

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://wi.accessgov.com/public/Forms/Page/doa-dir/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: Village of Junction City

Phone: 715-457-2353

Email: mallek@tds.net

Contact Information if different than petitioner:

Representative's Name: Peter Mallek, Village President

Phone: 715-630-9496

E-mail: mallek@tds.net

1. Town(s) where property is located:	<u>Town of Carson</u>
2. Petitioned City or Village:	<u>Village of Junction City</u>
3. County where property is located:	<u>Portage County</u>
4. Population of the territory to be annexed:	<u>0</u>
5. Area (in acres) of the territory to be annexed:	<u>2</u>
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):	<u>012240603-07-04</u>

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]
- (June 2024)

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

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

175.00 \$200 – 2 acres or less

 \$350 – 2.01 acres or more

Splitting the cost with Mr. Vint

\$ 200.00 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

\$ 375.00 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:

9-5-25

Payer:

Village of Junction City

Check Number:

005175

Check Date:

9-23-25

Amount:

\$375

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 annexe (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) (c) 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).



8 1 5 4 4 3 5
Tx:4127697

WARRANTY DEED

838241

**CYNTHIA A. WISINSKI
REGISTER OF DEEDS
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
03/29/2018 12:32 PM**

**REC FEE: 30.00
TRANSFER FEE: 24.00
PAGES: 2
FEE EXEMPT:**

This Deed, made between **James L. Viorf ("Grantor")**

and **The Village of Junction City ("Grantee")**.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Portage County, State of Wisconsin (the "Property"):

Parcel 1:

Outlot 1 of Portage County Certified Survey Map No. 11008-50-138 as recorded in Volume 50 of Surveys, Page 138, located in part of the SW 1/4 of the NW 1/4 of Section 3, Township 24 North Range 6, East, Town of Carson, Portage County, Wisconsin.

Parcel 2:

a Non-exclusive easement for ingress and egress over a parcel of land described as follows:
Commencing at the NW corner of Section 3, T24N, R6E; Thence along the West line of the Fractional NW 1/4 S01 29'00"W a distance of 1266.27'; Thence S88°30'56"E a distance of 25.59' to the East right of way of Clover Road, also being the point of beginning; Thence Continuing S88°30'56"E a distance of 66.00'; Thence S01°29'04"W a distance of 163.65'; Thence S38°08'16"E a distance of 119.82'; Thence S77°45'37"E a distance of 243.82' to the West line of out lot 1; Thence along the West line of out lot 1 S01°25'58"W a distance of 67.19' to the North right of way of CTH P. Thence N77°45'37"W along the North right of way of CTH P a distance of 280.19'; Thence N38°08'16"W along the North right of way of CTH P a distance of 167.37' to the East right of way of Clover Road; Thence N01°29'04"E along the East right of way of Clover Road a distance of 187.43' to the point of beginning.

Name and Return Address

Village of Junction City
P.O. Box 93
Junction City, WI 54443

012-24-0603-07.04

Parcel Identification Number (PIN)

This is not Homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: covenants, conditions, restrictions and easements of record and except any portion thereof used for road purposes.

Dated this 29th day of March, 2018.


James L. Viorf (SEAL)



832873

CYNTHIA A. WISINSKI
REGISTER OF DEEDS
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
09/18/2017 2:13 PM

REC FEE: 30.00
PAGES: 2
FEE EXEMPT:

RESERVED FOR RECORDING DATA

PORTAGE COUNTY CERTIFIED SURVEY MAP NO. 11008

VOLUME 50 PAGE 138

LOCATED IN PART OF THE SW1/4 OF THE FRACTIONAL NW1/4, OF SECTION 3, TOWNSHIP
24 NORTH, RANGE 6 EAST, TOWN OF CARSON, PORTAGE COUNTY, WISCONSIN

NOTES

- (A) WETLANDS WERE DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS ON 7/20/2017 AND SURVEYED ON 9/7/2017.
- (B) 66' WIDE EASEMENT FOR INGRESS-EGRESS & UTILITIES, MEETS AND BOUNDS DESCRIPTION FOUND ON SHEET 2 OF 2.
- (C) RIGHT OF WAY WIDTH FOR CLOVER ROAD IS ESTABLISHED AT 49.5' AND IS NOT PARALLEL TO THE SECTION LINE. CENTERLINE, FOUND MONUMENTATION AND SUPPORTING DOCUMENTATION SUPPORT THIS.

LEGEND

- SET 3/4" X 24" IRON REBAR 1.50#/FT
- ◆ ACCESS CONTROL (DOC.229065)
- WETLANDS

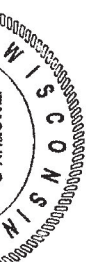
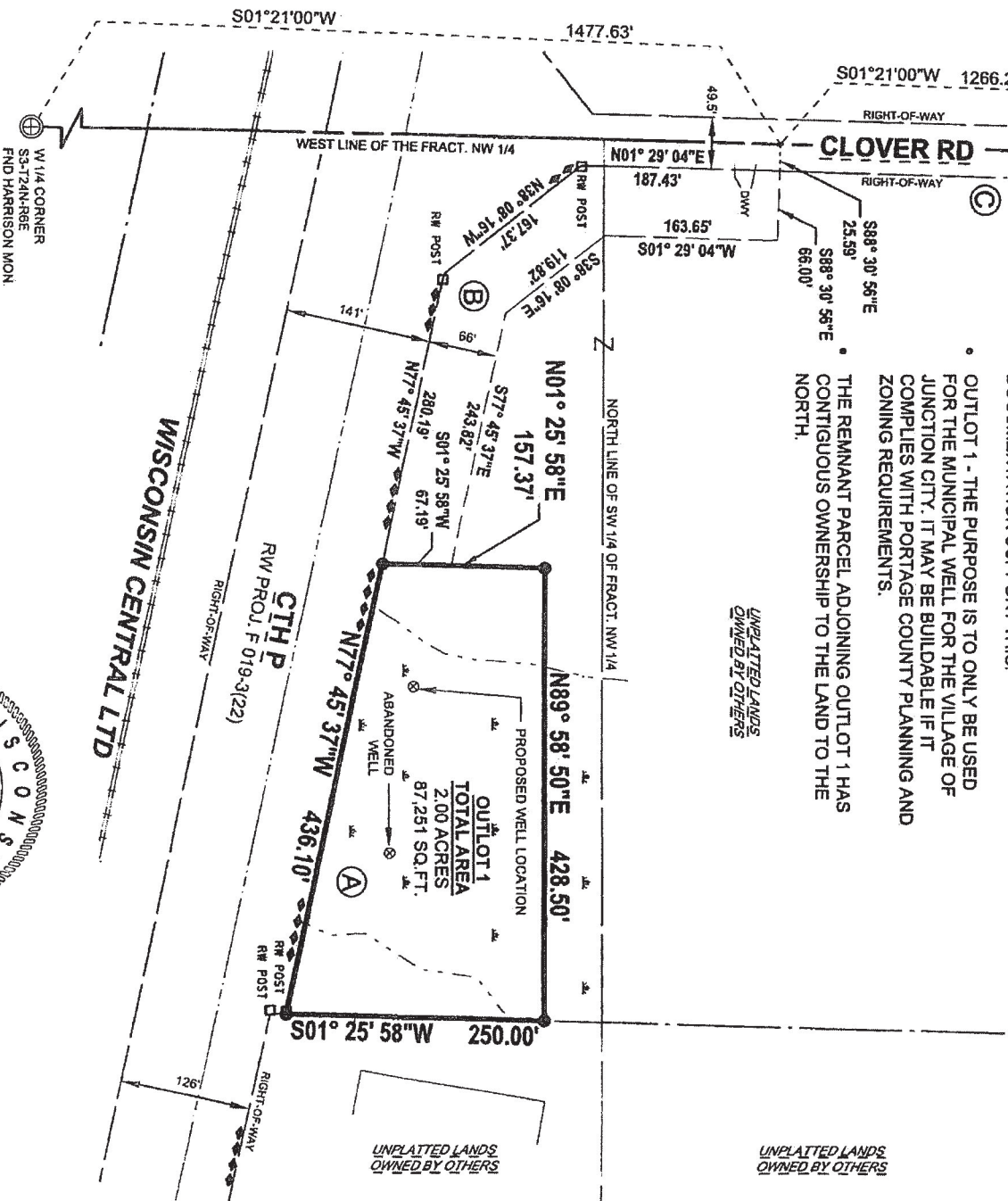
THIS MAP DOES NOT
TRANSFER PROPERTY
OWNERSHIP, SALE OR
TRANSFER OF PROPERTY
REQUIRES A DEED.

• OUTLOT 1 - THE PURPOSE IS TO ONLY BE USED FOR THE MUNICIPAL WELL FOR THE VILLAGE OF JUNCTION CITY. IT MAY BE BULDABLE IF IT COMPLES WITH PORTAGE COUNTY PLANNING AND ZONING REQUIREMENTS.
• THE REMNANT PARCEL ADJOINING OUTLOT 1 HAS CONTIGUOUS OWNERSHIP TO THE LAND TO THE NORTH.

UNPLATTED LANDS
OWNED BY OTHERS

UNPLATTED LANDS
OWNED BY OTHERS

UNPLATTED LANDS
OWNED BY OTHERS



ACKNOWLEDGMENT

State of Wisconsin

} ss.

Portage County,

Personally came before me this 29 day of March, 2018 the above named James L. Viorit to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Danita J. Ashland

Danita J. Ashland

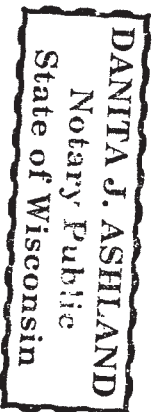
Notary Public, State of Wisconsin

My Commission expires: 01/19/2020

THIS INSTRUMENT WAS DRAFTED BY

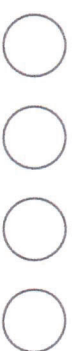
Attorney Robert E. McDonald

McDonald Law Office



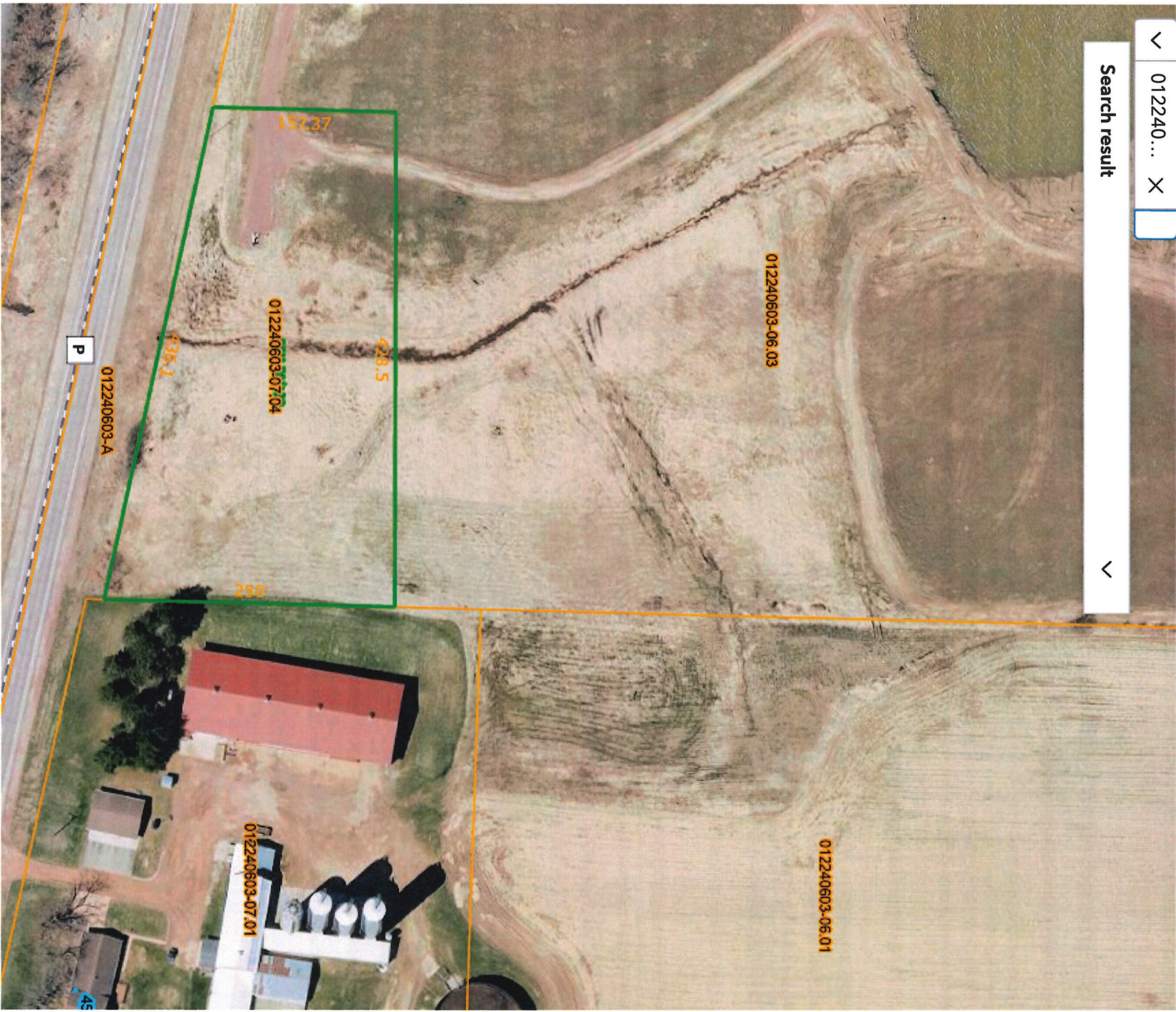


Portage County Parcel Finder



012240... X

Search result



P

45

[Return to search results](#)

[Property Summary](#)

Owner (s): JUNCTION CITY, VILLAGE OF	Location: SW NW, Sect. 3, T24N, R6E
Mailing Address: VILLAGE OF JUNCTION CITY 1001 MAIN ST JUNCTION CITY, WI 54443	School District: 5607 - STEVENS POINT AREA SCHOOL DISTRICT

[Request Mailing Address Change](#)

Tax Parcel ID Number: 012-24-0603-07.04	Tax District: 012-TOWN OF CARSON	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 2.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
 OUTLOT 1 CSM#11008-50-138; BNG PRT SWNW S03 T24 R06 -07.04 2A 292130;624603;625441; 648032;715018; 898241

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

[Printer Friendly Page](#) [View Interactive Map](#)

Taxes

0 Lottery credits claimed
 Print tax bills:

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2024		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$6.46	\$6.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

If taxes are 3 years or more delinquent, please contact the Treasurer's Office at (715) 346-1348 for additional fees due.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to July 31, 2025.

Payoff Month: July Payoff Year: 2025 [Submit](#)

- Assessments
- Attachments
- Districts
- Documents

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://wi.accessgov.com/public/Forms/Page/da-dir-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: James L. Vitort

Phone: 715-457-2665

Email: jbvitort@hotmail.com

Contact Information if different than petitioner:

Representative's Name:

Phone:

E-mail:

1. Town(s) where property is located: Town of Carson
2. Petitioned City or Village: Village of Junction City
3. County where property is located: Portage County
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 26.74
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
012-24-0603-06.03

Include these required items with this form:

1. Legal Description meeting the requirements of [s. 66.0217 \(1\) \(c\)](#) [see attached annexation guide]
 2. Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
 3. Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
 4. Check or money order covering review fee [see next page for fee calculation]
- (June 2024)

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

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

175.00 \$200 – 2 acres or less

\$350 – 2.01 acres or more

Splitting the cost with the Village of Junction City

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

800.00

\$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

\$ 975.00 **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:

9-5-25

Payer:

Vitont HAY & GRAIN LLC

Check Number:

3110

Check Date:

8-23-25

Amount:

\$975

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 annexe (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 adjoiners 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).



MCDONALD TITLE CO., INC.

TITLE ABSTRACTERS - TITLE INSURANCE

1059 CLARK STREET P.O. BOX 630
STEVENS POINT, WISCONSIN 54481

EMAIL: rmcdonald@mcddtitle.com

PHONE: 715.344.3700
FAX: 715.344.3974

TITLE SEARCH / LETTER REPORT

Case No. 40318

PREPARED FOR: Village of Junction City

PROPERTY ADDRESS:

PROPERTY DESCRIPTION: All that part of the W ½ of the NW ¼ of Section 3, Township 24 North, Range 6 East, Township of Carson, Portage County, Wisconsin, lying North of the Wisconsin Central Railroad right of Way; Commencing at a point 29 1/3 rods West of the Northeast corner and on the North line of the NW frac. ¼ of the NW 1/4 of said Section 3; thence West 10 2/3 rods to the East line of the W ¼ of the NW ¼ of the NW ¼; thence South to the Wisconsin Central Railroad Right of Way; thence Southeasterly along said railroad to a point 29 1/3 rids West of the East line of the South West ¼ of the North West 1/4 of said Section3; Thence North to the North line of the North West ¼ of the North West 1/4 of said Section3; Thence North to the North line parts conveyed for highway purposes by deed recorded in Book 217 of Deeds, page 416 and as Document No. 720497, and further Except Outot 1 of Portage County Certified Survey Map No. 1008-50-138 (Document No. 832873) further Except Easement described in Document No. 838241 and Further Except any part thereof as lies in Clover Road.

NAME OF LAST GRANTEE OF RECORD: James L. Vitort

UNSATISFIED MORTGAGES: Mortgage from James L. Vitort and Barbara J. Vitort to Investors Community Bank, in the originally stated amount of \$120,000.00 dated January 3, 20 14 and recorded in the Office of the Register of Deeds for Portage County, Wisconsin on October 13, 2014 as Document No. 800379

Real Estate Taxes: Town of Carson
Tax Key no. 012-24-0603-06.03
Net 2024 Real Estate Taxes: \$101.50
Taxes Paid through 2024.

STATE INCOME TAX LIENS, STATE CHILD SUPPORT LIENS, FEDERAL TAX LIENS, MECHANICS LIENS, JUDGMENTS: NONE

➤ **WE DO NOT CERTIFY TO WAGE CLAIM LIENS NOT FILED IN PORTAGE COUNTY, WISCONSIN.**
OTHER MATTERS: NONE

Dated at Stevens Point, Wisconsin this 11th day of August, 2025, 2023 at 8:00 a.m.

It is to be understood that this title search is to show any recorded and/or docketed liens or claims against the current owners (grantees as defined herein) of this real estate docketed or recorded in the Portage County offices of the Clerk of Courts or Register of Deeds respectively. We show the last grantee in the last conveyance of record but do not pass on the validity of that conveyance or any prior conveyances in the chain of title. We do not guarantee the validity of any of the liens shown here. This search is not to be used as title evidence in lieu of a certified abstract or title insurance binder.

This search does not address easements (roads, utilities, flowage, etc.); please refer to the title insurance policy or abstract covering the property.

NOTE: Our liability hereunder is limited to \$1,000.00

MCDONALD TITLE COMPANY, INC.

A red ink signature, appearing to read "Robert E. McDonald", is written over the company name.

BY: Robert E. McDonald, President



715018

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

CYNTHIA A MISINSKI
PORTAGE COUNTY REGISTER OF DEEDS
RECEIVED FOR RECORD
MAR. 11, 2008 PT 07:30AM

Cynthia A Misinski

CYNTHIA A MISINSKI, REGISTER OF DEEDS

Fee Amount: \$13.00
Fee Exempt 77.25-(15)

Recording Area

Name and Return Address

JAMES L VITOR
4671 Hwy 10
JUNCTION CITY WI
54443

013-24-0603-06.02 & 07.02

Parcel Identification Number (PIN)

This _____ (is) (is not) homestead property.

SEE ATTACHMENT

THIS DEED, made between
VITOR HAY CORPORATION
and JAMES L VITOR ("Grantor," whether one or more),

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Portage
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum):

Dated 3-10-08

[Signature] (SEAL)
JAMES L. VITOR (SEAL)
PRESIDENT OF VITOR HAY CORPORATION (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____)
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
JAMES L VITOR

ACKNOWLEDGMENT

STATE OF WISCONSIN

Portage)
COUNTY) ss.

Personally came before me on 3-10-2008,
the above-named
JAMES L VITOR
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

*
Irina Bueger
Notary Public, State of Wisconsin
My Commission (its permanent) (expires: 9-28-2008)

DOC# 715018

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Portage County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

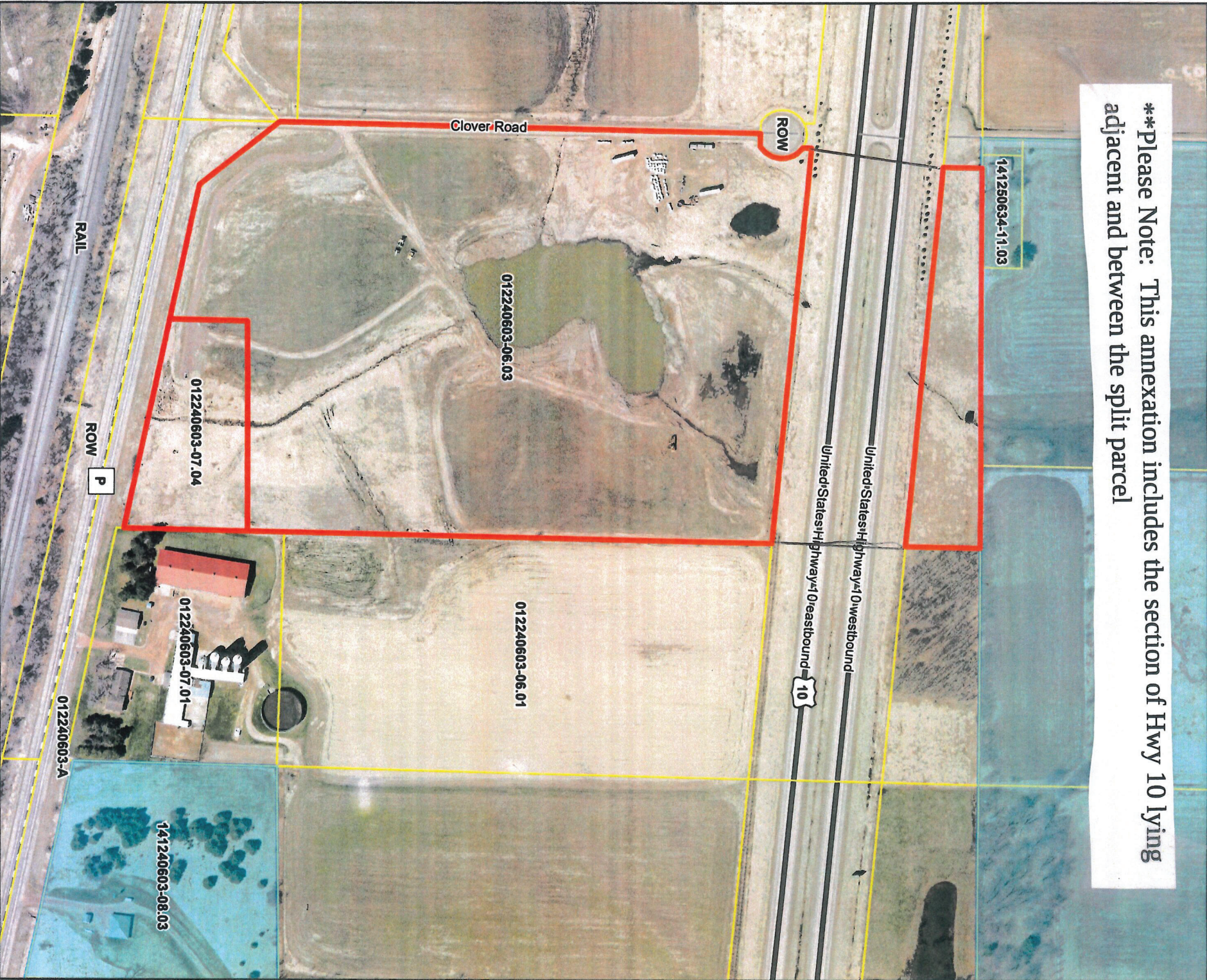
All that part of the W 1/2 of the W 1/2 of the NW 1/4 of Section 3, Township 24 North, Range 6 East, lying North of the Wisconsin Central Railroad right of way, and Commencing at a point 29 1/3 rods West of the Northeast corner and on the North line of the NW 1/4. 1/4 of the NW 1/4 of Section 3, Township 24 North, Range 6 East; thence West 10 2/3 rods to the East line of the W 1/2 of the NW 1/4 of the NW 1/4; thence South to the Wisconsin Central Railroad; thence Southeasterly along railroad to a point 29 1/3 rods West of the East line of the SW 1/4 of the NW 1/4 of said Section 3; thence North to North line of the NW 1/4 of the NW 1/4, or place of beginning, being a part of the W 1/2 of the NW 1/4 of Section 3, Township 24 North, Range 6 East; except part conveyed for highway purposes by deed recorded in Book 217 of Deeds, page 416 of Portage County Records.

Together with all appurtenant rights, title and interests.

012-24-0603-06.02 and 012-24-0603-07.02
Parcel Identification Number (PIN)
This is not homestead property.

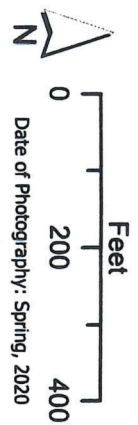
Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements, recorded buildings and use restrictions, and covenants of record, if any.

****Please Note:** This annexation includes the section of Hwy 10 lying adjacent and between the split parcel



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.
 Prepared by Portage County Planning and Zoning: August 19, 2025 RPS

- Parcel Boundaries
- Village of Junction City
- Parcel of Interest



[Return to search results](#)

[Property Summary](#)

Owner (s): VITORT, JAMES L	Location: NW/NW, Sect. 3, T24N, R6E SW/NW, Sect. 3, T24N, R6E
Mailing Address: JAMES L VITORT 4671 COUNTY ROAD P JUNCTION CITY, WI 54443	School District: 5607 - STEVENS POINT AREA SCHOOL DISTRICT
Request Mailing Address Change	

Tax Parcel ID Number: 012-24-0603-06.03	Tax District: 012-TOWN OF CARSON	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 26.7400

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
W 50 2/3RDS OF W 1/2 NE 1/4 N RR ROW DESC 292/130; EX HWY 217/416 & 720497; EX OL 1 CSM 50/138 SUBJ 66' ESMT ON CSM 50/138 S03 T24 R06 -06.03 26.74A 292/130;624603; 625441;648032;715018;838241

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

[Printer Friendly Page](#)

[View Interactive Map](#)

Taxes

0 Lottery credits claimed Print tax bills:

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2024	<input type="checkbox"/>	\$101.50	\$101.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	<input type="checkbox"/>	\$85.35	\$85.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	<input type="checkbox"/>	\$107.17	\$107.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$103.45	\$103.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$96.63	\$96.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$93.83	\$93.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$84.11	\$84.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

If taxes are 3 years or more delinquent, please contact the Treasurer's Office at (715) 346-1348 for additional fees due.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **July 31, 2025**.

Payoff Month: **July** Payoff Year: **2025** [Submit](#)

Assessments

Attachments

Districts

BADGER - LAND SURVEY, LLC
 2610 WEST GRAND AVE.
 WISCONSIN RAPIDS, WI 54493
 © 2025, BADGER-LAND SURVEY, LLC

OVER 50 YEARS OF SERVICE TO CENTRAL WISCONSIN!
 PHONE: (715) 424 - 3900
 FAX: (715) 424 - 3901
 E-MAIL: bsurvey@wclac.net
www.badgerlandsurvey.com

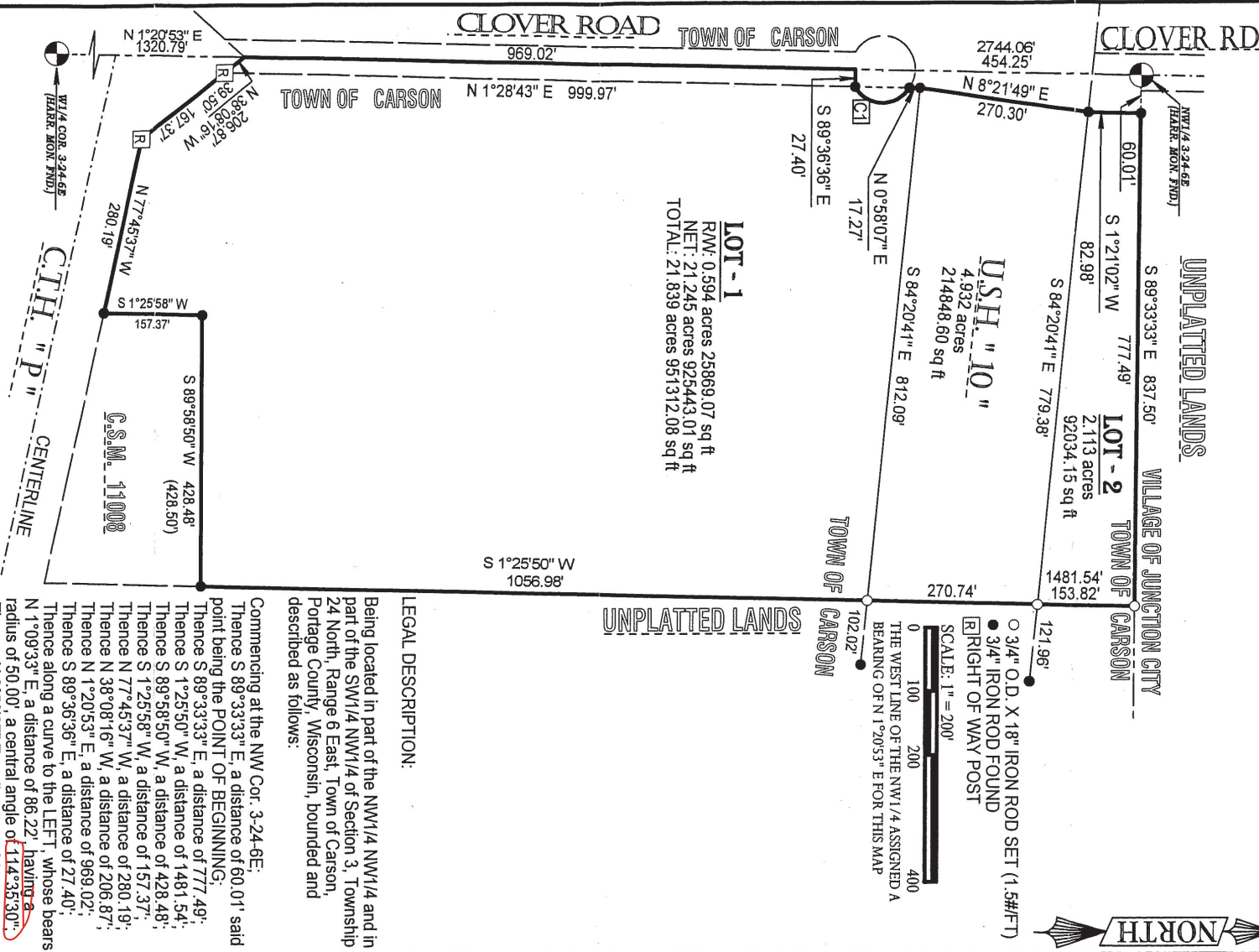
BADGER - LAND SURVEY, LLC
 PREPARED FOR:
JAMES I VITOR
4671 COUNTY ROAD P
JUNCTION CITY, WI 54443

DRAWN BY: AP
 JOB#: 109925

EXHIBIT

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

BEING LOCATED IN PART OF THE NW1/4 NW1/4 AND IN PART OF THE SW1/4 NW1/4 OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 6 EAST, TOWN OF CARSON, PORTAGE COUNTY, WISCONSIN.



Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C-1	119°07'17"	50.00'	103.95'	85.09'	86.22'	N 1°09'33" E

LEGAL DESCRIPTION:

Being located in part of the NW1/4 NW1/4 and in part of the SW1/4 NW1/4 of Section 3, Township 24 North, Range 6 East, Town of Carson, Portage County, Wisconsin, bounded and described as follows:

Commencing at the NW Cor. 3-24-6E;
 Thence S 89°33'33" E, a distance of 60.01' said point being the POINT OF BEGINNING;
 Thence S 89°33'33" E, a distance of 777.49';
 Thence S 1°25'58" W, a distance of 1481.54';
 Thence S 89°58'50" W, a distance of 428.48';
 Thence S 1°25'58" W, a distance of 157.37';
 Thence N 77°45'37" W, a distance of 280.19';
 Thence N 38°08'16" W, a distance of 206.87';
 Thence N 1°20'53" E, a distance of 969.02';
 Thence S 89°36'36" E, a distance of 27.40';
 Thence along a curve to the LEFT, having a radius of 50.00', a distance of 86.22' having a central angle of 114°35'30";
 Thence N 1°09'33" E, a distance of 86.22';
 Thence N 0°58'07" E, a distance of 17.27';
 Thence N 8°21'49" E, a distance of 270.30';
 Thence N 1°21'02" E, a distance of 82.98' being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

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: **Vitort & Junction City**

Petition Number: **14818**

1. Territory to be annexed: From **TOWN OF CARSON** To **VILLAGE OF JUNCTION CITY**

2. Area (Acres): **28.74**

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

a. Annual town property tax on territory to be annexed:
\$ **120.67**

b. Total that will be paid to Town
(annual tax multiplied by 5 years): **603.35**

c. Paid by: Petitioner City Village

Other: _____

4. Resident Population: _____ 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: _____ % Industrial: _____ %
Other: _____ %

Comments: **Unknown**

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?: **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 **Unknown**

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? Agriculture and undeveloped/vacant

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

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:

See attached

Prepared by: Town City Village

Please RETURN PROMPTLY to:

Name: Annette Stashek

wimunicipalboundaryreview@wi.gov

Email: clerk@tn.carson.wi.gov

Municipal Boundary Review

Phone: 715 498 1055

PO Box 1645, Madison WI 53701

Date: 12-17-2025

Fax: (608) 264-6104

(March 2018)

Supplemental Information to Annexation Review Questionnaire

Petition File No. 14818

Questionnaire – Response from Town of Carson

Page 2

Question 13

The Town of Carson believes that the request for annexation was precipitated by the illegal erection of a building by the Petitioner, James Vitort. The building was erected in violation of Portage County Zoning Code. Mr. Vitort did not obtain a zoning permit. In addition, the building was placed too close to a public road, Clover Road, not maintaining the required setbacks.

Other areas of concern include:

1. Neither petitioner approached the township with regards to this possible annexation.
2. Mr. Vitort did not approach the Carson Town Board to discuss a possible variance. The portion of Clover Road that lies within the Town of Carson dead ends at U.S. Highway 10 with no residences located on that stretch. The Town of Carson would have at least entertained the notation of a variance under these conditions.
3. The annexation of these two properties would create an “annexation island”.

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: **Vitort & Junction City**

Petition Number: **14818**

1. Territory to be annexed: **From TOWN OF CARSON**

To VILLAGE OF JUNCTION CITY

2. Area (Acres): **26.74 Vitort and 2.0 Village- Village well #7**

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ **120.67**

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$603.35**

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: **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: _____ % Industrial: _____ %

Other: **100** %

Comments: **Currently agricultural and will continue to be so**

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?
agricultural

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 **None at this time.**

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? agricultural

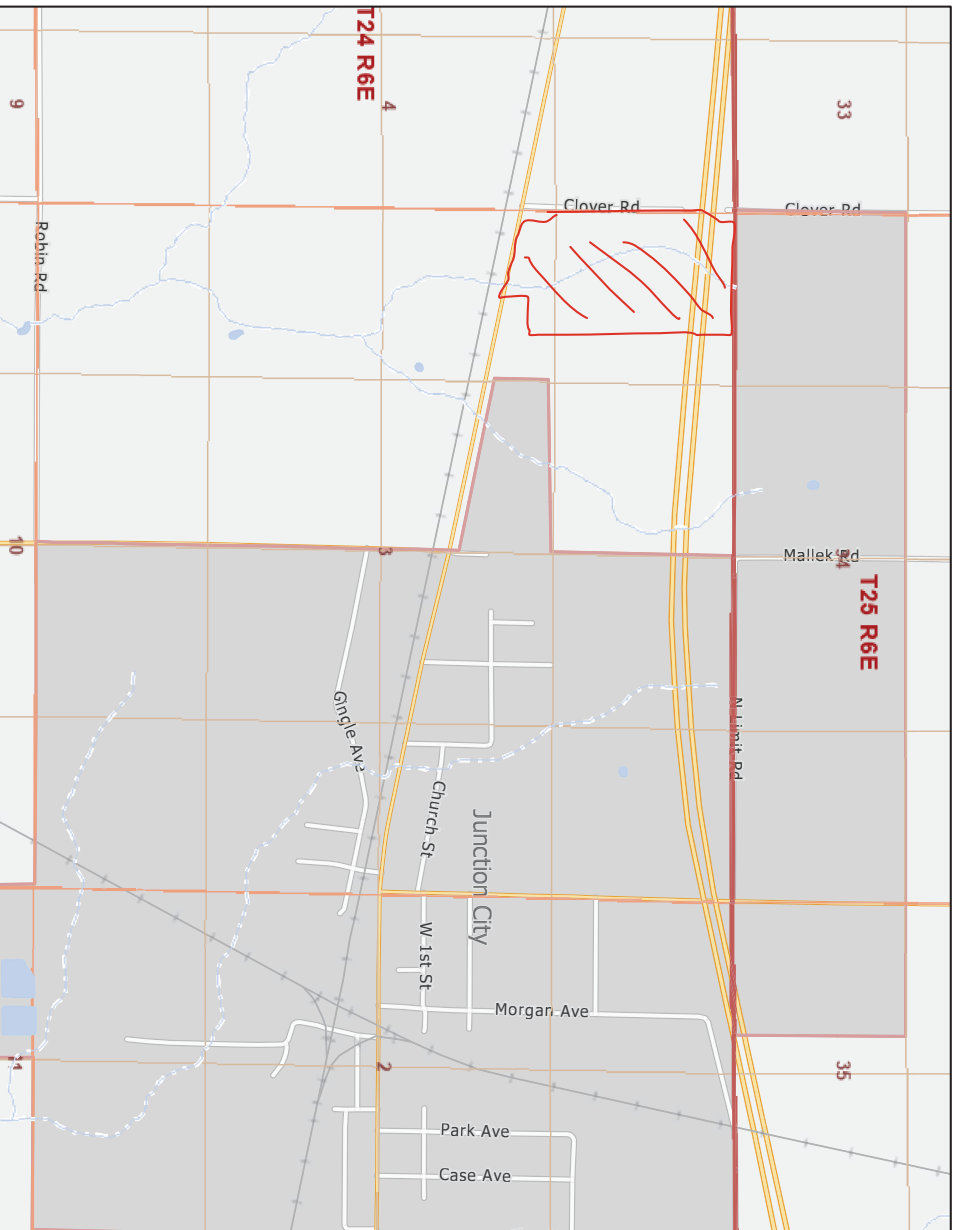
12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:
This annexation is agricultural to agricultural use. Future development is not anticipated at this time. This property will give the Village added control of the recharge area in the Wellhead Protection Plan for our municipal well #7. It is located at part of the annexation that includes the well site.

Prepared by: Town City Village Please **RETURN PROMPTLY** to:
Name: Betty A. Bruski Mallek wimunicipalboundaryreview@wi.gov
Email: mallek@td.net Municipal Boundary Review
Phone: 715-457-2353 or 715-630-9495 PO Box 1645, Madison WI 53701
Date: December 9, 2025 Fax: (608) 264-6104
(March 2018)



**WISCONSIN
DEPARTMENT OF
NATURAL RESOURCES**



Source Layer Credits:
 DNR Basic Feature Vector Tile Layer WTM, Cadastral, Surface Water (Cached), WIDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

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Date Printed: 12/23/2025 8:36 AM

- Legend:** (Some map layers may not be displayed)
- Rivers and Streams
 - Intermittent Streams
 - Open Water
 - 24K Intermittent Streams
 - 24K Lakes and Open Water
 - Township
 - Section
 - Quarter-Quarter
 - Cities, Towns & Villages
 - Village
 - Civil Town

Notes:



