

**Request for  
Annexation Review**  
**Wisconsin Department of Administration**

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102  
[winmunicipalboundaryreview@wi.gov](mailto:winmunicipalboundaryreview@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**

|               |                                 |
|---------------|---------------------------------|
| <b>Name:</b>  | <b>Village of Junction City</b> |
| <b>Phone:</b> | <b>715-457-2353</b>             |
| <b>Email:</b> | <b>mallek@tds.net</b>           |

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

**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

\$ 175.00 Initial Filing Fee (required with the first submittal of all petitions)  
\$200 – 2 acres or less  
\$350 – 2.01 acres or more

*Splitting the cost with Mr. Vitnt*

\$ 200.00 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$ 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

Date fee & form received: 9-5-25 Shaded Area for Office Use Only

Payer: Village of Junction City

Check Number: 005175  
Check Date: 9-23-25  
Amount: \$375

## ANNEXATION SUBMITTAL GUIDE

### **§. 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.]*

### **§. 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.

### **§. 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**.

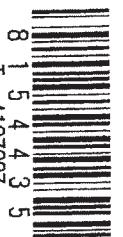
The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

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

### **§. 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 §. 66.0217 (4).



## WARRANTY DEED

**838241**

This Deed, made between **James L. Vitort** ("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°21'00" 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

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

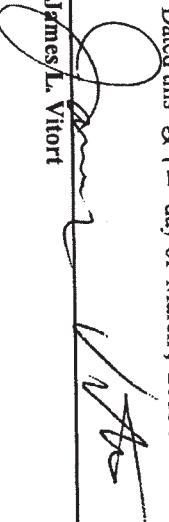
**REC FEE: 30.00**  
**TRANSFER FEE: 24.00**  
**PAGES: 2**  
**FEES EXEMPT:**

**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 29<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
**James L. Vitort**  
(SEAL)



**SLRVEYOR'S CERTIFICATE:**

I, TIMOTHY G. RUTZEN, JR., PROFESSIONAL LAND SURVEYOR WITH EMCS, INC., HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THIS PLAT, LOCATED IN PART OF SW 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 3, TOWNSHIP 24, RANGE 6 EAST, TOWN OF CARRSON, PORTAGE COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF VILLAGE OF JUNCTION CITY & PETER MALLEK (VILLAGE PRESIDENT), CONTAINING 2.00 ACRES AND DESCRIBED AS FOLLOWS:

**OUTLOT 1 DESCRIPTION**

COMMENCING AT THE NW CORNER OF SECTION 3, T24N, R6E;

THENCE ALONG THE WEST LINE OF THE FRACTIONAL NW 1/4 S01°21'00"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;

THENCE ALONG THE EAST RIGHT OF WAY OF CLOVER ROAD S01°29'04"W A DISTANCE OF 187.43' TO THE NORTH RIGHT OF WAY OF CTH P;

THENCE ALONG THE NORTH RIGHT OF WAY OF CTH P S38°08'16"E A DISTANCE OF 167.37';

THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF CTH P S77°45'37"E A DISTANCE OF 280.19' TO THE POINT OF BEGINNING;

THENCE N01°25'58"E A DISTANCE OF 157.37';

THENCE N89°58'50"E A DISTANCE OF 428.50';

THENCE S01°25'58"W A DISTANCE OF 250.00' TO THE NORTH RIGHT OF WAY OF CTH P;

THENCE ALONG THE NORTH RIGHT OF WAY OF CTH P N77°45'37"W A DISTANCE OF 436.10' TO THE POINT OF BEGINNING.

**66' INGRESS-EGRESS & UTILITY EASEMENT DESCRIPTION**

COMMENCING AT THE NW CORNER OF SECTION 3, T24N, R6E;

THENCE ALONG THE WEST LINE OF THE FRACTIONAL NW 1/4 S01°21'00"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 OUTLOT 1;

THENCE ALONG THE WEST LINE OF OUTLOT 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.

SUBJECT TO RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE COUNTY OF PORTAGE, IN SURVEYING, DIVIDING, AND MAPPING THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 7/14 DAY OF Sept., 2017

  
TIMOTHY G. RUTZEN, JR. P.L.S.  
NO S-2994

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF SECTION 3

  
S C O N D O M I N I

**ACKNOWLEDGMENT**

State of Wisconsin

} ss.

Portage County.  
Personally came before me this 29 day of March, 2018 the above named James L. Vittort 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: 01/01/2020

DANITA J. ASHLAND  
Notary Public  
State of Wisconsin

THIS INSTRUMENT WAS DRAFTED BY

Attorney Robert E. McDonald

McDonald Law Office

 012240... 

Search result



# Portage County

## Ascent Land Records Suite

User: Choose Product: Choose Category: What do you want to do? Help  
Public Land Records Suite ▼ Real Estate Property ▼ Search properties ▼ ?  
Property Summary  
Browser Setup Help

[Return to search results](#)

Owner (s):

JUNCTION CITY, VILLAGE OF

Mailing Address:

VILLAGE OF JUNCTION CITY  
1001 MAIN ST  
JUNCTION CITY, WI 54443

[Request Mailing Address Change](#)

|  |                                     |                   |
|--|-------------------------------------|-------------------|
| Tax Parcel ID Number:<br>012-24-0603-07.04 | Tax District:<br>012-TOWN OF CARSON | Status:<br>Active |
| Alternate Tax Parcel Number:               | Government Owned:                   | Acres:<br>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 292/130;624603;625441;644032;715016;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         |         | \$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         |         | \$6.46   | \$6.46     | \$0.00    | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| <b>Total</b> |         |          |            |           |          |         |        |              |

**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  
[wi.municipalboundaryreview@doa.wi.gov](mailto:wi.municipalboundaryreview@doa.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: 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

|              |  |
|--------------|--|
| \$           | <b>Initial Filing Fee</b> (required with the first submittal of all petitions) |
| <u>17.00</u> | \$200 – 2 acres or less  |
| —            | \$350 – 2.01 acres or more   |

*Splitting the cost with the Village of Junction City*

|               |   |
|---------------|---|
| \$            | <b>Review Fee</b> (required with all annexation submittals except those that consist ONLY of road right-of-way) |
| <u>800.00</u> |   |

|           |                     |
|-----------|---------------------|
| \$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 ACCCOMPANIED  
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: Vitor H JV & C&M LLC

Check Number: 310

Check Date: 223-25

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 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 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@medtitle.com](mailto:rmcDonald@medtitle.com)

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**TITLE SEARCH / LETTER REPORT**

Case No. 40318

**PREPARED FOR:** Village of Junction City

**PROPERTY ADDRESS:**

**PROPERTY DESCRIPTION:** All that part of the W 1/2 of the NW Frac. 1/4 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. 1/4 of the NW 1/4 of said Section 3; thence West 10 2/3 rods to the East line of the W 1/4 of the NW Frac. 1/4 of the NW 1/4; thence South to the Wisconsin Central Railroad Right of Way; thence Southeastly along said railroad to a point 29 1/3 rods West of the East line of the South West 1/4 of the North West 1/4 of said Section 3; Thence North to the North line of the North West Frac. 1/4 of the North West 1/4 of said Section 3 to the place of beginning, Except parts conveyed for highway purposes by deed recorded in Book 217 of Deeds, page 416 and as Document No. 720497, and further Except Outlot 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, 2014 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 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.**

BY: Robert E. McDonald, President





**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 Frac. 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 Frac. 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 Frac. 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 frac. 1/4 of the NW 1/4, or place of beginning, being a part of the W 1/2 of the NW Frac. 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.

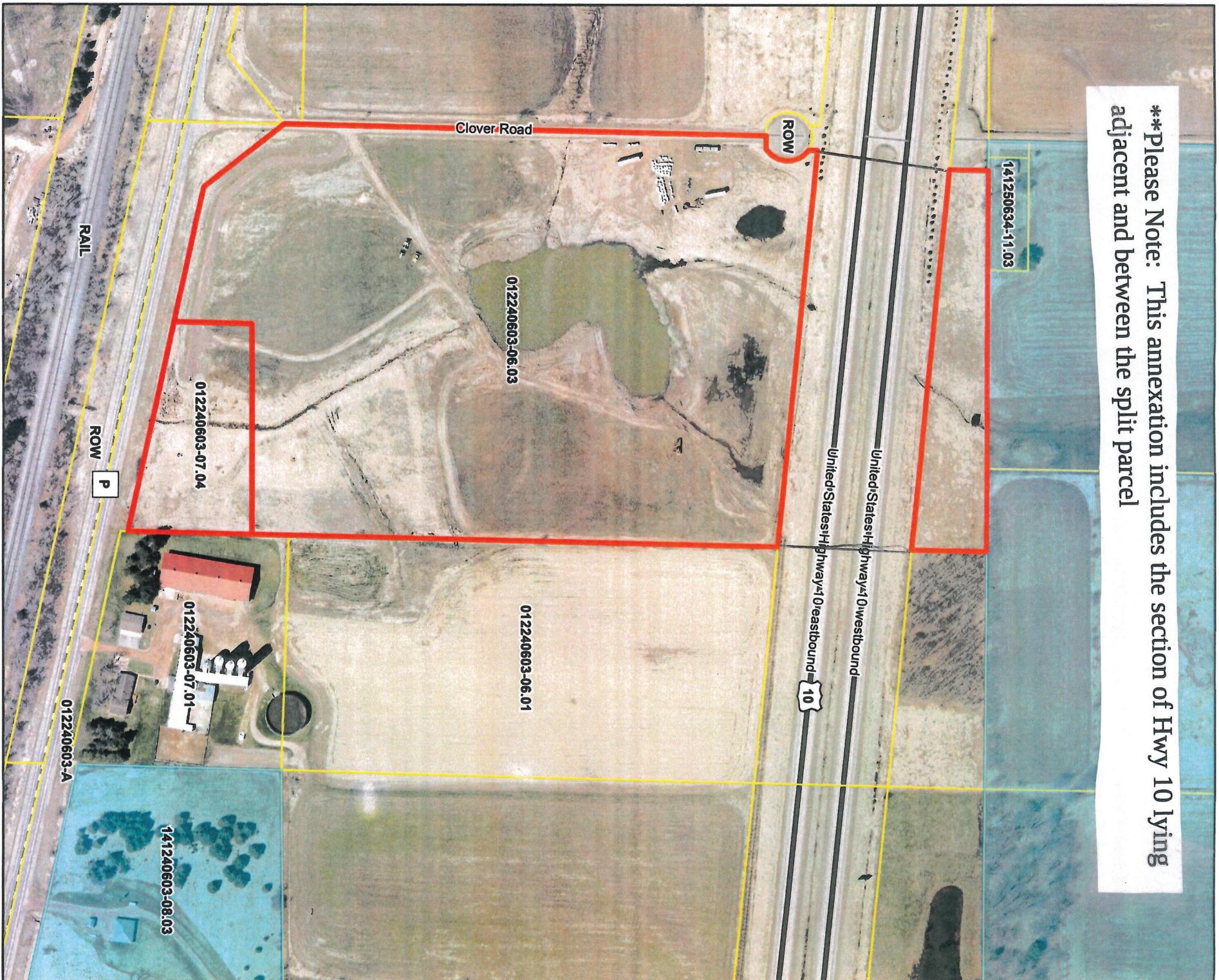
Together with all appurtenant rights, title and interests.

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.

# Portage County

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

[Request Mailing Address Change](#)

|   |  |                          |
|---|--|--------------------------|
| Tax Parcel ID Number:<br><b>012-24-0603-06-03</b> | Tax District:<br><b>012-TOWN OF CARSON</b> | Status:<br><b>Active</b> |
| Alternate Tax Parcel Number:                      | Government Owned:                          | Acres:<br><b>26.7400</b> |

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 NELYGN RR ROW DESC 292/130; EX HWY 217/416 & 720497; EX OL1 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         |         |          | \$101.50   | \$101.50  | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| 2023         |         |          | \$85.35    | \$85.35   | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| 2022         |         |          | \$107.17   | \$107.17  | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| 2021         |         |          | \$103.45   | \$103.45  | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| 2020         |         |          | \$96.63    | \$96.63   | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| 2019         |         |          | \$93.83    | \$93.83   | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| 2018         |         |          | \$84.11    | \$84.11   | \$0.00   | \$0.00  | \$0.00 | \$0.00       |
| <b>Total</b> |         |          |            |           |          |         |        |              |

**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  
[www.badgerlandsurvey.com](http://www.badgerlandsurvey.com)

OVER 50 YEARS OF SERVICE TO CENTRAL WISCONSIN  
 PREPARED FOR: JAMES L VITORT  
 4671 COUNTY ROAD P  
 JUNCTION CITY, WI 54443  
 PHONE: (715) 424-5900  
 FAX: (715) 424-5901  
 E-MAIL: [blsurvey@wiclc.net](mailto:blsurvey@wiclc.net)  
 DRAWN BY: AP Job#: 109925  
 This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

**EXHIBIT**

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

CLOVER RD

UNPLATTED LANDS

VILLAGE OF JUNCTION CITY

CLOVER RD

TOWN OF CARSON

LOT - 2

TOWN OF CARSON

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **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:

Sanitary Sewers immediately

City/Village

Town

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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

*See attached*

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

Name: Annette Stoshek

[wmunicipalboundaryreview@wi.gov](mailto:wmunicipalboundaryreview@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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Vitort & Junction City**

Petition Number: **14818**

1. Territory to be annexed:

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: \_\_\_\_\_

4. Resident Population:

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:

Sanitary Sewers immediately       City/Village       Town  
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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/e100>

---

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](mailto:mallek@td.net)

Email: mallek@td.net

Municipal Boundary Review

Phone: 715-457-2353 or 715-630-9495

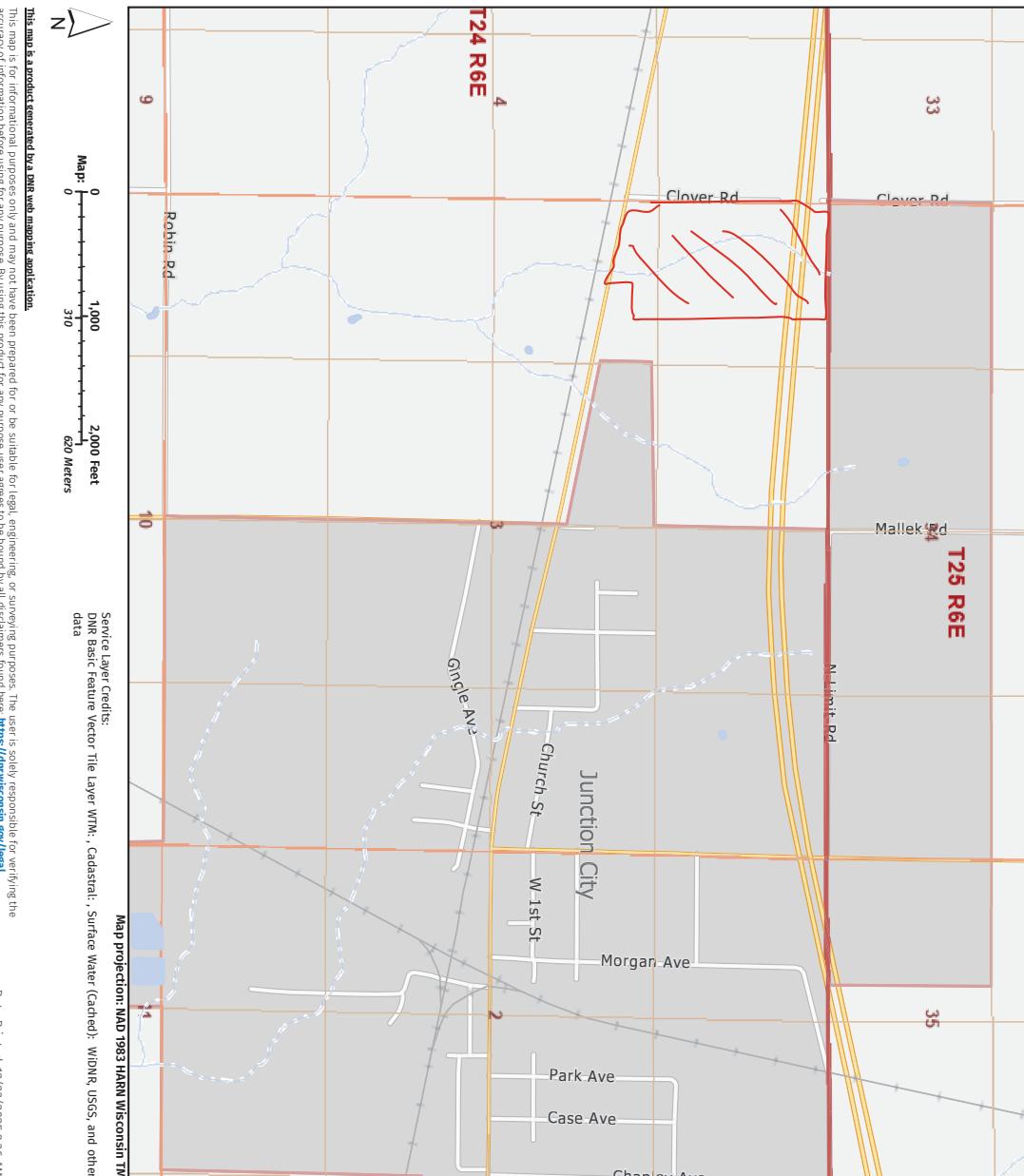
PO Box 1645, Madison WI 53701

Date: December 9, 2025

Fax: (608) 264-6104

(March 2018)



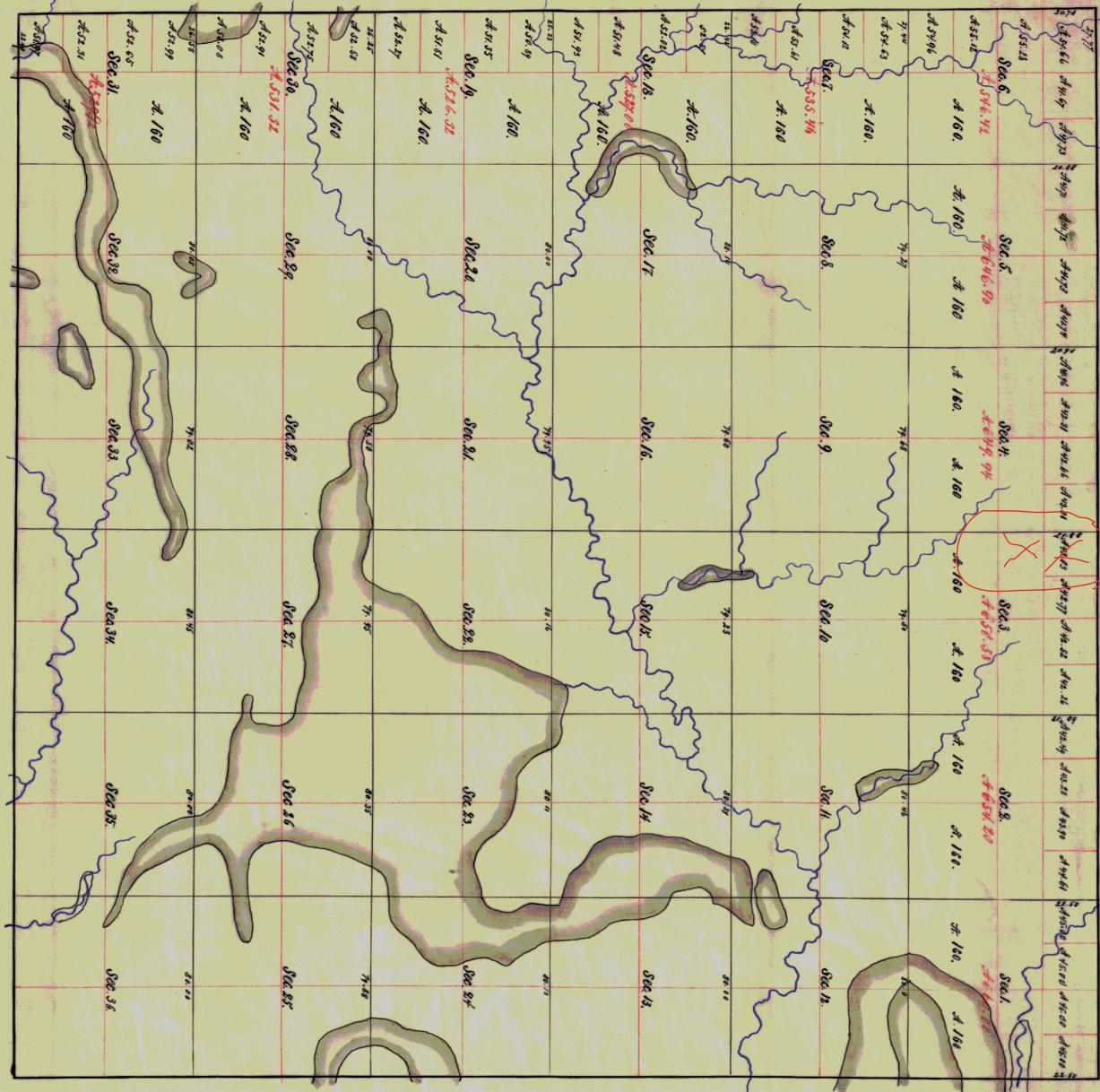


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Comments on the changes in East Africa



Winnipeg birds surveyed June & July 1857  
Saskatchewan surveyed Sept. & October 1857