



State of Wisconsin Department of Administration

Tony Evers, Governor

Kathy Blumenfeld, Secretary

Dawn Vick, Division Administrator

Division of Intergovernmental Relations

Date: July 08, 2026

PETITION FILE NO. 14854

To: JODI PETERSON, CLERK
VILLAGE OF BALDWIN
PO BOX 97
BALDWIN, WI 54002-0097

LINDA HAWKINS, CLERK
TOWN OF HAMMOND
PO BOX 177
HAMMOND, WI 54015-0177

From: **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>

Subject: JON-DE CAPITAL ANNEXATION

The proposed annexation submitted to our office on June 18, 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 **VILLAGE OF BALDWIN**, 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 14854 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=2930>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,



Bradley T. Vowels-Katter
Municipal Boundary Review – DOA
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

**Petition for Direct Annexation
By Unanimous Approval
Pursuant to Wisconsin Statute 66.0217(2)**

We, the undersigned, constituting all the owners of the real property in which no electors in the following territory of Town of Hammond, St. Croix County, Wisconsin, lying contiguous to the Village of Baldwin, petition the village board of the Village of Baldwin to annex the territory described below and shown on the attached scale map to the Village of Baldwin, St. Croix County, Wisconsin:

ST. CROIX COUNTY

TOWN OF HAMMOND

SEC 36, T29N, R17W, W ½ OF NE NE FRL 19.5A

PARCEL ID: 018-1078-70-000

CURRENT ADDRESS: 2057 CTY ROAD J, BALDWIN, WI 54002

The current population of the territory is zero (0).

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

Signed for JON-DE CAPITAL, INC this 14th day of May 2026.


Dean Doornink

910 12th Avenue, Baldwin, WI 54002


Todd Doornink

237 230th Street, Baldwin, WI 54002


Mikayla McGee

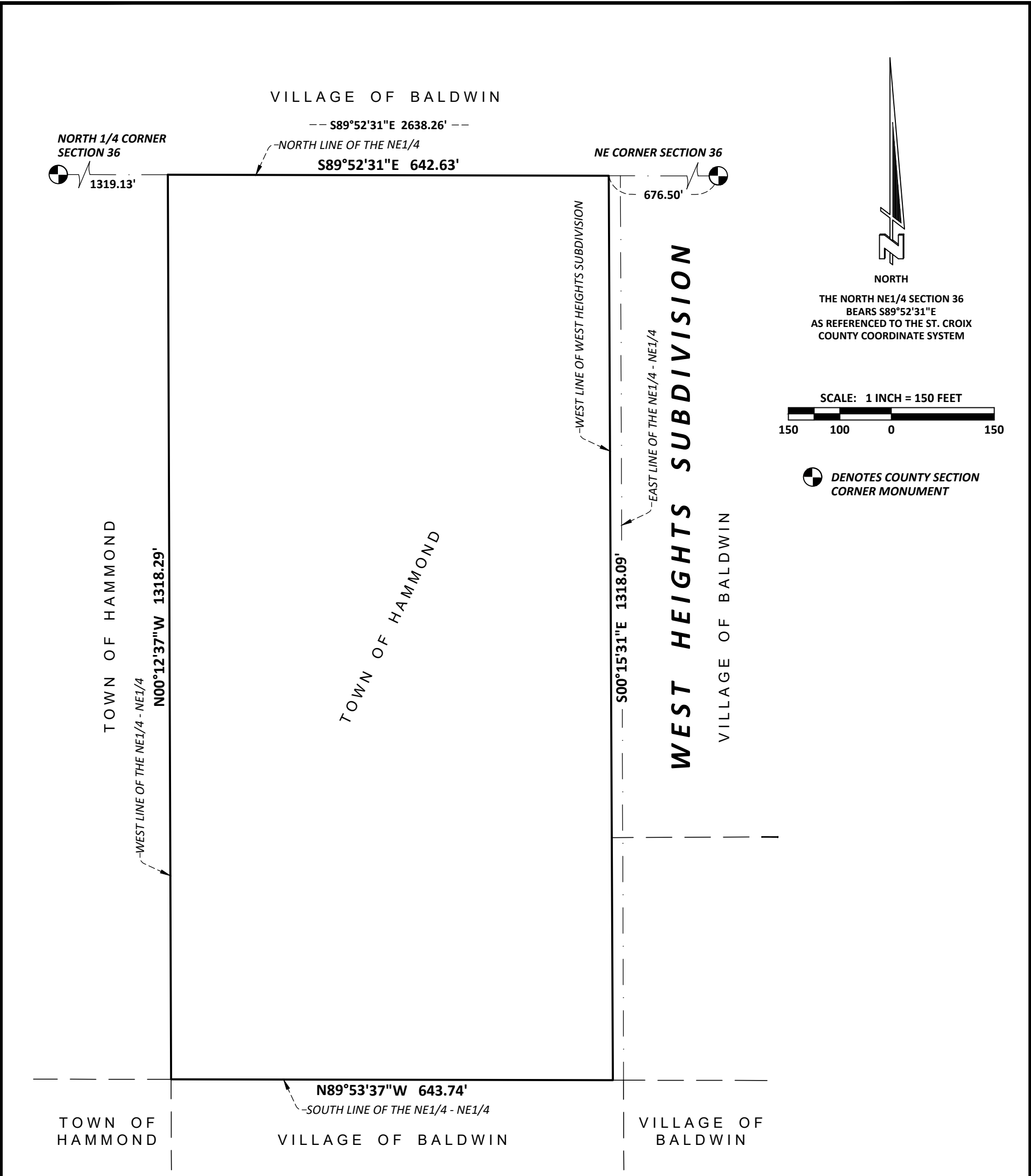
2023 30th Avenue, Baldwin, WI 54002

Jon De Capital, Inc. Annexation Description

Part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 29 North, Range 17 West, Town of Hammond, St. Croix County, Wisconsin; described as follows:

Commencing at the north quarter corner of said Section 36, thence S89°52'31"E, along the north line of the Northeast Quarter of said section, 1319.13 feet to the west line of the Northeast Quarter of the Northeast Quarter and the Point of Beginning; thence continue S89°52'31"E, along said north line, 642.63 feet to the west line of WEST HEIGHTS SUBDIVISION on file in the St. Croix County Register of Deeds Office in Volume 3 of Plats on page 87 and recorded as Document Number 289442; thence S00°15'31"E, along the west line of said plat and its southerly extension, 1318.09 feet to the south line of the Northeast Quarter of the Northeast Quarter; thence N89°53'37"W, along said south line, 643.74 feet to said west line of the Northeast Quarter of the Northeast Quarter; thence N00°12'37"W, along said west line, 1318.29 feet to the Point of Beginning.

Containing 19.46 acres.



ANNEXATION DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 29 North, Range 17 West, Town of Hammond, St. Croix County, Wisconsin; described as follows:

Commencing at the north quarter corner of said Section 36, thence S89°52'31"E, along the north line of the Northeast Quarter of said section, 1319.13 feet to the west line of the Northeast Quarter of the Northeast Quarter and the Point of Beginning; thence continue S89°52'31"E, along said north line, 642.63 feet to the west line of WEST HEIGHTS SUBDIVISION on file in the St. Croix County Register of Deeds Office in Volume 3 of Plats on page 87 and recorded as Document Number 289442; thence S00°15'31"E, along the west line of said plat and it's southerly extension, 1318.09 feet to the south line of the Northeast Quarter of the Northeast Quarter; thence N89°53'37"W, along said south line, 643.74 feet to said west line of the Northeast Quarter of the Northeast Quarter; thence N00°12'37"W, along said west line, 1318.29 feet to the Point of Beginning.

Containing 19.46 acres.

SHEET NO. 1 OF 1	PROJECT:	Auth•Consulting • associates	CORPORATE OFFICE 406 Technology Drive East Suite A Menomonie, WI 54751 Tel 715-232-8490 BRANCH OFFICE 2920 Enloe Street Suite 101 Hudson, WI 54016 Tel 715-381-5277 authconsulting.com	DRAWN BY:	JLV			
	JON DE CAPITOL, INC. ANNEXATION MAP			CHECKED BY:	MDM			
	NE-NE SEC. 36, T29N, R17W, TOWN OF HAMMOND, ST. CROIX COUNTY, WISCONSIN			DATE:	06/17/26			
				DWG FILE:	8651-001 ANNEX			
				REF FILE:				
			JOB NUMBER:	8651-001	REVISION DESCRIPTION:	NAME:	DATE:	

DIR - Request for Annexation Review

5/18/2026 1:31:43 PM

Introduction

Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm_2026.docx

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: wimunicipalboundaryreview@wi.gov or 608-261-6097

The following items will be required to submit this form:

- Legal Description meeting the requirements of [s.66.0217\(1\)\(c\)](#)
- Map meeting the requirements of [s. 66.0217\(1\)\(g\)](#)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

Petitioner Information

Name: JON-DE CAPITAL INC

Phone: (715) 684-2418

Email: MILK@JONDEFARM.COM

Contact information if different than Petitioner

Representative Name: CHRIS VAN SOMEREN

Phone: (917) 365-8525

Email: CHRIS@JONDEFARM.COM

Property Information

Town(s) where property is located: HAMMOND

Petitioned City or Village: BALDWIN

County where property is located: St. Croix

Are there multiple counties for this annexation?:

☐ Yes

☒ No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 19.49

Is this annexation a road right-of-way only?:

☐ Yes

☒ No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 018-1078-70-000

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: [Legal Description.pdf](#)

s.66.0217 (1)(c).

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.

The Map

Map of the parcel being annexed: [Map.pdf](#)

s. 66.0217 (1)(g).

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.]

The Petition

Signed Petition or Notice of Intent to Circulate: [Petition.pdf](#)

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\(3\)\(a\)](#).
- 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.]

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 [s. 66.0217](#).

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 \(4\)](#).

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filing Fee: (Required with the first submittal of all petitions)

\$300 - 2 acres or less

\$525- 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (19.49 acres) \$525 + Review Fee \$1200 = \$1725

Total Fee Due: \$1,725.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102



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>

June 22, 2026

PETITION FILE NO. 14854

JODI PETERSON, CLERK
VILLAGE OF BALDWIN
PO BOX 97
BALDWIN, WI 54002-0097

LINDA HAWKINS, CLERK
TOWN OF HAMMOND
PO BOX 177
HAMMOND, WI 54015-0177

Subject: JON-DE CAPITAL ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF HAMMOND to the VILLAGE OF BALDWIN (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of July 08, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

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

Enclosures: Annexation Questionnaire

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: **Jon-De Capital**

Petition Number: **14854**

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

To **VILLAGE OF BALDWIN**

2. Area (Acres): ____ 19 ____

3. Pick one: ☒ Property Tax

OR ☐ Boundary Agreement

Payments

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

\$64.51 (2025)

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$322.55

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?

Residential _____

in the town?: undeveloped

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:

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: X Town ☐ City ☐ Village

Name: Linda Hawkins

Email: clerk@townofhammond.wi.gov

Phone: 715-796-2165

Date: 06-24-2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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: **Jon-De Capital**

Petition Number: **14854**

1. Territory to be annexed: From **TOWN OF HAMMOND** To **VILLAGE OF BALDWIN**

2. Area (Acres): 19

3. Pick one: ☒ Property Tax

OR ☐ Boundary Agreement

Payments

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

\$ _____

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

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?

Residential

In the town?: _____

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

☒ 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 ☐ ☐ No
Yes

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 ☒

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? B-2

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 X

~~Village~~ Name: Mark Vahlsing

Email: mark@villageofbaldwin.com

Phone: 715-684-3426 x116

Date: 06/22/2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

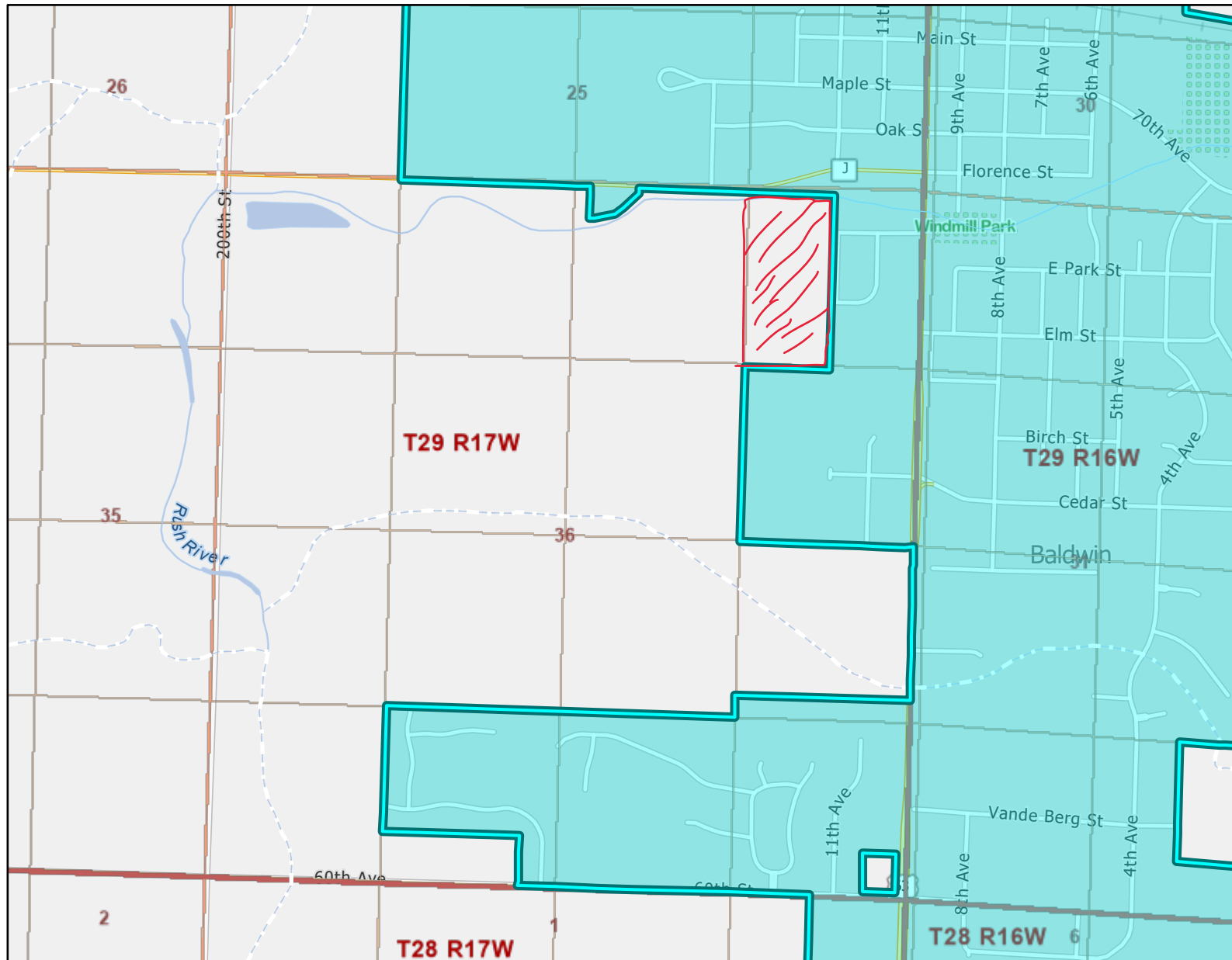
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



WY: Surface Water Data Viewer (SWDV_VS_App)



Legend: (some map layers may not be displayed)

- 24K Intermittent Streams
- 24K Lakes and Open Water
- 24K Streams and Rivers
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town
- Focused Polygons
- Focused Polygons (Borders)

Notes:



Map: 0 1,000 2,000 Feet
0 300 600 Meters

Service Layer Credits:
DNR Detailed Feature VTL (WTM); Cadastral:

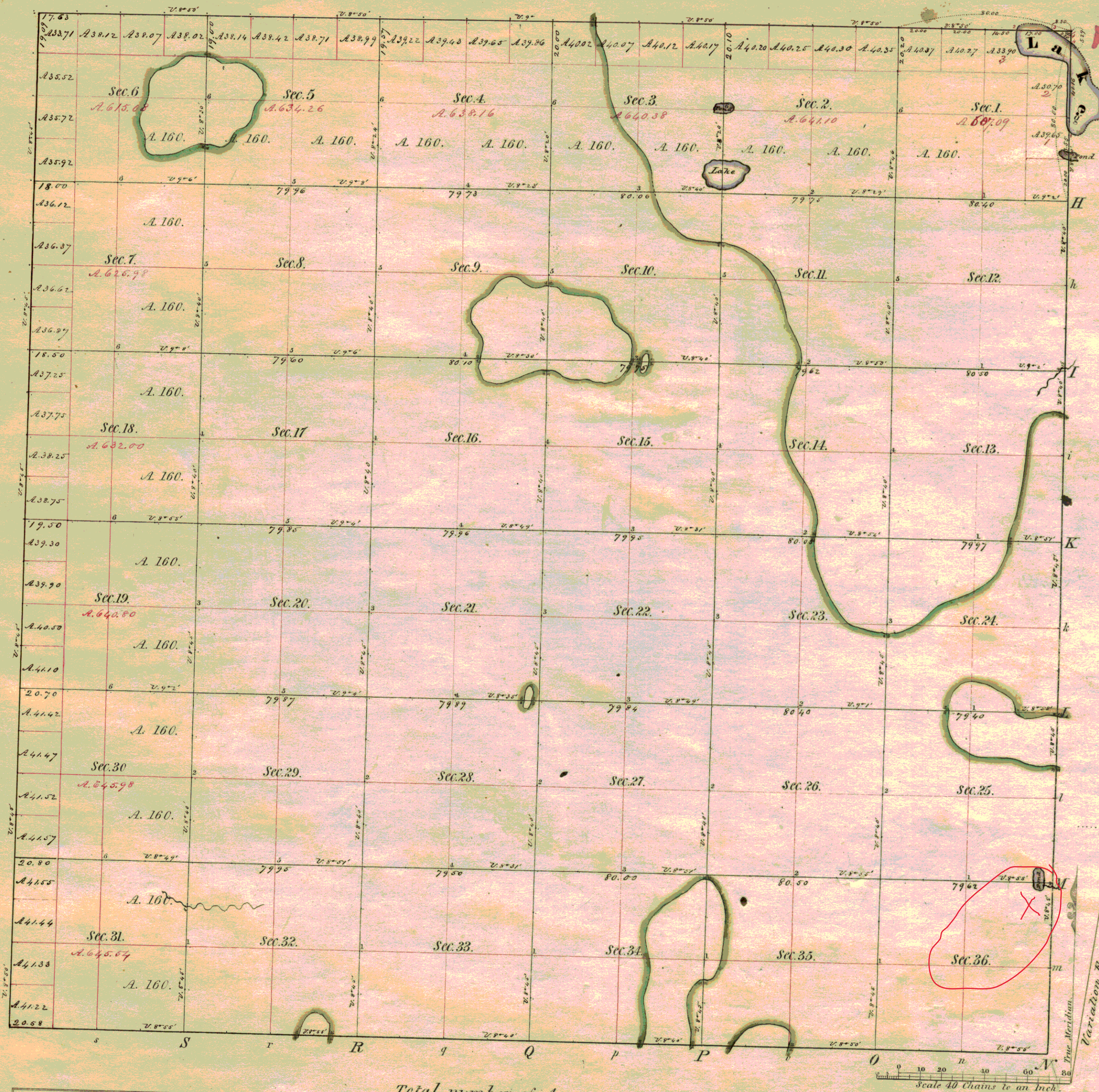
Map projection: NAD 1983 HARN Wisconsin TM

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: 7/8/2026 8:22 AM

Township N^o 29 N; Range N^o 17 West 4th Mer.



Meanders of a Lake in Sec I.								
Posts	Courses	Ch. ^o Lk. ^o	Posts	Courses	Ch. ^o Lk. ^o	Posts	Courses	Ch. ^o Lk. ^o
1	N. 12° W.	5.00						
	North	27.00						
	N. 78° W.	12.00						
	West	10.00						
	N. 23° W.	7.00						
2	North	5.70						
3 & 4	S. 58° E.	10.00						
Total		0	76.	70				