



**ORD12011**

November 13, 2025

**RECEIVED**  
**November 13, 2025**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

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

ORDINANCE NO. 2662

ANNEXATION: BIG BADGER PROPERTIES ET AL ANNEXATION, **MBR No. 14800**

I, Brenda Zeman, duly appointed, and acting Clerk of the City of Baraboo, Sauk County, Wisconsin, do hereby certify that the attached **Ordinance No. 2662** is a true and correct copy of the Ordinance regarding the annexation of parcel numbers 002-0087-00000, 002-0087-10000, 002-0088-00000, 002-0090-00000, and 002-0091-00000 from the Town of Baraboo. This ordinance was adopted by the Common Council on October 14, 2025, pursuant to Wis. Stats. §66.0217(2), Direct Annexation by Unanimous Approval. A copy of this ordinance was published on October 21, 2025.

The population of the territory being attached is 3.

  
Brenda M. Zeman,  
City Clerk, City of Baraboo

Ordinance No. 2662

The City of Baraboo, Wisconsin

*Background:* The owners of five parcels of land on the east side of State Rd 136, across from Menards, have approached the City about annexing their properties to the City of Baraboo to afford them access to the City’s sanitary sewer and water main to serve their property. The owners have since formally petitioned for annexation and have requested it be permanently zoned B-3, Highway Oriented Business. The petition has been submitted to the Wisconsin Department of Administration for review and we expect a determination that the proposed annexation is in the public interest. If we do not have the “approval letter” by Tuesday’s meeting it may be appropriate to have any approval contingent upon the DOA’s approval of the proposed annexation

At their meeting on July 15<sup>th</sup>, 2025, the Plan Commission reviewed this proposed annexation and zoning thereof and unanimously recommended approval of this annexation and a temporary zoning of A-1, Agricultural Transition zoning classification, 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 Brent D. Yauchler, Big Badger Properties, LLC, and Wisconsin RSA #8 LTD PRTSHP.

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/or redevelopment 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:

A parcel of land located in the SW 1/4 of the SE 1/4 Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of Section 3; which is the point of beginning; thence N00°15'18"W, 1317.83 Feet along the west line of the SW 1/4 of the SE 1/4 of Section 3 to the Northwest Corner thereof; thence N89°59'47"E, 595.78 feet along the north line of the SW 1/4 of the SE 1/4 of Section 3; thence S00°17'03"E, 33.00 feet; thence N89°59'47"E, 724.15 feet to a point on the east line of the SW 1/4 of the SE 1/4 of Section 3; thence S00°10'42"E, 335.94 feet along said east line; thence N89°58'31"W, 824.08 feet; thence S00°33'45"E, 800.23 feet; thence N89°52'20"W, 450.37 feet to a point on the east right-of-way line of State Highway "136"; thence S00°29'46"E, 149.85 feet along said right-of-way line to a point on the south line of the SW 1/4 of the SE 1/4 of Section 3; Thence N89°52'17"W, 50.00 feet along said south line to the point of beginning.

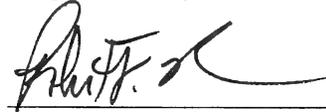
Contains 867,942 square feet or 19.93 acres, more or less

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.

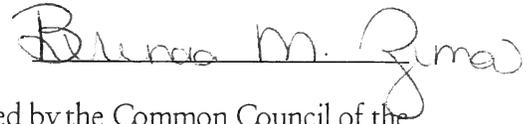
From and after the date of this ordinance, the territory described in Section 1 above shall be part of the City of Baraboo, Sauk County, Wisconsin, for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations 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 Brent D. Yauchler, Big Badger Properties, LLC, and Wisconsin RSA # 8 LTD PRTSHP shall be temporarily zoned A-1, Agricultural Transition and designated as part of Aldermanic District 5 in Ward 20 in County Supervisory District 21 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:

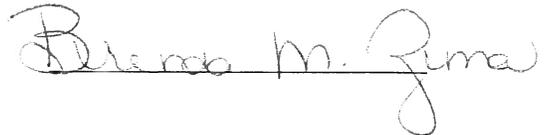


Clerk's Certification:



I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the 14<sup>th</sup> day of October 2025 and is recorded on page 203 of volume 45. A summary of the Ordinance was published in the local newspaper on the 21<sup>st</sup> day of October 2025.

City Clerk:

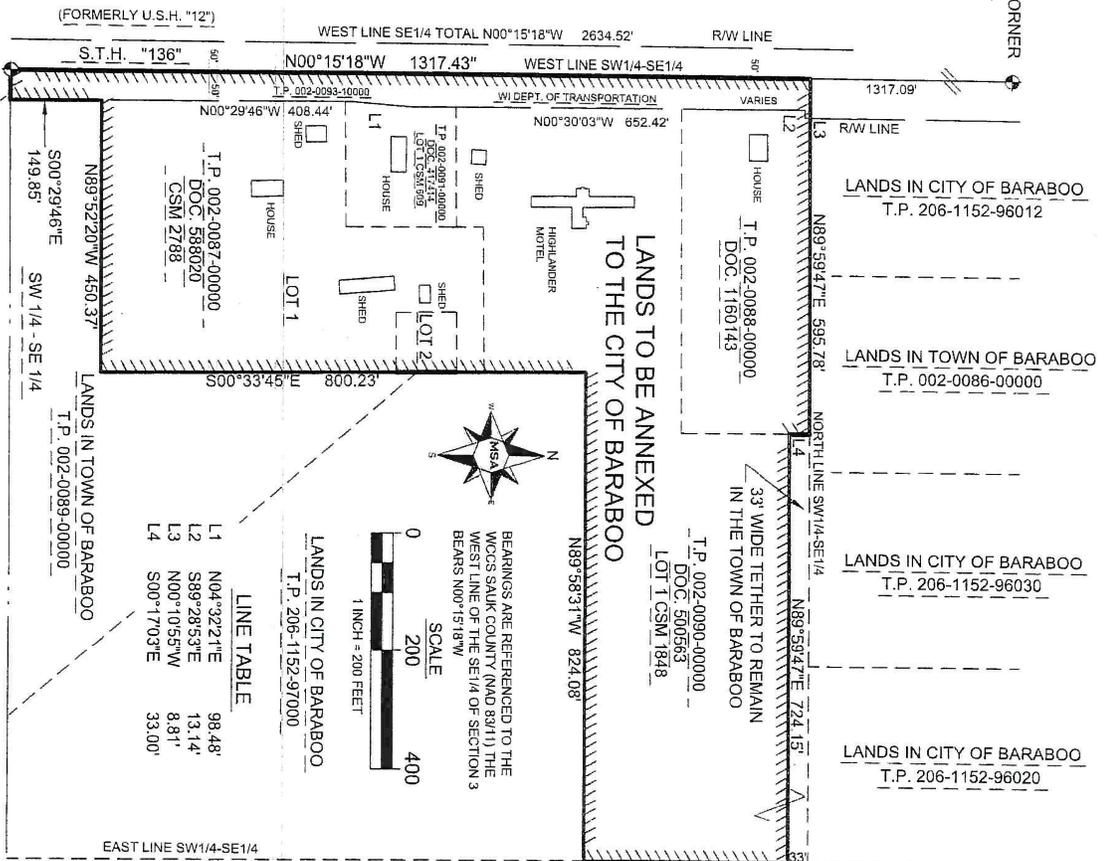


# ANNEXATION EXHIBIT

EAST 1/4 CORNER  
OF SECTION 3

CENTER 1/4 CORNER  
OF SECTION 3

SOUTH 1/4 CORNER  
OF SECTION 3  
POINT OF BEGINNING



BEARINGS ARE REFERENCED TO THE  
WCS SALK COUNTY (NAD 83) (1) THE  
WEST LINE OF THE SE 1/4 OF SECTION 3  
BEARS N00°15'18"W

LINE TABLE	Bearing	Distance
L1	N04°32'21"E	98.48'
L2	S89°28'53"E	13.14'
L3	N00°10'55"W	8.81'
L4	S00°17'03"E	33.00'

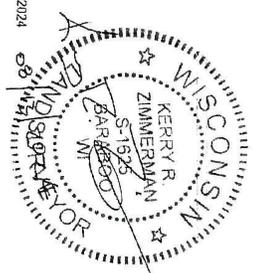
LANDS IN CITY OF BARABOO  
T.P. 206-1152-97000

LANDS IN TOWN OF BARABOO  
T.P. 002-0089-00000

PART OF LOT 1 OF SAUK COUNTY CSM No. 609 AS RECORDED IN DOCUMENT NO. 417414, PART OF LOT 1 SAUK COUNTY CSM No. 1848 AS RECORDED IN DOCUMENT No. 500563, ALL OF LOTS 1 AND 2 OF SAUK COUNTY CSM No. 2788 AS RECORDED IN DOCUMENT No. 588020, LANDS RECORDED IN DOCUMENT No. 1160143, AND A PORTION OF STATE HIGHWAY "136" ALL LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3; WHICH IS THE POINT POINT OF BEGINNING;  
THENCE N00°15'18"W, 1317.83 FEET ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3 TO THE NORTHWEST CORNER THEREOF; THENCE N89°59'47"E, 595.78 FEET ALONG THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3; THENCE S00°17'03"E, 33.00 FEET; THENCE N89°59'47"E, 724.15 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3; THENCE S00°10'42"E, 335.94 FEET ALONG SAID EAST LINE; THENCE N89°58'31"W, 824.08 FEET; THENCE S00°33'45"E, 800.23 FEET; THENCE N89°52'20"W, 450.37 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY "136"; THENCE S00°29'46"E, 149.85 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3; THENCE N89°52'17"W, 50.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 867.942 SQUARE FEET OR 19.93 ACRES, MORE OR LESS.



REVISED 08/19/2024



ENGINEERING & ARCHITECTURE  
1230 South Boulevard, Baraboo WI 53513  
(608) 352-2771  
www.msa-inc.com

ANNEXATION EXHIBIT  
BRENT VAUGHLER  
CITY OF BARABOO/TOWN OF BARABOO  
PROJECT #238000

CLIENT:  
BRENT VAUGHLER  
423 VENTURE COURT  
VERONA, WI 53593

SOUTHEAST CORNER  
OF SECTION 3

EAST LINE SE 1/4 N00°05'00"W 2647.01'

SOUTH LINE SE 1/4 TOTAL N89°52'17"W 2636.50'

2586.50'

SE 1/4 - SE 1/4

LANDS IN TOWN OF BARABOO  
T.P. 002-0082-00000

LANDS IN TOWN OF BARABOO  
T.P. 002-0089-00000

S00°29'46"E 149.85'

N89°52'20"W 450.37'

N89°52'17"W 50.00'

S.T.H. "136"

(FORMERLY U.S.H. "12")

WEST LINE SE 1/4 TOTAL N00°15'18"W 2634.52'

N00°15'18"W 1317.43'

WEST LINE SW 1/4-SE 1/4

N00°30'03"W 852.42'

W/ DEPT. OF TRANSPORTATION

VARIES

1317.09'

LANDS IN CITY OF BARABOO  
T.P. 206-1152-96012

LANDS IN TOWN OF BARABOO  
T.P. 002-0086-00000

LANDS IN CITY OF BARABOO  
T.P. 206-1152-96030

LANDS IN CITY OF BARABOO  
T.P. 206-1152-96020

33' WIDE TETHER TO REMAIN  
IN THE TOWN OF BARABOO

T.P. 002-0090-40000  
DOC. 500563  
LOT 1 CSM 1848

N89°58'31"W 824.08'

NORTH LINE SE 1/4-SE 1/4

S00°10'42"E 335.94'

EAST LINE SW 1/4-SE 1/4

SOUTH LINE SE 1/4 TOTAL N89°52'17"W 2636.50'