

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
<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: **Leo Johnson**

Phone: **608-751-0829**

Email: **LEOJ@JOHNSONTRACTOR.COM**

Contact Information if different than petitioner:

Representative's Name: **Mark A. Erickson**

Phone: **715-831-0654**

E-mail: **MARK@ESELLC.CO**

RECEIVED

March 27, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

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

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

3. County where property is located: **St. Croix**

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

5. Area (in acres) of the territory to be annexed: **42.19**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
028-1003-20-000 AND 028-1003-30-000

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: 3-27-24

Payer: Village of Baldwin

Check Number: 042704

Check Date: 3-19-24

Amount: \$1150.00

**Petition for Annexation
Under Wisconsin Statutes 66.0217 (2)**

To the Village Board of the Village of Baldwin, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described attached hereto the Village of Baldwin, St. Croix County, State of Wisconsin.
2. Attached hereto is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing to the Village.
3. The current population of the territory to be annexed is 1.
4. The petition has been signed by the owners of all of the land within the territory proposed to be annexed, and by all of the electors residing within the territory proposed to be annexed.

Owner of all Lands within the Territory
Proposed to be Annexed

Name of the Owner: LSST Johnson Properties LLP

Address of Owner: 4831 Twelve Oaks Dr., M. Kn., WI

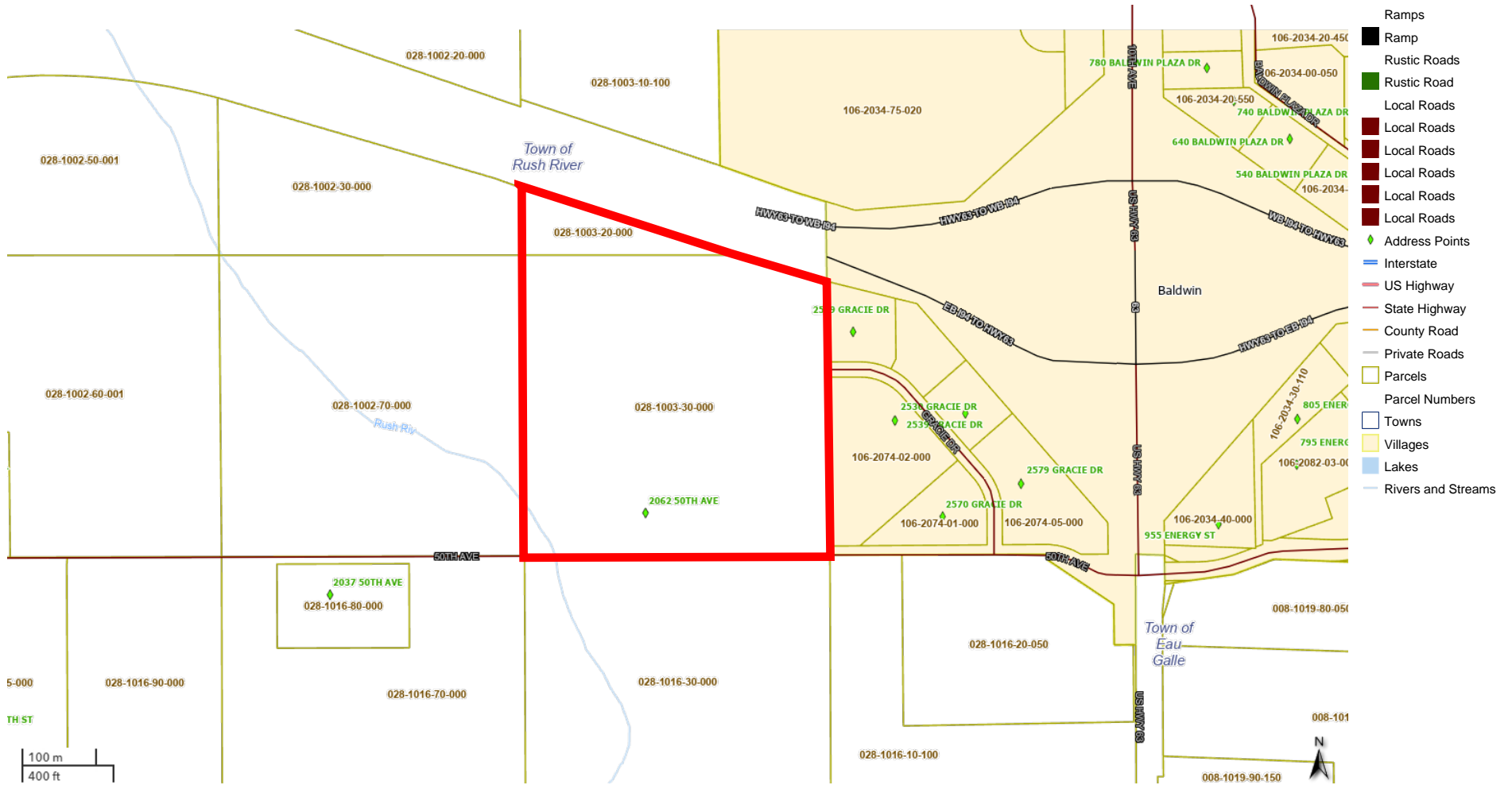
Date of Signing: 3.14.2024

Signature:  , Partner

Leo J. Johnson

53563

St. Croix County, WI



Date created: 1/24/2024

Last Data Uploaded: 1/24/2024 5:41:03 AM




Developed by



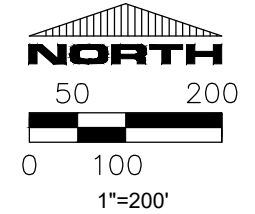
ANNEXATION MAP

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 17 WEST, TOWN OF RUSH RIVER, ST. CROIX COUNTY, WISCONSIN.

LEGEND

-  SOUTH 1/4 CORNER
-  MUNICIPAL BOUNDARY
-  POB POINT OF BEGINNING

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER, SECTION 1 ASSUMED TO BEAR S89°50'26"W.

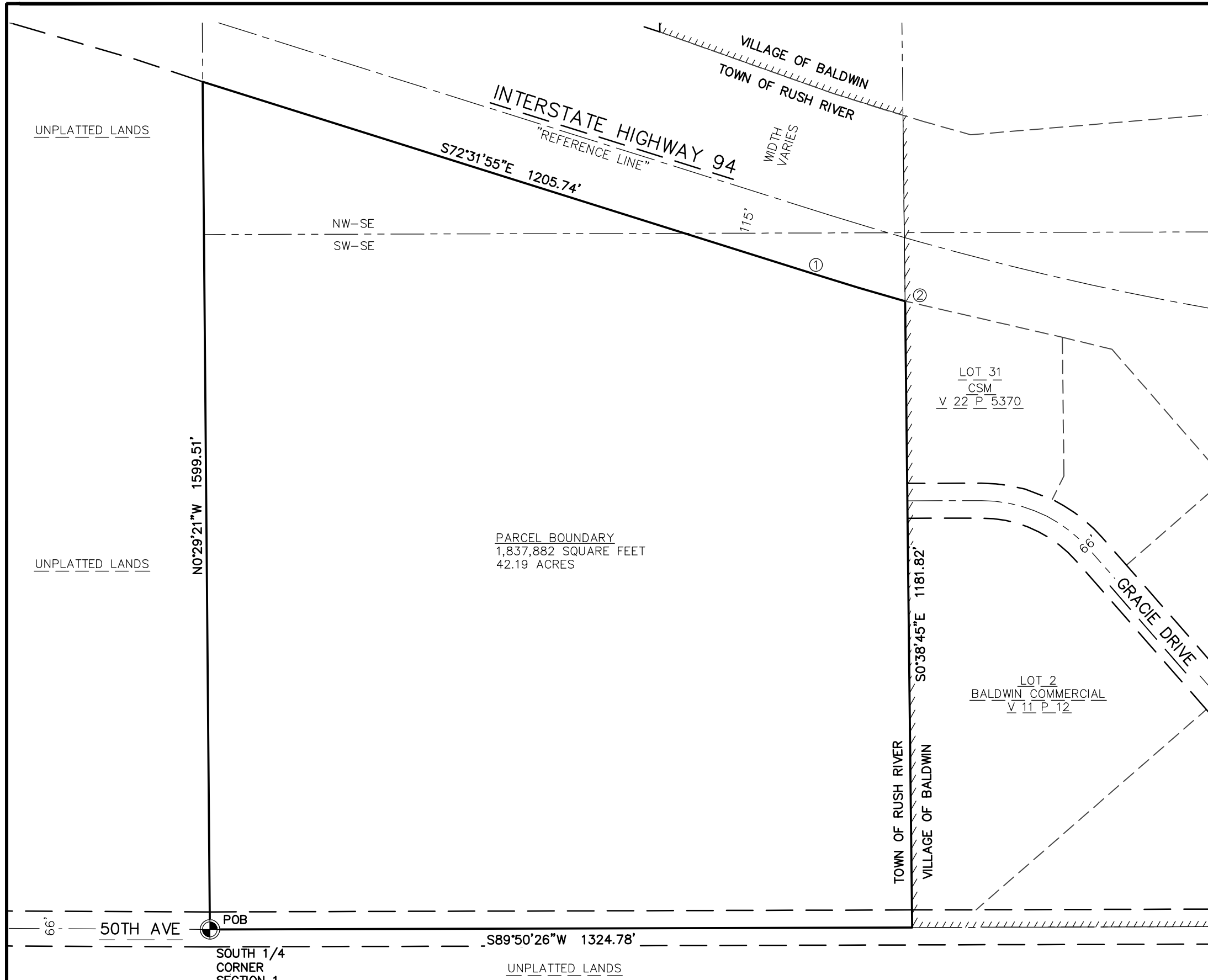


LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 17 WEST, TOWN OF RUSH RIVER, ST. CROIX COUNTY, WISCONSIN.

Beginning at the South Quarter Corner of said Section 1;
 Thence N00°29'21"W, 1599.51 feet to the southerly right-of-way line of Interstate Highway 94;
 Thence S72°31'55"E, 1205.74 feet along said right-of-way;
 Thence 182.56 feet along said right-of-way and the arc of curve, concave Northeasterly, with a chord bearing of S73°25'21"E, a chord length of 182.55 feet, and a radius of 5899.32 feet to the Northwest corner of Lot 31, Certified Survey Map, Volume 22, Page 5370 as Document Number 846106;
 Thence S00°38'45"E, 1181.82 feet along the West line of said Certified Survey Map and the West line of Lot 2, Baldwin Commercial, Volume 11 of Plats, Page 12 as Document Number 834659, to the South line of said Southeast Quarter;
 Thence S89°50'26"W, 1324.78 feet along the South line of the Southwest Quarter of the Southeast Quarter of said Section 1 to the **Point of Beginning**.

Said parcel contains 1,837,882 square feet or 42.19 total acres, more or less.



PARCEL BOUNDARY
 1,837,882 SQUARE FEET
 42.19 ACRES

LOT 31
 CSM
 V 22 P 5370

LOT 2
 BALDWIN COMMERCIAL
 V 11 P 12

SOUTH 1/4
 CORNER
 SECTION 1

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	5899.32'	S73°25'21"E	182.55'	182.56'	01°46'23"	S74°18'32"E	S72°32'09"E

EVERYDAY SURVEYING & ENGINEERING
 7115 HILLCREST PARKWAY • ALTOONA, WI 54720
 PH: (715) 831-0654 • EMAIL: INFO@ESSELLC.CO

Annexation Boundary Description

Part of the Southwest Quarter of the Southeast Quarter and Northwest Quarter of the Southeast Quarter of Section 1, Township 28 North, Range 17 West, Town of Rush River, St. Croix County, Wisconsin. The parcel is more particularly described as follows:

Beginning at the South Quarter Corner of said Section 1;

Thence $N00^{\circ}29'21''W$, 1599.51 feet to the southerly right-of-way line of Interstate Highway 94;

Thence $S72^{\circ}31'55''E$, 1205.74 feet along said right-of-way;

Thence 182.56 feet along said right-of-way and the arc of curve, concave Northeasterly, with a cord bearing of $S73^{\circ}25'21''E$, a chord length of 182.55 feet, and a radius of 5899.32 feet to the Northwest corner of Lot 31, Certified Survey Map, Volume 22, Page 5370 as Document Number 846106;

Thence $S00^{\circ}38'45''E$, 1181.82 feet along the West line of said Certified Survey Map and the West line of Lot 2, Baldwin Commercial, Volume 11 of Plats, Page 12 as Document Number 834659, to the South line of said Southeast Quarter;

Thence $S89^{\circ}50'26''W$, 1324.78 along the South line of the Southwest Quarter of the Southeast Quarter of said Section 1 to the **Point of Beginning**.

Said parcel contains 1,837,882 square feet or 42.19 total acres, more or less.

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

Petitioner: **Johnson**

Petition Number: **14658**

1. Territory to be annexed: From **TOWN OF RUSH RIVER** To **VILLAGE OF BALDWIN**

2. Area (Acres): **42.19**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **227.99**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$1,139.95**

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: _____ Total: _____

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

Residential: **1** % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: **99** %

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

Residential: _____ % Recreational: _____ % Commercial: **100** % Industrial: _____ %

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?

Highway Commercial

In the town?: **Agricultural**

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? Agricultural

c. How will the land be zoned and used if annexed? E-1-H. Highway Commercial

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 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: FRANK R PASCARELLA

Email: FRANK@villageofBellevue.com

Phone: 715-684-3426

Date: April 4, 2024

(March 2018)

Please RETURN PROMPTLY to:

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 of the Southwest Quarter of the Southeast Quarter and Northwest Quarter of the Southeast Quarter of Section 1, Township 28 North, Range 17 West | From Town of: Rush River | To City/Village of: 42.19 ac | Baldwin

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- (1) Location description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county
- (2) Contiguous with existing village/city boundaries
- (3) Creates an island area in Township (completely surrounded by city)
- (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

- (1) Identify owner(s) of annexed land
- (2) Identify parcel ID numbers included in annexation.
- (3) Identify parcel ID numbers being split by annexation
- (4) North arrow
- (5) Graphic Scale
- (6) Streets and Highways shown and identified
- (7) Legend
- (8) Total area/acreage of annexation

3. Other relevant information and comments:
No other comment, annexation information meets the requirements.

Prepared by: _____
Title: _____
Phone: _____
Date: _____

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701

(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

Annexation Review Questionnaire

Wisconsin Department of Administration

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PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Johnson**

Petition Number: **14658**

1. Territory to be annexed: From **TOWN OF RUSH RIVER** To **VILLAGE OF BALDWIN**

2. Area (Acres): **39.37**

3. Pick one: Property Tax Payments **OR** Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ **227⁹⁹**

b. Total that will be paid to Town
(annual tax multiplied by 5 years): **1,139⁹⁵**

c. Paid by: Petitioner City Village
 Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)
 s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: _____ Total: _____

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

Residential: **1** % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Undeveloped: **99** %

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

Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %
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?

In the town?: **Og**

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? _____

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

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 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: Sandi Hazer

Email: sandihazer@gmail.com

Phone: 612-759-1030

Date: 4-1-2024

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

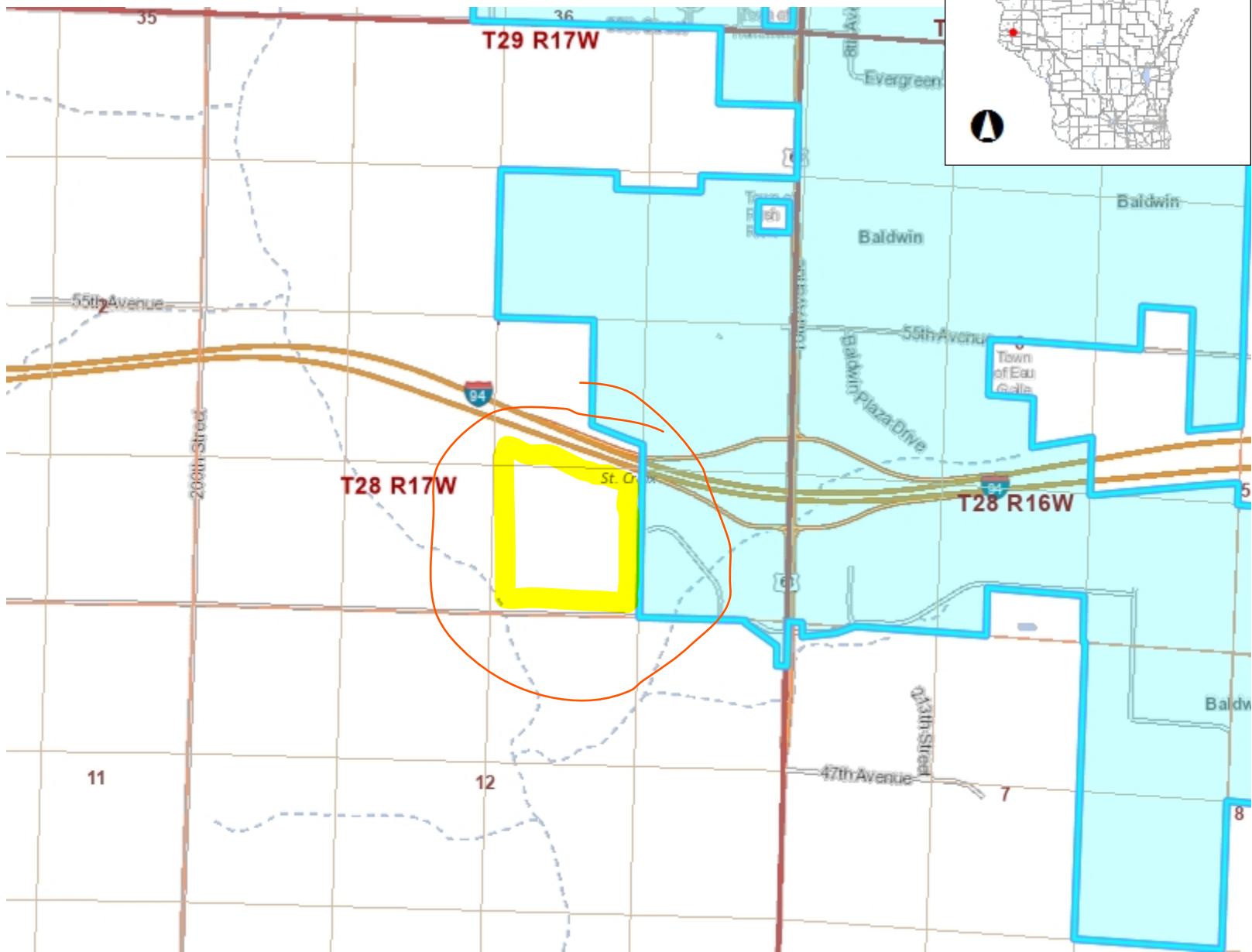
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Surface Water Data Viewer Map



- Legend**
- Township
 - Section
 - Quarter-Quarter
 - County Boundary
 - Cities, Towns & Villages
 - City
 - Village
 - Civil Town
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



NAD_1983_HARN_Wisconsin_TM

1: 15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

April 09, 2024

PETITION FILE NO. 14658

JODI PETERSON, CLERK
VILLAGE OF BALDWIN
PO BOX 97
BALDWIN, WI 54002-0097

SANDI HAZER, CLERK
TOWN OF RUSH RIVER
1829 30TH AVE
BALDWIN, WI 54002

Subject: JOHNSON ANNEXATION

The proposed annexation submitted to our office on March 27, 2024, 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 Baldwin, 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 14658 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2732>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner