

PETITION FOR DIRECT ANNEXATION

TO: Village of Potosi  
Attn: Jessie Gavinski  
Village Clerk  
105 N Main Street  
Potosi, WI 53820

Town of Potosi  
Attn: Peggy Udelhoven  
Town Clerk  
6911 Camelback Road  
Lancaster, WI 53813

Grant County Conservation, Sanitation, and Zoning  
Attn: Justin Johnson  
Zoning Technician  
150 W. Alona Lane  
Lancaster, WI 53813



The undersigned, constituting 100% of the owners of and electors residing in the following described territory located in the Town of Potosi, Grant County, Wisconsin, lying contiguous to the Village of Potosi, petition the Village Board of the Village of Potosi to annex the territory described below and shown upon the attached map as permitted under Wis. Stat. sec. 66.0217(2), to the Village of Potosi, Grant County, Wisconsin.

The Territory proposed to be annexed is particularly described as follows:

A PARCEL OF LAND LOCATED IN CERTIFIED SURVEY MAP NO. 249 BEING LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FOUR (4), TOWN TWO NORTH (T2N), RANGE THREE WEST (R3W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF POTOSI, GRANT COUNTY WISCONSIN, CONTAINING 0.92 ACRES, MORE OR LESS AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SAID SECTION FOUR (4);  
THENCE SOUTH 89°28'18" WEST 1,321.94 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOUR (4) TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOUR (4); **being the POB**  
THENCE SOUTH 89°28'18" WEST 259.60 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOUR (4) TO THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 249;  
THENCE NORTH 25°01'36" EAST 54.13 FEET ALONG THE WEST **LINDE** OF SAID CERTIFIED SURVEY MAP NO. 249;  
THENCE 141.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 304.55 FEET, A CENTRAL ANGLE OF 26°40'01", AND A CHORD BEARING NORTH 38°24'36" EAST 140.47 FEET ALONG THE WEST LINDE OF SAID CERTIFIED SURVEY MAP NO. 249;  
THENCE NORTH 51°41'36" EAST 102.31 FEET ALONG THE WEST **LINDE** OF SAID

CERTIFIED SURVEY MAP NO. 249 TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 76°13'43" EAST 69.25 FEET ALONG THE NORTH LINDE OF SAID  
CERTIFIED SURVEY MAP NO. 249 TO THE EAST LINE OF THE SOUTHWEST QUARTER  
(SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION FOUR (4);  
THENCE SOUTH 00°31'42" EAST 203.66 FEET ALONG THE EAST LINE OF THE  
SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID  
SECTION FOUR (4) TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF  
BEGINNING.

This petition is executed in duplicate for filing one copy with the Village Clerk of the Village of Potosi, Grant County, Wisconsin, one copy with the Town Clerk of the Town of Potosi, Grant County, Wisconsin, and one copy with the Grant County Conservation, Sanitation, and Zoning Department. **Attached to each copy is a scale map showing the boundary of the above-described property and showing the relationship of such territory to the Village of Potosi, Grant County, Wisconsin.**

The purpose of the proposed annexation is:

To combine this parcel of land with an existing parcel of property that is already located within the Village of Potosi in order to construct a building addition onto the existing facility.

There are -0- persons residing in the territory.

Dated this 17<sup>TH</sup> day of May 2022.



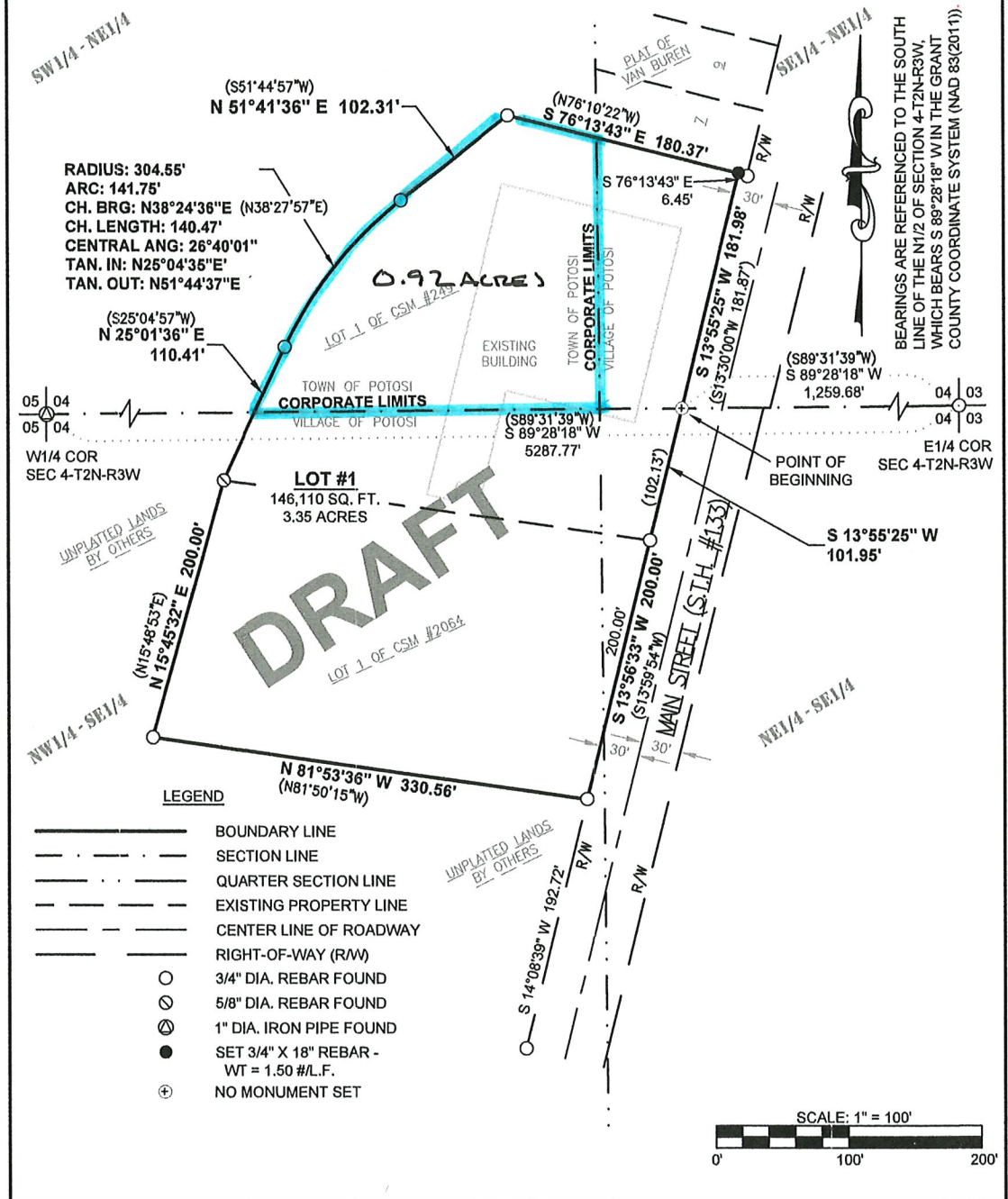
David Fritz

PROPERTY TO BE ANNEKED

COUNTY SURVEY MAP NO. \_\_\_\_\_  
**CERTIFIED SURVEY MAP**

LOCATED IN LOT 1 OF C.S.M. NO. 2064 AND LOT 1 OF C.S.M. NO. 249, IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T2N, R3W OF THE 4TH P.M., TOWN OF POTOSI, AND IN PART OF THE SE 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SE 1/4 OF SECTION 4, T2N, R3W OF THE 4TH P.M., VILLAGE OF POTOSI, GRANT COUNTY, WISCONSIN

FOR RECORDING PURPOSES



**DELTA 3**  
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING  
 GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES  
 875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355  
 PLATTEVILLE, WISCONSIN 53818

FOR: FRITZ DEVELOPMENT LLC  
 POTOSI BEVERAGE CO, LLC  
 215 S. MAIN STREET  
 POTOSI, WI 53820

DELTA 3 PROJECT NO.: D21-017  
 DATA LOCATION: D21-017 Potosi Brewery 2021  
 Expansion/Civil/CAD/Existing

DATE(S) OF FIELDWORK: 2021-11-19  
 FIELD CREW: J. SEWELL  
 DRAWN BY: J. SEWELL  
 REVIEWED BY: D. DREESSENS

SHEET 1 OF 3

# 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: **Fritz**

Petition Number: **14631**

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

2. Area (Acres): **0.92**

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ **919.10**

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **4,595.50**

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

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

c. Paid by:  Petitioner  City  Village

d. Statutory authority (pick one)

s.66.0307  s.66.0225  s.66.0301

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

4. Resident Population: Electors: **0** Total: **0**

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

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

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

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

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

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

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: \_\_\_\_\_

8. What is the **nature of land use adjacent** to this territory in the city or village?

**INDUSTRIAL**

In the town?: **INDUSTRIAL (QUARRY)**

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 **EXISTING BUILDING WAS PARTIALLY IN VILLAGE ? PARTIALLY IN TOWNSHIP.**

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No      Town  Yes  No

If yes, approximate timetable for providing service:	City/Village	Town
<u>Sanitary Sewers</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____
 <u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

b. How is the annexation territory now zoned? FARMLAND PRESERVATION

c. How will the land be zoned and used if annexed? INDUSTRIAL

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:

CURRENTLY, BUILDING IS IN BOTH VILLAGE OF POTOSI AND TOWN OF POTOSI, BUT UTILIZES VILLAGE WATER & SEWER MAKING ANNEXATION INTO VILLAGE THE MOST LOGICAL CHOICE.

Prepared by:  Town  City  Village

Name: JESSIE GAINSKI

Email: CLERKE.POTOSI@WI.GOV

Phone: (608) 763-2537

Date: DEC. 6, 2023

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: Part SW1/4 NE1/4 Section 4	From Town of: Potosi	To City/Village of: Potosi
---	-------------------------	-------------------------------

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, 1/4 - 1/4 section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

N (3) Creates an island area in Township (completely surrounded by city)

N (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

NA (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

Y (7) Legend

Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Personal Property parcel under Fritz Development LLC locally assessed at \$5100 in TID #1. The contiguous Village parcel to this proposed annexation is in TID #1. Will this annexed parcel be added to the TID? And, if so, is an amendment to the TID boundary being done?

We have 0.86 acres on file, but that can be adjusted based on the provided legal description; HOWEVER, I don't see that the legal description calls out the initial Point of Beginning – so that needs to be corrected.

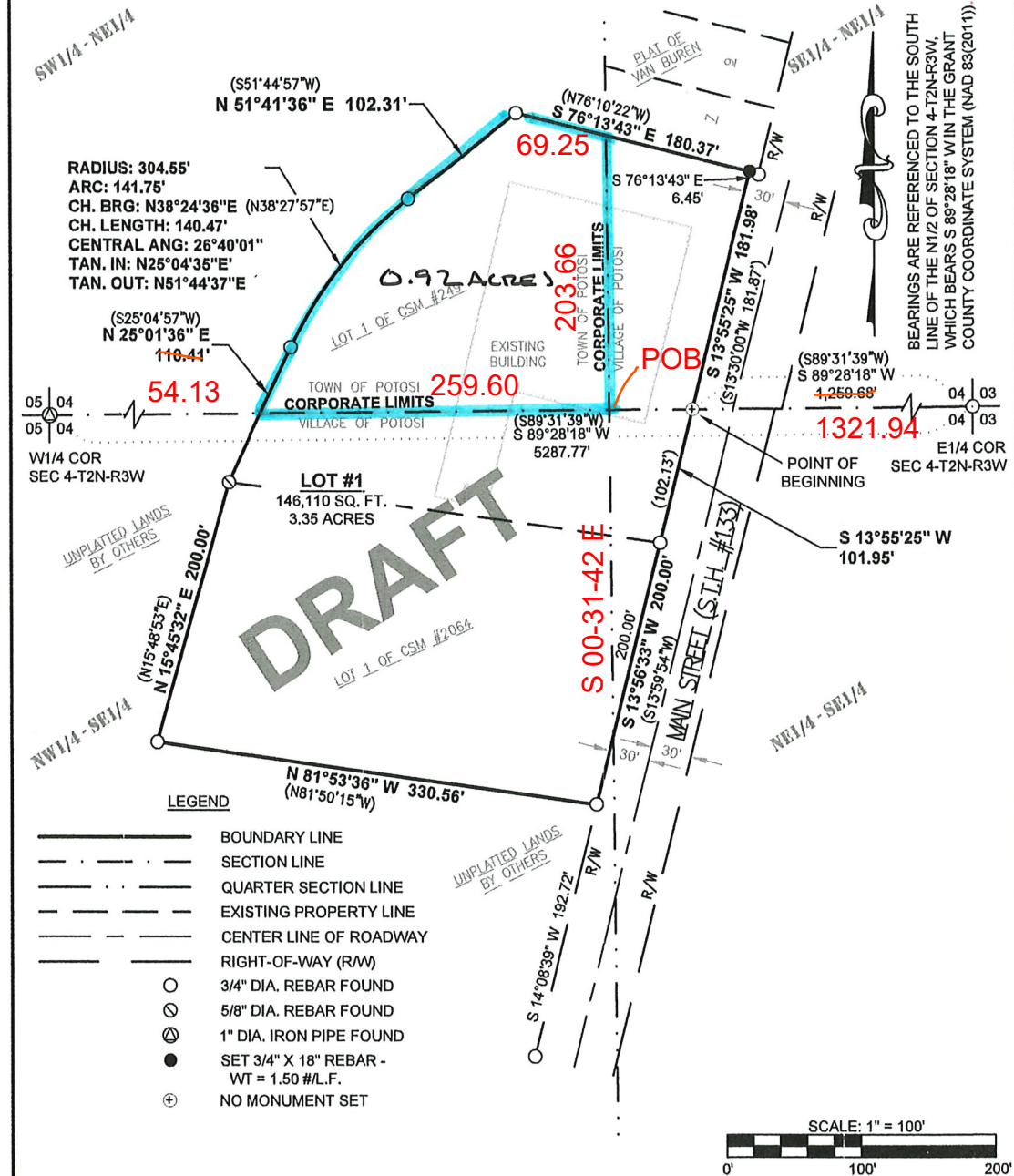
Prepared by: Tammy Hampton _____	Please <b>RETURN PROMPTLY</b> to:
Title: Deputy County Clerk/Real Property Lister	Municipal Boundary Review
Phone: 608-723-2666 _____	PO Box 1645
Date: 12/11/2023 _____	Madison WI 53701
	(608) 264-6102 FAX (608) 264-6104
	<a href="mailto:wimunicipalboundaryreview@wi.gov">wimunicipalboundaryreview@wi.gov</a>

PROPERTY TO BE  
ANNEKED

COUNTY SURVEY MAP NO. \_\_\_\_\_  
**CERTIFIED SURVEY MAP**

LOCATED IN LOT 1 OF C.S.M. NO. 2064 AND LOT 1 OF C.S.M. NO. 249, IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T2N, R3W OF THE 4TH P.M., TOWN OF POTOSI, AND IN PART OF THE SE 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SE 1/4 OF SECTION 4, T2N, R3W OF THE 4TH P.M., VILLAGE OF POTOSI, GRANT COUNTY, WISCONSIN

FOR RECORDING PURPOSES



**DELTA 3**  
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING  
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES  
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355  
PLATTEVILLE, WISCONSIN 53818

FOR: FRITZ DEVELOPMENT LLC  
POTOSI BEVERAGE CO, LLC  
215 S. MAIN STREET  
POTOSI, WI 53820  
DELTA 3 PROJECT NO.: D21-017  
DATA LOCATION: D21-017 Potosi Brewery 2021  
Expansion/Civil/CAD/Existing

DATE(S) OF FIELDWORK: 2021-11-19  
FIELD CREW: J. SEWELL  
DRAWN BY: J. SEWELL  
REVIEWED BY: D. DREESSENS

Township N. 2, Range N. 3 West 4<sup>th</sup> Mer. (N.W. Ter.)



Post	Courses	Ch. Me.
20	N 48 E	6.00
	S 82 E	48.00
	S 72 E	13.00
19	S 83 1/2 E	15.46
	S 43 E	7.00
	S 88 E	50.00
to Mouth Grant river		
	up stream right bank	
	N 49 1/2 W	8.00
	N 78 W	13.00
	N 82 W	32.00
18	N 46 W	5.90
	N 39 W	11.50
	N 7 E	10.50
15	N 10 1/2 E	8.29
	N 46 E	12.00
	N 59 E	9.00
	N 54 E	15.00
	N 50 W	8.50
	N 73 W	17.00
14	N 80 1/2 W	5.58
Down Grant River on		
left or east bank		
13	S 74 E	20.00
	S 29 E	8.50
	S 50 W	23.00
	S 45 W	15.00
16	S 48 W	4.09
	S 31 W	8.00
17	S 36 1/2 E	6.99
	S 43 E	11.00
	S 86 E	40.00
	S 45 E	15.00
	S 74 E	10.00
12	S 66 1/2 E	6.68
to a mouth of the		
Mississippi		
11	S 50 E	4.50
	S 34 1/2 E	3.68
	S 27 E	5.50
	N 13 E	25.00
	N 38 E	20.00
	N 38 E	30.00
	S 72 E	14.00
	S 43 E	18.00
10	N 82 E	12.65
	N 83 E	14.00
	S 10 E	10.00
	S 36 W	7.00
	S 1 W	49.00
9	S 39 1/2 W	5.68
	S 20 E	24.00
	N 82 E	50.00
	N 49 E	13.00
8	N 62 1/2 E	6.25
	S 16 E	12.00
	S 49 E	36.00
	N 88 E	12.00
	S 46 E	30.00
	S 25 E	14.00
	S 33 E	5.00
7	S 23 1/2 E	3.00
	S 27 E	12.00
6	S 15 E	14.24
	S 21 E	36.00
	S 45 E	15.00
	S 4 W	9.00
5	S 19 E	17.78
	S 17 E	19.00
	S 34 E	55.00
	S 46 E	8.00
	N 13 E	7.50
	N 5 E	6.00
4	N 26 1/2 E	13.73
3	S 87 W	5.00
	S 70 W	10.00
2	S 5 E	11.60
	S 8 E	15.00
	S 40 E	10.00
	S 7 W	30.00
1	S 1 1/2 W	18.50

The subdivisions of the Islands in the Mississippi River, as plattd upon this Map, and Surveyed in 1842, by J. E. Whitehor, are 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, December 28, 1842  
 James Wilson  
 Sur. General

Contents of the Islands 3,185.18  
 Total number of Acres 7,647.33

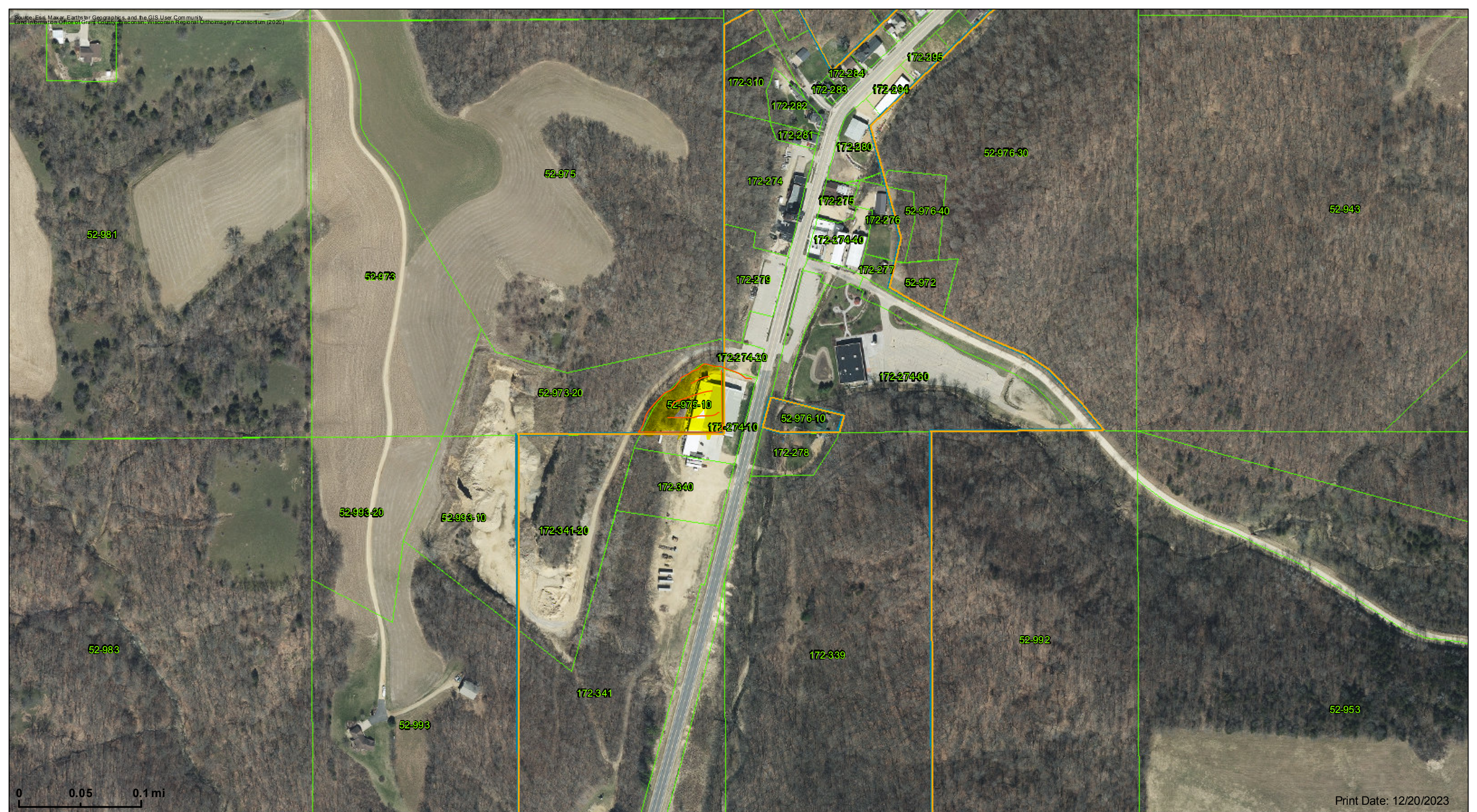
Surveys Designated	By whom Surveyed	Date of Contract	Cont. of Surveys	When Surveyed	When Surveyed
Subdivisions	Lucius Lyon	1 <sup>st</sup> of 1832	1 <sup>st</sup> of 1832	1 <sup>st</sup> of 1833	3 <sup>rd</sup> of 1833
Down lines	Same				
Islands	J. E. Whitehor	May 26, 1842	53, 71, 57	2 <sup>d</sup> of 1842	4 <sup>th</sup> of 1842

The above Map of Township N. 2, Range N. 3, west Meridian North West 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  
 Vincennes, May 27, 1844  
 M. T. Williams  
 Sur. Genl.

to mouth of Platte R.  
 Up Platte River.

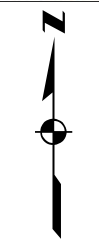





0 0.05 0.1 mi

Print Date: 12/20/2023

### General Reference Map Grant County, WI



1:4,514

 Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.



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>

December 26, 2023

PETITION FILE NO. 14631

JESSIE GAVINSKI, CLERK  
VILLAGE OF POTOSI  
PO BOX 45  
POTOSI, WI 53820-0045

PEGGY UDELHOVEN, CLERK  
TOWN OF POTOSI  
6911 CAMELBACK RD  
LANCASTER, WI 53813-9762

Subject: FRITZ ANNEXATION

The proposed annexation submitted to our office on December 04, 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 Village of Potosi, which is able to provide needed municipal services.

Note: The point of beginning of the metes and bounds description should be identified in the legal description and on the scale map; boundary bearings and distances as noted in the legal description should be shown on the scale map; 'line' is misspelled (3) places in the description. (Ref: s. 66.0217 (1) (c) & (g), Wis. Stats.)

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 14631 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=2705>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner