

Request for Annexation Review

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

Petitioner Information

Name: Farmers & Merchants State Bank
Address: Timothy Gerdes, VP Accounting
210 W. Madison St.
Waterloo, WI 53594
Email: timg@fmbankpartner.com

Office use only:

RECEIVED

June 29, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: Town of Lake Mills
2. Petitioned City or Village: City of 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: .26
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 18-0713-1113-039

Petitioners phone:

Town clerk's phone:

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

Contact Information if different than petitioner:

Representative's Name and Address:

Timothy Gerdes
VP Accounting

Phone: 920 478-7014

E-mail: timg@fmbankpartner.com

Surveyor or Engineering Firm's Name & Address:

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

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: 6-28-2022

Payee: Farmers Merchants Bank

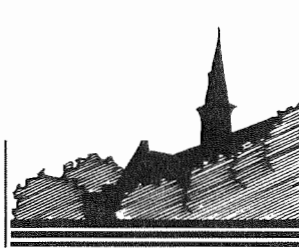
Check Number: 27817

Check Date: 5-19-22

Amount: 400⁰⁰

City Of Lake Mills

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



Thursday, June 23, 2022

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

RE: Petition for Annexation; Parcel #18-0713-1113-039

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
Lake Mills Public School District
Jefferson County Highway Department
Jefferson County Zoning Department

**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>Farmers & Merchants State Bank</u>	Name <u>Timothy Gerdes</u>
Address <u>210 W Madison St.</u>	Address <u>Same</u>
City <u>Waterloo WI 53594</u>	City _____
Telephone(s) <u>920 478-7014</u>	Telephone(s) _____
Mobil No. <u>413 222-8688</u>	Mobil No. _____
Fax No. <u>920 478-8122</u>	Fax No. _____
E-Mail <u>timg@fmbankpartner.com</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)	2021
			(land)	(Improvements)		Current Year Taxes
1	13-039	.26	48,100	94,200	142,300	2,023.16
2						
3						
4						
					Annual Total	
					\$	2,023.16
					5 X Total \$	10,115.80

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 _____

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.

1-4 Family residence

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

B2 Business

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

Residential

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.

Timothy Gedes

Signature of PROPERTY OWNER Circulating the Petition

5/23/22

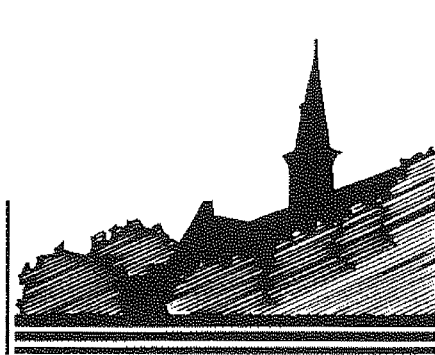
Date

Timothy Gedes

Print name

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
Farmers & Merchants State Bank Timothy Gedes VP Accounting	5-2-22	X	N6804 County Road B Lake Mills, WI 53551
Grant Gedes			

ANNEXATION MAP

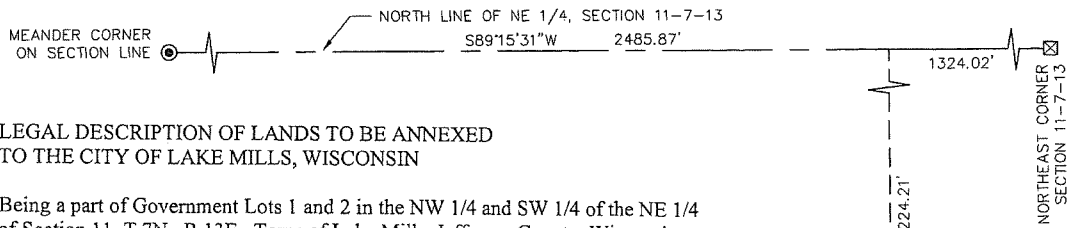
BEING A PART OF GOVERNMENT LOTS 1 AND 2, LOCATED IN THE
 NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 11, T.7N.,
 R.13E., TOWN OF LAKE MILLS, JEFFERSON COUNTY, WISCONSIN

PREPARED BY

MARK A. POWERS, PLS 1701
 LAKE COUNTRY ENGINEERING, INC.
 970 S. SILVER LAKE ST., SUITE 105
 OCONOMOWOC, WI. 53066
 (262)569-9331

PREPARED FOR

FARMERS AND MERCHANTS STATE BANK
 210 WEST MADISON STREET
 WATERLOO, WI. 53594

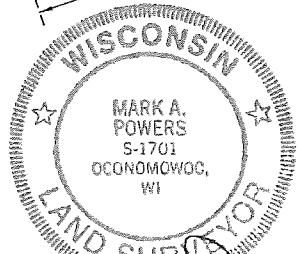
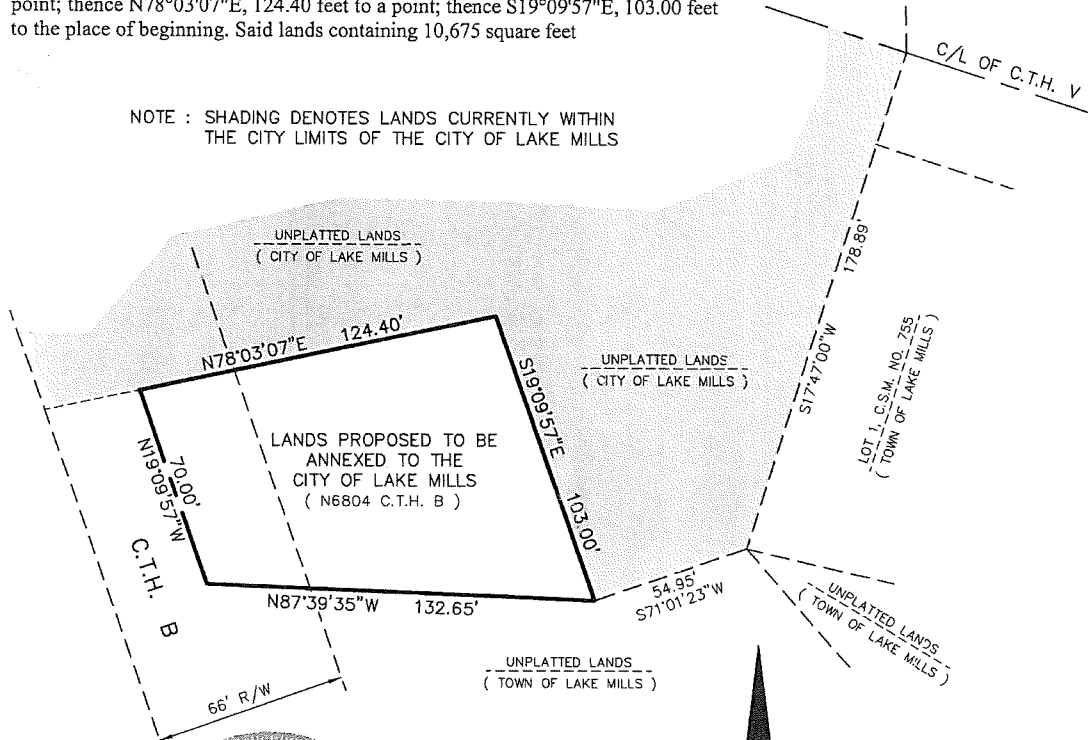


**LEGAL DESCRIPTION OF LANDS TO BE ANNEXED
 TO THE CITY OF LAKE MILLS, WISCONSIN**

Being a part of Government Lots 1 and 2 in the NW 1/4 and SW 1/4 of the NE 1/4
 of Section 11, T.7N., R.13E., Town of Lake Mills, Jefferson County, Wisconsin,
 more fully described as follows:

Commencing at the Northeast corner of said NE 1/4; thence S89°15'31"W, along
 the North line of said NE 1/4, 1324.02 feet to a point; thence S00°44'29"E, 1224.21
 feet to the intersection of the centerline of County Trunk Highway V and the
 westerly line of C.S.M. No. 755, as extended; thence S17°47'00"W, along said
 westerly line, and as extended, 178.89 feet to the SW corner of said C.S.M.; thence
 S71°01'23"W, 54.95 feet to the point of beginning of the hereinafter described
 annexation lands; thence N87°39'35"W, 132.65 feet to the centerline of County
 Trunk Highway B; thence N19°09'57"W, along said centerline, 70.00 feet to a
 point; thence N78°03'07"E, 124.40 feet to a point; thence S19°09'57"E, 103.00 feet
 to the place of beginning. Said lands containing 10,675 square feet

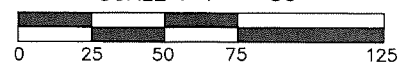
NOTE : SHADING DENOTES LANDS CURRENTLY WITHIN
 THE CITY LIMITS OF THE CITY OF LAKE MILLS

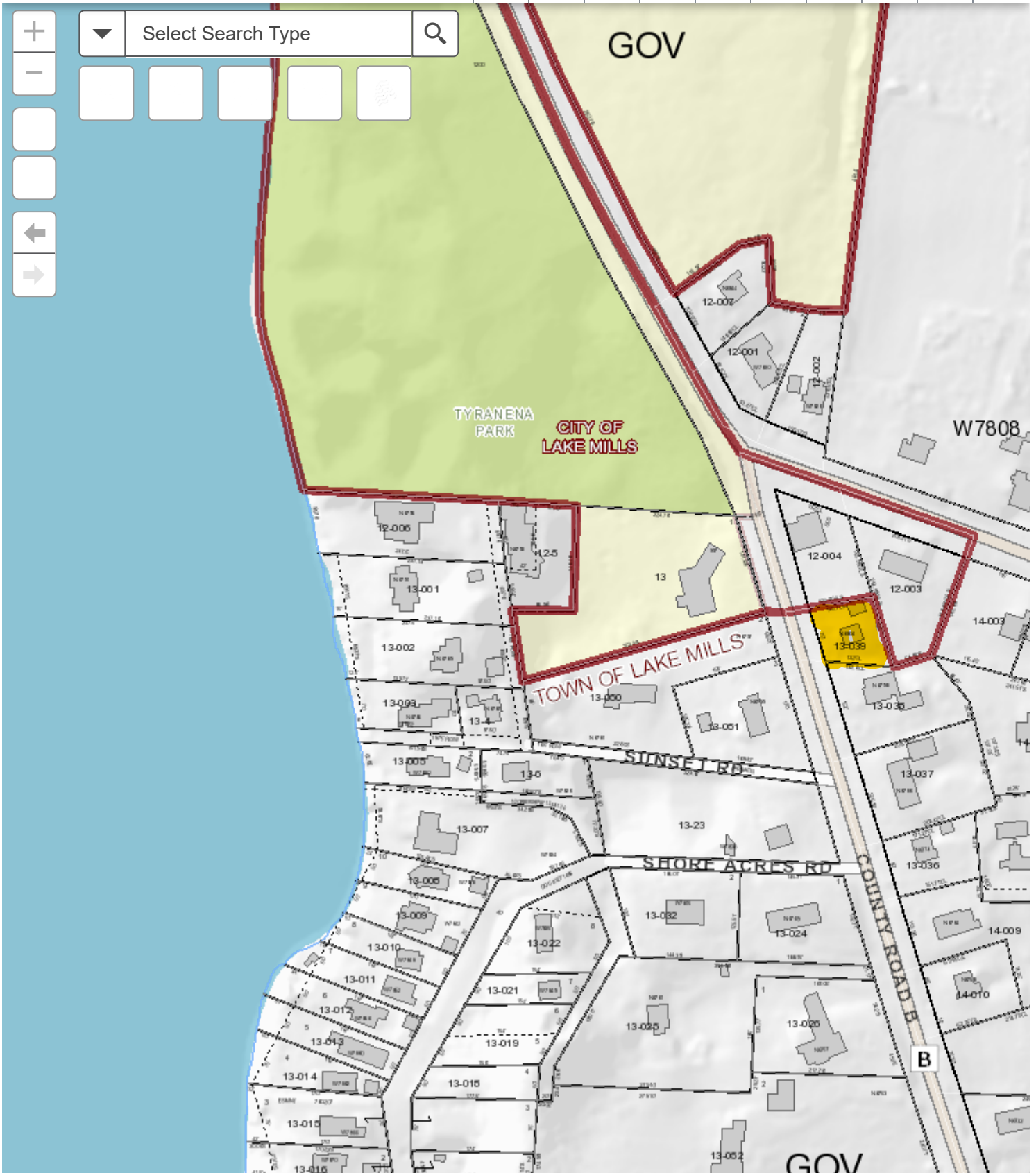


Mark A. Powers
 May 23, 2022



SCALE : 1" = 50'



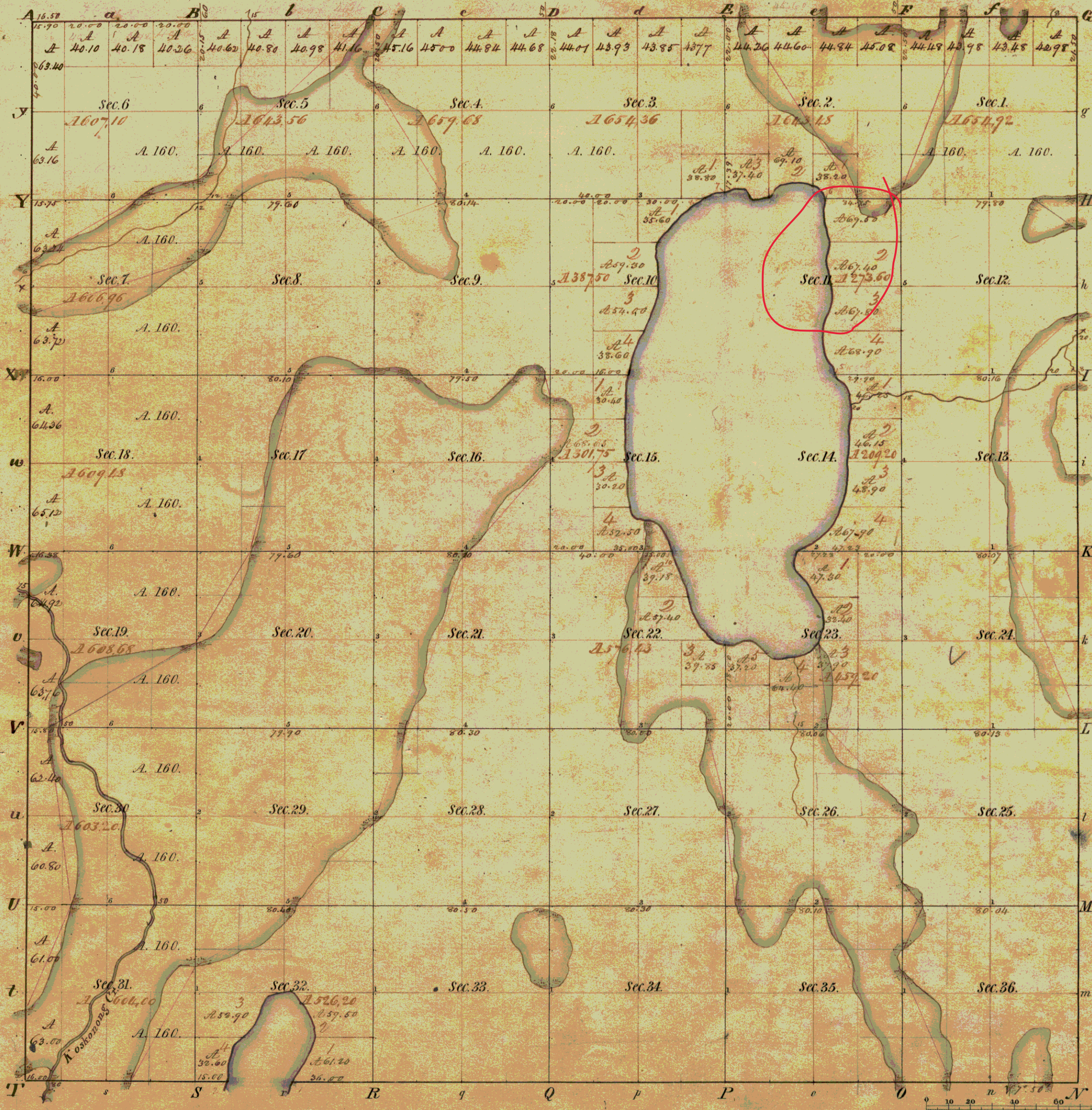


200ft

399,731.56983 2,257,742.99562 Feet

Township No 7, Range No 13 East 4th Mer. Wis. Ter.

13-4



Meanders of Lakes

Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.
Lake in Section 22								
2	N 5 E	17.00		N 79 E	12.50			
	N 42 E	13.00		N 50 E	16.00			
	N 19 E	13.00		N 85 E	18.00			
	N 81 E	44.00		N 20 E	7.00			
	N 58 E	8.00		N 4 W	11.00			
	N 13 E	18.00		N 29 W	9.00			
	N 22 W	8.00		N 10 W	7.50			
1	N 38 W	12.70	4	N 42 E	3.00			
Lake in Sec 23								
10, 11, 14, 15, 22, 23								
4	N 76 E	4.50						
	N 57 E	6.50						
	N 48 E	4.50						
	N 44 E	5.50						
	N 35 E	6.50						
	N 26 E	7.00						
	N 13 E	9.50						
	N 3 E	10.00						
	N 4 W	16.50						
	N 20 E	1.50						
	N 11 E	5.00						
	N 11 W	8.00						
	N 34 W	7.00						
	N 49 W	5.00						
5	N 53 W	2.50						
	N 37 W	5.00						
	N 26 W	7.50						
	N 9 W	8.50						
	N 21 E	11.00						
	N 9 W	5.50						
	N 3 W	7.10						
	N 4 W	7.50						
	N 18 E	5.50						
	N 37 W	3.50						
	N 12 W	7.50						
	N 4 W	10.00						
6	N 25 W	7.50						
	N 20 W	1.50						
	N 38 W	2.50						
	N 61 W	7.00						
	N 88 W	7.00						
	N 52 W	6.00						
	N 20 W	5.00						
	N 27 W	2.00						
	N 56 W	11.40						
	N 27 W	5.00						
	N 89 W	5.00						
7	N 72 W	3.50						
	N 75 W	5.00						
8	N 76 W	5.35						
	N 57 W	13.00						
	N 36 W	17.00						
	N 5 E	31.00						
	N 24 W	19.00						
9	N 14 W	23.00						
	N 5 W	19.00						
	N 1 E	26.00						
	N 9 E	18.00						
	N 69 E	16.00						
10	N 11 E	11.00						
	N 36 E	14.00						
	N 14 E	12.00						
	N 33 E	9.00						
3	N 45 E	15.75						

Total number of Acres. 21,149.30

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur ^r Gen ^l acc ^t
Township lines	Mallett & Runkle	29 July 1833	M. Ch. Lks. 23,74 00	1 st J. 1834	3 rd J. 1834
Subdivisions	James B. Mallett	15 th April 1836	62, 21, 77	14 J. 1836	1 st J. 1837

The above Map of Township No 7 of Range No 13 E. of the 4th Principal Meridian Wisconsin Ter. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Cincinnati, Oct. 4, 1836

Ros. Lytle Sur. Genl.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

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>

July 19, 2022

PETITION FILE NO. 14515

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

ROBIN UNTZ, CLERK
TOWN OF LAKE MILLS
1111 S MAIN ST
LAKE MILLS, WI 53551-1816

Subject: FARMERS & MERCHANTS STATE BANK ANNEXATION

The proposed annexation submitted to our office on June 29, 2022, 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.

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 14515 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=2589>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner