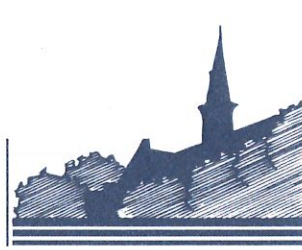


City Of Lake Mills

200D Water Street
Lake Mills, WI 53551
(920) 648-2344
FAX: (920) 648-2347
www.ci.lake-mills.wi.us



Tuesday, August 16, 2022

ORD11536

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

RECEIVED

08/22/2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

RE: Annexation into City of Lake Mills

To Whom It May Concern:

Please find enclosed a true and exact copy of the Annexation Certificate with attached Ordinance 1234, MBR 14504, annexing land from the Town of Aztalan into the City of Lake Mills.

Former Identifier:

Parcel #: 018-0713-1214-002
Address: W7411 County Highway V

New Identifier:

Parcel #: 246-0713-1214-002
Address: 397 E. Tyranena Park Road

Please feel free to contact me with any questions.

Sincerely,
City of Lake Mills

Melissa Quest
City Clerk

Enclosures

cc:

Town of Lake Mills Clerk
City Building Inspector
City Assessor
Lake Mills Area School District
Jefferson County Land Information
Lake Mills Postal Office
Frontier
John's Disposal Inc.
Lake Mills Light & Water
Charter Communications
WE Energies
Lake Mills Police Department
Lake Mills Fire Department
Department of Public Works
Lake Mills EMS
Kingbird Real Estate II, LLC
Ryan Malone

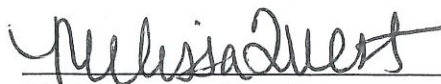
COPY

ANNEXATION CERTIFICATE

I, Melissa Quest, City Clerk of the City of Lake Mills, County of Jefferson, State of Wisconsin, DO HEREBY CERTIFY that the following described territory was detached from the Town of Lake Mills, County of Jefferson, and was annexed to the City of Lake Mills, pursuant to § 66.0217, Wis. Stats., by Ordinance 1234, as adopted by unanimous vote of the City Council (5-0), at a regular meeting held July 19, 2022, and which is now on file in the Office of the City Clerk of the City of Lake Mills, County of Jefferson, State of Wisconsin, which was published and became effective on July 28, 2022. This annexation complies with the procedures contained in the Municipal Boundary Agreement between the City of Lake Mills and the Town of Lake Mills adopted 11/12/2002. The total population of this area is zero (0).

See attached Ordinance, Amended Petition, Legal description, and Map.

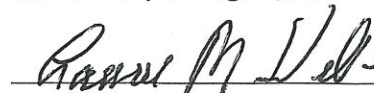
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Lake Mills, County of Jefferson, State of Wisconsin, this 16th day of August, 2022.



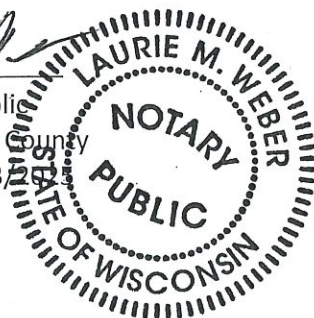
Melissa Quest, City Clerk

Subscribed and sworn before me

this 16th day of August, 2022



Laurie M. Weber, Notary Public
State of Wisconsin, Jefferson County
My commission expires: 4/13/2023



FILE COPY

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF LAKE MILLS,
JEFFERSON COUNTY, WISCONSIN

Parcel Identification Number: 018-0713-1214-002

THE CITY COUNCIL OF THE CITY OF LAKE MILLS, JEFFERSON COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:

Section 1. Territory Annexed. In accordance with § 66.0217, Wisconsin Statutes, and the attached and incorporated Petition for Direct Annexation by unanimous approval, signed by an agent of the owner of the property proposed to be annexed and filed with the City Clerk on or about March 22, 2022, the following territory in the Town of Lake Mills, Jefferson County, Wisconsin, is annexed to the City of Lake Mills, Jefferson County, Wisconsin.

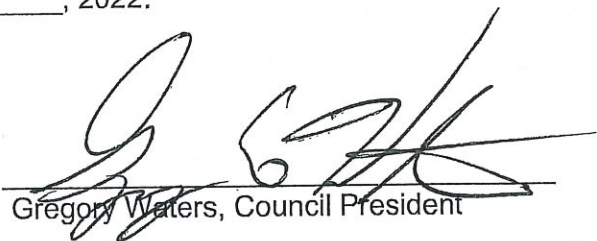
Section 2. Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be part of the City of Lake Mills, Jefferson County, Wisconsin, for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations governing the City of Lake Mills.

Section 3. Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of Ward 1 of the City of Lake Mills, subject to the ordinances, rules and regulations of the City of Lake Mills governing wards.

Section 4. Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application.

Section 5. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

Adopted this 19 day of July, 2022.


Gregory Waters, Council President

Attest:


Melissa Quest, City Clerk

paid R102432 \$950.00

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: Ryan Malone
Address: 2301 Sun Valley Dr.
Suite 200
Delafield, WI 53018
Email: purityrealestate@icloud.com

Office use only:

Amended
July 2012

1. Town where property is located: Town of Lake Mills
2. Petitioned City or Village: City of Lake Mills
3. County where property is located: Jefferson
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 3.4497 *Parcel plus Row*
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 018-0713-1214-002

Petitioners phone: (262)-719-6030
Town clerk's phone: (920)-648-5867
City/Village clerk's phone: (920)648-2344

Contact Information if different than petitioner:

Representative's Name and Address:

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:
Pinnacle Engineering Group
20725 Watertown Rd.
Suite 100
Brookfield, WI 53186
Phone: (262)-754-8888
E-mail: mseidl@pinnacle-engr.com

Required Items to be provided with submission (to be completed by petitioner):

1. Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
2. Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - Unanimous per [s. 66.0217 \(2\)](#), or
 - OR
 - Direct by one-half approval per [s. 66.0217 \(3\)](#)
5. Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$ X **Initial Filing Fee** (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$ X **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$ 950 **TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: _____

Payee: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- State the purpose of the petition: -Direct annexation by unanimous approval; OR
-Direct annexation by one-half approval; OR
-Annexation by referendum.
- Petition must be signed by: -All owners and electors, if by unanimous approval.
-See 66.0217 (3) (a), if by one-half approval.
-See 66.0217 (3) (b), if by referendum.
- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described by: -Aliquot part;
-Reference to any other document (plat of survey, deed, etc.);
-Exception or Inclusion;
-Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
-Bearings and distances along all parcel boundaries as described.
-All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

OUR REF. NUMBER	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET CHECK AMOUNT
359377	MALONE ANNEX	5/10/2022	950.00	950.00	0.00	950.00

THIS DOCUMENT IS PROTECTED BY INVISIBLE FIBERS AND CHEMICALLY REACTIVE PAPER. HOLD TO LIGHT TO VERIFY A TRUE WATERMARK.

VOID VOID VOID VOID

CITY OF LAKE MILLS
200D Water Street
Lake Mills, WI 53551

THE GREENWOOD'S STATE BANK
Lake Mills, WI 53551
79-316/759

051208

CHECK DATE: 5/10/2022
CONTROL NUMBER: 051208
CHECK AMOUNT: \$*****950.00

PAY Nine Hundred Fifty and 00/100----- Dollars

TO THE ORDER OF
WI DEPT. OF ADMINISTRATION
101 E WILSON STREET, 9TH FLOOR
MADISON, WI 53703



VOID IF NOT CASHED IN 60 DAYS

Paula K. Bell

undrew

⑈051208⑈ ⑆075903161⑆ 100⑈00⑈

**ANNEXATION APPLICATION PACKET
CITY OF LAKE MILLS**

**NOTE: YOU MUST ALSO SUBMIT AN ANNEXATION PETITION
IN ACCORDANCE WITH WISCONSIN STATUTES 66.0217**

Property Owner (Please Type or Print)
Name KINGBIRD REAL ESTATE II, LLC.
Address W7411 CNTY HWY V,
City LAKE MILLS, WI 53551
Telephone(s) 262-719-6030
Mobil No. 262-719-6030
Fax No. -
E-Mail purityrealestate@icloud.com

Owner's Agent (Please Type or Print)
Name Ryan Malone
Address 2301 SUN VALLEY DR. SUITE 200
City DELAFIELD, WI 53018
Telephone(s) 262-719-6030
Mobil No. 262-719-6030
Fax No. -
E-Mail purityrealestate@icloud.com

1. Attach the Annexation petition (with legal description) and scaled map to this application.

Annexations (attachments) From the Town of Lake Mills.

All proposed annexations from the Town of Lake Mills are required to comply with the procedures contained in the Municipal Boundary Agreement between the City of Lake Mills and the Town of Lake Mills.

Annexations From the Town of Aztalan and Town of Milford.

Pursuant to Wisconsin Statutes 66.0217(14), the City of Lake Mills is required to pay annually to these towns, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under §70.65, in the year in which the annexation is final. As a condition of annexation, the City of Lake Mills requires that the petitioner inform the City of the property taxes liability.

List the Town tax key number, acreage and equalized (full) value of each parcel as last assessed by the township.

Parcel	Town Tax Key #	Acreage	Equalized (full) value		(Total Value)	Current Year Taxes
			(land)	(Improvements)		
1	018-0713-1214-002	2.3216	\$202,300	\$0	\$202,300	\$3,101.21
2	PUS ROW					
3						
4						
Annual Total						\$3,101.21
5 X Total						\$15,506.05

3. List the population of the parcel(s) proposed to be annexed.

Adults (18 years and over) 0
 Children (5-17 years) 0
 Children (1-4 years) 0
 Total 0

4. List the current use(s) of the land which is proposed to be annexed. If more than one general use, record the acreage of each use.

Vacant Land, remnants of a homestead

5. List the requested temporary zoning district(s) pursuant to the City Zoning Code.

Rural Development (RD)

6. List the existing town or extraterritorial zoning district(s) of the parcel(s).

Single Family Residential

7. Does this property contain Jefferson County Shoreland or Wetland zoning?

yes no If yes, the required Annexation map is required to identify all County Shoreland or Wetland boundaries.

8. Does the property contain floodplain? yes no

9. Is this land zoned "exclusive agriculture" by the Town and has the property owner participated in a Farmland Preservation Program?

yes no If yes, see acknowledgements

ACKNOWLEDGEMENTS

1. It is City of Lake Mills policy to require of all landowners filing an annexation petition to provide prior to City Council action on the petition, A) the dedication by deed of any required street or highway right-of-way in accordance with the City's Official Map, B) the payment of any existing special assessments and, C) the submission of a Certified Survey Map consistent with city code. These requirements may be incorporated into an Annexation Agreement.

2. Pursuant to the Wisconsin Department of Agriculture, Trade and Consumer Protection, when land zoned for exclusive agricultural use is rezoned, tax credits paid out must be paid back to the State of Wisconsin. You are required to complete and submit to the Department of Agriculture a Notice of Rezoning or Conditional Use/Special Exception.

3. The required annexation application fee is payable to "The Wisconsin Department of Administration" which covers the required state review costs.

4. The applicant will need to file a separate zoning amendment application for permanent zoning.

5. I ACKNOWLEDGE THAT THE ATTACHED ANNEXATION PETITION AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH WISCONSIN STATUTES 66.0217, AND THAT I HAVE READ AND UNDERSTAND THE ANNEXATION PROCEDURES AND THAT FAILURE TO PROVIDE ALL REQUIRED MATERIALS AND FEES IN ACCORDANCE WITH THE ANNEXATION PROCEDURES AND WISC. STATS. 66.0217 MAY RESULT IN THIS APPLICATION BEING WITHHELD FOR CONSIDERATION BY THE CITY.

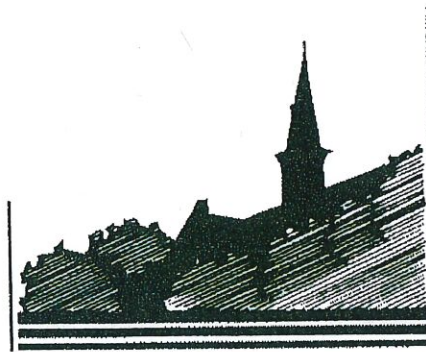
Adel B Kor Kor
Signature of PROPERTY OWNER Circulating the Petition

March 22/2022
Date

ADEL B KOR KOR
Print name

City Of Lake Mills

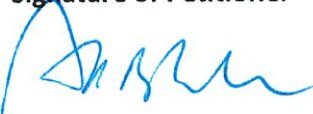
200D Water Street
Lake Mills, WI 53551
(920) 648-2344
FAX: (920) 648-2347
website: ci.lake-mills.wi.us



PETITION OF ELECTORS AND PROPERTY OWNERS TO THE CITY OF LAKE MILLS, JEFFERSON COUNTY

We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory of the Town of Lake Mills, Jefferson County, Wisconsin, lying contiguous to the City of Lake Mills petition the honorable Common Council of the said City to annex the said territory described in the attached legal description document, and shown on the attached scale map to the City of Lake Mills, Jefferson County, Wisconsin.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities or other annexation, incorporation or consolidation proceedings, if any.

Signature of Petitioner	Date of Signing	Owner Elector (Mark with X)	Address or Description of Property
	March 30 / 2022		W7411 County Highway V Lake Mills, WI 53551

LEGAL DESCRIPTION:

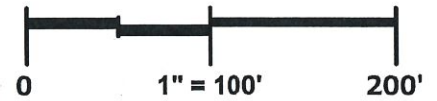
Being a part of the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 12, Township 7 North, Range 13 East, Town of Lake Mills, Jefferson County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 12; thence South 01°14'47" West along the east line of said Northeast 1/4, 2661.36 feet to the southeast corner of said Northeast 1/4; thence South 89°13'40" West along the south line of said Northeast 1/4, 1009.64 feet to a point on the centerline of County Trunk Highway "A" and the Point of Beginning;

Thence South 52°42'22" West along said centerline, 70.35 feet to the intersection of the centerlines of County Trunk Highway "A" and County Trunk Highway "V"; Thence North 52°31'01" West along the centerline of said County Trunk Highway "V", 288.45 feet to a point on a curve; Thence northwesterly 38.67 feet along said curve to the left, whose radius is 1432.69 feet and whose chord bears North 53°17'24" West, 38.67 feet; Thence North 32°39'22" East, 329.44 feet to the south line of Interstate Highway "94"; Thence South 65°17'42" East along said south line, 357.01 feet to a point on a curve; Thence southeasterly 129.01 feet along said curve to the left, whose radius is 5814.65 feet and whose chord bears South 65°55'50" East, 129.01 feet to the centerline of aforesaid County Trunk Highway "A"; Thence South 52°42'22" West, 382.17 feet to the Point of Beginning

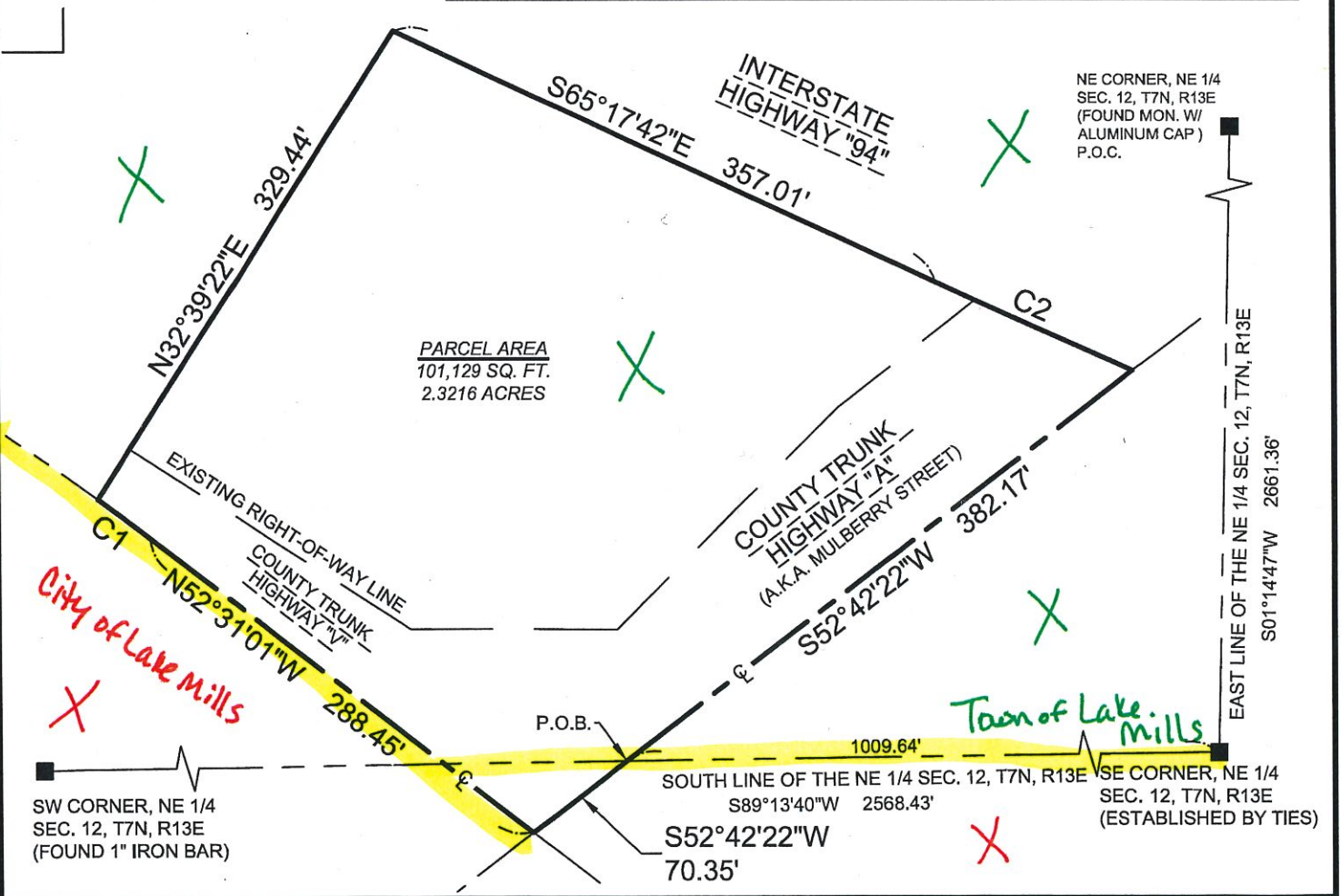


GRAPHICAL SCALE (FEET)



Total Area being annexed: 150,271 SQ FT
3.4497 ACRES

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.67'	1432.69'	N53°17'24"W	38.67'
C2	129.01'	5814.65'	S65°55'50"E	129.01'



ANNEXATION EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

05/02/2022

PLAN | DESIGN | DELIVER

PEG JOB#1281.00