Office of the City Clerk

101 South Blvd, Baraboo WI 53913

ORD11977

RECEIVED
September 3, 2025
Municipal Boundary Review
Wisconsin Dept. of Admin.

September 3, 2025

Wisconsin Department of Administration
Attn: Erich Schmidtke
Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

ANNEXATION: MELISSA HAMILTON & PAUL WATERMAN, **MBR No. 14765**

Enclosed please find a copy of Ordinance No. 2658 for the recent annexation of parcel 002-0816-00000 from the Town of Baraboo to the City of Baraboo. The original paperwork was submitted to the Department of Administration on June 6, 2025. The population of the territory being annexed is 2.

Please let me know if you need any additional information.

Sincerely,
Brenda M. Zeman,
City Clerk, City of Baraboo

Ordinance No. 2658

The City of Baraboo, Wisconsin

Background: The property owners at 350 Madison Avenue have jointly petitioned for the annexation of their property.

The owners of this single parcel located on the north side of Madison Avenue, immediately west of the Walnut Hill Cemetery, approached staff a couple of months ago about the possibility of annexing their properties to the City of Baraboo. Melissa Hamilton and Paul Waterman have since formally petitioned for annexation of their property and have requested it be permanently zoned R-1A, Single-Family Residential since it's consistent with the five residential lots immediately east of them. The petition has been submitted to the Wisconsin Department of Administration for review and they have determined that the proposed annexation is in the public interest.

At their meeting on June 17th, 2025, the Plan Commission reviewed this proposed annexation and zoning thereof and unanimously recommended approval of this annexation and an R-1A, Single-Family Residential Zoning subject to final approval by the Wisconsin Dept of Administration.

Fiscal Note: (check one) [x] Not Required [ ] Budgeted Expenditure [ ] Not Budgeted Comments:

An Ordinance amending §§ 1.49(2), 8.01(3), and 17.18(4)(b) of the Municipal Code of the City of Baraboo thereby annexing certain lands in the Town of Baraboo to the City of Baraboo pursuant to a unanimous petition for annexation filed jointly by Melissa Hamilton and Paul Waterman.

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DO ORDAIN AS FOLLOWS:

WHEREAS, a joint petition for direct annexation by unanimous consent, together with the attached scaled map, has been presented to the Common Council requesting annexation of the territory described below to the City of Baraboo from the Town of Baraboo and it having been represented to the City in a sworn affidavit that the petition has been signed by the owners of the land and area and assessed value within the territory to be annexed, and that said territory lies contiguous to the City of Baraboo, and that the petition has been filed with the City Clerk of the City of Baraboo, and the Plan Commission has reviewed the proposed annexation and zoning thereof and recommends the adoption of this Ordinance, and, pursuant to § 66.0217, Wis. Stat., the City Clerk has filed with the Wisconsin Department of Administration a copy of the petition for direct annexation, the scaled map, and the legal description of the territory to be annexed, together with other pertinent information, and the Department of Administration has found that the annexation is in the public interest, and the Common Council has reviewed the advice of the Department of Administration and the Common Council accepts the petition as sufficient and hereby determines that the said annexation proceedings herein meet the requirements of the Wisconsin Statutes, and

WHEREAS, the territory proposed to be annexed and the proposed development thereof is consistent with the 2040 City of Baraboo Comprehensive Master Plan, and

WHEREAS, the territory proposed for annexation is well-suited for development and said lands are suitable for the extension of police, fire, sewer, water, and other services, and

WHEREAS, satisfactory, adequate, and safe municipal water and municipal sanitary sewer facilities are reasonably acceptable and available for extension to serve the territory proposed for annexation, and the proposed territory to be annexed is predominantly within the sanitary sewer growth area in the City's Sanitary Sewer Service Area Plan dated January 2016, and

WHEREAS, this Common Council finds that the territory to be annexed is contiguous to the City and its shape is unexceptional, and

WHEREAS, this Common Council has considered the recommendation of the Plan Commission that the territory described above proposed for annexation should be annexed to the City and that the annexed territory be zoned as described in Section 2 of this Ordinance and that the said zoning promotes the public health, safety, and general welfare of this community, and

WHEREAS, this Common Council has received and reviewed the advisory opinion of the Wisconsin Department of Administration issued pursuant to § 66.0217(6), Wis. Stat., and said opinion is on file in the office of the Baraboo City Clerk and is hereby adopted by reference as though fully set forth herein, and

WHEREAS, pursuant to § 66.0217(14), Wis. Stats., the City shall annually pay the Town of Baraboo, for a period of 5 years, an amount equal to the amount of property taxes that the Town levied on the annexed territory in the year that the annexation is final.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN DOES ORDAIN AS FOLLOWS:

1. In accordance with § 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous consent filed with the City Clerk and signed by all of the owners of all of the real estate located in the territory to be annexed, the following described territory in the Town of Baraboo, Sauk County, Wisconsin, is hereby annexed to the City of Baraboo, Wisconsin:

   Being a parcel of land located in the SW1/4 of the SE1/4, Section 26, Town 12 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, bounded by the following described line:

   Beginning at a point on the north line of Madison Avenue that is 506 feet east of the east line of Crawford Street; thence N00°07'E, 178.5 feet to a point; thence S89°57'31"E, 127.98 feet to the west line of W.H. Jacob's Addition to the City of Baraboo; thence S00°07'W along said west line 211.5 feet to the centerline of Madison Avenue; thence N89°57'31"W along said centerline 127.09 feet; thence N00°07'E, 33 feet to the point of beginning.

   Containing 26,973 square feet, (0.62 acres), more or less

   The petition for annexation of the above-described territory is hereby accepted as a sufficient and legal petition conforming to the requirements of § 66.0217, Wis. Stat., and it is determined that the annexation proceedings herein meet the requirements of the Wisconsin Statutes.

   From and after the date of this ordinance, the territory described in Section 1 above shall be part of the City of Baraboo, Sauk 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 Baraboo, Wisconsin.

2. Upon recommendation of the Plan Commission, the territory annexed to the City of Baraboo, by this ordinance and owned by Melissa Hamilton and Paul Waterman shall be permanently zoned B-3, Highway Oriented Business and designated as part of Aldermanic District 7 in Ward 13 in County Supervisory District 15 upon annexation.

3. The territory described in Section 1 of this ordinance and the respective Aldermanic District, Wards, and County Supervisory District designations described in Section 2 of this ordinance are subject to the ordinances, rules, and regulations of the City of Baraboo governing wards, and the City Engineer is directed to change the City's Official Map and the City's Master Plan and supplement thereto to reflect the terms of this ordinance.

4. Pursuant to Wis. Stat. § 66.0217(14), the City agrees to pay annually to the Town of Baraboo, 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 Wis. Stat. § 70.65, in the year in which this annexation is final.

5. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

6. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the 26th day of August 2025 and is recorded on page 173 of volume 45. A summary of the Ordinance was published in the local newspaper on the 2nd day of September 2025.

City Clerk: _____

MELISSA HAMILTON & PAUL WATERMAN ANNEXATION MAP

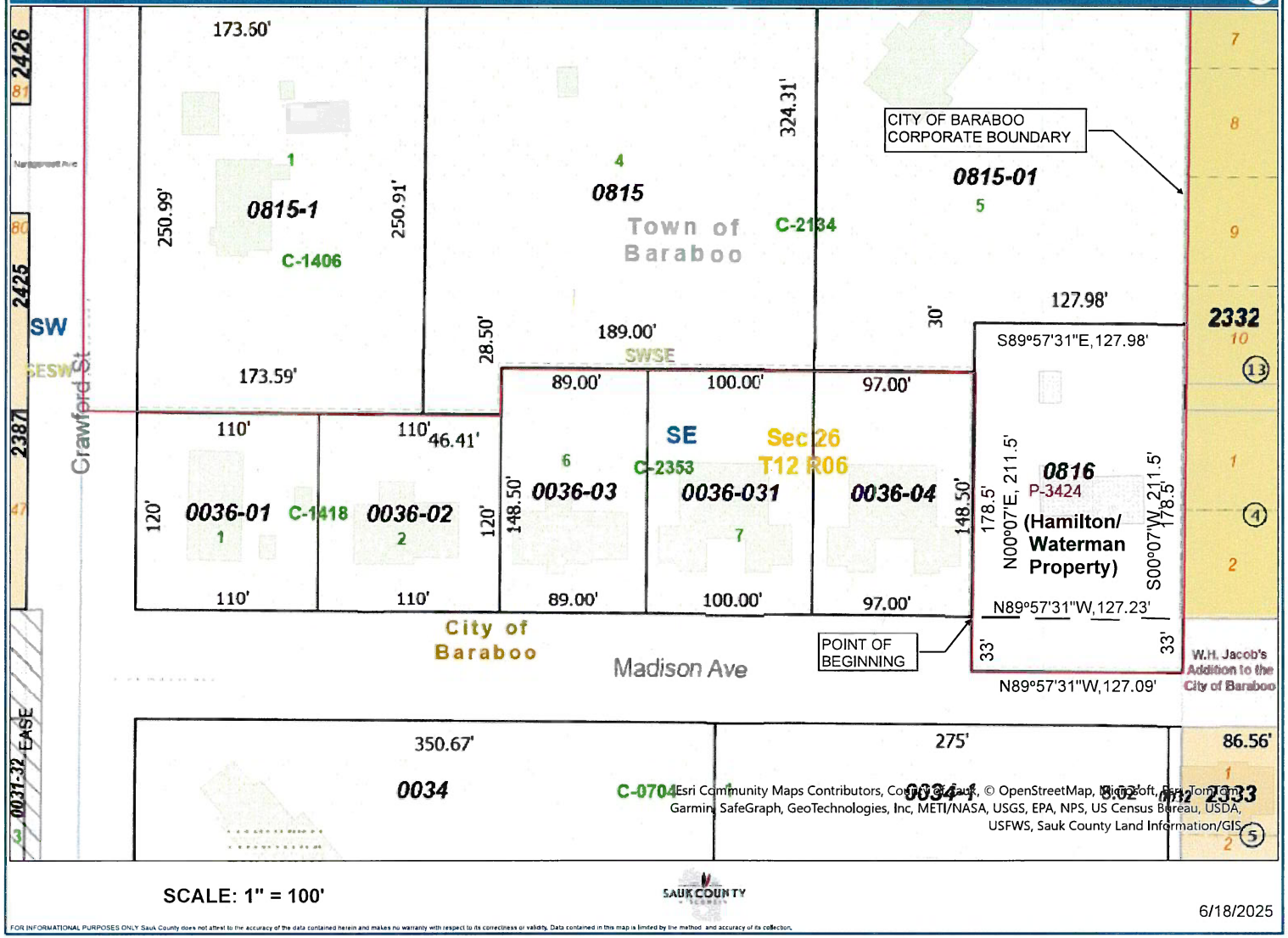
Legend

- CITY OF BARABOO
- CITY OF BARABOO CITY LIMITS
- AREA TO BE ANNEXED FROM TOWNSHIP OF BARABOO
- TOWN OF BARABOO

N
W E
S

200 100 0 200 Feet

Title: Hamilton/Waterman Annexation



SCALE: 1" = 100'

SAUK COUNTY

6/18/2025

FOR INFORMATIONAL PURPOSES ONLY. Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

Office of the City Clerk

101 South Blvd, Baraboo WI 53913

October 17, 2025

Wisconsin Department of Administration
Attn: Erich Schmidtke
Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

ORDINANCE NO. 2661
ANNEXATION: MELISSA HAMILTON & PAUL WATERMAN, **MBR No. 14765**

I, Brenda Zeman, duly appointed, and acting Clerk of the City of Baraboo, Sauk County, Wisconsin, do hereby certify that the attached **Ordinance No. 2661** is a true and correct copy of the Ordinance regarding the annexation of parcel number 002-0816-00000 from the Town of Baraboo. This ordinance was adopted by the Common Council on September 23, 2025, pursuant to Wis. Stats. §66.0217(2), Direct Annexation by Unanimous Approval. A copy of this ordinance was published on September 30, 2025.

The population of the territory being attached is 2.

Brenda M. Zeman,
City Clerk, City of Baraboo

Ordinance No. 2661
The City of Baraboo, Wisconsin

Background: The property owners at 350 Madison Avenue have jointly petitioned for the annexation of their property.

The owners of this single parcel located on the north side of Madison Avenue, immediately west of the Walnut Hill Cemetery, approached staff a couple of months ago about the possibility of annexing their properties to the City of Baraboo. Melissa Hamilton and Paul Waterman have since formally petitioned for annexation of their property and have requested it be permanently zoned R-1A, Single-Family Residential since it's consistent with the five residential lots immediately east of them. The petition has been submitted to the Wisconsin Department of Administration for review and they have determined that the proposed annexation is in the public interest.

At their meeting on June 17th, 2025, the Plan Commission reviewed this proposed annexation and zoning thereof and unanimously recommended approval of this annexation and an R-1A, Single-Family Residential Zoning subject to final approval by the Wisconsin Dept of Administration.

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THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DO ORDAIN AS FOLLOWS:

WHEREAS, a joint petition for direct annexation by unanimous consent, together with the attached scaled map, has been presented to the Common Council requesting annexation of the territory described below to the City of Baraboo from the Town of Baraboo and it having been represented to the City in a sworn affidavit that the petition has been signed by the owners of the land and area and assessed value within the territory to be annexed, and that said territory lies contiguous to the City of Baraboo, and that the petition has been filed with the City Clerk of the City of Baraboo, and the Plan Commission has reviewed the proposed annexation and zoning thereof and recommends the adoption of this Ordinance, and, pursuant to § 66.0217, Wis. Stat., the City Clerk has filed with the Wisconsin Department of Administration a copy of the petition for direct annexation, the scaled map, and the legal description of the territory to be annexed, together with other pertinent information, and the Department of Administration has found that the annexation is in the public interest, and the Common Council has reviewed the advice of the Department of Administration and the Common Council accepts the petition as sufficient and hereby determines that the said annexation proceedings herein meet the requirements of the Wisconsin Statutes, and

WHEREAS, the territory proposed to be annexed and the proposed development thereof is consistent with the 2040 City of Baraboo Comprehensive Master Plan, and

WHEREAS, the territory proposed for annexation is well-suited for development and said lands are suitable for the extension of police, fire, sewer, water, and other services, and

WHEREAS, satisfactory, adequate, and safe municipal water and municipal sanitary sewer facilities are reasonably acceptable and available for extension to serve the territory proposed for annexation, and the proposed territory to be annexed is predominantly within the sanitary sewer growth area in the City's Sanitary Sewer Service Area Plan dated January 2016, and

WHEREAS, this Common Council finds that the territory to be annexed is contiguous to the City and its shape is unexceptional, and

WHEREAS, this Common Council has considered the recommendation of the Plan Commission that the territory described above proposed for annexation should be annexed to the City and that the annexed territory be zoned as described in Section 2 of this Ordinance and that the said zoning promotes the public health, safety, and general welfare of this community, and

WHEREAS, this Common Council has received and reviewed the advisory opinion of the Wisconsin Department of Administration issued pursuant to § 66.0217(6), Wis. Stat., and said opinion is on file in the office of the Baraboo City Clerk and is hereby adopted by reference as though fully set forth herein, and

WHEREAS, pursuant to § 66.0217(14), Wis. Stats., the City shall annually pay the Town of Baraboo, for a period of 5 years, an amount equal to the amount of property taxes that the Town levied on the annexed territory in the year that the annexation is final.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN DOES ORDAIN AS FOLLOWS:

1. In accordance with § 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous consent filed with the City Clerk and signed by all of the owners of all of the real estate located in the territory to be annexed, the following described territory in the Town of Baraboo, Sauk County, Wisconsin, is hereby annexed to the City of Baraboo, Wisconsin:

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Containing 26,973 square feet, (0.62 acres), more or less

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2. Upon recommendation of the Plan Commission, the territory annexed to the City of Baraboo, by this ordinance and owned by Melissa Hamilton and Paul Waterman shall be permanently zoned ~~B-3, Highway Oriented Business~~ R-1A, Single-Family Residential and designated as part of Aldermanic District 7 in Ward 13 in County Supervisory District 15 upon annexation.

3. The territory described in Section 1 of this ordinance and the respective Aldermanic District,

Wards, and County Supervisory District designations described in Section 2 of this ordinance are subject to the ordinances, rules, and regulations of the City of Baraboo governing wards, and the City Engineer is directed to change the City's Official Map and the City's Master Plan and supplement thereto to reflect the terms of this ordinance.

4. Pursuant to Wis. Stat. § 66.0217(14), the City agrees to pay annually to the Town of Baraboo, 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 Wis. Stat. § 70.65, in the year in which this annexation is final.

5. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

6. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval: _____

Clerk's Certification: _____

I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the 23rd day of September 2025 and is recorded on page 191 of volume 45. A summary of the Ordinance was published in the local newspaper on the 30th day of September 2025.

City Clerk: _____

Exhibit A, Legal Description

Petition Number 14765

A parcel of land located in the SW1/4 of the SE1/4, Section 26, Town 12 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, bounded by the following describe line:

Beginning at a point on the north line of Madison Avenue that is 506 feet east of the east line of Crawford Street; thence N00°07'E, 178.5 feet to a point; thence S89°57'31"E, 127.98 feet to the west line of W.H. Jacob's Addition to the City of Baraboo; thence S00°07'W along said west line 211.5 feet to the centerline of Madison Avenue; thence N89°57'31"W along said centerline 127.09 feet; thence N00°07'E, 33 feet to the point of beginning.

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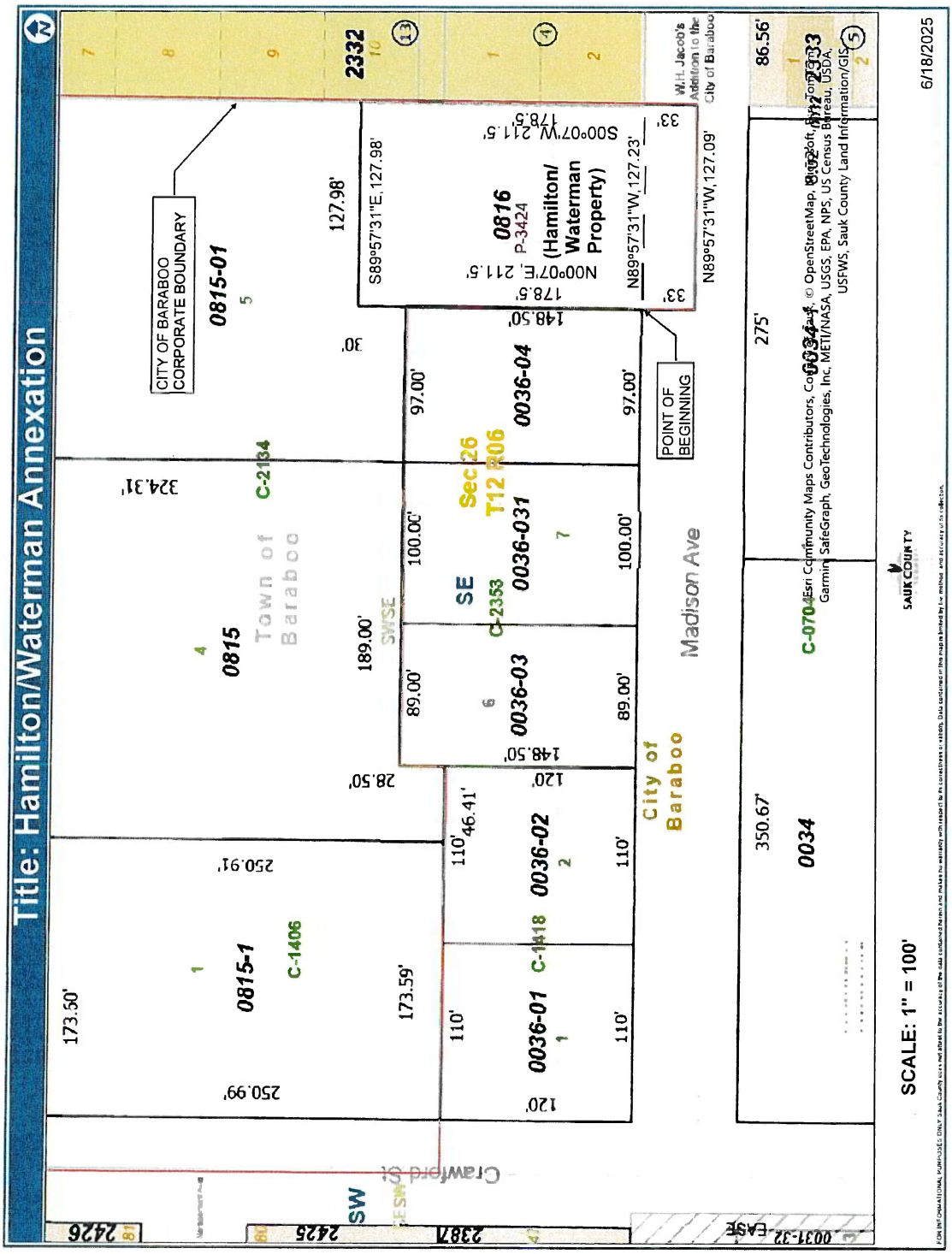
Exhibit B, Map
Petition Number 14765