

14206

Mangen

14206	Date Sent	Reply	Status
Town Quest	4-5		
Muni Quest	4-5	4-23	
Prop. Lister	4-5	4-9	

TOWN OF AZTALAN
CITY OF LAKE MILLS
04/25/2019

OK - COMMENTS

Request for Annexation Review

RECEIVED
JAN 14 2019

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
http://doa.wi.gov/municipalboundaryreview/

Wisconsin Department of Administration

Petitioner Information

Office use only:

RECEIVED
APR - 5 2019
Municipal Boundary Review
Wisconsin Dept. of Admin.

Name: ROBERT MANGEN
Address: 333 Bishops WAY
Suite 160
BROOKFIELD, WI 53005
Email: bob@WISCONSINAPARTMENTS.biz

Petitioners phone:

Town clerk's phone:

City/Village clerk's phone:
(920)648-2344

- 1. Town where property is located: ALTAIAN
- 2. Petitioned City or Village: LAKE MILLS
- 3. County where property is located: JEFFERSON
- 4. Population of the territory to be annexed: 0
- 5. Area (in acres) of the territory to be annexed: • 4600 ACRES
- 6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 002 0714 0732-006

Contact Information if different than petitioner:

Representative's Name and Address:

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:
STEVE BIEDA
MAU & ASSOCIATES, LLP
400 SECURITY Blvd
GREEN BAY, WI 54313-9712
Phone: 920-434-9670 C 920-609-7756
E-mail: Sbieda@MAU-ASSOCIATES.COM

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

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**

Date fee received: 4-5-19 Shaded Area for Office Use Only

Payee: Northern Management LLC

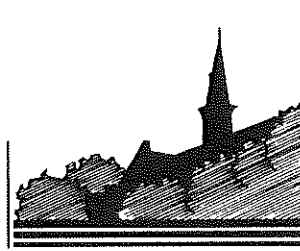
Check Number: 230854

Check Date: 1-10-19

Amount: \$400

City Of Lake Mills

200D Water Street
Lake Mills, WI 53551
(920) 648-2344
FAX: (920) 648-2347
www.ci.lake-mills.wi.us



Friday, March 29, 2019

Municipal Boundary Review
Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

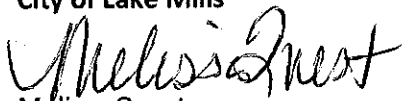
RE: Petition for Annexation; Parcel #002-0714-0732-006

To Whom It May Concern:

Please find enclosed a Request for Annexation Review with attachments, a map and legal description of the area to be considered for annexation, and a check made payable to the Wisconsin Department of Administration for the appropriate administration fees.

Please feel free to contact me with any questions.

Sincerely,
City of Lake Mills

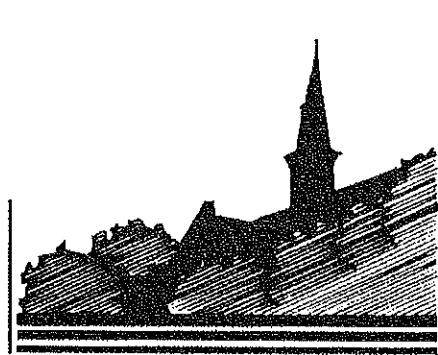

Melissa Quest
City Clerk

Enclosures

cc:
Steve Wilke, City Manager
Town of ~~Lake Mills~~ Aztalan
Lake Mills Public School District
Jefferson County Highway Department
Jefferson County Zoning Department

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 in the attached legal description document, and shown on the attached scale map to the City of Lake Mills, Jefferson County, Wisconsin.

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

Signature of Petitioner	Date of Signing	Owner Elector (Mark with X)	Address or Description of Property
<i>Pat M. Alvinger</i>	<i>1/9/19</i>		<i>66 FT X 303,61 FT PCL BTW LOTS 1+2 OF CSM 2447-9-5</i>

**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)	Owner's Agent (Please Type or Print)
Name <u>ROBERT MANGEN</u>	Name _____
Address <u>333 Bishops Way Suite 140</u>	Address _____
City <u>BROOKFIELD, WI 53005</u>	City _____
Telephone(s) <u>2</u>	Telephone(s) _____
Mobil No. <u>262-424-4805</u>	Mobil No. _____
Fax No. <u>262-860-8703</u>	Fax No. _____
E-Mail <u>bob@WISCONSINAPARTMENTS.biz</u>	E-Mail _____

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		(Total) (Value)	Current Year Taxes
			(land)	(Improvements)		
1	00207140732006	.460	16,500		16,500	2518
2						
3						
4						
Annual Total						
\$						
5 X Total \$						

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

Adults (18 years and over)	_____
Children (5-17 years)	_____
Children (1-4 years)	_____
Total	_____

N/A

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.

Vacant

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

Ag

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.

Robert M. Mangen
Signature of PROPERTY OWNER Circulating the Petition

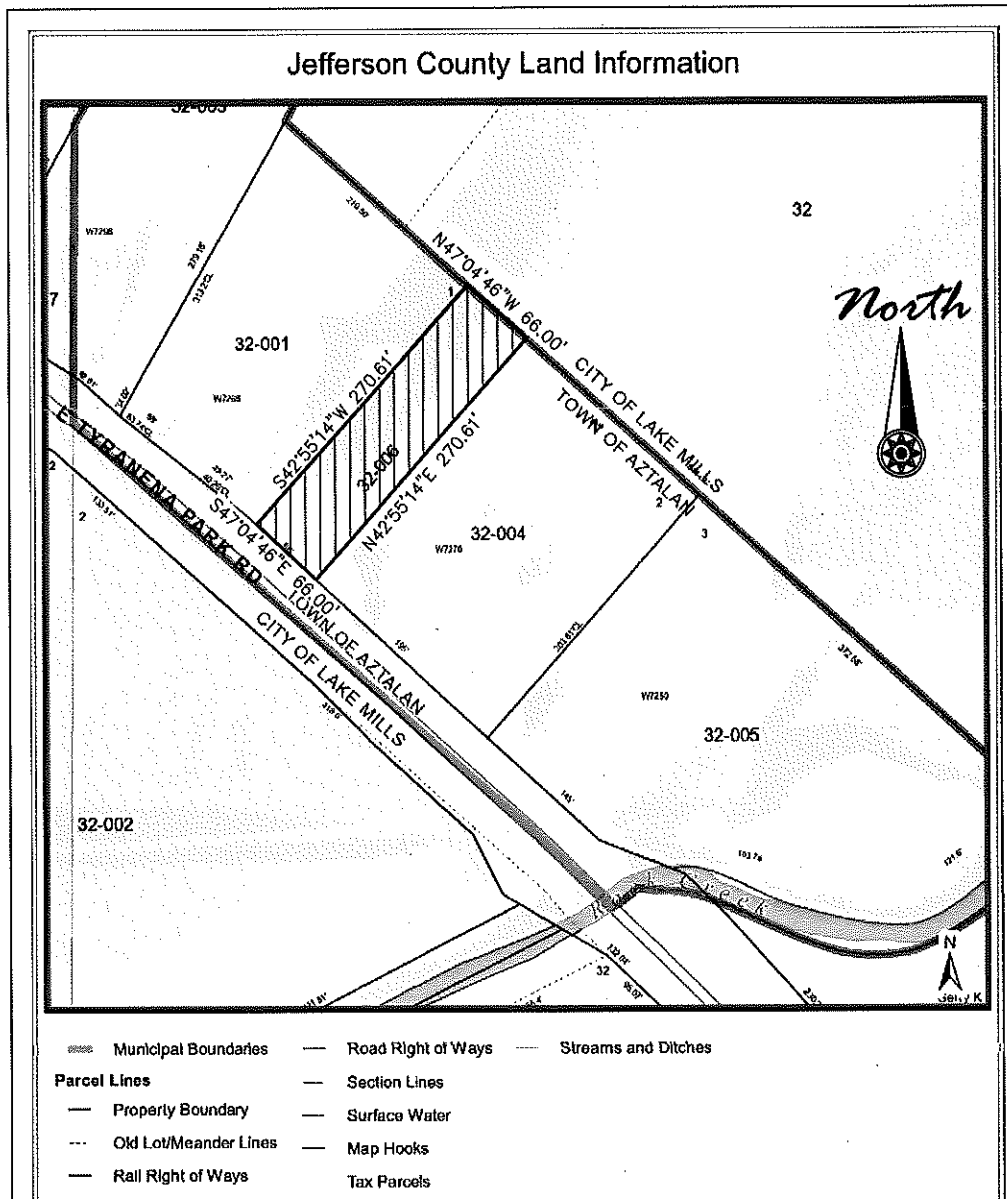
1/9/19
Date

Robert M. MANGEN
Print name

Annexation Exhibit

Part of the Northwest 1/4 of the Fractional Southwest 1/4 of Section 7, T7N-R14E,
Town of Aztalan, Jefferson County, Wisconsin, more fully described as follows:

Beginning at the Northeast Corner of Lot 1, Volume 9, Certified Survey Maps, Page 5,
Map No. 2447, Document No. 870125, Jefferson County records; thence
S42°55'14"W, 270.61 feet along the East line of said Lot 1; thence S47°04'46"E,
66.00 feet along the North right of way of Tyrannena Park Road, also known as C.T.H.
"V"; thence N42°55'14"E, 270.61 feet along the West line of Lot 2 of said Certified
Survey Map No. 2447; thence N47°04'46"W, 66.00 feet to the point of beginning.



Client: Robert Mangen
Tax Parcel: 002-0714-0732-006
Drafted By: MRA
File: M-3812Exhibit 020819.dwg
Data File: M-3812.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9870 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One
Project No.: M-3812
Drawing No.: L-10613



TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview>

April 05, 2019

PETITION FILE NO. 14206

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

SANDRA MARKS, CLERK
TOWN OF AZTALAN
N6501 ZIEBELL RD
JEFFERSON, WI 53549-9637

Subject: MANGEN 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 AZTALAN 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 April 25, 2019. 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
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Number: 14206

Petitioner: Mangen

1. Territory to be annexed: From TOWN OF AZTALAN

To CITY OF LAKE MILLS

2. Area (Acres): .46

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 254.45

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 1,272.25

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: 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: 100%

Comments: provide access to contiguous city lot to North

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?

R1-4 to North + Industrial to South

In the town?: Residential to East + West

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. if/when needed _____

Water Supply immediately
or, write in number of years. if/when needed _____

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-T Ag Transition

c. How will the land be zoned and used if annexed? R1-4, access to City R1-4 property to North

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 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: Melissa (Misty) Querst

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

Phone: 608 648 2344

Date: 4.23.19

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 002-0714-0732-006	From Town of: Aztalan	To City/Village of: Lake Mills
--	--------------------------	-----------------------------------

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

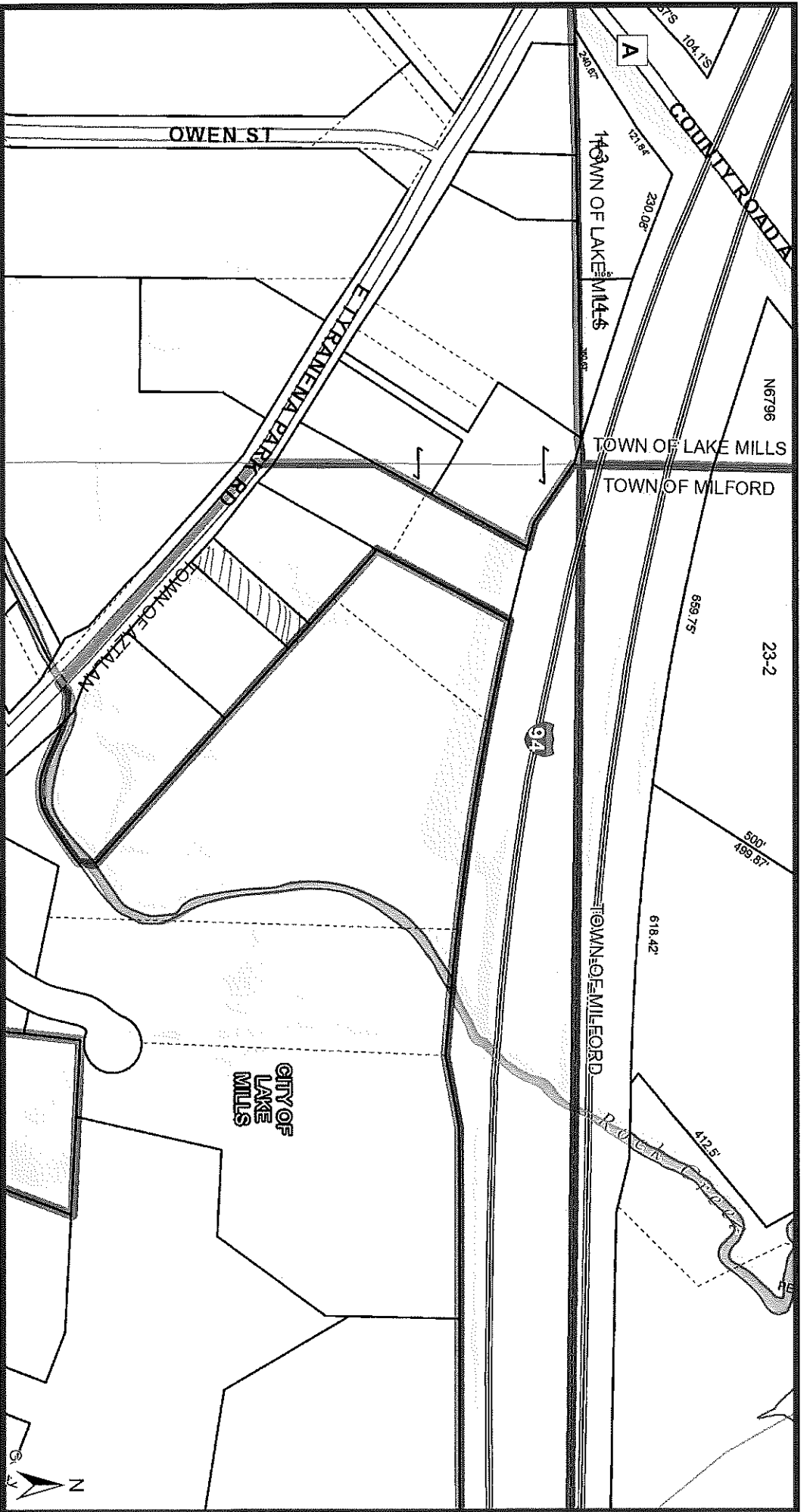
- Y (1) Identify owner(s) of annexed land
- Y (2) Identify parcel ID numbers included in annexation.
- Y (3) Identify parcel ID numbers being split by annexation
- Y (4) North arrow
- N (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- Y (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: Tracy Saxby
 Title: Real Property Lister
 Phone: 920-674-7254
 Date: April 9, 2019

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

Jefferson County Land Information



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



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 24, 2019



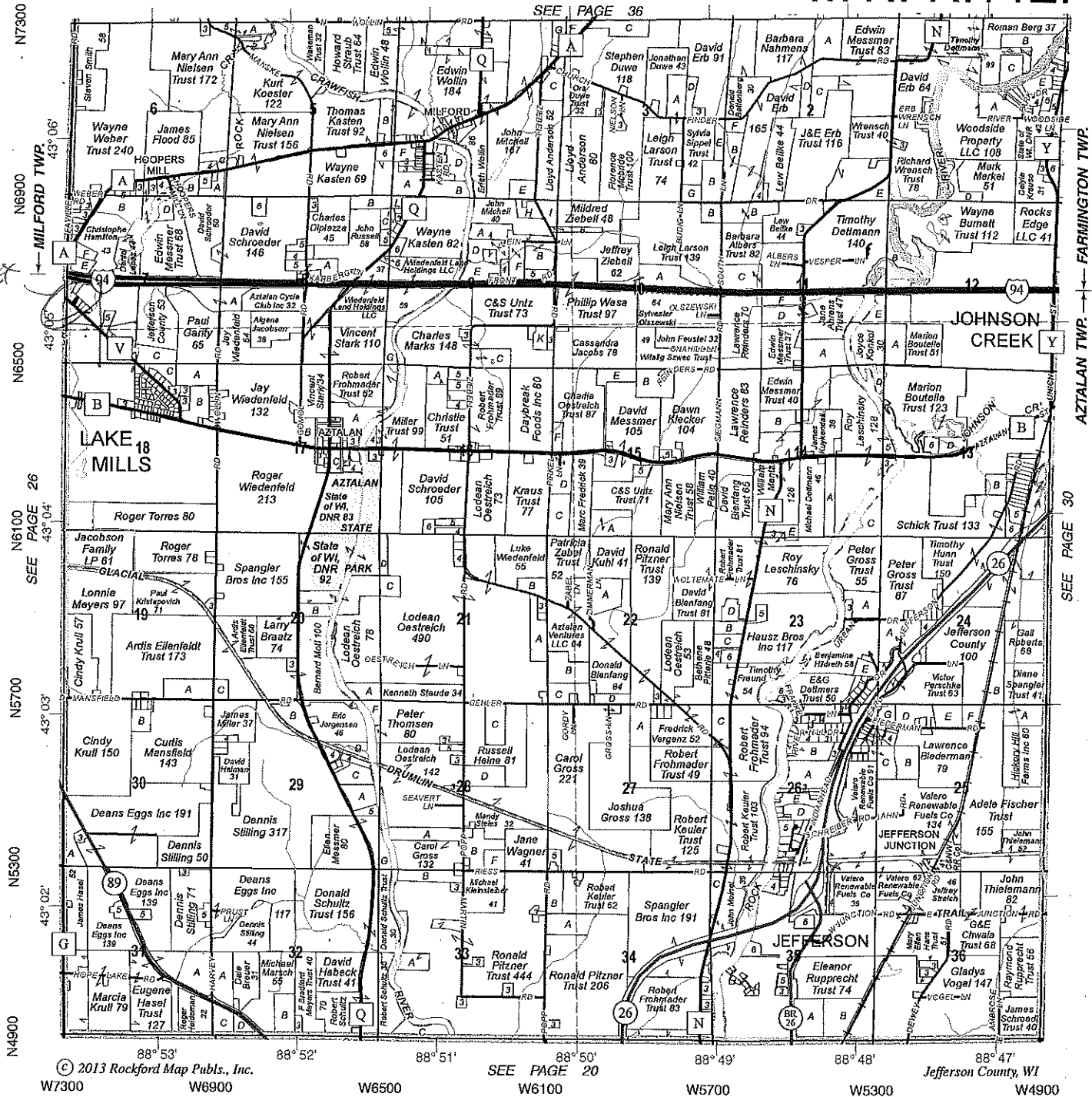
Author: Public User

AZTALAN SOUTH PART MILFORD WEST PART FARMINGTON T.7N.-R.14E.



SEE PAGE 36

ANNEX



© 2013 Rockford Map Pubs., Inc.

SEE PAGE 20

Jefferson County, WI



TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

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

Email: wimunicipalboundaryreview@wi.gov

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

April 24, 2019

PETITION FILE NO. 14206

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

SANDRA MARKS, CLERK
TOWN OF AZTALAN
N6501 ZIEBELL RD
JEFFERSON, WI 53549-9637

Subject: MANGEN ANNEXATION

The proposed annexation submitted to our office on April 05, 2019, 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 **CITY OF LAKE MILLS**, which is able to provide needed municipal services. This annexation slightly reduces the size of an existing flag-shaped isolated area of Town territory otherwise surrounded by the City.

Note: The metes and bounds description of the territory to be annexed must commence from a monumented corner of the 1/4-Section in which the territory lies (ref: s. 66.0217 (1) (c), 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 include your MBR number 14206 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 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=2280>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner