

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>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Lepien Farmland, LLC**

Phone: **262-844-2018**

Email: **mark.mccune@bankfivenine.com**

Contact Information if different than petitioner:

Representative's Name: **Mark T. McCune**

Phone: **262-844-2018**

E-mail: **mark.mccune@bankfivenine.com**

RECEIVED

May 24, 2023

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town(s) where property is located: **Hartford**

2. Petitioned City or Village: **City of Hartford**

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

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

5. Area (in acres) of the territory to be annexed: **1.566 ACRES (68,196 SQUARE FEET)**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
T6-082300Z (part of)

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]

(November 2022)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$200. Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$200 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

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

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: 5-24-23

Payer: Lepien Farmland LLC

Check Number: 5176

Check Date: 5-22-23

Amount: \$400.00

**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF HARTFORD
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

**TO: City of Hartford
Attention: Clerk
109 North Main Street
Hartford, WI 53027**

**Copy To: Hartford Union High School
805 Cedar Street
Hartford, WI 53027**

**Copy To: School District of Hartford
Joint District No. 1
402 West Sumner Street
Hartford, WI 53027**

**Copy To: Town of Hartford--Attn. Clerk
3360 Highway K
Hartford, WI 53027**

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Hartford, in Washington County, Wisconsin to the City of Hartford, in Washington County, Wisconsin.
2. The population of said land is zero (-0-). The number of electors that reside on the lands to be annexed is zero (-0-).
3. Said land is contiguous to the City of Hartford and is presently part of the Town of Hartford all in Washington County, Wisconsin.
4. I/We, the undersigned request that upon annexation, the land as described in Exhibit "A" be zoned as RD-2 – Two Family Residential District.
5. Area of lands to be annexed contains 1.566 acres, 68,196 square feet.
6. Tax Parcel number(s) of lands to be annexed T6-082300Z (Part Of)
 - Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

Dated this 23rd day of May, 2023.

PROPERTY OWNER: LEPIEN FARMLAND, LLC


Mark T. McCune, Managing Member
Lepien Farmland, LLC

Exhibit A

Annexation Description

May 2023

Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., Town of Hartford, Washington County, Wisconsin more particularly described as follows: Commencing at the West 1/4 corner of Section 33, thence North 00°03'22" West along the West line of the Northwest 1/4 of Section 33 a distance of 1168.45 feet; thence North 89°24'01" East 1384.71 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 6688 and the point of beginning of the lands to be described; thence North 89°24'01" East along the South line of Firefly Trail 484.82 feet; thence South 00°35'58" East, 140.67 feet to the North line of Lot 1 of Certified Survey Map No. 6688; thence South 89°24'01" West along said North line 484.82 feet to the East line of Lot 2 of Certified Survey Map No. 6688; thence North 00°35'58" West along said East line 140.67 feet to the point of beginning.

Said lands contain 68,196 square feet, 1.566 acres

ANNEXATION EXHIBIT

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33,
T.10N., R.18E., TOWN OF HARTFORD,
WASHINGTON COUNTY, WISCONSIN.

FND CONC MON
W/BRASS CAP
NW CORNER
SEC. 33-10-18

Annexation Description
Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., Town of Hartford, Washington County, Wisconsin more particularly described as follows: Commencing at the West line of the Section 33, thence North 00°03'22" West along the West line of the Northwest 1/4 of Section 33 a distance of 1168.45 feet; thence North 89°24'01" East 1384.71 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 6688 and the point of beginning of the lands to be described; thence North 89°24'01" East along the South line of Firefly Trail 484.82 feet; thence South 00°35'58" East, 140.67 feet to the North line of Lot 1 of Certified Survey Map No. 6688; thence South 89°24'01" West along said North line 484.82 feet to the East line of Lot 2 of Certified Survey Map No. 6688; thence North 00°35'58" West along said East line 140.67 feet to the point of beginning.

Said lands contain 68,196 square feet, 1.566 acres

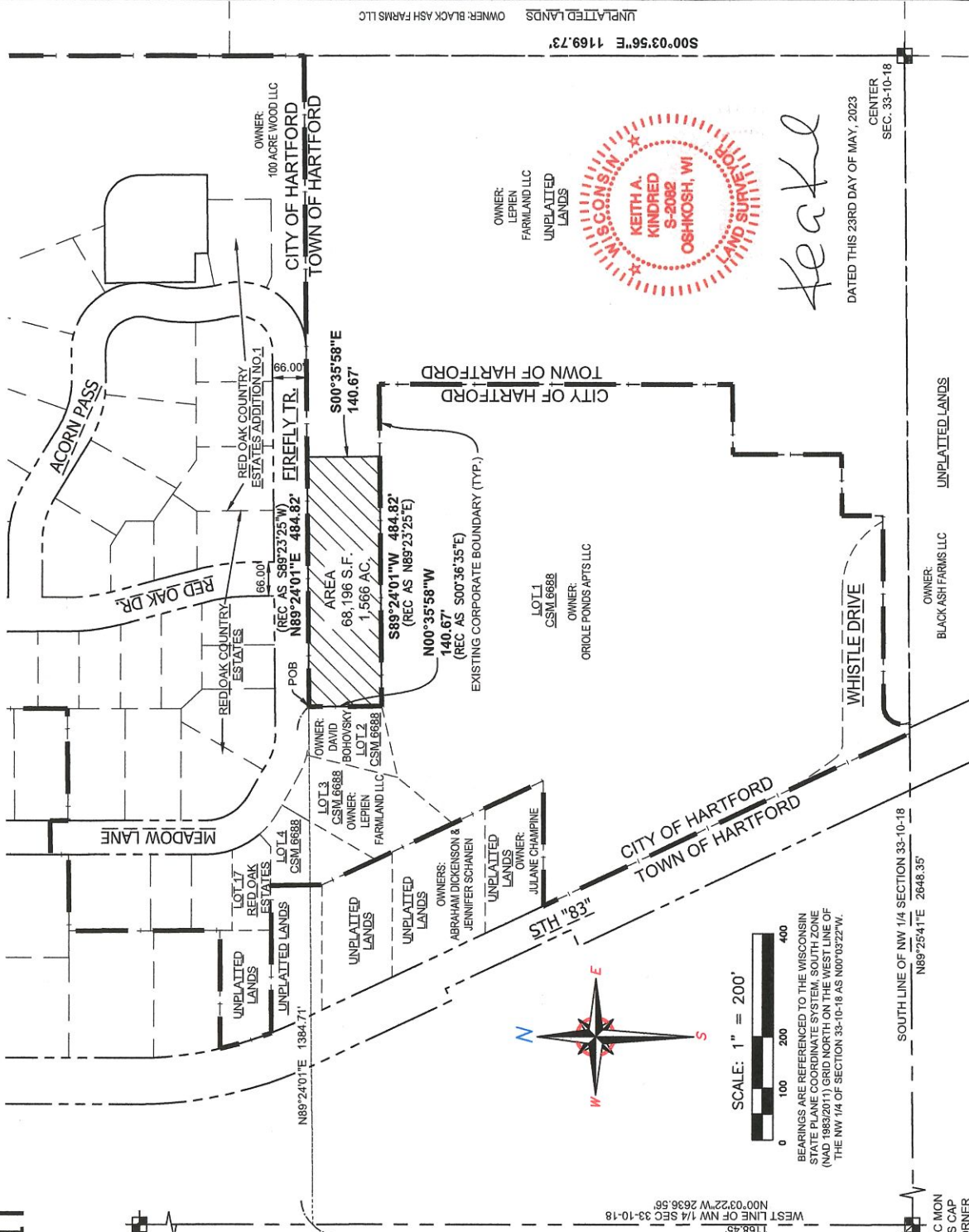
PROPOSED ANNEXATION



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

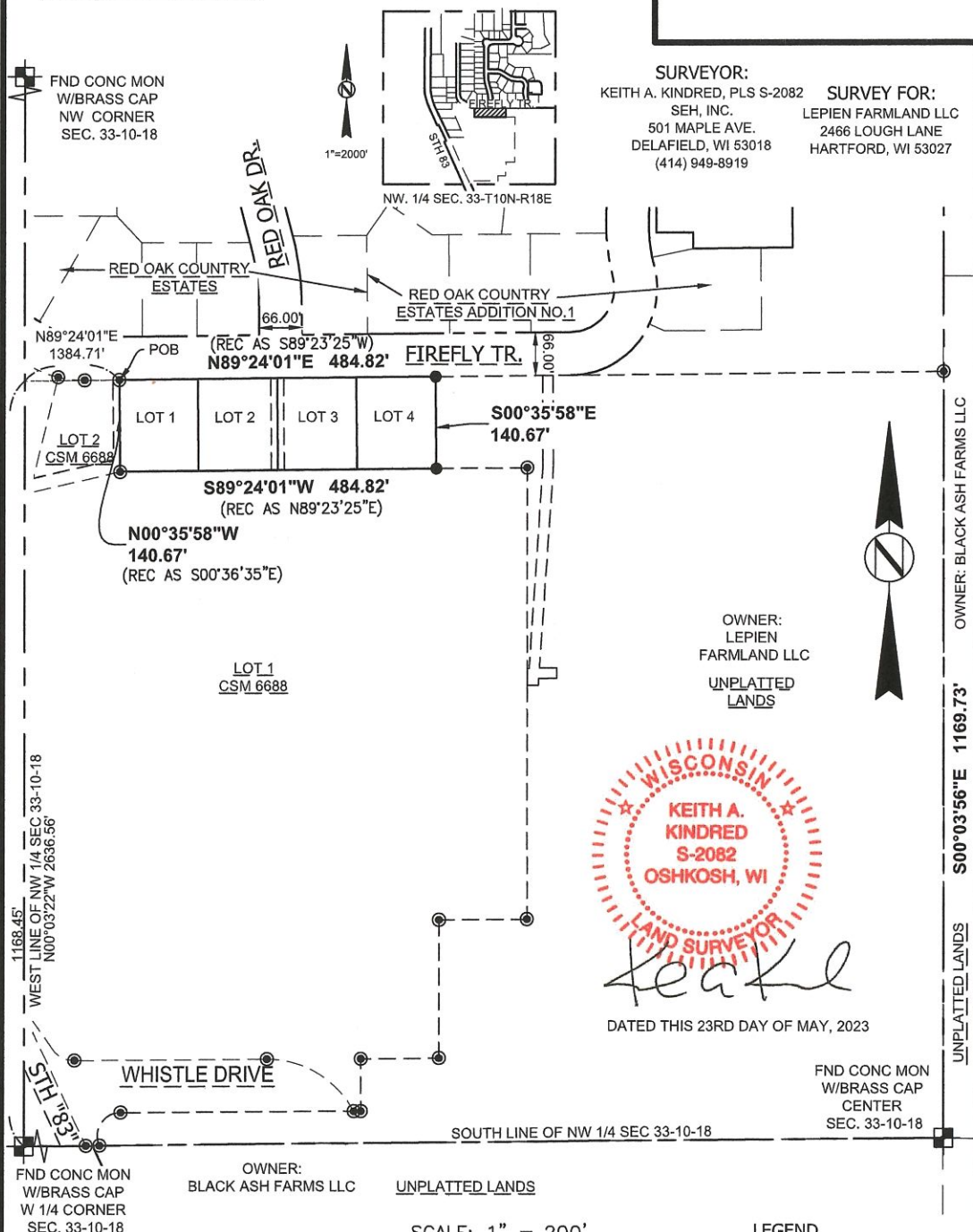
SURVEY FOR:
MARK MCCUNE
2466 LOUGH LANE
HARTFORD, WI 53027

PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



PART OF THE SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E.,
CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

LOCATION MAP



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com




PROJECT NO. LEPFA 172130

BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
(NAD 1983/2011) GRID NORTH ON THE WEST LINE OF
THE NW 1/4 OF SECTION 33-10-18 AS N00°03'22"W.

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 6

LEGEND

-  - CONC. MON. W/ BRASS CAP FND.
-  - 1" IRON PIPE FOUND
(UNLESS OTHERWISE STATED)
-  - 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.

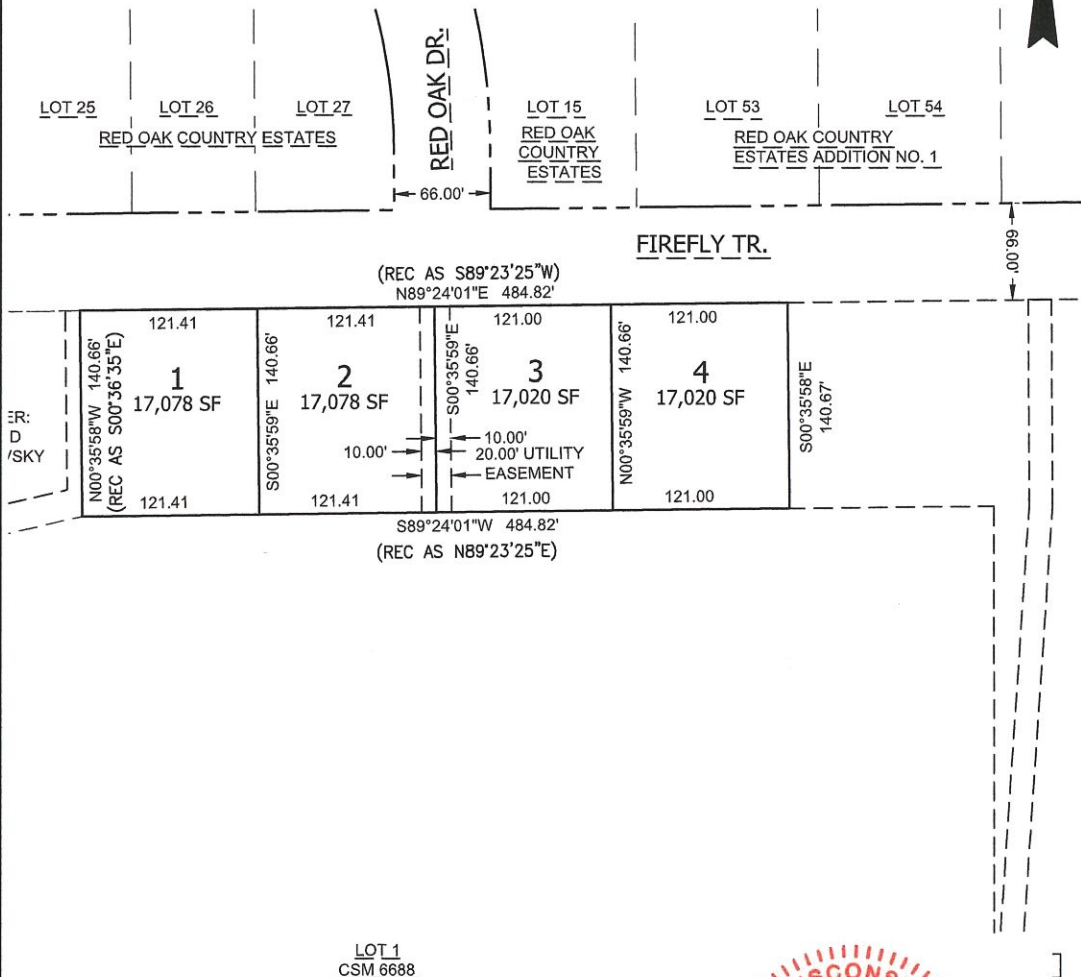
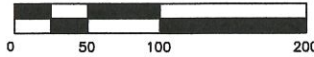
CERTIFIED SURVEY MAP NO. _____

PART OF THE SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E.,
CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
LEPIEN FARMLAND LLC
2466 LOUGH LANE
HARTFORD, WI 53027

SCALE: 1" = 100'



LOT 1
CSM 6688

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. LEPFA 172130

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



DATED THIS 23RD DAY OF MAY, 2023

SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E.,
CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped part of the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin more particularly described as follows:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin more particularly described as follows: Commencing at the West 1/4 corner of Section 33, thence North 00°03'22" West along the West line of the Northwest 1/4 of Section 33 a distance of 1168.45 feet; thence North 89°24'01" East 1384.71 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 6688 and the point of beginning of the lands to be described; thence North 89°24'01" East along the South line of Firefly Trail 484.82 feet; thence South 00°35'59" East, 140.67 feet to the North line of Lot 1 of Certified Survey Map No. 6688; thence South 89°24'01" West along said North line 484.82 feet to the East line of Lot 2 of Certified Survey Map No. 6688; thence North 00°35'58" West along said East line 140.67 feet to the point of beginning.

Said lands contain 68,196 square feet, 1.566 acres

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Hartford and Washington County in surveying, dividing and mapping the same.

Dated this 23rd day of May, 2023.



Keith A Kindred, PLS 2082

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
LEPIEN FARMLAND LLC
2466 LOUGH LANE
HARTFORD, WI 53027

 PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

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

Petitioner: **Lepien Farmland**

Petition Number: **14596**

1. Territory to be annexed: From **TOWN OF HARTFORD** To **CITY OF HARTFORD**

2. Area (Acres): 1.5666

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ 0.721

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 3.61

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: _____% Industrial: _____%

Undeveloped: 100%

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

Residential: 100% 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?

North - Residential, South - Residential, West - Residential

In the town?: East (Ag)

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
<u>Sanitary Sewers</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____

<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? Agricultural Transition - AT

c. How will the land be zoned and used if annexed? Two Family Residential - R2-2

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 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: Leah Diedrich

Email: ldiedrich@hartford.wi.gov

Phone: 262-673-8272

Date: June 5, 2023

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: PT T6-0823-00Z	From Town of: HARTFORD	To City/Village of: HARTFORD
---	---------------------------	---------------------------------

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.

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

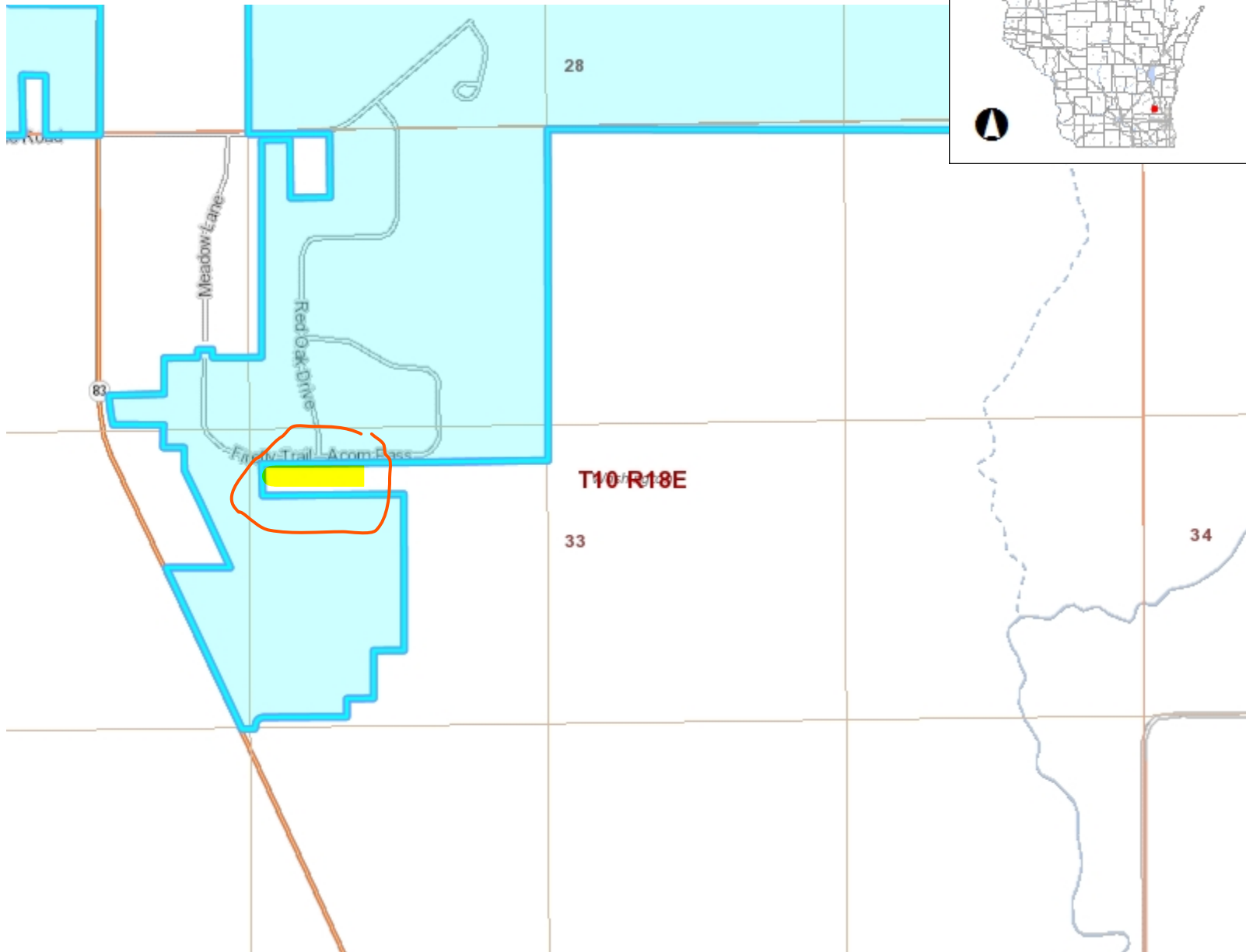
3. Other relevant information and comments:

Prepared by: BRAIN BRAITHWAITE
 Title: REAL PROPERTY LISTER
 Phone: 262-335-4370
 Date: 5-25-2023

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



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

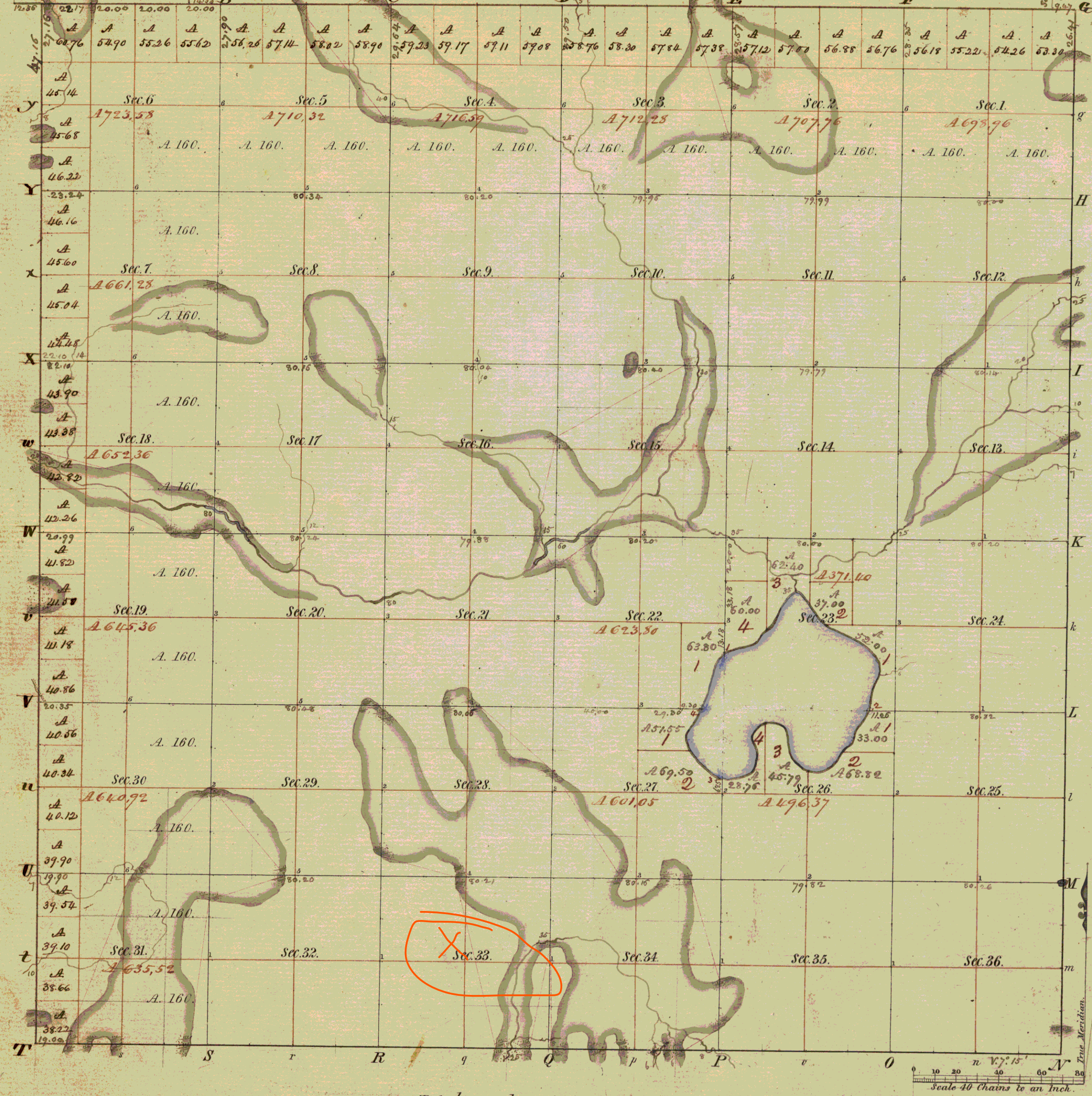
1: 7,920

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

Burt 10-188
Wis. Ter.
49-5

Township N^o 10, Range N^o 18 East 4th Mer. Wis. Ter.



Meanders of Pike Lake											
Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.
1	N 75 E	7.80									
	N 68 1/2 E	5.70									
	N 58 E	6.00									
	N 38 1/2 E	3.50									
	N 55 1/2 E	2.93									
	N 28 E	16.00									
	N 39 E	5.10									
	N 40 1/2 E	5.00									
	East	2.70									
	N 46 E	8.20									
	N 37 E	10.00									
	N 64 1/2 E	16.00									
	N 64 1/2 E	7.04									
	N 44 E	7.35									
	N 6 E	5.00									
	N 21 1/2 N	5.00									
	N 10 N	14.96									
2	N 28 N	12.00									
	N 16 N	5.00									
	N 50 1/2 N	4.50									
	N 32 1/2 N	5.53									
	N 71 N	7.08									
	N 86 N	7.00									
	N 60 N	8.10									
	N 24 N	5.73									
	N 6 N	4.30									
	N 34 1/2 N	8.00									
	N 63 N	4.36									
	N 69 1/2 N	3.50									
	N 38 N	6.28									
	N 73 1/2 E	9.00									
	N 3 N	7.00									
	N 50 1/2 N	4.50									
	N 81 1/2 N	6.50									
	N 78 1/2 N	5.43									
3	N 60 N	10.50									
	N 31 N	15.00									
	N 01 1/2 N	3.50									
	N 30 E	7.00									
	N 22 1/2 E	6.33									
4	N 20 E	6.40									
	N 21 E	8.50									
	N 9 1/2 E	6.00									
	N 25 1/2 E	4.50									
1	N 40 E	4.03									

Total number of Acres 23,037.55

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur ^r Gen ^l acc ^t
Township lines	Mullett & Brink	July 9. 1833	M. Ch ^s Lks.	2 ^d 27. 1834	3 ^d 27. 1834
Subdivisions	M. A. Burt	Jan. 7. 1836	63. 52. 04	2 ^d 27. 1836	3 ^d 27. 1836

The above Map of Township N^o 10 North of Range N^o 18 East of the 4th Principal Meridian, Wisconsin 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, Jan. 19. 1837

Robt. Lytle Sur. Genl.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

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>

June 13, 2023

PETITION FILE NO. 14596

SHANNA KREILKAMP, CLERK
CITY OF HARTFORD
109 N MAIN ST
HARTFORD, WI 53027-1521

REBECCA SCHUSTER, CLERK
TOWN OF HARTFORD
3360 COUNTY ROAD K
HARTFORD, WI 53027-9370

Subject: LEPIEN FARMLAND ANNEXATION

The proposed annexation submitted to our office on May 24, 2023, 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 Hartford, which is able to provide needed municipal services.

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 14596 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=2670>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner