

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102

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

## Petitioner Information

Name: Just Neighbors 2 LLC

Phone: 414-403-6244

Email: [chris@homewire.com](mailto:chris@homewire.com)

### Contact Information if different than petitioner:

Representative's Name: Chris Buttrum

Phone: 414-403-6244

E-mail: [chris@homewire.com](mailto:chris@homewire.com)

**RECEIVED**

**November 28, 2022**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town where property is located: **Jackson**

2. Petitioned City or Village: **Village**

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

4. Population of the territory to be annexed: **2**

5. Area (in acres) of the territory to be annexed: **1.2**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**T7 052200A**

### Include these required items with this form:

- ☒ 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 [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(2021)

# 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

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

- \$ **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)  
- ✓ \$200 ~~X~~ 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

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

\$ 400.00

Include check or money order, payable to: **Department of Administration**

**DON'T attach the check with staples, tape, ...**

**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 & form received: 11-28-22

Payer: Just Neighbors 2 LLC

Check Number: 11182022-2

Check Date: 11-18-22

Amount: \$400.00

### Petition for Unanimous Annexation

The undersigned, constituting 100 percent of the owners of the following described territory in the Town of Jackson, Washington County, Wisconsin, lying contiguous to the Village of Jackson, petition the Village of Jackson to annex the territory below and shown on the attached map (Exhibit 1), as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Jackson, Washington County, Wisconsin.

Lot One (1), of Certified Survey Map No. 6583, recorded in the office of the Register of Deeds for Washington County, Wisconsin, on September 15, 2014, in Volume 50 of Certified Survey Maps pages 175-177, as Document No. 1367065, as corrected by Affidavit of Correction recorded October 30, 2014, as Document No. 1369811, being part of the Southwest One-quarter (SW1/4) of the Southwest One-quarter (SW1/4) of Section 19, Township 10 North, Range 20 East, In the Town of Jackson, County of Washington, State of Wisconsin.

Parcel number: T7 052200A in Town of Jackson, Washington County.

Dated this 27 day of October, 2022

Authorized Agent: (Name) Chris Buttrum

(Title) Owner

(Signature) Chris Buttrum

Authentisign

10/27/2022 2:54:48 PM CDT

# Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting  
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

---

November 15, 2022

**RE: Legal descriptions of lands to be Annexed to the Village of Jackson, WI:**

Just Neighbors 2, LLC

Lot One (1), of Certified Survey Map No. 6583 as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 175-177 as Document No. 1367065 and corrected by Affidavit of Correction Document No. 1369811, part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Southwest corner of said Section 19, thence N 01°12'50" W, along the west line of said SW 1/4, 233.70 feet, to the northwest corner of said Lot 1; thence S 89°14'43" E, along the north line of said Lot 1, 208.70 feet, to the northeast corner of said Lot 1; thence S 01°12'50" E, along the east line of said Lot 1, 233.70 feet, to the southeast corner of said Lot 1 and a point in the south line of said SW 1/4; thence N 89°14'43" W, along said south line of the SW 1/4, 208.70 feet, to the point of beginning.

Containing 1.119 acres (48,744 square feet) more or less.

# Annexation Map for Just Neighbors 2, LLC

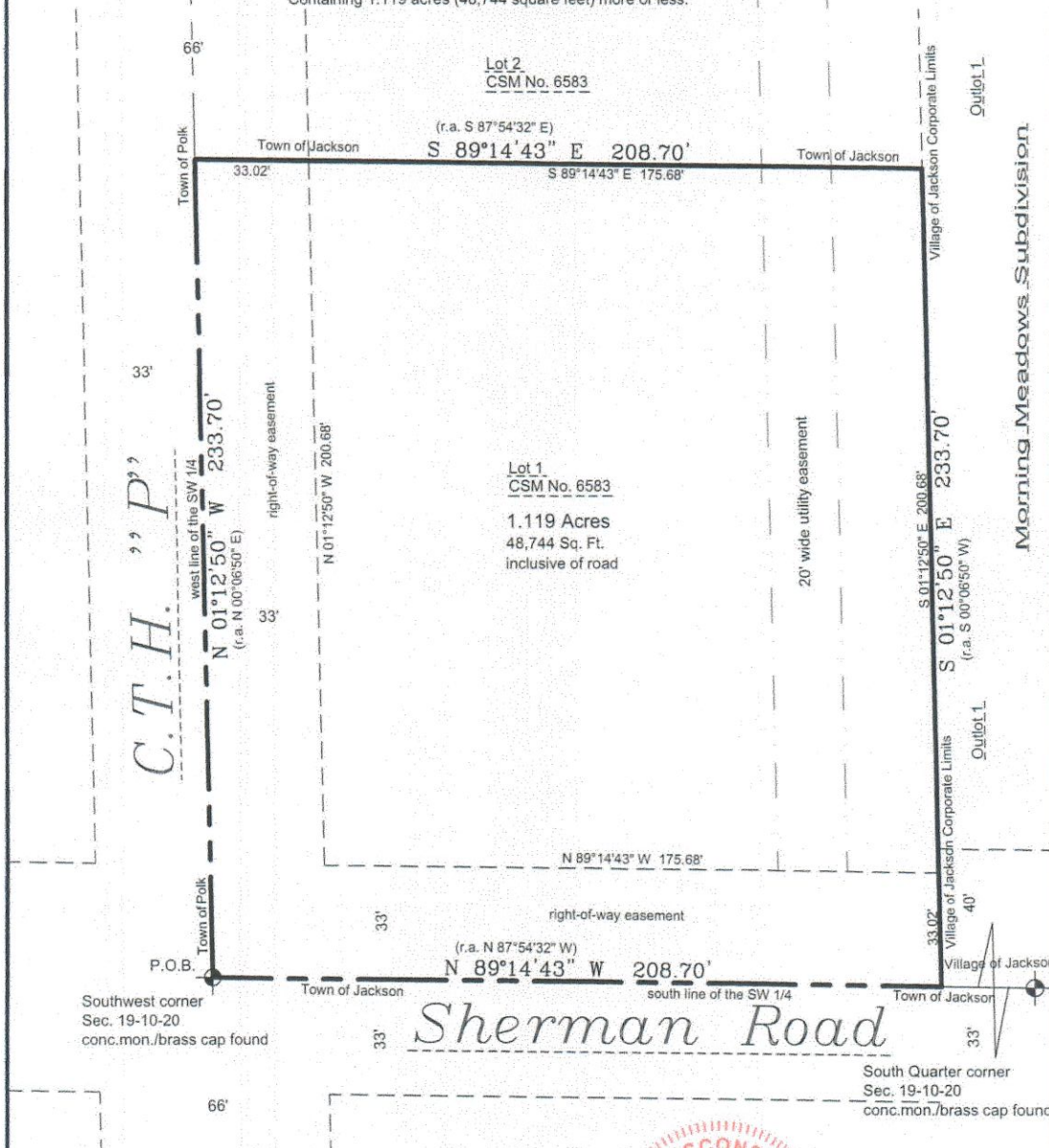
West Quarter corner  
Sec. 19-10-20  
conc.mon./brass cap  
found

Area to be Annexed to the Village of Jackson, WI:

Lot One (1), of Certified Survey Map No. 6583 as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 175-177 as Document No. 1367065 and corrected by Affidavit of Correction Document No. 1369811, part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Southwest corner of said Section 19, thence N 01°12'50" W, along the west line of said SW 1/4, 233.70 feet, to the northwest corner of said Lot 1; thence S 89°14'43" E, along the north line of said Lot 1, 208.70 feet, to the northeast corner of said Lot 1; thence S 01°12'50" E, along the east line of said Lot 1, 233.70 feet, to the southeast corner of said Lot 1 and a point in the south line of said SW 1/4; thence N 89°14'43" W, along said south line of the SW 1/4, 208.70 feet, to the point of beginning.

Containing 1.119 acres (48,744 square feet) more or less.



(r.a.) - means "recorded as"

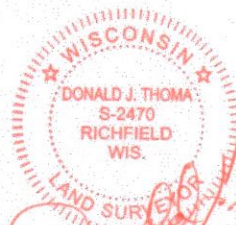
P.O.B. - indicates Point of Beginning.

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone. The west line of the SW 1/4 of Sec. 19-10-20 has a grid bearing of N 01°12'50" W.



0 20 40 80

Scale in feet  
1" = 40'



LAND SURVEYOR  
DONALD J. THOMAS  
S-2470  
RICHFIELD  
WIS.  
December 15th, 2022

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: T7-0522-00A	From Town of: JACKSON	To City/Village of: JACKSON
--	--------------------------	--------------------------------

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:

Prepared by: BRIAN BRAITHWAITE  
 Title: REAL PROPERTY LISTER  
 Phone: 262-335-4370  
 Date: 12-02-2022

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: **Just Neighbors 2 LLC**

Petition Number: **14544**

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

2. Area (Acres): 1.120

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 356.04

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$1,780.20

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

c. Paid by: ☐ Petitioner ☐ City ☒ Village

d. Statutory authority (pick one)

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

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

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

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

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

Comments: this is an improved parcel

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?

Residential

In the town?: Mixed Residential/Commercial

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.                      <1year                      \_\_\_\_\_

Water Supply immediately                      ☒                      ☐  
                    or, write in number of years.                      <1year                      \_\_\_\_\_

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?                      B-2 - Business Highway

c. How will the land be zoned and used if annexed?                      R-1 Residential

---

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:

Septic system and well serving the property are failing. Owner is requesting annexation in order to connect to Village sewer and water utilities.

---

Prepared by:   ☐ Town       ☐ City       ☒ Village

Name:   Collin Johnson

Email:   collin.johnson@villageofjacksonwi.gov

Phone:   262-677-9696

Date:     December 15, 2022

---

Please **RETURN PROMPTLY** to:

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

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

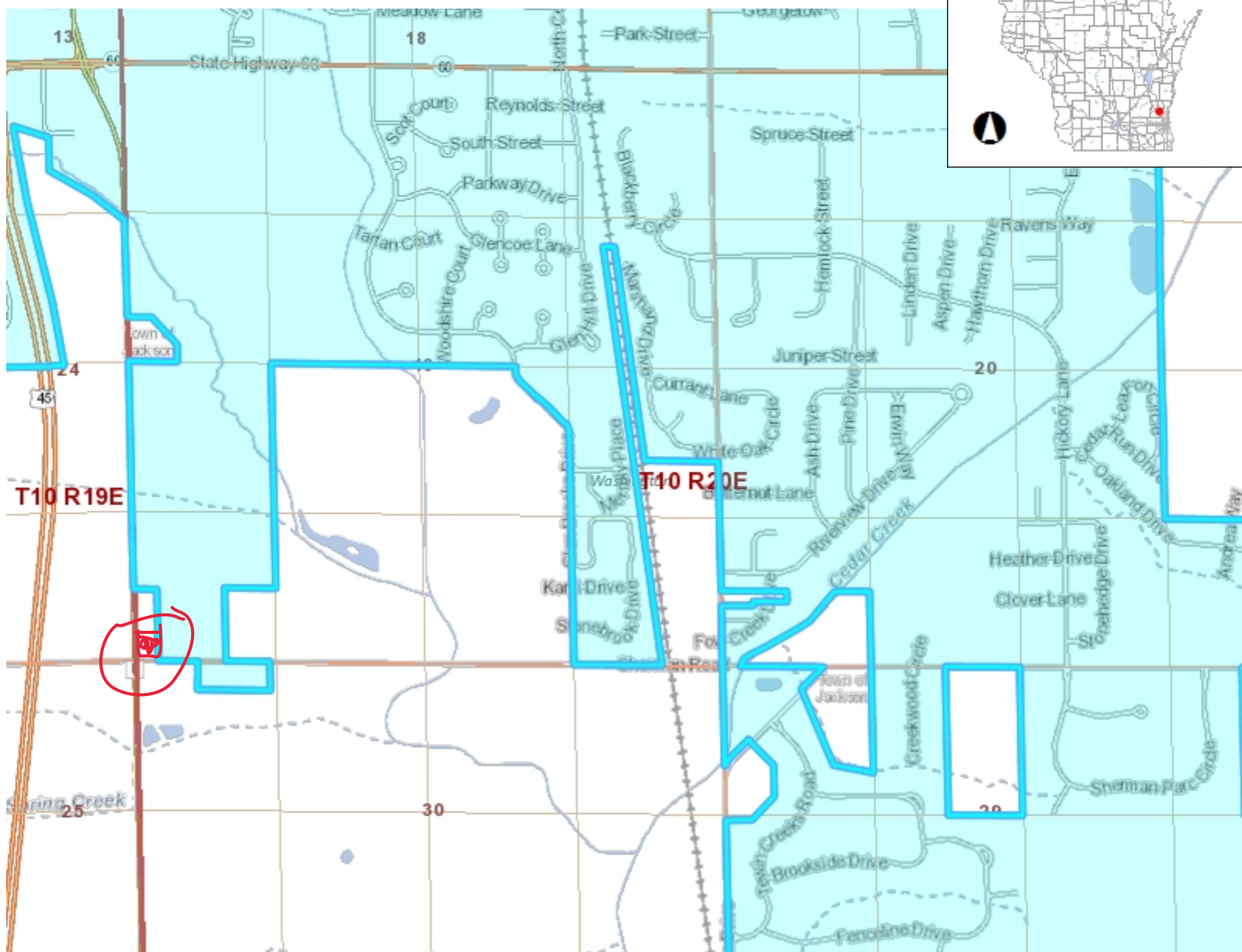
---

(March 2018)





# 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

0.5 0 0.25 0.5 Miles

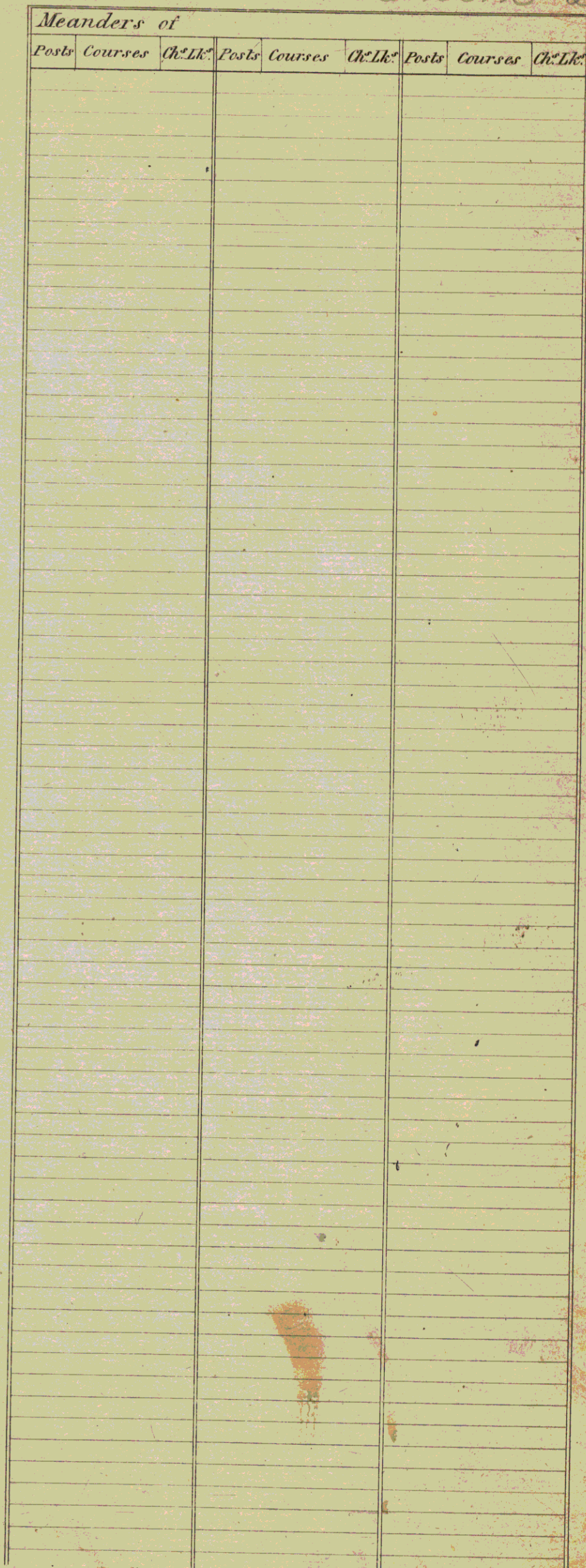
NAD\_1983\_HARN\_Wisconsin\_TM

1: 15,840

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

Trust 10-20 E-4th  
Wisconsin 51-52



0 10 20 40 60

Scale 40 Chains to an Inch

Total number of Acres: 23,436.23							
Surveyors Designated	By Whom Surveyed	Date of Contract	Amount of Surveys			When Surveyed	When p <sup>d</sup> for and ch <sup>d</sup> in the Sur. <sup>l</sup> Gen. <sup>ls</sup> acc.
Township lines	Mullett & Brink	17 <sup>th</sup> Aug. 1835	M.	Ch. <sup>s</sup>	Lks.	1 <sup>st</sup> 4 <sup>th</sup> 1836	2 <sup>nd</sup> 4 <sup>th</sup> 1836
Subdivisions	William A. Root	7 <sup>th</sup> Jan'y 1836	24	09	78	2 <sup>nd</sup> 9 <sup>th</sup> 1836	3 <sup>rd</sup> 9 <sup>th</sup> 1836
			59	43	53		

The above Map of Township N<sup>o</sup> 10. North of Range N<sup>o</sup> 20 E. of the 4<sup>th</sup> 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, Jan'y 19. 1837* } *Robt. L. 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](mailto:wimunicipalboundaryreview@wi.gov)

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

December 16, 2022

PETITION FILE NO. 14544

JILLINE DOBRATZ, CLERK  
VILLAGE OF JACKSON  
PO BOX 637  
JACKSON, WI 53037-0637

ROBERT M EICHNER, CLERK  
TOWN OF JACKSON  
3146 DIVISION RD  
JACKSON, WI 53037-9711

Subject: JUST NEIGHBORS 2 LLC ANNEXATION

The proposed annexation submitted to our office on November 28, 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 Village of Jackson, 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 14544 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=2618>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner