

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: GMF Properties, LLC

Phone: (608) 981-2488

Email: N/A

Contact Information if different than petitioner:

Representative's Name: Charles Poches

Phone: (608) 981-2488

E-mail: charles@qumz Farms LLC.com

1. Town(s) where property is located: Town of Fort Winnebago

2. Petitioned City or Village: City of Portage

3. County where property is located: Columbia

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 5.0

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
11012-617.01

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

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

\$ 600 **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

\$ 950 **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: _____

Payer: _____ Check Number: _____

Check Date: _____

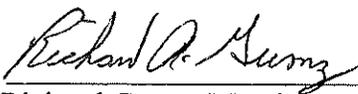
Amount: _____

**PETITION FOR DIRECT ANNEXATION
TO
THE CITY OF PORTAGE**

The undersigned, being the owner of all the land in area within the territory described on Exhibit A attached hereto and being the owner of all the real property in assessed value within such territory, does hereby petition the City Council of the City of Portage to annex from the Township of Fort Winnebago into the City of Portage the following-described territory, which is contiguous to the City of Portage, which is now located in the Township of Fort Winnebago, which is shown on the map attached as Exhibit B, and which contains a current population of Zero (0.00) persons.

The undersigned further petitions and elects that this annexation, if granted, shall take effect to the full extent consistent with outstanding priorities of other annexations, incorporations or consolidation proceedings, if any.

GMF PROPERTIES LLC

BY: 
Richard Gumz, Member


Roderick Gumz, Member

ANNEXATION DESCRIPTION

PROPOSED ANNEXATION TO THE CITY OF PORTAGE LEGAL DESCRIPTION

DESCRIPTION OF LANDS LOCATED IN PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, SECTION 32, TOWNSHIP 13 NORTH,
RANGE 09 EAST, TOWN OF FORT WINNEBAGO, COLUMBIA COUNTY, WISCONSIN.

I, Donald W. Lenz, Professional Land Surveyor, hereby certify that I have surveyed, monumented, and mapped a parcel of land located in part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 13 North, Range 09 East, Town of Fort Winnebago, Columbia County, Wisconsin. Being more particularly described as follows:

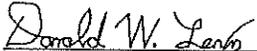
Commencing at the North $\frac{1}{4}$ corner of said Section 32;
thence North 89°50'22" East along the North line of the Northeast $\frac{1}{4}$ of said Section 32 and the South line of Lot 1 of Certified Survey Map 3596 as recorded on May 15, 2001 in the Office of Register of Deeds for Columbia County in Volume 24 of the Columbia County Certified Survey Maps on Page 83 as Document 636460, 368.60 feet to the Point of Beginning of lands herein after described;
thence continue North 89°50'22" East along said North line of the Northeast $\frac{1}{4}$ and the South line of said Lot 1, 439.83 feet to the West line of Lot 28 of Rolling Hills Country Estates a recorded plat;
thence South 00°03'05" West along the West line of Lot 28 of said Rolling Hills Country Estates and the Westerly right-of-way of Wood Thrush Circle, 495.03 feet to the Northeast corner of Lot 70 of Rolling Hills Country Estates;
thence South 89°50'22" West along the North line of Lot 70 of Rolling Hills Country Estates and the North line of Lot 2 of Certified Survey Map 1630 as recorded on April 17, 1991 in the Office of Register of Deeds for Columbia County in Volume 8 of the Columbia County Certified Survey Maps on Page 44 as Document 490481, 439.83 feet to the Southeast corner of Lot 2 of Certified Survey Map 3596;
thence North 00°03'05" East along the East line of Lot 2 of said Certified Survey Map 3596, 495.03 feet to the Point of Beginning.

Said described area contains 217,729 sq. ft. or 5.00 acres and is subject to restrictions, reservations, rights-of-way and easements of record.

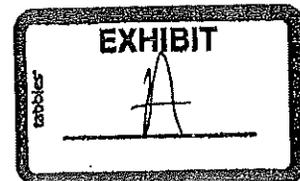
I have complied with Wisconsin Administrative Code, Chapter AE-7 and the provisions of Chapter 236.34 of Wisconsin Statutes, and the subdivision regulations of the City of Portage to the best of my knowledge, information and belief in surveying, mapping, and monumenting the same.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made.

That I have made such survey under the direction of GMF Properties LLC, N570 6th Court, Endeavor, WI 53910.



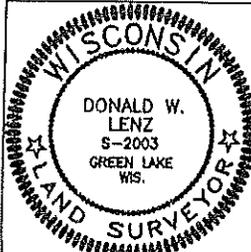
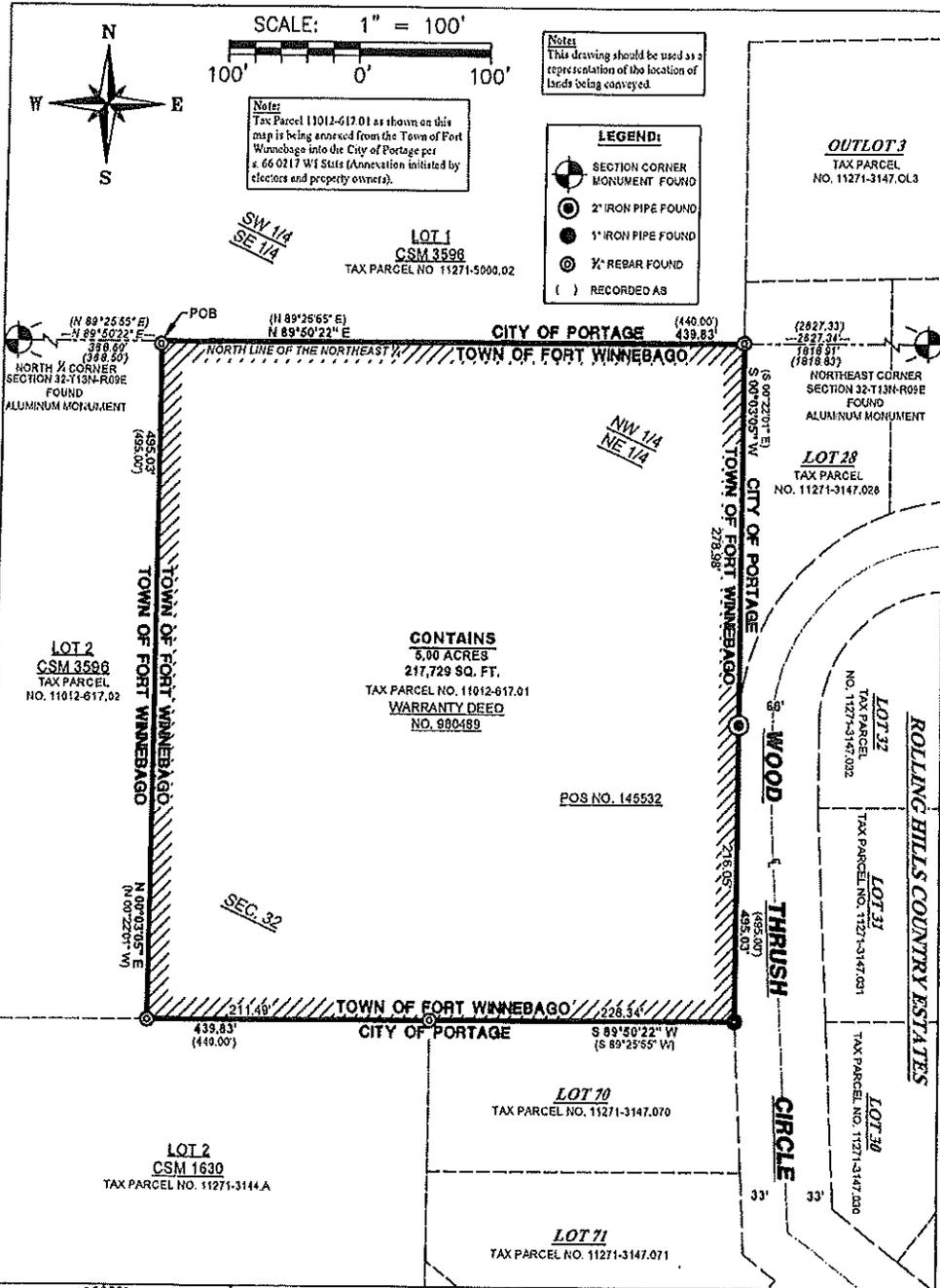
Donald W. Lenz WI PLS No. 2003
Dated This 18th Day of December, 2025



ANNEXATION SCALE MAP

DESCRIPTION OF LANDS LOCATED IN PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, SECTION 32, TOWNSHIP 13 NORTH, RANGE 09 EAST, TOWN OF FORT WINNEBAGO, COLUMBIA COUNTY, WISCONSIN.

Bearings are referenced to the North line of the Northeast ¼ of Section 32, Town 13 North, Range 09 East, per the Wisconsin County Coordinate System, Columbia County Zone, with a bearing of North 89°50'22" East, NAD 83(91).



Donald W. Lenz
 Donald W. Lenz WI PLS No. 2003
 Dated This 18th Day of December, 2025



General Engineering Company
 P.O. Box 340 914 Silver Lake Dr. Portage, WI 53901
 608-742-2169 (Portage Office) 920-294-6666 (Green Lake Office)
 www.generalengineering.net

Client:
 GMP Properties LLC
Client Address:
 N570 6th Court
 Endevor, Wisconsin 53930
Site Address:
 Along Wood Thrush Circle
 Portage, Wisconsin 53901

GEC Job No.: 06-25000-725
 GEC File Name: 06-25000-725 ANX.dwg
 Drafted By: WRB
 Fieldwork Completed: 10-17-25



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: **GMF Properties**

Petition Number: **14834**

1. Territory to be annexed: From **TOWN OF FORT WINNEBAGO** To **CITY OF PORTAGE**

2. Area (Acres): 5

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 50.04

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$250.20

c. Participating jurisdictions _____

c. Paid by: Petitioner City Village

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: _____ Total: _____

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

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

Undeveloped: 100 %

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?

Undeveloped Land

In the town?: Fort Winnebago

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: TBD

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: Justin Schoenemann

Email: Justin.Schoenemann@portage.wi.gov

Phone: 608-742-2176

Date: 3/17/26

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Annexation Review Questionnaire

Wisconsin Department of Administration

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Petitioner: **GMF Properties**

Petition Number: **14834**

1. Territory to be annexed: From **TOWN OF FORT WINNEBAGO** To **CITY OF PORTAGE**

2. Area (Acres): 5.0

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 544.82

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$2,724.10

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: _____ Total: _____

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

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

Undeveloped: _____%

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

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

Other: _____%

Comments: _____

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

Plat Name: _____

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

In the town?: Agriculture

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____ _____

Water Supply immediately
or, write in number of years. _____ _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? _____

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

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

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

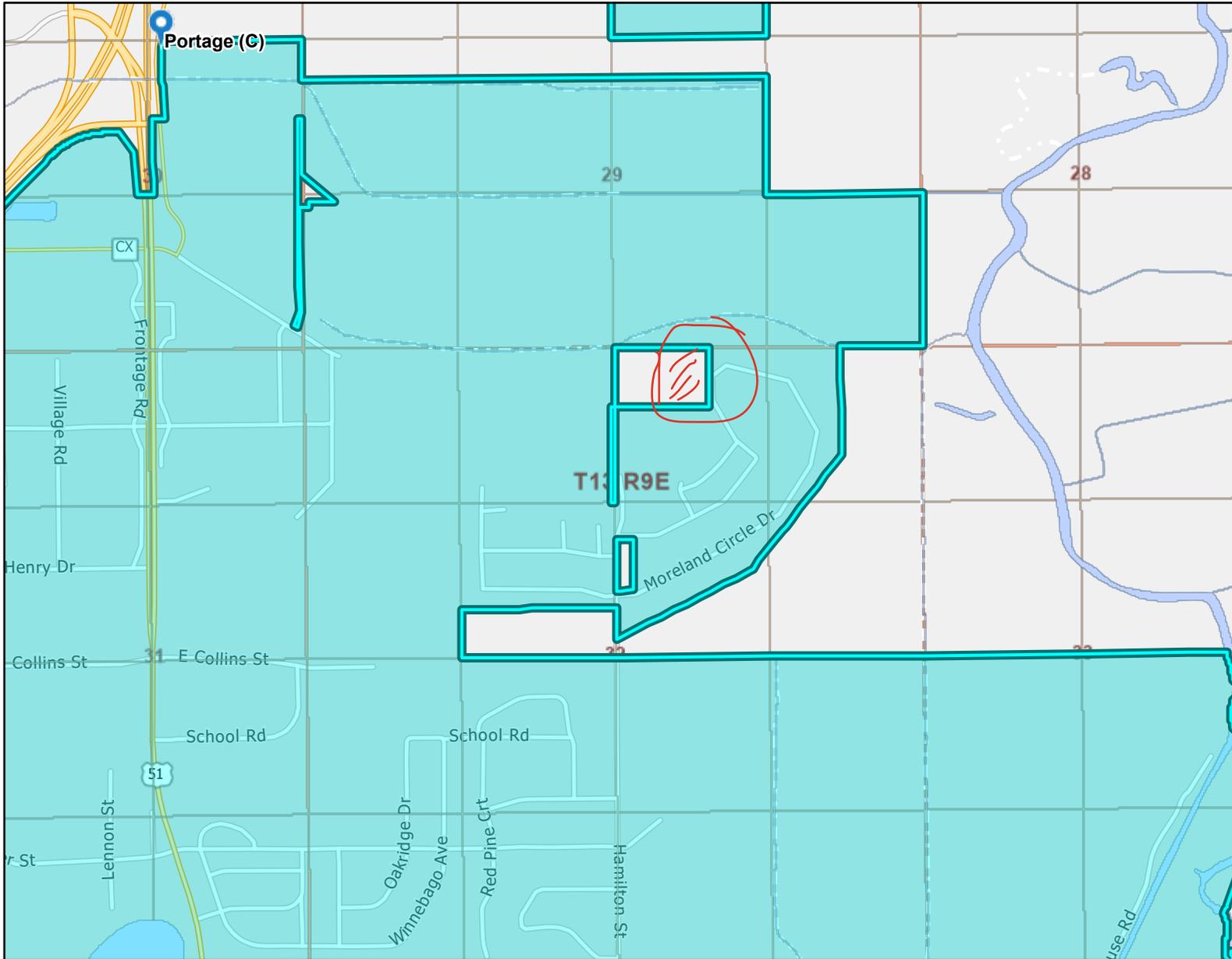
Prepared by: Town City Village

Name: Mark Considine
Email: clerk@fortwinno.gov
Phone: 608-683-5713
Date: 3/2/2026

(March 2018)

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

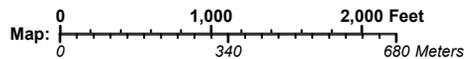
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town

Notes:



Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Surface Water:
WIDNR, USGS, and other data, Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

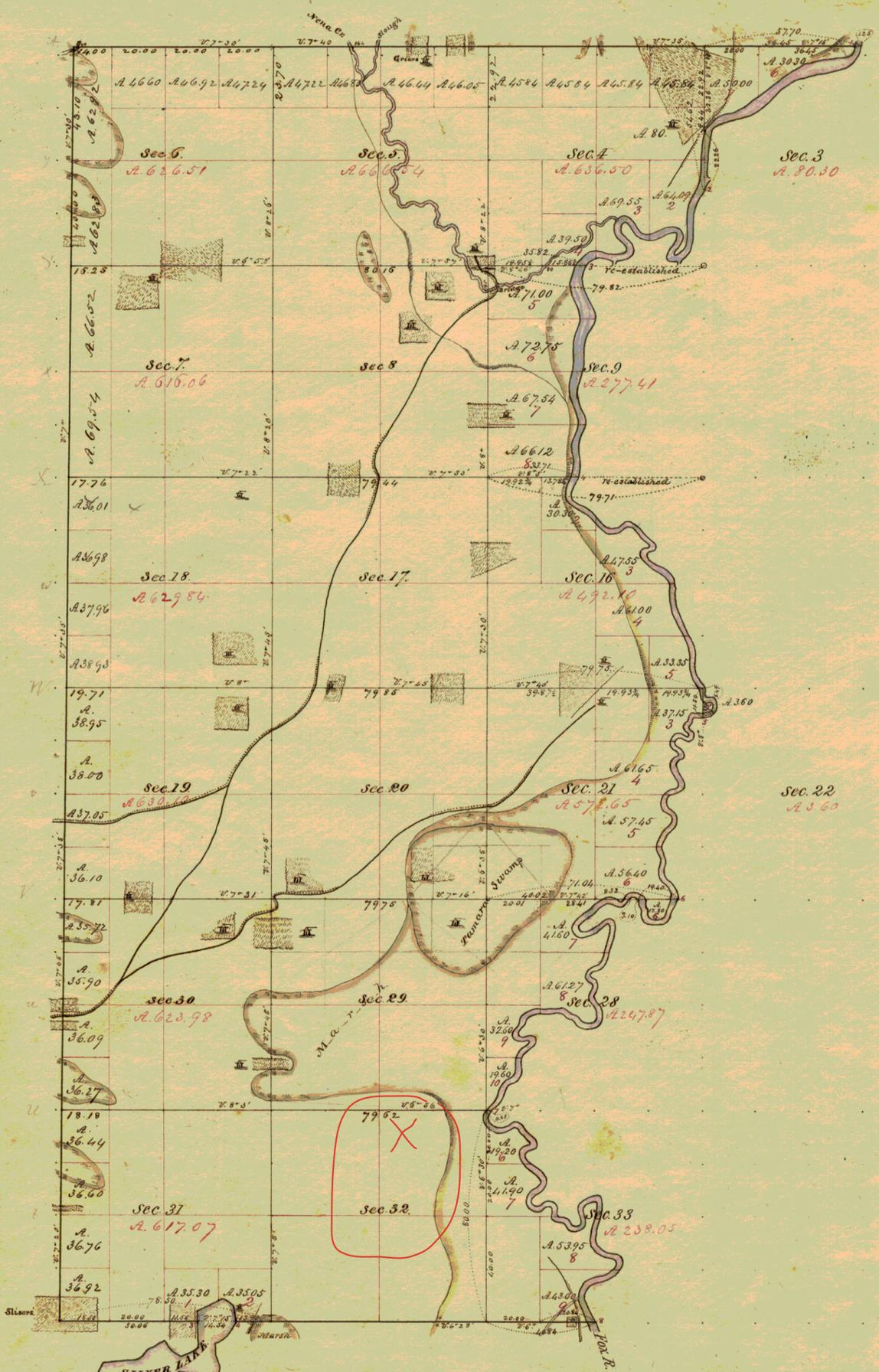
This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 3/18/2026 1:07 PM

Township N^o 13 N, Range N^o 9 East 4th Mer.

T 13 N. R 9 E. 4th Mer. Henry L. Howard



Meanders of Fox River											
Posts	Courses	Ch ^s	Lk ^s	Posts	Courses	Ch ^s	Lk ^s	Posts	Courses	Ch ^s	Lk ^s
Left bank, up stream											
	1	S 66° 52' W	2.11								
		S 58° 11' W	1.89								
		S 80° 11' W	3.52								
		S 85° 11' W	0.37								
		S 69° 47' W	10.55								
		S 54° 11' W	25.42								
		S 65° 47' W	4.64								
		S 78° 11' W	4.00								
		S 60° 47' W	3.46								
		S 38° 47' W	5.79								
		S 32° 16' W	10.00								
		S 54° 11' W	8.00								
		S 15° 16' W	4.00								
		S 69° 16' W	3.00								
		S 50° 11' W	6.00								
		S 23° 11' W	7.00								
		S 45° 16' W	4.00								
		S 20° 11' W	5.50								
		S 34° 16' W	11.00								
		S 24° 11' W	2.50								
		S 24° 11' W	11.21								
		S 33° 11' W	9.25								
		S 2° 11' W	13.00								
		S 48° 11' W	9.00								
		S 84° 11' W	4.00								
		S 31° 16' W	11.00								
		S 27° 11' W	1.00								
		S 56° 11' W	7.00								
		S 36° 11' W	10.50								
		S 32° 11' W	9.00								
		S 53° 11' W	2.00								
		S 32° 16' W	11.00								
		S 53° 11' W	7.00								
		S 81° 11' W	9.00								
		S 51° 11' W	4.00								
		S 14° 11' W	6.50								
		S 36° 11' W	7.00								
		S 35° 16' W	17.00								
		S 37° 11' W	7.00								
		S 10° 11' W	23.00								
		S 37° 16' W	9.00								
		S 19° 11' W	14.00								
		S 17° 16' W	9.00								
		S 52° 11' W	6.30								
		S 18° 11' W	5.00								
		S 29° 16' W	7.00								
		S 61° 16' W	7.00								
		S 32° 16' W	6.00								
		S 29° 16' W	4.00								
		S 27° 16' W	5.00								
		S 54° 11' W	17.00								
		S 54° 11' W	7.00								
		S 42° 16' W	14.00								
		S 15° 16' W	12.00								
		S 23° 16' W	15.00								
		S 6° 11' W	7.00								
		S 26° 16' W	9.50								
		S 20° 11' W	5.13								
		S 46° 16' W	2.50								
		S 46° 16' W	2.52								
		S 75° 16' W	2.00								
		S 15° 16' W	5.00								
		S 65° 16' W	9.00								
		S 10° 16' W	8.00								
		S 16° 16' W	4.00								
		S 7° 11' W	11.00								
		S 24° 11' W	7.00								
		S 20° 11' W	5.00								
		S 11° 16' W	7.00								
		S 58° 11' W	7.00								
		S 6° 16' W	4.00								
		S 65° 16' W	9.00								
		S 10° 16' W	4.04								
		S 60° 16' W	9.24								
		S 63° 16' W	5.24								
		S 24° 16' W	6.14								
		Total of Silver Lake	25.20								
		Total of Fox River	10.00								
		Total	10.02								
		S 50° 11' W	6.00								
		S 23° 11' W	7.00								
		S 45° 16' W	4.00								
		S 20° 11' W	5.50								
		S 34° 16' W	11.00								
		S 24° 11' W	2.50								
		S 24° 11' W	11.21								
		S 33° 11' W	9.25								
		S 2° 11' W	13.00								
		S 48° 11' W	9.00								
		S 84° 11' W	4.00								
		S 31° 16' W	11.00								
		S 27° 11' W	1.00								
		S 56° 11' W	7.00								
		S 36° 11' W	10.50								
		S 32° 11' W	9.00								
		S 53° 11' W	2.00								
		S 32° 16' W	11.00								
		S 53° 11' W	7.00								
		S 81° 11' W	9.00								
		S 51° 11' W	4.00								
		S 14° 11' W	6.50								
		S 36° 11' W	7.00								
		S 35° 16' W	17.00								
		S 37° 11' W	7.00								
		S 10° 11' W	23.00								
		S 37° 16' W	9.00								
		S 19° 11' W	14.00								
		S 17° 16' W	9.00								
		S 52° 11' W	6.30								
		S 18° 11' W	5.00								
		S 29° 16' W	7.00								
		S 61° 16' W	7.00								
		S 32° 16' W	6.00								
		S 29° 16' W	4.00								
		S 27° 16' W	5.00								
		S 54° 11' W	17.00								
		S 54° 11' W	7.00								
		S 42° 16' W	14.00								
		S 15° 16' W	12.00								
		S 23° 16' W	15.00								
		S 6° 11' W	7.00								
		S 26° 16' W	9.50								
		S 20° 11' W	5.13								
		S 46° 16' W	2.50								
		S 46° 16' W	2.52								
		S 75° 16' W	2.00								
		S 15° 16' W	5.00								
		S 65° 16' W	9.00								
		S 10° 16' W	8.00								
		S 16° 16' W	4.00								
		S 7° 11' W	11.00								
		S 24° 11' W	7.00								
		S 20° 11' W	5.00								
		S 11° 16' W	7.00								
		S 58° 11' W	7.00								
		S 6° 16' W	4.00								
		S 65° 16' W	9.00								

Total number of Acres 10,158.58

Surveys Designated.	By Whom Surveyed.	Date of Contract.	Amount of Surveys. M. Ch ^s Lk ^s	When Surveyed.	When Charged in the Sur ^g 's acc ^t
Township lines.	Henry Howard	9 th May 1851	12 - 14 - 14	May 1851	
Subdivisions.	Henry Howard	May 21 st 1851	27 - 6 - 36	July 1851	

The above Map of Township N^o 13 North of Range N^o 9 East of the 4th Principal Meridian, Wisconsin, 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, George P. Clough, Genl.
Dubuque November 16th 1851



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

March 18, 2026

PETITION FILE NO. 14834

REBECCA NESS, CLERK
CITY OF PORTAGE
115 W PLEASANT STREET
PORTAGE, WI 53901-1742

MARK R CONSIDINE, CLERK
TOWN OF FORT WINNEBAGO
N9627 WILCOX ROAD
PORTAGE, WI 53901-9724

Subject: GMF PROPERTIES ANNEXATION

The proposed annexation submitted to our office on February 27, 2026, 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 PORTAGE**, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14834 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=2909>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley T. Vowels-Katter". The signature is written in a cursive, flowing style.

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

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

cc: petitioner