

# 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>

**Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>  
This will speed up the process by eliminating the time it used to take to mail the check to us.**

## Petitioner Information

Name: See attached Petitioner Information sheet

Phone:

Email:

**RECEIVED**

**April 3, 2023**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

## Contact Information if different than petitioner:

Representative's Name: See attached Contact Information sheet

Phone:

E-mail:

1. Town(s) where property is located: **Town of Baraboo**

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

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

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **15.33 ACRES**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**002-0068-00000; 002-0068-10000; 002-0068-20000; 002-0047-00000; 002-0048-00000**

## 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]

(November 2022)



# 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

**\$350 Initial Filing Fee** (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$800 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

**\$1150 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

**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: 4-3-23

Payer: City of Saraboo

Check Number: 195710

Check Date: 2-10-23

Amount: \$1150.00



Office of the City Clerk



101 South Blvd, Baraboo, WI 53913

March 30, 2023

Wisconsin Department of Administration  
Attn: Erich Schmidtke  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701-1645

#### ANNEXATION

Enclosed is a "Request for Annexation Review" along with the required documentation, including payment, that was filed with the City of Baraboo.

Brenda M. Zeman,  
City Clerk  
City of Baraboo



City of Baraboo  
101 South Blvd.  
Baraboo, WI 53913  
(608) 355-2700 phone  
608 356-9666 fax

PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS APPROVAL  
Pursuant to Section 66.0217(2) WI Statutes

For Office Use Only

A non-refundable fee of \$350  
must accompany this petition.

Fee Paid \$ (waived)

Receipt #

To: The Mayor and Common Council  
City of Baraboo, Wisconsin

We, the undersigned, constituting all of the owners of the following described territory proposed for annexation to the City of Baraboo, there being no electors residing in said territory, petition the Mayor and Common Council of the City to annex to the City of Baraboo, Wisconsin, in accordance with Sec. 66.0217(2) Stats., the territory described below presently located in the Town of Baraboo, Sauk County, Wisconsin:

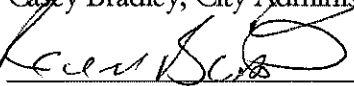
See attached legal description

The territory to be annexed is contiguous to the City of Baraboo, Wisconsin and is shown on the attached scale map.

All territory proposed to be annexed is located in Sauk County, Wisconsin.

A copy of survey map showing the area proposed for annexation is attached hereto and incorporated by reference. The zoning classification requested upon annexation is B-3, Highway Oriented Business.

The current population of such territory is zero (0).

Signature of Petitioner	Address	Date of Signing	Status
 Casey Bradley, City Administrator	<u>101 South Blvd, Baraboo</u> Baraboo, WI 53913	<u>March 08, 2023</u>	<u>Owner's Rep.</u>
 Rachel Bachrodt	<u>7070 Cherryvale N Blvd</u> Rockford, IL 61112	<u>March 8, 2023</u>	<u>Managing Member</u>
<u>Adam Velarde</u>	<u>1624 W 18<sup>th</sup> Street</u> Chicago, IL 60608	<u>March , 2023</u>	<u>Sole Member</u>
 John S Turner	<u>S7303 Thurow Ln</u> Merrimac, WI 53561	<u>March 9, 2023</u>	<u>Owner</u>
 Barbara J Turner	<u>S7303 Thurow Ln</u> Merrimac, WI 53561	<u>March 9, 2023</u>	<u>Owner</u>
<u>Chenying Zhao</u>	<u>300 Main St, Floor 5</u> Stamford, CT 06901	<u>March , 2023</u>	<u>Owner's Rep.</u>



**City of Baraboo**  
**101 South Blvd.**  
**Baraboo, WI 53913**  
(608) 355-2700 phone  
608 356-9666 fax

**PETITION FOR DIRECT ANNEXATION**  
**BY UNANIMOUS APPROVAL**  
Pursuant to Section 66.0217(2) WI Statutes

**For Office Use Only**

A non-refundable fee of \$350  
must accompany this petition.

Fee Paid \$ (waived)  
Receipt # \_\_\_\_\_

To: The Mayor and Common Council  
City of Baraboo, Wisconsin

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See attached legal description

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<u>Rachel Bachrodt</u>	<u>7070 Cherryvale N Blvd</u> <u>Rockford, IL 61112</u>	<u>March , 2023</u>	<u>Managing Member</u>
<u>Adam Velarde</u>	<u>1624 W 18<sup>th</sup> Street</u> <u>Chicago, IL 60608</u>	<u>March 8, 2023</u>	<u>Sole Member</u>
<u>John S Turner</u>	<u>S7303 Thurow Ln</u> <u>Merrimac, WI 53561</u>	<u>March , 2023</u>	<u>Owner</u>
<u>Barbara J Turner</u>	<u>S7303 Thurow Ln</u> <u>Merrimac, WI 53561</u>	<u>March , 2023</u>	<u>Owner</u>
<u>Chenyng Zhao</u>	<u>300 Main St, Floor 5</u> <u>Stamford, CT 06901</u>	<u>March , 2023</u>	<u>Owner's Rep.</u>

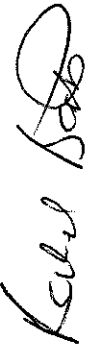

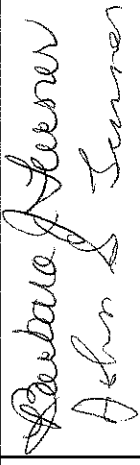


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<u>Casey Bradley, City Administrator</u>	<u>101 South Blvd, Baraboo</u> Baraboo, WI 53913	<u>March 23, 2023</u>	<u>Owner's Rep.</u>
<u>Rachel Bachrodt</u>	<u>7070 Cherryvale N Blvd</u> Rockford, IL 61112	<u>March 23, 2023</u>	<u>Managing Member</u>
<u>Adam Velarde</u>	<u>1624 W 18<sup>th</sup> Street</u> Chicago, IL 60608	<u>March 23, 2023</u>	<u>Sole Member</u>
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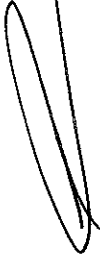


Petitioner Information Sheet	
Petitioner Information	Contact Information (if different than Petitioner)
Name: JHGV LLC Phone: Email:	Name: Adam Velarde Phone: 608-615-2482 Email: <a href="mailto:adam@caveenterprises.com">adam@caveenterprises.com</a>
Name: RRP Cherry Valley Holdings, LLC Phone: 815-332-6600 Email:	Name: Rachel Bachrodt Phone: 815-543-3670 Email: <a href="mailto:rachel.bachrodt@bachrodt.com">rachel.bachrodt@bachrodt.com</a>
Name: City of Baraboo Phone: 608-355-2700 Email:	Name: Casey Bradley, City Administrator Phone: 608-355-2700 Email: <a href="mailto:cbradley@cityofbaraboo.com">cbradley@cityofbaraboo.com</a>
Name: John S & Barbara J Turner Phone: 608-963-4935 Email:	Name: John (Scott) Turner Phone: 608-963-4935 Email: <a href="mailto:office@turnerwatercare.com">office@turnerwatercare.com</a>
Name: TLH Baraboo WI Propco LLC Phone: Email:	Name: TLH Baraboo WI Propco LLC Phone: 323-216-7641 Email: <a href="mailto:chenyingz@twentylake.com">chenyingz@twentylake.com</a>




Signature page to Petition for Direct Annexation by Unanimous Approval				
Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608 (PIN: 002-0068-10000)	Mar. __, 2023	Sole Member
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112 (PIN: 002-0068-20000)	Mar. <u>8</u> , 2023	Managing Member
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913 (PIN: 002-0068-00000)	Mar. <u>08</u> , 2023	Owner's Rep.
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		S7303 Thuroow Ln Merrimac, WI 53561 (PIN: 002-0047-00000)	Mar. <u>9</u> , 2023	Owner
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901 (PIN: 002-0048-00000)	Mar. __, 2023	Owner's Rep.



Signature page to Petition for Direct Annexation by Unanimous Approval				
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Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608	Mar. 8, 2023	Sole Member
		(PIN: 002-0068-10000)		
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112	Mar. __, 2023	Managing Member
		(PIN: 002-0068-20000)		
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913	Mar. __, 2023	Owner's Rep.
		(PIN: 002-0068-00000)		
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		S7303 Thurorow Ln Merrimac, WI 53561	Mar. __, 2023	Owner
		(PIN: 002-0047-00000)		
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901	Mar. __, 2023	Owner's Rep.
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## **LEGAL DESCRIPTION**

### **Various Parcels for Annexation Town of Baraboo, Sauk County, WI**

#### **Annexation Boundary Description:**

Being part of the fractional Northwest Quarter of the Northeast Quarter, the fractional Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 3;  
thence South 00°15'05" East along the West line of the Northeast Quarter of Section 3, 654.56 feet to the point of beginning;  
thence South 89°50'50" East, 44.41 feet to a point in the East right-of-way line of State Trunk Highway 136;  
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136, 184.58 feet to a point in the North line of lands described and recorded in Document No. 1244962;  
thence North 89°50'22" East along the North line of lands described and recorded in Document No. 1244962, 198.80 feet to the West line of Lot 12, Plat of City of Baraboo Industrial Park;  
thence South 00°10'37" West along the West line of Lots 11 and 12, Plat of City of Baraboo Industrial Park, 731.87 feet to the North right-of-way line of Sauk Avenue;  
thence South 89°58'33" West along the North right-of-way line of Sauk Avenue, 198.48 feet;  
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 388.10 feet;  
thence South 00°28'46" East along the East right-of-way line of State Trunk Highway 136, 164.15 feet;  
thence South 89°43'00" West along the South line of lands described and recorded in Document No. 770546, the South line of lands described and recorded in Document No. 1243260 and the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 697.28 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue;  
thence North 00°16'35" West along the East right-of-way line of Commerce Avenue and the West line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 664.80 feet to a point in the North line of the Southeast Quarter of the Northwest Quarter of Section 3 and the South line of Lot 2, Certified Survey Map, No. 6052;  
thence North 89°40'51" East along the North line of the Southeast Quarter of the Northwest Quarter of Section 3, the South line of Lot 2, Certified Survey Map, No. 6052 and the South line of Lot 4, Certified Survey Map, No. 3129, 593.97 feet to a point in the West right-of-way line of State Trunk Highway 136;  
thence North 00°09'45" East along the West right-of-way line of State Trunk Highway 136, 133.19 feet;  
thence North 89°55'05" East, 66.78 feet to a point in the West line of the Northeast Quarter of Section 3;  
thence North 00°15'05" West along the West line of the Northeast Quarter of Section 3, 390.18 feet;  
thence South 89°43'20" West, 57.47 feet to the West right-of-way line of State Trunk Highway 136;  
thence North 00°08'31" East along the West right-of-way line of State Trunk Highway 136, the East line of Lot 2, Certified Survey Map, No. 518 and the East line of Lot 3, Certified Survey Map, No. 3129, 280.66 feet;  
thence South 89°50'50" East, 55.54 feet to the point of beginning.  
Containing 667,820 square feet, (15.33 acres), more or less.

**THIS DESCRIPTION WAS PREPARED BY:** **GROTHMAN & ASSOCIATES, SC**  
**SCOTT P. HEWITT**  
Professional Land Surveyor, No. 2229  
Dated: January 23, 2023  
File No.: 1022-559

**THIS DESCRIPTION WAS PREPARED FOR:** **City of Baraboo**  
**101 South Blvd**  
**Baraboo, WI 53913**



**AFFIDAVIT OF OWNERSHIP AND RESIDENCY**

STATE OF WISCONSIN     )  
                                      ) SS  
COUNTY OF SAUK         )

Casey Bradley, City Administrator, on behalf of the City of Baraboo, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

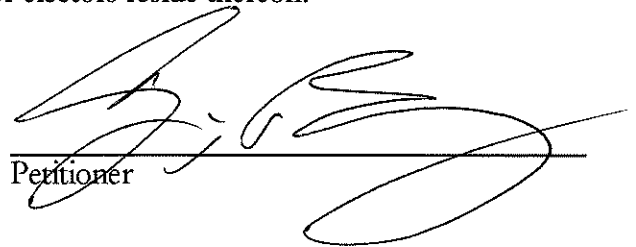
1. That he, Casey Bradley, City Administrator, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

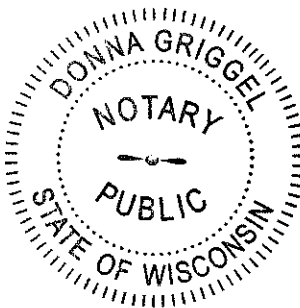
2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
5. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

101 South Blvd, Baraboo, WI 53913  
Address

  
Petitioner

Subscribed and sworn to before me this 8 day of  
March, 2023.

  
Donna Griggel



Notary Public, Sauk County, Wisconsin  
My Commission Expires on 02-24 2026



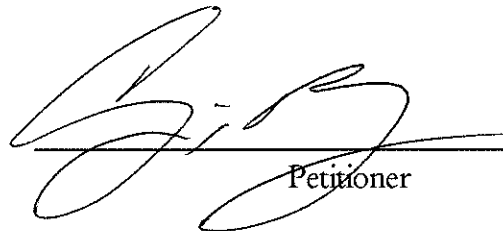
AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

Casey Bradley, on behalf of the City of Baraboo, being first duly sworn on oath, deposes and says that on the  
(Insert Name of Petitioner)

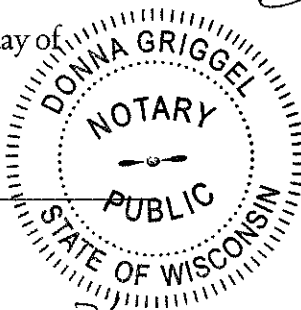
   day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate  
Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

  
\_\_\_\_\_  
Petitioner

Subscribed and sworn to before me this 8 day of  
March, 2023.

  
Donna Griggel



Notary Public, Sauk County, Wisconsin  
My Commission Expires on 02-24, 2026



# AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN     )  
                                      ) SS  
COUNTY OF SAUK        )

Rachel Bachrodt, on behalf of RRP Cherry Valley Holdings, LLC, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)


1. That she, Rachel Bachrodt, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

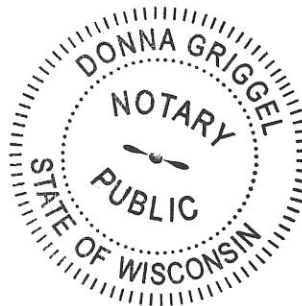
2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

770 Cherryvale N Blvd, Rockford, IL 61112  
Address

  
Petitioner

Subscribed and sworn to before me this 8 day of  
March, 2023.





Notary Public, Sauk County, Wisconsin  
My Commission Expires on 02-24 2026



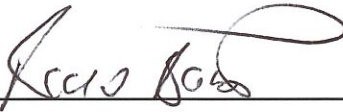
AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

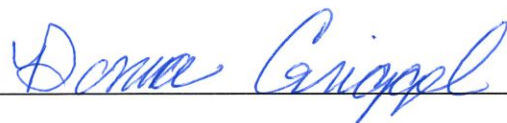
Rachel Bachrodt, on behalf of RRP Cherry Valley Holding, LLC, being first duly sworn on oath, deposes and says that on the

       day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

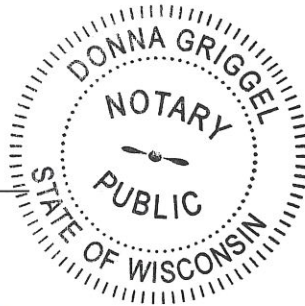
See attached legal description

  
Petitioner

Subscribed and sworn to before me this 8 day of March, 2023.



Notary Public, Sauk County, WI  
My Commission Expires on 02-24, 2026





AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF SAUK         )

Adam Velarde, on behalf of JHGV, LLC, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he, Adam Velarde, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

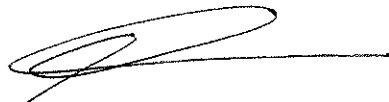
See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
4. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

1624 W 18<sup>th</sup> Street, Chicago, IL 60608  
Address

Address

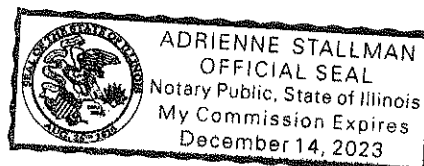
JHGV LLC  
Petitioner

  
Petitioner

Subscribed and sworn to before me this 7<sup>th</sup> day of  
March, 2023.

Adrienne Stallman

Notary Public, Cook County, ILLINOIS  
My Commission Expires on 12/14 2023





AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

Adam Velarde, on behalf of JHGV, LLC, being first duly sworn on oath, deposes and says that on the  
(Insert Name of Petitioner)

7<sup>th</sup> day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate  
Petition for Direct Annexation (Unanimous Approval) of the following described territory:

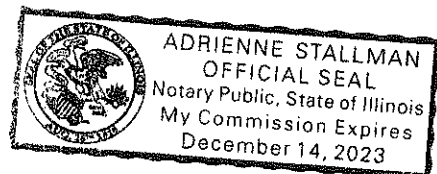
See attached legal description

Subscribed and sworn to before me this 7<sup>th</sup> day of  
March, 2023.

Adrienne Stalman

Notary Public, COOK County, ILLINOIS  
My Commission Expires on 12 / 14, 2023

[Signature]  
Petitioner





**AFFIDAVIT OF OWNERSHIP AND RESIDENCY**

STATE OF WISCONSIN     )  
                                      ) SS  
COUNTY OF SAUK         )

John S and Barbara J Turner, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he, John S Turner, and she, Barbara J Turner, are two of the petitioners who  
(Insert Name of Petitioner)
- signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
6. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

S7303 Thurow Ln, Merrimac, WI 53561  
Address

John S Turner  
Petitioner

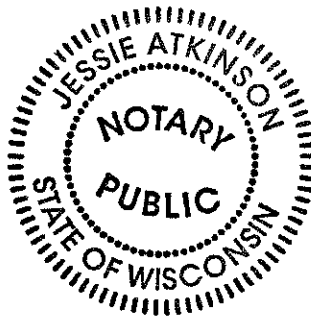
S7303 Thurow Ln, Merrimac, WI 53561  
Address

Barbara J Turner  
Petitioner

Subscribed and sworn to before me this 9 day of  
March, 2023.

Jessie Atkinson

Notary Public, Sauk County, Wisconsin  
My Commission Expires on 9/11 2025





AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

John S Turner and Barbara J Turner, being first duly sworn on oath, deposes and says that on the  
\_\_\_\_ day of March, 2023, they filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a  
Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

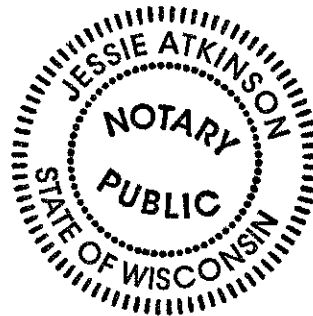
John S Turner  
Petitioner

Barbara J Turner  
Petitioner

Subscribed and sworn to before me this 9 day of  
March, 2023.

Jessie Atkinson

Notary Public, WI County, Sauk  
My Commission Expires on 9/11, 2025





**AFFIDAVIT OF OWNERSHIP AND RESIDENCY**

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF SAUK         )

Chenyng Zhao, on behalf of TLH BARABOO WI PROPCO LLC, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

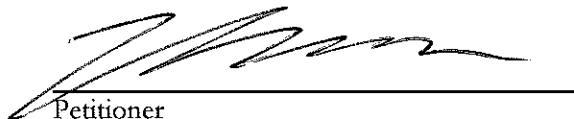
1. That he, Chenyng Zhao, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

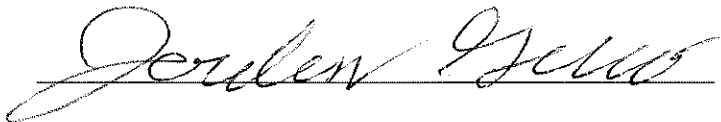
See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
7. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

300 Main St, Floor 5, Stamford, CT 06901  
Address

  
Petitioner

Subscribed and sworn to before me this 23 day of  
March, 2023.



Notary Public, Suffolk County, New York  
My Commission Expires on November 4<sup>th</sup> 2023.



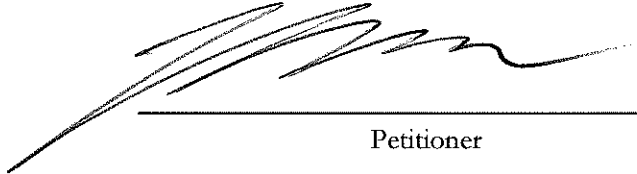
AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

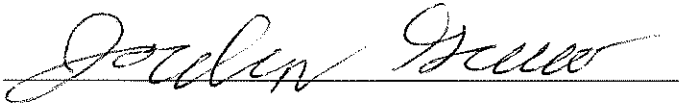
Chenying Zhao, on behalf of TLH BARABOO WI PROPCO LLC, being first duly sworn on oath, deposes and says that on the

23 day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

  
\_\_\_\_\_  
Petitioner

Subscribed and sworn to before me this 23 day of March, 2023.

  
\_\_\_\_\_

Notary Public, Suffolk County, New York  
My Commission Expires on November 4<sup>th</sup>, 2023



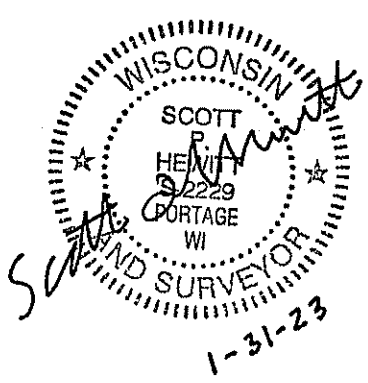
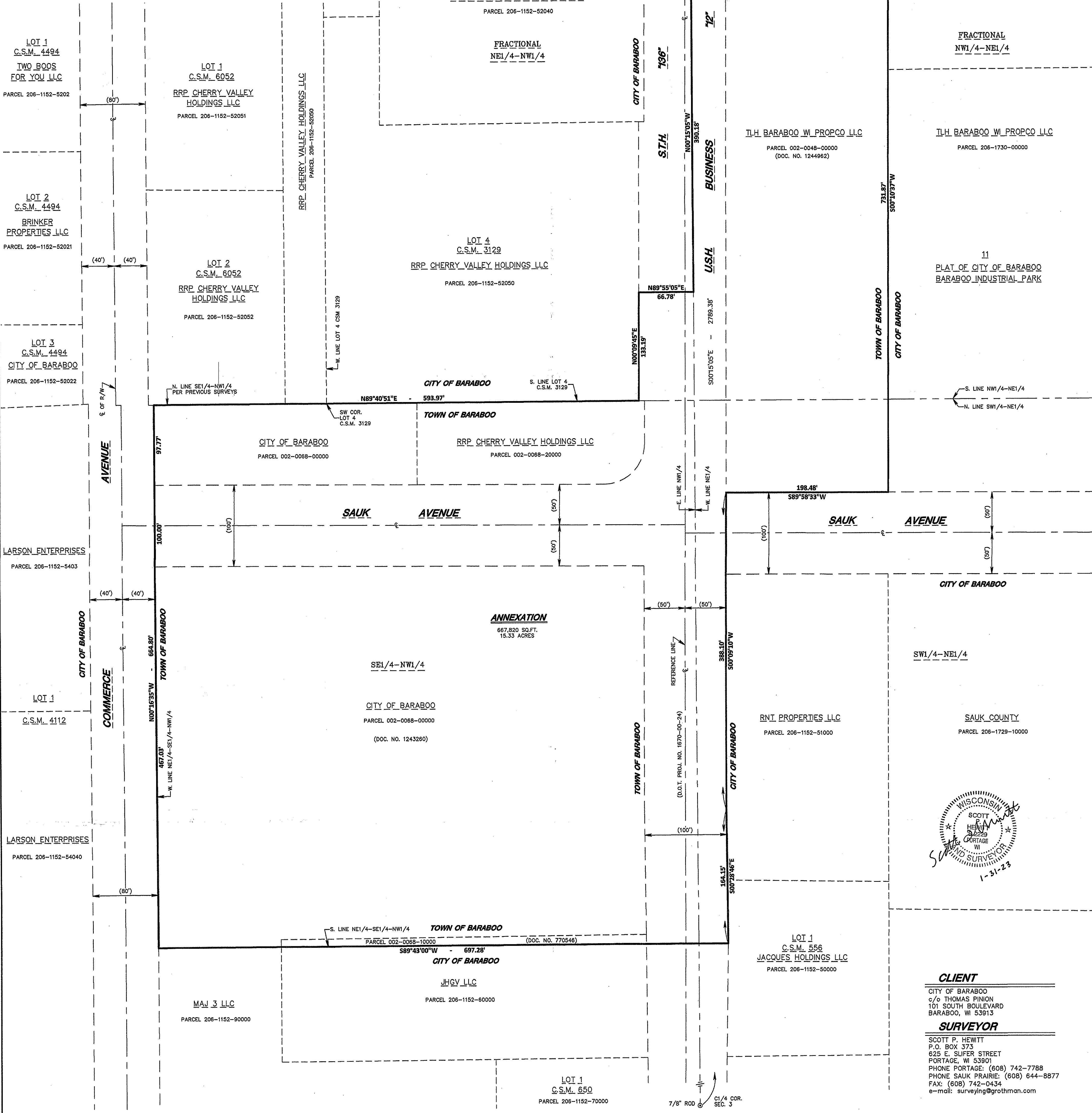
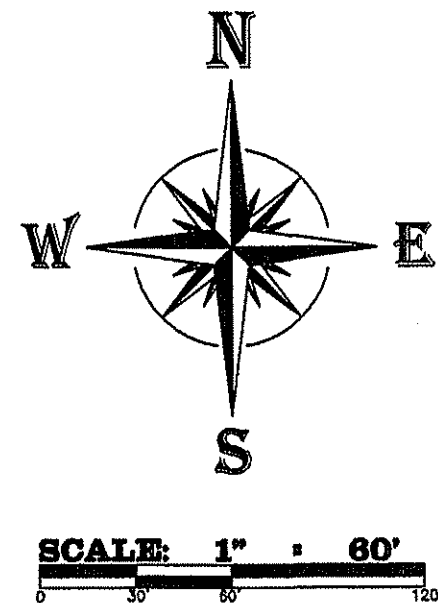
# ANNEXATION EXHIBIT

BEING PART OF THE FRACTIONAL NW1/4 OF THE NE1/4, THE FRACTIONAL NE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 3, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Being part of the fractional Northwest Quarter of the Northeast Quarter, the fractional Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 3;  
thence South 00°15'05" East along the West line of the Northeast Quarter of Section 3, 654.56 feet to the point of beginning;  
thence South 89°50'50" East, 44.41 feet to a point in the East right-of-way line of State Trunk Highway 136;  
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136, 184.58 feet to a point in the North line of lands described and recorded in Document No. 1244962;  
thence North 89°50'22" East along the North line of lands described and recorded in Document No. 1244962, 198.80 feet to the West line of Lot 12, Plat of City of Baraboo Industrial Park;  
thence South 00°19'37" West along the West line of Lots 11 and 12, Plat of City of Baraboo Industrial Park, 731.87 feet to the North right-of-way line of Sauk Avenue;  
thence South 89°58'33" West along the North right-of-way line of Sauk Avenue, 198.48 feet;  
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 388.10 feet;  
thence South 00°28'46" East along the East right-of-way line of State Trunk Highway 136, 164.15 feet;  
thence South 89°43'00" West along the South line of lands described and recorded in Document No. 770546, the South line of lands described and recorded in Document No. 1243280 and the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 697.28 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue;  
thence North 00°16'35" West along the East right-of-way line of Commerce Avenue and the West line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 664.80 feet to a point in the North line of the Southeast Quarter of the Northwest Quarter of Section 3 and the South line of Lot 2, Certified Survey Map, No. 6052;  
thence North 89°40'51" East along the North line of the Southeast Quarter of the Northwest Quarter of Section 3, the South line of Lot 2, Certified Survey Map, No. 6052 and the South line of Lot 4, Certified Survey Map, No. 3129, 593.97 feet to a point in the West right-of-way line of State Trunk Highway 136;  
thence North 00°09'45" East along the West right-of-way line of State Trunk Highway 136, 133.19 feet;  
thence North 89°55'05" East, 66.78 feet to a point in the West line of the Northeast Quarter of Section 3;  
thence North 00°15'05" West along the West line of the Northeast Quarter of Section 3, 390.18 feet;  
thence South 89°43'20" West, 57.47 feet to the West right-of-way line of State Trunk Highway 136;  
thence North 00°08'31" East along the West right-of-way line of State Trunk Highway 136, the East line of Lot 2, Certified Survey Map, No. 518 and the East line of Lot 3, Certified Survey Map, No. 3129, 280.66 feet;  
thence South 89°50'50" East, 55.54 feet to the point of beginning.  
Containing 667,820 square feet, (15.33 acres), more or less.

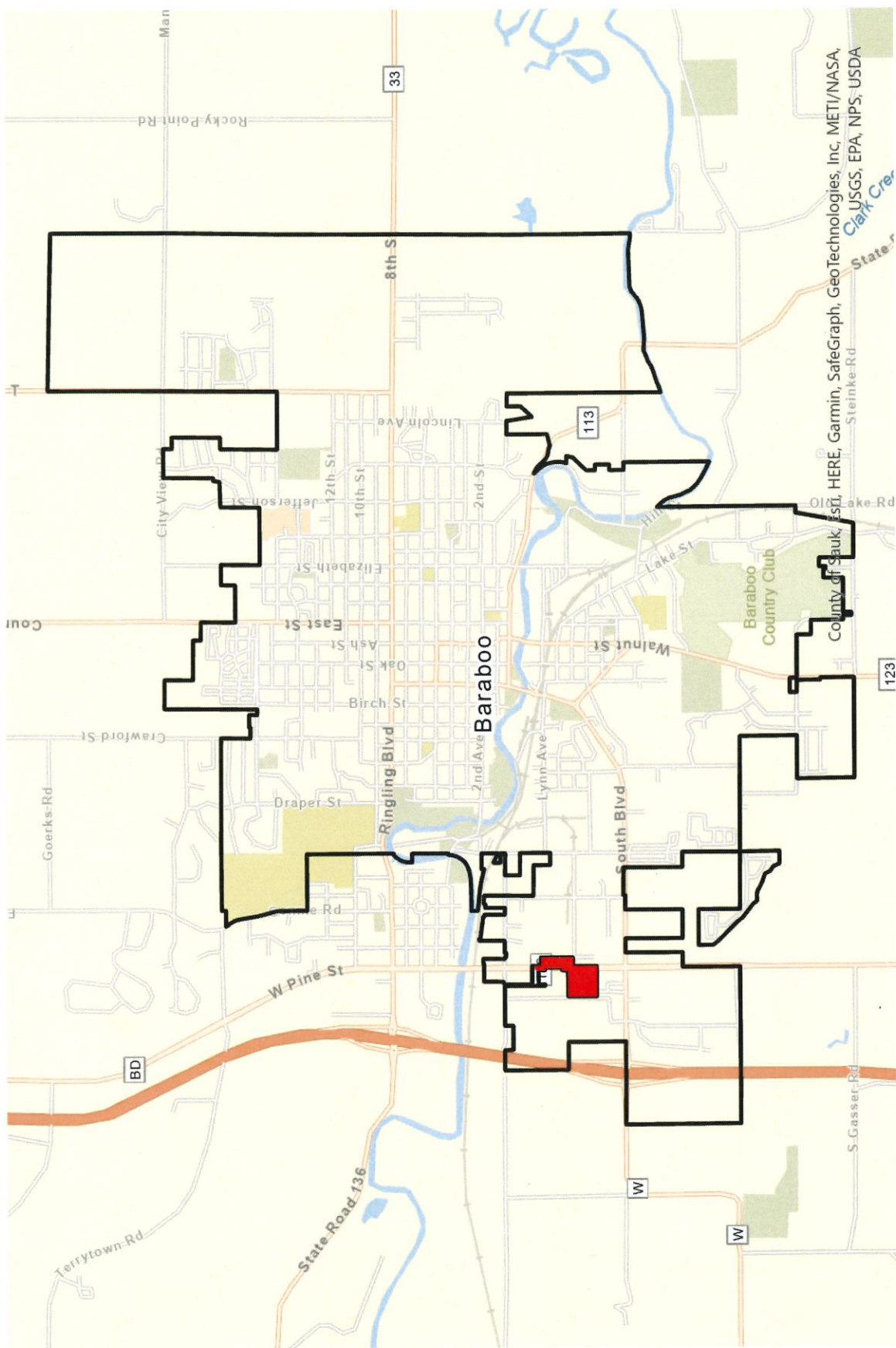


**CLIENT**  
CITY OF BARABOO  
c/o THOMAS PINION  
101 SOUTH BOULEVARD  
BARABOO, WI 53913

**SURVEYOR**  
SCOTT P. HEWITT  
P.O. BOX 373  
625 E. SLIFER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com

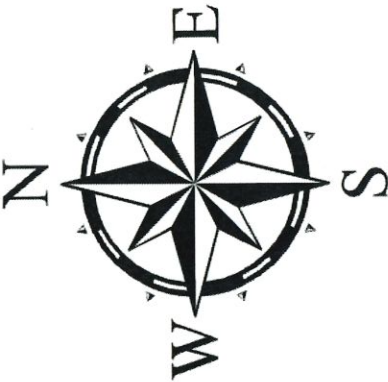
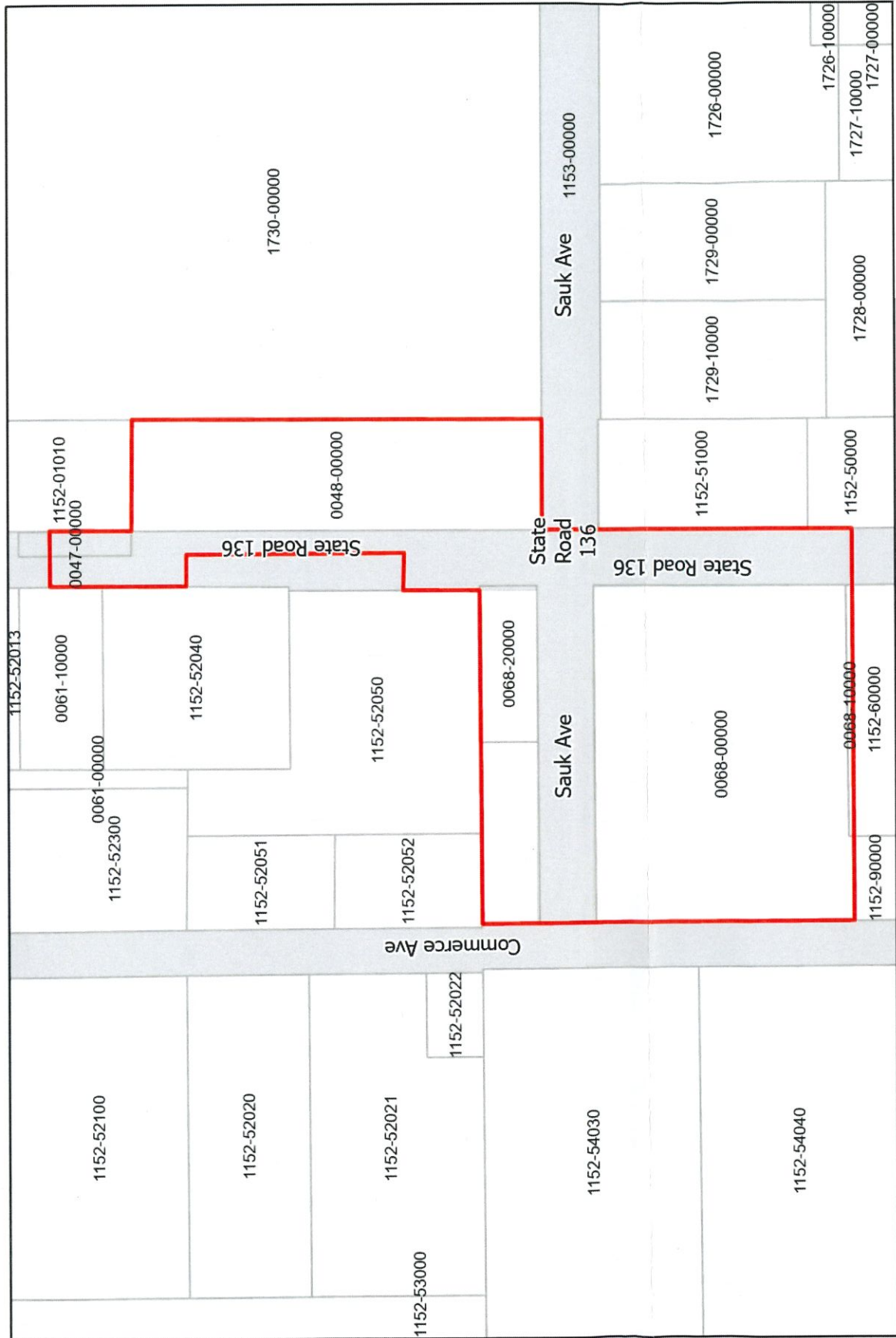


# PROPOSED ANNEXATION LOCATION MAPS



## Legend

 Proposed Annexation



## Legend

 Proposed Annexation Boundary









# 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: **Cherry Valley Holdings et al**

Petition Number: **14582**

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

2. Area (Acres): **15.33, including road right-of-ways; 11.16 privately owned.**

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ **In '22, \$1706.26; needs to be updated for '23.**

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

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

b. Total that will be paid to Town **Based on:**  
(annual tax multiplied by 5 years): **'22, \$8531.3;**

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

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: \_\_\_\_\_

4. Resident Population: **0** 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: **98** % Industrial: \_\_\_\_\_%

Other: **2** %

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?

**Commercial**

In the town?: **N/A**

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.                      \_\_\_\_\_                      \_\_\_\_\_

Water Supply immediately                      ☒                      ☐  
                    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?   **34% Agriculture; 64% Resource Conservancy**

c. How will the land be zoned and used if annexed?   **B-3, Highway Oriented Business**

---

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:   **Thomas S. Pinion, City Engineer**

Email:   **[tpinion@cityofbaraboo.com](mailto:tpinion@cityofbaraboo.com)**

Phone:   **608-355-7325**

Date:   **April 05, 2023**

(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

---



**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: 002-0068-00000; 002-0068-10000; 002-0068-20000; 002-0047-00000; 002-0048-00000	From Town of: Baraboo	To City/Village of: Baraboo
--	--------------------------	--------------------------------

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.
- N/A (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:

Current parcels are located in Supervisory District 21 and Voting Ward T-1. Since the annexation crosses a Supervisory District, the City will need to either create a new voting ward (C-19) or petition the County Board to have the Supervisory District adjusted. It is recommended to create a new voting ward.

Prepared by: Michelle Rathman  
 Title: Real Property Lister  
 Phone: 608-355-3575  
 Date: 04/05/2023

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)



# 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>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>  
This will speed up the process by eliminating the time it used to take to mail the check to us.

## Petitioner Information

Name: **See attached Petitioner Information sheet**

Phone:

Email:

## Contact Information if different than petitioner:

Representative's Name: **See attached Contact Information sheet**

Phone:

E-mail:

**RECEIVED**

April 3, 2023

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town(s) where property is located: **Town of Baraboo**

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

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

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **15.33 ACRES**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**002-0068-00000; 002-0068-10000; 002-0068-20000; 002-0047-00000; 002-0048-00000**

## 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]

(November 2022)



# 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

**\$350 Initial Filing Fee** (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$800 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

**\$1150 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

**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: 4-3-23

Payer: City of Saraboo

Check Number: 195710

Check Date: 2-10-23

Amount: \$1150.00



Office of the City Clerk



101 South Blvd, Baraboo, WI 53913

March 30, 2023

Wisconsin Department of Administration  
Attn: Erich Schmidtke  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701-1645

#### ANNEXATION

Enclosed is a "Request for Annexation Review" along with the required documentation, including payment, that was filed with the City of Baraboo.

Brenda M. Zeman,  
City Clerk  
City of Baraboo



**City of Baraboo**  
101 South Blvd.  
Baraboo, WI 53913  
(608) 355-2700 phone  
608 356-9666 fax

**PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS APPROVAL  
Pursuant to Section 66.0217(2) WI Statutes**

**For Office Use Only**

A non-refundable fee of \$350  
must accompany this petition.

Fee Paid \$ (waived)  
Receipt #

**To: The Mayor and Common Council  
City of Baraboo, Wisconsin**

We, the undersigned, constituting all of the owners of the following described territory proposed for annexation to the City of Baraboo, there being no electors residing in said territory, petition the Mayor and Common Council of the City to annex to the City of Baraboo, Wisconsin, in accordance with Sec. 66.0217(2) Stats., the territory described below presently located in the Town of Baraboo, Sauk County, Wisconsin:

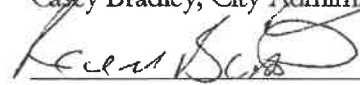

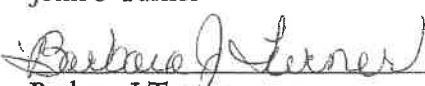
See attached legal description

The territory to be annexed is contiguous to the City of Baraboo, Wisconsin and is shown on the attached scale map.

All territory proposed to be annexed is located in Sauk County, Wisconsin.

A copy of survey map showing the area proposed for annexation is attached hereto and incorporated by reference. The zoning classification requested upon annexation is B-3, Highway Oriented Business.

The current population of such territory is zero (0).

Signature of Petitioner	Address	Date of Signing	Status
 Casey Bradley, City Administrator	101 South Blvd, Baraboo Baraboo, WI 53913	March 08, 2023	Owner's Rep.
 Rachel Bachrodt	7070 Cherryvale N Blvd Rockford, IL 61112	March 8, 2023	Managing Member
Adam Velarde	1624 W 18 <sup>th</sup> Street Chicago, IL 60608	March , 2023	Sole Member
 John S Turner	S7303 Thurow Ln Merrimac, WI 53561	March 9, 2023	Owner
 Barbara J Turner	S7303 Thurow Ln Merrimac, WI 53561	March 9, 2023	Owner
Chenyng Zhao	300 Main St, Floor 5 Stamford, CT 06901	March , 2023	Owner's Rep.



**City of Baraboo**  
**101 South Blvd.**  
**Baraboo, WI 53913**  
(608) 355-2700 phone  
608 356-9666 fax

**PETITION FOR DIRECT ANNEXATION**  
**BY UNANIMOUS APPROVAL**  
Pursuant to Section 66.0217(2) WI Statutes

For Office Use Only	
A non-refundable fee of \$350 must accompany this petition.	
Fee Paid \$	(waived)
Receipt #	

To: The Mayor and Common Council  
City of Baraboo, Wisconsin

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See attached legal description

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<u>Casey Bradley, City Administrator</u>	<u>101 South Blvd, Baraboo</u> Baraboo, WI 53913	<u>March</u> , 2023	<u>Owner's Rep.</u>
<u>Rachel Bachrodt</u>	<u>7070 Cherryvale N Blvd</u> Rockford, IL 61112	<u>March</u> , 2023	<u>Managing Member</u>
<u>Adan Velarde</u>	<u>1624 W 18th Street</u> Chicago, IL 60608	<u>March 8</u> , 2023	<u>Sole Member</u>
<u>John S Turner</u>	<u>S7303 Thurow Ln</u> Merrimac, WI 53561	<u>March</u> , 2023	<u>Owner</u>
<u>Barbara J Turner</u>	<u>S7303 Thurow Ln</u> Merrimac, WI 53561	<u>March</u> , 2023	<u>Owner</u>
<u>Chenyng Zhao</u>	<u>300 Main St, Floor 5</u> Stamford, CT 06901	<u>March</u> , 2023	<u>Owner's Rep.</u>



**City of Baraboo**  
**101 South Blvd.**  
**Baraboo, WI 53913**  
(608) 355-2700 phone  
608 356-9666 fax

**PETITION FOR DIRECT ANNEXATION**  
**BY UNANIMOUS APPROVAL**  
Pursuant to Section 66.0217(2) WI Statutes

<b>For Office Use Only</b>	
A non-refundable fee of \$350 must accompany this petition.	
Fee Paid	\$ (waived)
Receipt #	

**To: The Mayor and Common Council**  
**City of Baraboo, Wisconsin**

We, the undersigned, constituting all of the owners of the following described territory proposed for annexation to the City of Baraboo, there being no electors residing in said territory, petition the Mayor and Common Council of the City to annex to the City of Baraboo, Wisconsin, in accordance with Sec. 66.0217(2) Stats., the territory described below presently located in the Town of Baraboo, Sauk County, Wisconsin:

See attached legal description

The territory to be annexed is contiguous to the City of Baraboo, Wisconsin and is shown on the attached scale map.

All territory proposed to be annexed is located in Sauk County, Wisconsin.

A copy of survey map showing the area proposed for annexation is attached hereto and incorporated by reference. The zoning classification requested upon annexation is B-3, Highway Oriented Business.




The current population of such territory is zero (0).

Signature of Petitioner	Address	Date of Signing	Status
_____ Casey Bradley, City Administrator	<u>101 South Blvd, Baraboo</u> Baraboo, WI 53913	<u>March</u> , 2023	<u>Owner's Rep.</u>
_____ Rachel Bachrodt	<u>7070 Cherryvale N Blvd</u> Rockford, IL 61112	<u>March</u> , 2023	<u>Managing Member</u>
_____ Adam Velarde	<u>1624 W 18<sup>th</sup> Street</u> Chicago, IL 60608	<u>March</u> , 2023	<u>Sole Member</u>
_____ John S Turner	<u>S7303 Thurow Ln</u> Merrimac, WI 53561	<u>March</u> , 2023	<u>Owner</u>
_____ Barbara J Turner	<u>S7303 Thurow Ln</u> Merrimac, WI 53561	<u>March</u> , 2023	<u>Owner</u>
 Chenying Zhao	<u>300 Main St, Floor 5</u> Stamford, CT 06901	<u>March 22</u> , 2023	<u>Owner's Rep.</u>




Petitioner Information Sheet	
Petitioner Information	Contact Information (if different than Petitioner)
Name: JHGV LLC Phone: Email:	Name: Adam Velarde Phone: 608-615-2482 Email: <a href="mailto:adam@caveenterprises.com">adam@caveenterprises.com</a>
Name: RRP Cherry Valley Holdings, LLC Phone: 815-332-6600 Email:	Name: Rachel Bachrodt Phone: 815-543-3670 Email: <a href="mailto:rachel.bachrodt@bachrodt.com">rachel.bachrodt@bachrodt.com</a>
Name: City of Baraboo Phone: 608-355-2700 Email:	Name: Casey Bradley, City Administrator Phone: 608-355-2700 Email: <a href="mailto:cbradley@cityofbaraboo.com">cbradley@cityofbaraboo.com</a>
Name: John S & Barbara J Turner Phone: 608-963-4935 Email:	Name: John (Scott) Turner Phone: 608-963-4935 Email: <a href="mailto:office@turnerwatercare.com">office@turnerwatercare.com</a>
Name: TLH Baraboo WI Propco LLC Phone: Email:	Name: TLH Baraboo WI Propco LLC Phone: 323-216-7641 Email: <a href="mailto:chenyingz@twentylake.com">chenyingz@twentylake.com</a>




Signature page to Petition for Direct Annexation by Unanimous Approval				
Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608 (PIN: 002-0068-10000)	Mar. __, 2023	Sole Member
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112 (PIN: 002-0068-20000)	Mar. <u>8</u> , 2023	Managing Member
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913 (PIN: 002-0068-00000)	Mar. <u>08</u> , 2023	Owner's Rep.
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		S7303 Thurov Ln Merrimac, WI 53561 (PIN: 002-0047-00000)	Mar. <u>9</u> , 2023	Owner
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901 (PIN: 002-0048-00000)	Mar. __, 2023	Owner's Rep.



# Signature page to Petition for Direct Annexation by Unanimous Approval

Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608 (PIN: 002-0068-10000)	Mar. 8, 2023	Sole Member
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112 (PIN: 002-0068-20000)	Mar. __, 2023	Managing Member
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913 (PIN: 002-0068-00000)	Mar. __, 2023	Owner's Rep.
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		S7303 Thurov Ln Merrimac, WI 53561 (PIN: 002-0047-00000)	Mar. __, 2023	Owner
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901 (PIN: 002-0048-00000)	Mar. __, 2023	Owner's Rep.



Signature page to Petition for Direct Annexation by Unanimous Approval				
Petitioner	Signature	Address	Date of Signing	Status
Name: JHGV LLC By: Adam Velarde Title: Sole Member		1624 W 18th Street Chicago, IL 60608	Mar. __, 2023	Sole Member
		(PIN: 002-0068-10000)		
Name: RRP Cherry Valley Holdings, LLC By: Rachel Bachrodt Title: Managing Member		7070 Cherryvale N Blvd Rockford, IL 6112	Mar. __, 2023	Managing Member
		(PIN: 002-0068-20000)		
Name: City of Baraboo By: Casey Bradley Title: City Administrator		101 South Blvd Baraboo, WI 53913	Mar. __, 2023	Owner's Rep.
		(PIN: 002-0068-00000)		
Name: John S & Barbara J Turner By: John S & Barbara J Turner Title: Owners		57303 Thurov Ln Merrimac, WI 53561	Mar. __, 2023	Owner
		(PIN: 002-0047-00000)		
Name: TLH Baraboo WI Propco LLC By: Chenying Zhao Title: Managing Director		300 Mains St Floor 5 Stamford, CT 06901	Mar. 23, 2023	Owner's Rep.
		(PIN: 002-0048-00000)		



**AFFIDAVIT OF OWNERSHIP AND RESIDENCY**

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF SAUK         )

Casey Bradley, City Administrator, on behalf of the City of Baraboo, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he, Casey Bradley, City Administrator, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

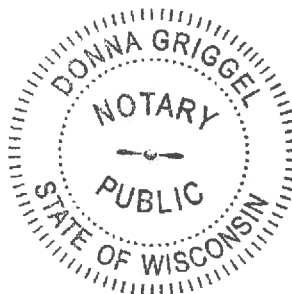
2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
5. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

101 South Blvd, Baraboo, WI 53913  
Address

  
Petitioner

Subscribed and sworn to before me this 8 day of  
March, 2023.

  
Donna Griggel



Notary Public, Sauk County, Wisconsin  
My Commission Expires on 02-24 2026



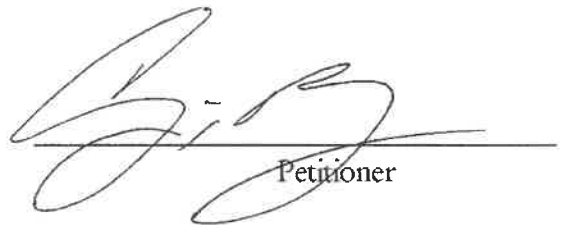
AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

Casey Bradley, on behalf of the City of Baraboo, being first duly sworn on oath, deposes and says that on the  
(Insert Name of Petitioner)

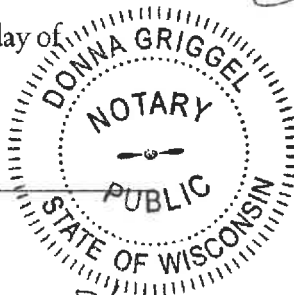
   day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate  
Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

  
Petitioner

Subscribed and sworn to before me this 8 day of  
March, 2023.

  
Donna Griggel



Notary Public, Sauk County, Wisconsin  
My Commission Expires on 02-24, 20 26



**AFFIDAVIT OF OWNERSHIP AND RESIDENCY**

STATE OF WISCONSIN    )  
                                      ) SS  
COUNTY OF SAUK        )

Rachel Bachrodt, on behalf of RRP Cherry Valley Holdings, LLC, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That she, Rachel Bachrodt, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

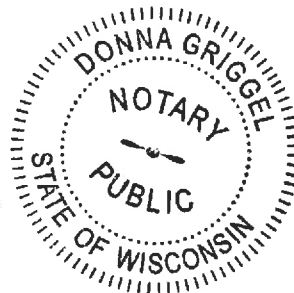
770 Cherryvale N Blvd, Rockford, IL 61112  
Address

  
Petitioner

Subscribed and sworn to before me this 8 day of  
March, 2023.



Notary Public, Sauk County, Wisconsin  
My Commission Expires on 02-24 2026





AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

Rachel Bachrodt, on behalf of RRP Cherry Valley Holding, LLC, being first duly sworn on oath, deposes and says that on the

       day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

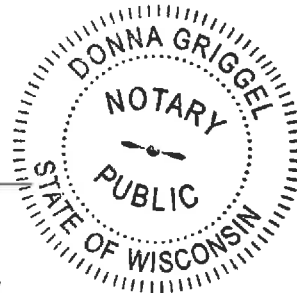
See attached legal description

*Rachel Bachrodt*

Petitioner

Subscribed and sworn to before me this 8 day of March, 2023.

*Donna Griggel*



Notary Public, Sauk County, WI  
My Commission Expires on 02-24, 2026



AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN    )  
                                      ) SS  
COUNTY OF SAUK        )

Adam Velarde, on behalf of JHGV, LLC, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he, Adam Velarde, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:


See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
4. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

1624 W 18<sup>th</sup> Street, Chicago, IL 60608  
Address

JHGV LLC  
Petitioner

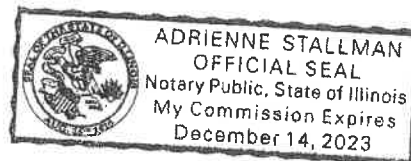
Address

  
Petitioner

Subscribed and sworn to before me this 7<sup>th</sup> day of  
March, 2023.

Adrienne Stallman

Notary Public, Cook County, ILLINOIS  
My Commission Expires on 12/14 2023





AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

Adam Velarde, on behalf of JHGV, LLC, being first duly sworn on oath, deposes and says that on the  
(Insert Name of Petitioner)

7<sup>th</sup> day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate  
Petition for Direct Annexation (Unanimous Approval) of the following described territory:

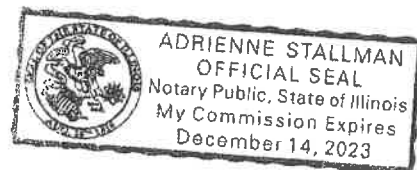
See attached legal description

Subscribed and sworn to before me this 7<sup>th</sup> day of  
March, 2023.

Adrienne Stallman

Notary Public, COOK County, ILLINOIS  
My Commission Expires on 12 / 14, 2023

[Signature]  
Petitioner





AFFIDAVIT OF OWNERSHIP AND RESIDENCY

STATE OF WISCONSIN    )  
                                  ) SS  
COUNTY OF SAUK        )

Chenyng Zhao, on behalf of TLH BARABOO WI PROPCO LLC, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he, Chenyng Zhao, is one of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
7. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

300 Main St, Floor 5, Stamford, CT 06901  
Address

  
Petitioner

Subscribed and sworn to before me this 23 day of  
March, 2023.



Notary Public, Sauk County, New York  
My Commission Expires on November 4<sup>th</sup> 2023.



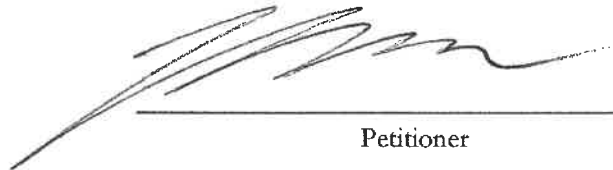
AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

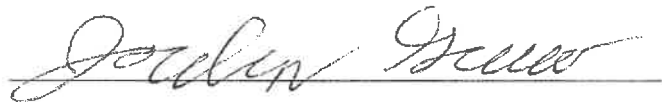
Chenyang Zhao, on behalf of TLH BARABOO WIPROPCO LLC, being first duly sworn on oath, deposes and says that on the

23 day of March, 2023, he filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

  
\_\_\_\_\_  
Petitioner

Subscribed and sworn to before me this 23 day of March, 2023.

  
\_\_\_\_\_

Notary Public, Suffolk County, New York  
My Commission Expires on November 4<sup>th</sup>, 2023



**AFFIDAVIT OF OWNERSHIP AND RESIDENCY**

STATE OF WISCONSIN    )  
                                      ) SS  
COUNTY OF SAUK        )

John S and Barbara J Turner, being first duly sworn on oath, deposes and says:  
(Insert Name of Petitioner)

1. That he, John S Turner, and she, Barbara J Turner, are two of the petitioners who  
(Insert Name of Petitioner)

signed the Petition for the Direct Annexation of the following described territory to the City of Baraboo:

See attached legal description

2. The undersigned makes this Affidavit in support of a Petition for Direct Annexation of the above described territory to the City of Baraboo, Sauk County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
6. The Petition for Direct Annexation was signed by all of the owners of the above described territory and to the best knowledge and information of the undersigned no other person or entity has any ownership interest whatsoever in and to said territory.
4. All of the territory to be annexed is unoccupied and no person or electors reside thereon.

S7303 Thurow Ln, Merrimac, WI 53561  
Address

John S Turner  
Petitioner

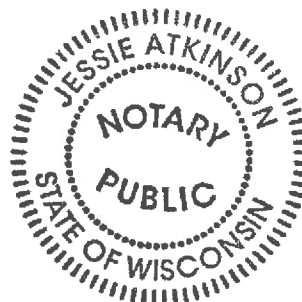
S7303 Thurow Ln, Merrimac, WI 53561  
Address

Barbara J Turner  
Petitioner

Subscribed and sworn to before me this 9 day of  
March, 2023.

Jessie Atkinson

Notary Public, Sauk County, Wisconsin  
My Commission Expires on 9/11 2025





AFFIDAVIT OF FILING

STATE OF WISCONSIN                    )  
  ) SS  
COUNTY OF SAUK                    )

John S Turner and Barbara J Turner, being first duly sworn on oath, deposes and says that on the  
\_\_\_\_ day of March, 2023, they filed with the Town Clerk of the Town of Baraboo, Sauk County, Wisconsin, a  
Duplicate Petition for Direct Annexation (Unanimous Approval) of the following described territory:

See attached legal description

John S Turner  
Petitioner

Barbara J Turner  
Petitioner

Subscribed and sworn to before me this 9 day of  
March, 2023.

Jessie Atkinson

Notary Public, WI County, Sauk  
My Commission Expires on 9/11, 2025





## **LEGAL DESCRIPTION**

**Various Parcels for Annexation  
Town of Baraboo, Sauk County, WI**

### **Annexation Boundary Description:**

Being part of the fractional Northwest Quarter of the Northeast Quarter, the fractional Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 3;  
thence South 00°15'05" East along the West line of the Northeast Quarter of Section 3, 654.56 feet to the point of beginning;  
thence South 89°50'50" East, 44.41 feet to a point in the East right-of-way line of State Trunk Highway 136;  
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136, 184.58 feet to a point in the North line of lands described and recorded in Document No. 1244962;  
thence North 89°50'22" East along the North line of lands described and recorded in Document No. 1244962, 198.80 feet to the West line of Lot 12, Plat of City of Baraboo Industrial Park;  
thence South 00°10'37" West along the West line of Lots 11 and 12, Plat of City of Baraboo Industrial Park, 731.87 feet to the North right-of-way line of Sauk Avenue;  
thence South 89°58'33" West along the North right-of-way line of Sauk Avenue, 198.48 feet;  
thence South 00°09'10" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 388.10 feet;  
thence South 00°28'46" East along the East right-of-way line of State Trunk Highway 136, 164.15 feet;  
thence South 89°43'00" West along the South line of lands described and recorded in Document No. 770546, the South line of lands described and recorded in Document No. 1243260 and the South line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 697.28 feet to the Southwest corner of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue;  
thence North 00°16'35" West along the East right-of-way line of Commerce Avenue and the West line of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 3, 664.80 feet to a point in the North line of the Southeast Quarter of the Northwest Quarter of Section 3 and the South line of Lot 2, Certified Survey Map, No. 6052;  
thence North 89°40'51" East along the North line of the Southeast Quarter of the Northwest Quarter of Section 3, the South line of Lot 2, Certified Survey Map, No. 6052 and the South line of Lot 4, Certified Survey Map, No. 3129, 593.97 feet to a point in the West right-of-way line of State Trunk Highway 136;  
thence North 00°09'45" East along the West right-of-way line of State Trunk Highway 136, 133.19 feet;  
thence North 89°55'05" East, 66.78 feet to a point in the West line of the Northeast Quarter of Section 3;  
thence North 00°15'05" West along the West line of the Northeast Quarter of Section 3, 390.18 feet;  
thence South 89°43'20" West, 57.47 feet to the West right-of-way line of State Trunk Highway 136;  
thence North 00°08'31" East along the West right-of-way line of State Trunk Highway 136, the East line of Lot 2, Certified Survey Map, No. 518 and the East line of Lot 3, Certified Survey Map, No. 3129, 280.66 feet;  
thence South 89°50'50" East, 55.54 feet to the point of beginning.  
Containing 667,820 square feet, (15.33 acres), more or less.

**THIS DESCRIPTION WAS PREPARED BY:** **GROTHMAN & ASSOCIATES, SC**  
**SCOTT P. HEWITT**  
Professional Land Surveyor, No. 2229  
Dated: January 23, 2023  
File No.: 1022-559

**THIS DESCRIPTION WAS PREPARED FOR:** **City of Baraboo**  
**101 South Blvd**  
**Baraboo, WI 53913**



# ANNEXATION EXHIBIT

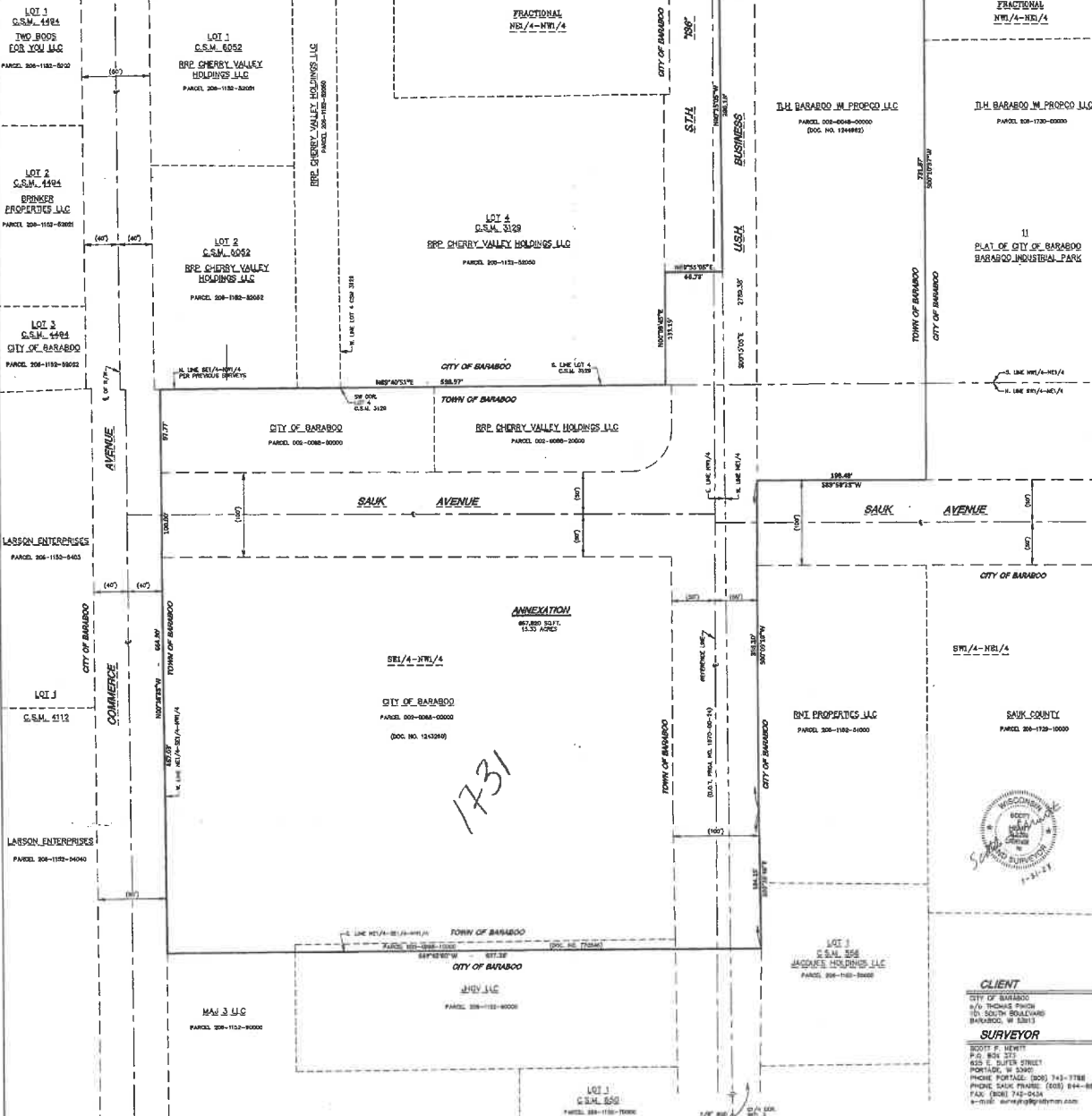
BEING PART OF THE FRACTIONAL NW1/4 OF THE NE1/4, THE FRACTIONAL NE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 3, TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.



## LEGAL DESCRIPTION

Being part of the fractional Northwest Quarter of the Northeast Quarter, the fractional Northeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 6 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the North Outer corner of Section 3,  
thence South 00°10'00" East along the West line of the Northeast Quarter of Section 3, 554.56 feet to the point of beginning;  
thence South 89°50'00" East, 44.41 feet to a point in the East right-of-way line of State Trunk Highway 136;  
thence South 00°10'00" West along the East right-of-way line of State Trunk Highway 136, 194.89 feet to a point in the North line of lands described and recorded in Document No. 1244962;  
thence North 89°50'00" East along the North line of lands described and recorded in Document No. 1244962, 198.85 feet to the West line of Lot 12, Part of City of Baraboo Industrial Park;  
thence South 00°10'00" West along the West line of Lot 11 and 12, Part of City of Baraboo Industrial Park, 731.87 feet to the North right-of-way line of Sauk Avenue;  
thence South 89°50'00" West along the North right-of-way line of Sauk Avenue, 190.45 feet;  
thence South 00°10'00" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 335.10 feet;  
thence South 00°10'00" West along the East right-of-way line of State Trunk Highway 136 and the Northerly extension thereof, 335.10 feet;  
thence South 89°50'00" West along the South line of lands described and recorded in Document No. 770546, the South line of lands described and recorded in Document No. 1244962 and the South line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 3, 607.28 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 3 and the East right-of-way line of Commerce Avenue;  
thence North 00°10'00" West along the East right-of-way line of Commerce Avenue and the West line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 3, 644.80 feet to a point in the North line of the Southwest Quarter of the Northwest Quarter of Section 3 and the South line of Lot 5, Certified Survey Map, No. 8062;  
thence North 89°50'00" East along the North line of the Southwest Quarter of the Northwest Quarter of Section 3, the South line of Lot 2, Certified Survey Map, No. 8062 and the South line of Lot 4, Certified Survey Map, No. 8128, 885.97 feet to a point in the West right-of-way line of State Trunk Highway 136;  
thence North 00°10'00" East along the West right-of-way line of State Trunk Highway 136, 193.19 feet;  
thence North 89°50'00" East, 66.75 feet to a point in the West line of the Northeast Quarter of Section 3;  
thence North 00°10'00" West along the West line of the Northeast Quarter of Section 3, 300.16 feet;  
thence South 89°50'00" West, 57.47 feet to the West right-of-way line of State Trunk Highway 136;  
thence North 00°10'00" East along the West right-of-way line of State Trunk Highway 136, the East line of Lot 2, Certified Survey Map, No. 8118 and the East line of Lot 5, Certified Survey Map, No. 8128, 320.00 feet;  
thence South 89°50'00" East, 65.54 feet to the point of beginning.  
Containing 887,520 square feet, (16.39 acres), more or less.



**CLIENT**  
CITY OF BARABOO  
c/o THOMAS PETER  
101 SOUTH BROADWAY  
BARABOO, WI 53003

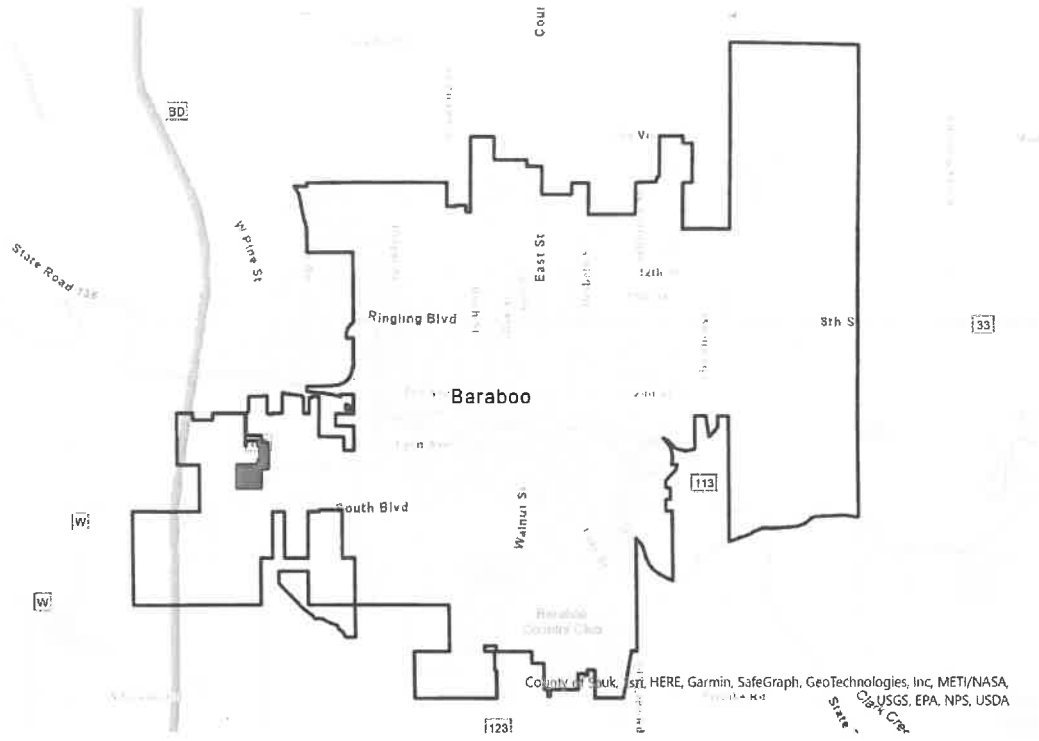
**SURVEYOR**  
GROTHMAN & ASSOCIATES S.C.  
P.O. BOX 373  
405 E. SUPER STREET  
PORTAGE, WI 53050  
PHONE: PORTAGE (608) 742-7788 SAUK (608) 844-8877  
PHONE: SAUK PHONE: (608) 844-8877  
FAX: (608) 742-9434  
e-mail: survey@grothman.com

<b>ANNEXATION EXHIBIT</b> FOR <b>CITY OF BARABOO</b>  CITY OF BARABOO SAUK COUNTY, WISCONSIN		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> <th>CHKD</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	REVISION	BY	CHKD					
NO.	DATE	REVISION	BY	CHKD									
FILE NO. 1008-650 PROJECT NO. 7308-003 DRAWING NO. 1008-008A1X		THIS INSTRUMENT DRAFTED BY <u>T. KASPER</u> SHEET <u>1</u> OF <u>1</u>											

**GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
626 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53050  
PHONE: PORTAGE (608) 742-7788 SAUK (608) 844-8877  
FAX: (608) 742-9434 E-MAIL: survey@grothman.com  
(THIS LOGO REPRESENTS THE ORIGINAL MAP)

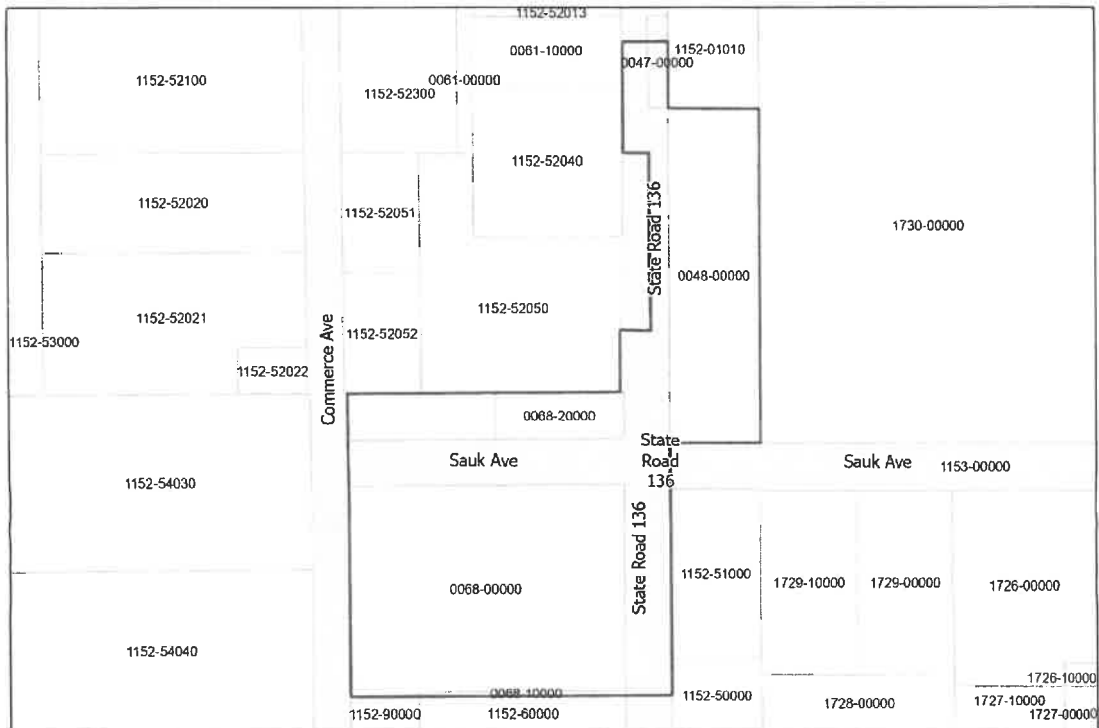


# PROPOSED ANNEXATION LOCATION MAPS



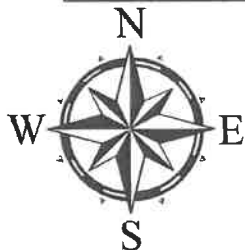
## Legend

■ Proposed Annexation



## Legend

□ Proposed Annexation Boundary

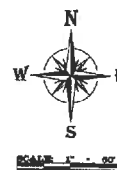


0 125 250 500 750 1,000 US Feet

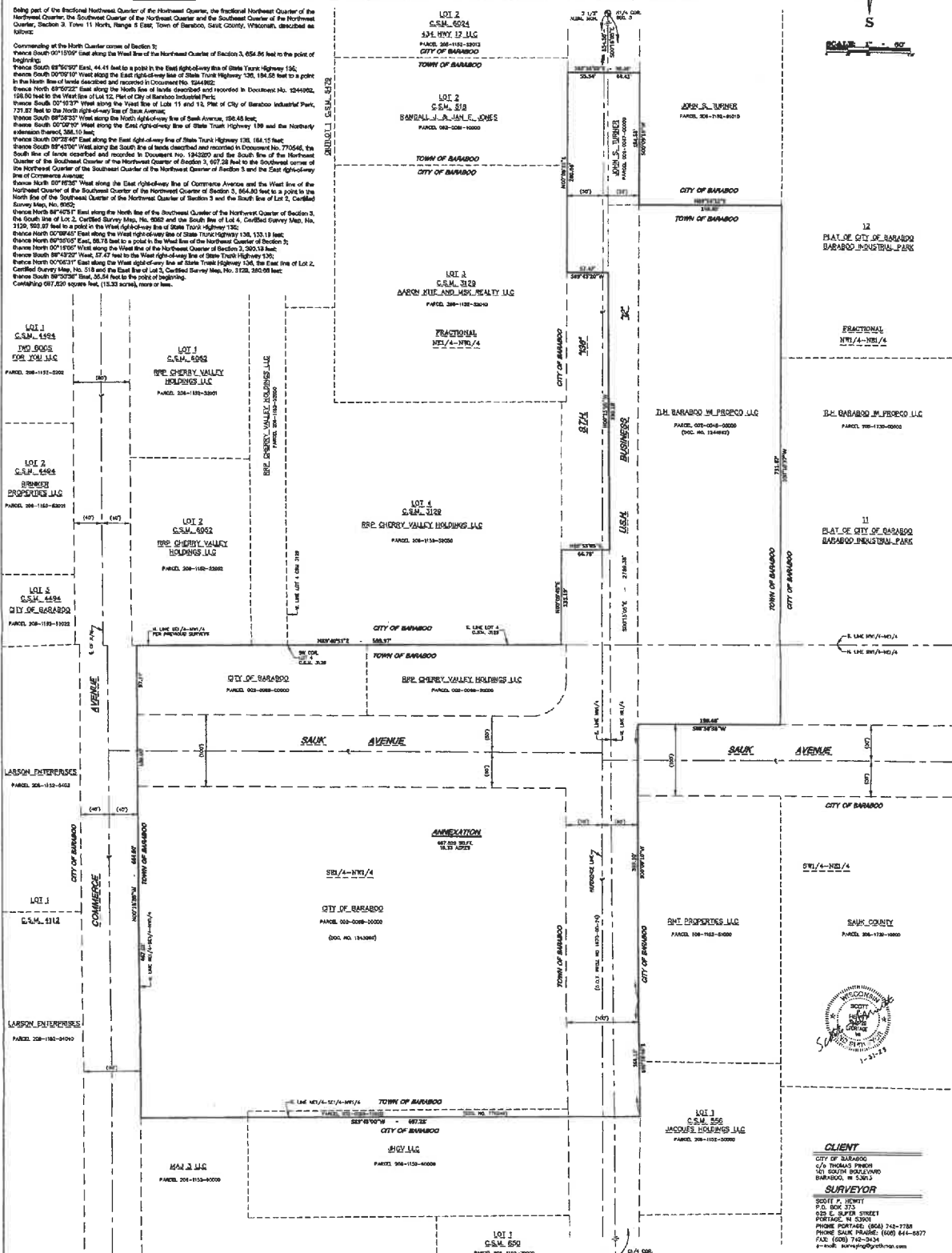




BEING PART OF THE FRACTIONAL NW1/4 OF THE NE1/4, THE FRACTIONAL NE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4, SECTION 3 TOWN 11 NORTH, RANGE 6 EAST, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.



Being part of the fractional Northwest Quarter of the Northwest Quarter, the fractional Northwest Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, Section 3, Town 11 North, Range 5 East, Town of Baraboo, Sauk County, Wisconsin, described as follows:

[illegible]

**CLIENT**  
CITY OF BARABOO  
c/o THOMAS FINCH  
161 SOUTH BOULEVARD  
BARABOO, WI 53003

**SURVEYOR**  
SCOTT P. HEWITT  
P.O. BOX 373  
625 E. SUPER STREET  
PORTAGE, WI 53090  
PHONE PORTAGE: (608) 742-7788  
PHONE SALK PRAIRIE: (608) 644-8877  
FAX: (608) 742-3434  
e-mail: [surveying@earthlink.com](mailto:surveying@earthlink.com)

**ANNEXATION EXHIBIT**  
FOR  
**CITY OF BARABOO**

**CITY OF BARABOO**  
**SAUK COUNTY, WISCONSIN**

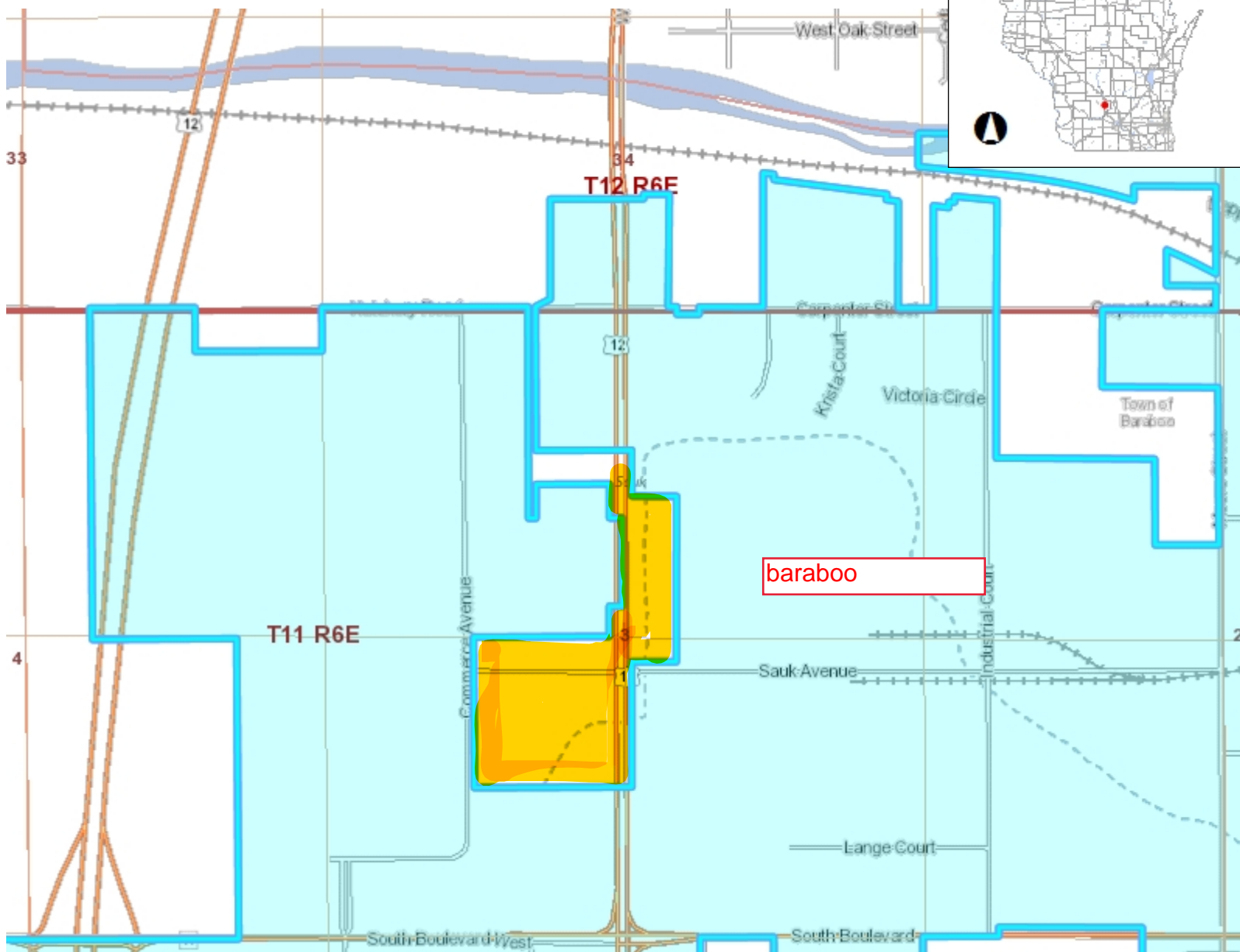
[illegible]

**CA GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53801  
PHONE: PORTAGES: (608) 742-7768 SALZ: (608) 644-3877  
FAX: (608) 742-0134 E-MAIL: [sunvaid@grothman.com](mailto:sunvaid@grothman.com)  
WEB: 1202





# 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

0.3 0 0.13 0.3 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

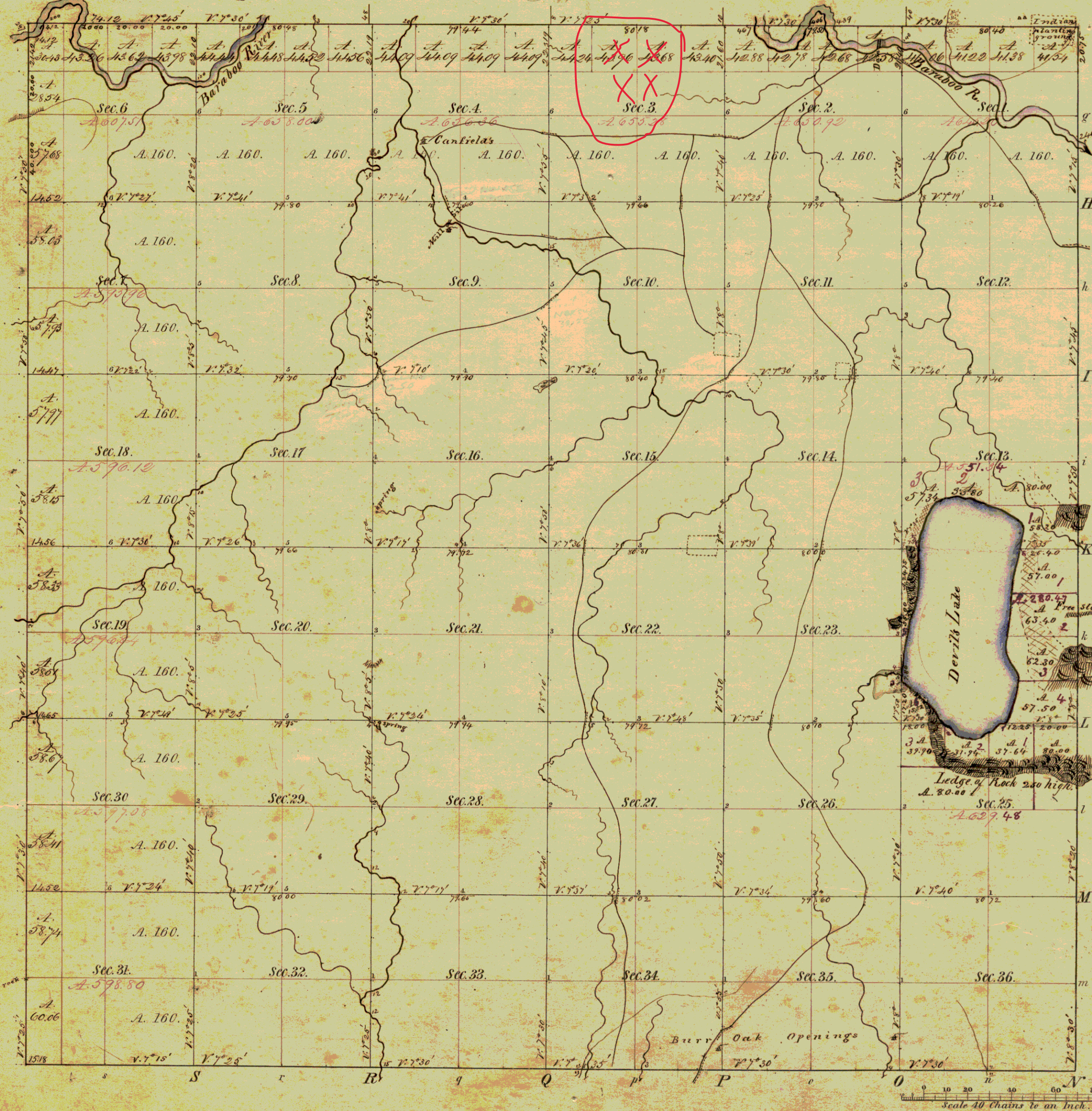
1: 7,920

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



Township N<sup>o</sup> 11 N. Range N<sup>o</sup> 6 East 4<sup>th</sup> Mer.



Meanders of Devil's Lake											
Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.
1	S. 47° W.	5.50									
	S. 80° W.	12.00									
	N. 65° W.	14.81									
2	N. 53° W.	9.50									
	N. 35° W.	11.00									
	N. 61° W.	14.75									
3	North	7.80									
4	N. 12° W.	24.75									
	N. 5° E.	31.00									
5	N. 10° E.	18.00									
	N. 47° E.	8.50									
	S. 83° E.	19.00									
	S. 69° E.	6.50									
	S. 57° E.	8.00									
	S. 48° E.	5.00									
	S. 5° W.	11.00									
6	S. 11° W.	25.20									
	S. 34° W.	22.00									
	S. 14° W.	3.00									
	S. 23° W.	12.25									
	S. 18° W.	14.50									
	S. 29° W.	7.00									

Total number of Acres. 92,399.30

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch <sup>d</sup> in the Sur <sup>r</sup> Gen <sup>l</sup> acc <sup>t</sup>
Township lines	J <sup>r</sup> A. Sart	Oct. 24, 1839	M. Chs. Lks. 23. 78. 45	March, 1840	March, 1841
Subdivisions	J <sup>r</sup> E. Freeman	Nov. 2, 1844	62. 27. 61	Nov. 1844	

The above Map of Township N<sup>o</sup> 11 North, of Range N<sup>o</sup> 6 East, 4<sup>th</sup> Mer. Principal Meridian Wisconsin Territory, 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.

Dubuque, July 12, 1845

John Jones. Sur. Gen.





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](mailto:wimunicipalboundaryreview@wi.gov)

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

April 24, 2023

PETITION FILE NO. 14582

BRENDA ZEMAN, CLERK  
CITY OF BARABOO  
101 SOUTH BLVD.  
BARABOO, WI 53913

MORGAN K OLSON, CLERK  
TOWN OF BARABOO  
101 CEDAR ST  
BARABOO, WI 53913-1182

Subject: CHERRY VALLEY HOLDINGS ET AL ANNEXATION

The proposed annexation submitted to our office on April 03, 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 Baraboo, 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 14582 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=2656>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner