

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **THE CONDOMINIUM OF CEDAR LODGE & SETTLEMENT OWNERS ASSN., INC.**

Phone: **312-685-0800**

Email: **michaelfiandaca2012@gmail.com**

Contact Information if different than petitioner:

Representative's Name:

Phone:

E-mail:

RECEIVED

August 24, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **Town of Delton**

2. Petitioned City or Village: **Village of Lake Delton**

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

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

5. Area (in acres) of the territory to be annexed: **6.41 ACRES**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
008-0486-20000; 008-0486-30000; AND 008-0486-00100 THROUGH 008-0486-01400

Include these required items with this form:

- ☒ 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 [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(2021)

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

\$1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

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

DON'T attach the check with staples, tape, ...

**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 & form received: 8-22-2022

Payer: Village of Lake Delton

Check Number: 66367

Check Date: 8-19-22

Amount: 1150⁰⁰



50 Wisconsin Dells Parkway South
P.O. Box 87
Lake Delton WI 53940-0087
Phone: 608-254-2558
Fax: 608-254-7785

August 22, 2022

WI Department of Administration
Municipal Boundary Review
PO BOX 1645
Madison, WI 53701

Enclosed find a Request for Annexation Review received by the Village of Lake Delton on August 18, 2022.

If you should have any questions, please contact Tim McCumber at tim@lakedelton.org or by telephone at 608-25-2558 ext. 227.

Sincerely,

Tim McCumber
Asst. Coordinator – Clerk – Treasurer

cc: **Town of Delton**, Clerk Deb Kowalke, PO BOX 148, Lake Delton, WI 53940
Sauk County, Clerk Becky Evert, 505 Broadway St., Baraboo, WI 53913
Wisconsin Dells School District, Clerk Jessie Weaver, 811 County Rd. H, Wisconsin Dells, WI 53940

Received
8/18/27
TW

**PETITION FOR DIRECT ANNEXATION OF PARCELS OF LAND IN
THE TOWN OF DELTON, TO THE VILLAGE OF LAKE DELTON,
SAUK COUNTY, STATE OF WISCONSIN**

The undersigned **THE CONDOMINIUM OF CEDAR LODGE & SETTLEMENT OWNERS ASSOCIATION, INC, PROFESSIONAL REALTY NETWORK INC** and **DELLS MANAGEMENT LLC.**, representing all of the owners of all of the land in the area within such territory described below, (hereinafter referred to as "the Territory") does hereby petition the Village of Lake Delton, Sauk County, Wisconsin, to annex the territory described below to the Village of Lake Delton, Sauk County, Wisconsin, from the Town of Delton, Sauk County, Wisconsin. There are no electors residing in the territory.

The undersigned respectfully requests that the interim zoning of territory be Waterfront Commercial (WC) until the zoning can be amended.

**THE CONDOMINIUM OF CEDAR LODGE & SETTLEMENT OWNERS
ASSOCIATION, INC**

A parcel of land located in Lot 1 and 4, CSM No. 3018, Government Lot 4, Section 15, T13N, R6E, Town of Delton, Sauk County, Wisconsin bounded by the following described line:
Beginning at the southwest corner of said Lot 1; thence N30°02'W, 283.03 feet; thence N11°36'E, 121.09 feet; thence S79°03'E, 3.70 feet to beginning of a meander line along Wisconsin River, being 65 feet, more or less, from water's edge; thence S84°18'E, 365.29 feet to the end of meander line, being 55 feet, more or less, from the water's edge of Wisconsin River; thence S10°39'E, 133.12 feet; thence S2°19'E, 82.55 feet; thence S3°58'W, 74.66 feet; thence N72°44'E, 90.00 feet; thence N60°14'E, 20.03 feet; thence S7°09'E, 202.50 feet; thence S75°29'W, 221.18 feet; thence N5°00'W, 70.00 feet; thence N90°00'W, 40.00 feet; thence N5°22'W, 130.00 feet; thence S81°53'W, 24.00 feet; thence N16°14'W, 125.46 feet; thence S89°53'W, 41.36 feet; thence S16°17'E, 131.30 feet; thence S81°53'W, 66.00 feet to point of beginning, including all lands lying between meander line and water's edge. Said parcel contains 4.1 acres, more or less.

PROFESSIONAL REALTY NETWORK INC

LOT 3, Certified Survey Map No, 3018, in Vol 14 of Certified Surveys, Page 3018, Document Number 608143, in the Town of Delton, Sauk County, Wisconsin.

DELLS MANAGEMENT LLC

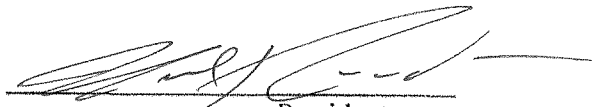
A parcel of land located in Lot 1 and 4, CSM No. 3018, Government Lot 4, Section 15, T13N, R6E, Town of Delton, Sauk County, Wisconsin CSM #3018 LOTS 1 & 4 EXC CONDO OF CEDAR LODGE & SETTLEMENT PHASE 1 located in Section 15 Town 13 Range 6 East comprising 0.84 acres more or less. .

Scale maps reasonably showing the boundaries of said territory and the relation of the said territory to the Village of Lake Delton is attached hereto as Exhibit A and B.


A scale map reasonably showing the boundaries of said territory and the relation of the said territory to the Village of Lake Delton is attached hereto as Exhibit A.

Dated this 17th day of August 2022.

**THE CONDOMINIUM OF CEDAR LODGE & SETTLEMENT OWNERS
ASSOCIATION, INC**




President



Secretary

PROFESSIONAL REALTY NETWORK INC

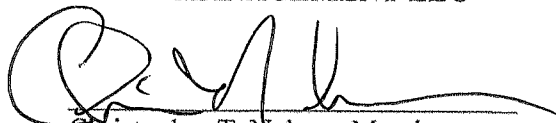


President



Secretary

DELLS MANAGEMENT LLC

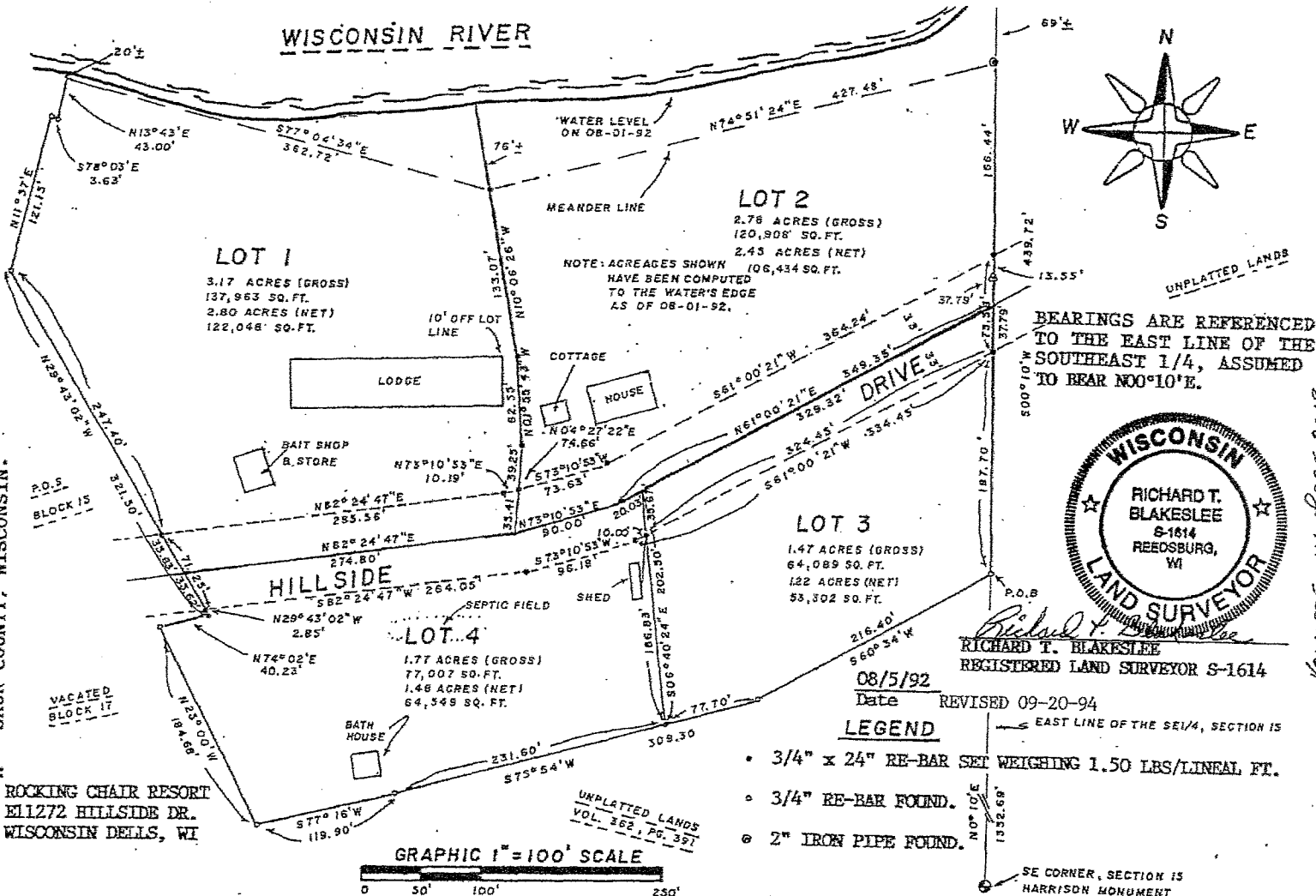


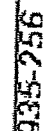
Christopher T. Nelson, Member

SAUK COUNTY CERTIFIED SURVEY MAP NO. 3018
 LOCATED IN LOTS 9 AND 10 OF BLOCK 15 PLAT OF DELL CREEK,
 PART OF VACATED BLOCK 17 OF THE PLAT OF DELL CREEK AND IN PART
 OF GOVERNMENT LOT 4 OF SECTION 15, T13N, R6E, TOWN OF DELTON,
 SAUK COUNTY, WISCONSIN.

CLIENT:

ROCKING CHAIR RESORT
 E11272 HILLSIDE DR.
 WISCONSIN DELLS, WI





Schmidtke, Erich J - DOA

From: Tim McCumber <tim@lakedelton.org>
Sent: Monday, August 29, 2022 3:38 PM
To: 'Michelle Rathman'; Schmidtke, Erich J - DOA
Cc: 'Joe Fleischmann'; 'Becky Evert'
Subject: RE: Message from Sauk Co Treasury C454e
Attachments: Delton Oaks Minutes.pdf

**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.**

Michelle –

The condo units are all a part of the condo association. Tax parcel numbers 008-1232-00100 through 008-1232-02900 are filing unanimously as a condo association.

The HOA owns the land in common and is a singular entity but regardless the minutes of the meeting are attached and it was a unanimous vote. It was our legal counsel's view that they simply had to meet the criteria of their declaration (typically a super majority) which the unanimous vote of owners exceeded.

Tim McCumber

Village of Lake Delton

50 Wisconsin Dells Pkwy South - P.O. Box 87 - Lake Delton, WI 53940
(608) 254-2558 x 227

From: Michelle Rathman <michelle.rathman@saukcountywi.gov>
Sent: Monday, August 29, 2022 1:48 PM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Cc: Joe Fleischmann <joe.fleischmann@saukcountywi.gov>; Becky Evert <becky.evert@saukcountywi.gov>; Tim McCumber <tim@lakedelton.org>
Subject: FW: Message from Sauk Co Treasury C454e

Good afternoon –

Attached please find the Request for Annexation Review for the Cedar Lodge Condos. There were a couple of issues that we came across:

- Some of the tax parcel numbers appeared incorrect. The correct parcel numbers are included on the review.
- Tax parcel numbers 008-1232-00100 through 008-1232-02900 are individual condominiums owned by several different individuals/entities. These individual owners are not referenced on the petition. We are uncertain if it is a requirement that all individual condominium owners are required to consent/sign the petition or if the HOA has the authority to proceed with the annexation.

Please let me know if you have any questions or require any additional documentation.

Thank you.



Michelle Rathman

Land Information/GIS | Real Property Lister

Phone: (608) 355-3575

Email: michelle.rathman@saukcountywi.gov

Address: 505 Broadway, Baraboo, WI 53913

This e-mail and any attachments may contain confidential information. Use and further disclosure of the information by the recipient must be consistent with applicable laws, regulations and agreements. If you received this e-mail in error, please notify the sender; delete the e-mail; and do not use, disclose or store the information it contains.

From: TreasurerKonica454@saukcountywi.gov <TreasurerKonica454@saukcountywi.gov>

Sent: Monday, August 29, 2022 3:08 PM

To: Michelle Rathman <michelle.rathman@saukcountywi.gov>

Subject: Message from Sauk Co Treasury C454e

PETITION # _____

REAL PROPERTY LISTER'S ANNEXATION REVIEW

- | | | |
|--|-------------------------------|--|
| 1. Territory to be annexed:
008-0486-20000; 008-1486-30000;
008-1232-00100 thru 008-1232-02900 | From Town of:
T. of Delton | To City/Village of:
V. of Lake Delton |
|--|-------------------------------|--|
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

- N (1) Identify owner(s) of annexed land Tax parcel numbers 008-1232-00100 through 008-1232-02900 are individual condominiums owned by several different individuals/entities. These individuals/entities are not referenced on the petition.
- N (2) Identify parcel ID numbers included in annexation. The correct tax parcel numbers are 008-0486-20000, 008-0486-30000 & 008-1232-00100 through 008-1232-02900.
- N (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:

Current Parcels (008-0486-20000, 008-0486-30000, 008-1232-00100 through 008-1232-02900) are located in Supervisory District 13 and Voting Ward T2. Since the annexation crosses a Supervisory District, the Village will need to either create a new Voting Ward (V7) or petition the County Board to have the Supervisory District adjusted.

Prepared by: Michelle Rathman
Title: Real Property Lister
Phone: 608-355-3575
Date: _____

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

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
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Phone: **312-685-0800**

Email: **michaelfiandaca2012@gmail.com**

Contact Information if different than petitioner:

Representative's Name:

Phone:

E-mail:

RECEIVED

August 24, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

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008-1232-00100 through

008-1232-02900

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(2021)

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\$1,400 – 100.01 to 200 acres

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\$4,000 – Over 500 acres

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COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: 8-22-2022

Payer: Village of Lake Delton

Check Number: 66367

Check Date: 8-19-22

Amount: 1,150⁰⁰



50 Wisconsin Dells Parkway South
P.O. Box 87
Lake Delton WI 53940-0087
Phone: 608-254-2558
Fax: 608-254-7785

August 22, 2022

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Municipal Boundary Review
PO BOX 1645
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Sincerely,

Tim McCumber
Asst. Coordinator – Clerk – Treasurer

cc: **Town of Delton**, Clerk Deb Kowalke, PO BOX 148, Lake Delton, WI 53940
Sauk County, Clerk Becky Evert, 505 Broadway St., Baraboo, WI 53913
Wisconsin Dells School District, Clerk Jessie Weaver, 811 County Rd. H, Wisconsin Dells, WI 53940

Received
8/18/27
m

**PETITION FOR DIRECT ANNEXATION OF PARCELS OF LAND IN
THE TOWN OF DELTON, TO THE VILLAGE OF LAKE DELTON,
SAUK COUNTY, STATE OF WISCONSIN**

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PROFESSIONAL REALTY NETWORK INC

LOT 3, Certified Survey Map No, 3018, in Vol 14 of Certified Surveys, Page 3018, Document Number 608143, in the Town of Delton, Sauk County, Wisconsin.

DELLS MANAGEMENT LLC

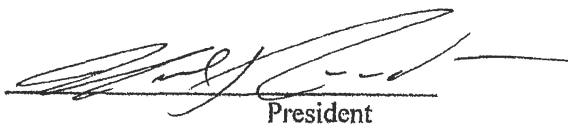
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Scale maps reasonably showing the boundaries of said territory and the relation of the said territory to the Village of Lake Delton is attached hereto as Exhibit A and B.

A scale map reasonably showing the boundaries of said territory and the relation of the said territory to the Village of Lake Delton is attached hereto as Exhibit A.

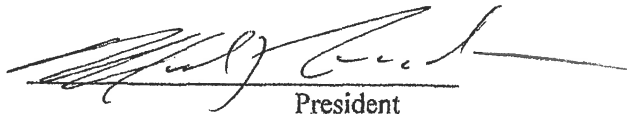
Dated this 17th day of August 2022.

**THE CONDOMINIUM OF CEDAR LODGE & SETTLEMENT OWNERS
ASSOCIATION, INC**


President

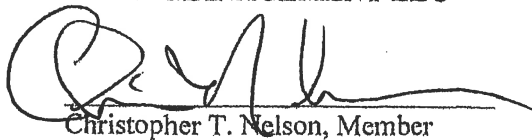

Secretary

PROFESSIONAL REALTY NETWORK INC


President

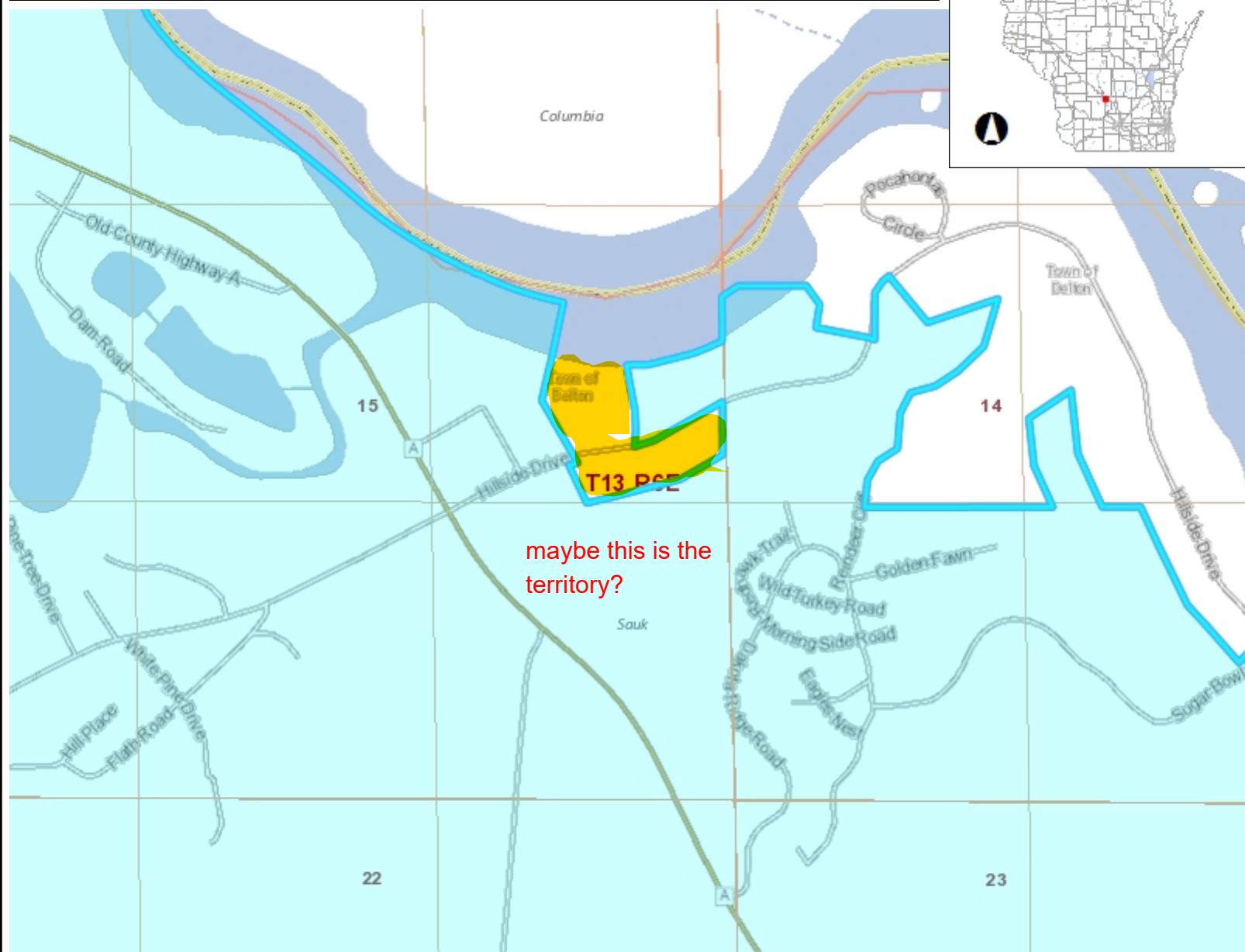

Secretary

DELLS MANAGEMENT LLC


Christopher T. Nelson, Member



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

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

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.º 13. N., Range N.º 6 East, 4th Mer.



Meanders of Wisconsin River					
Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.
Right Bank downstream					
	S. 22. E.	6.00			
	S. 3 M.	6.00			
1	S. 14 E.	18.50		S. 22 E.	6.00
	S. 15 E.	17.50		S. 22 E.	8.00
	S. 15 E.	7.50		S. 26 E.	9.50
2	S. 39 E.	13.20	13	S. 34 E.	4.90
	S. 39 E.	12.50		S. 17 E.	9.50
	S. 14 W.	4.00		S. 27 E.	8.00
3	S. 31 W.	9.00		S. 21 E.	11.50
				S. 20 E.	12.00
4	S. 31 W.	21.40	14	East	13.40
	S. 14 W.	9.50			
	S. 30 E.	12.00			
5	S. 37 E.	8.30			
	S. 62 E.	20.50			
	S. 2 W.	10.50			
	S. 14 W.	7.00			
	S. 34 W.	11.50			
6	S. 3 E.	7.40			
	S. 72 E.	19.00			
	S. 46 E.	15.00			
	S. 21 E.	20.00			
	S. 66 E.	12.50			
	S. 36 E.	9.50			
	S. 28 E.	2.00			
	S. 73 E.	14.00			
7	S. 80 E.	7.20			
	S. 52 E.	10.00			
	North	3.50			
	S. 53 E.	4.00			
	S. 75 E.	5.20			
	S. 61 E.	12.00			
	S. 23 E.	26.00			
8	S. 64 E.	32.30			
	S. 69 E.	15.40			
	S. 84 E.	10.00			
	S. 77 E.	6.50			
	S. 62 E.	8.50			
10	S. 88 E.	7.20			
	S. 80 E.	14.00			
	S. 71 E.	10.00			
	East	9.00			
	S. 67 E.	6.00			
11	S. 29 E.	3.68			
	S. 14 E.	8.00			
	S. 8 W.	14.00			
	S. 35 W.	15.00			
	S. 44 W.	12.00			
	S. 38 W.	5.50			
	S. 35 W.	6.00			
	S. 40 W.	20.00			
	S. 46 W.	19.00			
12	S. 24 W.	5.40			
	S. 26 W.	17.00			
	S. 11 W.	14.50			
	S. 4 W.	10.00			
	S. 24 E.	9.00			

Total number of Acres 16,885.01

Survey Designated.	By Whom Surveyed.	Date of Contract.	Amount of Surveys. M. Ch. Lk.	When Surveyed.	When Charged in the Sur. Gen. acc.
Township lines.	J. E. Whitchee	Nov. 2, 1844	12. 57. 15	April 1845	
Subdivisions.	John Brink	March 27, 1845	2. 46. 69	September 1845	
	John Brink	March 27, 1845	54. 18. 66	Sept. 1845	

The above Map of Township N.º 13 North of Range N.º 6 East 4th Principal Meridian, Wisconsin Territory, 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, Frank Jones, Sur. Gen.
Oshkosh, May 20, 1846

S. E. & W
North



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

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

Email: wimunicipalboundaryreview@wi.gov

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

September 13, 2022

PETITION FILE NO. 14526

TIM MCCUMBER, CLERK
VILLAGE OF LAKE DELTON
PO BOX 87
LAKE DELTON, WI 53940-0087

DEBORAH L KOWALKE, CLERK
TOWN OF DELTON
PO BOX 148
LAKE DELTON, WI 53940-0148

Subject: CEDAR LODGE & SETTLEMENT OWNERS ASSOCIATION ANNEXATION

The proposed annexation submitted to our office on August 24, 2022, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Lake Delton, which is able to provide needed municipal services.

Notes: The scale map and legal description do not currently meet the requirements in s. 66.0217(1), Wis. Stats. The map does not show and identify the boundary of the territory being annexed or the existing municipal boundary. It appears that petitioners intend to annex all of CSM Lots 1, 3, and 4. If this is in fact the case then the legal description can simply be these lot numbers plus the CSM number and section, town, and range. However, if parts of these Lots are not included, or if additional territory beyond the Lots is included, then a metes and bounds description of the entire annexation territory will be required, commencing from a section corner.

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. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14526 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645. The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2600> Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner