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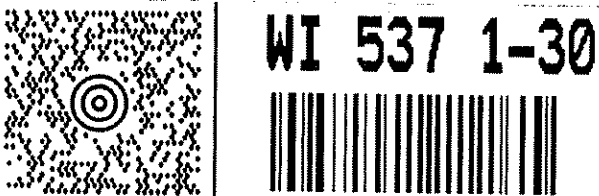
Envelope may value. There you can enclose.

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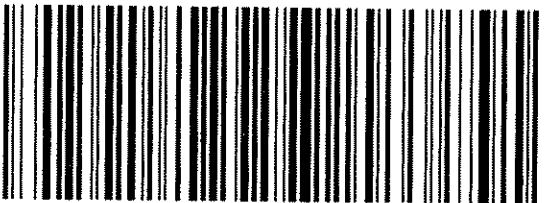
WISCONSIN HOSPITALITY GROUP  
(414) 266-5100  
10930 W POTTER RD  
WAUKATOSA WI 53226-3450

1 LBS 1 OF 1

SHIP TO:  
GEORGE HALL/MUNICIPAL BOUNDARY REV.  
DIV. OF INTERGOV. RELATIONS  
10TH FLOOR  
101 E. WILSON STREET  
MADISON WI 53702-0001



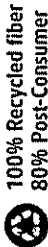
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DIV OF INTERGOV RELATIONS  
101 E WILSON ST  
FL 10  
MADISON WI 53702-0032  
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International Carriage by Air (the "Warsaw Convention") and/or the Convention on the Convention contrary to U.S. law prohibited.

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# Request for Annexation Review

Wisconsin Department of Administration

Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001

608-266-0683 Fax: 608-267-6917  
George.Hall@doa.state.wi.us

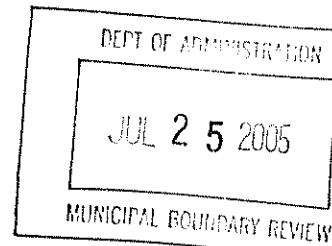
## Petitioner's Name and Address

TJN Enterprises, LLC

11 S. Catlin Street

Edgerton, WI 53534

## Office use only:



1. Town where property is located Fulton
2. Petitioned City or Village of Edgerton
3. County where property is located Rock
4. Population of the territory to be annexed Zero (0)
5. Area (in acres) of the territory to be annexed 19
6. Tax parcel number(s) of territory to be annexed 6-6-36, 012-00803  
(if the territory is part or all of an existing parcel)

(608) 884-3316 (W)

Petitioner's phone #

(608) 868-4103

Town Clerk's phone #

(608) 884-3341

City/Village Clerk's phone #

## Contact Information if different than petitioner:

### Representative's Name and Address:

Attorney John M. Wood, Nowlan & Mouat LLP

P.O. Box 8100

Janesville, WI 53547-8100

Phone (608) 755-8100

E-mail jwood@nowlan.com

### Surveyor or Engineering Firm's Name and Address:

Ron Combs, Combs & Associates, Inc.

109 W. Milwaukee Street

Janesville, WI 53545

Phone (608) 752-0575

E-mail rjcombs@combssurvey.com

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

1. Legal Description meeting the requirements of s 66.0217 (c) ☒
2. Map meeting the requirements of s 66.0217 (g) ☒
  - Includes delineating boundary of the annexing city or village on the map ☒
  - Territory is contiguous to city or village ☒
3. Petition or Notice of Intent to Circulate ☒
4. Statutory method used? ☒
  - Unanimous s 66.0217 (2), or, ☒
  - Direct by one-half approval s 66.0217 (3) ☐
5. Check or money order covering Department of Administration annexation fee ☒

# 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 acreage fee

**Initial Filing Fee\*** ..... \$200 ..... \$ 200

\*NOTE: The \$200 initial filing fee is required with the first submittal of the petition, only.

**Acreage Fee** ..... \$ 400

Less than 2 acres ..... \$200

2.01 to 10 acres ..... \$300

10.01 to 50 acres ..... \$400

50.01 to 100 acres ..... \$500

100.01 to 200 acres ..... \$700

200.01 to 500 acres ..... \$1000

Over 500 acres ..... \$2000

**TOTAL FEE DUE (Add the Filing Fee to the Acreage Fee).....** \$ 600

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

**THE DEPARTMENT IS PROHIBITED FROM PROCESSING  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

### Office use only:

Date that petition and fee was received \_\_\_\_\_ Amount \$ \_\_\_\_\_

Time limit expires \_\_\_\_\_ Assigned file number \_\_\_\_\_

BY:

Questionnaire sent to:

Town of \_\_\_\_\_ City/Village of \_\_\_\_\_

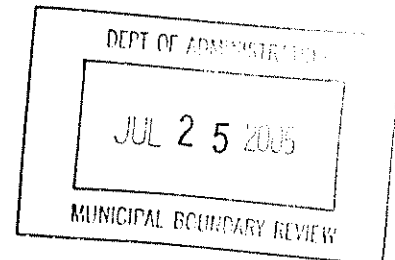
County Notification \_\_\_\_\_ DATE \_\_\_\_\_

JAMES R. CRIPE	CAROL J. HATCH
BRUCE R. BRINEY	KAYLA K. HILLER
SCOTT F. SHADEL	JOHN M. WOOD
DENNIS L. HANSCH	SARA L. GEHRIG
FREDERICK L. WESNER	STEVEN T. CAYA
DAVID C. MOORE	Of Counsel:
	LARRY W. BARTON

July 18, 2005

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
RECEIPT #7000 0520 0013 8790 8208

Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
P.O. Box 8933  
Madison, WI 53708-8933



RE: Annexation for Lands Owned by TJN Enterprises, LLC  
Located in Section 5, T.4N, R.12E, Town of Fulton  
Rock County, Wisconsin

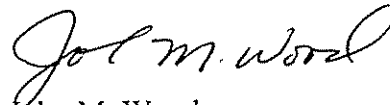
Dear Sir or Madame:

Our office represents TJN Enterprises, LLC. Enclosed is a petition for annexation regarding lands owned by our client in the town of Fulton, Rock County, Wisconsin. Also enclosed please find the Request for Annexation Review, together with our review fee in the amount of \$600.

Please contact our office if you have any questions.

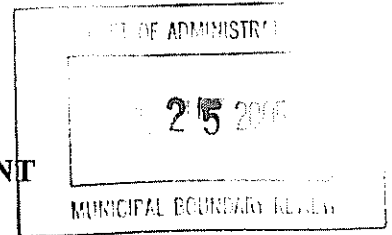
Sincerely,

NOWLAN & MOUAT LLP

  
John M. Wood

JMW:PAD  
Enclosures  
pc: TJN Enterprises, LLC

**PETITION FOR ANNEXATION OF LANDS  
TO THE CITY OF EDGERTON  
BY DIRECT ANNEXATION – UNANIMOUS CONSENT**



TO: City of Edgerton, a Wisconsin municipal corporation

1. Pursuant to § 66.0217 of the Wisconsin Statutes, we the undersigned being all the owners and electorates of the territory ("Land") described on Exhibit A attached hereto petition for direct annexation by unanimous consent of the territory ("Land") described in said Exhibit A from the Town of Fulton, Rock County, Wisconsin, to the City of Edgerton.

2. Said territory ("Land") contain a population of zero with zero electors

3. Said territory ("Land") is contiguous to the City of Edgerton and is presently a part of the Township of Fulton, Rock County, Wisconsin

4. Attached as Exhibit B to this Petition and made a part hereof is a scale map reasonably showing all of the boundaries of such territory ("Land") and the relation of the territory ("Land") to the Town of Fulton and the City of Edgerton.

5. The undersigned owner, TJN Enterprises, LLC, requests that upon annexation, the territory ("Land") described on Exhibit A attached hereto be zoned M-2 consistent with the current zoning of the adjacent industrial park as shown on Exhibit B. The undersigned further requests that the City of Edgerton extend sewer, water, and Tower Drive to the property line of the undersigned with the understanding that the street shall not be a through street to North Dallman Road.

Dated this 15 day of July, 2005.

OWNER:  
TJN ENTERPRISES, LLC

By: Tracy Tronnes  
Tracy Tronnes, Member

Subscribed and sworn to before me this  
15 day of July, 2005

Kelly A. Sherris

Notary Public, Rock County, Wisconsin  
My Commission expires 12/17/06

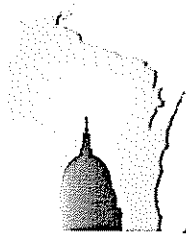
G:\ATTY\corp\Nelson Young - TJN\Carlson Annexation\Petition 071305.doc

**EXHIBIT A**  
**TO**  
**PETITION FOR ANNEXATIO OF LANDS**  
**TO THE CITY OF EDGERTON**  
**BY DIRECT ANNEXATION—UNANIMOUS CONSENT**

Land referred to in the Petition for Annexation is described as follows:

The West  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , excepting the Southerly 66 feet of Section 5,  
T.4N , R.12E , Town of Fulton, Rock County Wisconsin, subject to presently existing  
highway over the West part thereof

Parcel No. 6-6-36, 012-00803



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations**  
101 E Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 267-6917  
<http://www.doa.wi.gov/>

July 27, 2005

PETITION FILE NO. 12667

CINDY HEGGLUND, CLERK  
CITY OF EDGERTON  
12 ALBION ST  
EDGERTON, WI 53534-1835

JENNIFER SHOTLIFF, CLERK  
TOWN OF FULTON  
2738 W FULTON CENTER DR  
EDGERTON, WI 53534-8528

Subject: TJN ENTERPRISES, LLC ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the Town of Fulton to the City of Edgerton (see attached description) must be reviewed pursuant to the statute.

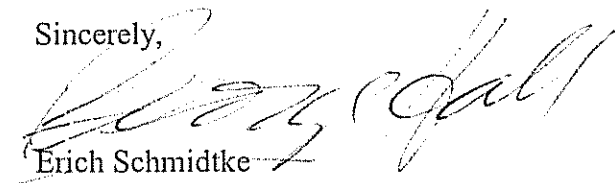
To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town..." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Our reply must be prepared within a very limited statutory deadline. Please return the questionnaire no later than August 3, 2005, so that the information can be reviewed prior to the department's statutory deadline of August 8, 2005. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at [www.doa.wi.gov](http://www.doa.wi.gov) and type 'annexation' in the search box.

Sincerely,

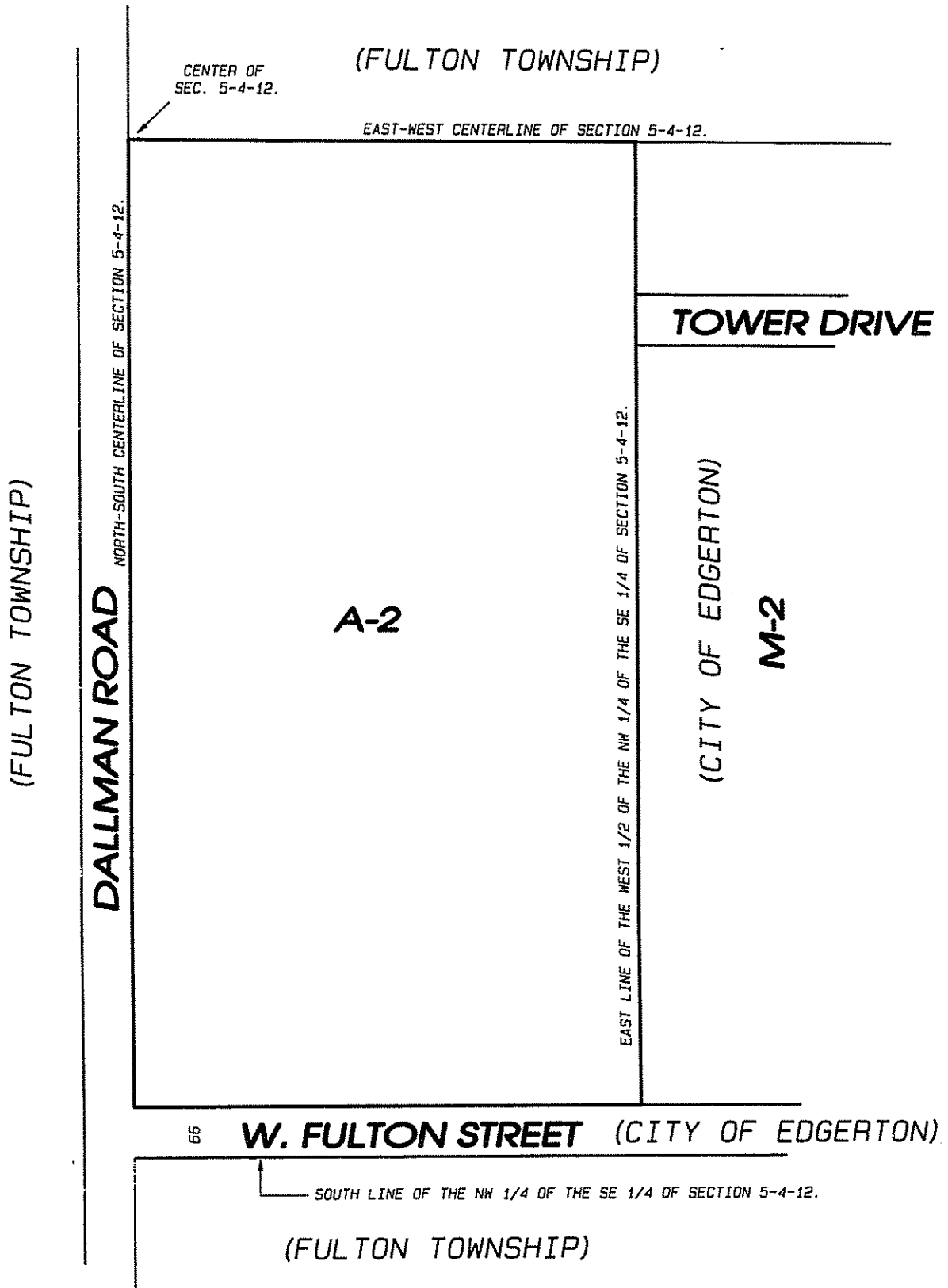
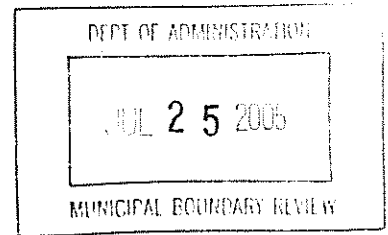


Erich Schmidtke

Enclosures

# ANNEXATION MAP

THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, EXCEPTING THE SOUTHERLY 66' OF SECTION 5, T.4N., R.12E. OF THE 4TH P.M., FULTON TOWNSHIP, ROCK COUNTY, WISCONSIN.





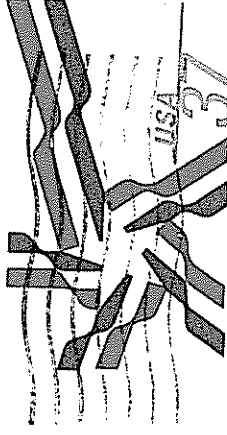
CITY OF EDGERTON  
12 ALBION STREET  
EDGERTON, WI 53534

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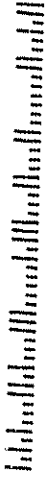
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NOT OSER



MUNICIPAL BOUNDARY REVIEW  
101 E. WILSON ST., 10TH FLOOR  
MADISON, WI 53702-0001

53702-0001



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PETITION # 12667

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: W 1/2 of NW 1/4 of SE 1/4 Section 5 T4N R12E | From Town of: Fulton | To City/Village of: Edgerton

2. Area (Acres): 19 | Approx. Equalized (full) value: Land: \$ 46,923 | Improvements: \$ 57,239

3. Property Tax Payments **OR** Boundary Agreement (circle one)

<p>a. Annual town property tax on territory to be annexed: <u>\$ 696</u></p> <p>b. Total that will be paid to Town (annual tax multiplied by 5 years): <u>\$ 3480</u></p> <p>c. Paid by: <u>Petitioner</u> City/Village (circle one) Other</p>	<p>a. Title of boundary agreement _____</p> <p>b. Year adopted _____</p> <p>c. Participating jurisdictions _____</p> <p>d. Statutory authority (circle one) <u>66.0307</u>      66.0225      66.0301</p>
--	--

4. Approximate present land use of territory: | Resident Population: |

Undeveloped: <u>95</u> %	Residential <u>5</u> %	Electors: <u>0</u>
Commercial: _____ %	Recreational _____ %	Total: <u>0</u>
Industrial: _____ %		

5. If territory is undeveloped, what is the anticipated use?

Commercial: _____ %	Residential _____ %	Other: _____
Industrial: <u>100</u> %	Recreational _____ %	

Comments: \_\_\_\_\_

6. Has a preliminary \_\_\_\_\_ or final \_\_\_\_\_ plat been submitted to the Plan Commission: \_\_\_\_\_ Yes ☒ No

7. What is the nature of land use adjacent to this territory in the city or village?:  
Industrial

In the town?: Ag / open space & residential

8. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer <input checked="" type="checkbox"/>	Police/Fire protection _____
Water supply <input checked="" type="checkbox"/>	EMS _____
Storm sewers _____	Zoning <input checked="" type="checkbox"/>
Other _____	

PETITION # \_\_\_\_\_

9. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No.

Town ☐ Yes ☒ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately  
or, write in number of years.

City/Village

immed

Town

Water Supply immediately,  
or, write in number of years.

immed

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☒ Yes ☐ No. If yes, identify the nature of the anticipated improvements and their probable costs: \$40,000

main/street extension

10. Parks and Recreation:

Total acreage: 92.5

Annual park program appropriation: \$ 328,843

Describe proximity of parks from annexation territory:

1000' to closest neighborhood park

1 mile to closest regional park

11. Schools:

What school district(s) serve the territory to be annexed? Edgerton

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town?

If yes, when was it prepared? 1995

When Updated? 2005 (anticipated)

Who prepared the plan? Vandewalle & Assoc

2. Annual appropriation for planning? \$ 30,000

3. How is the annexation territory now zoned? A-2

4. How will the land be zoned and used if annexed? M-2 industrial

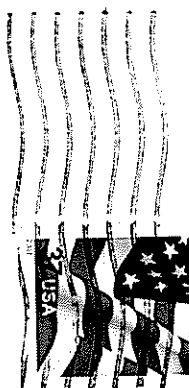
14. Other relevant information and comments bearing upon the public interest in the annexation:

the annexation petition was filed by an adjacent property owner who wishes to expand their business

Prepared by: Ramona Flanigan  
Title: City Administrator  
Phone: 608 884 3341  
Date: 8-2-05

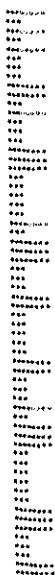
Please RETURN PROMPTLY to:  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102 (608) 267-6917 FAX  
[erich.schmidtke@doa.state.wi.us](mailto:erich.schmidtke@doa.state.wi.us) EMAIL

TOWN OF FULTON  
2738 W. Fulton Center Dr.  
Edgerton, Wisconsin 53534



Municipal Boundary Review  
101 E Wilson Street, 10th Floor  
Madison, WI 53702-0001

53702-0001



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PETITION # 12667

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: TJN Enterprises | From Town of: Fulton | To City/Village of: Edgerton

2. Area (Acres): 19.035 | Approx. Equalized (full) value: Land: \$ 42,700 Improvements: \$ 62,900  
Assess Ratio = 91%

3. Property Tax Payments OR Boundary Agreement (circle one)

a. Annual town property tax on territory to be annexed: <u>116-</u>	a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): <u>580-</u>	b. Year adopted _____
c. Paid by: Petitioner	c. Participating jurisdictions _____
City/Village (circle one)	d. Statutory authority (circle one)
Other	66.0307      66.0225      66.0301

4. Approximate **present** land use of territory: | Resident Population: 3207

Undeveloped: _____ %	Residential <u>100</u> %	Electors: _____
Commercial: _____ %	Recreational _____ %	Total: _____
Industrial: _____ %		

5. If territory is undeveloped, what is the **anticipated** use? n/a

Commercial: _____ %	Residential _____ %	Other: _____
Industrial: _____ %	Recreational _____ %	

Comments: \_\_\_\_\_

6. Has a preliminary \_\_\_ or final \_\_\_ plat been submitted to the Plan Commission: \_\_\_ Yes ☒ No

7. What is the **nature of land use** adjacent to this territory in the city or village?:  
Ag + Industrial

In the town?: Ag + Industrial

8. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer <input checked="" type="checkbox"/>	Police/Fire protection _____
Water supply <input checked="" type="checkbox"/>	EMS _____
Storm sewers _____	Zoning _____
Other _____	

PETITION # 12667

9. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No. Town ☐ Yes ☒ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately  
or, write in number of years.

City/Village

Town

Water Supply immediately,  
or, write in number of years.

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?  
☐ Yes ☐ No. If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

10. Parks and Recreation:

Total acreage: n/a Annual park program appropriation: \$ n/a

Describe proximity of parks from annexation territory:

11. Schools:

What school district(s) serve the territory to be annexed? Edgerton School District

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

If yes, when was it prepared?

When Updated?

Who prepared the plan? P+Z Committee

2. Annual appropriation for planning? \$ \_\_\_\_\_

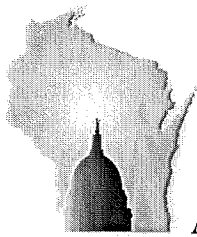
3. How is the annexation territory now zoned? R-R

4. How will the land be zoned and used if annexed? Industrial ?

14. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: Jennifer Johns  
Title: Clerk/Treasurer  
Phone: 608-868-4103  
Date: 8-1-05

Please RETURN PROMPTLY to:  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102 (608) 267-6917 FAX  
[erich.schmidtke@doa.state.wi.us](mailto:erich.schmidtke@doa.state.wi.us) EMAIL



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

JIM DOYLE  
GOVERNOR

MARC J. MAROTTA  
SECRETARY

Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 267-6917  
<http://www.doa.wi.gov/>

August 10, 2005

DOA PETITION FILE NO. 12667

CINDY HEGGLUND, CLERK  
CITY OF EDGERTON  
12 ALBION ST  
EDGERTON, WI 53534-1835

JENNIFER SHOTLIFF, CLERK  
TOWN OF FULTON  
2738 W FULTON CENTER DR  
EDGERTON, WI 53534-8528

Subject: TJN ENTERPRISES, LLC ANNEXATION

The proposed annexation submitted to our office on July 25, 2005, has been reviewed and found to be in the public interest.

The subject petition is for territory that is reasonably shaped and contiguous to the City of Edgerton. This annexation is occasioned by an adjoining business that desires to expand and needs municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of state a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

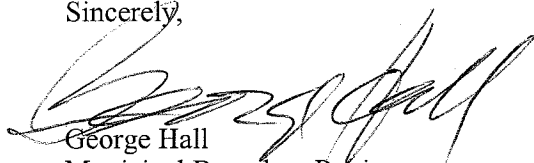
State and federal aids based on population and equalized value may be significantly affected through failure to file with the Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 12667**

The address of the Office of the Secretary of State is:

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
P.O. Box 7848  
Madison, WI 53707-7848

Please call me at (608) 266-0683, should you have any questions concerning this annexation review letter. I am enclosing a copy of Act 317, as this legislation may affect the passage of any annexation ordinance.

Sincerely,



George Hall  
Municipal Boundary Review

Cc: Attorney John M. Wood