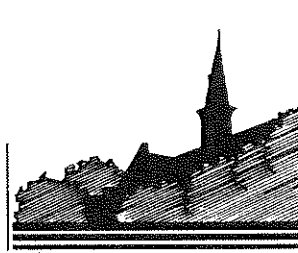


# City Of Lake Mills

200D Water Street  
Lake Mills, WI 53551  
(920) 648-2344  
FAX: (920) 648-2347  
www.ci.lake-mills.wi.us



Tuesday, September 20, 2022

Municipal Boundary Review  
Department of Administration  
P.O. Box 1645  
Madison, WI 53701-1645

RE: Annexation into City of Lake Mills

To Whom It May Concern:

Please find enclosed a true and exact copy of the Annexation Certificate with attached Ordinance 1241, MBR 14515, annexing land from the Town of Lake Mills into the City of Lake Mills.

**Former Identifier:**

**Parcel #: 018-0713-1113-039**  
**Address: N6804 County Road B, Town of Lake Mills**

**New Identifier:**

**Parcel #: 246-0713-1113-039**  
**Address: 550 Tyranena Park Road, City of Lake Mills**

Please feel free to contact me with any questions.

Sincerely,  
**City of Lake Mills**

  
Melissa Quest  
City Clerk

Enclosures

cc:

Town of Lake Mills Clerk  
City Building Inspector  
City Assessor  
Lake Mills Area School District  
Jefferson County Land Information  
Lake Mills Postal Office  
Frontier  
John's Disposal Inc.  
Lake Mills Light & Water  
Charter Communications  
WE Energies  
Lake Mills Police Department  
Lake Mills Fire Department  
Department of Public Works  
Lake Mills EMS  
Applicant

ORD11549

RECEIVED

09/22/2022

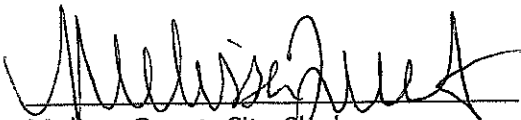
Municipal Boundary Review  
Wisconsin Dept. of Admin.

## ANNEXATION CERTIFICATE

I, Melissa Quest, City Clerk of the City of Lake Mills, County of Jefferson, State of Wisconsin, DO HEREBY CERTIFY that the following described territory was detached from the Town of Lake Mills, County of Jefferson, and was annexed to the City of Lake Mills, pursuant to § 66.0217, Wis. Stats., by Ordinance 1241, as adopted by unanimous vote of the City Council (5-0), at a regular meeting held September 6, 2022, and which is now on file in the Office of the City Clerk of the City of Lake Mills, County of Jefferson, State of Wisconsin, which was published and will become effective on September 22, 2022. This annexation complies with the procedures contained in the Municipal Boundary Agreement between the City of Lake Mills and the Town of Lake Mills adopted 11/12/2002. The total population of this area is zero(0).

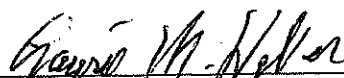
See attached Ordinance, Petition, Legal description, and Map.

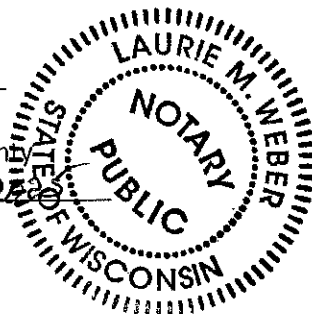
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Lake Mills, County of Jefferson, State of Wisconsin, this 20<sup>th</sup> day of September, 2022.

  
Melissa Quest, City Clerk

Subscribed and sworn before me

this 20<sup>th</sup> day of September, 2022

  
Notary Public  
State of Wisconsin, Jefferson County  
My commission expires: 8/13/2025



**ORDINANCE NO. 1241**

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF LAKE MILLS,  
JEFFERSON COUNTY, WISCONSIN  
Parcel Identification Numbers: 018-0713-1113-039

**THE CITY COUNCIL OF THE CITY OF LAKE MILLS, JEFFERSON COUNTY,  
WISCONSIN, DOES ORDAIN AS FOLLOWS:**

Section 1. Territory Annexed. In accordance with § 66.0217, Wisconsin Statutes, and the attached and incorporated Petition for Direct Annexation signed by the owners of the property proposed to be annexed and filed with the City Clerk on June 29, 2022, the following territory in the Town of Lake Mills, Jefferson County, Wisconsin, is annexed to the City of Lake Mills, Jefferson County, Wisconsin.


Section 2. Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be part of the City of Lake Mills, Jefferson County, Wisconsin, for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations governing the City of Lake Mills.

Section 3. Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of Ward 1 of the City of Lake Mills, subject to the ordinances, rules and regulations of the City of Lake Mills governing wards.

Section 4. Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision of application.

Section 5. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

Dated this 6th day of September, 2022.

  
\_\_\_\_\_  
Gregory Waters, Council President

Attest:

  
\_\_\_\_\_  
Laurie Weber, Deputy Clerk

# ANNEXATION MAP

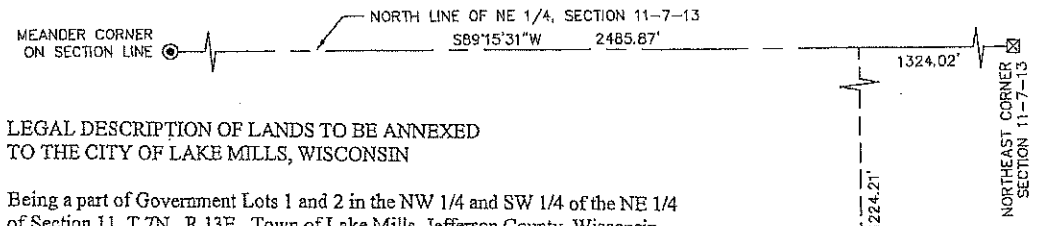
BEING A PART OF GOVERNMENT LOTS 1 AND 2, LOCATED IN THE  
NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 11, T.7N.,  
R.13E., TOWN OF LAKE MILLS, JEFFERSON COUNTY, WISCONSIN

PREPARED BY

MARK A. POWERS, PLS 1701  
LAKE COUNTRY ENGINEERING, INC.  
970 S. SILVER LAKE ST., SUITE 105  
OCONOMOWOC, WI. 53066  
(262)569-9331

PREPARED FOR

FARMERS AND MERCHANTS STATE BANK  
210 WEST MADISON STREET  
WATERLOO, WI. 53594

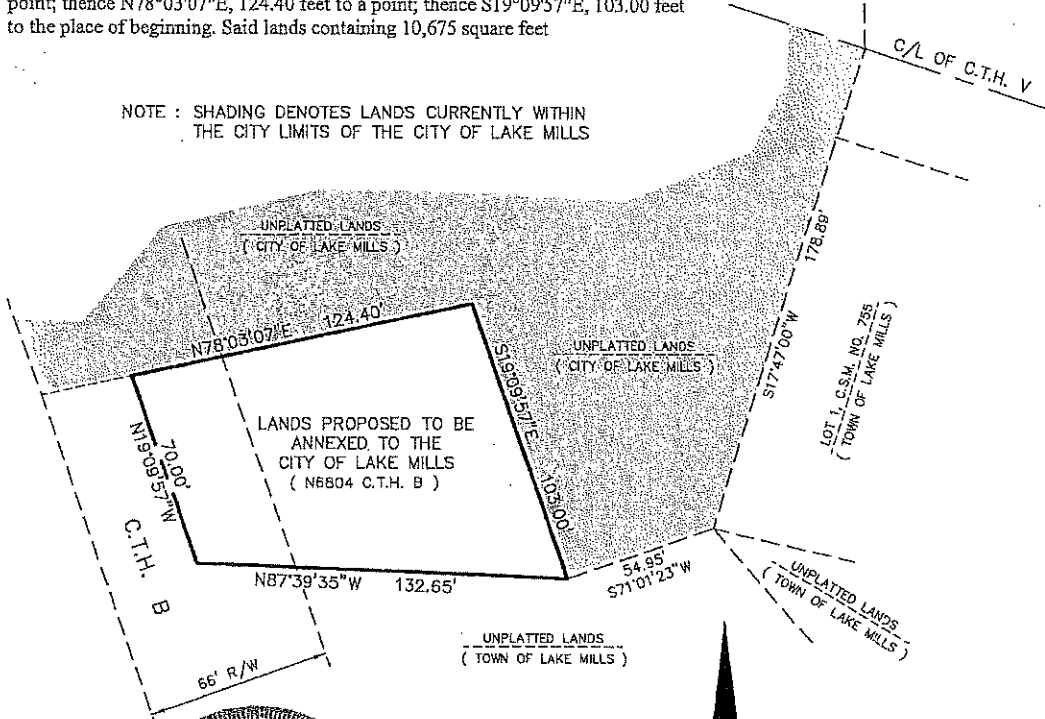


**LEGAL DESCRIPTION OF LANDS TO BE ANNEXED  
TO THE CITY OF LAKE MILLS, WISCONSIN**

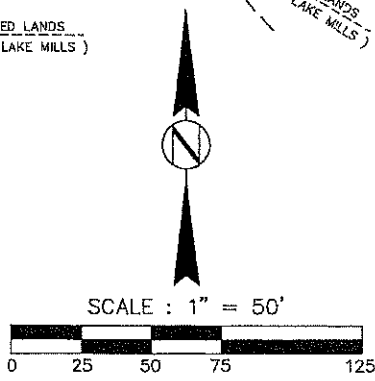
Being a part of Government Lots 1 and 2 in the NW 1/4 and SW 1/4 of the NE 1/4 of Section 11, T.7N., R.13E., Town of Lake Mills, Jefferson County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said NE 1/4; thence S89°15'31"W, along the North line of said NE 1/4, 1324.02 feet to a point; thence S00°44'29"E, 1224.21 feet to the intersection of the centerline of County Trunk Highway V and the westerly line of C.S.M. No. 755, as extended; thence S17°47'00"W, along said westerly line, and as extended, 178.89 feet to the SW corner of said C.S.M.; thence S71°01'23"W, 54.95 feet to the point of beginning of the hereinafter described annexation lands; thence N87°39'35"W, 132.65 feet to the centerline of County Trunk Highway B; thence N19°09'57"W, along said centerline, 70.00 feet to a point; thence N78°03'07"E, 124.40 feet to a point; thence S19°09'57"E, 103.00 feet to the place of beginning. Said lands containing 10,675 square feet

NOTE : SHADING DENOTES LANDS CURRENTLY WITHIN THE CITY LIMITS OF THE CITY OF LAKE MILLS

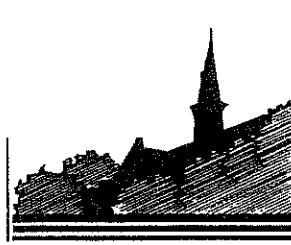


WISCONSIN  
MARK A. POWERS  
S-1701  
OCONOMOWOC, WI  
LAND SURVEYOR  
M.A.P.  
May 23, 2022



# City Of Lake Mills

200D Water Street  
Lake Mills, WI 53551  
(920) 648-2344  
FAX: (920) 648-2347  
www.ci.lake-mills.wi.us



Thursday, June 23, 2022

Municipal Boundary Review  
Department of Administration  
P.O. Box 1645  
Madison, WI 53701-1645

RE: Petition for Annexation; Parcel #18-0713-1113-039

To Whom It May Concern:

Please find enclosed a Request for Annexation Review with attachments, a map and legal description of the area to be considered for annexation, and a check made payable to the Wisconsin Department of Administration for the appropriate administration fees.

Please feel free to contact me with any questions.

Sincerely,  
City of Lake Mills

A handwritten signature in black ink, appearing to read "Melissa Quest".

Melissa Quest  
City Clerk

Enclosures

cc:  
Steve Wilke, City Manager  
Town of Lake Mills  
Lake Mills Public School District  
Jefferson County Highway Department  
Jefferson County Zoning Department

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

Name: Farmers & Merchants State Bank  
Address: Timothy Gerdes, VP Accounting  
210 W. Madison St.  
Waterloo, WI 53594  
Email: timg@fmbankpartner.com

Office use only:

**RECEIVED**

June 29, 2022

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town where property is located: Town of Lake Mills
2. Petitioned City or Village: City of Lake Mills
3. County where property is located: Jefferson
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: .26
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 18-0713-1113-039

Petitioners phone:

Town clerk's phone:

City/Village clerk's phone:  
(920)648-2344

## Contact Information if different than petitioner:

Representative's Name and Address:

Timothy Gerdes  
VP Accounting

Phone: 920 478-7014

E-mail: timg@fmbankpartner.com

Surveyor or Engineering Firm's Name & Address:

Phone:

E-mail:

## Required Items to be provided with submission (to be completed by petitioner):

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 is included
4. Indicate Statutory annexation method used:
  - Unanimous per s. 66.0217 (2), or,
  - OR
  - Direct by one-half approval per s. 66.0217 (3)
5.  Check or money order covering review fee [see next page for fee calculation]

# 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

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

\$ 200 **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

\$ 400 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: Department of Administration

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 received: 6-28-2022

Payee: Farmers Merchants Bank

Check Number: 27817

Check Date: 5-19-22

Amount: 400<sup>00</sup>

**ANNEXATION APPLICATION PACKET  
CITY OF LAKE MILLS**

**NOTE: YOU MUST ALSO SUBMIT AN ANNEXATION PETITION  
IN ACCORDANCE WITH WISCONSIN STATUTES 66.0217**

Property Owner (Please Type or Print)	Owner's Agent (Please Type or Print)
Name <u>Farmer's &amp; Merchants State Bank</u>	Name <u>Timothy Gerdes</u>
Address <u>210 W. Madison St.</u>	Address <u>Same</u>
City <u>Waterloo WI 53594</u>	City _____
Telephone(s) <u>920 478-7014</u>	Telephone(s) _____
Mobil No. <u>413 222-8688</u>	Mobil No. _____
Fax No. <u>920 478-8122</u>	Fax No. _____
E-Mail <u>tim9@fmbankpartner.com</u>	E-Mail _____

**1. Attach the Annexation petition (with legal description) and scaled map to this application.**

Annexations (attachments) From the Town of Lake Mills.

All proposed annexations from the Town of Lake Mills are required to comply with the procedures contained in the Municipal Boundary Agreement between the City of Lake Mills and the Town of Lake Mills.

Annexations From the Town of Aztalan and Town of Milford.

Pursuant to Wisconsin Statutes 66.0217(14), the City of Lake Mills is required to pay annually to these towns, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under §70.65, in the year in which the annexation is final. As a condition of annexation, the City of Lake Mills requires that the petitioner inform the City of the property taxes liability.

**List the Town tax key number, acreage and equalized (full) value of each parcel as last assessed by the township.**

Parcel	Town Tax Key #	Acreage	Equalized (full) value		(Total) (Value)	2021
			(land)	(Improvements)		Current Year Taxes
1	13-039	.26	48,100	94,200	142,300	2,023.16
2						
3						
4						
					Annual Total \$	2,023.16
					5 X Total \$	10,115.80

**3. List the population of the parcel(s) proposed to be annexed.**

Adults (18 years and over) \_\_\_\_\_

Children (5-17 years) \_\_\_\_\_

Children (1-4 years) \_\_\_\_\_

Total \_\_\_\_\_



4. List the current use(s) of the land which is proposed to be annexed. If more than one general use, record the acreage of each use.

1-4 Family residence

5. List the requested temporary zoning district(s) pursuant to the City Zoning Code.

B2 Business

6. List the existing town or extraterritorial zoning district(s) of the parcel(s).

Residential

7. Does this property contain Jefferson County Shoreland or Wetland zoning?

yes  no If yes, the required Annexation map is required to identify all County Shoreland or Wetland boundaries.

8. Does the property contain floodplain?  yes  no

9. Is this land zoned "exclusive agriculture" by the Town and has the property owner participated in a Farmland Preservation Program?

yes  no If yes, see acknowledgements

**ACKNOWLEDGEMENTS**

1. It is City of Lake Mills policy to require of all landowners filing an annexation petition to provide prior to City Council action on the petition, A) the dedication by deed of any required street or highway right-of-way in accordance with the City's Official Map, B) the payment of any existing special assessments and, C) the submission of a Certified Survey Map consistent with city code. These requirements may be incorporated into an Annexation Agreement.

2. Pursuant to the Wisconsin Department of Agriculture, Trade and Consumer Protection, when land zoned for exclusive agricultural use is rezoned, tax credits paid out must be paid back to the State of Wisconsin. You are required to complete and submit to the Department of Agriculture a Notice of Rezoning or Conditional Use/Special Exception.

3. The required annexation application fee is payable to "The Wisconsin Department of Administration" which covers the required state review costs.

4. The applicant will need to file a separate zoning amendment application for permanent zoning.

5. I ACKNOWLEDGE THAT THE ATTACHED ANNEXATION PETITION AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH WISCONSIN STATUTES 66.0217, AND THAT I HAVE READ AND UNDERSTAND THE ANNEXATION PROCEDURES AND THAT FAILURE TO PROVIDE ALL REQUIRED MATERIALS AND FEES IN ACCORDANCE WITH THE ANNEXATION PROCEDURES AND WISC. STATS. 66.0217 MAY RESULT IN THIS APPLICATION BEING WITHHELD FOR CONSIDERATION BY THE CITY.

Tim Gerdes

Signature of PROPERTY OWNER Circulating the Petition

5/23/22

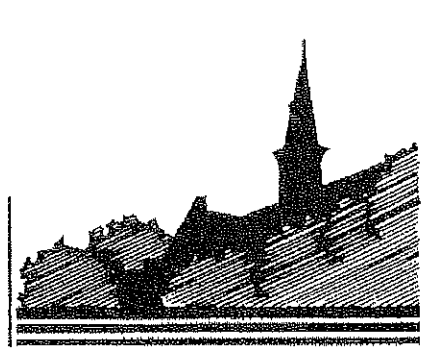
Date

Timothy Gerdes

Print name

# City Of Lake Mills

200D Water Street  
Lake Mills, WI 53551  
(920) 648-2344  
FAX: (920) 648-2347  
website: ci.lake-mills.wi.us



## PETITION OF ELECTORS AND PROPERTY OWNERS TO THE CITY OF LAKE MILLS, JEFFERSON COUNTY

We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory of the Town of Lake Mills, Jefferson County, Wisconsin, lying contiguous to the City of Lake Mills petition the honorable Common Council of the said City to annex the said territory described in the attached legal description document, and shown on the attached scale map to the City of Lake Mills, Jefferson County, Wisconsin.

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

Signature of Petitioner	Date of Signing	Owner Elector (Mark with X)	Address or Description of Property
Farmers & Merchants State Bank Timothy Geeder VP Accounting	5-2-22	X	N6804 County Road B Lake Mills, WI 53551

*Tim Geeder*