



City of Fort Atkinson
City Engineer's Office
101 N. Main Street
Fort Atkinson, WI 53538

**PETITION FOR ANNEXATION
TO THE CITY OF FORT ATKINSON**

Address(es) of Property: 1222 VAN BUREN ST. FORT ATKINSON, WI. 53538

Parcel Number(s): 016-0514-0422-033

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 Jefferson County, Wisconsin, lying contiguous to the City of Fort Atkinson, respectfully petition the City Council of the City of Fort Atkinson to annex the territory described and shown on the attached scale map to the City of Fort Atkinson, Jefferson 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.

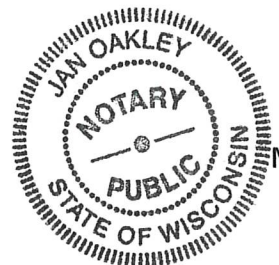
We further respectfully request that this property be zoned residential.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
<i>John Anderson</i>	John Anderson	1216 Sherman Ave W FORT ATKINSON WI	6-16-2023
<i>Jane M. Anderson</i>	Jane Anderson	same as above	6-16-2023

Personally came before me this 16th day of June, 2023, the above named, _____ (day) (month) (year)

John and Jane Anderson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

RECEIVED
JUN 19 2023
CITY OF FORT ATKINSON
CLERK / TREASURER



Jan Oakley
Notary Public, Jefferson County, Wisconsin (SEAL)

My Commission is permanent or expires on: 9-7-25

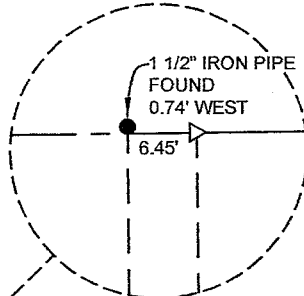
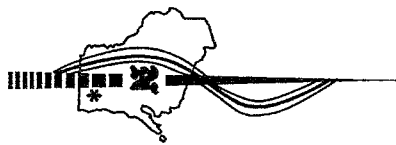
CERTIFIED SURVEY MAP No. _____

BEING OUTLOT "A" OF PFAFFLIN PLAT AND OTHER LANDS LOCATED IN THE NW 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 4, T5N, R14E, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

OWNERS:
 John R. & Jane M. Anderson Trust
 1216 W. Sherman Avenue
 Fort Atkinson WI 53538
 920 723-0490

BEARING BASIS:
 ALL BEARINGS REFER TO THE WEST LINE, SW 1/4 WHICH HAS AN ASSUMED BEARING OF N00°46'01"W

SW CORNER, NW 1/4 SECTION 4, T5N, R14E, ALUMINUM MONUMENT OF RECORD



SW CORNER, SE 1/4 SECTION 32, T6N, R14E, ALUMINUM MONUMENT OF RECORD
 N88°53'08"W 2630.07'
 SOUTH LINE, SE 1/4

SE CORNER, SE 1/4 SECTION 32, T6N, R14E, ALUMINUM MONUMENT OF RECORD
 263.45'

NW CORNER, NW 1/4 SECTION 4, T5N, R14E, LIMESTONE MONUMENT OF RECORD FOUND 2.53' NORTH OF CORNER

NORTH(R) N00°46'01"W 3503.96'
 WEST LINE, NW 1/4

N00°46'01"W 1326.03'

SOUTH(R) S00°47'24"E 366.89'

N01°05'09"W 179.99'

S89°17'39"E 604.93'

P.O.B.

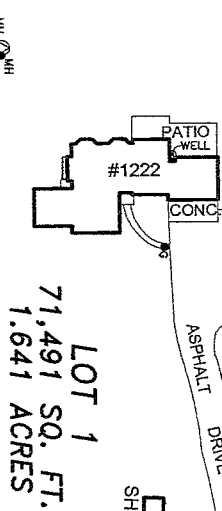
PARK PLACE CONDOMINIUM

S89°19'24"W 603.93'

S89°14'04"E 738.67'

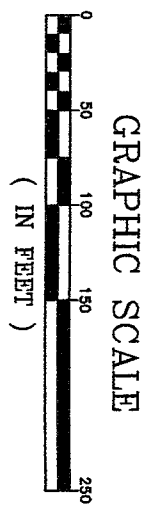
N89°18'20"E 277.53'

WEST (R)



- LEGEND**
- 1 1/2" I.D. IRON PIPE FOUND
 - 1" IRON ROD FOUND
 - 1" I.D. IRON PIPE FOUND
 - 3/4"x18" IRON REBAR (1,502 lbs/lin ft) W/O RANGE PLASTIC CAP STAMPED "J.C. KANNARD P.L.S. S-2248" SET.
 - ▲ SECTION CORNER FOUND AS NOTED
 - ▲ 3/4" IRON REBAR FOUND
 - ▲ T-BAR FOUND
 - 4" I.D. IRON PIPE FOUND
 - * WOOD FENCE
 - UTILITY PEDESTALS
 - PPD UTILITY POLE
 - MH SEPTIC MANHOLE
 - GAS VALVE
 - ⊙ SEPTIC VENT
 - (R) RECORDED AS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BRG.	DELTA ANGLE
C1	180.00'	80.13'	30.10'	S05°28'15"E	09°35'31"
C1(R)	30.14'	30.14'		N04°44'W	
C2	120.00'	37.56'	37.40'	S09°38'41"E	17°56'23"
C2(R)				S08°54'E	17°56'



PRELIMINARY

SOUTHWEST
 SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156
 262-495-4910
 920-674-4884

SHEET 1 OF 2
 DATE: AUGUST 25, 2023
 JOB NO: A-223113

CERTIFIED SURVEY MAP No. _____

BEING OUTLOT "A" OF PFAFFLIN PLAT AND OTHER LANDS LOCATED IN THE NW 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 4, T5N, R14E, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

That I have surveyed, divided, mapped this Certified Survey Map being Outlot "A" of Pfafflin Plat and other lands located in the NW 1/4 of the fractional NW 1/4 of Section 4, T5N, R14E, City of Fort Atkinson, Jefferson County, Wisconsin, bounded and described as follows:

Being a part of the NW 1/4 of the Fractional NW 1/4 of Section 4, T5N, R14E, Town of Koshkonong, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Southwest corner of the NW 1/4 of said Section 4; Thence N00°46'01"W, along the West line of said fractional NW 1/4, a distance of 1326.03 feet; Thence N89°17'39"E, a distance of 604.93 feet, to a Found 1 1/2" I.D. Iron Pipe that marks the POINT OF BEGINNING of the lands to be described: Thence N01°05'09"W, a distance of 179.99 feet, to a Found 4" I.D. Iron Pipe; Thence N89°18'20"E, a distance of 277.53 feet, to a Found 1 1/2" I.D. Iron Pipe that marks the Southwest corner of Lot 42 of Snover's Prospect Heights Addition to Fort Atkinson; Thence N89°19'56"E, along the South line of Lot 41 and said Lot 42 of Snover's Prospect Heights Addition to Fort Atkinson and the North line of Outlot "A" of Pfafflin Plat, a distance of 192.67 feet, to a Found 1" Iron Rod that marks the Northeast corner of said Outlot "A" and to a point of curvature said curve having it's center point in the Easterly direction, a radius of 180.00 feet, a delta angle of 09°35'31", a chord bearing of S05°28'15"E, a chord distance of 30.10 feet; Thence Southeasterly along the arc of said curve, a distance of 30.13 feet, to a Found 1 1/2" Iron Pipe that marks the Southeast corner of said Outlot "A"; Thence S89°10'27"W, along the South line of said Outlot "A", a distance of 89.56 feet, to a Found 1 1/2" Iron Pipe that marks the Northwest corner of Lot 5 of the Pfafflin Plat; Thence S00°45'09"E, along the West line of Lots 4 and Lot 5 of said Pfafflin Plat, a distance of 149.62 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/lin ft) w/orange plastic cap stamped "J.C. Kannard P.L.S. S-2248"; Thence S89°17'39"W, a distance of 382.06 feet, to the POINT OF BEGINNING, containing 71,491 Square Feet or 1.641 Acres of land, more or less.

Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of CBF Investment Co. LLC, owner of said lands, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the subdivision regulations of City of Fort Atkinson in surveying and mapping same.

Certified this 25th day of August, 2023

John C. Kannard, P.L.S. 2248

PRELIMINARY

CITY OF FORT ATKINSON APPROVAL:

This Certified Survey Map is hereby approved by the City of Fort Atkinson.

Dated this ____ day of _____, 2023

Michelle Ebbert, City Clerk.

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: **Anderson**

Petition Number: **14696**

1. Territory to be annexed: From **TOWN OF KOSHKONONG** To **CITY OF FORT ATKINSON**

2. Area (Acres): 1.576

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

~~\$ 2916.95~~ 543.19

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2,715.95

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: 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: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: _____

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

Plat Name: Scheduled for September

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

Residential

In the town?: 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? Residential

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

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

Prepared by: Town City Village

Name: Mehelle Ebbert

Email: mehbert@fortatkinson.wi.gov

Phone: 920.397.9901

Date: 9-6-24

Please **RETURN PROMPTLY** to:
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: | From Town of: | To City/Village of:
016-0514-0422-033 | Koshkonong | Fort Atkinson |

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

Location and Position

N (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

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

N/A (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

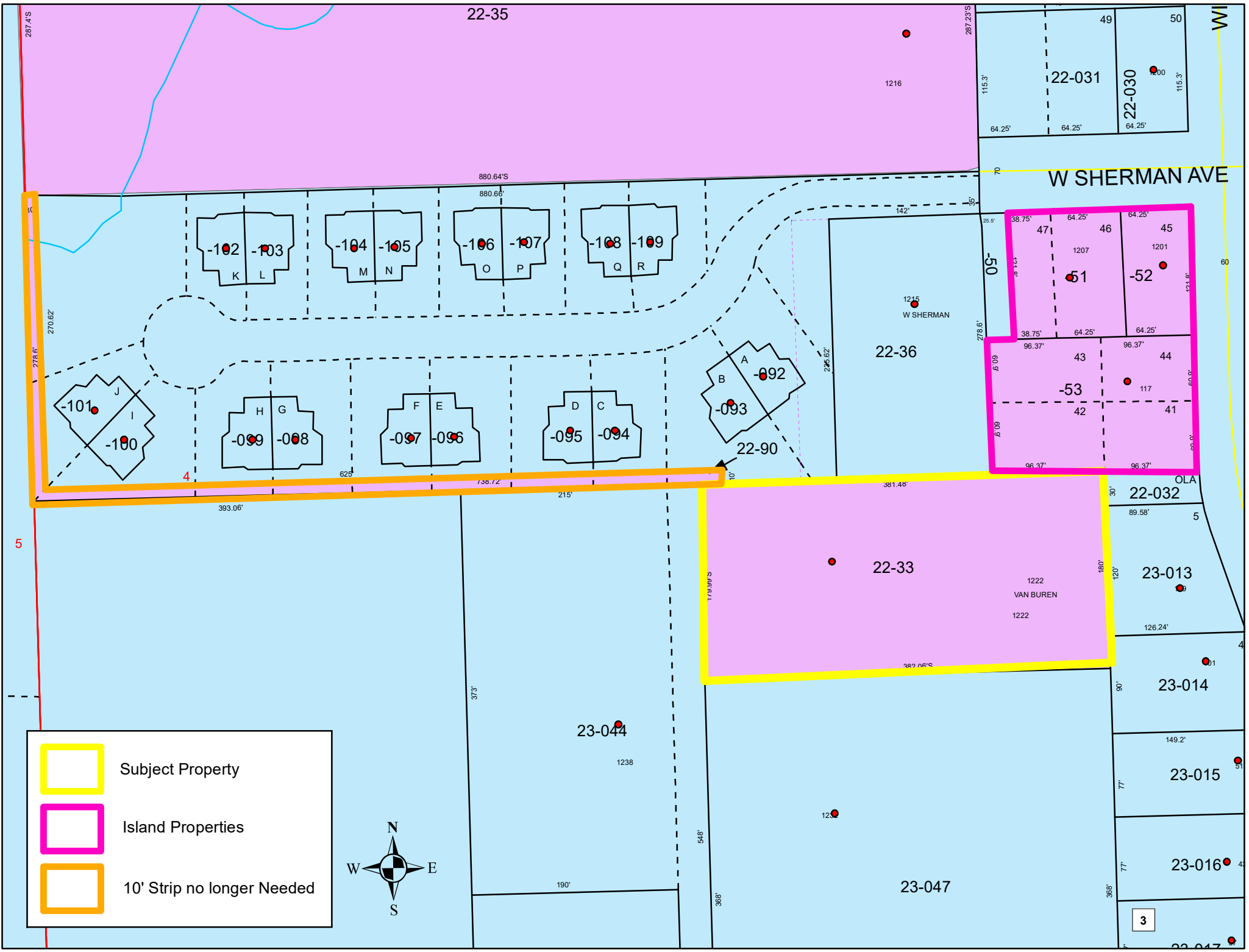
N (8) Total area/acreage of annexation

3. Other relevant information and comments:

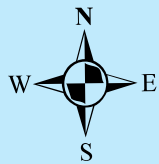
The map used for the annexation is a future CSM. The driveway part or Outlot A is already in the City of Fort Atkinson. After this annexation, it will leave 3 parcels as an island in the Town of Koshkonong. There’s also a 10ft strip around the Condo plat to the west to keep all parcels in the Township. This is no longer necessary. Please see attached map for clarification.

Prepared by: Tracy Saxby
Title: Real Property Lister
Phone: 920-674-7254
Date: September 9, 2024

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



- Subject Property
- Island Properties
- 10' Strip no longer Needed



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

Petitioner: **Anderson**

Petition Number: **14696**

1. Territory to be annexed: From **TOWN OF KOSHKONONG** To **CITY OF FORT ATKINSON**

2. Area (Acres): 1.574

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 543.19

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 2715.95

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: _____ 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: 100 % 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?

Residential

In the town?: 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? A-T Ag Transition

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: Caitlin Kincannon

Email: clerk@koshkonongwi.gov

Phone: 920 563 4510

Date: 9/9/2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

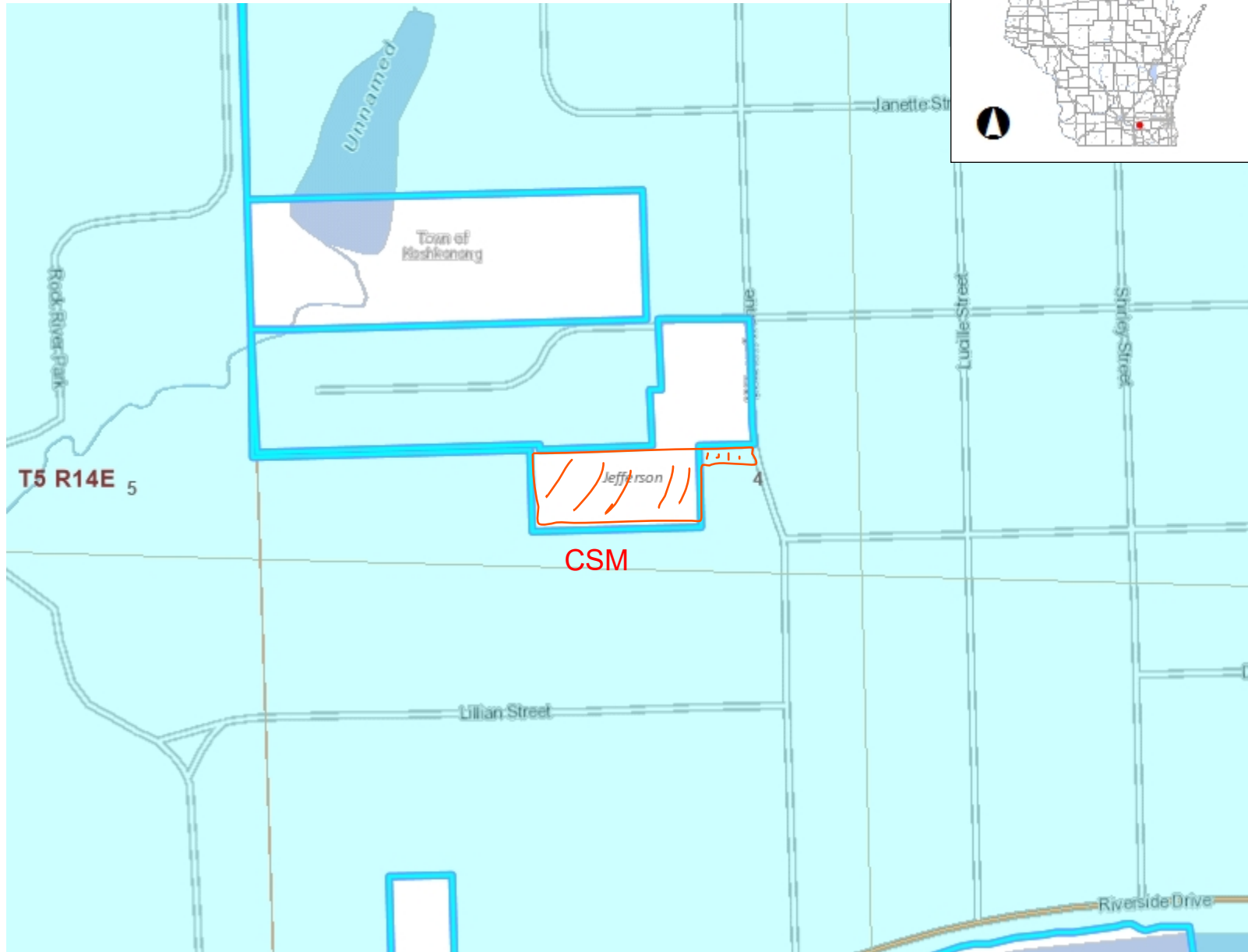
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Surface Water Data Viewer Map



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



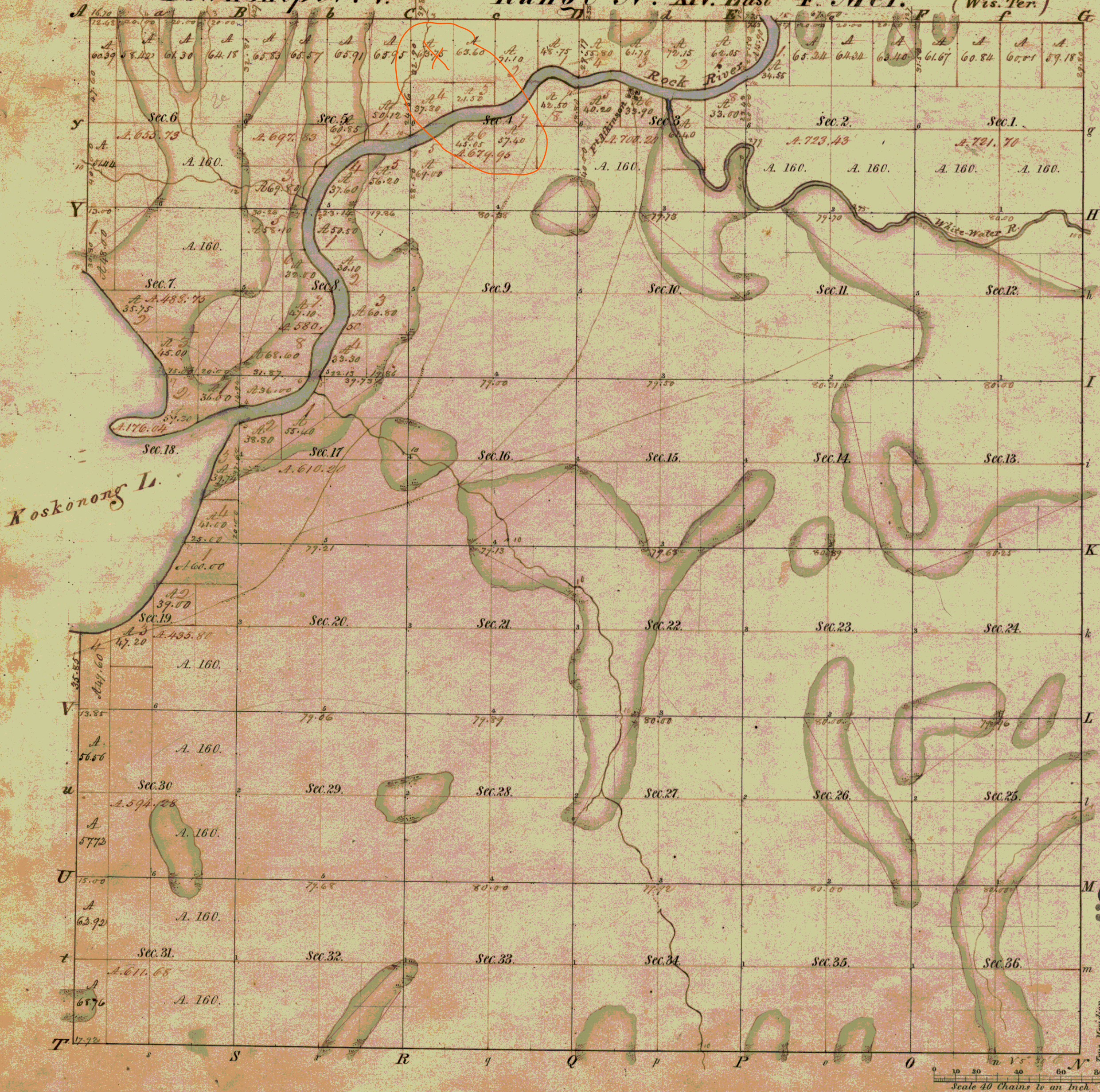
NAD_1983_HARN_Wisconsin_TM

1: 3,960

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

Notes

Township No. V. Range No. XIV. East 4th Mer. (Wis. Ter.)



Meanders of Lake Koskonong & Rock River

Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.
2	N 27 1/2 E	16.48						
3	N 55 1/2 E	59.79						
	N 80 E	3.62						
	N 67 1/2 E	3.87						
	N 16 1/2 E	16.91						
	N 50 1/2 E	6.00						
	N 59 1/2 E	7.59						
	N 57 1/2 E	12.50						
	N 56 1/2 E	2.50						
	N 17 1/2 E	5.94						
	N 55 1/2 E	3.52						
	N 19 1/2 E	10.24						
	N 57 1/2 E	18.87						
	N 57 1/2 E	3.50						
	N 57 1/2 E	6.18						
	N 6 E	8.35						
	N 6 W	6.23						
	N 1 E	2.05						
	N 5 1/2 E	3.76						
	N 5 1/2 E	2.85						
	N 17 1/2 E	25.68						
	N 17 1/2 E	6.79						
	N 17 1/2 E	7.47						
	N 20 E	1.11						
	N 30 1/2 E	16.78						
	N 46 1/2 E	11.33						
	N 64 E	7.78						
	N 79 1/2 E	6.19						
	N 86 E	9.44						
	N 79 1/2 E	3.63						
	N 76 1/2 E	3.89						
	N 57 1/2 E	16.07						
	N 74 1/2 E	12.40						
	N 89 E	3.96						
	N 83 1/2 E	5.11						
	N 81 E	2.70						
	N 60 1/2 E	6.57						
	N 85 E	5.27						
	N 56 E	6.00						
	N 39 E	15.41						
	N 77 1/2 E	1.10						
	N 67 1/2 E	4.11						
	N 61 1/2 E	4.76						
	N 76 1/2 E	3.97						
	N 88 1/2 E	6.00						
	N 80 1/2 E	3.00						
	N 75 1/2 E	10.10						
	N 81 E	4.07						
	N 57 1/2 E	2.03						
	N 47 1/2 E	4.41						
	N 67 E	16.60						
	N 79 E	9.27						
	N 87 1/2 E	6.46						
	N 89 E	2.18						
	N 73 E	3.90						
	N 66 1/2 E	2.22						
	N 57 1/2 E	5.30						
	N 47 E	2.69						
	N 46 E	5.80						
	N 54 1/2 E	1.73						
	N 68 E	1.76						
	N 63 1/2 E	1.81						
	N 67 1/2 E	4.07						
	N 46 1/2 E	3.58						
	N 40 E	3.87						
	N 33 E	2.46						
	N 28 E	4.06						
	N 17 1/2 E	3.89						
	N 9 1/2 E	13.00						
	N 5 1/2 E	3.50						
	N 67 1/2 E	18.71						
	N 34 1/2 E	27.37						

Total number of Acres 22,396.09

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc?
Township lines	Mullett & Rankin	17 Aug. 1836	M. ch ^s Lhs. 24. 12. 02	17 1836	2 ^d of 1836
Subdivisions	Alvan Kniskern	26 Dec. 1835	73. 57. 20	3 ^d of 1836	1 st of 1837

The above Map of Township No. 5 of Range No. 14 E of the 4th Principal Meridian Wisconsin Terr. 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,
Cincinnati, Oct. 1. 1836

Robert Lytle 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

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

September 23, 2024

PETITION FILE NO. 14696

MICHELLE EBBERT, CLERK
CITY OF FORT ATKINSON
101 N MAIN STREET
FORT ATKINSON, WI 53538-1861

CAITLIN KINCANNON, CLERK
TOWN OF KOSHKONONG
W5609 STAR SCHOOL ROAD
FORT ATKINSON, WI 53538

Subject: ANDERSON ANNEXATION

The proposed annexation submitted to our office on September 03, 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 Fort Atkinson, 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:

Note: Per s. 66.0217 (1) (c) & (g), Wis Stats: The territory being annexed must be described by metes and bounds commencing from a monumented corner of the ¼-Section in which the territory lies. The scale map of the territory must clearly show and identify the described territory and the existing municipal boundary in relation to the territory. The description and map provided is of an unrecorded Certified Survey Map, and includes lands that are already part of the City of Fort Atkinson.

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 14696 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=2770> Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner