

# 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: **LOMIRA 2000 PTSK LLC**

Address: **P.O. BOX 128**

**BROWNSVILLE, WI 53006**

Email:

Office use only:

**RECEIVED**

**October 27, 2021**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF LOMIRA**

2. Petitioned City or Village: **VILLAGE OF LOMIRA**

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

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

5. Area (in acres) of the territory to be annexed: **35.091**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **030-1317-0344-004, 146-1317-0344-006, 030-1317-0341-002 AND 030-1317-0341-001**

Petitioners phone:

**920-306-9050**

Town clerk's phone:

**920-583-4011**

City/Village clerk's phone:

**920-269-4112**

## Contact Information if different than petitioner:

Representative's Name and Address:

**MARTIN FINN**

**P.O. BOX 128**

**BROWNSVILLE WI 53006**

Phone: **414-615-9104**

E-mail: **MFINN2@MICHELS.US**

Surveyor or Engineering Firm's Name & Address:

**MI-TECH**

**5707 SCHOFIELD AVE**

**WESTON, WI 54476**

Phone: **(715) 359-9400**

E-mail:

## 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

**\$800 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

**\$1,150 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

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

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: 10-27-21

Payee: Lomira 2000 P T S K LLC

Check Number: 1014

Check Date: 10-23-21

Amount: \$1,150<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

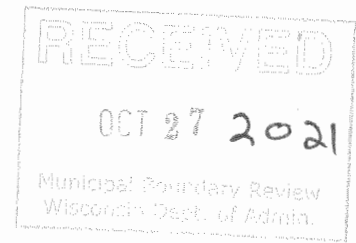
☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☐ 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.]*

October 22, 2021



**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

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

**RE: Petition for Direct Annexation – Unanimous, Wis. Stat. Sec. 66.0217(2);  
Approximately 35.091 Acres, Annexation from the Town of Lomira to the  
Village of Lomira, Dodge County, Wisconsin**

Dear Department:

The attached Petition for Direct Annexation (“Petition”) was filed on October 22, 2021, with the Village of Lomira.

I am herby enclosing the completed Wisconsin Department of Administration (DOA) Request for Annexation Review Form, along with the required scale map(s) and the check payable to the DOA in the sum of \$1,150.00.

By copy of this letter, I am also sending duplicates of the Petition with appropriate attachments for filing to Sharon Belling, Clerk of the Town of Lomira at N10482 Center Drive, Lomira WI 53048; Kristen Mielke, Clerk of the School District of the Village of Lomira at 1030 4<sup>th</sup> St, Lomira WI 53048; and to Jhenna Rein, Clerk of the Village of Lomira at 425 Water Street, Lomira WI 53048.

If you have any questions, please contact me at [mfinn2@michels.us](mailto:mfinn2@michels.us) or by telephone at (414)-615-9104.

Respectfully,

A handwritten signature in black ink, appearing to read "M Finn".

Martin Finn

Enclosures

Cc: Kristen Mielke  
Jhenna Rhein  
Sharon Belling

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**PETITION FOR ANNEXATION OF PROPERTY  
FROM THE TOWN OF LOMIRA TO THE VILLAGE OF LOMIRA  
DODGE COUNTY, WISCONSIN**

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Pursuant to Wis. Stat. Sec 66.0217(2)

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The undersigned, representing 100 percent (100%) of the owners of the following described territory hereby petition for direct annexation from the Town of Lomira, Dodge County, Wisconsin to the Village of Lomira, Dodge County, Wisconsin:

That portion of the East 1/2 of the SE 1/4 of Section 3, Township 13 North, Range 17 East, in the Town of Lomira and the Village of Lomira, Dodge County, Wisconsin, bounded and described as follows: Commencing at a point at the intersection of the northerly right of way line of State Highway 49 and the westerly right of way line of the Soo Line Railroad; thence northerly on the said westerly Right of way of the Soo Line Railroad 1650 feet; thence westerly parallel of said Highway 49 right of way 600 feet; thence southerly parallel to said Soo Line Railroad right of way 1650 feet to the northerly right of way line of said Highway 49; thence easterly 600 feet on the said northerly right of way line of said State Highway 49 to the point of beginning.

AND

Parcel on Certified Survey Map No. 1190, being land in the Northeast 1/4 of the Southeast 1/4 Section 3, Township 13 North, Range 17 East, Town of Lomira, Dodge County, Wisconsin as recorded in Volume 8 of Surveys at page 414 as Document No. 634577.

ALSO, Part of the Northeast 114 of the Southeast 1/4 of Section 3, Town 13 North, Range 17 East, in the Town of Lomira, Dodge County, Wisconsin and being more particularly described as follows: Commencing at the center of Section 3, Town 13 North, Range 17 East; thence South 89 degrees 32 minutes 28 seconds East, 2381.22 feet along the North line of the Southeast 1/4 of said Section 3 to the West line of the Canadian National Railroad right of way and point of beginning; thence South 00 degrees 41 minutes 56 seconds East 931.70 feet along the West line of the Canadian National Railroad to the Northeast corner of lands described in Document No. 1254456; thence North 89 degrees 25 minutes 09 seconds West 600.44 feet along the North line of lands described in Document No. 1254456 to the Northwest corner of lands described in Document No. 1254456 and the East line of Lot 4 of Certified Survey Map No. 7052; thence North 00 degrees 42 minutes 09 seconds West 130.03 feet along the East line of Lot 4 of Certified Survey Map No. 7052 to a North line of Lot 4 of Certified Survey Map No. 7052; thence South 89 degrees 25 minutes 38 seconds East 20.00 feet along the extension of said North line of Lot 4 of Certified Survey Map No. 7052 to the West line of Certified Survey Map No. 1190; thence South 00 degrees 05 minutes S4 seconds West, 63.91 feet along the West line of Certified Survey Map No. 1190 to the Southwest corner of Certified Survey Map No. 1190; thence South 89 degrees 25 minutes 14 seconds East 330.35 feet along the South line of Certified Survey Map No. 1190 to the Southeast corner of Certified Survey Map No. 1190; thence North 00

degrees 05 minutes 18 seconds East 762.41 feet along an East line of Certified Survey Map No. 1190; thence South 89 degrees 36 minutes 46 seconds East 49.85 feet along a South line of Certified Survey Map No. 1190 to the East line of Certified Survey Map No. 1190; thence North 00 degrees 10 minutes 59 seconds East 102.42 feet along the East line of Certified Survey Map No. 1190 to the North line of the Southeast 1/4 of said Section 3; thence South 89 degrees 32 minutes 28 seconds East 189.07 feet along the North line of the Southeast 1/4 of said Section 3 to the point of beginning.

Said territory containing approximately 35.091 acres (Parcels 030-1317-0344-004, 146-1317-0344-006, 030-1317-0341-002 and 030-1317-0341-001)

Attached to this petition as "Exhibit A" are scale maps which show the boundary of the territory and the territory's relationship to the municipalities involved. This territory is contiguous to the Village of Lomira.

This petition is pursuant to Wis. Stat. 66.0217(2) which provides for unanimous approval annexation by the Village of Lomira upon a Petition for Direct Annexation signed by all of the owners of all the real property in such territory. There are no persons and no electors residing in the territory.

Petitioner hereby respectfully requests that the territory be classified and zoned as an Industrial District.

Dated this 22nd day of October, 2021.

**Property Owner(s):**

Lomira 2000PTSK LLC

By: DRM Leasing Inc., Manager

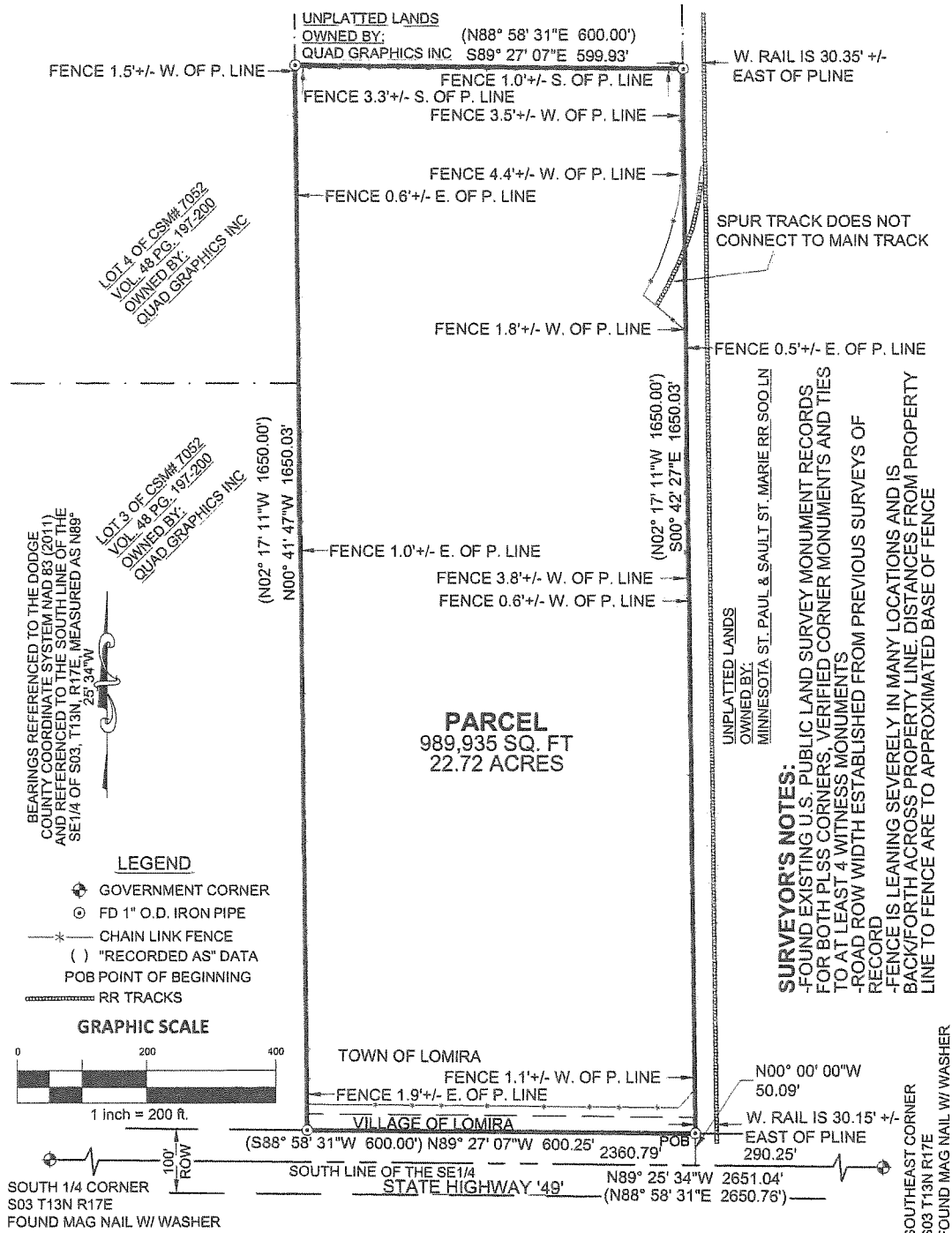
A handwritten signature in cursive script that reads "Susan P. Kaiser". The signature is written in dark ink and is positioned above the printed name of the signatory.

By: Susan P. Kaiser, Assistant Secretary

**EXHIBIT A**

# DODGE COUNTY PLAT OF SURVEY MAP

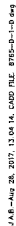
LOCATED IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 13 NORTH, RANGE 17 EAST, IN THE TOWN OF LOMIRA AND VILLAGE OF LOMIRA, DODGE COUNTY, WISCONSIN:



**mi-TECH**  
5707 SCHOFIELD AVE.  
WESTON, WISCONSIN 54476  
PHONE: (715) 359-9400  
FAX: (715) 355-4199

PLAT OF SURVEY MAP  
FOR KEVIN SCHAEFER  
TOWN/VILLAGE OF LOMIRA  
DODGE COUNTY  
WISCONSIN  
DATE OF SURVEY: 11-28-2017  
JOB# 10105  
SHEET 1 OF 2





Item 16: No earth moving activities observed.  
Item 17: No proposed changes to street right-of-way lines found.  
Item 18: Per the Wisconsin Department of Natural Resources Surface Water Data Viewer there are no wetlands located on the subject property. A wetland delineation was not performed to verify the presence of wetlands or lack thereof wetlands

1 Possible encroachment by subject property's fence onto adjacent land to the West by 1.7 feet.

Utilities were located by observed evidence.

1. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications.
2. There were no cemeteries or burial grounds observed in the field or information regarding cemeteries or burial grounds found in the recorded documents provided.
3. This ALTA/NSPS Land Title Survey is based on First American Title Insurance Company's Title Commitment Number NCS-845141-MKE with an effective date of August 07, 2017 at 7:30 A.M. (Revision No. 3. August 26, 2017)
4. Flood note: Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Parcel A:  
Part portion of the East 1/2 of the SE 1/4 of Section 3, Township 13 North, Range 17 East, T13N R17E, S44W, of the Township of Lomira, Lodge County, Wisconsin, bounded and described as follows: Commencing at a point at the intersection of the Northernly right of way line of State Highway 49 and the Westernly right of way line of the So. Line of the Northernly right of way line of State Highway 49, thence Easterly 600 feet; thence 850 feet, thence Westernly parallel to said Highway 49 right of way 600 feet; thence South 850 feet, thence Westernly parallel to said Highway 49 right of way 600 feet; thence South 850 feet, thence Westernly parallel to said Highway 49, thence Easterly 600 feet to the said Northernly right of way line of State Highway 49 to the point of beginning.

Parcel Nos: 030-1317-0344-004, Town of Lomira and 146-1317-044-008, Township of Lomira.

This description describes the same property as issued in First American Title Insurance Company Commitment Number 186541-4, with an effective date of August 9, 2017 (Commitment Number 186541-4, dated 08/09/2017).

Public or private rights, if any in that portion of the Land as may be presently used, laid out, taken or dedicated for road, street or highway purposes. (Not applicable)

9. Rights and Easements, if any, in and to any and all railroad tracks, sidetracks, spur tracks and rights of way located upon or appurtenant to the land described in Paragraph 1. (Not applicable)

10. Easement granted by Kindt Lumber Inc. to the Soo Line Railroad Company in instrument dated December 1, 1974, in Volume 426 of deeds, Page 818, as Document No. Page 12. Document No. 482557 (Plotted) (Affects subject property)

11. Easement granted by Kindt Lumber Inc. to the Wisconsin Power and Light Company in instrument dated December 1, 1974, in Volume 426 of deeds, Page 818, as Document No. Page 426, as Document No. 529237 (Plotted) (Affects subject property)

12. Easement granted by Donald Majerus and Marion Majerus, his wife to the Wisconsin Telephone Company in instrument dated December 10, 1973 and recorded on January 11, 1974, in Volume 426 of deeds, Page 818, as Document No. 571002 (Plotted) (Does not affect subject property)

13. Easement granted by Donald Majerus and Marion Majerus, his wife to the Wisconsin Telephone Company in instrument dated December 10, 1973 and recorded on January 11, 1974, in Volume 426 of deeds, Page 818, as Document No. 571002 (Plotted) (Does not affect subject property)

14. Agreement dated December 3, 1979 by and between the Town of Lomira and the Kindt Lumber Corporation, recorded in the County of Dodge, in Volume 426 of deeds, Page 818, as Document No. 631568. (Not plotted, blanket instrument) (Affects subject property)

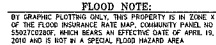
15. Holding Tank Agreement recorded on February 7, 1978, in Volume 804 of Records, Page 1, as Document No. 708776. (Not plotted, blanket agreement) (Affects subject property)

16. Rights of Lomira Corporation under a Lease dated January 31, 2006 as set forth in the County of Dodge, in Volume 804 of Records, Page 1, as Document No. 1151820 (Plotted) (Affects subject property)

17. Easement and conditions set forth in Wisconsin Department of Transportation Order to Vacate Controlled-Access Highway - Project CA 03-0162 Dodge County dated July 15, 2009 and recorded on July 23, 2009, as Document No. 1151820 (Plotted) (Affects subject property)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on August 24, 2017.

Thomas J. Trzinski  
Professional No. 2636



**SCALE NOTE:**  
IF YOU ARE VIEWING THESE PLANS IN AN  
11"x17" SIZE THEY MAY BE HALF SCALE  
FROM THE ORIGINAL 22"x34" SIZE DRAWING  
AND THE DRAWING SCALE IS HALF OF THAT  
STATED. CHECK SCALE LEGEND BAR.

DESIGNER:	
DRAWN BY: JIM BRASEL	
FIELD DATA BY: D.S. & T.T.	
DATE: 8/24/17	
CHECKED BY: T.J.T. DATE: 8/28/17	
DWG. DATE: AUGUST 28, 2017	
DWG. NO. 8785-D-1-D	
PROJECT NO. 17-117	
PLAN SHEET	SHEET 3

ORIGINAL DOCUMENT BEARS AN EMBOSSED  
SEAL OR A SEAL STAMPED IN RED WITH  
AN ORIGINAL SIGNATURE AND DATE

[illegible]



**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: 0344-004, 0341-001, 0341-002 (part)	From Town of: Lomira	To Village of: Lomira
--	-------------------------	--------------------------

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/a   (3) Creates an island area in Township (completely surrounded by city)  n/a   (4) Creates an island area in City (completely surrounded by town)**Petition and Map Information**  Y/N   (1) Identify owner(s) of annexed land  Y   (2) Identify parcel ID numbers included in annexation.  Y   (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:

Some of the property shows in our records as being owned by Quad Graphics who are not listed as owners. Unclear if there is a pending transfer to applicant?

There is nothing else that significantly affects the overall integrity of this annexation petition. I don't believe it "hurts" anything, but a small portion of the 1<sup>st</sup> legal was previously annexed in 1996 (PIN 143-1317-0344-006).

Prepared by: David Addison  
 Title: LIO  
 Phone: 920-386-3773  
 Date: Oct 29, 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: **Lomira 2000 PTSK LLC**

Petition Number: **14459**

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

2. Area (Acres): 35.091

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 5,352.60

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$26,763.00

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

Undeveloped: \_\_\_\_\_%

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

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

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

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

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

Plat Name: \_\_\_\_\_

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

In the town?: Manufacturing - Other

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

☐ Sanitary sewer ☐ Water supply ☐ Storm sewers

☐ Police/Fire protection ☐ EMS ☐ Zoning

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

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

City/Village   ☐ Yes   ☐ No      Town   ☐ Yes   ☒ No

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

Sanitary Sewers immediately      ☐      ☐  
or, write in number of years.      \_\_\_\_\_      \_\_\_\_\_

Water Supply immediately      ☐      ☐  
or, write in number of years.      \_\_\_\_\_      \_\_\_\_\_

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

☐ Yes   ☐ No

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

11. Planning & Zoning:

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

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

b. How is the annexation territory now zoned?      I1 Light Industrial

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

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

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

Prepared by:   ☒ Town   ☐ City   ☐ Village

Name:   Sharon Belling

Email:   clerk@townoflomira.com

Phone:   920-583-4011

Date:   November 10, 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

# Annexation Review Questionnaire

Wisconsin Department of Administration

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Municipal Boundary Review  
PO Box 1645  
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Petitioner: **Lomira 2000 PTSK LLC**

Petition Number: **14459**

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

2. Area (Acres): \_\_\_\_\_

3. Pick one: ☐ Property Tax Payments

OR

☐ Boundary Agreement

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

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

b. Total that will be paid to Town

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

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: \_\_\_\_\_

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

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

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

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: \_\_\_\_\_ Electors: \_\_\_\_\_ Total: \_\_\_\_\_

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

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

Undeveloped: \_\_\_\_\_%

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

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

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

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

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

Plat Name: \_\_\_\_\_

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

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

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 \_\_\_\_\_

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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:                      City/Village                      Town

Sanitary Sewers immediately                      ☐                      ☐  
    or, write in number of years.                      \_\_\_\_\_                      \_\_\_\_\_

Water Supply immediately                      ☐                      ☐  
    or, write in number of years.                      \_\_\_\_\_                      \_\_\_\_\_

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

☐ Yes    ☐ No

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

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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? \_\_\_\_\_

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

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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:

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Prepared by:   ☐ Town   ☐ City   ☐ Village

    Name:    Jenna Rhein

    Email:   jrhein@villageoflomira.com

    Phone:   920-269-4112 x2

    Date:    10/28/2021

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Please **RETURN PROMPTLY** to:

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

    Municipal Boundary Review

    PO Box 1645, Madison WI 53701

    Fax: (608) 264-6104

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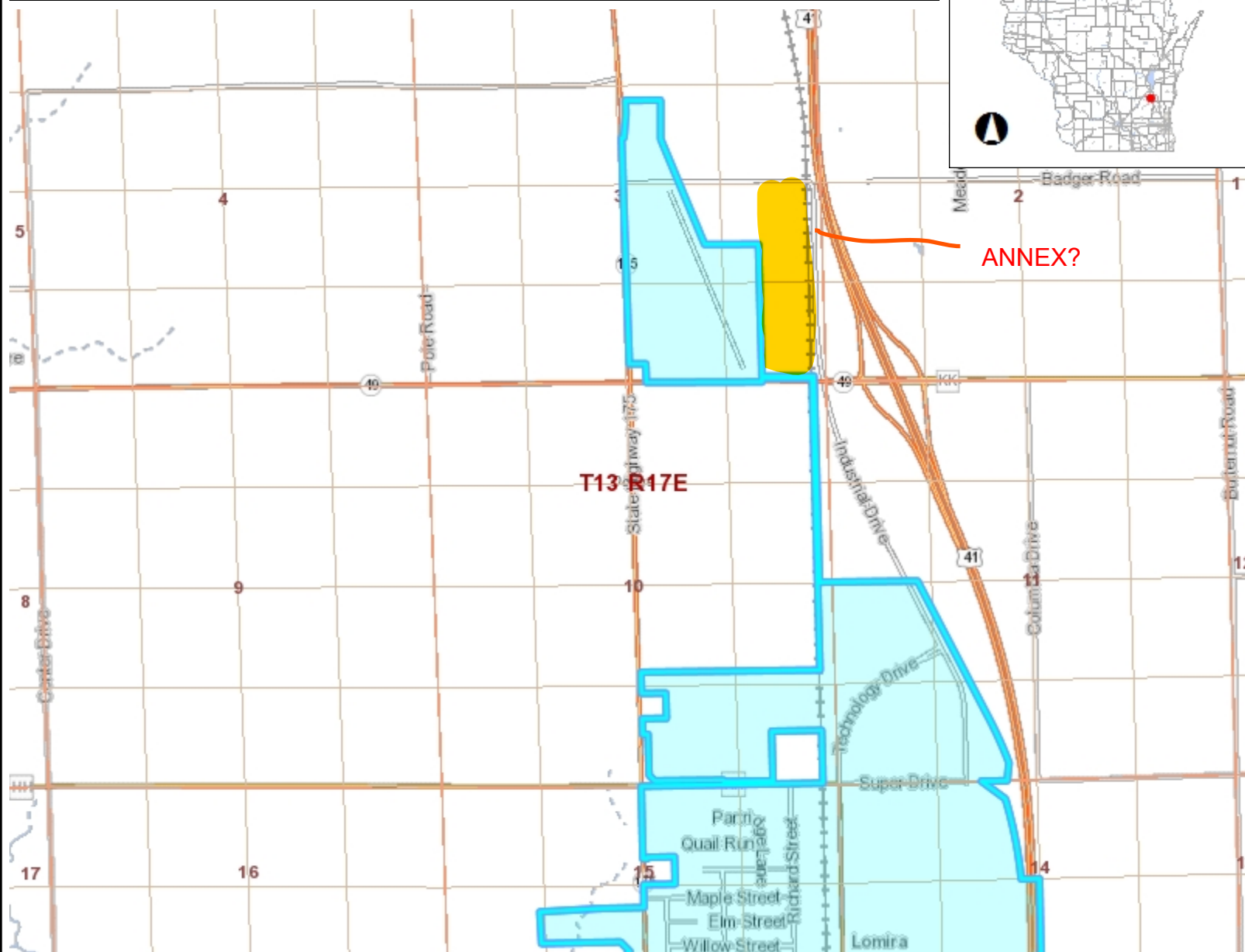
(March 2018)







# 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

0.8 0 0.38 0.8 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

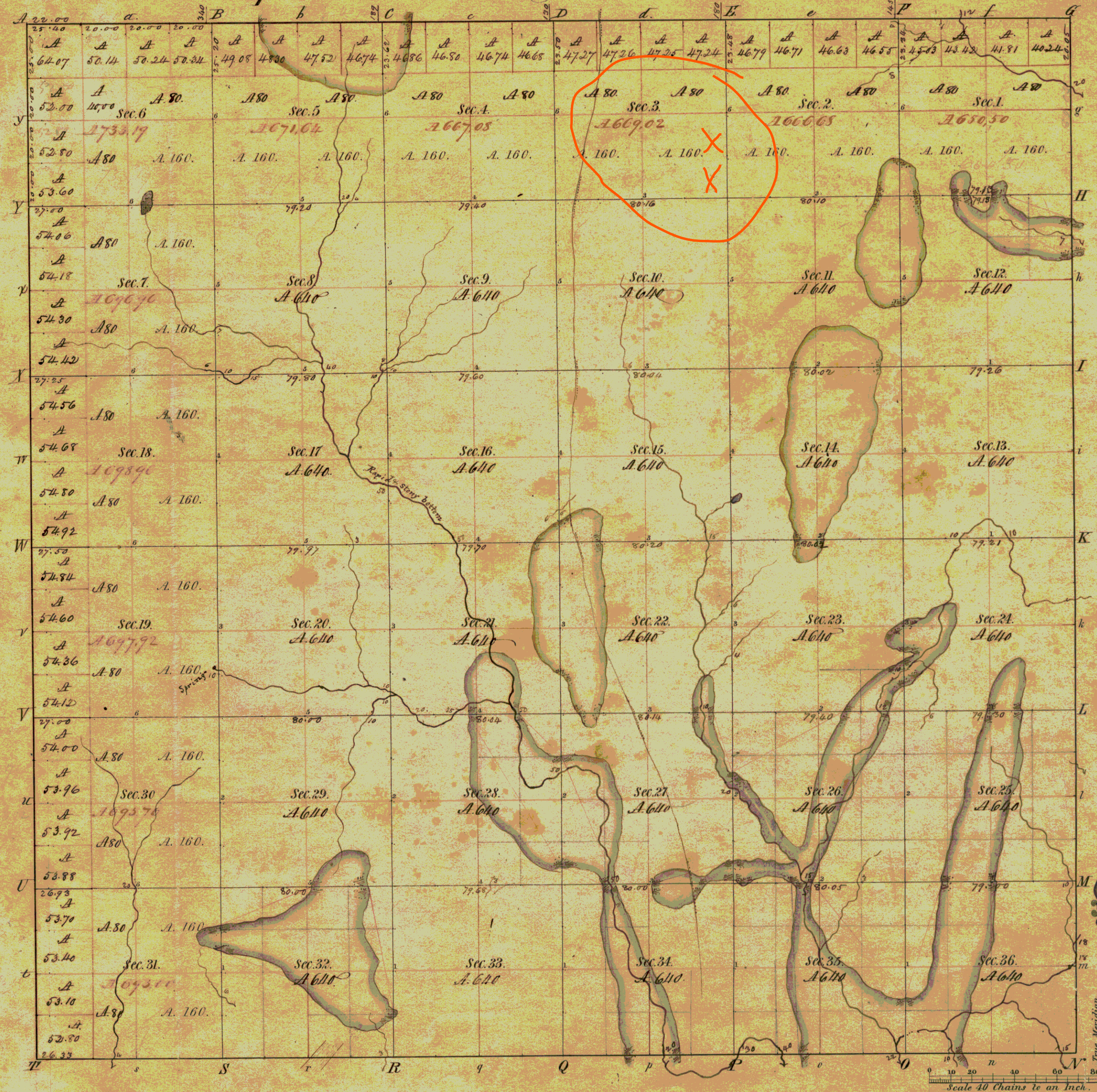
1: 23,760

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



*Township N<sup>o</sup> XIII*

[illegible]

Total number of Acres. 23,540.71

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch <sup>d</sup> in the Sur. Gen <sup>l</sup> s acc <sup>t</sup>
Township lines	Mullett & Pink	1 <sup>st</sup> & 2 <sup>d</sup> July 1833	M. Ch <sup>s</sup> 24. Lks. 25.	2 <sup>d</sup> of 1834	3 <sup>d</sup> of 1834
Subdivisions	A. G. Ellis	17 <sup>th</sup> - Aug. 1833 26. Dec 1833	60. 55. 18	1 <sup>st</sup> of 1836 4 <sup>th</sup> of "	2 <sup>d</sup> of 1836 2 <sup>d</sup> of 1837

The above Map of Township No. 13 — of Range No. 17 E of the 4<sup>th</sup>.  
Principal Meridian Wisconsin is strictly conformable to the field notes  
of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,  
Cincinnati, Dec<sup>r</sup>. 25<sup>th</sup> 1836 } Robt. Lytle Sur<sup>r</sup>. Gen<sup>l</sup>





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>

November 16, 2021

PETITION FILE NO. 14459

JENNA RHEIN, CLERK  
VILLAGE OF LOMIRA  
425 S WATER STREET  
LOMIRA, WI 53048-9581

SHARON BELLING, CLERK  
TOWN OF LOMIRA  
N10482 CENTER DRIVE  
LOMIRA, WI 53048-9727

Subject: LOMIRA 2000 PTSK LLC ANNEXATION

The proposed annexation submitted to our office on October 27, 2021, has been reviewed and found to be against 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 Village indicates that it can provide needed services to the territory. However, the shape and homogeneity of the petitioned territory are problematic because the territory connects to the Village via a long and narrow strip of territory. This would result in irregular municipal boundaries between the Village and Town. The Village may want to consider working with the Town to develop a boundary agreement under ss. 66.0301 or 66.0307 Wis. Stats. Boundary agreements provide communities with greater flexibility in resolving municipal boundary issues.

Notes:

- 1) The map and legal description of the territory to be annexed as included in the petition for annexation do not meet the requirements of s. 66.0217 (1) (c) & (g). These sections require that the territory in its entirety is described by metes and bounds commencing from a monumented corner of a 1/4 section in which the territory lies. Additionally, the scale map must show the territory in its entirety, must clearly show and identify the existing municipal boundary in relation to the territory, and be an accurate representation of the description. Currently the included scale map does not comply with these requirements.
- 2) Dodge County indicates that the owners of some portions of the petitioned territory may not have signed the petition. Unanimous consent annexation petitions must be signed by all owners and electors of the territory.
- 3) Dodge County also indicates that a small portion of the annexation territory is already located within the Village, having been previously annexed in 1996.

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 14459 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=2533>  
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