

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: Brian A. Baumann

Address: W7239 County Road B
Lake Mills, WI 53551

Email: ba_bauman@yahoo.com

Office use only:

RECEIVED

February 1, 2023

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: Aztalan

2. Petitioned City or Village: Lake Mills

3. County where property is located: Jefferson

4. Population of the territory to be annexed: 4

5. Area (in acres) of the territory to be annexed: 1.5

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 002-0714-1822-002

Petitioners phone:

(608) 843-6830

Town clerk's phone:

City/Village clerk's phone:

(920)648-2344

Contact Information if different than petitioner:

Representative's Name and Address:

Nicole Schrier Froehle

Neuberger, Griggs, Sweet & Froehle, LLP

122 E. Lake Street

Lake Mills, WI 53551

Phone: (920) 648-8381

E-mail: nfroehle@nlgslaw.com

Surveyor or Engineering Firm's Name & Address:

Lake Country Engineering, Inc.

970 S. Silver Lake Street, Suite 105

Oconomowoc, WI 53066

Phone: (262) 569-9331

E-mail: RobD@lce.biz

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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BY:

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: 2-1-23

Payee: NEUBERGER GRIGGS SWEET & FROEHLER LLP

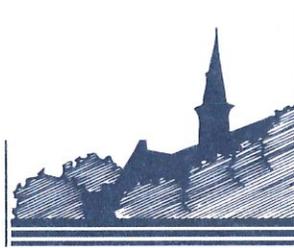
Check Number: 71977

Check Date: 11-9-22

Amount: \$400.00

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, January 26, 2023

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

RE: Petition for Annexation; Parcel #002-0714-1822-002

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

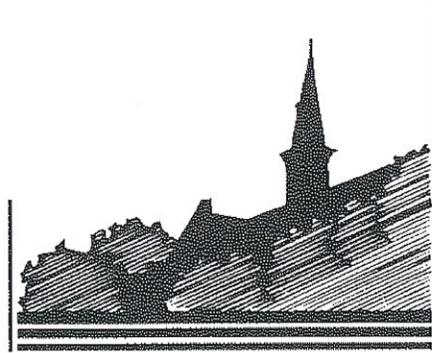

Melissa Quest
City Clerk

Enclosures

cc:
Drake Daily, City Manager
Town of 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 *Aztalan*, 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.

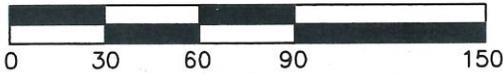
Signature of Petitioner	Date of Signing	Owner Elector (Mark with X)	Address or Description of Property
<i>[Signature]</i>	<i>11/01/22</i>	<i>X</i>	<i>W7239 County Road B Lake Mills, WI 53551</i>
<i>[Signature]</i>	<i>11/01/22</i>		<i>W7239 County Rd B Lake Mills, WI 53551</i>

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JAN 03 2023

BY:



SCALE : 1" = 60'



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

BRIAN BAUMAN
W7239 COUNTY ROAD B
LAKE MILLS, WI. 53551

NORTHWEST CORNER
SECTION 18-7-14

1053.36'

SOUTH

NORTH
33.32'

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

Being a part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 18, T7N, R14E, Town of Aztalan, Jefferson County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 18; thence South, along the West line of said NW 1/4, 1053.36 feet to the centerline of C.T.H. B and the point of beginning of the hereinafter described annexation lands; thence S82°00'00"E, along said centerline, 146.00 feet to a point, thence continuing along said centerline, S80°43'00"E, 230.21 feet to a point; thence S09°17'00"W, 289.52 feet to a point; thence N84°12'00"W, 183.18 feet to a point; thence N34°55'00"W, 100.76 feet to a point; thence N19°22'00"E, 198.48 feet to the southerly right-of-way line of C.T.H. B; thence N80°43'00"W, along said southerly line, 11.51 feet to a point; thence continuing along said southerly line, N82°00'00"W, 140.99 feet to the West line of said NW 1/4; thence North, along said West line, 33.32 feet to the centerline of C.T.H. B and the place of beginning. Said lands containing 73,115 sq. ft.

NOTE: This legal description includes lands not owned by the petitioner.



Mark A. Powers
October 10, 2022
Revised 12/26/2022

**ANNEXATION APPLICATION PACKET
CITY OF LAKE MILLS**

**NOTE: YOU MUST ALSO SUBMIT AN ANNEXATION PETITION
IN ACCORDANCE WITH WISCONSIN STATUTES 66.0217**

Property Owner <i>(Please Type or Print)</i>	Owner's Agent <i>(Please Type or Print)</i>
Name <u>Brian A. Bauman</u>	Name <u>Nicole Froehle</u>
Address <u>W7239 County Road B</u>	Address <u>122 E. Lake Street</u>
City <u>Lake Mills</u>	City <u>Lake Mills</u>
Telephone(s) <u>(608) 843-6830</u>	Telephone(s) <u>(920) 648-8381</u>
Mobil No. _____	Mobil No. _____
Fax No. _____	Fax No. <u>(920) 648-5636</u>
E-Mail <u>ba_bauman@yahoo.com</u>	E-Mail <u>nfroehle@nlgslaw.com</u>

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	002-0714-1822-002	1.5	44,000	159,000	203,000	2,329.67
2						
3						
4						
Annual Total						2,329.67
\$						
5 X Total \$						11,648.35

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

Adults (18 years and over)	2
Children (5-17 years)	2
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.

Residential

5. List the requested temporary zoning district(s) pursuant to the City Zoning Code.
R1-4

6. List the existing town or extraterritorial zoning district(s) of the parcel(s).
Jefferson County Zoning R-2

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.

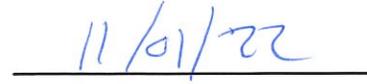
4. The applicant will need to file a separate zoning amendment application for permanent zoning.

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.



Signature of PROPERTY OWNER Circulating the Petition
Brian A. Bauman

Print name



Date

RECEIVED
JAN 03 2023

BY:



SCALE : 1" = 60'



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BRIAN BAUMAN
W7239 COUNTY ROAD B
LAKE MILLS, WI. 53551

NORTHWEST CORNER
SECTION 18-7-14

1053.36'
W. LINE OF NW 1/4, SEC. 18-7-14
NORTH
SOUTH

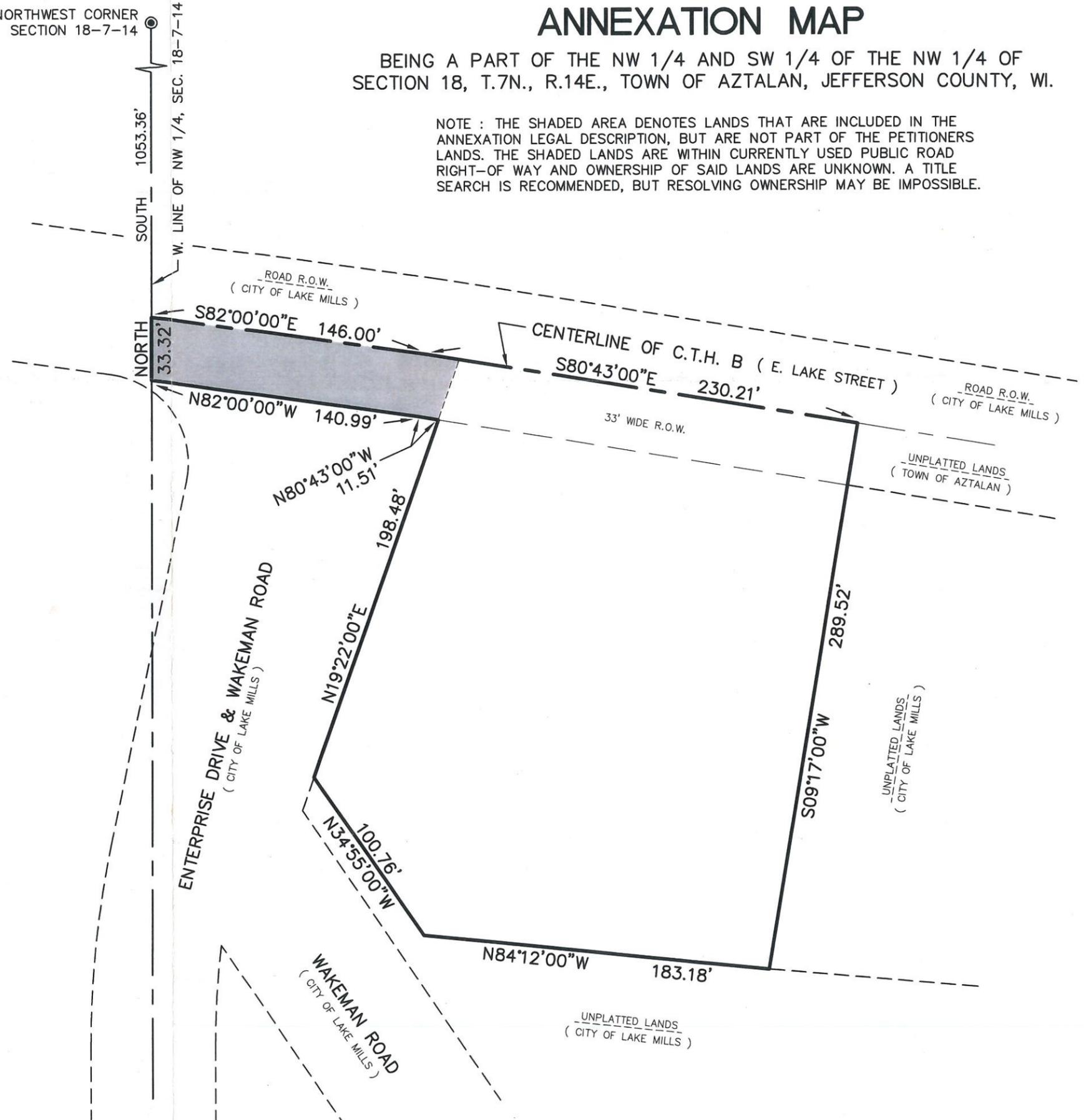
ANNEXATION MAP

BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 18, T.7N., R.14E., TOWN OF AZTALAN, JEFFERSON COUNTY, WI.

NOTE : THE SHADED AREA DENOTES LANDS THAT ARE INCLUDED IN THE ANNEXATION LEGAL DESCRIPTION, BUT ARE NOT PART OF THE PETITIONERS LANDS. THE SHADED LANDS ARE WITHIN CURRENTLY USED PUBLIC ROAD RIGHT-OF WAY AND OWNERSHIP OF SAID LANDS ARE UNKNOWN. A TITLE SEARCH IS RECOMMENDED, BUT RESOLVING OWNERSHIP MAY BE IMPOSSIBLE.

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

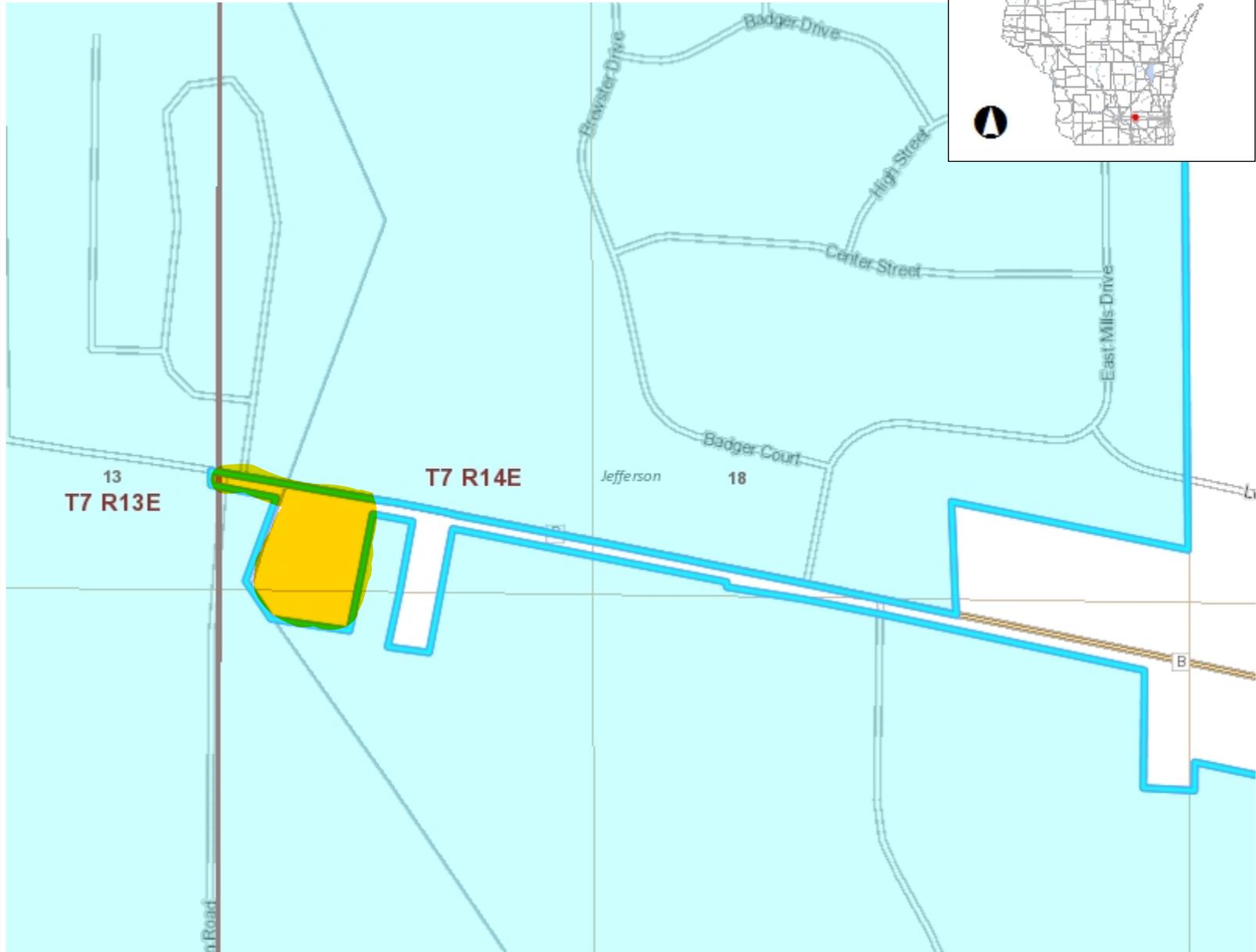
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NOTE: This legal description includes lands not owned by the petitioner.



Mark A. Powers
October 10, 2022
Revised 12/26/2022



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
 - Railroads
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



NAD_1983_HARN_Wisconsin_TM

1: 3,960

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

KATHY BLUMENFELD

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>

February 21, 2023

PETITION FILE NO. 14566

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

KATHLEEN PITZNER, CLERK
TOWN OF AZTALAN
N5070 MARTIN RD
JEFFERSON, WI 53549-9649

Subject: BAUMANN ANNEXATION

The proposed annexation submitted to our office on February 01, 2023, 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 14566 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=2640>
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