

# 13750

Fredrick Farms LLP

| 13750        | Date Sent | Reply | Status |
|--------------|-----------|-------|--------|
| Town Quest   | 2/11      | 2/20  |        |
| Muni Quest   | 2/11      | 2/17  |        |
| Prop. Lister | 2/11      | 2/17  |        |

Town of MILTON  
City of MILTON  
03/03/2014

3/3/14 OK

# Request for Annexation Review

Wisconsin Department of Administration

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

13750

## Petitioner Information

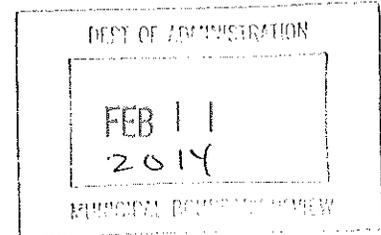
Name: **FREDRICK FARMS LLP**

Address: **7011 E STATE ROAD 59**

**MILTON WI 53563**

Email:

## Office use only:



1. Town where property is located: **MILTON**

2. Petitioned City or Village: **MILTON**

3. County where property is located: **ROCK**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **60.39**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **6-13-265**

Petitioners phone:

**(608)868-7296**

Town clerk's phone:

**(608) 868-2465**

City/Village clerk's phone:

**(608) 868-6900**

## Contact Information if different than petitioner:

Representative's Name and Address:

**CITY OF MILTON**

**430 E. HIGH STREET**

**MILTON WI 53563**

Phone: **608-868-6900**

E-mail: **MEBBERT@MILTON-WI.GOV**

Surveyor or Engineering Firm's Name & Address:

**COMBS & ASSOCIATES**

**109 W. MILWAUKEE STREET**

**JANESVILLE WI 53548**

Phone: **(608)752-0575**

E-mail: **RJCOMBS@COMBSSURVEY.COM**

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

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

13750

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL  
PURSUANT TO SS.66.0217(2) WISCONSIN STATUTES  
WHERE NO ELECTORS RESIDE IN TERRITORY

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Milton, Rock County, Wisconsin, lying contiguous to the City of Milton, petition to the Mayor and the Common Council of the City of Milton to annex the territory described below and show on the attached scale map to the City of Milton, Rock County, Wisconsin.

Legal description and scale map is attached.

Parcel No: 6-13-265 / 026 036003

Total acreage to be annexed: ~~72,933~~ 60.39

The total population in the territory is 0.

The total number of qualified electors residing in the territory is 0.

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

We, the undersigned, hereby file this Petition to the City of Milton on this 30 day of January, 2014. A copy of this Petition will be filed with the Clerk for the Town of Milton on the 4 day of February, 2014.

| Signature of Petitioner<br>Fredrick Farms LLP,<br>Michael S. Fredrick | Date of Signing | Owner | Address                                  |
|---|-----------------|-------|--|
| <i>Michael S. Fredrick</i><br><i>Fredrick Farms LLP</i>               | <i>1-30-14</i>  | X     | 7011 E. State Road 59<br>Milton WI 53563 |



13750

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## City of Milton

OFFICE OF THE CITY CLERK

February 7, 2014

Wisconsin Department of Administration  
Municipal Boundary Review  
101 E. Wilson Street 9<sup>th</sup> Floor  
Madison WI 53703

Dear Sir or Madam:

Included in this mailing are two Requests for Annexation Review.

1. Pierce Farms, Inc
2. Fredrick Farms, LLP

There is one check attached to cover fees for both review requests.

Please contact me with any questions or concerns, (608) 868-6900 or  
[mebbert@milton-wi.gov](mailto:mebbert@milton-wi.gov).

Thank you,

Michelle Ebbert  
City Clerk

## ANNEXATION SUBMITTAL GUIDE

13750

### 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

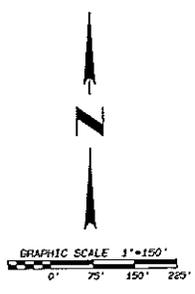
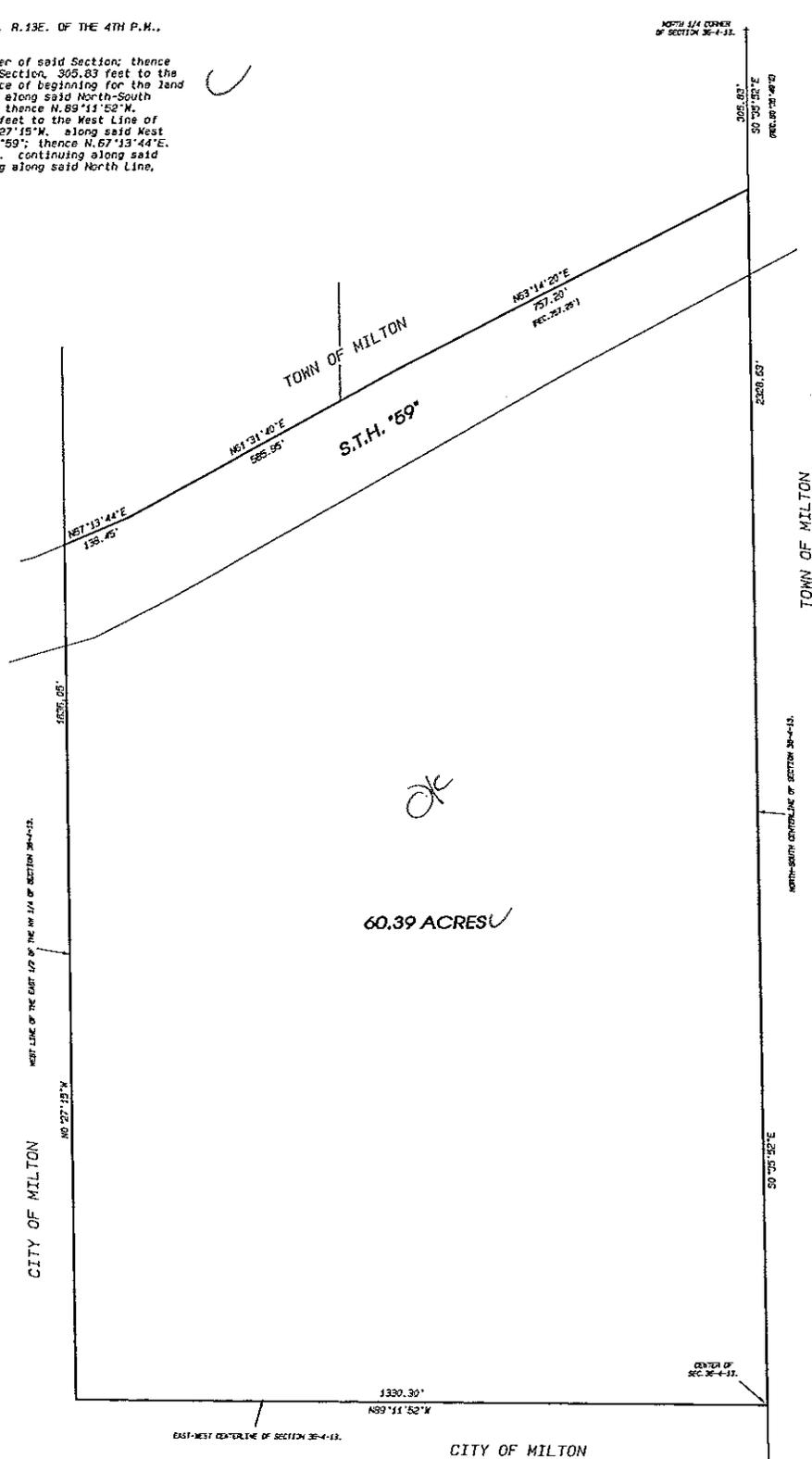
*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

13750

# ANNEXATION MAP

PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 36, T.4N., R.13E. OF THE 4TH P.M.,  
TOWN OF MILTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence S.0°35'02"E. along the North-South Centerline of said Section, 305.83 feet to the North Line of State Highway "59"; also being at the place of beginning for the land to be herein described; thence S.0°35'52"E. continuing along said North-South Centerline, 2328.63 feet to the Center of said Section; thence N.89°11'52"W. along the East-West Centerline of said Section 1330.30 feet to the West Line of the East 1/2 of the NW 1/4 of said Section; thence N.0°27'15"W. along said West Line, 1636.05 feet to said North Line of State Highway "59"; thence N.67°13'44"E. along said North Line, 138.45 feet; thence N.63°31'40"E. continuing along said North Line, 555.95 feet; thence N.63°14'20"E. continuing along said North Line, 757.20 feet to the place of beginning.



OK

EAST-WEST CENTERLINE OF SECTION 36-4-13. CITY OF MILTON

NOTES:  
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED.

|   |  |             |            |
|---|--|-------------|------------|
| <p>179 N. Milwaukee St.<br/>Janesville, WI 53448<br/>www.combsassoc.com</p> | • LAND SURVEYING                       | DATE        | 01/30/14   |
|   | • LAND PLANNING                        | BY          | sll        |
|   | • CIVIL ENGINEERING                    | PROJECT NO. | 114-029    |
|   |  | CLIENT      | FREDERICKS |
|   | tel: 608 752-0975<br>fax: 608 752-0534 |             |            |

13750

DATE: January 30, 2014

TO: City of Milton

RE: Description for Annexation Purposes Only (Fredericks)

PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 36, T.4N., R.13E. OF THE 4<sup>TH</sup> P.M., TOWN OF MILTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence S.0°35'52"E. along the North-South Centerline of said Section, 305.83 feet to the North Line of State Highway "59", also being at the place of beginning for the land to be herein described; thence S.0°35'52"E. continuing along said North-South Centerline, 2328.63 feet to the Center of said Section; thence N.89°11'52"W. along the East-West Centerline of said Section 1330.30 feet to the West Line of the East 1/2 of the NW 1/4 of said Section; thence N.0°27'15"W. along said West Line, 1636.05 feet to said North Line of State Highway "59"; thence N.67°13'44"E. along said North Line, 138.45 feet; thence N.61°31'40"E. continuing along said North Line 585.95 feet; thence N.63°14'20"E. continuing along said North Line, 757.20 feet to the place of beginning.

OK

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 114-029



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**SCOTT WALKER**  
GOVERNOR

**MIKE HUEBSCH**  
SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview/>

February 11, 2014

PETITION FILE NO. 13750

MICHELLE EBBERT, CLERK  
CITY OF MILTON  
430 E HIGH ST, SUITE 3  
MILTON, WI 53563

SANDRA KUNKEL, CLERK  
TOWN OF MILTON  
23 FIRST ST  
MILTON, WI 53563

Subject: FREDRICK FARMS LLP 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 MILTON to the City of MILTON (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.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of March 3, 2014. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

## Sime, Don R - DOA

---

**From:** MICHELLE SCHULTZ <SCHULTZ@co.rock.wi.us>  
**Sent:** Monday, February 17, 2014 3:26 PM  
**To:** Sime, Don R - DOA  
**Subject:** Re: Milton annexation

Legal Description looks good.

Michelle

Michelle Schultz  
Rock County, State of Wisconsin  
Real Property Lister / LIO  
51 S. Main St.  
Janesville, WI 53545  
[schultz@co.rock.wi.us](mailto:schultz@co.rock.wi.us)  
(608) 757-5607

>>> "Sime, Don R - DOA" <[Don.Sime@wisconsin.gov](mailto:Don.Sime@wisconsin.gov)> 2/11/2014 11:48 AM >>>

Attached MBR annexation review form for property listers. Please complete and return at your earliest convenience, but no later than 2 weeks from receipt.

Thank You!

The information contained in this message and in any attachment is intended only for the recipient. It may be privileged and confidential, and should be protected from disclosure. If you are not the intended recipient, or you have received this communication in error, please immediately notify the sender by replying to the message and delete it from your computer. Please be aware that any dissemination or copying of this communication is strictly prohibited.

# Annexation Review Questionnaire

Wisconsin Department of Administration

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

Petitioner:  
**Fredrick Farms LLP**

Petition Number:  
**13750**

1. Territory to be annexed: From Town of: **Town of MILTON** To City/Village of: **City of MILTON**

2. Area (Acres): **60.39**

3. Pick one:  Property Tax Payments **OR**  Boundary Agreement  
a. Annual town property tax on territory to be annexed: **\$34.07** a. Title of boundary agreement \_\_\_\_\_  
b. Total that will be paid to Town (annual tax multiplied by 5 years): **34.07 170.35** b. Year adopted \_\_\_\_\_  
c. Paid by:  Petitioner  City  Village c. Participating jurisdictions  
 Other:  s. 66.0307  s. 66.0225  s. 66.0301  
d. Statutory authority (pick one)

4. Resident Population: Electors:  Total:

5. Approximate present land use of territory:  
Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%  
Undeveloped: **100**%

6. If territory is undeveloped, what is the anticipated use?  
Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: **100**%  
Other: \_\_\_\_\_

Comments: **Industrial/manufacturing**

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No  
Plat Name: \_\_\_\_\_ - upon State opinion

8. What is the nature of land use adjacent to this territory in the city or village? **Industrial**  
In the town?: **undeveloped, agricultural and residential**

9. What are the basic service needs that precipitated the request for annexation?  
 Sanitary sewer  Water supply  Storm sewers  
 Police/Fire protection  EMS  Zoning  
Other \_\_\_\_\_

10. 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:

City/Village

Town

Sanitary Sewers immediately  
or, write in number of years. \_\_\_\_\_

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:

11. Planning:

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

Yes  No

Is this annexation consistent with your comprehensive plan?

Yes  No

Describe: area planned for commercial/industrial

2. Annual appropriation for planning? \$ 5,000

3. How is the annexation territory now zoned? Agricultural

4. How will the land be zoned and used if annexed? industrial/manufacturing

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

Land in extra-territorial area, matches future use plan.

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

Name: Munelle Ebbert

wimunicipalboundaryreview@wi.gov

Email: mebbert@milton-wi.gov

Municipal Boundary Review

Phone: 608-868-6900

PO Box 1645, Madison WI 53701

Date: 2-12-2014

Fax: (608) 264-6104

(April 2013)

# Annexation Review Questionnaire

Wisconsin Department of Administration

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

Petitioner: **Fredrick Farms LLP** Petition Number: **13750**

1. Territory to be annexed: From Town of: **Town of MILTON** To City/Village of: **City of MILTON**

2. Area (Acres): **100.39**

3. Pick one:  Property Tax Payments OR  Boundary Agreement  
a. Annual town property tax on territory to be annexed: **\$ 34.07**  
b. Total that will be paid to Town (annual tax multiplied by 5 years): **\$ 170.35**  
c. Paid by:  Petitioner  City  Village  Other  
a. Title of boundary agreement \_\_\_\_\_  
b. Year adopted \_\_\_\_\_  
c. Participating jurisdictions \_\_\_\_\_  
d. Statutory authority (pick one)  s. 66.0307  s. 66.0225  s. 66.0301

4. Resident Population: Electors: **0** Total: \_\_\_\_\_

5. Approximate present land use of territory:  
Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%  
Undeveloped: \_\_\_\_\_% **100% Agriculture**

6. If territory is undeveloped, what is the anticipated use?  
Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%  
Other: \_\_\_\_\_

Comments: **See above**

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No  
Plat Name: **unknown**

8. What is the nature of land use adjacent to this territory in the city or village?  
In the town?: **Agriculture**

9. What are the basic service needs that precipitated the request for annexation?  
 Sanitary sewer  Water supply  Storm sewers  
 Police/Fire protection  EMS  Zoning  
Other: **unknown**

10. 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:

|   | City/Village                      | Town                              |
|---|-----------------------------------|-----------------------------------|
| <u>Sanitary Sewers</u> Immediately<br>or, write in number of years. | <input type="checkbox"/><br>_____ | <input type="checkbox"/><br>_____ |
| <u>Water Supply</u> Immediately,<br>or, write in number of years.   | <input type="checkbox"/><br>_____ | <input type="checkbox"/><br>_____ |

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. unknown

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:  
1. Do you have a comprehensive plan for the City/Village/Town?  Yes  No  
Is this annexation consistent with your comprehensive plan?  Yes  No  
Describe: \_\_\_\_\_

2. Annual appropriation for planning? \$ ?

3. How is the annexation territory now zoned? Ag1

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

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

Prepared by:  Town  City  Village

Name: Sandra Kunkel

Email: townofmilton@charter.net

Phone: 608-868-2465

Date: 2-20-14

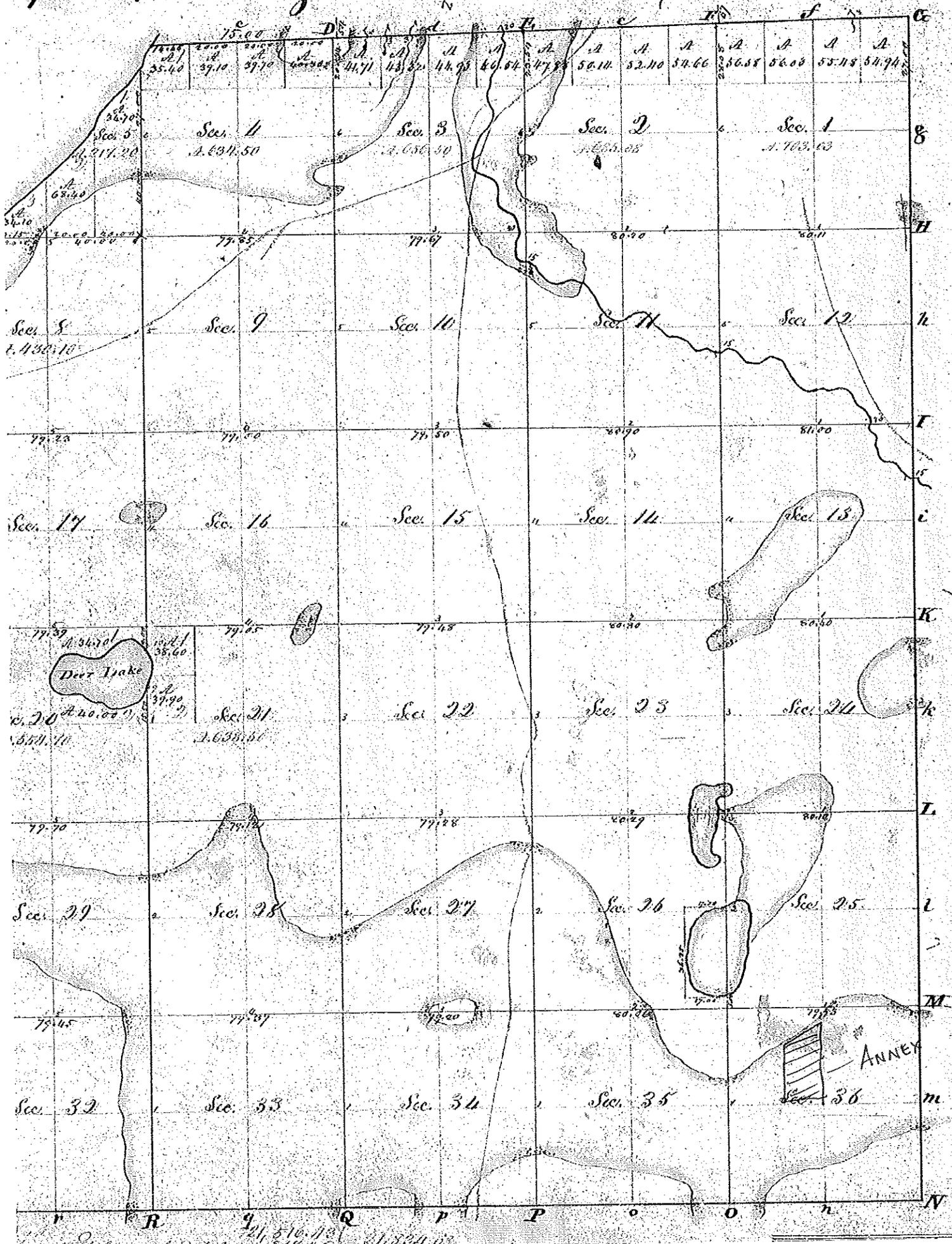
Please **RETURN PROMPTLY** to:  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review  
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(April 2013)

Ship No. 4 N. Range No. 13 East 4<sup>th</sup> Mer. (Wis. Ter.)



Plan 6-25-20  
 of U. Ter. 8-40-20



Surface Water Data Viewer

Search for map features...

Basic Tools    Identify Tools    Drawing Tools    Measuring Tools    Find Location    Maps & Data    Help

Find Location    Enter Coords    XY    Clicked Coordinates    Lat: 44.7513    Lon: -89.7632    Coordinate System

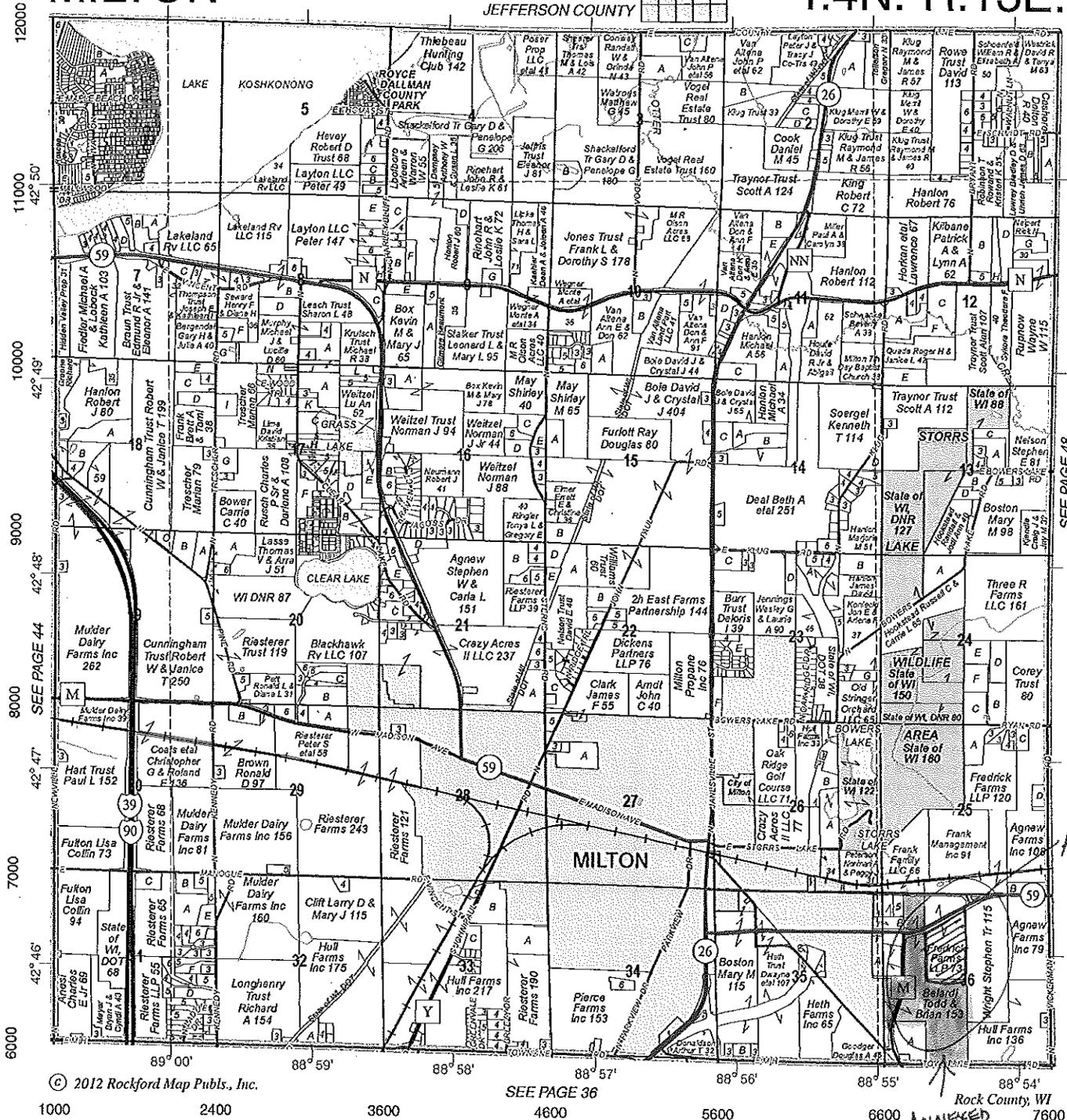
Find Location    Simple Query    Show Layers    Show Legend    Map Layers    Pan    Zoom In    Zoom Out    Point Identify    Location Info    Coordinate Tools



# MILTON

JEFFERSON COUNTY

Refer to page 69 for keyed parcels  
T.4N.-R.13E.



© 2012 Rockford Map Pubs., Inc.

SEE PAGE 36

Rock County, WI

**Bank of Milton**  
Your locally owned independent hometown bank

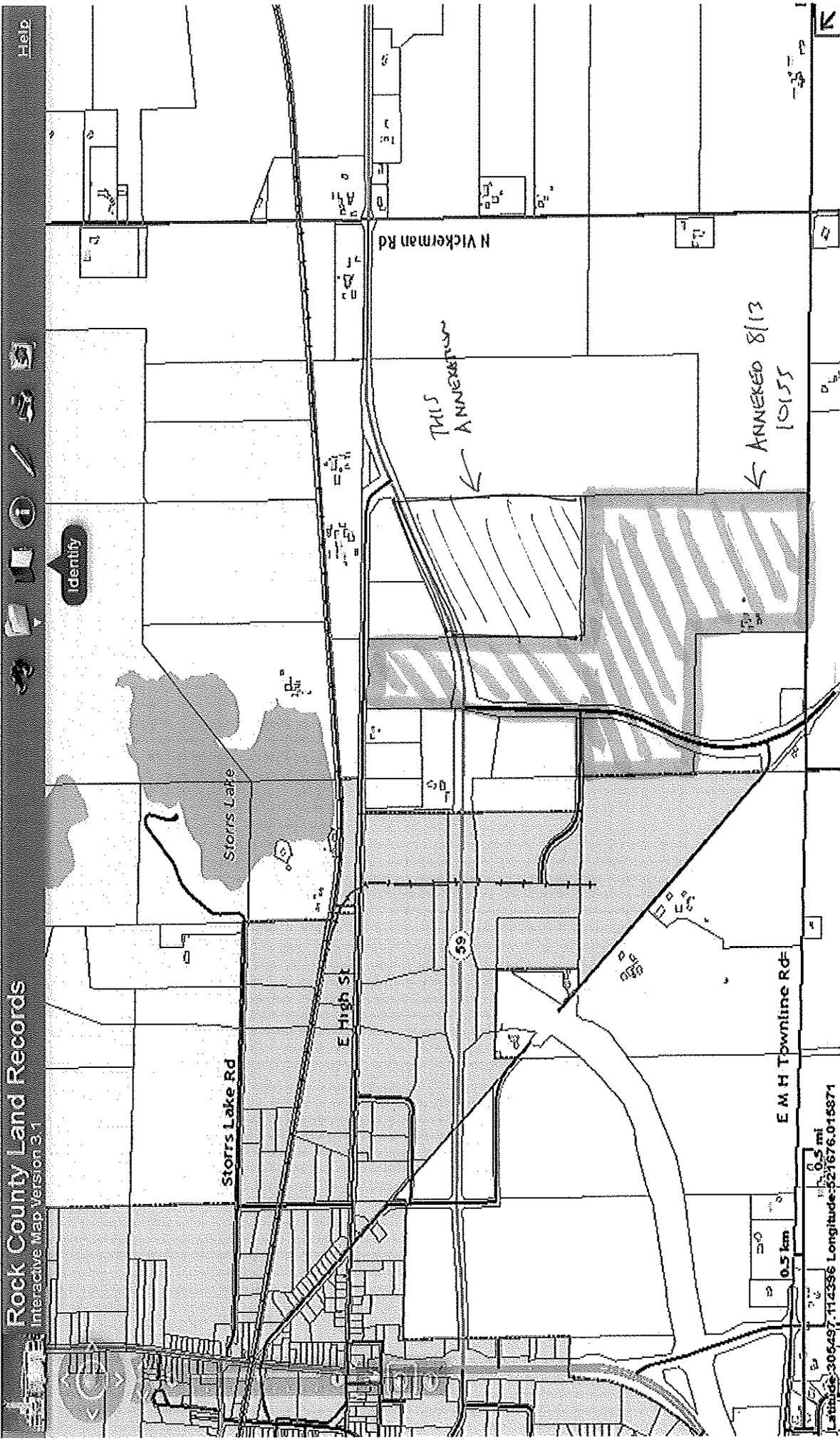
Phone 868-7672  
323 Parkview Dr. • Milton, WI 53563

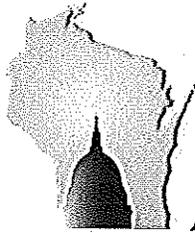
**Bank of Edgerton**  
A Branch of the Bank of Milton

Phone 884-9622  
102 N. Main St. • Edgerton, WI 53534

Visit us at: [www.bankofmilton.com](http://www.bankofmilton.com)







WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT WALKER  
GOVERNOR  
MIKE HUEBSCH  
SECRETARY

**Municipal Boundary Review**  
PO Box 1645, Madison WI 53701  
Voice (608) 264-6102 Fax (608) 264-6104  
Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview/>

March 3, 2014

PETITION FILE NO. 13750

MICHELLE EBBERT, CLERK  
CITY OF MILTON  
430 E HIGH ST, SUITE 3  
MILTON, WI 53563

SANDRA KUNKEL, CLERK  
TOWN OF MILTON  
23 FIRST ST  
MILTON, WI 53563

Subject: FREDRICK FARMS LLP ANNEXATION

The proposed annexation submitted to our office on February 11, 2014, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city...." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF MILTON**.

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: 13750**

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

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
PO Box 7848  
Madison WI 53707-7848

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner