

# Request for Annexation Review

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 Information

Name: **ROUND LAKE FARMS, LLC / ARIENS COMPANY**  
Address: **ATTN: MONICA ARIENS**  
**655 WEST RYAN STREET**  
**BRILLION, WISCONSIN 54110**  
Email: **MARIENS@ARIENSCO.COM**

Office use only:

**RECEIVED**  
**September 21, 2021**  
Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF BRILLION AND  
TOWN OF RANTOUL**

2. Petitioned City or Village: **CITY OF BRILLION**

3. County where property is located: **CALUMET**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **187.055**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **SEE EXHIBIT A**

Petitioners phone:

**(920) 756-4463**

Town clerk's phone:

**(920) 756-5363 BRILLION**

**(920) 588-7013 RANTOUL**

City/Village clerk's phone:

**(920) 756-2250**

## Contact Information if different than petitioner:

Representative's Name and Address:

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:  
**MCCMAHON ASSOCIATES INC.**

**1445 MCCMAHON DRIVE**

**NEENAH, WI 54956**

**PO BOX 1025 NEENAH, WI 54957**

Phone: **(920) 751-4200**

E-mail: **DSCHMALZ@MCMGRP.COM**

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

- ☒ 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 is included
- Indicate Statutory annexation method used:
  - ☒ Unanimous per s. 66.0217 (2), or,  
OR
  - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ 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

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

**\$1400 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

**\$1750 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: 9-21-2021

Payee: Ariens Co

Check Number: 700070

Check Date: 9-15-21

Amount: \$1,750<sup>00</sup>

## 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).
- ☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

**EXHIBIT A**

**Tax Parcel Numbers**

<b>Parcel No.</b>	<b>Alternative No.</b>	<b>Owner</b>	<b>Town Located</b>
9781	014-0000-0000000-000-0-192001-00-210A	Round Lake Farms LLC	Town of Rantoul
21913	002-0000-0000000-000-0-202036-00-340D	Round Lake Farms LLC	Town of Brillion
9784	014-0000-0000000-000-0-192001-00-240A	Round Lake Farms LLC	Town of Rantoul
2097	002-0000-0000000-000-0-202036-00-330A	Round Lake Farms LLC	Town of Brillion
2098	002-0000-0000000-000-0-202036-00-340A	Round Lake Farms LLC	Town of Brillion
9772	014-0000-0000000-000-0-192001-00-120A	Ariens Company	Town of Rantoul

25890454.5



ANNEXATION PETITION

PETITION FOR DIRECT ANNEXATION  
PURSUANT TO SEC. 66.0217(2). WIS. STATS.

Round Lake Farms, LLC, a Wisconsin limited liability company, and Ariens Company, a Wisconsin corporation, hereby petition to annex the below described territory to the City of Brillion, Calumet County, Wisconsin.

1. The land located in the Town of Brillion, Calumet County, Wisconsin and Town of Rantoul, Calumet County, Wisconsin containing 187.055 Acres of land and more particularly described as follows:

See Exhibit A, attached hereto and incorporated.

2. There are no electors residing on the real estate subject to this petition. The petitioner, the only owner of the real property subject to this petition. The subject property lies contiguous to the City of Brillion.

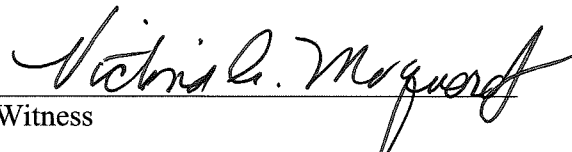
3. Attached hereto is a scaled map of the real property to be annexed.

**ROUND LAKE FARMS, LLC**


By:   
Daniel T. Ariens, Director

  
Witness

By:   
Julie A. Ariens, Director

  
Witness

By:   
Mark R. Olsen, Director

  
Witness

**ARIENS COMPANY**

By:   
James Young, Chief Financial Officer

  
Witness

## **EXHIBIT A**

### **Legal Description**

All of Lot 1 of Certified Survey Map (CSM) No. 2160 Recorded in Volume 15 of Maps on Page 307 as Document No. 287707 in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , All of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 36, Township 20 North, Range 20 East, Town of Brillion, and All of Lot 1 of CSM No. 3892 Recorded in Volume 35 of Maps on Page 232 as Document No. 554448 being the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , All of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , All of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 1, Township 19 North, Range 20 East, Town of Rantoul, All in Calumet County, Wisconsin, containing 8,148,102 square feet (187.055 acres) of land and more fully Described as follows;

Beginning at the South  $\frac{1}{4}$  corner of said Section 36; Thence N89°23'59"E, 1317.30 feet along the North line of Lot 1 of said CSM No. 3892 to the Northeast corner thereof; Thence S01°11'15"E, 1330.02 feet along the East line of Lot 1 of said CSM No. 3892 to the Southeast corner thereof; Thence S89°04'58"W, 1329.12 feet along the South line of Lot 1 of said CSM No. 3892 to the Southwest corner thereof; Thence S01°32'47"E, 1304.28 feet along the North/South  $\frac{1}{4}$  line of Section 1 to the Center of said Section 1; Thence S89°28'18"W, 1332.25 feet along the East/West  $\frac{1}{4}$  line of Section 1 to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 1; Thence N01°16'39"W, 2659.50 feet along the West line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  to the South line of said Section 36; Thence N89°44'41"W, 1299.91 feet along said South line to the Southwest corner said Section 36; Thence N01°37'38"W, 1311.61 feet along the West line of said Section 36 to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 36; Thence S89°57'42"E, 2181.15 feet along the North line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 36 to the Northwest corner of Lot 1 of CSM No. 3658 Recorded in Volume 32 on Page 239 as Document No. 524650; Thence S01°02'45"E, 516.77 feet along the West line of Lot 1 of said CSM No. 3658 and Lot 1 of CSM No. 2183 Recorded in Volume 16 of Maps on Page 56 as Document No. 291178 to the North line of Lot 1 of CSM No. 3676 Recorded in Volume 33 of Maps on Page 32 as Document No. 526490; Thence N89°33'13"W, 169.03 feet along said North line to the Northwest corner thereof; Thence S26°56'22"E, 452.08 feet along the West line of said CSM 3676; Thence S03°02'26"W, 105.05 feet along said West line; Thence S01°18'54"E, 262.80 feet along said West line to the Southwest corner of Lot 1 of said CSM No. 3676; Thence S89°45'14"E, 450.16 feet along the South line of Lot 1 of said CSM No. 3676 to the Southeast Corner of said CSM 3676; Thence S01°02'45"E, 33.00 feet along the East line of said CSM No. 2160 to the Point of Beginning;

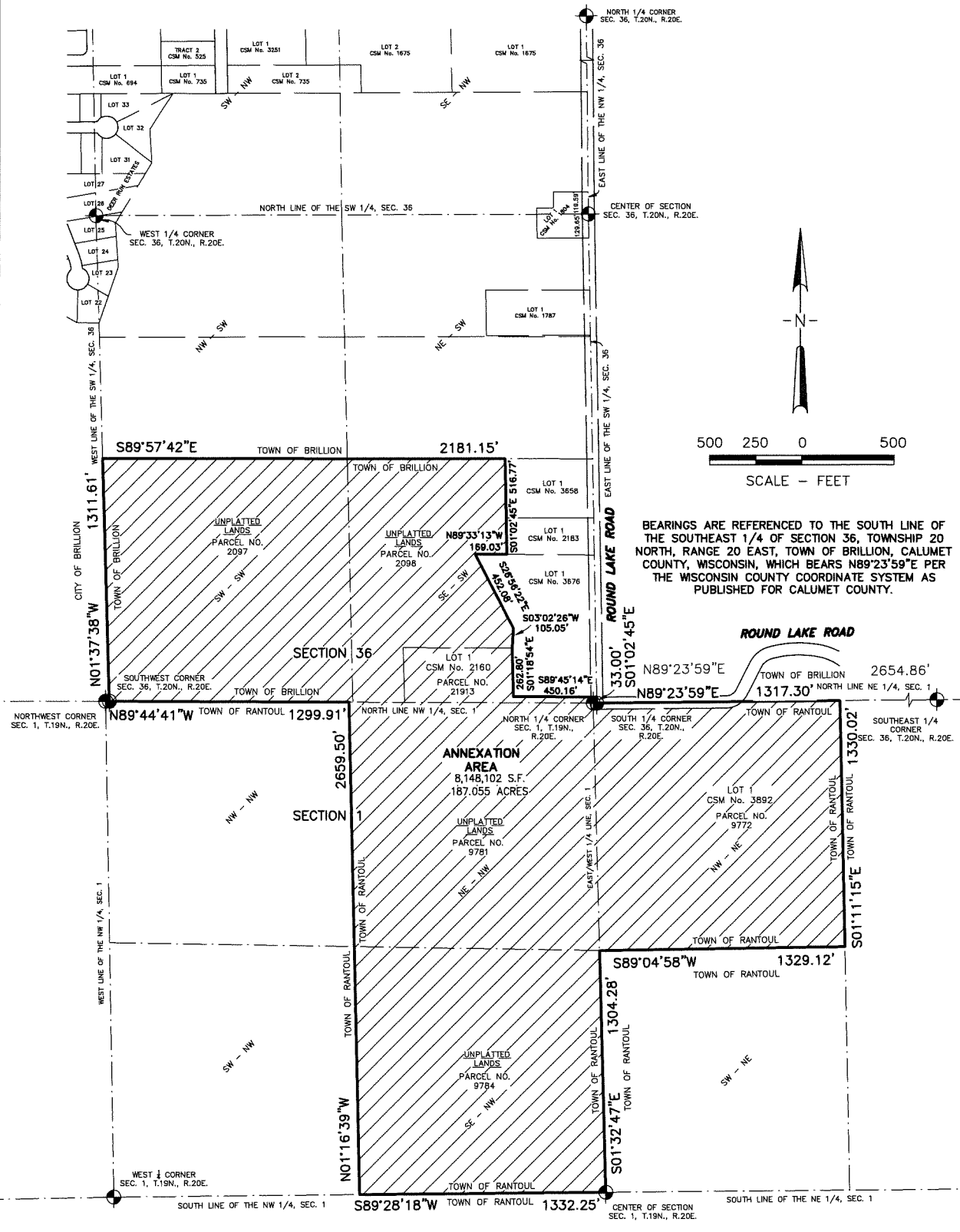
**SCALE MAP**

[See following page]

25890306.4

# ROUND LAKE FARMS ANNEXATION MAP

PARCEL NUMBERS: 2098, 2097, 21913, TOWN OF  
BRILLION AND 9784, 9781, 9772 TOWN OF RANTOUL  
CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 20 EAST, TOWN OF BRILLION, CALUMET COUNTY, WISCONSIN, WHICH BEARS N89°23'59"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY.

d:\johnson, W:\PROJECTS\R0713\092100506\CADD\Civil3D\Survey Documents\Annexation\ROUND LAKE FARMS ANNEXATION MAP.dwg, 11x17portrait, Plot Date: 9/13/2021 11:33 AM, xrefs:none

PROJECT NO. R0713 092100506.12 DATE SEPTEMBER, 2021 SHEET NO.	DESIGNED DWG DRAWN	ROUND LAKE FARMS ANNEXATION MAP CITY OF BRILLION	
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TONY EVERS

GOVERNOR

JOEL BRENNAN

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>

September 22, 2021

PETITION FILE NO. 14445

PATRICIA SCHREIBER, CLERK  
CITY OF BRILLION  
201 N. MAIN STREET  
BRILLION, WI 54110-1199

KAREN JANNETTE,  
CLERK  
TOWN OF BRILLION  
PO BOX 216  
FOREST JCT, WI 54123-  
0216

ASHLEY MINK, CLERK  
TOWN OF RANTOUL  
PO BOX 44  
POTTER, WI 54160-0044

Subject: ROUND LAKE FARMS LLC/ARIENS COMPANY 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 BRILLION and TOWN OF RANTOUL to the CITY OF BRILLION (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 11, 2021. 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

## Schmidtke, Erich J - DOA

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**From:** Terry Hruby <thruby64@yahoo.com>  
**Sent:** Monday, September 27, 2021 12:57 PM  
**To:** Schmidtke, Erich J - DOA  
**Subject:** annexation questionnaire

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Erich, Thank you for providing me the information to be able to comment on this Proposed Annexation. If there's something that's not clear let me know and I'll try and explain better.

To give you the background as I discussed on the phone Ariens is a large employer in Brillion. Last year Ariens put up a banquet center using Town of Rantoul (to get liquor license) after Town of Brillion said no; there have been issues since--for example last Monday night (after city council meeting on this topic) when we got home, myself and others called police and sheriff due to a concert going on because they had an event-- this is 9PM Monday--my neighbors directly across from it have 2 children under 5; next neighbors have 5 small children, horse boarding facility nearby, etc. --very loud noise, traffic, busses on road, lights, a big tent also put up.

There have been rumors for awhile about what was being planned. In early August I came home and the empty lot next to me owned by Ariens had the old road all plowed up with excavating equipment present. By the next day the area was raised, widened, filled with gravel and compacted. Further work was done on the property, by the end of the week Calumet County Planning came out and shut down all work as there were no permits and no explanation given as to what was being done. An after the fact permit was also required by the DNR. I live in Town of Brillion, I have sent along the map submitted with the annexation permit showing my house as well as proposed shooting range; along with a diagram representing what would be done and again location of houses (this map submitted to City of Brillion)

A few weeks ago there was a meeting with Ariens representatives, Town of Brillion and Calumet County Planning and Zoning people.. A preliminary plan similar to what I included was brought by Ariens and it was decided by the Calumet County people that nothing could be done until there were diagrams with placement of structures, business plan, # visitors expected, and a 5-10 year plan. After that Ariens approached Town of Rantoul about trying to rezone some exclusive ag land which was supported by one 80 year old board member that Ariens had befriended but also was voted down by the other two board members because they said things had to be done legally--meetings, planning commission, etc. The next day after this meeting Ariens approached City of Brillion regarding annexation of the discussed land to try and bypass the town issues--as I was told off the record by someone they think they can strong arm the city because they are a large employer here.

There was a meeting last Monday by City of Brillion city council (Sept. 20) night to start discussing this petition and there will be more because of people's concern. One of the things I learned is that Town of Brillion follows Calumet County Ordinances which has guidelines of shooting ranges not within 1/2 mile of a residence. City of Brillion it can be by the discretion of the police chief. All of the houses out here are within 1/2 mile-- I can see the area out of my windows. Snow making equipment for a biathlon range is also being planned-- apparently supposed to run 24 hours a day 7 days a week for several weeks at a time to make the snow required-- the noise from this compared to 14 zero turn lawnmowers running constantly.

It is obvious to me that the land proposed for annexation is not to make cleaner boundaries or improve things as far as who is in charge of road maintainance etc. There is already major concern by residents that the City of Brillion should not be responsible for the cost of providing sewer and water out to this area if and when requested. As you can see the residences in the area were not included in the annexation, they were all omitted, from what I understand if included they could object.

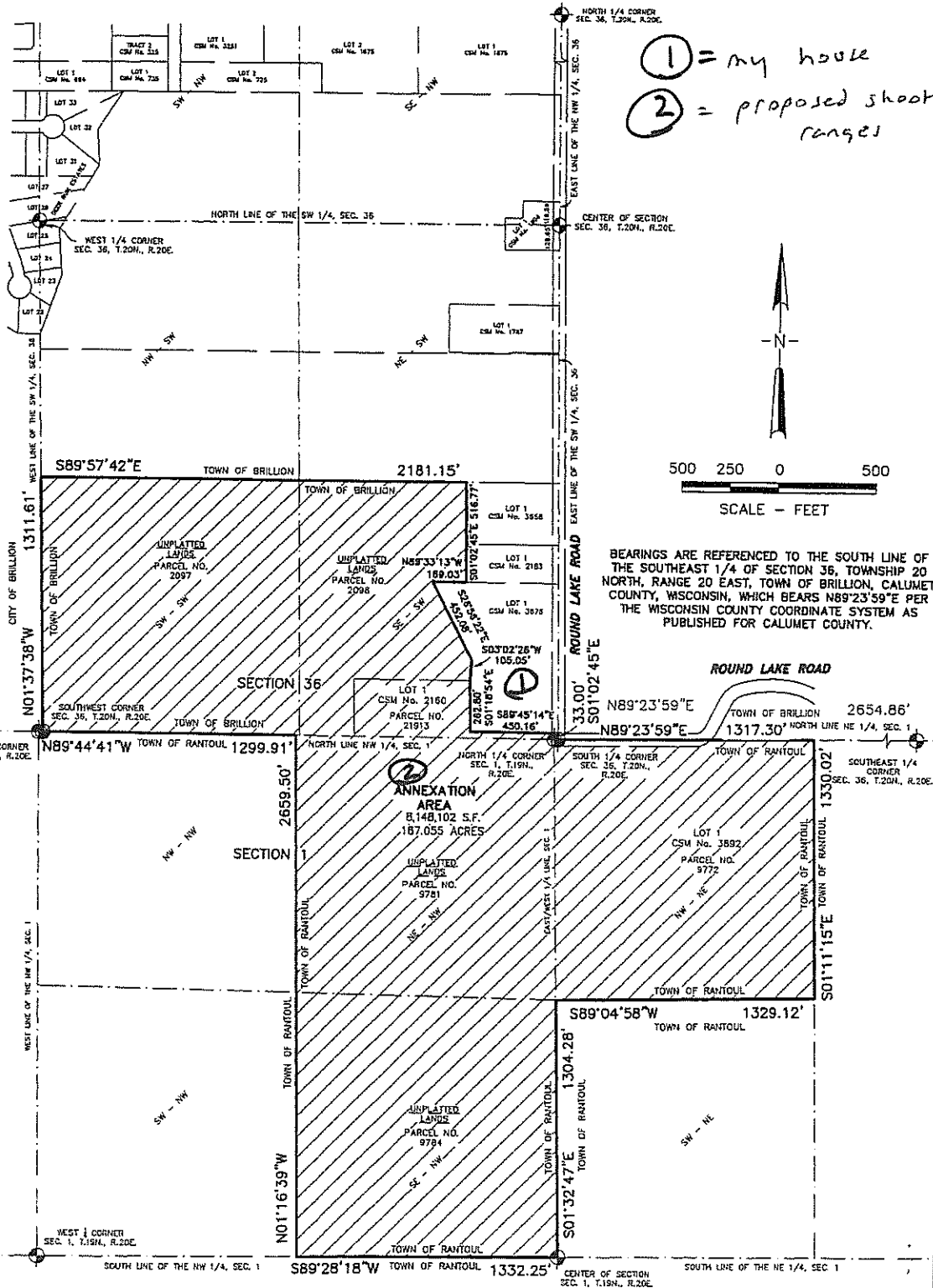
If there is anything else I should do to clarify things please let me know. Thank you, Terry Hruby, N7347 Round Lake Road. Brillion phone # 920-905-2096

I am forwarding you the maps of the area we are discussing- they will come through from Veterinary Associates website. Please let me know that you got everything. Also another question- in the back of my mind I thought I read somewhere the City has 60 days from receiving the petition to make a decision- is that right; and what happens if not done in that time frame, Thanks, Terry

# ROUND LAKE FARMS ANNEXATION MAP

PARCEL NUMBERS: 2098, 2097, 21913, TOWN OF  
BRILLION AND 9784, 9781, 9772 TOWN OF RANTOUL  
CALUMET COUNTY, WISCONSIN

① = my house  
② = proposed shooting  
range



gjohnson, W:\PROJECTS\0713\092100506\0400\Civil3D\Survey Documents\Annexation\ROUND LAKE FARMS ANNEXATION MAP.dwg, 11x17portrait, Plot Date: 9/13/2021 11:33 AM, xref:none

SHEET NO.	DATE SEPTEMBER, 2021	PROJECT NO. 0713 092100506.12	DESIGNED DWA  ROUND LAKE FARMS ANNEXATION MAP CITY OF BRILLION		
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**LEGEND:**

- EXISTING WETLANDS
- SILT FENCE
- UNPAVED, SNOW SKI TRAIL
- PAVED, ONE-WAY ROLLER SKI TRAIL
- PAVED, TWO-WAY ROLLER SKI TRAIL
- APPROXIMATE CITY BOUNDARY
- APPROXIMATE TOWN BOUNDARY
- FINISHED MAJOR CONTOUR
- FINISHED MAJOR CONTOUR

**ROUND LAKE FARMS**  
**SITE PLAN EXHIBIT**  
**TOWN OF RANTOUL, CALUMET COUNTY, WISCONSIN**

**PRELIMINARY**

**ROUND LAKE**  
**CROSS LAKE**  
**WELL TEST**

**TOWN OF BRILLION**  
**TOWN OF RANTOUL**  
**CITY OF BRILLION**

**McMAHON**  
McMAHON ASSOCIATES, INC.  
1445 N. HAWTHORNE AVENUE, SUITE 100  
MILWAUKEE, WISCONSIN 53233  
PH: 414.771.1200 FAX: 414.771.1201  
WWW.MCMACON.COM

**PROJECT NO.**  
10713-08-21-00508  
**DATE**  
AUGUST, 2021  
**SHEET NO.**  
A



# 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: **Round Lake Farms LLC/Ariens Company**

Petition Number: **14445**

1. Territory to be annexed: From **TOWN OF BRILLION and TOWN OF RANTOUL** To **CITY OF BRILLION**

2. Area (Acres): 187.35

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 1,511.18

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town 7,555.9  
(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: 0 Total: 0

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

Residential: 0 % Recreational: 0 % Commercial: 8 % Industrial: 0 %  
92  
Undeveloped: \_\_\_\_\_ %

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

Residential: 0 % Recreational: 42 % Commercial: 15 % Industrial: 0 %  
Other: 43 %

Comments: \_\_\_\_\_

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

Plat Name: Not applicable

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

Recently approved subdivision development. Maple Ridge LLC

Agriculture & Residential  
In the town?: \_\_\_\_\_

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 See attached for additional description

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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.

City/Village ☐  
1 year ☐  
\_\_\_\_\_

Town ☐  
\_\_\_\_\_  
\_\_\_\_\_

Water Supply immediately  
or, write in number of years.

City/Village ☐  
1 year ☐  
\_\_\_\_\_

Town ☐  
\_\_\_\_\_  
\_\_\_\_\_

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: \$1,974,806.81

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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? See attached breakdown by parcel and towns

c. How will the land be zoned and used if annexed? Commerical zoned. Use 15% commerical, 42% Rec, 43% other

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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>

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

Petitioner parcels are currently multi jurisdiction zoning. through annexation to the City of Brillion we seek to have single uniform zoning that meeks commerical and recreation uses needs more effectively than currently from county and town zoning.

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Prepared by: ☐ Town ☒ City ☐ Village

Name: Peter Wills Administrator

Email: admin@ci.brillion.wi.us

Phone: 920-756-2250

Date: October 4, 2021

(March 2018)

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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



SMALL CITY, BIG HEART

Phone: (920) 756-2250

E-mail: [Admin@ci.brillion.wi.us](mailto:Admin@ci.brillion.wi.us)

**City of Brillion**  
Peter A. Wills  
City Administrator  
201 Main Street  
Brillion, WI 54110

Fax: (920) 756-2351

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WI Dept of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701

Petitioner: Round Lake Farms LLC/Ariens Company

City of Brillion Response

**RE:** Round Lake Farms LLC/Ariens Company Annexation Review Questionnaire Additional Information

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

Comments: The territory's anticipated use is expanding commercial use for event destination at Round Lake Farm event venue in the Town of Rantoul parcels. In the Town of Brillion, the planned development of a biathlon course for recreation including trails.

Additional background: Attached is Ariens Trail at Round Lake Farms Presentation.

**Question #7.** *Has preliminary plat or final plat been submitted to Plan Commission. This is not a subdivision development. Not applicable.*

**Question #8.** *What is the nature of **land use adjacent** to this territory in the City or Village?*

Recently approved Maple Ridge Subdivision development is adjacent as well as agricultural land. The Maple Ridge Subdivision Phase I, has just received approval through Department of Administration that as part of the development extend Water, Sewer and Storm Sewer to support 48 new single family residential homes and duplex properties.

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

Additional information on the basic services sought, that has precipitated request for annexation.

**Zoning: Multi-Jurisdictional Zoning-**The six territories requested to be annexed are three are in the Towns of Rantoul and three are in the Towns of Brillion. **Zoning under** Town of Rantoul for a portion of the parcels, varies from Town of Brillion Zoning that is under Calumet County Zoning. The multijurisdictional zoning makes development and operations difficult to operate one Entity under zoning variable of zoning, addressing permissible uses in two separate township jurisdictions impedes development. The request to annex into the City of Brillion, bringing all parcels under one consistent Zoning requirements and known permissible uses will support additional development on the parcels requested to be annexed. **Attached is a map of the zoning of the parcels requested to be annexed.**



Parcel	Acres	Owner	2020 Taxes Paid	Tax District
9781	42.02	Round Lake Farms LLC	\$ 174.98	Town of Rantoul
21913	4.34	Round Lake Farms LLC	\$ 32.84	Town of Brillion
9784	40.00	Round Lake Farms LLC	\$ 260.60	Town of Rantoul
2097	40.00	Round Lake Farms LLC	\$ 350.31	Town of Brillion
2098	21.40	Round Lake Farms LLC	\$ 151.43	Town of Brillion
9772	39.59	Ariens Company	\$ 541.02	Town of Rantoul
<b>Total</b>	<b>187.35</b>		<b>\$ 1,511.18</b>	
Subtotal Town of Brillion	65.74		\$ 534.58	Town of Brillion
Subtotal Town of Rantoul	121.61		\$ 976.60	Town of Rantoul

**Question#10.** *Is the City/Village or Town capable of providing needed utility services?*

Additional Information: The City of Brillion can extend Sanitary Sewers and Water Supply through the adjacent city of Brillion parcels as part of Kempen Excavating LLC owned Maple Ridge Subdivision development. Map of adjacent parcels attached. The Maple Ridge Subdivision Phase I has been approved and it working on timeline to get started in 2021 and continue into 2022.

Anticipated Costs: Attached is the McMahon has developed an anticipated cost of extending City Sanitary Sewer and Water to the proposed annexed territories through the Maple Ridge Subdivision in the Phase II of Development and then into Ariens/ Round Lake Farms, LLC owned parcels. The petitioner would be responsible for costs of extending Sewer and Water across the Ariens Co/Round Lake Farms parcels and Kempen Excavating, LLC Phase II portion of the extension of the Water and Sewer infrastructure.

**Question #11.**

*A. Is this consistent with your comprehensive plan?*

Attached are the Following Maps form the 2009 Joint Comprehensive Plan of the City of Brillion and Town Brillion. The 2009 Map expect that the City of Brillion will expand by 2030 or 2050 into the Town of Brillion in adjacent parcels of the Round Lake Farms property and up to a Town of Rantoul territory line that are consistent with this annexation. Attached are Maps from the 2009 Joint Comprehensive Plan City of Brillion and Town of Brillion.

#### **Attachments**

##### **Exhibit 1 Comprehensive Plan 20 Year Sewer Service Area Maps-**

This Map From the 2009 Joint Comprehensive plan City of Brillion and Town of Brillion, 20 Year Plan 2009-2029 denotes Sewer Service extending into Town of Brillion and Town of Rantoul in parcels parallel to the requested annexed parcels. These maps and plans were developed in cooperation with the Town of Brillion for Comprehensive plan and Town of

Rantoul and 12 communities for Sewer Service area in 2009, anticipating City services into the Towns, to serve a growing City of Brillion by 2029.

**Exhibit 2 Page 33, Designated Management Area, Brillion Sewer Service Area Plan Chapter 3, developed by East Central Regional Planning.**

**&**

**Exhibit 5, page 35, Designated Management Area, within the 2030 Brillion Sewer Service Area Plan Chapter 3, developed by East Central Regional Planning**

The Designated Management on page 33 & 35, in Chapter 3 Describes through **Exhibit 5 Map within the 2030 Brillion Sewer Service Area Plan** that within the planning area in on the **Map in Exhibit 5**, the City of Brillion is the Designated Management Agency (DMA) in covering the four governmental entities of

\*City of Brillion  
Town of Brillion  
Town of Rantoul  
Calumet County

The City of Brillion is the sole collector and treatment of solid waste water in the 2030 Brillion Sewer Service Area. The territories requesting to be annexed into the City of Brillion fall within and border the 2030 Brillion Sewer Service area. The territories seeking annexation are consistent with the long term planning and servicing of the City of Brillion infrastructure and anticipated future city limits.

Exhibit 8, page 51, **5 Map within the 2030 Brillion Sewer Service Area Plan**, anticipate the City of Brillion Sewer Service area

Exhibit 7, Page Page 47 **Map within the 2030 Brillion Sewer Service Area Plan**, shows the **priority Growth areas of the City by 2030**. The **annexed** territory are adjacent to the planned.

Additionally in the 2009 Comprehensive Plan the East Central Regional Planning Commission development of the City of Brillion Sewage Service Area Designated Management Areas 2030-2050 are referenced. The City of Brillion Sewage Service Area Designated Management Area envisioned sewage being extended into adjacent territories to Round Lake Farms in the Town of Brillion in 2030-2050. Attached the are following City of Brillion Sewage Service Area Maps from the 2030-2050 approved plan.

#### ***B. How is the Territory now zoned?***

Current

<u>Parcel#</u>	<u>Township</u>	<u>Zoning Description</u>
2097	Town of Brillion	Heartland Zoning Calumet County
2098	Town of Brillion	Heartland Zoning Calumet County
21913	Town of Brillion	Heartland Zoning Calumet County
9781	Town of Rantoul	Exclusive Agriculture

9772	Town of Rantoul	General Agriculture
9784	Town of Rantoul	Exclusive Agriculture

**C. *How will the land be Zoned and used if annexed?***

**If Annexed**

<u>Parcel#</u>	<u>Township</u>	<u>Zoning Description</u>	<u>Used</u>
2097	City of Brillion	Commercial	
2098	City of Brillion	Commercial	
21913	City of Brillion	Commercial	
9781	City of Brillion	Commercial	
9772	City of Brillion	Commercial	
9784	City of Brillion	Commercial	

**Question#12. *Elections.*** No electors are registered in the requested annexed territories. The Existing Wards would have territory added, no electors would impact the Ward distribution.

**Question #13. *Other relevant information and comments bearing public interest in the annexation:***

The City of Brillion plans to work with Town of Brillion to update existing cooperative road maintenance agreement that is negotiated annually to address road maintenance of Round Lake Road that is the primary access point from the City of Brillion to the annexed territories.

Sincerely,

Peter A. Wills  
 City Administrator  
[admin@ci.brillion.wi.us](mailto:admin@ci.brillion.wi.us)  
 920-756-2250

# 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: **Round Lake Farms LLC/Ariens Company**

Petition Number: **14445**

1. Territory to be annexed: From **TOWN OF BRILLION and TOWN OF RANTOUL** To **CITY OF BRILLION**

2. Area (Acres): 187.35

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 1,511.18

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town 7,555.9  
(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: 0 Total: 0

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

Residential: 0 % Recreational: 0 % Commercial: 8 % Industrial: 0 %  
92  
Undeveloped: \_\_\_\_\_ %

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

Residential: 0 % Recreational: 42 % Commercial: 15 % Industrial: 0 %  
Other: 43 %

Comments: \_\_\_\_\_

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

Plat Name: Not applicable

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

Recently approved subdivision development. Maple Ridge LLC

Agriculture & Residential

In the town?: \_\_\_\_\_

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 See attached for additional description



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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.

City/Village ☐  
1 year ☐  
\_\_\_\_\_

Town ☐  
\_\_\_\_\_

Water Supply immediately  
or, write in number of years.

City/Village ☐  
1 year ☐  
\_\_\_\_\_

Town ☐  
\_\_\_\_\_

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: \$1,974,806.81

---

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? See attached breakdown by parcel and towns

c. How will the land be zoned and used if annexed? Commerical zoned. Use 15% commerical, 42% Rec, 43% other

---

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>

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

Petitioner parcels are currently multi jurisdiction zoning. through annexation to the City of Brillion I seek to have single uniform zoning that meeks commerical and recreation uses needs more effectively than currently from county and town zoning.

---

Prepared by: ☐ Town ☒ City ☐ Village

Name: Peter Wills Administrator

Email: admin@ci.brillion.wi.us

Phone: 920-756-2250

Date: October 4, 2021

(March 2018)

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Please **RETURN PROMPTLY** to:

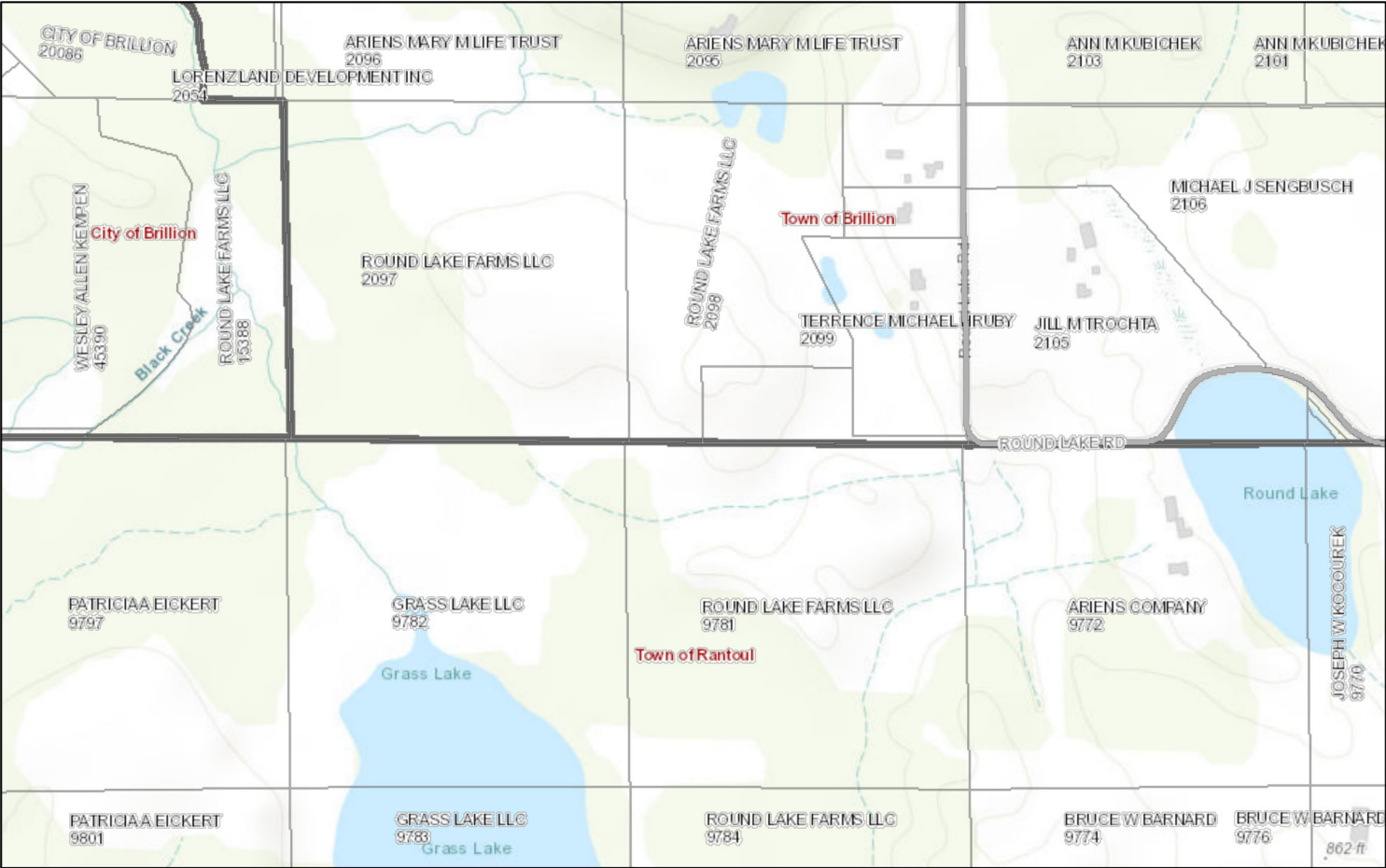
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

# Calumet County Parcel



10/3/2021, 1:15:35 PM

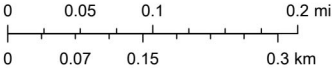
Calumet Roads Cartographic

- Federal Highways
- State Highways

- County Highways
- Local Roads
- City Streets

- Parcels
- Publishing.DBO.MunicipalBoundary
- Publishing.DBO.UnincorporatedCommunity

1:9,028



County of Calumet, Esri Canada, Esri, HERE, Garmin, INCREMENT P,

Calumet County Land Information Office | County of Calumet, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |



# Ariens Trail

at Round Lake Farms

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- **Agenda:**

- History & Background Information
- Trail Vision
- Trail Design Plan
- Trail Operations Plan
- Annexation Plan





*Creating reasons to visit & delivering  
experiences to stay in Brillion*

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## What is Ariens Trail at Round Lake Farms?

A year-round trail network used for recreation and competitive users for Nordic skiing, biathlon competition, cross country running, mountain biking, hiking, etc. The trail will include lighting, snowmaking, a paved roller ski loop for off-season training, a pond for snowmaking purposes and a 20-point biathlon shooting range which uses .22L rifle.

*The inspiration for the trail...*







Ariens has been a main sponsor of the United States Biathlon Team for 4 years.





ARIENS®



### ***What is a Biathlon?***

Biathlon combines **two sports – cross-country skiing and shooting – into one race.**

Athletes race within a designated course with an unloaded rifle strapped to their back and stop within the designated shooting range and fire at a series of targets. The shooting is done in standing and prone (laying down) positions. If targets are missed, a penalty loop run is required before getting back on course.

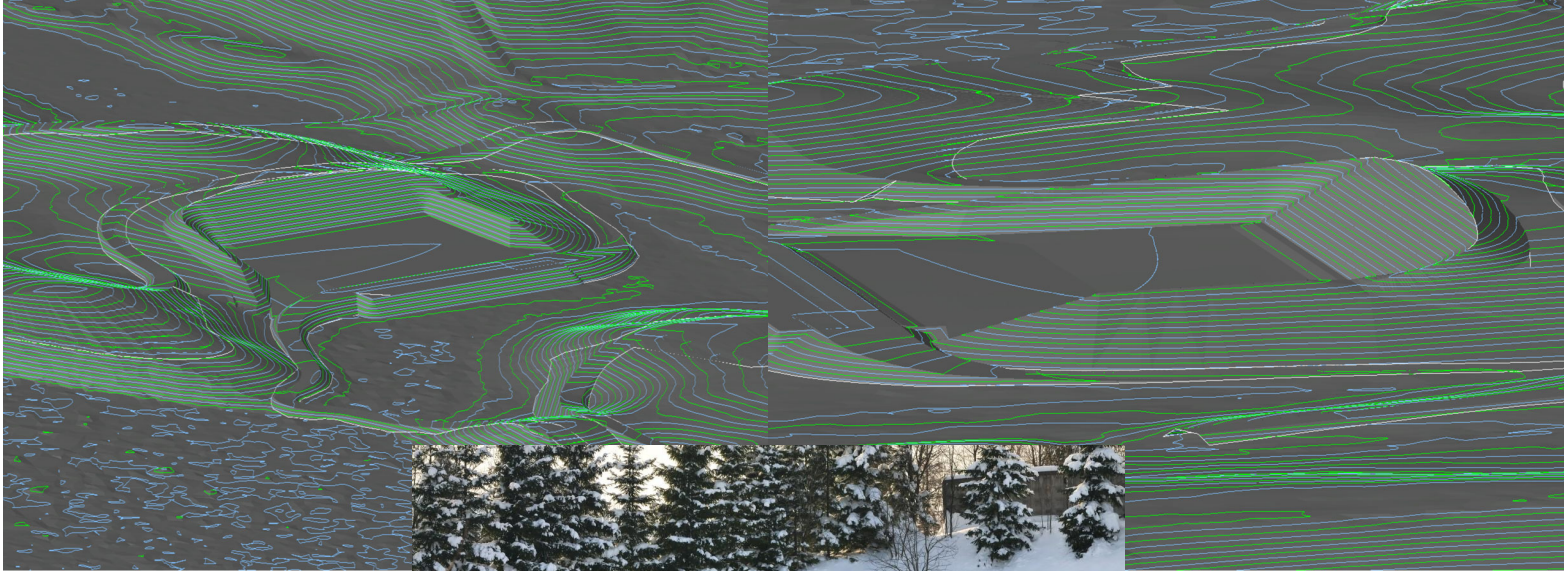
Biathlon in Europe is similar to the NFL Football in the US. Extremely popular.





**What is a Biathlon shooting range?**







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## **Safety is TOP PRIORITY**

The International Biathlon Union (IBU) and US Biathlon have very strict rules regarding shooting range/rifle safety.

Athletes are required to pass a shooting range/rifle safety program in order to use the shooting facility.

A coach needs to be present at all times in a controlled setting for shooting to be allowed.

Junior athletes require a coach to supervise training. Junior athletes typically ski without the rifle on their back.

Athletes **never** ski or leave the range with a loaded rifle.



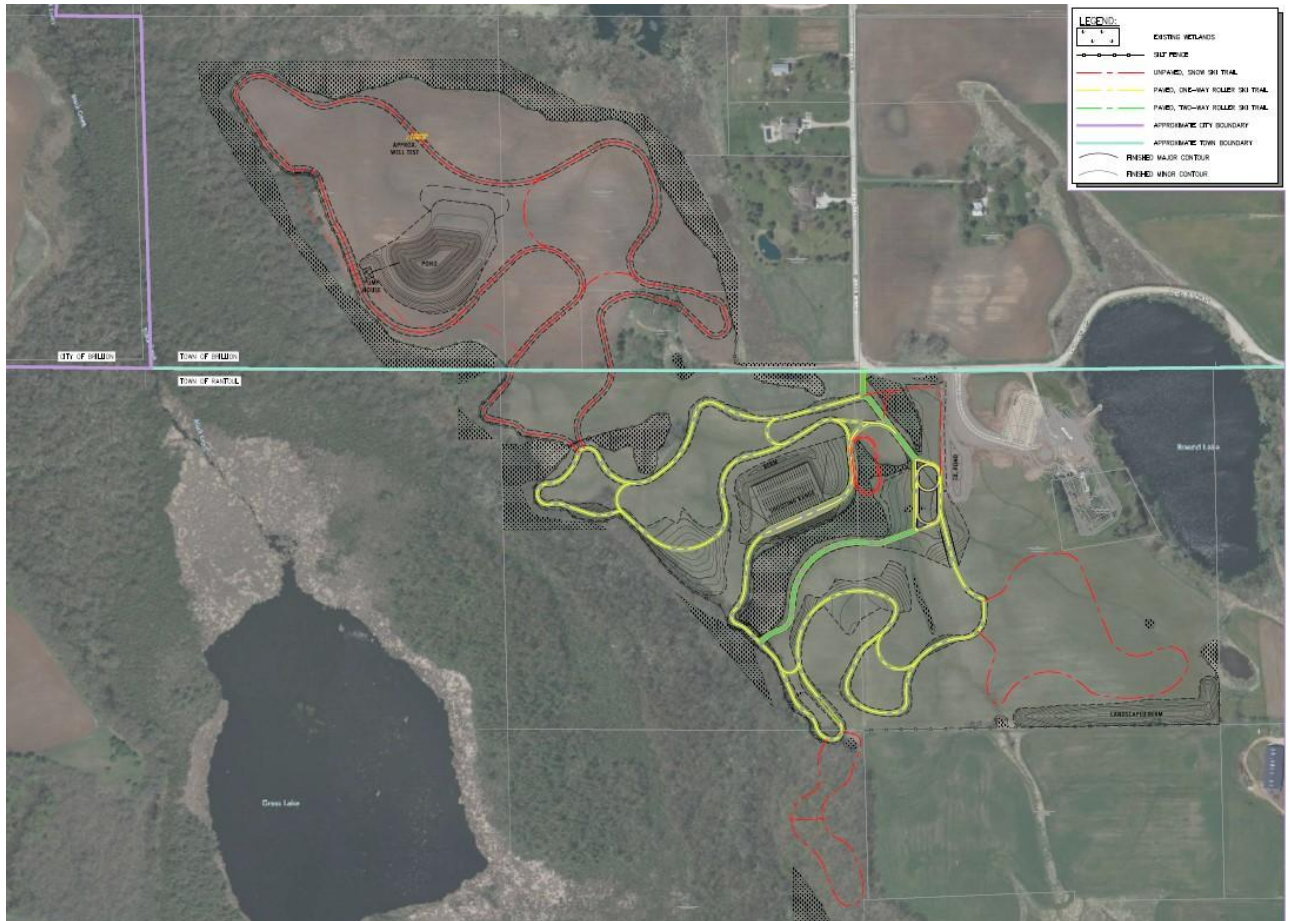
### About the trail...

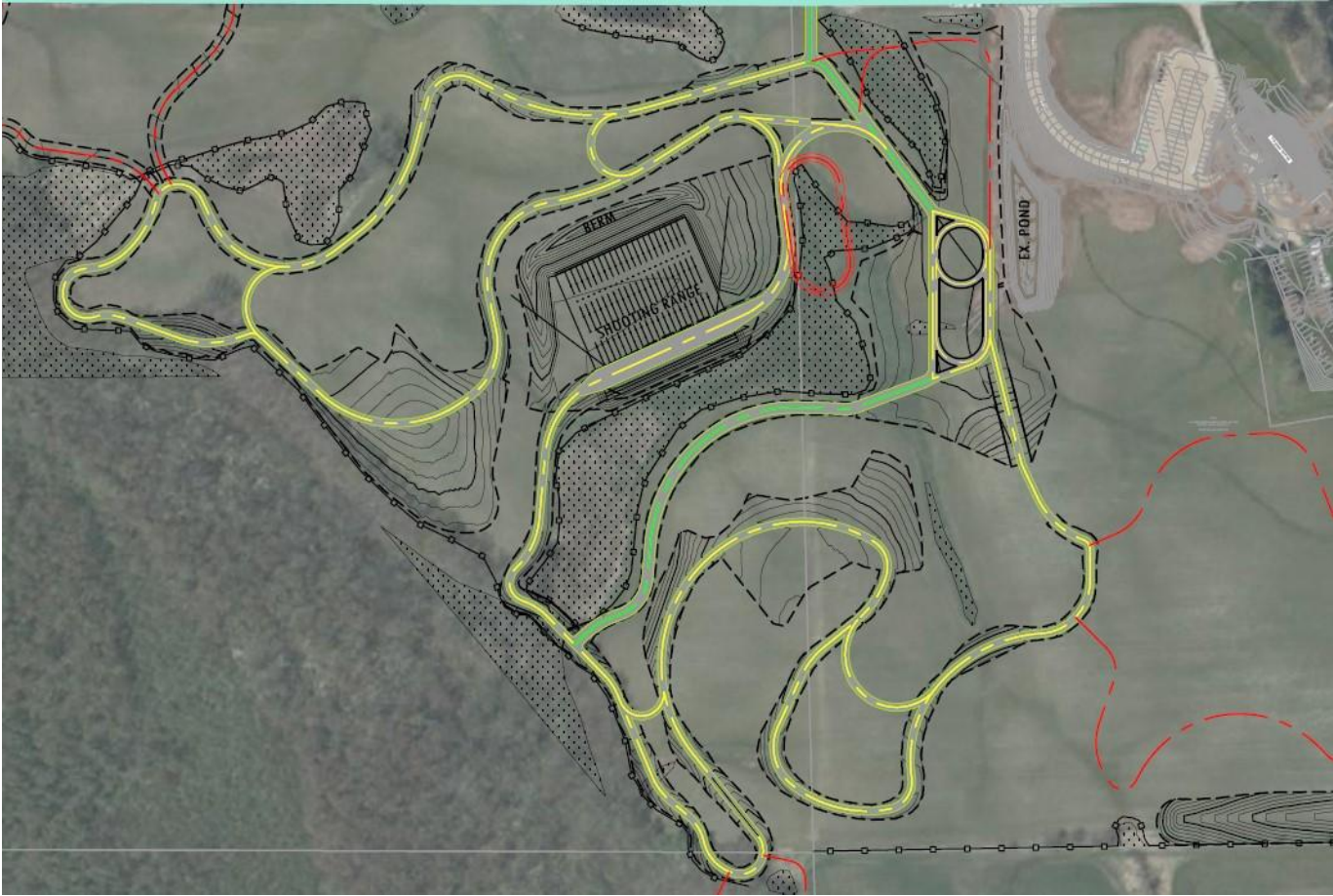
Total Trail Length:  
7,275m (4.52 miles)

Paved Trail: 3,085m (1.9 miles)

Grass Trail: 4,190m (2.6 miles)









**ARIENS**



## **Who is Morton Trails?**    *Quality and Safety are our top priority*

Founded by two-time Olympian John Morton, Morton Trails provides expert guidance in the planning, design, and construction of sport and recreational trail systems for cross country skiing, walking, running, hiking, biking, snowshoeing, equestrian and other outdoor activities.

John has developed trails for private landowners, schools and municipalities, resorts, as well as competition venues for major international events such as the World University Games and Biathlon World Cups.



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## What is the plan for snowmaking?

We partnered with one of the best environmentally-friendly snowmaker in North America, HKD Snowmakers.

- Pond used as water source for snowmaking
- Only water- no chemicals used
- Snow melt flow occurs the same as natural snow melt flow
- Snow fans used to create initial snow base for the season
- The sound of a snow fan is *less than a zero-turn lawn mower*







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**ARIENS**

Décibel Fan sur roues avec Diablo / Fan on wheel with Diablo Decibel 100 GPM, 400 psi					
Distance	Avant / Front	Arrière / Back	Gauche / Left	Droite / Right	
15 m (50 pi/ft)	76	80	74	72	
30 m (100 pi/ft)	71	73	68	67	
45 m (150 pi/ft)	67	71	65	64	



## **Snow /Rainfall Analysis: McMahon Associates**

### Site parameters-

- 187 acres of property
- Per HKD, it will take approximately 3,300,000 gallons of water to make the required snowpack (est. 30 inches along the trails only)
- Grass Lake/Spring Creek watershed is approx. 4,222 acres
- Per NOAA, the City of Brillion averages 32.2 inches of rainfall and 43.2 inches of snowfall
- Per NWS, 10 inches of snow equates to 1 inch of water



**ARIENS**

**Impact analysis results:**

1. What does 3,300,000 gallons of water needed for snowmaking equate to in rainfall depth over the site's 187 acres (assumes no runoff losses)? **.65inches**
2. How much is the 3,300,000 gallons of water as a percent of the total average annual rainfall & snowfall for the contributing watershed to Grass Lake/ Spring Creek? **.08%**

***Conclusion: not a material impact. Planting prairie-slow run off.***



Well Drilling · Geothermal · Environmental

**GROUND SOURCE**

formerly Bill Van De Yacht Water Well

Will the two new pond wells affect the neighboring wells?

We performed pump tests on both new test wells to determine the yield and drawdown. Both wells are very high producing wells with specific capacity of at least 21 gallons per minute per foot. With your target pumping rate of 150 gallons per minute (gpm) that translate to a 7.14 ft. of drawdown. With a drawdown of only 7.14 ft. I cannot foresee any measurable effect on a well over 900 ft. away. The aquifer is simply too strong to effect or dry up a neighboring well.

Through the DNR's High Capacity approval process your wells will be analyzed with groundwater modeling software to determine the effect on area wells and waterways. If there will be an adverse effect they will certainly have an issue with it and require adjustments to the well design or pumping rate to minimize any impact.

This area of Brillion has abundant water, which makes this location a good fit for the project.

Sincerely,





### **What is the plan for lighting?**

Lighting will be provided to ensure a safe trail experience. Just enough lighting for trail enthusiasts to see the trail, but not to impede on the beauty of the natural landscape.

- Controlled zoning
- Shooting range will be well-lit for safety when in use
- NOT stadium or parking light posts throughout trail
- 4-6ft tall, small lights





**ARIENS**

## What is the preliminary expected use of Ariens Trail?

### Recreational Use:

- Nordic Skiing
- Snowshoeing
- Walking
- Running
- Biking
- Roller Skiing
- Youth Training Programs
- High School and College Training Programs
- Professional Training

### Event Use:

- Ariens Trail Hosted Events
  - i.e. Ariens Trail 5k Turkey Trot
- Venue Host for Existing Event Competitions
  - i.e. High school competition, NCAA competition, club competition





**ARIENS**

## What is the preliminary operations plan for Ariens Trail?

### Trail Operational Hours – Daily/Annual Trail Pass:

#### Weekday (Monday - Thursday)

- Hours: 8am - 8pm
- Lighted Trail from 4pm - 8pm
- Anticipated Visitors: 100 per day

#### Weekend (Friday - Sunday)

- Hours: 7am - 10pm
- Lighted Trails from 4pm - 10pm
- Anticipated Visitors: 500 per day

### Event Operations:

#### Hosted Events

- 12 small events (100-500 attendees)
- 6 medium events (500-2000 attendees)
- 2 large events (2,000+ attendees)

#### *Event Considerations:*

- Transportation and parking to Ariens Trail
- Food and beverage concessions
- Restrooms
- Additional entertainment
- Spectator experience



**Additional Trail Operations preliminary:**

- Two seasons of trail activities:
  - Winter season from November - March
  - Summer season from April - October
- Snowmaking will occur in November/December with touch ups throughout the winter season
- Trail grooming will occur regularly during the winter season



## Why are we seeking Annexation to the City of Brillion?

1. **Multi-jurisdiction-** Currently, the project has jurisdictional zoning by the Town of Brillion and the Town of Rantoul which are both unique and create inconsistent requirements for RLF (three separate types of zoning).
2. **Utilities** -The City could have the capabilities to extend sewer and water to the property if requested by AriensCo – at the expense of AriensCo of approximate \$1.9 million. This is consistent with the City’s comprehensive plan to expand services into this area by 2030.
3. **Comprehensive Planning:** This annexation is consistent with the 2030 plan and supports current and future growth of Brillion. Continuing collaboration and partnership with the City of Brillion.



**Town of Brillion –Calumet County zoning**

2097 - Heartland

2098 – Heartland

21913 – Heartland

**Town of Rantoul – controlled by Town of Rantoul**

9781 – Exclusive Agriculture

9772 – General Agriculture

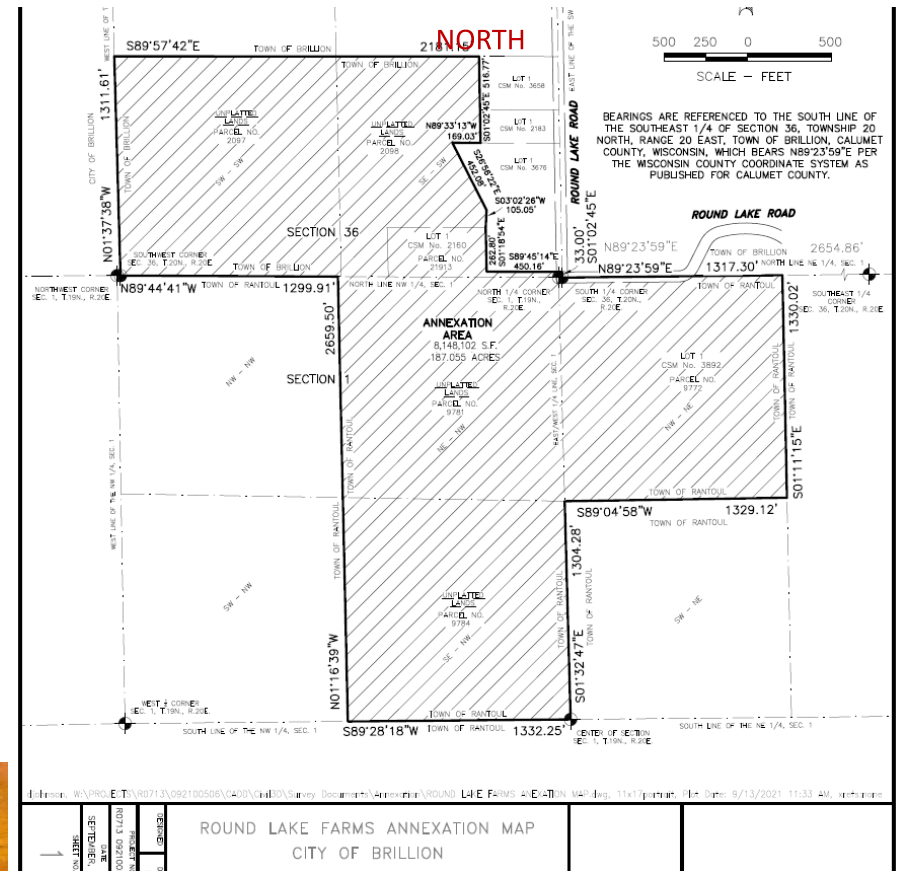
9784 – Exclusive Agriculture

[illegible]



**ARIENS®**

# Annexation Plan





**ARIENS**

## **Revenue Streams:**

Assessed value has not been calculated due to opening the facility in 2021:

Estimated value (RLF) is \$4M

Approx. City of Brillion mill rate is 26.203

Est. Tax Assessment \$104,812 *\*does not include trail*



**ARIENS**

***AriensCo request is that the City Planning Commission recommend to the City Council;***

- 1. Set the date for the public hearing for 11/8***
- 2. Recommend approval to Council for Annexation on 11/8***
- 3. Recommend to Council and public hearing on 11/8 to be rezoned from Ag to C2.***





**Next Steps:**

10/11- Special COW and City Council Meeting

- Set public hearing for 11/8
- Required notifications in paper \*3 weeks

11/8 – Public Hearing

- City Council Meeting
- Vote on Annexation
- Vote on Rezoning – Approval of rezone to C2

Parcel	Acres	Owner	2020 Taxes Paid	Tax District
9781	42.02	Round Lake Farms LLC	\$ 174.98	Town of Rantoul
21913	4.34	Round Lake Farms LLC	\$ 32.84	Town of Brillion
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Subtotal Town of Brillion	65.74		\$ 534.58	Town of Brillion
Subtotal Town of Rantoul	121.61		\$ 976.60	Town of Rantoul

Sourced from

<https://ascent.co.calumet.wi.us/LandRecords/PropertyListing/RealEstateTaxParcel#/Search>

#### Tax Parcel Numbers

Parcel No.	Alternative No.	Owner	Town Located
9781	014-0000-0000000-000-0-192001-00-210A	Round Lake Farms LLC	Town of Rantoul
21913	002-0000-0000000-000-0-202036-00-340D	Round Lake Farms LLC	Town of Brillion
9784	014-0000-0000000-000-0-192001-00-240A	Round Lake Farms LLC	Town of Rantoul
2097	002-0000-0000000-000-0-202036-00-330A	Round Lake Farms LLC	Town of Brillion
2098	002-0000-0000000-000-0-202036-00-340A	Round Lake Farms LLC	Town of Brillion
9772	014-0000-0000000-000-0-192001-00-120A	Ariens Company	Town of Rantoul

25890454.5

Property Search

Enter your search criteria below

Property Address

House #:

Street Name:

Tax Information

Parcel Id:

Location Id:

Delinquent Taxes Only: ☐

Property Information

Acres Range

Land Value Range

Improvement Value Range

Fair Market Value Range

Total Value Range

General Map Advanced Map Property Search

Street  Aerial ☐

2097 40A(c)

2098 21.44A(c)

21913 4.341A(c)

2099 8.75A(c)

21915 2.15A(c)

21916 2.15A(c)

21917 2.15A(c)

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22012 2.15A(c)

22013 2.15A(c)

22014 2.15A(c)

22015 2.15A(c)

22016 2.15A(c)

22017 2.15A(c)

22018 2.15A(c)

22019 2.15A(c)

22020 2.15A(c)

22021 2.15A(c)

22022 2.15A(c)

22023 2.15A(c)

22024 2.15A(c)

22025 2.15A(c)

22026 2.15A(c)

22027 2.15A(c)

22028 2.15A(c)

22029 2.15A(c)

22030 2.15A(c)

22031 2.15A(c)

2203



SMALL CITY, BIG HEART

Phone: (920) 756-2250

E-mail: [Admin@ci.brillion.wi.us](mailto:Admin@ci.brillion.wi.us)

**City of Brillion**  
Peter A. Wills  
City Administrator  
201 Main Street  
Brillion, WI 54110

Fax: (920) 756-2351

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WI Dept of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701

Petitioner: Round Lake Farms LLC/Ariens Company

City of Brillion Response

**RE:** Round Lake Farms LLC/Ariens Company Annexation Review Questionnaire Additional Information

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

Comments: The territory's anticipated use is expanding commercial use for event destination at Round Lake Farm event venue in the Town of Rantoul parcels. In the Town of Brillion, the planned development of a biathlon course for recreation including trails.

Additional background: Attached is Ariens Trail at Round Lake Farms Presentation.

**Question #7.** *Has preliminary plat or final plat been submitted to Plan Commission.* This is not a subdivision development. Not applicable.

**Question #8.** *What is the nature of **land use adjacent** to this territory in the City or Village?*

Recently approved Maple Ridge Subdivision development is adjacent as well as agricultural land. The Maple Ridge Subdivision Phase I, has just received approval through Department of Administration that as part of the development extend Water, Sewer and Storm Sewer to support 48 new single family residential homes and duplex properties.

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

Additional information on the basic services sought, that has precipitated request for annexation.

**Zoning: Multi-Jurisdictional Zoning**-The six territories requested to be annexed are three are in the Towns of Rantoul and three are in the Towns of Brillion. **Zoning under** Town of Rantoul for a portion of the parcels, varies from Town of Brillion Zoning that is under Calumet County Zoning. The multijurisdictional zoning makes development and operations difficult to operate one Entity under zoning variable of zoning, addressing permissible uses in two separate township jurisdictions impedes development. The request to annex into the City of Brillion, bringing all parcels under one consistent Zoning requirements and known permissible uses will support additional development on the parcels requested to be annexed. **Attached is a map of the zoning of the parcels requested to be annexed.**

Parcel	Acres	Owner	2020 Taxes Paid	Tax District
9781	42.02	Round Lake Farms LLC	\$ 174.98	Town of Rantoul
21913	4.34	Round Lake Farms LLC	\$ 32.84	Town of Brillion
9784	40.00	Round Lake Farms LLC	\$ 260.60	Town of Rantoul
2097	40.00	Round Lake Farms LLC	\$ 350.31	Town of Brillion
2098	21.40	Round Lake Farms LLC	\$ 151.43	Town of Brillion
9772	39.59	Ariens Company	\$ 541.02	Town of Rantoul
<b>Total</b>	<b>187.35</b>		<b>\$ 1,511.18</b>	
Subtotal Town of Brillion	65.74		\$ 534.58	Town of Brillion
Subtotal Town of Rantoul	121.61		\$ 976.60	Town of Rantoul

**Question#10.** *Is the City/Village or Town capable of providing needed utility services?*

Additional Information: The City of Brillion can extend Sanitary Sewers and Water Supply through the adjacent city of Brillion parcels as part of Kempen Excavating LLC owned Maple Ridge Subdivision development. Map of adjacent parcels attached. The Maple Ridge Subdivision Phase I has been approved and it working on timeline to get started in 2021 and continue into 2022.

Anticipated Costs: Attached is the McMahon has developed an anticipated cost of extending City Sanitary Sewer and Water to the proposed annexed territories through the Maple Ridge Subdivision in the Phase II of Development and then into Ariens/ Round Lake Farms, LLC owned parcels. The petitioner would be responsible for costs of extending Sewer and Water across the Ariens Co/Round Lake Farms parcels and Kempen Excavating, LLC Phase II portion of the extension of the Water and Sewer infrastructure.

**Question #11.**

*A. Is this consistent with your comprehensive plan?*

Attached are the Following Maps form the 2009 Joint Comprehensive Plan of the City of Brillion and Town Brillion. The 2009 Map expect that the City of Brillion will expand by 2030 or 2050 into the Town of Brillion in adjacent parcels of the Round Lake Farms property and up to a Town of Rantoul territory line that are consistent with this annexation. Attached are Maps from the 2009 Joint Comprehensive Plan City of Brillion and Town of Brillion.

**Attachments**

**Exhibit 1 Comprehensive Plan 20 Year Sewer Service Area Maps-**

This Map From the 2009 Joint Comprehensive plan City of Brillion and Town of Brillion, 20 Year Plan 2009-2029 denotes Sewer Service extending into Town of Brillion and Town of Rantoul in parcels parallel to the requested annexed parcels. These maps and plans were developed in cooperation with the Town of Brillion for Comprehensive plan and Town of



Rantoul and 12 communities for Sewer Service area in 2009, anticipating City services into the Towns, to serve a growing City of Brillion by 2029.

**Exhibit 2 Page 33, Designated Management Area, Brillion Sewer Service Area Plan Chapter 3, developed by East Central Regional Planning.**

&

**Exhibit 5, page 35, Designated Management Area, within the 2030 Brillion Sewer Service Area Plan Chapter 3, developed by East Central Regional Planning**

The Designated Management on page 33 & 35, in Chapter 3 Describes through **Exhibit 5 Map within the 2030 Brillion Sewer Service Area Plan** that within the planning area in on the **Map in Exhibit 5**, the City of Brillion is the Designated Management Agency (DMA) in covering the four governmental entities of

\*City of Brillion  
Town of Brillion  
Town of Rantoul  
Calumet County

The City of Brillion is the sole collector and treatment of solid waste water in the 2030 Brillion Sewer Service Area. The territories requesting to be annexed into the City of Brillion fall within and border the 2030 Brillion Sewer Service area. The territories seeking annexation are consistent with the long term planning and servicing of the City of Brillion infrastructure and anticipated future city limits.

Exhibit 8, page 51, **5 Map within the 2030 Brillion Sewer Service Area Plan**, anticipate the City of Brillion Sewer Service area

Exhibit 7, Page Page 47 **Map within the 2030 Brillion Sewer Service Area Plan, shows the priority Growth areas of the City by 2030.** The **annexed** territory are adjacent to the planned.

Additionally in the 2009 Comprehensive Plan the East Central Regional Planning Commission development of the City of Brillion Sewage Service Area Designated Management Areas 2030-2050 are referenced. The City of Brillion Sewage Service Area Designated Management Area envisioned sewage being extended into adjacent territories to Round Lake Farms in the Town of Brillion in 2030-2050. Attached the are following City of Brillion Sewage Service Area Maps from the 2030-2050 approved plan.

***B. How is the Territory now zoned?***

Current

<u>Parcel#</u>	<u>Township</u>	<u>Zoning Description</u>
2097	Town of Brillion	Heartland Zoning Calumet County
2098	Town of Brillion	Heartland Zoning Calumet County
21913	Town of Brillion	Heartland Zoning Calumet County
9781	Town of Rantoul	Exclusive Agriculture

9772	Town of Rantoul	General Agriculture
9784	Town of Rantoul	Exclusive Agriculture

**C. *How will the land be Zoned and used if annexed?***

**If Annexed**

<u>Parcel#</u>	<u>Township</u>	<u>Zoning Description</u>	<u>Used</u>
2097	City of Brillion	Commercial	
2098	City of Brillion	Commercial	
21913	City of Brillion	Commercial	
9781	City of Brillion	Commercial	
9772	City of Brillion	Commercial	
9784	City of Brillion	Commercial	

**Question#12. *Elections.*** No electors are registered in the requested annexed territories. The Existing Wards would have territory added, no electors would impact the Ward distribution.

**Question #13. *Other relevant information and comments bearing public interest in the annexation:***

The City of Brillion plans to work with Town of Brillion to update existing cooperative road maintenance agreement that is negotiated annually to address road maintenance of Round Lake Road that is the primary access point from the City of Brillion to the annexed territories.

Sincerely,

Peter A. Wills  
 City Administrator  
[admin@ci.brillion.wi.us](mailto:admin@ci.brillion.wi.us)  
 920-756-2250



Owner: ROUND LAKE FARMS, LLC / ARIENS CO.  
Project Name: ROUND LAKE FARMS BIATHLON COMPETITION VENUE  
McM Project No. R0713-09-21-00506  
Date: October 1, 2021

**ARIENS TRAIL AT ROUND LAKE FARMS  
SEWER & WATER - CONCEPT 1**

**ROUND LAKE FARMS SEWER & WATER**

Item	Qty	Unit	Description	Unit Price	Total
1	2,607	L.F.	8-Inch Sanitary Sewer	\$55.00	\$143,385.00
2	140	L.F.	8-Inch Sanitary Sewer Directional Bore	\$150.00	\$21,000.00
3	2,730	L.F.	4-Inch Force Main	\$45.00	\$122,850.00
4	750	L.F.	4-Inch Force Main Directional Bore	\$120.00	\$90,000.00
5	1,070	L.F.	4-Inch Sanitary Lateral	\$35.00	\$37,450.00
6	400	L.F.	6-Inch Sanitary Lateral	\$40.00	\$16,000.00
7	130	V.F.	4-Foot Diameter Sanitary Manholes	\$350.00	\$45,500.00
8	26	V.F.	4-Foot Diameter Sanitary Manhole (Drop Manhole)	\$450.00	\$11,700.00
9	14	V.F.	Air Release Valve Manhole	\$800.00	\$11,200.00
10	1	L.S.	Lift Station (Concrete Pump Chamber, Pumps, and Accessories)	\$200,000.00	\$200,000.00
11	5,426	L.F.	8-Inch Water Main	\$60.00	\$325,560.00
12	890	L.F.	8-Inch Water Main Directional Bore	\$150.00	\$133,500.00
13	8	Ea.	8-Inch Resilient Wedge Gate Valve	\$2,500.00	\$20,000.00
14	11	Ea.	Hydrant & Assembly to Main	\$6,500.00	\$71,500.00
15	2	Ea.	2-Inch Service Set	\$1,000.00	\$2,000.00
16	400	L.F.	2-Inch Poly Water Service	\$30.00	\$12,000.00
17	11	Ea.	1-Inch Service Set	\$500.00	\$5,500.00
18	1,070	L.F.	1-Inch Poly Water Service	\$25.00	\$26,750.00
19	5,251	S.Y.	Grass Restoration	\$4.00	\$21,004.89
20	80	S.Y.	Asphalt Restoration	\$35.00	\$2,800.00
21	1	L.S.	Erosion Control	\$15,000.00	\$15,000.00

**TOTAL CONSTRUCTION (ITEMS 1-21)**  
**CONTINGENCIES, ADMINISTRATION, ENGINEERING (25%)**  
**TOTAL ROUND LAKE FARMS SEWER & WATER COST**

<b>\$1,334,699.89</b>
<b>\$333,674.97</b>
<b>\$1,668,374.86</b>

**KEMPEN DEVELOPMENT SEWER & WATER (FUTURE PHASE)**

Item	Qty	Unit	Description	Unit Price	Total
1	1,100	L.F.	8-Inch Sanitary Sewer	\$65.00	\$71,500.00
2	594	L.F.	4-Inch Sanitary Lateral	\$35.00	\$20,790.00
3	72	V.F.	4-Foot Diameter Sanitary Manholes	\$350.00	\$25,200.00
4	8	V.F.	4-Foot Diameter Sanitary Manhole (Drop Manhole)	\$450.00	\$3,600.00
5	20	Ea.	4-Inch Sanitary Riser	\$500.00	\$10,000.00
6	1,100	L.F.	8-Inch Water Main	\$60.00	\$66,000.00
7	3	Ea.	8-Inch Resilient Wedge Gate Valve	\$2,500.00	\$7,500.00
8	2	Ea.	Hydrant & Assembly to Main	\$6,500.00	\$13,000.00
9	4,889	S.Y.	Grass Restoration	\$4.00	\$19,555.56
10	1	L.S.	Erosion Control	\$8,000.00	\$8,000.00

**TOTAL CONSTRUCTION (ITEMS 1-10)**  
**CONTINGENCIES, ADMINISTRATION, ENGINEERING (25%)**  
**TOTAL KEMPEN SEWER & WATER (FUTURE PHASE) COST**

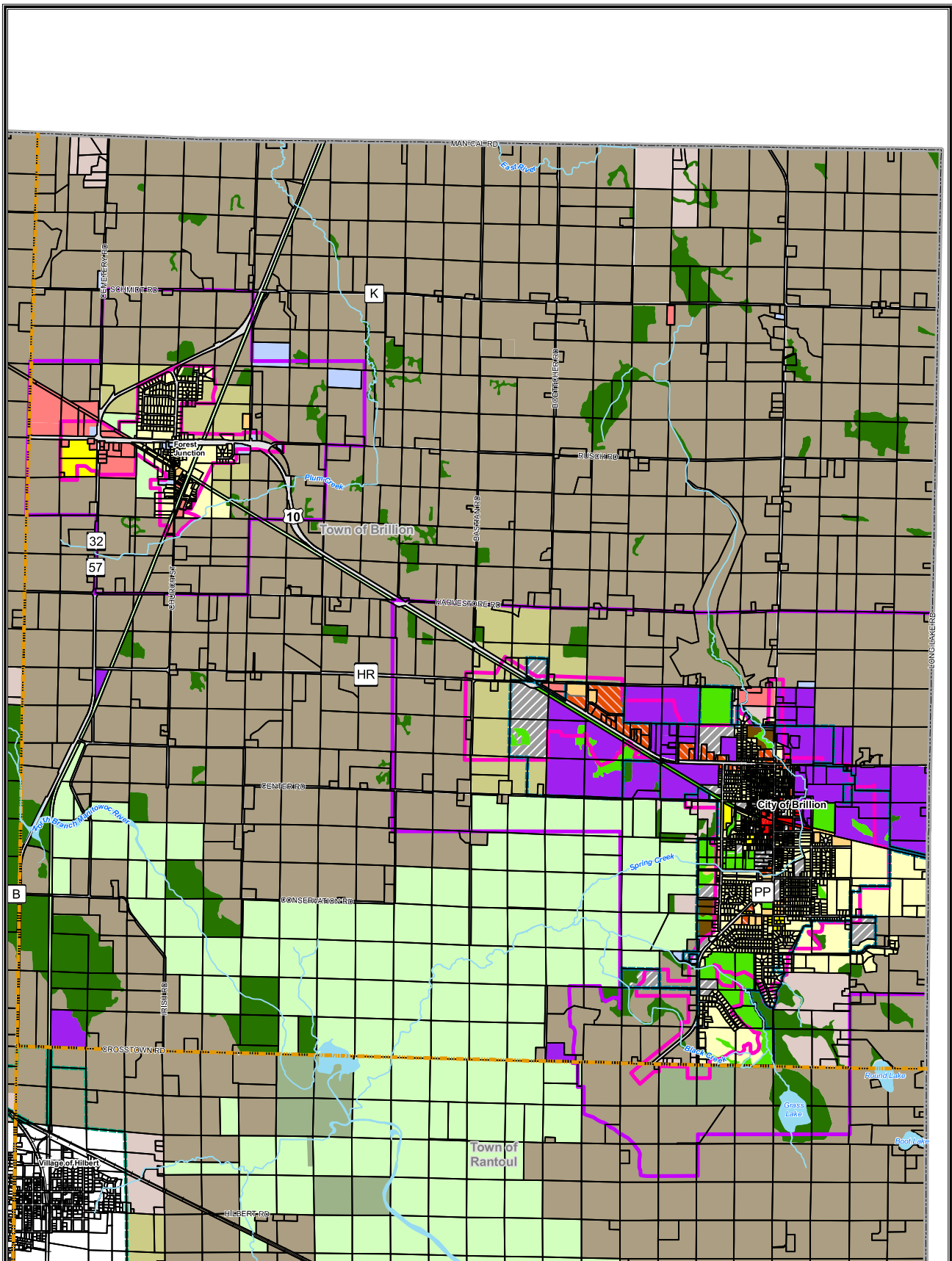
<b>\$245,145.56</b>
<b>\$61,286.39</b>
<b>\$306,431.94</b>

**TOTAL ROUND LAKE FARMS SEWER & WATER COST**  
**TOTAL KEMPEN SEWER & WATER (FUTURE PHASE) COST**  
**TOTAL SEWER & WATER PROJECT COST**

<b>\$1,668,374.86</b>
<b>\$306,431.94</b>
<b>\$1,974,806.81</b>

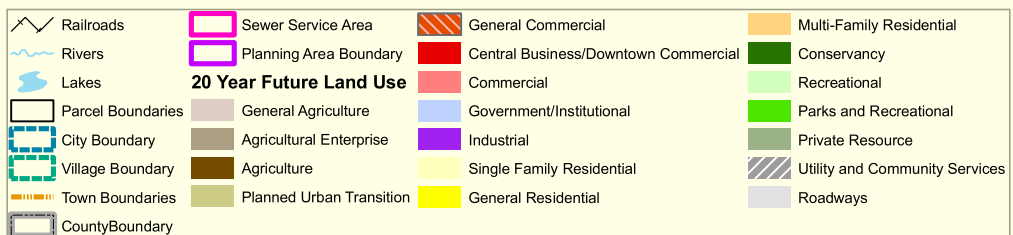
**Disclaimer:** The attached Opinion Of Probable Cost was prepared for use by the Owner in planning for future costs of the project. In providing Opinions Of Probable Cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the Opinions Of Probable Cost provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs, and is subject to change with the normal rise and fall of the local area's economy. This Opinion must be revised after every change made to the project or after every 30-day lapse in time from the original submittal by the Design Professional.



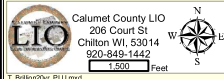


## 20-Year Future Land Use

### Brillion Community, Calumet County



Map Date: October 14, 2009





## DESIGNATED MANAGEMENT AREAS

Exhibit 5 illustrates the existing Designated Management Areas (DMAs) within the 2030 Brillion Sewer Service Area. DMAs are the legal entities (communities, sanitary districts, or utility districts), responsible for the collection and/or treatment of wastewater. Within the Brillion Planning Area there are four governmental entities which exist, one of which is the Designated Management Agency.

City of Brillion\*  
Town of Brillion  
Town of Rantoul  
Calumet County

Short descriptions of each DMA, including basic information on their involvement in land use planning and intergovernmental cooperation activities is contained below:

**City of Brillion** - The City of Brillion covers an area of approximately 2.75 square miles, or 1,757.9 acres. In the 2010 Census count the City had a population of 3,148 persons with 2.6 persons per household.

The City is equipped with a Community Development department and a City Administrator's office conducting land use planning and capital improvement projects. In addition, the City Plan Commission and City Council oversee the adoption of major development efforts. The City of Brillion is currently operating under an adopted 2003 Comprehensive Land Use Plan with amendments to the plan as recently as 2009. The City of Brillion is the sole collector and treatment of wastewater for the 2030 Brillion Sewer Service Area.

**Town of Brillion** – Roughly 27% or 488 acres that make up the 2030 Brillion Sewer Service Area are considered to be within the jurisdiction of the Town of Brillion. There is very little existing development, primarily residential, within the 2030 Brillion Sewer Service Area. The vast majority or, 68% of vacant developable land, remains in agriculture and other vacant developable property. A majority of residents within the Town of Brillion rely on individual on-site wastewater treatment systems (conventional, mound, and holding tank). Calumet County currently has a ban on holding tank installations for new development, however; they may be used as replacement systems. The Town of Brillion adopted their Smart Growth Plan in 2003. According to the 2010 Census the Town of Brillion had a total of 580 households with a rate of 2.6 persons per household equating to 1, 486 persons.

**Town of Rantoul** – The Town of Rantoul has the least impact on the 2030 Brillion Sewer Service Area. Actual sewer service is limited to the extreme southern portion of the service area

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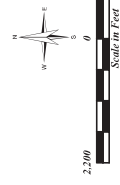
\* Indicates DMA designation.

# Exhibit 5

## POLITICAL JURISDICTIONS and DMA's BRILLION SEWER SERVICE AREA

### MUNICIPALITIES

- City of Brillion
- Town of Brillion
- Town of Rantoul
- 2050 Planning Area Boundary
- 2030 Sewer Service Area Boundary
- Streams

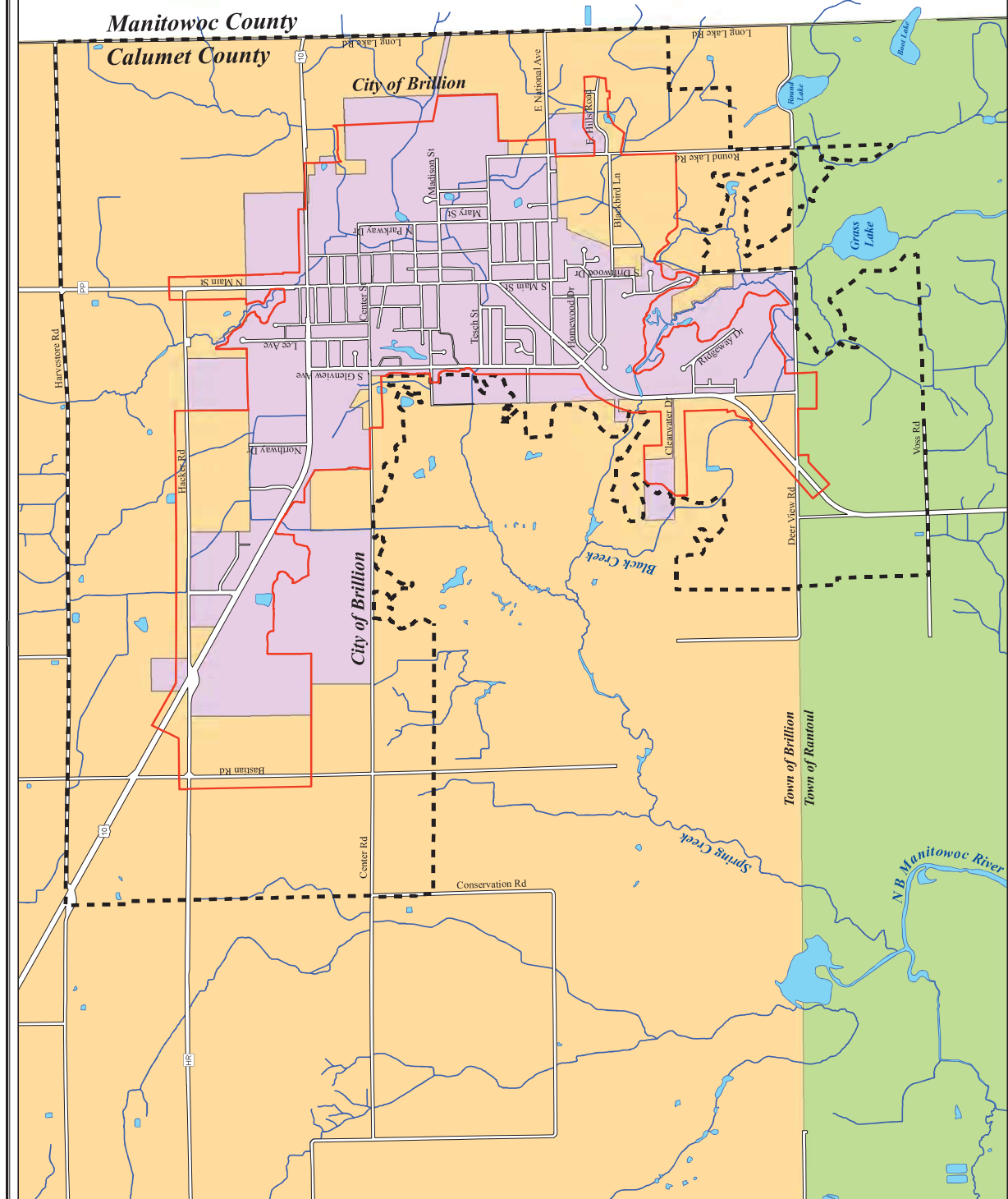


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Map Date: 04/14/2014  
Map Title: 2030 Sewer Service Area Boundary  
Map Scale: 1 inch = 1 mile



# Exhibit 8 PROPOSED 2030 BRILLION SEWER SERVICE AREA

## 2030 SEWER SERVICE AREA

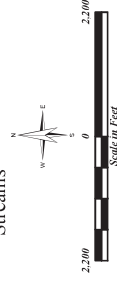
- 2050 Planning Area Boundary
- 2030 Sewer Service Area Boundary
- City Corporate Limits
- Township Boundary
- 2030 Sewer Service Area

## SSA ALLOCATIONS

- Sewer Service Area Allocations
- Administrative Contraction
- Administrative Expansion

## ENVIRONMENTAL CONDITIONS

- Wastewater Treatment Facility
- 50 Foot Wetland Buffer
- 75 Foot Stream Buffer
- WDNR Designated Wetlands
- Streams



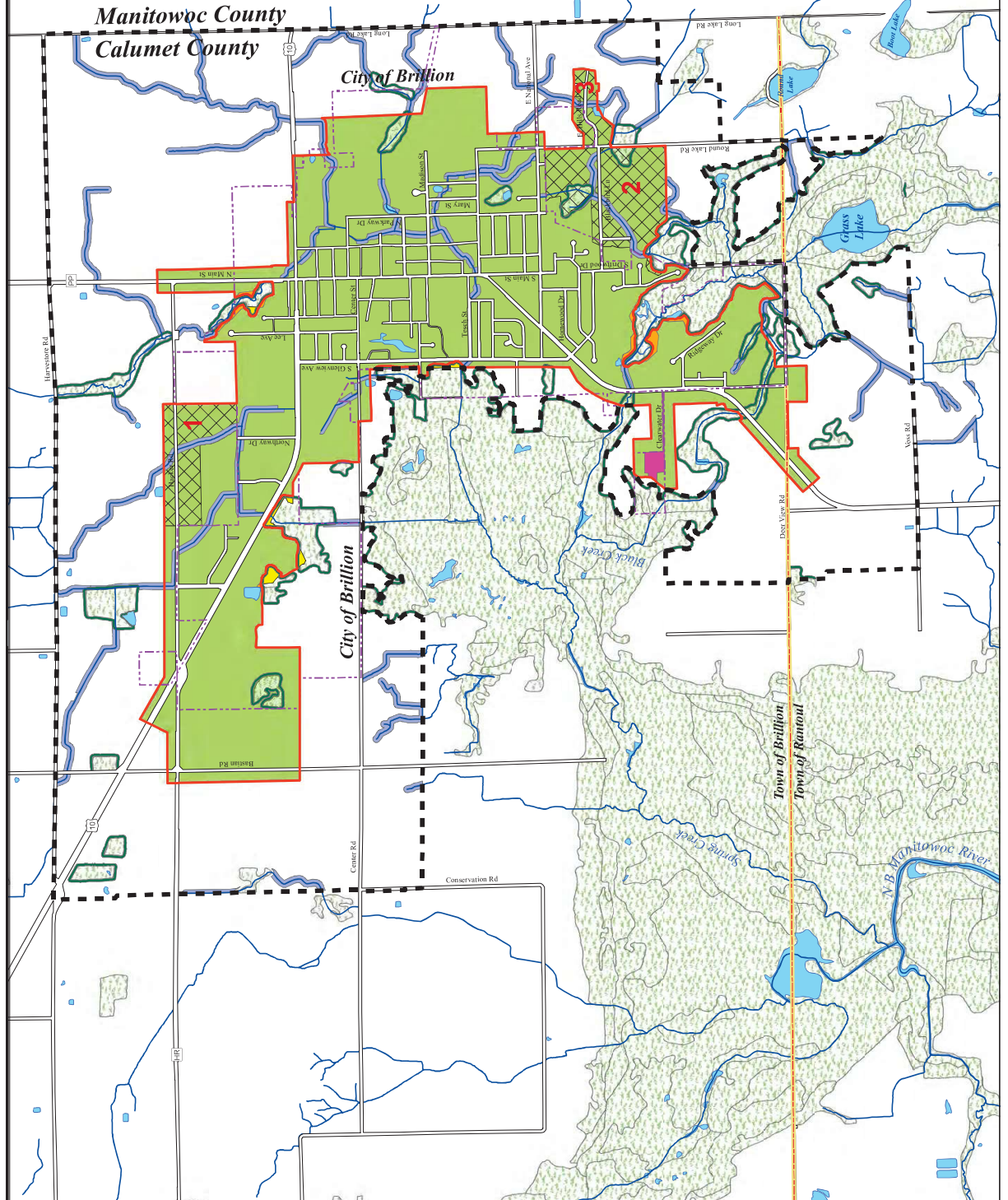
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East Central Wisconsin Regional Planning Commission  
ECWRPC  
1000 Wisconsin Avenue  
PO Box 1000  
Brillion, WI 54906  
Phone: 920.835.1234  
Fax: 920.835.1235  
Email: info@ecwrpc.org  
Website: www.ecwrpc.org

This map and its associated data were created by the City of Brillion and the City of Brillion. The data is provided for informational purposes only and does not constitute a warranty of accuracy or completeness. The data is provided as is and without any representation or warranty of accuracy or completeness. The data is provided for informational purposes only and does not constitute a warranty of accuracy or completeness. The data is provided as is and without any representation or warranty of accuracy or completeness.

Wisconsin Department of Natural Resources - Capital Region - April 24, 2014





# Exhibit 7

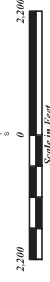
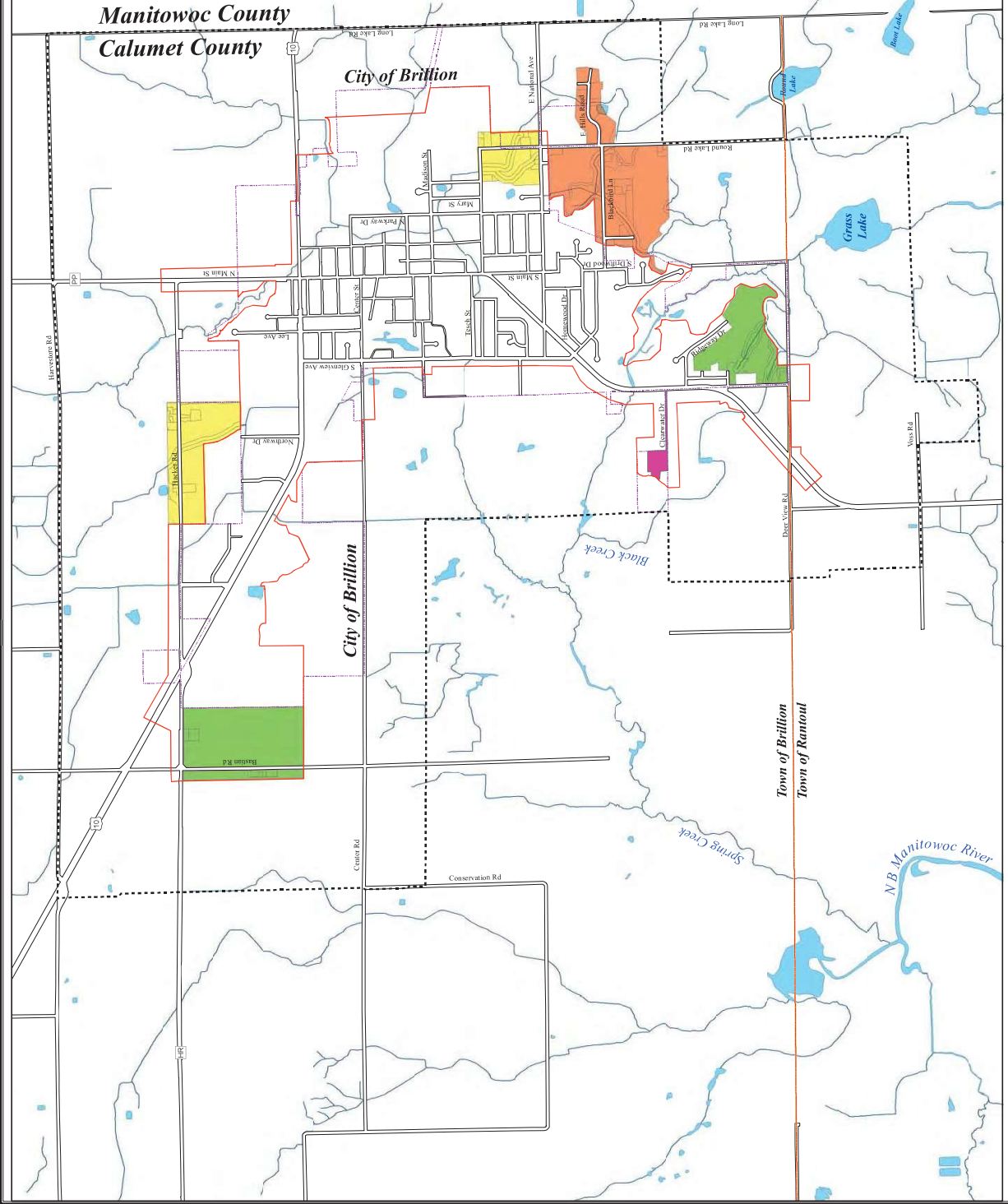
## PRIORITY DEVELOPMENT AREAS 2030 BRILLION SEWER SERVICE AREA

### 2020 SEWER SERVICE AREA

- 2020 Planning Area Boundary
- 2020 Sewer Service Boundary
- City Corporate Limits
- Township Boundary
- Streams

### PRIORITY DESIGNATIONS

- Priority One Designation
- Priority Two Designation
- Priority Three Designation
- Wastewater Treatment Facility



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other interpretation of this data is the responsibility of the user. The data is provided as a reference only. East Central Wisconsin Regional Planning Commission disclaims all liability for any errors or omissions in this data. The data is provided as a reference only. East Central Wisconsin Regional Planning Commission disclaims all liability for any errors or omissions in this data.

Source: Digital base data provided by Calumet County and Manitowoc County. The data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other interpretation of this data is the responsibility of the user. The data is provided as a reference only. East Central Wisconsin Regional Planning Commission disclaims all liability for any errors or omissions in this data.



Prepared by  
EAST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION  
MAY 2014

Wisconsin Department of Natural Resources - Capital - April 24, 2014  
P:\1225\SEA\_Cal\_Brillion\_2030\_Sewer\_Service\_Area\_Map\_2014\_Priority\_Areas

YEAR 2050  
BRILLION  
ANNING AR

2050 Planning Area Boundary

Planning Area Contraction

Planning Area Expansion

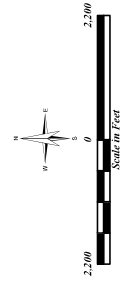
2050 Planning Area Boundary

City Corporate Limits

Township Boundary

County Boundary

Streams



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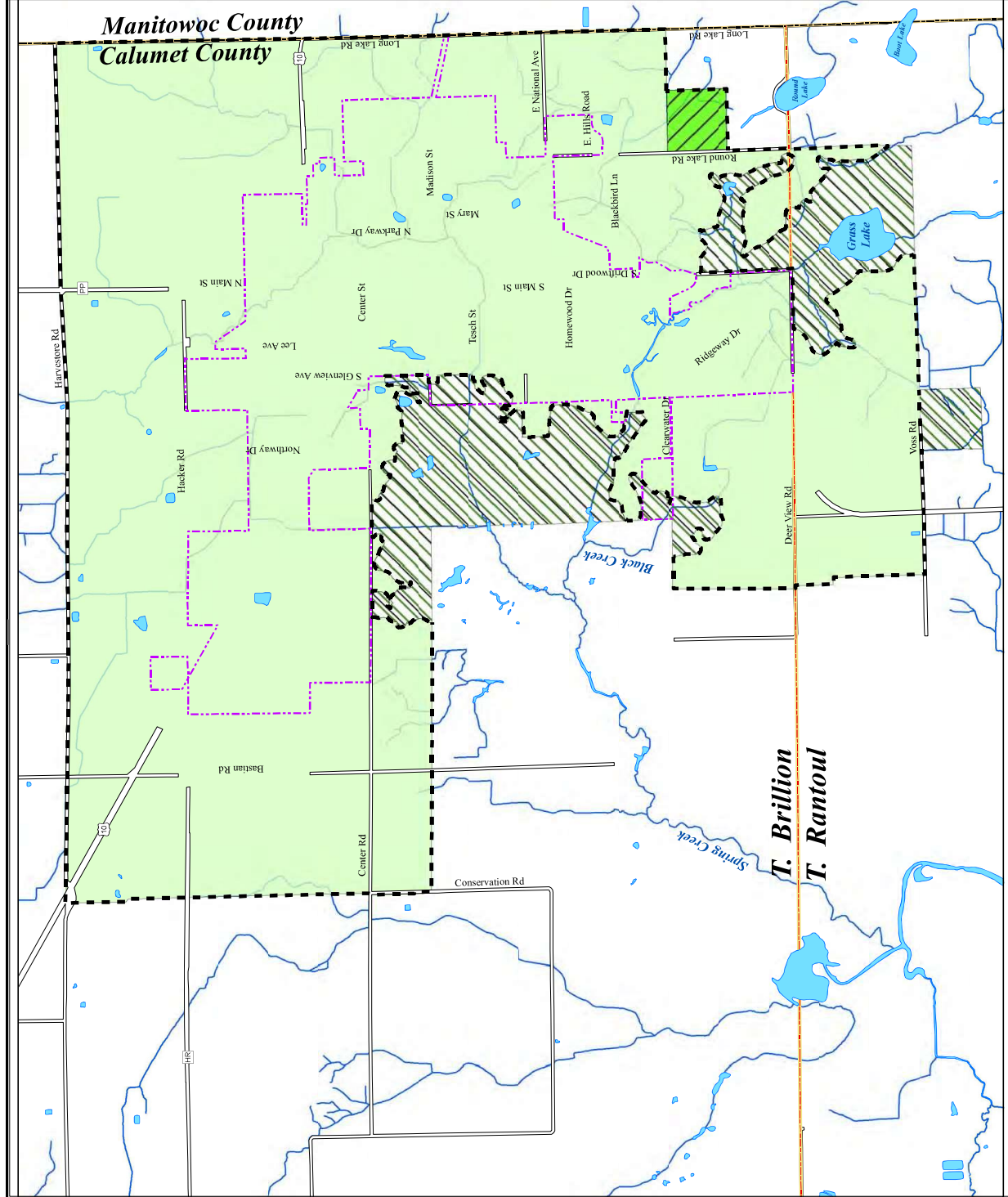
Source: Digital base data provided by Colman County. Land Use data provided by the Town of Brillon, Town of Raritou and the City of Brillon. Wetland data provided by WNR. Thematic data created by ERM/WRP.



This map and its associated cover service are provided as a public good (no fee) to provide cover service to property owners contained herein.


 Prepared by:  
 EAST CENTRAL WISCONSIN  
 REGIONAL PLANNING COMMISSION  
 May 2014

Wisconsin Department of Natural Resources Certification - April 24, 2014



PETITION # \_\_\_\_\_

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

---

1. Territory to be annexed:		From Town of:		To City/Village of:
Sec 36 T. Brillion				
Sec 1 T. Rantoul		Brillion & Rantoul		City of Brillion

---

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, ¼ - ¼ 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:

121.32 total acres in the Town of Rantoul

65.74 total acres in the Town of Brillion

---

Prepared by: Marissa Heimerl  
Title: Real Property Lister  
Phone: (920)849-1457  
Date: 09/22/2021

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)



# 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: **Round Lake Farms LLC/Ariens Company**

Petition Number: **14445**

1. Territory to be annexed: **From TOWN OF BRILLION and TOWN OF RANTOUL** To **CITY OF BRILLION**

2. Area (Acres): 61.40 Town of Brillion

3. Pick one: ☐ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ 534.58 - 2020 taxes

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2672.90

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☒ Other: Not sure

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: 100 %

Comments: Biatolon Course - shooting range 10 million gal pond

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

Plat Name: Not sure

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

City residential

In the town?: residential

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

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

*N/A To Town*

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? Heartland

c. How will the land be zoned and used if annexed? Not sure

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>

NOT SURE

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

*Shooting to close to houses  
how will shooting be allowed if in the city*

Prepared by: ☒ Town ☐ City ☐ Village

Name: Kevin Fischer

Email: Kfischer@townofbrilliant.com

Phone: 920-213-4889

Date: 9-28-2021

Please RETURN PROMPTLY to:

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

Municipal Boundary Review

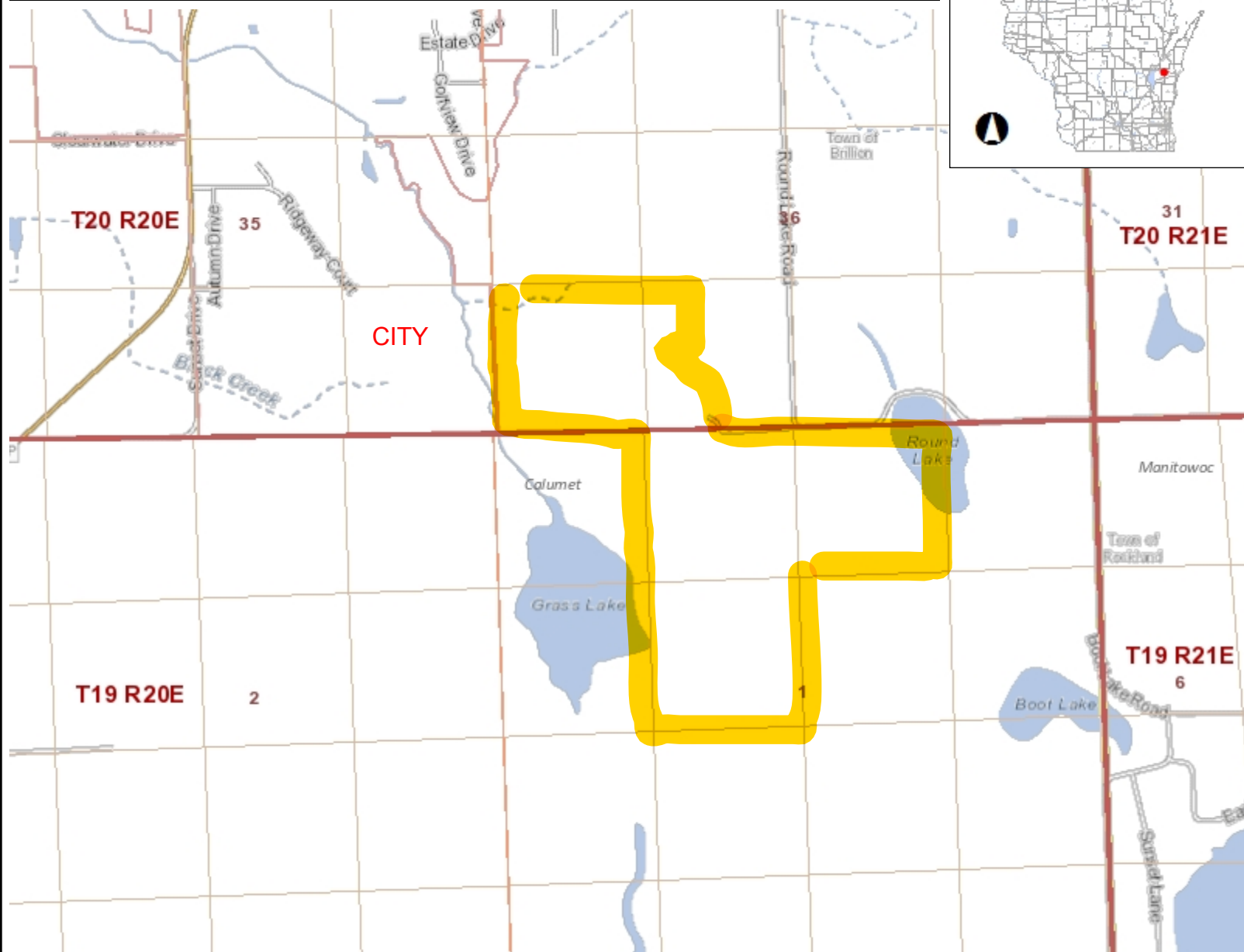
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



# Surface Water Data Viewer Map



## Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
  - City
  - Village
  - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

0.5 0 0.25 0.5 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1: 15,840

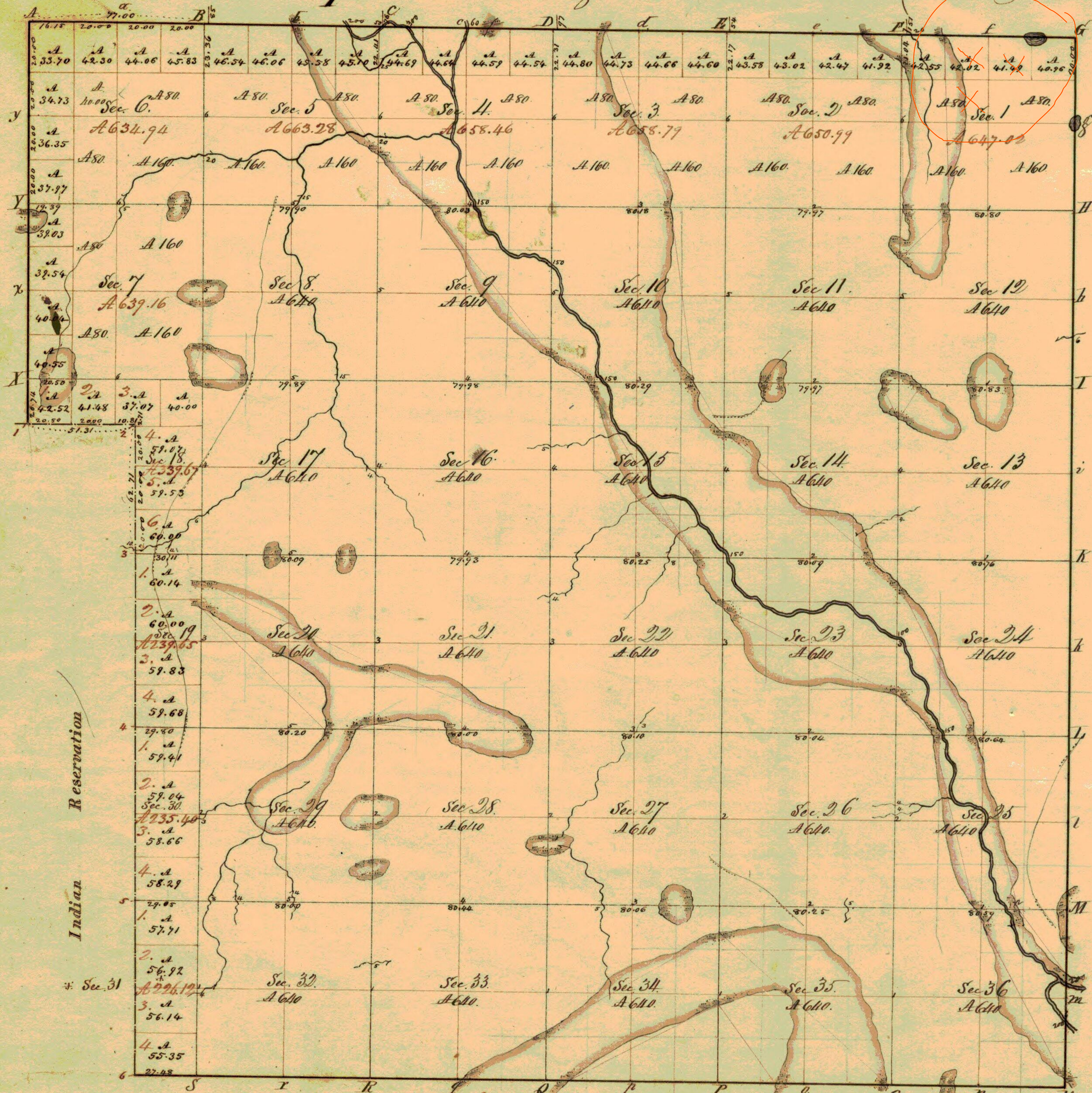
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

## Notes



Ellis 19-  
25

# Township N<sup>o</sup> XIX Range N<sup>o</sup> XX E. 4<sup>th</sup> Mer. Wis. Ter.



Total Number of Acres 21,593.48

Scale 40 Chains to an inch

Survey Designated	By whom Surveyed	Date of Contract	Am't. of Survey	When Surveyed	When Surveyed
Subdivision	A. G. Ellis	23 <sup>rd</sup> Aug. 1834	\$57.12.67	2 <sup>nd</sup> 9 <sup>th</sup> 1834	2 <sup>nd</sup> 9 <sup>th</sup> 1835
Town Lines	Mullet & Brink	1 <sup>st</sup> July 1833	19.45.22	1 <sup>st</sup> 9 <sup>th</sup> 1834	3 <sup>rd</sup> 9 <sup>th</sup> 1834

The above Map of Township N<sup>o</sup> 19 North of Range N<sup>o</sup> 20 East of the 4<sup>th</sup> Principal Meridian (N. W. Ter) 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,  
Cincinnati, July 21<sup>st</sup> 1835

Wm. J. Lytle S. G.



[illegible]

Total number of Acres: 23,053.64

Total number of Acres: 55,885.04					
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch <sup>d</sup> in the Sur. <sup>Gen</sup> acc <sup>t</sup>
Township lines	Mullet & Brink	9 <sup>th</sup> July 1833	M. Ch <sup>s</sup> Lks. 23. 79 34	1 <sup>st</sup> July 1834	3 <sup>d</sup> July 1834
Subdivisions	A. G. Ellis	22 <sup>d</sup> Aug. 1834	59. 75. 90	1 <sup>st</sup> July 1835	2 <sup>d</sup> July 1835

The above Map of Township No 20 North, of Range No 20 E of the 4<sup>th</sup> Principal Meridian (N. W. T.) 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,  
Cincinnati, July 31<sup>st</sup> 1835 Robt L. L. the Sur.<sup>Gen.</sup>



## Schmidtke, Erich J - DOA

---

**From:** Jill Micke <jillmicke@hotmail.com>  
**Sent:** Sunday, October 10, 2021 7:47 AM  
**To:** WI Municipal Boundary Review  
**Subject:** Regarding Ariens/Round Lake Farms/Grass Lake annexation request, Town of Brillion, Town of Rantoul to City of Brillion

**CAUTION: This email originated from outside the organization.  
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon,

I was wondering if you could tell me if the public can give any input the Department of Administration Review for an Annexation request. We have a strange request in our neighborhood. A landowner of acreage including multiple "exclusive ag" parcels to annexed into a city. To achieve this, they actually purchased some swampy land in a town between the properties to meet the contiguous parcels requirement.

The purpose is clearly stated as not looking for city sewer and water at this time, but because they don't want to deal with the two different towns zoning jurisdictions.

The property they are asking to annex is NOT homogeneous to the city it is being requested to be annexed to and is not logically something that would typically be annexed to the city. However, the owner (Ariens Company –some held as Round Lake Farms LLC, fully owned by Ariens Company) is the largest employer and presumably largest taxpayer in the City of Brillion and knows the City will 'have to' let them do whatever they want with this land. Since the city didn't have the land previously and it's past their boundaries, they will be less likely to care about the potential noise, traffic, and effect on private wells in the area.

As exclusive agriculture land, I would think the towns would groan a bit if a farm was asking to put in a high powered well for farming purpose, but this is exclusively agriculture land ,so we'd understand and be happy to have a farm as a neighbor. ).

However, it does not make sense to allow a man to take existing 'farmed' land to make a rich man's personal playground (my understanding is he is planning to build and Olympic Training Center for biathalons (cross country ski/shooting hybrid). Shooting is not currently allowed on private land in the city, but he has asked it to be allowed here in his proposal to the City. It is allowed on private land in the townships this property is currently in... hence, leaving this town land would make more sense. The US has never medaled in this sport, but Germany is the leader in this sport. Ariens Company just purchased a large German company so maybe they're trying to impress leaders of that company?

They indicate the noise decibels of the 55-60 machines to create snow starting in November each year will only be at 75-ish decibels each at 150-300 feet distance from a machine. However, I see this measurement is at an estimated 100 gallons per minute form a high-powered well. Yet, in another part of their presentation, they indicated testing the well at 150 gallons per minute. They did NOT indicate how high the decibels will be at that level. There are private wells in this area and several seepage lakes. This year, the lakes are down almost a foot from the previous lowest point in the 15 years I've lived in the area. There are DNR studies noting that high-capacity wells can reduce lake levels. Trying to produce snow in Brillion, Wisconsin in November (that's only 3 ½ weeks from now and it's over 70 degrees) is going to require nonstop pumping of water and running of snow making machines even if the temperature doesn't stay this



warm. His studies on how much it will affect the water table are based on very historic years. I would have recommended two studies, one based on long-term number, one based on say the past 3 years.

In addition, my family and neighbors are concerned about the effect on our own wells if huge amounts of water are taken out of our aquifer. Besides loss of pressure, possibly having to dig new wells deeper, there is also greater risk for contamination if our existing wells are pulling off the surface of the water source. With a baby and other children in the home, it doesn't feel like a rich man's show place/playground should trump the well-being of the lakes, the local environment and wildlife, and the health and well-being of the families already living in this rural area.

Should farm land in Wisconsin that has been deemed exclusively ag for the purpose of maintaining land to produce food really be allowed to be take out of this zoning to appease the wealthy owner of a manufacturing company? It might even be different if he was planning to use the land to expand his business, or develop housing to bring more employees to town for his business. But this is NOT a homogeneous use/purpose of the land for it's current use in the town, NOR anything the city would want. This City (Brillion) is in financial trouble and are being promised the world by Ariens to get what they want.

In order to qualify for EPA funding to clean up the old Iron Works site purchased by Ariens Company (per every newspaper article and announcement by Ariens), Ariens paid, but put the contaminated land in the city's name to qualify for an EPA grant for clean up. But the City has already returned some noncontaminated land to Ariens (under the Brillion Works LLC) at his demand. After the clean up is complete, I assume the demand will be to also return that land as the city would never have the money to develop it anyway. The EPA and their contracted company actually saw enough concerns in the ownership that they are review the ownership history and documentation to confirm this is really a city-owned property (not privately owned). Unfortunately, I'm sure they will find a way to 'show' it is city-owned as the same company contracted to check this is the company that will be getting a presumably multi-million dollar contract for the clean up itself.

Ariens (Brillion Works, Round Lake Farms, Grass Lake LLC) have the City over a barrel. This annexation request wasn't something the city asked for, or pursued, Ariens requested it of the city. It is illogical and solely for the purpose of avoiding zoning restrictions over land use.

I was the acting Town Clerk for the Town of Rantoul when Dan Ariens project manager brought their plans and request for a conditional use permit. The information he told me was much more forthcoming than the blatant lies told By Dan Ariens at the public meeting. Upon direct questioning he indicating it would be rarely used for corporate events (like when they entertain the board currently at Lambeau in Green Bay)and that he only needed liquor license for those events. He suggested it would be like Paul Gehls property in Hilbert that is a personal playground. While still under construction he hired an event planner and actively advertised locally, on the radio, etc. for class reunions, weddings, etc. It was clearly the plan all along based on what the project manager told only me, but to the board Dan Ariens denied those things and the project manager kept his mouth shut.

Much of the public that was at the meeting either expressed their desire NOT to allow the conditional use permit... others didn't say anything. No one attending the meeting said they were for it when asked. But it appears the elderly zoning administrator was woo'd by Dan's words and the project proceeded. I stepped down as the Town Clerk around this time due to a pending surgery and a new child joining the family soon. However, my husband has been in contact with the board and they acknowledge they were lied to. I've heard from county planning and zoning that the felt Ariens overstepped in several way and went against shoreland requirements. I think the county pushed back and this is another reason why Ariens is circumventing the Towns (The Town of Brillion has Calumet County approve it's zoning)... because he was being asked to follow established rules. The City does it's own zoning so he feels he will have more free-reign despite that his model for what he wants to do with this land does not make sense to be part of a city.

The contiguous property that now connects this property to the City limits is not connected by any current road and likely can never connect that way due to marsh land and existing farm land between the properties (unless Ariens finds a way to again circumvent DNR rules and is allowed to build through this marsh). The closest city address to where

these parcels join the city is 331 Ridgeway Dr, Brillion... that's a 2.9 mile, 7 minute drive by road to the Round lake Farms event center address at N7287 Round Lake Rd despite that these are 'contiguous' by the map... the city will not be able to gently run into these properties... there will be rural marsh land in between letting Ariens/Round Lake Farms 'look rural' while being able to make their own rules with the city (like pushing to be annexed). That 2.9 mile drive is currently the only way to get from the City to 'Round Lake Farms.' The middle land recently purchased by Ariens under the name Grass lake LLC (see parcel 9782 purchased 12/2020) presumably purchased in order to try to annex the Round Lake Farms land in the Town of Rantoul to the City of Brillion despite that they do not share any boundaries (the Town of Brillion is in between).

This currently agricultural land matches with it's neighboring areas. It is quiet and farm-related. The area consists of rural homes, farmsteads, horses, cattle, goats, etc. Taking this large rural property, annexing it to a city (for no purpose... this is not for the city's expansion, not for housing, not for sewer and water) does not make any sense. Is the purpose to be able to call that land part of the city and the start a separate development further out into the town to put housing later. Would forcing the city to travel extra miles to bring and maintain sewer and water to those areas through this farmland/now playground be logical for a financially struggling city?

The whole annexation request is irregular (it is not a subdivision, housing, and it's not like anything the city currently has despite that annexation are supposed to be homogeneous). It was NOT at the city's request. It was pushed upon the City who is going to have a hard time saying no to Dan Ariens. Maybe a reasonable 'no' recommendation by the Department of Administration will give them the strength to not have this pushed on them and will allow these three communities (City of Brillion, Town of Brillion and Town of Rantoul) to continue to govern and provide for their communities in a way that it logical for the type of land and area each is.

I am sorry for the long-windedness and for I'm sure many typos and errors. I need to get a family ready for church (that is more the quiet lifestyle of the area Dan Ariens intends to bring thousands of visitors to for their entertainment). I just heard yesterday that this has progressed to the point where this may have already been sent to the department of Administration and I know you are on a short time line, so I'm going to send this information as is. If you have any questions, please contact me. Some of the information I have is from having been the Town Clerk at the time of Ariens request. Other information is from public information I see through my work for the County Treasurer and Register of Deeds offices in Calumet County. I just wanted to share that to help your office see this isn't just opinion or something I may have misheard someone tell someone else.

Could someone please confirm this message was received and will get to the Department of Administration. This 'contact us' information was all I could find on the webpage. Also, if this message is read on Monday, please let me know if it's not too late to submit a Wisconsin municipal boundary review. I plan to attend a Town meeting tomorrow night and could update them if they aren't already aware of this process.

Thank you for your time!

Jill (and Brian) Micke  
920-422-1865  
N7115 Long Lake Rd  
Brillion, WI 54110

\*\*\*\*\*  
For my information for further communication....

## Contact Us

### Email

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

**Mailing Address**

PO Box 1645, Madison WI 53701

**Shipping Address**

101 E Wilson St FL 9  
Madison WI 53703

**Phone**

608-264-6102

\*\*\*\*\*



**TONY EVERS**

GOVERNOR

**JOEL BRENNAN**

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 11, 2021

PETITION FILE NO. 14445

PATRICIA SCHREIBER, CLERK  
CITY OF BRILLION  
201 N. MAIN STREET  
BRILLION, WI 54110-1199

KAREN JANNETTE, CLERK	ASHLEY MINK, CLERK
TOWN OF BRILLION	TOWN OF RANTOUL
PO BOX 216	PO BOX 44
FOREST JCT, WI 54123-0216	POTTER, WI 54160-0044

Subject: ROUND LAKE FARMS LLC/ARIENS COMPANY ANNEXATION

The proposed annexation submitted to our office on September 21, 2021, 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 Brillion which is able to provide the municipal services desired by Petitioners.

Petitioners intend to develop a trail network to be used for nordic skiing, biathlon, snowshoeing, trail running, the annual Ariens 5K Turkey Trot race, mountain biking, hiking, youth training programs, high school, college, and professional training programs and competitions.

Petitioners desire annexation to receive City sewer and water services and to consolidate their property under a single jurisdiction for zoning purposes. Currently Petitioners' property is split across three different zoning classifications from the Town of Brillion, Town of Rantoul, and Calumet County, which makes coordinating and developing this project difficult.

The City of Brillion indicates that annexation of this territory is consistent with the City's comprehensive plan to expand services into this area by 2030 and is within the 2030 sewer services area. To address additional traffic generated by the trail network, the City indicates that it will work with Town of Brillion to update the communities' existing cooperative road maintenance agreement for Round Lake Road which is negotiated annually.

While some neighboring residents oppose Petitioners' project and have expressed concern regarding groundwater levels and that a biathlon course is not a compatible land use within a residential area, those concerns are outside the Department's annexation review.

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 14445 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=2519>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke", with a stylized flourish at the end.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

September 30, 2021

Erich Schmidtke  
Wisconsin Department of Administration  
P. O. Box 1645  
Madison, WI 53701

**RECEIVED**

**October 12, 2021**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

And by email to [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
And by fax to (608) 264-6104

RE: Round Lake Farms, LLC / Ariens Company Annexation  
Petition File No. 14445

Dear Mr. Schmidtke:

Enclosed is the Annexation Review Questionnaire submitted on behalf of the Town of Rantoul as requested in your letter of September 22, 2021.

Be advised that the Town of Rantoul is of the opinion this annexation is not in the public interest, is not necessary for the planned usage of the property by Round Lake Farms, LLC, it creates a non-homogeneous boundary for both the Town of Rantoul and the City of Brillion, and is contrary to the Rule of Reason.

The Town of Rantoul has been fully cooperative with the Petitioner to accommodate the construction of the event barn currently located on one of the three 40-acre parcels in the Town of Rantoul that are included in the Annexation Petition.

Additionally, the Town of Rantoul is further actively engaged in cooperative efforts with Round Lake Farms, LLC to retain this property within the Town of Rantoul jurisdiction.

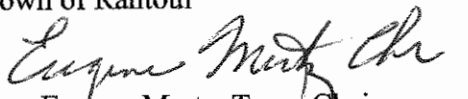
Furthermore, the Town of Rantoul has issued an alcohol beverage license to Round Lake Farms, LLC and needs to protect its issuing rights for this license which the Town does not want to forfeit if this annexation is successful.

The Town of Rantoul has under 900 residents and retention of every dollar of tax base is of critical importance for meeting the budgetary requirements and obligations of the Town. Losing tax base in a Town this small is not in the best interest of the public.

Thank you for considering the Town of Rantoul's position in this matter, and we respectfully request that you find the annexation not to be in the best interest of the public.

Sincerely,

Town of Rantoul

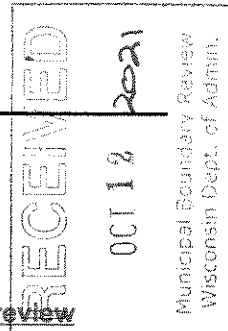
  
By: Eugene Mertz, Town Chairman



# 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: **Round Lake Farms LLC/Ariens Company**

Petition Number: **14445**

1. Territory to be annexed: From ~~TOWN OF BRILLION~~ and TOWN OF RANTOUL To CITY OF BRILLION

2. Area (Acres): 120

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ Under reevaluation

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): Under review

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: 0 Total: 0

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

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: 33 1/3% Industrial: \_\_\_\_\_%

Undeveloped: 66 2/3%

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

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: 100% Industrial: \_\_\_\_\_%

Other: \_\_\_\_\_%

Comments: Olympic Style Biathlon Course

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

In the town?: \_\_\_\_\_

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 There are no service needs the Town of Rantoul

cannot supply. Town is in the process of rezoning as requested by the petitioner.

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

Property is served by a well and conventional septic system.  
If yes, identify the nature of the anticipated improvements and their probable costs: None \$0

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? Exclusive agriculture being rezoned to general agriculture at request of petitioner.

c. How will the land be zoned and used if annexed? Event barn & biathlon range.

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>

Town of Rantoul does not have wards.

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

The entirety of the facility being proposed by the petitioner with this annexation, will reduce tax base for Rantoul, and create a highly irregular Town boundary.

Prepared by: ☒ Town ☐ City ☐ Village

Name: Ashley Mink

Email: clerk@townofrantoul.com

Phone: 920-588-7013

Date: 10/5/2021

(March 2018)

Please **RETURN PROMPTLY** to:

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

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104