

13940

Ronald & Ruth Simdon

13940	Date Sent	Reply	Status
Town Quest	5/3		
Muni Quest	5/3	5/9	
Prop. Lister	5/3	5/10	OBJECTIONS

TOWN OF LAKE MILLS  
CITY OF LAKE MILLS  
05/23/2016

OK / COMMENTS

# Request for Annexation Review

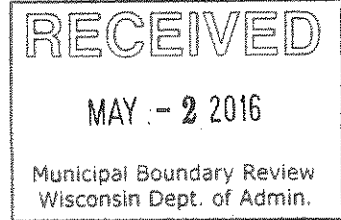
Wisconsin Department of Administration

13940  
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 Information

Name: Ronald + Ruth SIMON  
Address: N 4281 County Road A  
Cambridge, WI 53523  
Email: \_\_\_\_\_

Office use only:



1. Town where property is located: Lake Mills
2. Petitioned City or Village: Lake Mills
3. County where property is located: Jefferson
4. Population of the territory to be annexed: 4
5. Area (in acres) of the territory to be annexed: \_\_\_\_\_
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 018-0713-1223-004  
AND 018-0713-1223-029

Petitioners phone:

608-423-3367

Town clerk's phone:

920-648-5584

City/Village clerk's phone:

920-648-2344

## Contact Information if different than petitioner:

Representative's Name and Address:

Michael D. Rampf  
PO Box 1  
Cambridge, WI 53523  
Phone: 608 423 3254  
E-mail: 608 423 4570

Surveyor or Engineering Firm's Name & Address:

None

Phone:

E-mail:

## 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

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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

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

\$200 **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

\$400 **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: 5/2/16

Payee: RUMPF LAW OFFICE

Check Number: 118478

Check Date: 4/27

Amount: 400



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523  
608.423.3254 | fax 608.423.4570 | www.rumpfllaw.com

13940

Michael D. Rumpf      Andrew T. Rumpf      Donald F. Rumpf  
mrumpf@rumpfllaw.com      arumpf@rumpfllaw.com

April 27, 2016

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

RE: Ronald Simdon and Ruth Simdon Annexation

Municipal Boundary Review:

Enclosed please find the following:

1. Request for Annexation Review with attachments.
2. Check in the amount of \$400.00.
3. Copy of Petition for Annexation.

If you have any questions, please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Rumpf", is written over the typed name.

Michael D. Rumpf  
MDR/s  
encl.

cc: City of Lake Mills  
Ronald and Ruth Simdon



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523  
608.423.3254 | fax 608.423.4570 | www.rumpfllaw.com

Michael D. Rumpf    Andrew T. Rumpf    Donald F. Rumpf  
mrumpf@rumpfllaw.com    arumpf@rumpfllaw.com

13940

April 27, 2016

City of Lake Mills  
ATTN: City Clerk  
200D Water Street  
Lake Mills, WI 53551

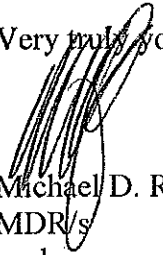
RE:    Petition for Annexation

Dear Clerk:

Enclosed please find a Petition of Electors and Property Owners to the City of Lake Mills, Jefferson County on the form supplied by the City, Annexation Application Packet City of Lake Mills, attached legal description, attached map in yellow highlight, Petition for Annexation consistent with Section 66.0217 Wisconsin Statutes with attached legal description and attached map in yellow highlight. Please accept and forward to the appropriate committees including the Plan Commission and City Council.

Please notify me and Mr. and Mrs. Simdon when they should appear before the Plan Commission or Council.

Very truly yours,

  
Michael D. Rumpf  
MDR/s  
encl.

cc:    Ronald and Ruth Simdon  
      Town of Lake Mills

13940

# 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 below and shown on the attached scale map to the City of Lake Mills, Jefferson County, Wisconsin:

*See Attached.*

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.

Signature of Petitioner	Date of Signing	Owner Elector (Mark with X)	Address or Description of Property
<u>X <i>Ronald Simoon</i></u> RONALD M. SIMOON	4/27/2016	X	
<u>X <i>Ruth Simoon</i></u> Ruth Simoon	4/27/2016	X	

13940

**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 RONALD & RUTH SIMPSON  
 Address N4281 CTH A.  
 City CAMBRIDGE, WI 53523  
 Telephone(s) 608 423 3367  
 Mobil No. \_\_\_\_\_  
 Fax No. \_\_\_\_\_  
 E-Mail \_\_\_\_\_

Owner's Agent (Please Type or Print)  
 Name Michael Rumpf  
 Address PO BOX  
 City CAMBRIDGE, WI 53523  
 Telephone(s) 608 423 3254  
 Mobil No. \_\_\_\_\_  
 Fax No. 608 423 4570  
 E-Mail MRumpf@RumpfLaw.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 (land)	Equalized (full) value (Improvements)	(Total) (Value)	Current Year Taxes
1	01807131223004	.591	56700	87400	144100	2237.71
2	01807131223029	1.544	29,700	—	29700	UNKNOWN
3						
4						
					Annual Total	
					\$	
					5 X Total \$	

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

Adults (18 years and over) 2  
 Children (5-17 years) 2  
 Children (1-4 years) \_\_\_\_\_  
 Total 4

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.

Residential Rental

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

(R1-4)

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

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.

X Ronald Simson

Signature of PROPERTY OWNER Circulating the Petition

4/27/2016.

Date

RONALD SIMSON

Print name



**PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS APPROVAL  
BY OWNERS AND ELECTORS**

We, the undersigned owners and tenants state as follows:

1. Ronald and Ruth Simdon are owners of 018-0713-1223-004 and petition and consent to the annexation.

2. Jeremy and Ronela are tenants at 018-0713-1223-004 and electors in the Town of Lake Mills and consent to the annexation.

3. The current population of 018-0713-1223-004 is 4, consisting of two adults and 2 minors.

Dated this 26 day of April, 2016.

Ronald Simdon  
Ronald Simdon

Joyce Dannehy

Ruth Simdon  
Ruth Simdon

Debra Dannehy

**ATTACHMENT TO ANNEXATION APPLICATION**

Ronald Simdon and Ruth Simdon, joint owners of the real estate described on Exhibit A hereby petition the City of Lake Mills for annexation as follows:

1. The petitioners are Ronald Simdon and Ruth Simdon, husband and wife, who reside at N4281 Hwy A, Cambridge, Wisconsin 53523.
2. The legal description is as follows: SEE ATTACHED  
PIN: 018-0713-1223-004 and 018-0713-1223-029.
3. A Notice of Annexation pursuant to sec. 66.0217, Wis. Stats., is attached hereto and incorporated herein.
4. The population of the territory to be annexed is four (4) – 2 adults – 2 minors.
5. The petitioners would request a zoning classification on the property following annexation as single-family residential-4(R1-4).

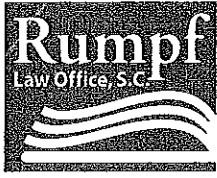
**WHEREFORE;**

Ronald Simdon and Ruth Simdon request that the property described on the attached Exhibit A be annexed to the City of Lake Mills and the property be zoned as residential.

Dated this 27 day of April, 2016.

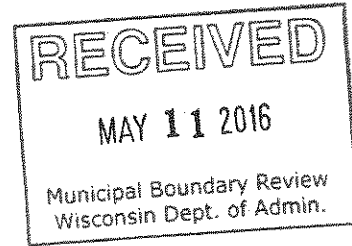
Ronald Simdon  
Ronald Simdon

Ruth Simdon  
Ruth Simdon



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523  
608.423.3254 | fax 608.423.4570 | www.rumpflaw.com

Michael D. Rumpf    Andrew T. Rumpf    Donald F. Rumpf  
mrumpf@rumpflaw.com    arumpf@rumpflaw.com



May 9, 2016

City of Lake Mills  
ATTN: City Clerk  
200D Water Street  
Lake Mills, WI 53551

RE:    Petition for Annexation

Dear Clerk:

Enclosed please find an amended legal description to the Simdon Annexation Petition filed on April 27, 2016.

Please notify me and Mr. and Mrs. Simdon if and when they should appear before the Plan Commission or Council.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Rumpf". The signature is written in a cursive style with some overlapping strokes.

Michael D. Rumpf  
MDR/s  
encl.

cc:    Ronald and Ruth Simdon  
      Town of Lake Mills

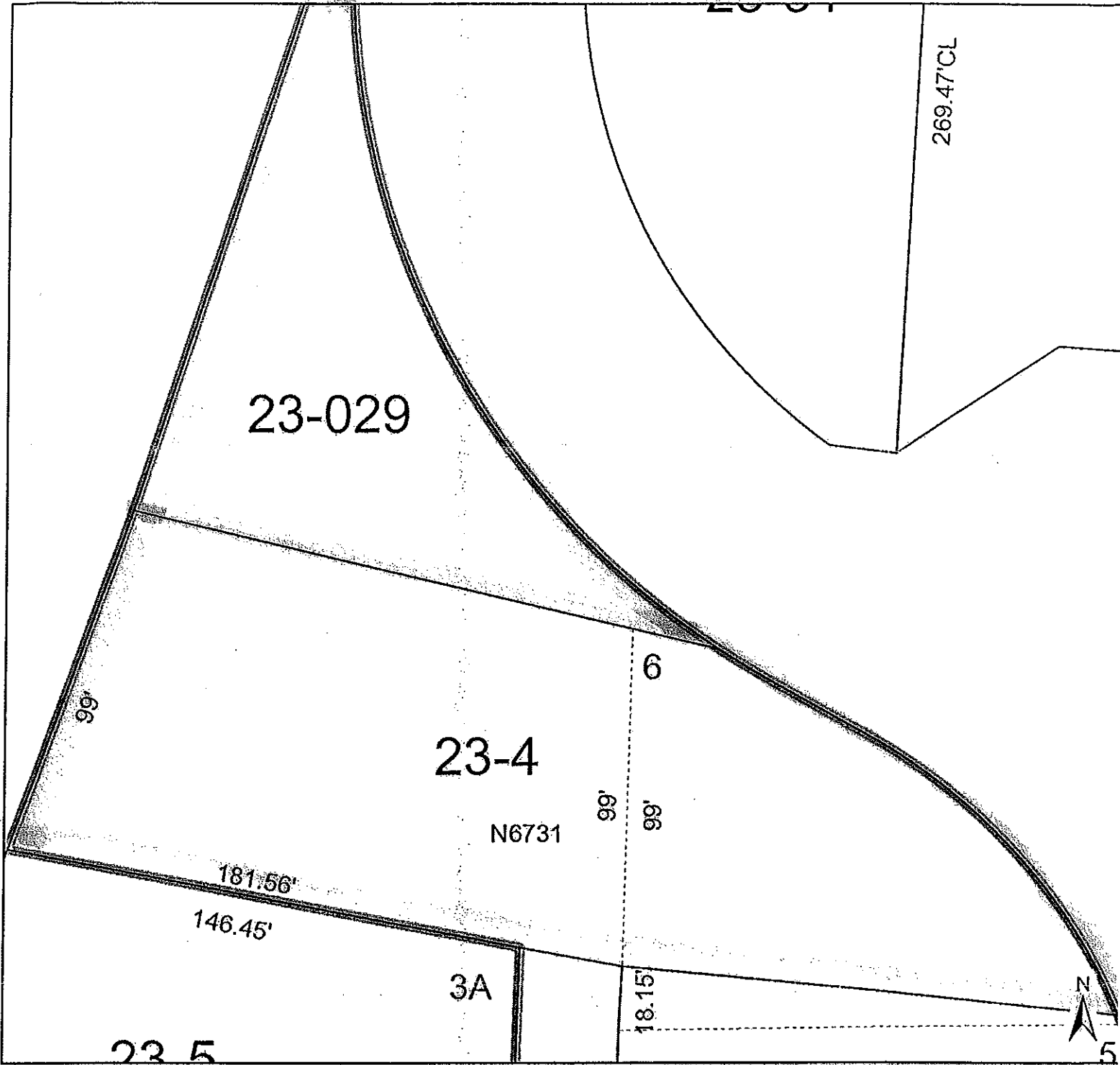
**SIMDON ANNEXATION  
MAY, 2016**











Lot 6, Block 2, Oehler & Helpap Addition EXCEPT beginning at the SE corner, thence West 165 feet, thence North 18.15 feet, thence Easterly to the point of beginning and also beginning at the NW corner SD Lot 6, thence Southerly 99 feet more or less to a point, thence North 81 degrees 09 minutes 30 seconds West, 181.56 feet to the West Line of Oehler & Helpap Addition, thence North 99 feet to Northwest Corner of the Oehler & Helpap Addition, thence easterly to the Point of Beginning and EXCEPT part in Right of Way recorded in document number 1355371, Town of Lake Mills, Jefferson County, Wisconsin. PIN: 018-0713-1223-004

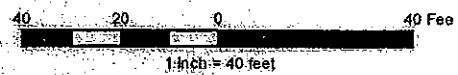
and

Commencing at the Northwest Corner of the Oehler & Helpap Addition, thence North 14 degrees 37 minutes East to a point that intersects with the Westerly Boundary line of the legal set forth in document number 1355371; thence Southerly and Southeastly along the westerly boundary of Elm Street set forth in document number 1355371 to a point that intersects with Lot 6, Block 2, Oehler & Helpap Addition, thence Westerly to the Northwest Corner of Oehler & Helpap Addition, Town of Lake Mills, Jefferson County, Wisconsin. PIN 018-0713-1223-029.

# Jefferson County Land Information



- |  |   |
|--|---|
|  Municipal Boundaries  |  Section Lines       |
|  Property Boundary     |  Surface Water       |
|  Old Lot/Meander Lines |  Map Hooks           |
|  Rail Right of Ways    |  Tax Parcels         |
|  Road Right of Ways    |  Streams and Ditches |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: April 22, 2016

Author: Public Use

13940

Lot 6, Block 2, Oehler & Helpap Addition EXCEPT beginning at the SE corner, thence West 165 feet, thence North 18.15 feet, thence Easterly to the point of beginning and EXCEPT beginning at the NW corner SD Lot 6, thence , thence 99 feet more or less West to the W/L of Add., North 99 feet to NW/C of Add, Easterly to Point of Beginning and EXCEPT part in Right of Way recorded in document number 1355371. PIN: 018-0713-1223-004

and

Real estate lying Southwesterly of a parcel of land conveyed to the City of Lake Mills in Warranty Deed recorded on 6/8/15 as Document No. 1355371 and lying Northerly of Lot 6, Block 2, Oehler & Helpap Addition EXCEPT beginning at the SE corner, thence West 165 feet, thence North 18.15 feet, thence Easterly to the point of beginning and EXCEPT beginning at the NW corner SD Lot 6, thence , thence 99 feet more or less West to the W/L of Add., North 99 feet to NW/C of Add, Easterly to Point of Beginning and EXCEPT part in Right of Way recorded in document number 1355371. PIN 018-0713-1223-029.

Parcel Number - 018-0713-1223-004 [MAP](#)

Data Updated - April 19, 2016 5:00pm

13940

Parcel Status - ACTIVE

**PARCEL INFORMATION** ?

Municipality Town of Lake Mills  
 State Municipality Code 018  
 Township 07  
 Range 13  
 Section 12  
 Quarter-Quarter 23  
 ID 004

**VALUATION INFORMATION** ?

Assessment Year 2016  
 Assessment Acres 0.591  
 Assessed Land Value \$56,700  
 Assessed Improved Value \$87,400  
 Total Value \$144,100

Current year valuations are subject to change until Board of Review final adjournment [Assessment Detail](#)

**PARCEL OWNERS**

(CLICK ON NAME TO LIST PARCELS WITH OWNERS NAME)

Last Name	First Name	M.I.	JR/SR
<a href="#">SIMDON</a>	<a href="#">RONALD</a>	M	
<a href="#">SIMDON</a>	<a href="#">RUTH</a>		

**TAX INFORMATION** ?

[2015](#) [2014](#) [2013](#) [2012](#) [2011](#) [2010](#) [2009](#) [2008](#)

**2015 Tax Values** Not Delinquent

General Taxes:	2,237.71	<a href="#">Display Tax Bill Image</a>	
First Dollar	68.50		
Lottery Credit	0.00	Paid	Balance
General Tax	2,169.21	1,085.21	1,084.00
Specials			
MFL			
Tax Totals	2,169.21	1,085.21	1,084.00

**PARCEL ADDRESSES** ?

Address	City	Zip
N6731 LINDEN ST	LAKE MILLS	53551

Category	Assessed Value	Average Assessment Ratio	Estimated Market Value
Land	59,300		
Improvement	87,400		
Total	146,700 /	1.0415	140,900
First Installment	1,085.21	Second Installment	1,084.00

**BILL ADDRESS**

Name RONALD M SIMDON  
 RUTH SIMDON  
 Street N4281 COUNTY ROAD A  
 City State Zip CAMBRIDGE, WI 53523

[Tax Detail](#) [Print Summary](#) [Payment History](#)

**PROPERTY SIZE** ?

Acres	Front	Depth
0.591	0.00	0.00

**BRIEF LEGAL DESCRIPTION** ?

(NOT FOR USE ON LEGAL DOCUMENTS)

LOT 6, BLK 2, OEHLER & HELPAP ADD. EX BEG SE/C, W 165FT,N18.15FT, ELY TO POB. ALSO BEG NW/C SD LOT 6,S99FT W TO W/L OF ADD, N99FT TO NW/C OF ADD, ELY TO POB. EX PT IN ROW IN DOC 1355371.

**DISTRICT INFORMATION** ?

Type State Code Description  
 School District 282898 LAKE MILLS SCH DIST  
 Technical College 000400 MATC

**RECORDED DOCUMENTS** ?

Doc. Type	Status	Document Date	Sale Amt.	Doc. Number
QCD	A	11/23/2011		1304808
Doc. Type	Status	Vol.	Page	Doc. Number
NO DOC MAS P		407	427	671397

Parcel Number - 018-0713-1223-029 [MAP](#)  
 Parcel Status - ACTIVE

Data Updated - April 27, 2016 2:00pm

13940

**PARCEL INFORMATION**

Municipality Town of Lake Mills  
 State Municipality Code 018  
 Township 07  
 Range 13  
 Section 12  
 Quarter-Quarter 23  
 ID 029

**VALUATION INFORMATION**

Assessment Year 2016  
 Assessment Acres 0.544  
 Assessed Land Value \$29,700  
 Assessed Improved Value \$0  
 Total Value \$29,700

Current year valuations are subject to change until Board of Review final adjournment [Assessment Detail](#)

**PARCEL OWNERS**

(CLICK ON NAME TO LIST PARCELS WITH OWNERS NAME)

Last Name	First Name	M.I.	JR/SR
<a href="#">SIMDON</a>	<a href="#">RONALD</a>	M	
<a href="#">SIMDON</a>	<a href="#">RUTH</a>		

**TAX INFORMATION**

[2015](#) [2014](#) [2013](#) [2012](#) [2011](#) [2010](#) [2009](#) [2008](#)

**2015 Tax Values** **Not Delinquent**

General Taxes:	1,575.70	<a href="#">Display Tax Bill Image</a>	
First Dollar	0.00		
Lottery Credit	0.00	<b>Paid</b>	<b>Balance</b>
General Tax	1,575.70	1,575.70	0.00
Specials			
MFL			
<b>Tax Totals</b>	<b>1,575.70</b>	<b>1,575.70</b>	<b>0.00</b>

**PARCEL ADDRESSES**

Address City Zip

**BILL ADDRESS**

Name RONALD M SIMDON  
 RUTH SIMDON  
 Street N4281 COUNTY ROAD A  
 City State Zip CAMBRIDGE, WI 53523

**ZONING INFORMATION**

[Zoning Permits & Petitions](#)

**PROPERTY SIZE**

Acres	Front	Depth
0.544	0.00	0.00

**BRIEF LEGAL DESCRIPTION**

(NOT FOR USE ON LEGAL DOCUMENTS)

BEG NE/C LOT 6, BLK 2, OEHLE & HELPAP ADD, S80DG18'E50.03 FT, N0DG01'W331FT, N79DG56'W 288.93FT, SW 331FT, SE TO POB. EX CSM 3671-17-43. EX PT IN ROW IN DOC 1355371. EX LD LYG NELY OF ROW.

Category	Assessed Value	Average Assessment Ratio	Estimated Market Value
Land	103,300		
<b>Total</b>	<b>103,300 /</b>	<b>1.0415</b>	<b>99,200</b>

First Installment	788.70	Second Installment	787.00
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[Tax Detail](#) [Print Summary](#) [Payment History](#)

**DISTRICT INFORMATION**

Type	State Code	Description
School District	282898	LAKE MILLS SCH DIST
Technical College	000400	MATC

**RECORDED DOCUMENTS**

Doc. Type	Status	Document Date	Sale Amt.	Doc. Number
QCD	A	11/23/2011		<u>1304808</u>





152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523  
608.423.3254 | fax 608.423.4570 | www.rumpfllaw.com

Michael D. Rumpf    Andrew T. Rumpf    Donald F. Rumpf  
mrumpf@rumpfllaw.com    arumpf@rumpfllaw.com

June 16, 2016

FAX: 1-608-264-6104

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

RE: Ronald Simdon and Ruth Simdon Annexation

Municipal Boundary Review:

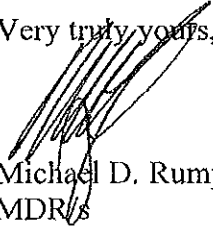
Enclosed please find my previous correspondence and revised legal description for the Simdon to City of Lake Mills annexation.

Please advise the status of your review and approval.

Thank you.

If you have any questions, please contact me.

Very truly yours,

  
Michael D. Rumpf  
MDR/s  
encl.

cc: City of Lake Mills  
Ronald and Ruth Simdon

COPY

April 27, 2016

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

RE: Ronald Simdon and Ruth Simdon Annexation

Municipal Boundary Review:

Enclosed please find the following:

1. Request for Annexation Review with attachments.
2. Check in the amount of \$400.00.
3. Copy of Petition for Annexation.

If you have any questions, please contact me.

Very truly yours,

Michael D. Rumpf  
MDR/s  
encl.

cc: City of Lake Mills  
Ronald and Ruth Simdon

## Sime, Don R - DOA

---

**From:** Tracy Saxby <TracyS@jeffersoncountywi.gov>  
**Sent:** Monday, May 09, 2016 3:28 PM  
**To:** Sime, Don R - DOA  
**Subject:** RE: Lake Mills annexation  
**Attachments:** T-Lake Mills 018-0713-1223-004 & 029.doc

Don,

The legal description is incomplete. It also excepts off land that was intended to be annexed. I cannot approve this the way it is. I have contacted Misty Quest at the City of Lake Mills and Attorney Rumpf. Attorney Rumpf drafted the document. Let me know if you need anything else.

Thanks!!

*Tracy Saxby*  
Real Property Lister  
Jefferson County  
Land Information Office  
311 S Center Ave Room 101  
Jefferson WI 53549-1701  
920-674-7254  
[tracys@jeffersoncountywi.gov](mailto:tracys@jeffersoncountywi.gov)

---

**From:** Sime, Don R - DOA [<mailto:Don.Sime@wisconsin.gov>]  
**Sent:** Tuesday, May 03, 2016 3:56 PM  
**To:** Tracy Saxby  
**Subject:** Lake Mills annexation

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!

CONFIDENTIALITY NOTICE: This e-mail and any files transmitted with it may contain information that is privileged, confidential and exempt from disclosure under applicable laws. The communication is intended for the sole use of the individual or entity to which it is addressed. Dissemination, forwarding, printing, or copying of this e-mail and any files transmitted with it without the consent of the sender is strictly prohibited. If you have received this e-mail in error, please notify the sender, delete the email, and do not use, disclose or store the information it contains. Thank you.

## Schmidtke, Erich J - DOA

---

**From:** Tracy Saxby <TracyS@jeffersoncountywi.gov>  
**Sent:** Friday, May 27, 2016 10:30 AM  
**To:** Schmidtke, Erich J - DOA  
**Subject:** RE: Simdon Annexation

I just approved a new legal description for the City of Lake Mills. Let me know when you get it.

Thanks!!

Have a GREAT WEEKEND!!

*Tracy Saxby*

Real Property Lister  
Jefferson County  
Land Information Office  
311 S Center Ave Room 101  
Jefferson WI 53549-1701  
920-674-7254  
[tracys@jeffersoncountywi.gov](mailto:tracys@jeffersoncountywi.gov)

---

**From:** Schmidtke, Erich J - DOA [<mailto:Erich.Schmidtke@wisconsin.gov>]  
**Sent:** Monday, May 23, 2016 2:03 PM  
**To:** Tracy Saxby  
**Subject:** Simdon Annexation

Tracy,

You had raised some issues about the legal description for the proposed Simdon annexation. In response, petitioners have submitted an amended legal description and scale map (see attached). You indicated that their legal description excepted territory that petitioners appeared to want included in their annexation, among other things.

How does their amended legal and scale map look?

One of their exceptions they appear to fully identify, however I notice that with their other exception they are asking us to consult with an external document, which the statute does not allow. The statute requires the legal to be a stand-alone description capable of being readily understood.

Thanks for your help,  
Erich

Erich Schmidtke  
Municipal Boundary Review

Wisconsin Department of Administration  
Division of Intergovernmental Relations  
101 East Wilson Street, 9th Floor  
PO Box 1645  
Madison WI 53701-1645  
(608) 264-6102  
(608) 264-6104 (fax)  
[erich.schmidtke@wisconsin.gov](mailto:erich.schmidtke@wisconsin.gov)  
[www.doa.state.wi.us/municipalboundaryreview](http://www.doa.state.wi.us/municipalboundaryreview)

## Schmidtke, Erich J - DOA

---

**From:** Misty Quest <mquest@ci.lake-mills.wi.us>  
**Sent:** Tuesday, May 31, 2016 2:08 PM  
**To:** Schmidtke, Erich J - DOA  
**Subject:** RE: Annexation

Hi Erich, I was contacted by Tracy at Jefferson County regarding concerns in the amended language filed by Attorney Rumpf so I had our staff re-work the legal description and ran it past Tracy to see if that would work for her. After a few changes she gave the "thumbs-up" so I contacted Attorney Rumpfs to inform him that his "amended" legal was still off and that he could review and file another amended legal (ours) if he approved. His staff informed me he is on vacation and that there isn't anybody there that can review for him so I emailed the info to his assistant and she indicated she would speak with him first thing upon his return on June 6. Misty

---

**From:** Schmidtke, Erich J - DOA [<mailto:Erich.Schmidtke@wisconsin.gov>]  
**Sent:** Tuesday, May 31, 2016 2:00 PM  
**To:** Misty Quest  
**Subject:** Annexation

Misty,

How are things coming along with your annexation? We are set to review it, however have heard that a revised legal description is in the works. If that's true, how far along are you with that?

Thanks,  
Erich

Erich Schmidtke  
Municipal Boundary Review

Wisconsin Department of Administration  
Division of Intergovernmental Relations  
101 East Wilson Street, 9th Floor  
PO Box 1645  
Madison WI 53701-1645  
(608) 264-6102  
(608) 264-6104 (fax)  
[erich.schmidtke@wisconsin.gov](mailto:erich.schmidtke@wisconsin.gov)  
[www.doa.state.wi.us/municipalboundaryreview](http://www.doa.state.wi.us/municipalboundaryreview)



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

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/>

May 03, 2016

PETITION FILE NO. 13940

MISTY QUEST, CLERK  
CITY OF LAKE MILLS  
200D WATER ST  
LAKE MILLS, WI 53551-1632

SARAH FITZGIBBON, CLERK  
TOWN OF LAKE MILLS  
1111 S MAIN ST  
LAKE MILLS, WI 53551-1816

Subject: RONALD & RUTH SIMDON 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 LAKE MILLS to the CITY OF LAKE MILLS (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 May 23, 2016. 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

# Annexation Review Questionnaire

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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: **Ronald & Ruth Simdon**

Petition Number: **13940**

1. Territory to be annexed: From **TOWN OF LAKE MILLS** To **CITY OF LAKE MILLS**

2. Area (Acres): 1.135

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

c. Paid by:  Petitioner  City  Village

Other: \_\_\_\_\_

a. Title of boundary agreement Intergovernmental Agreement

b. Year adopted 2002

c. Participating jurisdictions Town of Lake Mills & City of Lake Mills

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 2 Total: 4

5. Approximate **present land use** of territory:

Residential: 52 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Undeveloped: 48 %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 100 % Recreational: \_\_\_\_\_ % Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %

Other: \_\_\_\_\_ %

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

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

Plat Name: \_\_\_\_\_

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

Cemetery to the West, Commercial to the North and East, Residential to the South

In the town?: Residential to the South

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 timetable 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: Additional Water & Sewer Lines

11. Planning:

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

Is this annexation consistent with your comprehensive plan?  Yes  No

Describe: \_\_\_\_\_

b. Annual appropriation for planning? \$ 20,000.00

c. How is the annexation territory now zoned? Residential

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

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

Prepared by:  Town  City  Village

Name: Melissa Quest, City Clerk

Email: mquest@ci.lake-mills.wi.us

Phone: 920-648-2344

Date: May 6, 2016

Please **RETURN PROMPTLY** to:

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

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



**REAL PROPERTY LISTERS ANNEXATION REVIEW**

---

1. Territory to be annexed:	From Town of:	To City/Village of:
<b>018-0713-1223-004 &amp; 029</b>	Lake Mills	Lake Mills

---

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

- N (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county
- Y (2) Contiguous with existing village/city boundaries
- Y (3) Creates an island area in Township (completely surrounded by city)
- N (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

- Y (1) Identify owner(s) of annexed land
- Y (2) Identify parcel ID numbers included in annexation.
- Y (3) Identify parcel ID numbers being split by annexation
- Y (4) North arrow
- Y (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- Y (7) Legend
- N (8) Total area/acreage of annexation

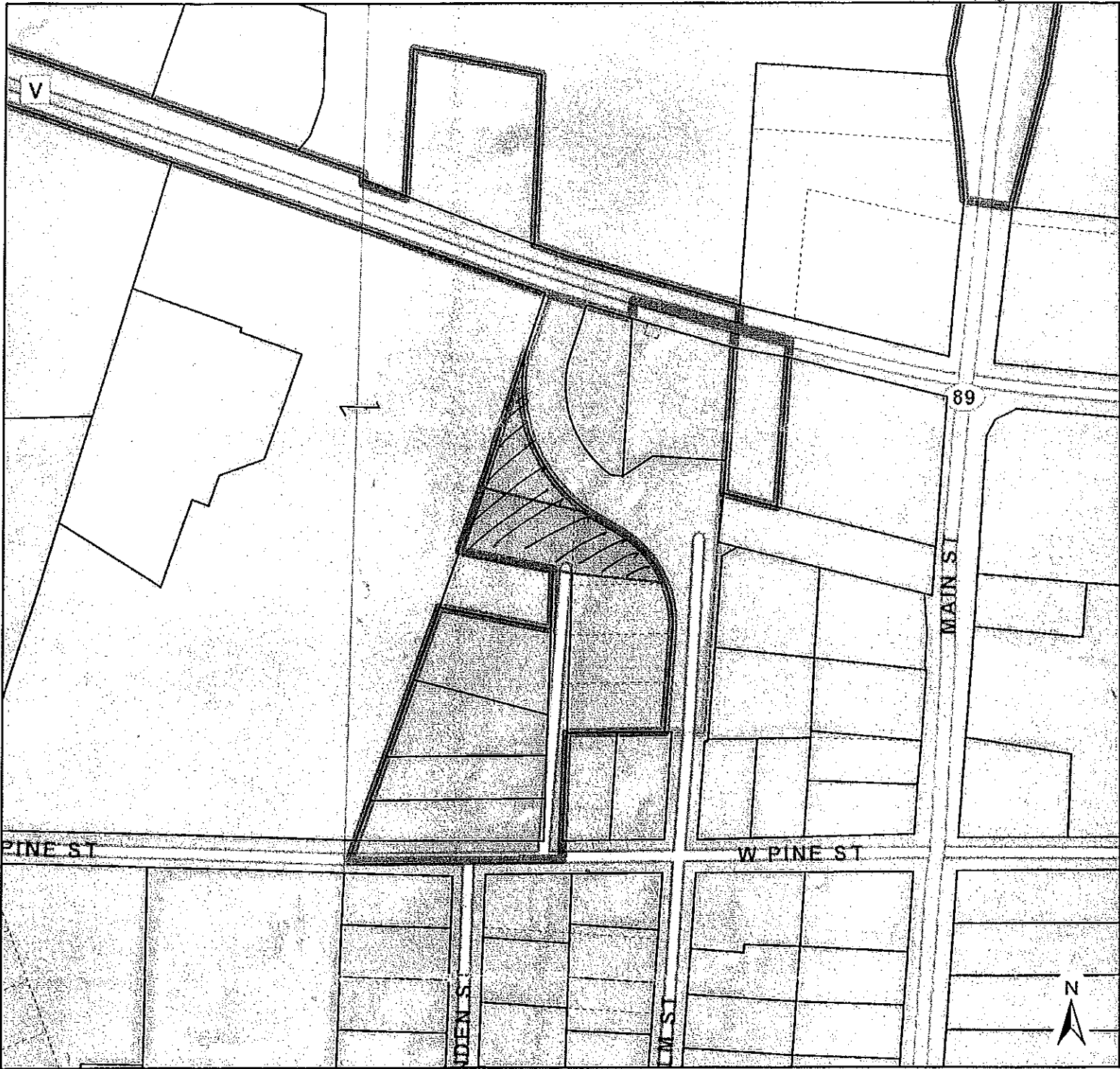
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






3. Other relevant information and comments: The legal description for both parcels is incomplete. The description doesn't close. It also excepts land that I believe they want to be annexed. I have contacted Misty Quest, Clerk for the City of Lake Mills and Attorney Rumpf, drafter of the document.

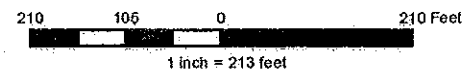
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Prepared by: Tracy Saxby  
 Title: Real Property Lister  
 Phone: 920-674-7254  
 Date: March 9, 2016

Please **RETURN PROMPTLY** to:  
 Municipal Boundary Review  
 PO Box 1645  
 Madison WI 53701

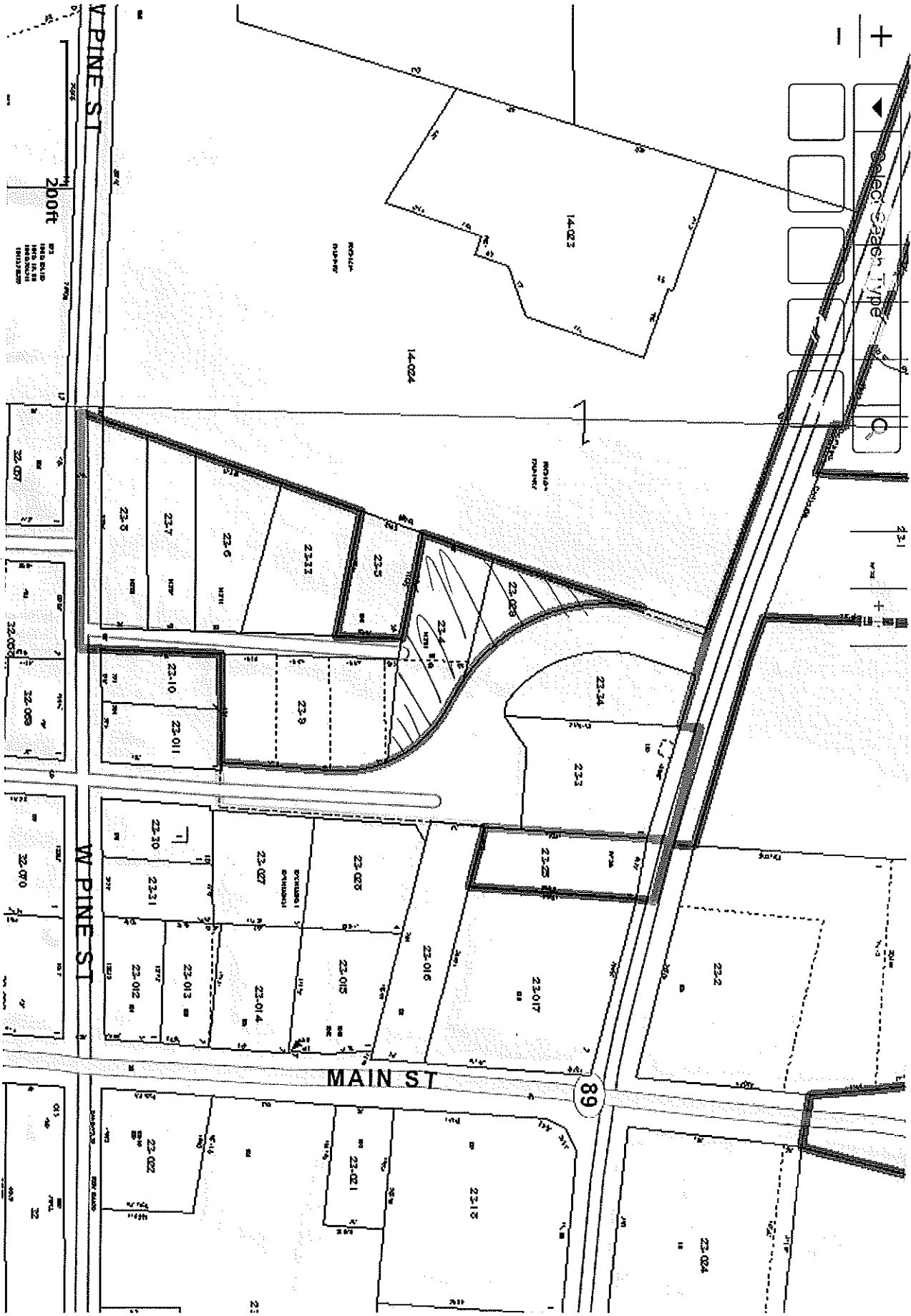


- |  |                       |   |                    |   |                     |
|--|-----------------------|---|--------------------|---|---------------------|
|  | Override 1            |  | Road Right of Ways |  | Streams and Ditches |
|  | Municipal Boundaries  |  | Section Lines      |  | Surface Water       |
|  | Property Boundary     |  | Map Hooks          |  | Tax Parcels         |
|  | Old Lot/Meander Lines |   |                    |   |                     |
|  | Rail Right of Ways    |   |                    |   |                     |



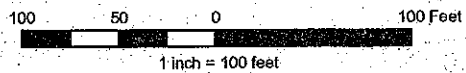
# Jefferson County Wisconsin

Public GIS Viewer





- Override 1
- Municipal Boundaries
- Property Boundary
- Old Lot/Meander Lines
- Rail Right of Ways
- Road Right of Ways
- Section Lines
- Surface Water
- Map Hooks
- Tax Parcels
- Streams and Ditches



S  
O  
F

## Simdon Annexation

May, 2016

A parcel of land located in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twelve (12), Township Seven (7) North, Range Thirteen (13) East, Town of Lake Mills, Jefferson County, Wisconsin, bounded and described as follows:

Beginning at the southwest corner of Lot 6, Block 2, Oehler & Helpap Addition;

thence North along the west side of said Lot 6, Block 2, 18.15 feet to the northeast right-of-way corner of Linden Street ;

thence North 81°09'30" West along the north line of said Linden Street right-of-way, 35.11 feet to the northwest right-of-way corner of Linden Street;

thence continuing North 81°09'30" West 146.45 feet more or less to the west line of said Oehler & Helpap Addition and the easterly line of the Rock Lake Cemetery;

thence North 14°37' East, 99 feet along the west line of said Oehler & Helpap Addition and the easterly line of the Rock Lake Cemetery to the northwest corner of said plat;

thence continuing North 14°37' East, 214 feet more or less along the extension of the west line of said Oehler & Helpap Addition and the easterly line of the Rock Lake Cemetery to the west right-of-way line of Elm Street;

thence Southeasterly 301.79 feet along the western right-of-way of Elm Street along an arc concave to the northeast with a radius of 236.50 feet and a long chord bearing South 22°50'54" East, 281.73 feet;

thence continuing Southeasterly along the western right-of-way of Elm Street South 59° 24' 19" East, 32.29 feet;

thence Southeasterly along the western right-of-way of Elm Street along an arc concave to the southwest with a radius of 163.50 feet to a point where the West line of Elm Street intersects the south line of said Lot 6, Block 2, Oehler & Helpap Addition, thence westerly on the south line of said Lot 6, Block 2, Oehler & Helpap Addition, to the southwest corner of Lot 6, Block 2, Oehler & Helpap Addition and the point of beginning.

Except beginning at the Southeast corner of said Lot 6, Block 2, thence Westerly 165 feet to the Southwest corner of said Lot 6, Block 2, Oehler & Helpap Addition, thence North 18.5 feet, thence Southeasterly to the point of beginning.

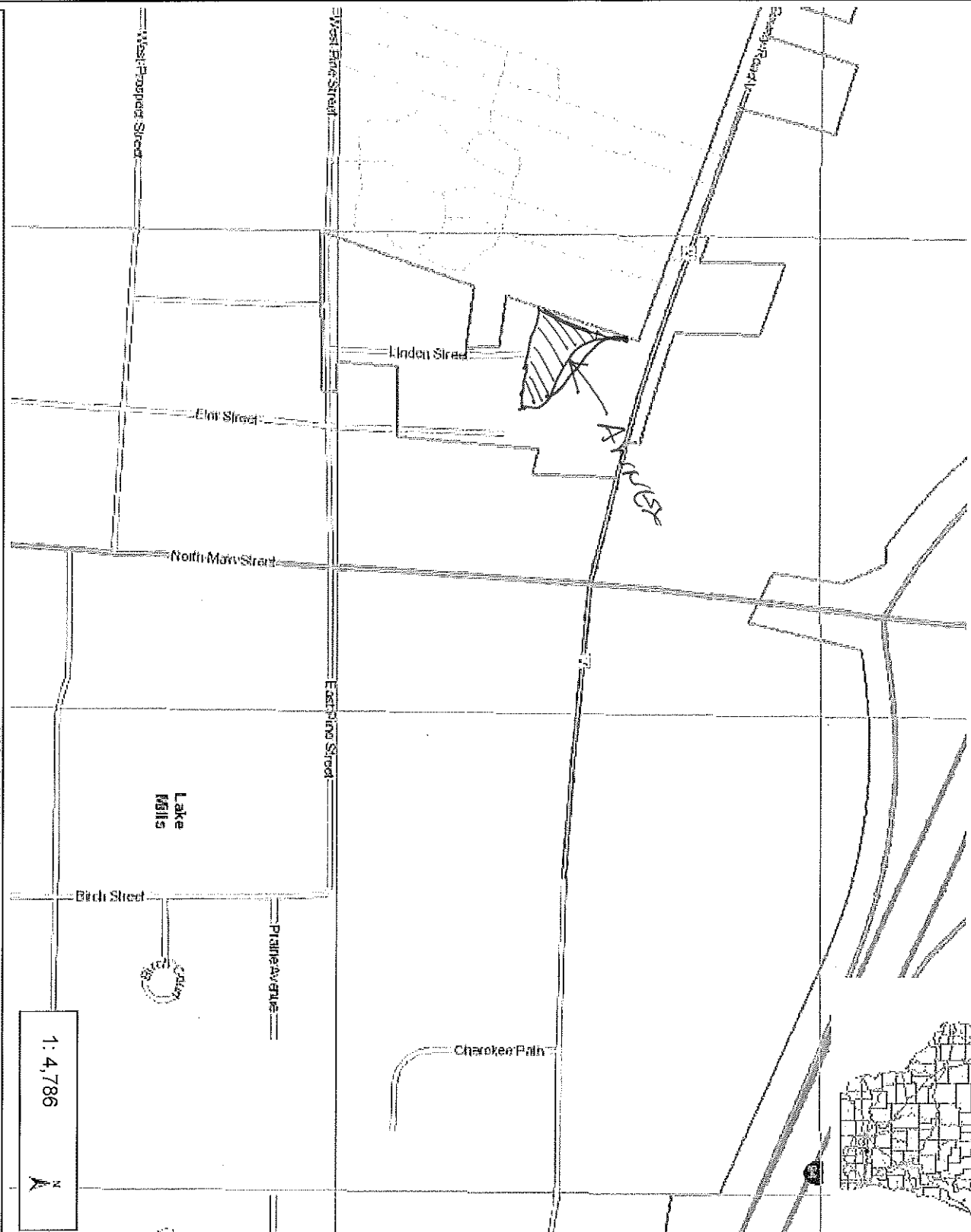
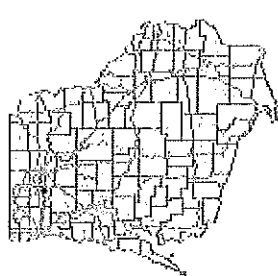
Parcels included in the above description are:

Pin 018-0713-1223-004 (0.591 Acres)

Pin 018-0713-1223-029 (0.544 Acres)



13940



1:4,786

0.2  
0 0.08 0.2 Miles  
NAD\_1983\_HARN\_Wisconsin\_TM  
© Latitude Geographics Group Ltd.

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**Legend**

- Quarter-Quarter
- Cities, Towns & Villages
- City
- Village
- Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads**
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads**
  - County HWY
  - Local Road
- Railroads
- Tribal Lands

**Notes**



# No 7, Range No 13 East 4<sup>th</sup> Mer: Wis. Ter.

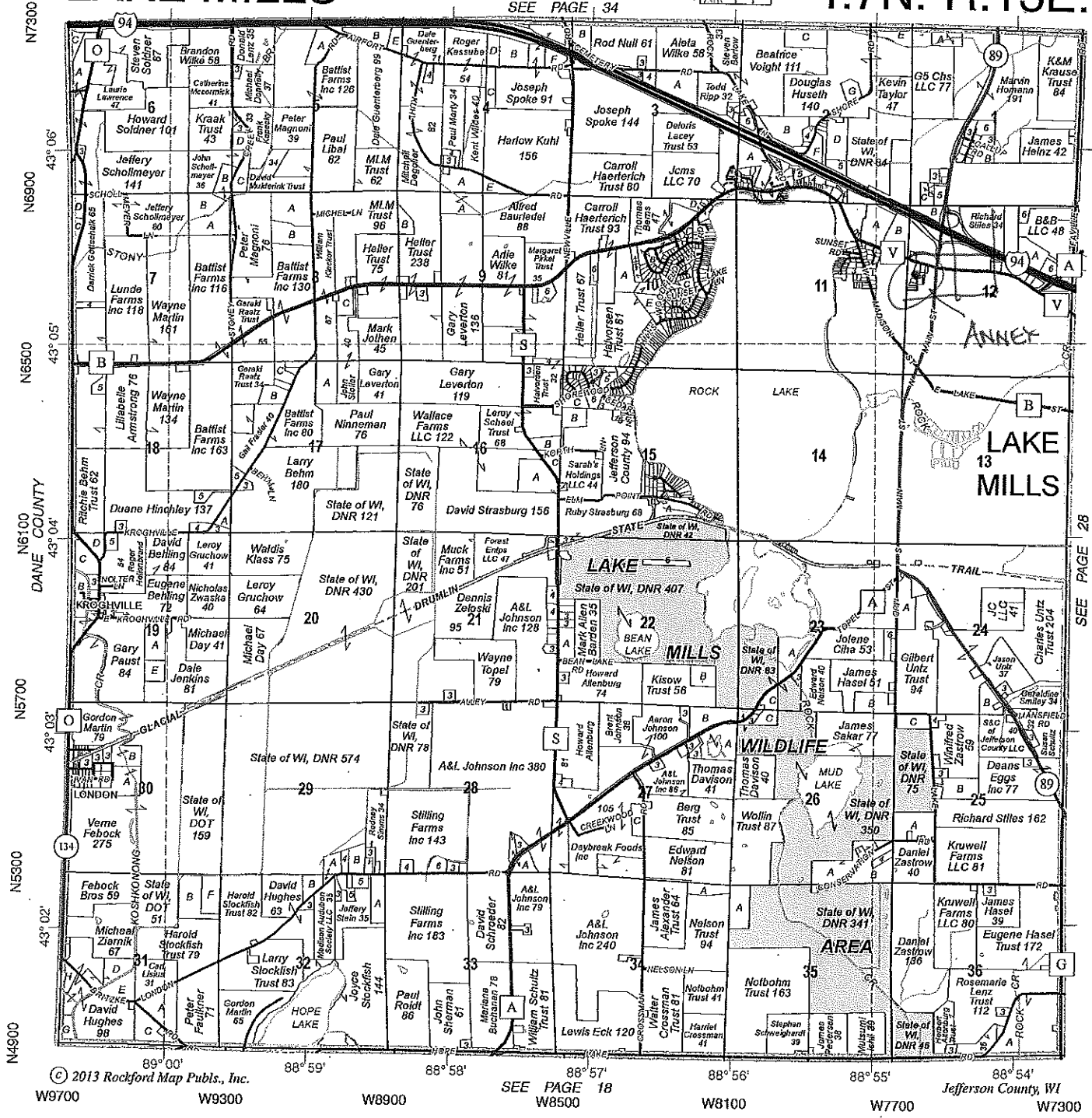


# LAKE MILLS

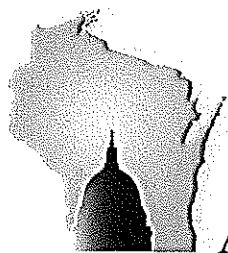
Refer to page 48 for keyed parcels

## T.7N.-R.13E.

SEE PAGE 34







WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

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/>

June 28, 2016

PETITION FILE NO. 13940

MISTY QUEST, CLERK  
CITY OF LAKE MILLS  
200D WATER ST  
LAKE MILLS, WI 53551-1632

SARAH FITZGIBBON, CLERK  
TOWN OF LAKE MILLS  
1111 S MAIN ST  
LAKE MILLS, WI 53551-1816

Subject: RONALD & RUTH SIMDON ANNEXATION

The proposed annexation submitted to our office on May 02, 2016, 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 LAKE MILLS**.

Note: The metes and bounds description of the territory being annexed must commence from a monumented corner of the 1/4 section in which the territory lies. The description must describe only the territory being annexed; description by exception is not provided for by statute. Also, the scale map of the territory being annexed must clearly identify the territory being annexed. (ref: s. 66.0217 (1) (c) & (g), Wis. Stats.)

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 administration 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 Department of Administration. 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: 13940**

Mail these documents to:

Wisconsin Department of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701-1645

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner