

March 3, 2021

Mrs. Deborah Bennett, Clerk-Treasurer  
Town of Turtle  
6916 S. County Road J  
Beloit, WI 53511

Mrs. Lori Stottler, Clerk-Treasurer  
City of Beloit  
100 State Street  
Beloit, WI 53511

Re: Petition for Annexation to the City of Beloit  
RHB Project #33859

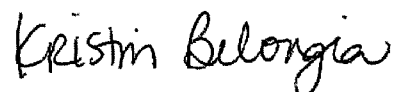
Dear Town of Turtle and City of Beloit:

Please accept the enclosed signed Petition for Annexation to the City of Beloit. The request is for the parcel located at 4934 E. County Road X, being adjacent to the City of Beloit corporate limits and having nearby municipal services. The statutory annexation method being used is Unanimous per Wisconsin Statutes s.66.0217(2). Please add this to your next available agenda.

Also included with the Petition is the Legal Description and Map meeting the requirements of Wisconsin Statutes s.66.0217(1). This map is also required to be submitted simultaneously to the Department of Administration for their review and comment.

If you have any questions on any of the submittal materials or need additional information or copies, please give us a call. Thank you.

**R. H. BATTERMAN & CO., INC.**  
Engineers - Surveyors - Planners



Kristin J. Belongia, PLS

pc: Department of Administration  
Terry Russell, Corporate Contractors, Inc.

# 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>

## Petitioner Information

Name: Corporate Contractors, Inc.

Address: 3800 Gateway Boulevard, Suite 200  
Beloit, WI 53511

Email: [terry.russell@cciwi.com](mailto:terry.russell@cciwi.com) (Terry Russell)

Office use only:

**RECEIVED**

March 15, 2021

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town where property is located: Turtle

2. Petitioned City or Village: City of Beloit

3. County where property is located: Rock

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 5.2

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): 038 00120501

Petitioners phone:

Town clerk's phone:

City/Village clerk's phone:

## Contact Information if different than petitioner:

Representative's Name and Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Surveyor or Engineering Firm's Name & Address:

\_\_\_\_\_  
Kristin Belongia - R.H. Batterman & Co., Inc.  
\_\_\_\_\_  
2857 Bartells Drive  
\_\_\_\_\_  
Beloit, WI 53511  
\_\_\_\_\_

Phone: 608-365-4464

E-mail: [kbelongia@rhbatterman.com](mailto:kbelongia@rhbatterman.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]

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# 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

\$ 600 **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

\$ 950 **TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**

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**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**

Received: 3-12-2021

R.H. Batterman + Co Inc

check # 67152

3-4-21

\$950<sup>00</sup>

**PETITION FOR ANNEXATION AND/OR ATTACHMENT  
TO THE CITY OF БЕЛОИТ**

Address of Property: 4934 E. County Road X

Property is located in (circle one): **Town of Turtle** Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place      Turtle Ridge      Sherwood Drive      **N/A**

If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the *Cooperative Boundary Agreement between the City of Beloit and Town of Turtle*? (If you are not sure, please leave blank for Planning staff to answer.)      **YES**      **NO**

The current population or territory to be annexed and/or attached is 0 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

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

We further respectfully request that this property be zoned M-2.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
Corporate Contractors, Inc.	<i>Terry Russell</i>	3800 Gateway Blvd. Suite 200 Beloit, WI 53511	<i>3-4-21</i>

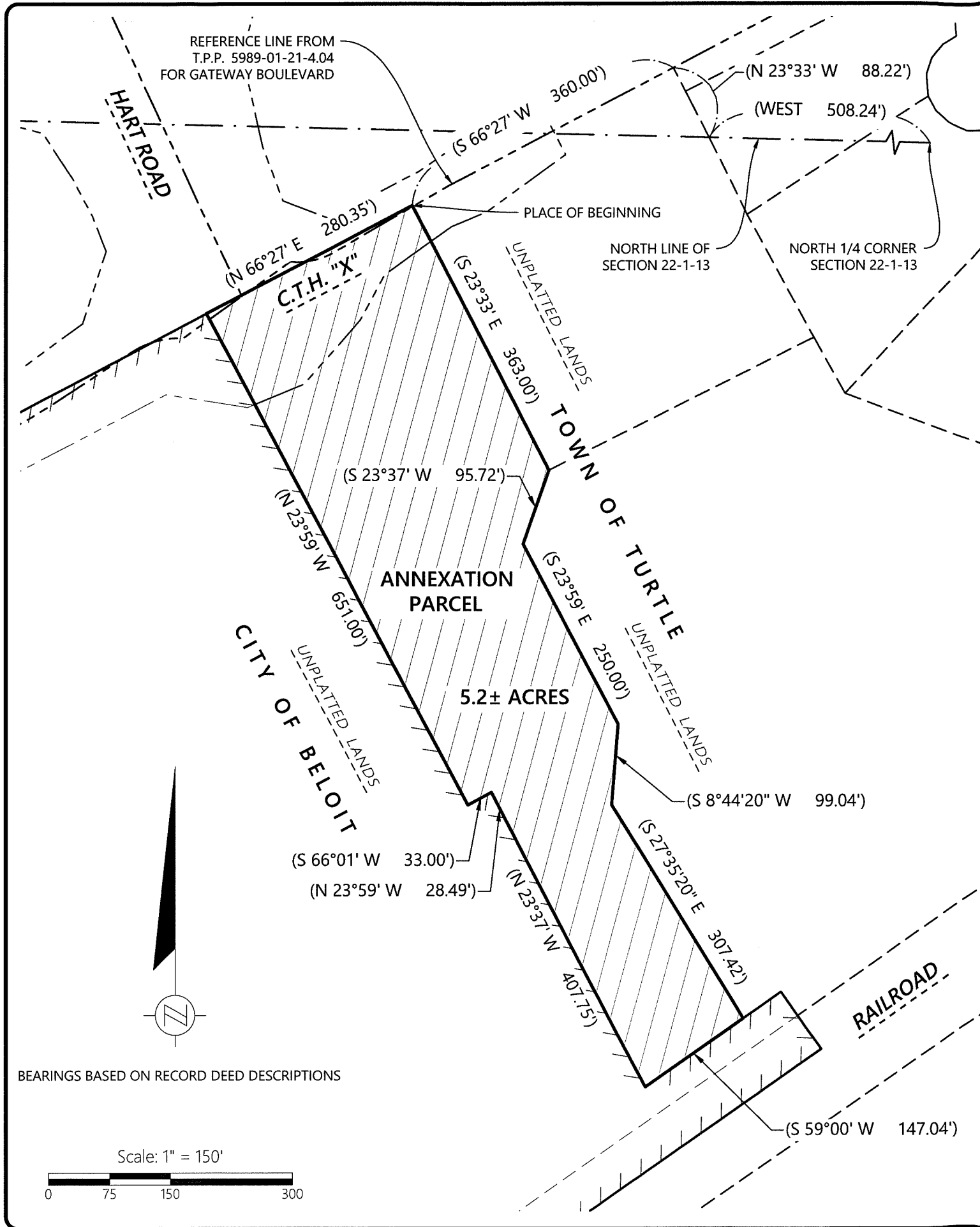
Personally came before me this 4<sup>th</sup> day of March, 2021, the above named,

Terry Russell to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Tanya S. Faber*  
Notary Public, Rock County, Wisconsin (SEAL)

**TANYA S. FABER  
NOTARY PUBLIC  
STATE OF WISCONSIN**

My Commission is permanent or expires on: 1-29-25



# MAP SHOWING TERRITORY ANNEXED TO THE CITY OF БЕЛОИТ

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, T. 1 N., R. 13 E., OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN

DESCRIBED AS FOLLOWS (AS CONTAINED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2120381 DATED JANUARY 21, 2019):

Part of the NE 1/4 of the NW 1/4 of Section 22, T. 1 N., R. 13 E. of the 4th P.M., Town of Turtle, County of Rock, State of Wisconsin, described as follows: Commencing at the North Quarter corner of said Section 22; thence West along the North line of said Section, 508.24 feet; thence N 23°33' W, 88.22 feet to the most Northerly corner of a tract of land as conveyed by deed in Volume 302, Page 593; thence S 66°27' W, (also recorded as S 55°30' W) along the Northerly line of said tract, also being along the centerline of County Trunk Highway "X" (formerly Milwaukee Road S.T.H. 15), 360.00 feet to the most Westerly corner of said tract, also being at the place of beginning for the land to be herein described; thence S 23°33' E, (also recorded as S 34°30' E) along the Westerly line of said tract, 363.00 feet to an iron pipe monument found at the most Southerly corner of said tract; thence S 23°37' W, (also recorded as S 27°37' W) 95.72 feet to an iron pipe monument found at the most Northerly corner of the Dr. G.F. Heggy Tract (Volume 436, Page 239); thence S 23°59' E, (also recorded as S 34°30' E) along the East line of said tract, 250.00 feet to an iron pipe monument found at the most Easterly corner of said tract; thence S 8°44'20" W, 99.04 feet to an iron pipe monument found; thence S 27°35'20" E, 307.42 feet to an iron pipe monument found; thence S 59°00' W, (also recorded as S 50°40' W) 147.04 feet to an iron pipe monument found; thence N 23°37' W, (also recorded as N 34°30' W) 407.75 feet to an iron pipe monument at the most Southerly corner of the Dr. G.F. Heggy tract; thence N 23°59' W, (also recorded as N 34°30' W) 28.49 feet (previous description shows this distance to be 32.0 feet) to the most Easterly corner of a tract of land as conveyed by deed in Volume 436, Page 237; thence S 66°01' W, (also recorded as S 55°30' W) 33.00 feet to the most Southerly corner of said tract; thence N 23°59' W, (also recorded as N 34°30' W) along the Westerly line of said tract as now monumented and occupied, 651.00 feet to the most Westerly corner of said tract, also being on said centerline of County Trunk Highway "X"; thence N 66°27' E, (also recorded as N 55°30' E) (said line was recorded as 90° from previous line) along said centerline, 280.35 feet to the place of beginning.

Containing 5.2 acres, more or less.

Meaning and intending to describe lands currently know as tax identification number 038 00120501 including lands to the centerline of County trunk Highway "X". The intention of applying the preceding record metes and bounds legal description for this map is to not create gaps or overlaps with corporate or adjacent property boundaries.

STATE OF WISCONSIN }  
 COUNTY OF ROCK } ss.

I, Lori Stottler, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Turtle, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the map hereon drawn is a correct representation of the annexation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Lori Stottler, Clerk

STATE OF WISCONSIN }  
 COUNTY OF ROCK } ss.

I hereby certify that the Map of Annexation as described and hereon drawn correctly represents said territory as described and said Map is true and correct.

Dated this 3rd day of March, 2021.

\_\_\_\_\_  
 Kristin J. Belongia, PLS 2943

NOTE: This Annexation Map has been prepared from information in record plats, filed surveys and recorded deeds only. No fieldwork has been performed as part of this map.



**Batterman**  
 engineers surveyors planners  
 2857 Bartells Drive Beloit, Wisconsin 53511  
 608.365.4464 www.rhbatterman.com

## ANNEXATION PLAT

FOR THE EXCLUSIVE USE OF:  
 CORPORATE CONTRACTORS, INC.  
 3800 GATEWAY BOULEVARD, SUITE 200  
 БЕЛОИТ, WI 53511

ORDER NO: 33859  
 BOOK: SEE FILE  
 FIELD CREW: N/A  
 DRAWN BY: KJB

File Name: J:\33800-33859\33859 - COI - Plat Annexation Plats\SURVEY\PHB DRAWING FILES

## Schmidtke, Erich J - DOA

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**From:** MICHELLE SCHULTZ <MICHELLE.SCHULTZ@co.rock.wi.us>  
**Sent:** Tuesday, March 16, 2021 10:53 AM  
**To:** Schmidtke, Erich J - DOA  
**Subject:** RE: Proposed Beloit Annexation

Hi Erich,

The legal is good.

Take Care,

Michelle

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

---

**From:** Schmidtke, Erich J - DOA [mailto:Erich.Schmidtke@wisconsin.gov]  
**Sent:** Monday, March 15, 2021 3:22 PM  
**To:** MICHELLE SCHULTZ <MICHELLE.SCHULTZ@co.rock.wi.us>  
**Subject:** Proposed Beloit Annexation

**CAUTION:** This email originated from outside the Rock County (Rock-IT) network. Do not click links or attachments unless you recognize the sender and know the content is safe. If you feel this email is a potential phishing attempt, please forward to [@PhishingAlerts@co.rock.wi.us](mailto:@PhishingAlerts@co.rock.wi.us) for review.

Hello Michelle,  
Here's a proposed annexation to Beloit for your thoughts and comments.  
Thank you for your help,  
Erich



Erich Schmidtke  
Municipal Boundary Review - DOA  
101 East Wilson Street  
PO Box 1645, Madison, WI 53701  
(608) 264-6102  
[erich.schmidtke@wisconsin.gov](mailto:erich.schmidtke@wisconsin.gov)  
<http://doa.wi.gov/municipalboundaryreview>

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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](mailto:wimunicipalboundaryreview@wi.gov)

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

March 15, 2021

PETITION FILE NO. 14377

LORI STOTTLER, CLERK  
CITY OF BELOIT  
100 STATE ST  
BELOIT, WI 53511-6234

DEBORAH BENNETT, CLERK  
TOWN OF ROCK  
5814 S DUGGAN RD  
BELOIT, WI 53511-9046

Subject: CORPORATE CONTRACTORS 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 ROCK to the CITY OF BELOIT (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 01, 2021. 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/>.

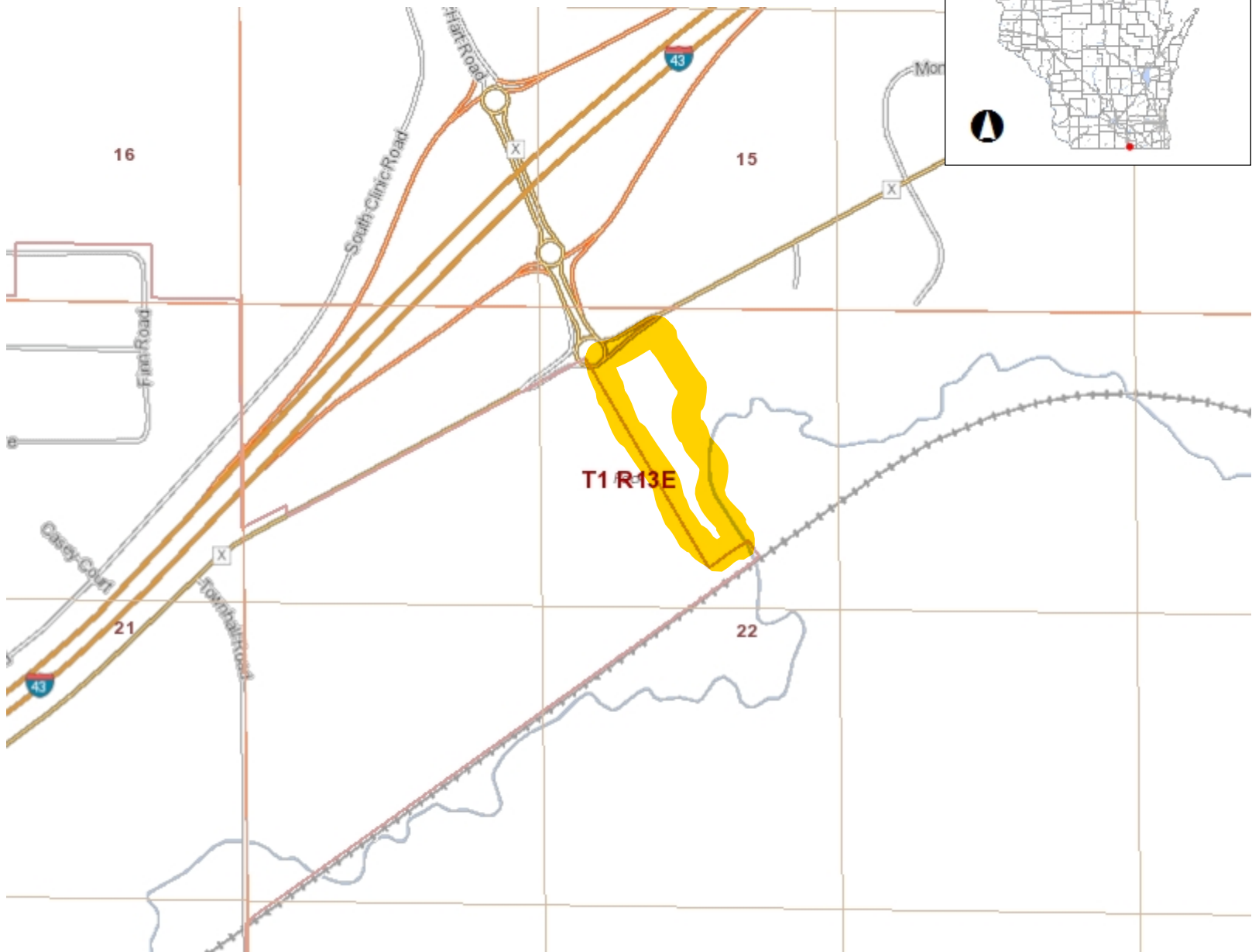
Sincerely,

Erich Schmidtke

Enclosures



# Surface Water Data Viewer Map



- 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



NAD\_1983\_HARN\_Wisconsin\_TM

1: 7,920

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/>

## Notes







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](mailto:wimunicipalboundaryreview@wi.gov)

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

March 31, 2021

PETITION FILE NO. 14377

LORI STOTTLER, CLERK  
CITY OF BELOIT  
100 STATE ST  
BELOIT, WI 53511-6234

DEBORAH BENNETT, CLERK  
TOWN OF TURTLE  
6916 COUNTY RD J  
BELOIT, WI 53511-8964

Subject: CORPORATE CONTRACTORS ANNEXATION

The proposed annexation submitted to our office on March 12, 2021, 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 BELOIT**, which is able to provide needed municipal services.

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

"The clerk of a city or village which has annexed shall file immediately with the secretary of 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 14377 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=2451>

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

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

RECEIVED

April 5, 2021

Municipal Boundary Review  
Wisconsin Dept. of Admin.

# 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: **Corporate Contractors**

Petition Number: **14377**

1. Territory to be annexed: From **TOWN OF TURTLE** To **CITY OF BELOIT**

2. Area (Acres): 5.2

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ 272.09

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

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

b. Total that will be paid to Town

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

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

c. Paid by:  Petitioner  City  Village

d. Statutory authority (pick one)

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

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 0 Total: 0

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

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

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

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?

Business

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
<u>Sanitary Sewers</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____
<u>Water Supply</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
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? Highland Conservation District

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: Deborah Bennett

Email: townofturtle@charter.net

Phone: 608-362-0655

Date: 3-22-21

(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