

14106

Lone Star Holdings

14106	Date Sent	Reply	Status
Town Quest	3/16	3/23	
Muni Quest	3/16	4/2	
Prop. Lister	3/16	3/21	OK

TOWN OF WESTPORT  
VILLAGE OF WAUNAKEE  
04/05/2018

OK - COMMENTS 4/5/18

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

14 106

## Petitioner Information

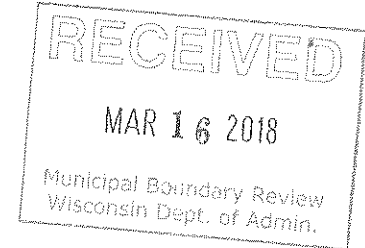
Name: **LONE STAR HOLDINGS LLC (JOHN GANSER)**

Address: **1900 PRAIRIE ST**

**PRAIRIE DU SAC, WI 53578**

Email: **JGANSER@GANSERCONSTRUCTIONINC.COM**

## Office use only:



1. Town where property is located: **TOWN OF WESTPORT**

2. Petitioned City or Village: **VILLAGE OF WAUNAKEE**

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

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

5. Area (in acres) of the territory to be annexed: **30.451**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **066/0809-172-8540-0**

Petitioners phone:

**608-643-4667**

Town clerk's phone:

**608-849-4372**

City/Village clerk's phone:

**608-850-2827**

## Contact Information if different than petitioner:

Representative's Name and Address:

**DENNIS STEINKRAUS**

**FORWARD DEVELOPMENT GROUP, LLC**

**161 HORIZON DR SUITE 101A**

**VERONA, WI 53593**

Phone: **608-848-9050**

E-mail: **DGS@FORWARDDEVGROUP.COM**

Surveyor or Engineering Firm's Name & Address:

**RACHEL HOLLOWAY**

**JSD PROFESSIONAL SERVICES, INC.**

**161 HORIZON DR., SUITE 101**

**VERONA, WI 53593**

Phone: **608-848-5060**

E-mail: **TODD.BUHR@JSDINC.COM /**  
**RACHEL.HOLLOWAY@JSDINC.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]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

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## Required Fees

There is an initial filing fee and a variable review fee

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

**\$800 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

**\$1150 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: 3/16

Payee: JSD PROFESSIONAL SERVICES

Check Number: 35059

Check Date: 2/12

Amount: 1150

## ANNEXATION SUBMITTAL GUIDE

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### 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 adjoiners 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.]*

## Letter of Transmittal

www.jsdinc.com

To:	Erich Schmidtke, WDOA	cc:	Todd Schmidt, Village of Waunakee Julee Helt, Village Clerk, Waunakee Tom Wilson, Town of Westport Attorney/Administrator/Clerk-Treasurer Dennis Steinkraus, FDG Dave Jenkins, JSD
From:	Rachel Holloway, Planner, JSD	JSD Project Name:	Woodland Crest Development
Re:	Annexation Petition	JSD Project No.	17-8080
Date:	March 14, 2018	Location:	SE corner of CTH Q and Woodland Drive

These items have been transmitted via:

<input type="checkbox"/> US Mail	<input type="checkbox"/> DHL/FedEX/UPS	<input type="checkbox"/> Courier	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Pick-up
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We are transmitting the following:

Copies	Dated	No.	Item Description
1	2/12/18	1	Annexation DOA Review Request
1	2/12/18	2	Annexation Petition with Legal Description and Exhibit
1	2/12/18	3	Application Fee (\$1,150 Check no. 35059)

They are transmitted as indicated:

<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> For Approval	<input type="checkbox"/> As Requested
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**Notes:**

If you have any questions about the enclosed materials please contact our office. Thank you!

**STATE OF WISCONSIN    VILLAGE OF WAUNAKEE    DANE COUNTY**

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In the Matter of the Direct  
Annexation of Lands from  
the Town of Westport  
to the Village of Waunakee,  
Dane County, Wisconsin

Unanimous Petition for Direct  
Annexation  
Wis. Stats. 66.0217(2)

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To the Village Board of the Village of Waunakee, Dane County, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory described in Annexation Exhibit A hereto to the Village of Waunakee, Dane County, Wisconsin, whereby said territory will be detached from the Town of Westport, Dane County, Wisconsin, pursuant to Section 66.0217(2), Wisconsin Stats.
2. Attached hereto as Annexation Exhibit B is a scale map which accurately reflects the legal description of the parcel to be annexed and the boundary of the annexing Village of Westport and includes a graphic scale on the face of the map.
3. There are no persons residing within the territory proposed to be annexed. The annexation territory encompasses 30.451 acres and is vacant land owned by Lone Star Holdings, LLC.
4. This petition has been signed by the owners of all of the non-public and non-right-of-way land area within the territory proposed to be annexed.

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**Owners Of All Lands Within The Territory Proposed To Annexed:**

Tax Parcel ID#: 066/0809-172-8540-0

Date of Signing:  
February 7, 2018

Name of Owner: Lone Star Holdings, LLC

Address of Owner: 1900 Prairie Street  
Prairie du Sac, WI 53578

Signature:

  
John Ganser, Managing Member

(Corporate Affidavit attached if necessary)

**Exhibits**

A - Legal Description

B - Scale Map of Annexed Territory

Forward Development Group LLC  
101 Horizon Drive, Suite 101A  
Verona, WI 53593

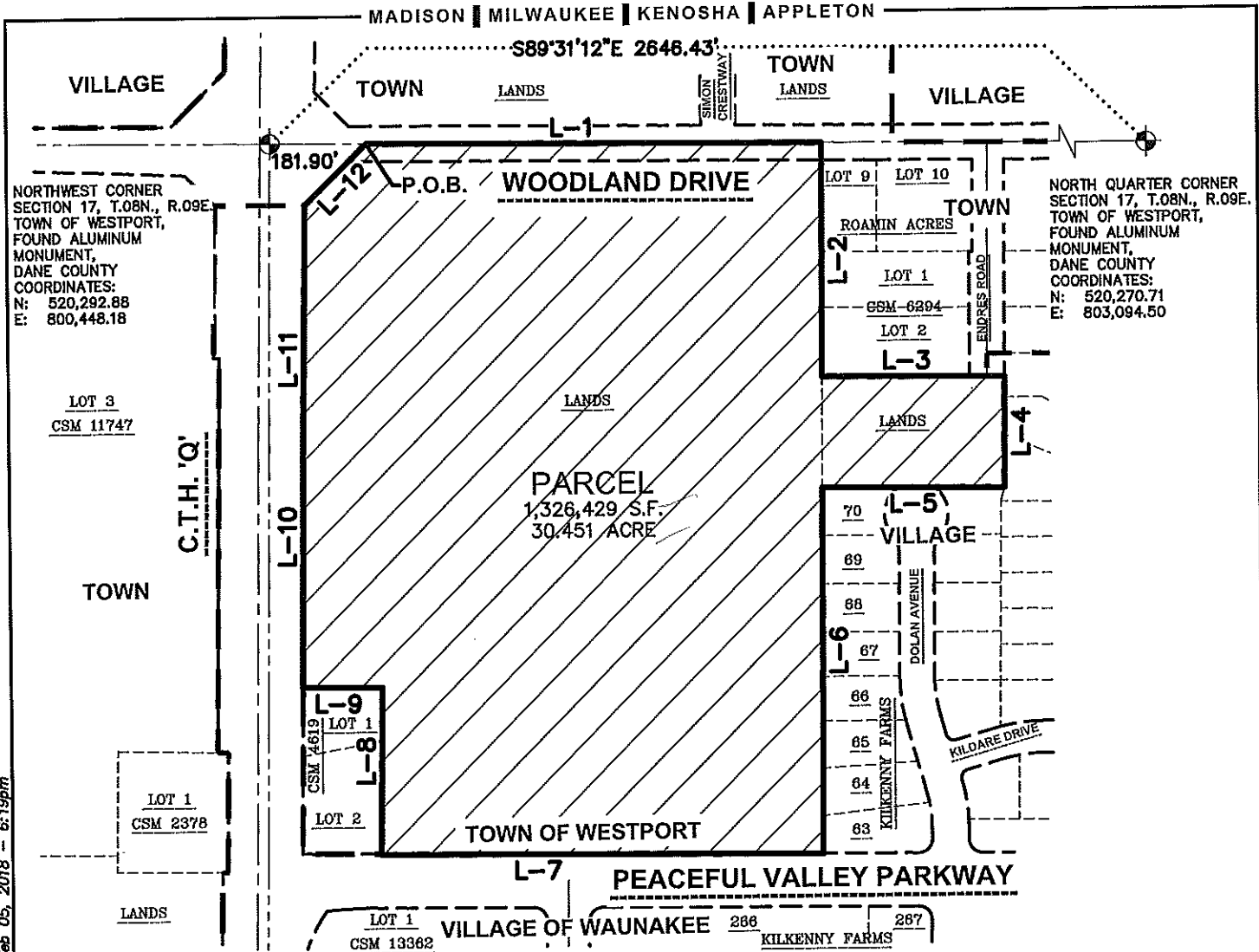
## ANNEXATION LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter, all in Section 17, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner of Section 17, aforesaid; thence South 89 degrees 31 minutes 12 seconds East along the North line of said Northwest Quarter, 181.90 feet to the Point of Beginning; thence continuing South 89 degrees 31 minutes 12 seconds East, 861.00 feet; thence South 00 degrees 17 minutes 26 seconds West along the West line of Roamin' Acres and Certified Survey Map No. 6294 a distance of 439.20 feet to the Southwest corner of Lot 2, Certified Survey Map No. 6294; thence South 89 degrees 25 minutes 51 seconds East along the South line of said Lot 2, a distance of 344.33 feet to the Southerly extension of the Easterly right-of-way line of Endres Road; thence South 00 degrees 22 minutes 20 seconds West, 208.32 feet; thence North 89 degrees 25 minutes 52 seconds West, 344.33 feet; thence South 00 degrees 17 minutes 41 seconds West, 685.67 feet along the west line of Kilkenny Farms to the North right-of-way line of Peaceful Valley Parkway; thence North 89 degrees 31 minutes 40 seconds West along said right-of-way line, 836.09 feet; thence North 00 degrees 43 minutes 38 seconds East along the extension of the East line of Certified Survey Map Number 4619 a distance of 313.66 feet to the North line of Certified Survey Map No. 4619; thence North 89 degrees 19 minutes 23 seconds West along said North line, 149.66 feet to the East right-of-way line of County Trunk Highway 'Q'; thence North 00 degrees 35 minutes 29 seconds East along said right-of-way line 461.89 feet; thence North 00 degrees 49 minutes 19 seconds East along said right-of-way line, 442.14 feet; thence North 45 degrees 39 minutes 03 seconds East along said right-of-way line, 163.28 feet to the point of beginning.

Said parcel contains 1,326,429 square feet or 30.451 acres.





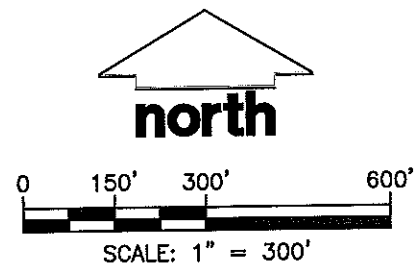
**LEGEND**

- GOVERNMENT CORNER
- ANNEXATION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE
- CORPORATE BOUNDARY

**NOTES**

1. EXISTING CORPORATE BOUNDARY LINE DETERMINED FROM THE VILLAGE OF WAUNAKEE LEGAL DESCRIPTION DATED JANUARY 6, 2005, PROVIDED BY THE VILLAGE CLERK
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-08-09, BEARS S89°31'12"E.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°31'12"E	861.00'
L-2	S00°17'26"W	439.20'
L-3	S89°25'51"E	344.33'
L-4	S00°22'20"W	208.32'
L-5	N89°25'52"W	344.33'
L-6	S00°17'41"W	685.67'
L-7	N89°31'40"W	836.09'
L-8	N00°43'38"E	313.66'
L-9	N89°19'23"W	149.66'
L-10	N00°35'29"E	461.89'
L-11	N00°49'19"E	442.14'
L-12	N45°39'03"E	163.28'



File: I:\2017\178080\DWG\178080 Annexation.dwg Layout: Annexation User: tburh Plotted: Feb 05, 2018 - 6:19pm

**JSD** Professional Services, Inc.  
 161 HORIZON COURT  
 VERONA, WISCONSIN 53593  
 (608)848-5080 PHONE | (608)848-2255 FAX  
[www.jsdinc.com](http://www.jsdinc.com)

PROJECT:  
**FORWARD DEVELOPMENT GROUP LLC**  
 161 HORIZON DRIVE, SUITE 101A  
 VERONA, WI 53593

SHEET TITLE:  
**ANNEXATION MAP**

JSD PROJECT NUMBER: 17-8080	SHEET NUMBER: 1
DRAWN BY: JK	CHECKED BY: TJB
DATE: FEB. 1, 2018	



SCOTT WALKER  
GOVERNOR  
ELLEN NOWAK  
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 16, 2018

PETITION FILE NO. 14106

JULEE HELT, CLERK  
VILLAGE OF WAUNAKEE  
PO BOX 100  
WAUNAKEE, WI 53597-0100

THOMAS G. WILSON, CLERK  
TOWN OF WESTPORT  
5387 MARY LAKE RD  
WAUNAKEE, WI 53597-9128

Subject: LONE STAR HOLDINGS 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 WESTPORT to the VILLAGE OF WAUNAKEE (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 April 05, 2018. 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

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: 30.451 acres	From Town of: Westport	To City/Village of: <b>Waunakee</b>
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2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

- ☐ Y (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
- ☐ N (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.
- ☐ NA (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
- ☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:  
This annexation runs to the centerline of Woodland Drive and along the edges of County Highway Q and Peaceful Valley Parkway.

Prepared by: Jim Czaplicki  
Title: Lead Land Records Spec.  
Phone: (608) 267-3529  
Date: 3/20/18

Please **RETURN PROMPTLY** to:  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
(608) 264-6102 FAX (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

# Annexation Review Questionnaire

Wisconsin Department of Administration

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

Petitioner: Lone Star Holdings

Petition Number: 14106

1. Territory to be annexed: From TOWN OF WESTPORT To VILLAGE OF WAUNAKEE

2. Area (Acres): 30

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 18.44

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 92.20

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: \_\_\_\_\_

4. Resident Population: Electors: 0 Total: 0

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

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?

In the town?: 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 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: \_\_\_\_\_

11. Planning & Zoning:

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

☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan?

☒ Yes ☐ No

b. How is the annexation territory now zoned? A1 ~~R4~~

c. How will the land be zoned and used if annexed? \_\_\_\_\_

12. Elections: ☐ New ward or ☐ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation: \_\_\_\_\_

Prepared by: ☒ Town ☐ City ☐ Village

Name: Robert Anderson

Email: banderson@townofwolverine.org

Phone: 608 849 9372

Date: 3/23/18

(March 2018)

Please RETURN PROMPTLY to:

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

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

# Annexation Review Questionnaire

## Wisconsin Department of Administration

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

Petitioner: **Lone Star Holdings**

Petition Number: **14106**

1. Territory to be annexed: From **TOWN OF WESTPORT** To **VILLAGE OF WAUNAKEE**

2. Area (Acres): 30.451

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

*Boundary Stipulation and  
Intergovernmental Cooperation  
Agreement Between the Village  
of Waunakee and Town of Westport*

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

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

a. Title of boundary agreement

b. Year adopted 1996

b. Total that will be paid to Town

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

c. Participating jurisdictions Waunakee/Westport

c. Paid by: ☐ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

*Mo. 027*

☐ Other: \_\_\_\_\_

4. Resident Population: Electors: 0 Total: 0

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

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

Undeveloped: ✓ \_\_\_\_\_%

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

Residential: 28 % Recreational: 0 % Commercial: 50 % Industrial: 0 %

Other: 22 %

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

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

Plat Name: Woodland Crest

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

developed

In the town?: \_\_\_\_\_

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: \_\_\_\_\_

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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:

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: \_\_\_\_\_

---

11. Planning & Zoning:

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

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? A-1

c. How will the land be zoned and used if annexed? Commercial, senior housing, multi-family, single family

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

---

Prepared by: ☐ Town ☐ City ☒ Village

Name: Julee Helt

Email: jhelt@waunakee.com

Phone: 608/850-2827

Date: 3/28/18

Please **RETURN PROMPTLY** to:

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

Municipal Boundary Review

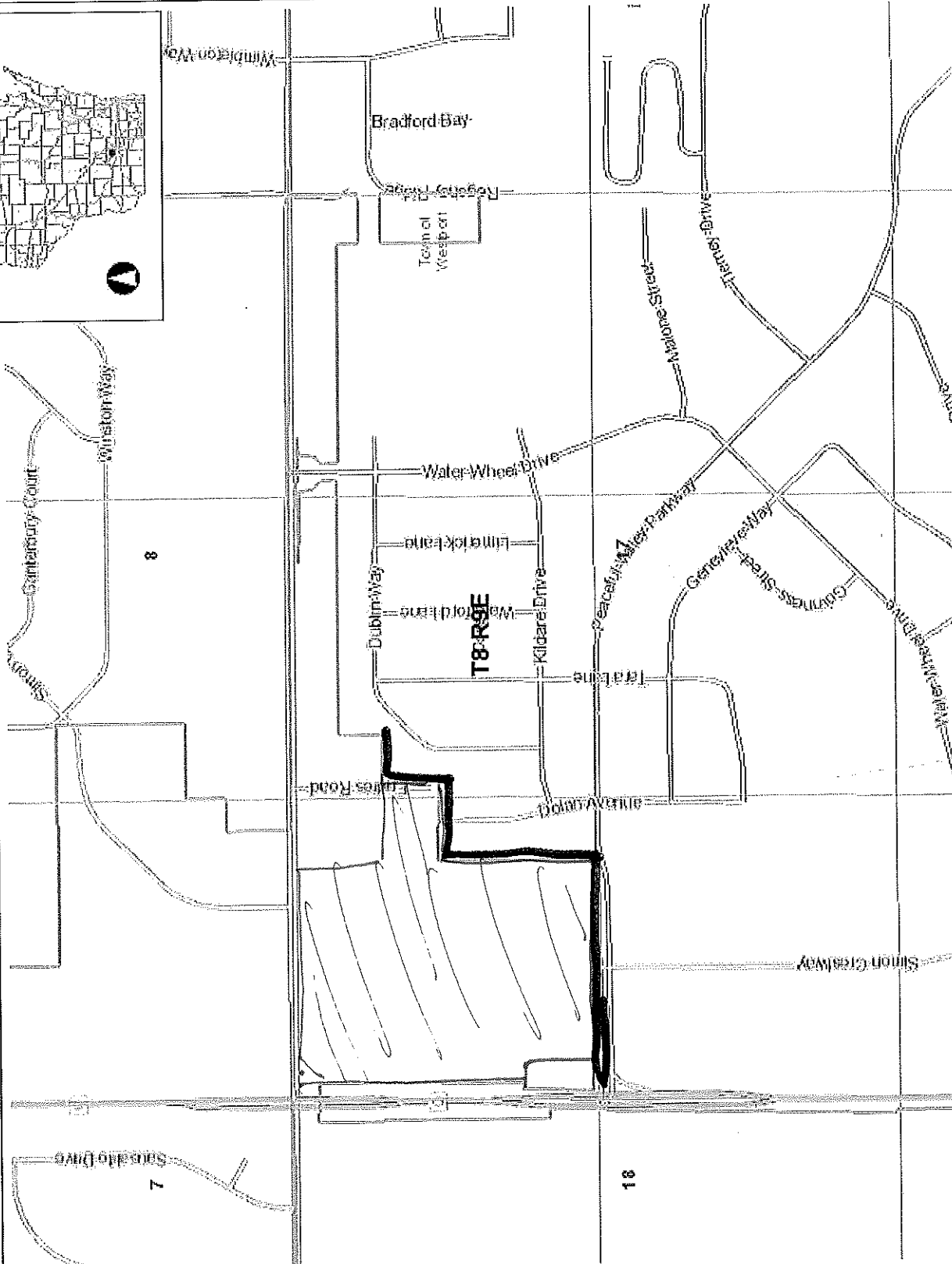
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



14106



### Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- 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
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

### Notes

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

0.3 Miles

0.13

0

0.3

NAD\_1983\_HARN\_Wisconsin\_TM

1: 7,920



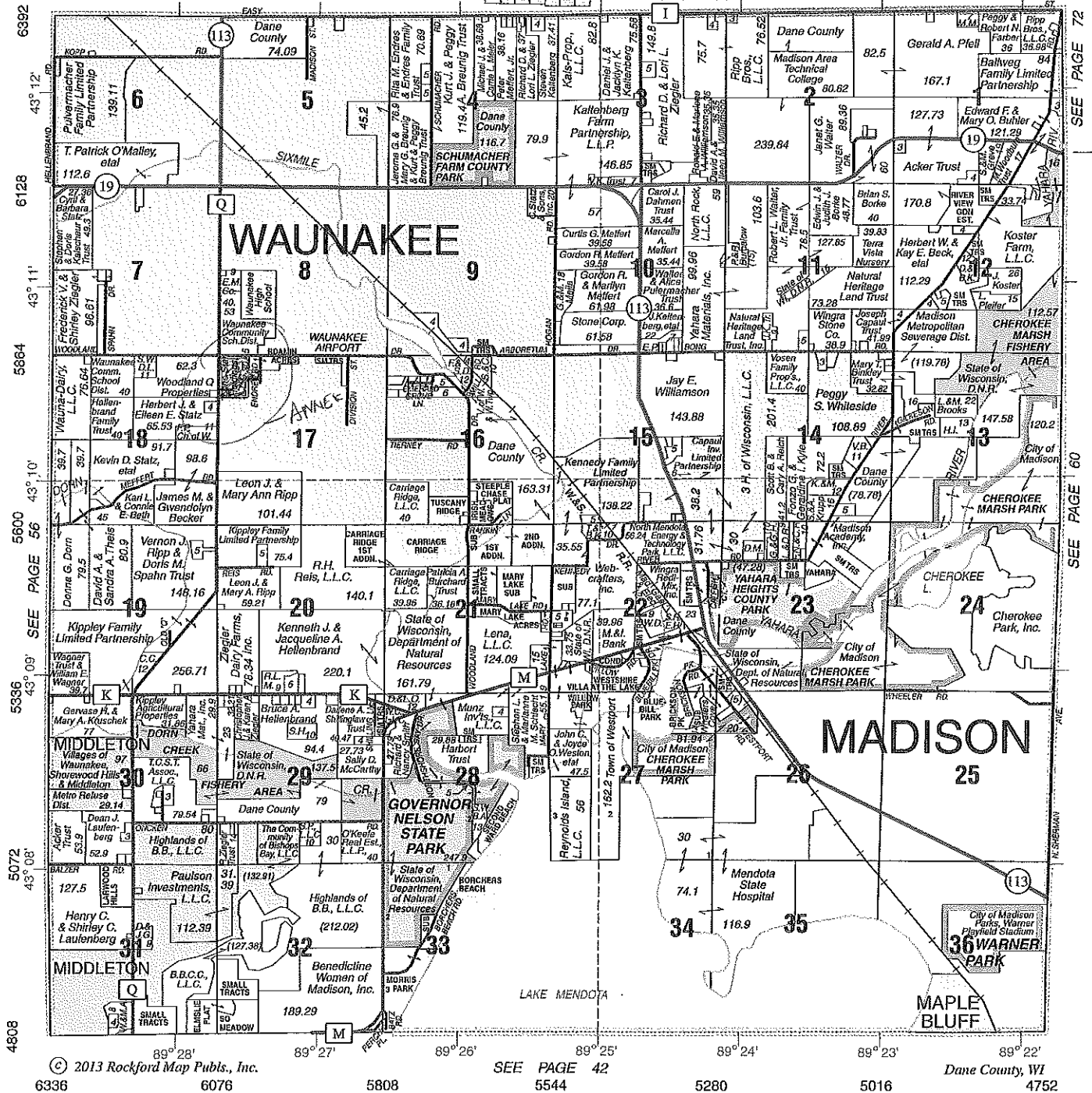
The map displays the Port of Winnipeg and its surrounding area, divided into sections. Each section is labeled with its area in acres (A) and its population (P). The map also shows the location of the Port of Winnipeg, the Red River, and the surrounding area. The map is a historical document, likely from the late 19th or early 20th century.

Section	Area (A)	Population (P)
1	32.75	20.00
2	36.08	20.00
3	40.15	20.00
4	40.22	20.00
5	40.30	20.00
6	40.58	20.00
7	41.05	20.00
8	41.52	20.00
9	42.00	20.00
10	41.97	20.00
11	41.50	20.00
12	41.03	20.00
13	40.56	20.00
14	40.57	20.00
15	40.75	20.00
16	40.07	20.00
17	40.06	20.00
18	40.60	20.00
19	40.60	20.00
20	40.60	20.00
21	40.60	20.00
22	40.60	20.00
23	40.60	20.00
24	40.60	20.00
25	40.60	20.00
26	40.60	20.00
27	40.60	20.00
28	40.60	20.00
29	40.60	20.00
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31	40.60	20.00
32	40.60	20.00
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36	40.60	20.00
37	40.60	20.00
38	40.60	20.00
39	40.60	20.00
40	40.60	20.00
41	40.60	20.00
42	40.60	20.00
43	40.60	20.00
44	40.60	20.00
45	40.60	20.00
46	40.60	20.00
47	40.60	20.00
48	40.60	20.00
49	40.60	20.00
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91	40.60	20.00
92	40.60	20.00
93	40.60	20.00
94	40.60	20.00
95	40.60	20.00
96	40.60	20.00
97	40.60	20.00
98	40.60	20.00
99	40.60	20.00
100	40.60	20.00

NORTH  
PART WESTPORT

SEE PAGE 70

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**Municipal Boundary Review**

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

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

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

April 05, 2018

PETITION FILE NO. 14106

JULEE HELT, CLERK  
VILLAGE OF WAUNAKEE  
PO BOX 100  
WAUNAKEE, WI 53597-0100

THOMAS G. WILSON, CLERK  
TOWN OF WESTPORT  
5387 MARY LAKE RD  
WAUNAKEE, WI 53597-9128

Subject: LONE STAR HOLDINGS ANNEXATION

The proposed annexation submitted to our office on March 16, 2018, 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...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **VILLAGE OF WAUNAKEE**, which is able to provide needed municipal services.

This annexation creates an isolated area of Town of Westport lands surrounded entirely by the Village of Waunakee, which would be prohibited by s. 66.221 Wis. Stats. However, an exception to this prohibition is where a Village and Town have an adopted boundary agreement between themselves that covers the annexation territory. In this case, Waunakee and Westport developed a *Boundary Stipulation and Intergovernmental Cooperation Agreement* in 1996, and therefore meets this exception.

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 include your MBR number 14106 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to [mds@wi.gov](mailto:mds@wi.gov) or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2179>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.