

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: **Evan Bittner**

Phone: **815-980-2615**

Email: **evanbittner97@gmail.com**

Contact Information if different than petitioner:

Representative's Name: **David Earl (R. H. Batterman & Co., Inc.)**

Phone: **608-365-4464**

E-mail: **dearl@rhbatterman.com**

RECEIVED

April 11, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

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

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

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

4. Population of the territory to be annexed:

5. Area (in acres) of the territory to be annexed: **0.511 ACRES**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
6-19-1162

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

\$200 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

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

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$400 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

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: 4-11-25

Payer: RH Batterman & CO

Check Number: 70452

Check Date: 3/26/24

Amount: \$400.00

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.

- Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See [66.0217 \(3\) \(a\)](#), if by one-half approval.
 - See [66.0217 \(3\) \(b\)](#), if by referendum.

- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

March 25, 2024

TJ Nee
Director of Planning and Building Services
City of Beloit
100 State Street
Beloit, WI 53511

Re: 2221 Milwaukee Road Annexation Plat Petition
RHB #34997

Dear TJ,

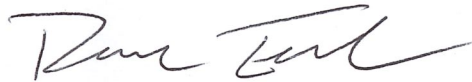
Please accept the enclosed signed Petition for Annexation to the City of Beloit. The request is for one tax parcel located at 2221 Milwaukee Road adjacent to the City of Beloit corporate limits. The statutory annexation method being used is Unanimous per Wisconsin Statutes s.66.0217(2).

Also included with the Petition is the Legal Description and Map meeting the requirements of Wisconsin Statutes s.66.0217(1). This Map is also required to be submitted simultaneously to the Department of Administration for their review and comment.

If you have any questions on any of the submittal materials or need additional information or copies, please contact me at dearl@rhbatterman.com or 608-365-4464.

Very truly yours,

R.H. BATTERMAN & CO., INC.
Engineering - Land Surveying - Planning



David J. Earl, PLS
Professional Land Surveyor/Senior Survey Project Manager

Pc: Wisconsin Department of Administration
Evan Bittner

**PETITION FOR ANNEXATION AND/OR ATTACHMENT
TO THE CITY OF БЕЛОIT**

Address of Property: 2221 Milwaukee Rd. Beloit, WI 53511

Property is located in (circle one): Town of Turtle Town of Beloit

If applicable, please circle the Town of Turtle island in which the property is located:

Lindale Place Turtle Ridge Sherwood Drive N/A

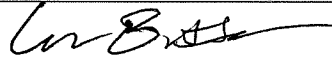
If this property is located within the Town of Turtle, is it located within the **Boundary Adjustment Area** as outlined in the *Cooperative Boundary Agreement between the City of Beloit and Town of Turtle*? (If you are not sure, please leave blank for Planning staff to answer.) **YES** **NO**

The current population or territory to be annexed and/or attached is 2 persons.

We the undersigned, constituting all of the owners of the real property in Rock County, Wisconsin, lying contiguous to the City of Beloit, or lying in a town island, respectfully petition the City Council of the City of Beloit to annex the territory described and shown on the attached scale map to the City of Beloit, Rock County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

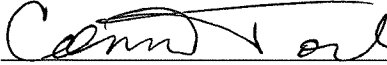
We further respectfully request that this property be zoned R1-A.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	Evan Bittner	2221 Milwaukee Rd.	02/29/24
		Beloit, WI 53511	

Personally came before me this 28th day of March, 2024, the above named,
(day) (month) (year)

Evan Bittner to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Connie Torkelson
Notary Public, State of Wisconsin


Notary Public, Rock County, Wisconsin (SEAL)

My Commission is permanent or expires on: Oct. 26, 2025

PLAT SHOWING TERRITORY ANNEXED TO THE CITY OF BELOIT

OF LOT 150, A RE SUBDIVISION OF OUTLOT A, AND LOTS 34 TO 54, OF TURTLE RIDGE, BEING PART OF THE NE 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

LEGAL DESCRIPTION: Lot 150, A Re Subdivision of Outlot A, and Lots 34 to 54, of Turtle Ridge, being part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 1 North, Range 13 East, of the 4th P.M., Town of Turtle, Rock County, Wisconsin.

DESCRIBED AS FOLLOWS: Beginning at the Northwest corner of Lot 150 of A Re Subdivision of Outlot A, and Lots 34 to 54; thence North 57°30'00" East along the North line of aforesaid Lot 150 a distance of 70.20 feet; thence South 43°12'00" East along the East line of aforesaid Lot 150 a distance of 243.00 feet; thence Southwesterly a distance of 108.49 feet along the South line of aforesaid Lot 150 and arc of a curve to the right having a radius of 824.79 feet and a chord bearing South 48°32'10" West a distance of 108.41 feet; thence North 34°21'00" West along the West line of aforesaid Lot 150 a distance of 256.00 feet to the point of beginning. Containing 0.511 acres, more or less.

NOTE:
This Annexation Plat has been prepared from information in record platted, filed surveys and recorded deeds only.

State of Wisconsin }
County of Rock }

That I hereby certify that the Plat of Annexation as described and hereon drawn correctly represents said territory as described and said Plat is true and correct.

Dated this 22nd day of March, 2024.

David J. Earl, PLS 3257

D = 7°32'10" R = 824.79'

S 48°25'44" W 108.41'

ARC = 108.49'

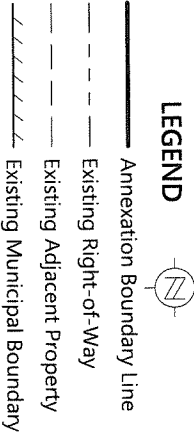
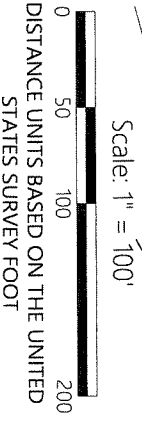
State of Wisconsin }
County of Rock }

I, Marcy J. Granger, Clerk of the City of Beloit, Rock County, Wisconsin, do hereby certify that the above described parcel of real estate has by ordinance duly adopted by the City of Beloit, Rock County, Wisconsin, been annexed from the Town of Beloit, Rock County, Wisconsin, to the City of Beloit, Rock County, Wisconsin. That the Plat hereon drawn is a correct representation of the annexation of said territory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Beloit, Rock County, Wisconsin this _____ day of _____, 2024.

Clerk

BEARINGS BASED ON RECORD INFORMATION



N

ORDER NO: 34997

DRAWN BY: DJE
SHEET 1 OF 1

FOR THE EXCLUSIVE USE OF:
Evan Bittner
2221 Milwaukee Road
Beloit, WI 53511

Batterman

engineers surveyors planners

2857 Bartells Drive 1040 N Wisconsin Street
Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121
608.365.4464 262.379.2250



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: **Bittner**

Petition Number: **14660**

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

2. Area (Acres): 2.511

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 255.40 a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$ 1277.00 b. Year adopted _____

c. Paid by: Petitioner City Village c. Participating jurisdictions _____

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

4. Resident Population: Electors: 2 Total: 2

5. Approximate present land use of territory:
Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Undeveloped: _____ %

6. If territory is undeveloped, what is the anticipated use?
Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Other: _____ %

Comments: _____

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?
SINGLE FAMILY RESIDENTIAL
In the town?: SINGLE FAMILY RESIDENTIAL

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? R-1 RESIDENTIAL ONE

c. How will the land be zoned and used if annexed? R-1A SINGLE FAMILY RESIDENTIAL

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

WARD 23

13. Other relevant information and comments bearing upon the public interest in the annexation:

PROPERTY HAS CITY WATER, BUT NEEDS CITY SEWER.

Prepared by: Town City Village

Name: TJ NEFF

Email: NEFF@BELLEVILLE.WI.GOV

Phone: 608-364-6711

Date: 4-22-2024

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

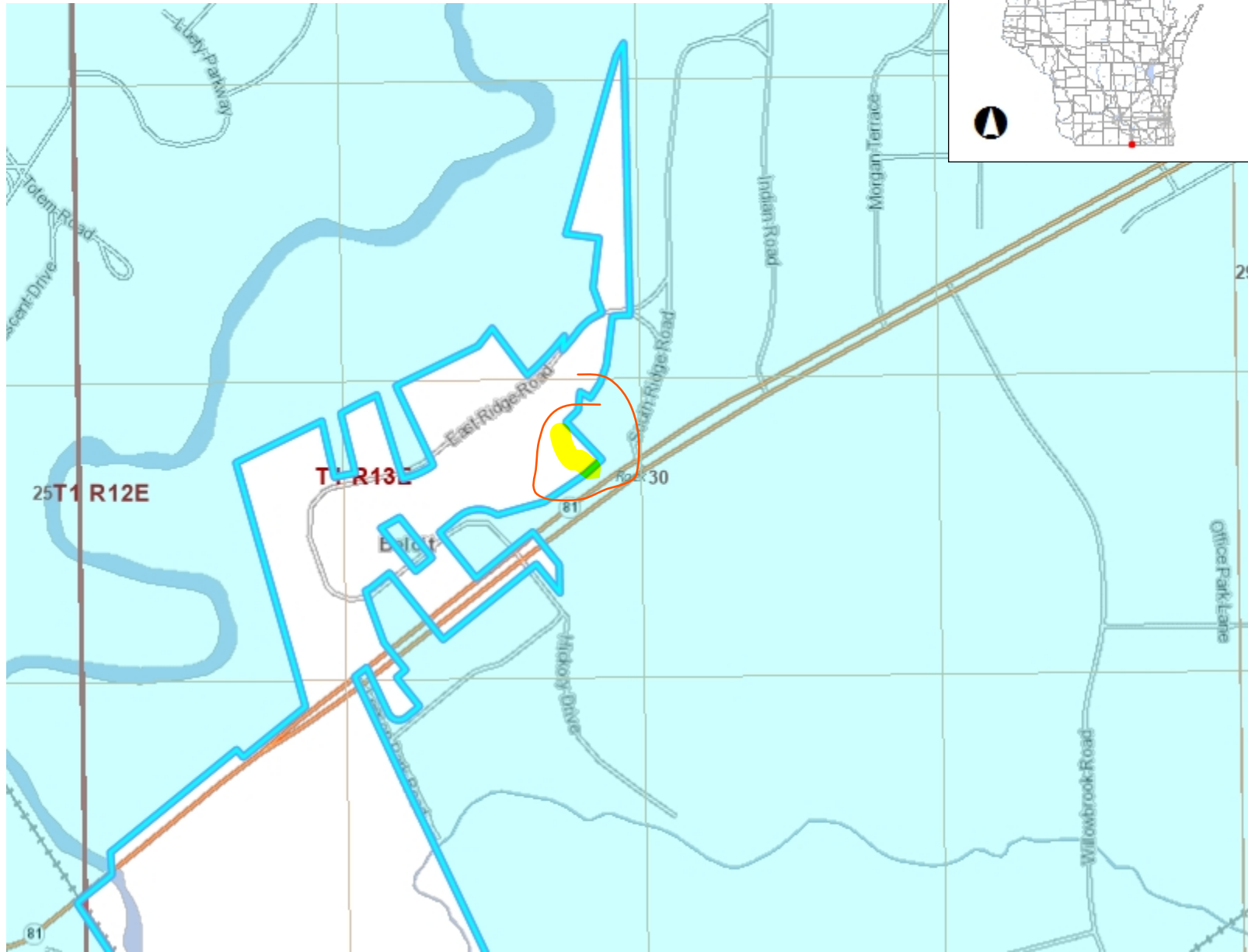
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

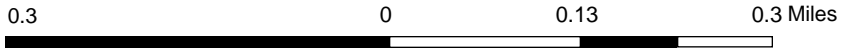
(March 2018)



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: 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



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>

May 1, 2024

PETITION FILE NO. 14660

MARCY GRANGER, CLERK
CITY OF БЕЛОIT
100 STATE STREET
BELOIT, WI 53511-6234

KRISTINA BENNETT, CLERK
TOWN OF TURTLE
6916 COUNTY RD J
BELOIT, WI 53511-8964

Subject: BITTNER ANNEXATION

The proposed annexation submitted to our office on April 11, 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 City of Beloit, which is able to provide needed municipal services.

Note: The chord bearing of the curve along the south boundary of Lot 150 as shown in the legal description should match that shown on the scale map.

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 14660 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=2734>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner