

14057

Jennifer Jeschke

14057	Date Sent	Reply	Status
Town Quest	10/3		
Muni Quest	10/3	10/6	
Prop. Lister	10/3	10/11	

TOWN OF LAKE MILLS  
CITY OF LAKE MILLS  
10/23/2017

ok / comment 10/25/17

# 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

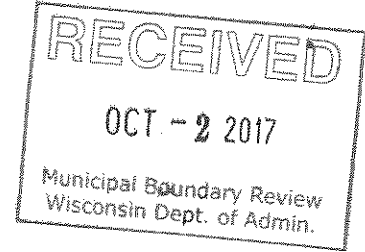
Name: **JENNIFER JESCHKE**

Address: **570 CONNOR CT**

**LAKE MILLS WI 53551**

Email: **OPTIMALPT@GMAIL.COM**

## Office use only:



1. Town where property is located: **LAKE MILLS**
2. Petitioned City or Village: **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: **0.79**
6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **018-0713-1223-009**

Petitioners phone:

**920-723-8653**

Town clerk's phone:

**(920)648-5867**

City/Village clerk's phone:

**(920)648-2344**

## Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:  
**WISCONSIN MAPPING, LLC**

**306 WEST QUARRY ST.**

**DEERFIELD, WI 53531**

Phone: **608-764-5602**

E-mail: **WISMAPPING@CHARTER.NET**

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

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**\$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: 10/2

Payee: MJLM HOLDINGS

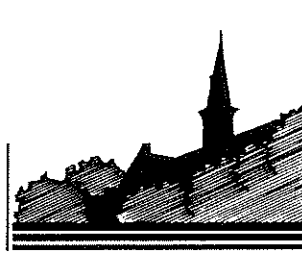
Check Number: 1500

Check Date: 9/27

Amount: 400

# City Of Lake Mills

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



14057

Thursday, September 28, 2017

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

RE: Petition for Annexation; Parcel #018-0713-1223-009

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**

  
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

14057

**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)  
 Name Jennifer Jeschke  
 Address 570 Connor Ct.  
 City Lake Mills WI 53551  
 Telephone(s) 920 4238653  
 Mobil No. \_\_\_\_\_  
 Fax No. 920 6482444  
 E-Mail optimalpt@gmail.com

Owner's Agent (Please Type or Print)  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Telephone(s) \_\_\_\_\_  
 Mobil No. \_\_\_\_\_  
 Fax No. \_\_\_\_\_  
 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.**

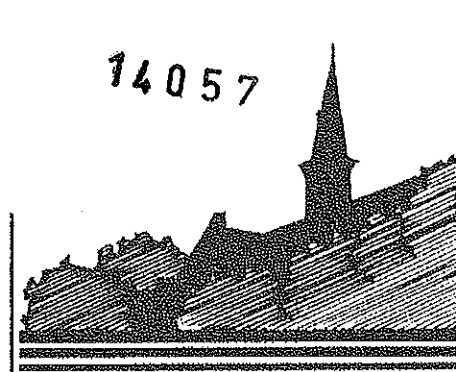
Parcel	Town Tax Key #	Acreage	Equalized (full) value (land) (Improvements)		(Total) (Value)	Current Year Taxes
1	018.0713.1223. 009	0.79				
2						
3						
4						
Annual Total						
\$						
5 X Total \$						

**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 0

# 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 below and shown on the attached scale map to the City of Lake Mills, Jefferson County, Wisconsin:

Part of Lots 3, 4, & 5, Block 2, Oehler & Helpaps Addition, being part of the SW ¼ of the NW ¼ of Section 12, T.7N., R.13E., Town of Lake Mills, Jefferson County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of Lot 3, Block 2 of Oehler and Helpaps Addition; thence N05°12'38"E along the West line of lots 3, 4 and 5, 229.09 feet to the Northwest corner of Lot 5; thence S89°23'11"E along the North line of said lot, 136.67 feet to the West line of Elm Street, and the point of curvature of a curve to the right, said curve having a radius of 163.50 feet, the long chord of which bears S07°50'09"E, 73.28 feet; thence Southwesterly along the arc of said curve and street line, 73.91 feet; thence S05°06'46"W along said West line, 155.21 feet to the South line of the aforesaid Lot 3 of Block 2; thence N89°48'45"W along said line, 153.62 feet to the point of beginning. Containing 0.79 acres.

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
-------------------------	--------------------	--------------------------------	---------------------------------------

14057

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.

vacant zoned residential

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

Commercial

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

Lake Mills

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.

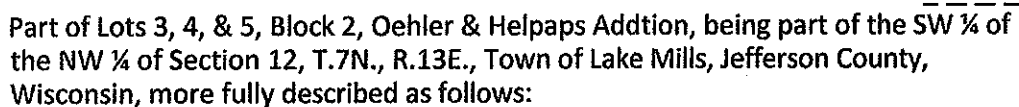
Jennifer Jeschke DPT

Signature of PROPERTY OWNER Circulating the Petition

9/27/17  
Date

Jennifer Jeschke DPT  
Print name

Part of Lots 3, 4 & 5, Block 2, Oehler & Helpaps Addition, being part of the SW 1/4 of the NW 1/4, Section 12, T.7N., R.13E., Town of Lake Mills, Jefferson County, Wisconsin.



Beginning at the Southwest corner of Lot 3, Block 2 of Oehler and Helpaps Addition; thence N05°12'38"E along the West line of lots 3, 4 and 5, 229.09 feet to the Northwest corner of Lot 5; thence S89°23'11"E along the North line of said lot, 136.67 feet to the West line of Elm Street, and the point of curvature of a curve to the right, said curve having a radius of 163.50 feet, the long chord of which bears S07°50'09"E, 73.28 feet; thence Southwesterly along the arc of said curve and street line, 73.91 feet; thence S05°06'46"W along said West line, 155.21 feet to the South line of the aforesaid Lot 3 of Block 2; thence N89°48'45"W along said line,



# Jefferson County Land Information



- |  |                       |  |                    |  |                     |
|--|-----------------------|--|--------------------|--|---------------------|
|  | Override 1            |  | Road Right of Ways |  | Streams and Ditches |
|  | Municipal Boundaries  |  | Section Lines      |  | Surface Water       |
|  | Property Boundary     |  | Map Hooks          |  | Tax Parcels         |
|  | Old Lot/Meander Lines |  |                    |  |                     |
|  | Rail Right of Ways    |  |                    |  |                     |

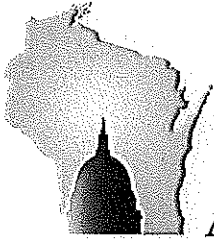
100 50 0 100 Feet  
1 inch = 100 feet

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: September 28, 2017

Author: Public User



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

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

October 20, 2017

PETITION FILE NO. 14057

MISTY QUEST, CLERK  
CITY OF LAKE MILLS  
200D WATER ST  
LAKE MILLS, WI 53551-1632

SARAH FITZGIBBON, CLERK  
TOWN OF LAKE MILLS  
1111 S MAIN ST  
LAKE MILLS, WI 53551-1816

Subject: JENNIFER JESCHKE ANNEXATION

The proposed annexation submitted to our office on October 02, 2017, 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 LAKE MILLS**, which is able to provide needed municipal services.

Note: The metes and bounds description must commence from a monumented corner of the 1/4 section in which the territory to be annexed lies (ref: s. 66.0217 (1) (c), Wis. Stats.).

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..."

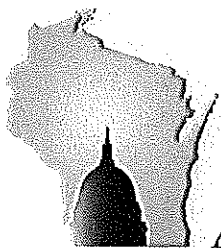
State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14057 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](mailto: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=2128>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**SCOTT WALKER**

GOVERNOR

**SCOTT A. NEITZEL**

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

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

October 03, 2017

PETITION FILE NO. 14057

MISTY QUEST, CLERK  
CITY OF LAKE MILLS  
200D WATER ST  
LAKE MILLS, WI 53551-1632

SARAH FITZGIBBON, CLERK  
TOWN OF LAKE MILLS  
1111 S MAIN ST  
LAKE MILLS, WI 53551-1816

Subject: JENNIFER JESCHKE 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 LAKE MILLS to the CITY OF LAKE MILLS (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 October 23, 2017. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. 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,

Erich Schmidtke

Enclosures

# Annexation Review Questionnaire

Wisconsin Department of Administration

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

Petitioner: **Jennifer Jeschke**

Petition Number: **14057**

1. Territory to be annexed: **From TOWN OF LAKE MILLS**

**To CITY OF LAKE MILLS**

2. Area (Acres): **.79**

3. Pick one: ☐ Property Tax Payments

OR ☒ Boundary Agreement

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

\$ \_\_\_\_\_

a. Title of boundary agreement Intergovernmental Agreement

b. Year adopted 2002

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

c. Participating jurisdictions Town of Lake Mills & City of Lake Mills

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: 0 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: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: 100 % 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?

Commercial to the East, Residential to the South and West

In the town?: Residential to the North and West

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:

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

Is this annexation consistent with your comprehensive plan?                      ☒ Yes       ☐ No

Describe: \_\_\_\_\_

b. Annual appropriation for planning? \$ 20,000

c. How is the annexation territory now zoned? Residential

d. How will the land be zoned and used if annexed? Commercial

---

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

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Prepared by:   ☐ Town    ☒ City    ☐ Village

Name:    Melissa Quest, City Clerk

Email:    mquest@ci.lake-mills.wi.us

Phone:    920-648-2344

Date:      10/6/2017

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Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: 018-0713-1223-009	From Town of: Lake Mills	To City/Village of: Lake Mills
--	-----------------------------	-----------------------------------

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

Y (1) Location description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

N (3) Creates an island area in Township (completely surrounded by city)

N (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

NA (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

Y (7) Legend

Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: Tracy Saxby  
 Title: Real Property Lister  
 Phone: 920-674-7254  
 Date: October 11, 2017

Please **RETURN PROMPTLY** to:  
 Municipal Boundary Review  
 PO Box 1645  
 Madison WI 53701  
 (608) 264-6102 FAX (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

No 7. Range N<sup>o</sup> 13 East 4<sup>th</sup> Mer. Wis. Ter.

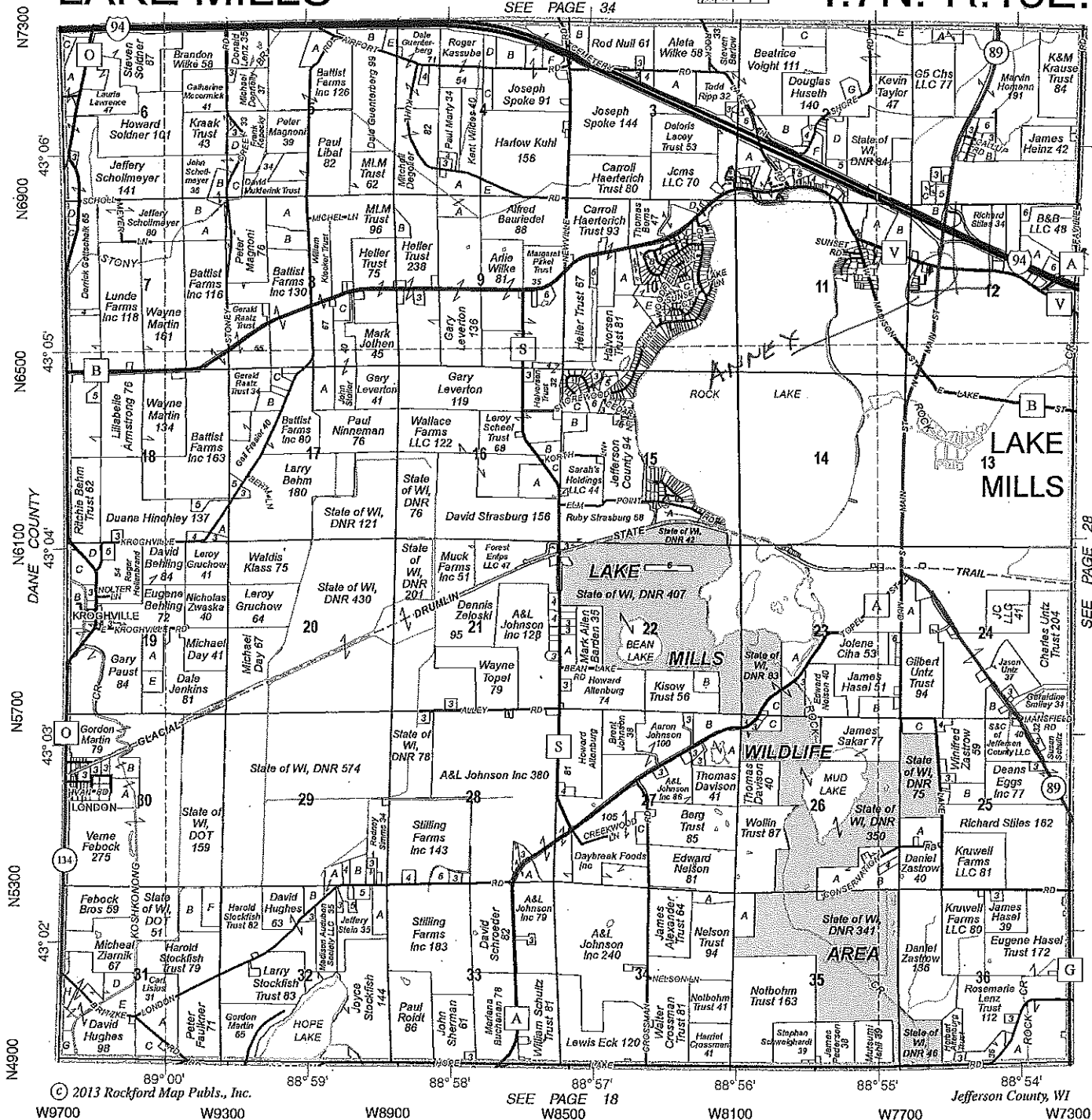


# LAKE MILLS

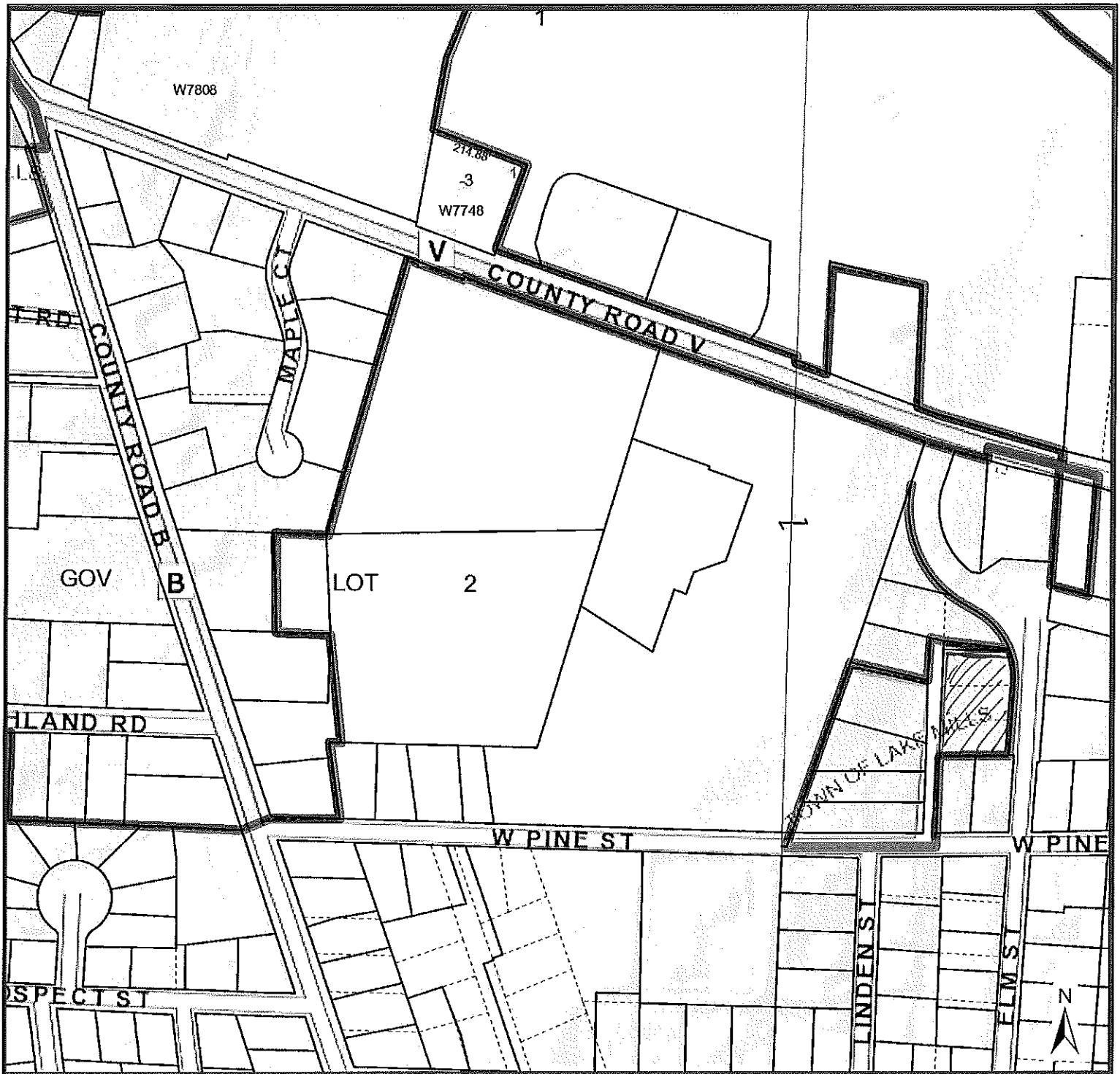
SEE PAGE 34

T.7N.-R.13E.

Refer to page 48 for keyed parcels



# Jefferson County Land Information



- |                           |                     |
|---------------------------|---------------------|
| — Municipal Boundaries    | — Section Lines     |
| — Property Boundary       | — Surface Water     |
| --- Old Lot/Meander Lines | — Map Hooks         |
| — Rail Right of Ways      | Tax Parcels         |
| — Road Right of Ways      | Streams and Ditches |

300 150 0 300 Feet

1 inch = 300 feet



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: October 20, 2017

Author: Public User