



# VILLAGE OF PLOVER

2400 POST ROAD - PO Box 37 - PLOVER, WISCONSIN 54467  
[WWW.PLOVERWI.GOV](http://WWW.PLOVERWI.GOV)

**ORD11799**



## CERTIFICATE OF VILLAGE CLERK

STATE OF WISCONSIN )  
                                  )  
COUNTY OF PORTAGE )

I, Tammy Wojtalewicz, hereby certify that I am the duly appointed, qualified and acting VILLAGE CLERK of the VILLAGE OF PLOVER, Portage County, State of Wisconsin, and as such have charge of the official records of the Village:

I further certify that this is a true and correct copy of Ordinance No. 5-4-24 and the original is on file in the Village Clerk's office. The Village Board approved the Annexation Ordinance at their meeting held on May 15, 2024. The publication date for the adopted ordinance is May 24, 2024. The population of the territories being attached is zero (0) persons.

The MBR number is 14661.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Village of Plover this, 16th day of May, 2024.



*Tammy Wojtalewicz*  
\_\_\_\_\_  
Tammy Wojtalewicz  
Village Clerk



## ORDINANCE NO. 5-4-24

### ANNEXING CERTAIN TERRITORY FROM THE TOWN OF PLOVER TO THE VILLAGE OF PLOVER AND ESTABLISHING A ZONING CLASSIFICATION OF M-2 HEAVY MANUFACTURING.

(2024-ANX-001 & 2024-ZA-003) - Worzella & Sons, Inc Annexation

#### RECITALS

- A. On April 4, 2024, a unanimous annexation petition, a copy of which is attached, was filed with the Village of Plover seeking to annex "Property" (as described in the Petition) to the Village of Plover from the Town of Plover, Portage County, Wisconsin, pursuant to Wis. Stat. §66.0217(2).
- B. A copy of the petition was filed with the Town of Plover and WI Department of Administration (DOA).
- C. Worzella & Sons, Inc are the sole owners of the Property which consists of 42.24 acres, and no persons reside within the Property.
- D. The annexation area is contiguous with the Village of Plover municipal boundary and is supported by the Village Comprehensive Plan and Official Map

#### ORDINANCE

NOW, THEREFORE, pursuant to Wis. Stat. §66.0217 and Village of Plover Municipal Code: Chapter 524 – Annexations, the Village Board of the Village of Plover, Portage County, Wisconsin, do ordain as follows:

Section 1. Territory Annexed. The Property is annexed to the Village of Plover.

Section 2. Scale Map. The scale map, a copy of which is attached, shows the Property to be annexed and its relationship to the boundaries of the Village of Plover and Town of Plover.

Section 3. Effect of Annexation. From and after the effective date of this Ordinance, the Property shall be part of the Village of Plover for any and all purposes provided by law, and all persons coming or residing within the Property shall be subject to all the ordinances, laws, and regulations governing the Village of Plover.

Section 4. Ward Designation. Upon the effective date of this Ordinance the Property shall be part of Trustee Ward No. 3 in the Village of Plover and the 15<sup>th</sup> supervisory district of Portage County.

Section 5. Clerk Duties. The Village Clerk is directed to file and record copies of this Ordinance as required by law.

Section 6. Payment to the Town of Plover. Pursuant to section 66.0217(14)(a)1. of the Wisconsin Statutes, the Village agrees to pay the Town of Plover \$76.10, the amount equal to five years of property taxes that the Town of Plover levied on the Property, as shown by the tax roll prepared under Wis. Stat. § 70.65, in the year in which the annexation of the Property is final.

Section 7. Comprehensive Plan – Future Land Use Classification. The Property has a Future Land Use Classification of Industry.

Section 8. Zoning Classification. Upon completion of the procedural requirements as outlined in Wis. Stat. § 62.23(7)(d) and Village Municipal Code: Chapter 550 – Zoning, the Property is assigned the Village of Plover zoning classification of M-2 Heavy Manufacturing.


Section 9. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 10. Effective Date. This Ordinance shall take effect upon adoption and publication.

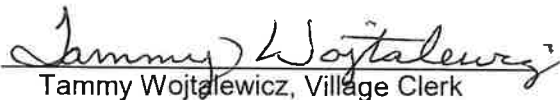
*The above and foregoing Ordinance was duly adopted by the Village Board of the Village of Plover, by a two-thirds vote of the elected members.*

Dated this 15<sup>th</sup> day of May 2024

ATTEST:



\_\_\_\_\_  
Gary Wolf, Village President



\_\_\_\_\_  
Tammy Wojtalewicz, Village Clerk

# Exhibit "A"

## Owner

WORZELLA & SONS INC

## Owner Address

WORZELLA & SONS INC ,  
2801 HOOVER AVE  
PLOVER, WI 54467-

Parcel # 030230824-10      Approx. 37.42ac  
&  
Parcel # 030230824-11.02      Approx. 4.82ac

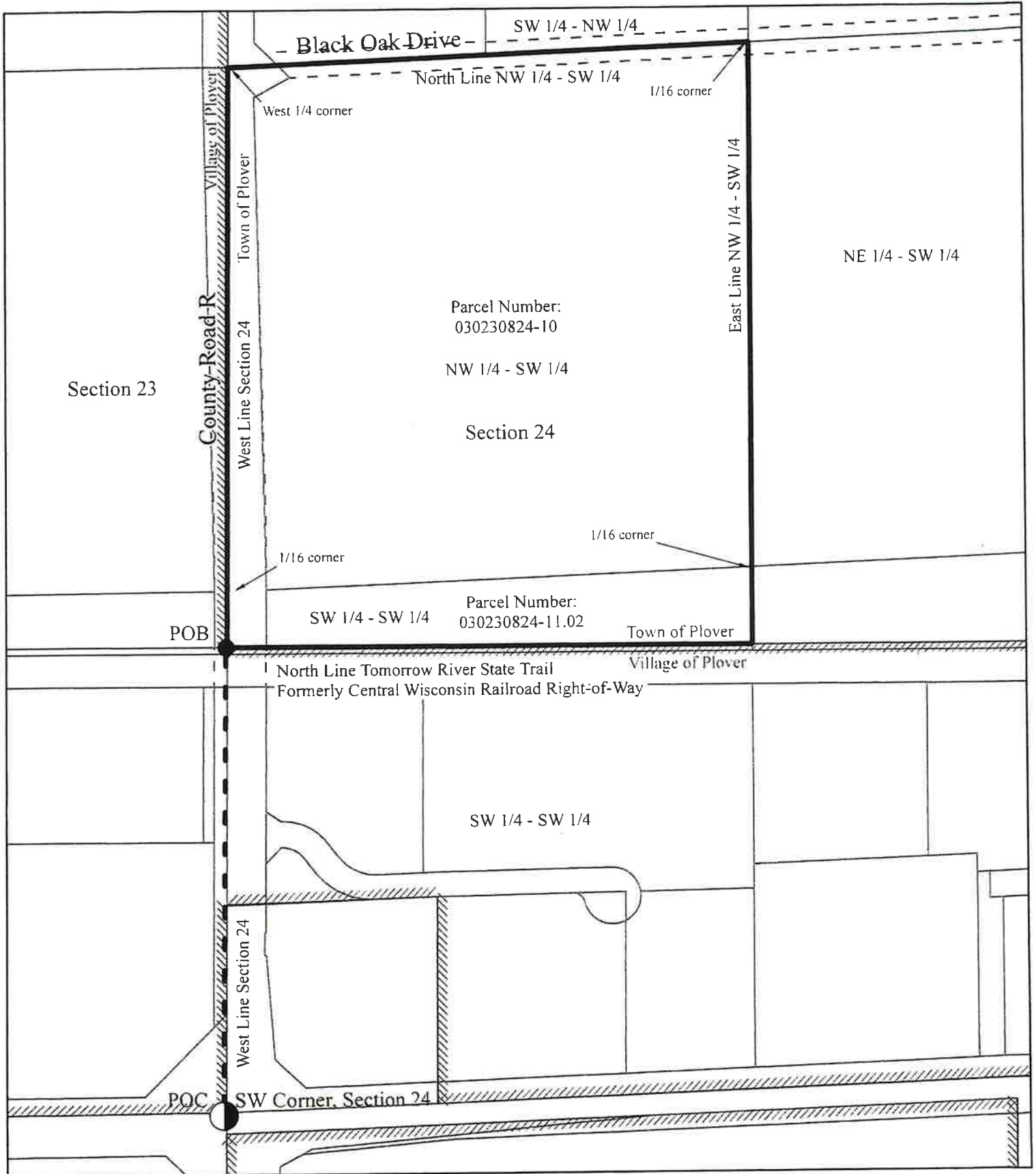
### Legal:



Being all of the NW 1/4 of the SW 1/4 and a portion of the SW 1/4 of the SW 1/4 all in Section 24 of Township 23 North, Range 8 East, Town of Plover, Portage County, Wisconsin, being more particularly described as follows:



Commencing at the SW corner of said Section 24, thence northerly along the west line of Section 24 to its intersection with the North line of the Tomorrow River State Trail, and the Point of Beginning (POB) of the Annexation Boundary to be described; thence continuing northerly along the West line of section 24 to the North line of the NW 1/4 of the SW 1/4; thence easterly along the North line of said NW 1/4 of the SW 1/4 to the East line of the NW 1/4 of the SW 1/4; thence southerly along the East line of the NW 1/4 of the SW 1/4 to the SE corner of the NW 1/4 of the SW 1/4; thence continuing southerly along the East line of the SW 1/4 of the SW 1/4 to its intersection with the North line of the Tomorrow River State Trail; thence westerly along the North line of the Tomorrow River State Trail to the Point of Beginning.



# Annexation Exhibit



 Annexation Boundary  
 Municipal Boundary

 Parcel Boundaries  
 Right-of-way

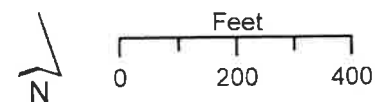


EXHIBIT B

3/28/24, 8:10 AM

Real Estate Tax Parcel

**Portage County**  
Ascent Land Records Suite

User: **Public** Choose Product: Land Records Suite Choose Category: Real Estate Properl What do you want to do? Search properties Help ?  
Browser Setup Help

<a href="#">Return to search results</a>		<a href="#">Property Summary</a>
Owner (s): <b>WORZELLA &amp; SONS INC</b>	Location: <b>NW SW, Sect. 24, T23N R8E</b>	
Mailing Address: <b>WORZELLA &amp; SONS INC 2801 HOOVER AVE PLOVER, WI 54467</b>	School District: <b>5607 - STEVENS POINT AREA SCHOOL DISTRICT</b>	
<a href="#">Request Mailing Address Change</a>		
Tax Parcel ID Number: <b>030-23-0824-10</b>	Tax District: <b>030-TOWN OF PLOVER</b>	Status: <b>Active</b>
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>37.4200</b>

3/28/24, 8:11 AM

Real Estate Tax Parcel

**Portage County**  
Ascent Land Records Suite

User: **Public** Choose Product: Land Records Suite Choose Category: Real Estate Properl What do you want to do? Search properties Help ?  
Browser Setup Help

<a href="#">Return to search results</a>		<a href="#">Property Summary</a>
Owner (s): <b>WORZELLA &amp; SONS INC</b>	Location: <b>SW SW, Sect. 24, T23N R8E</b>	
Mailing Address: <b>WORZELLA &amp; SONS INC 2801 HOOVER AVE PLOVER, WI 54467</b>	School District: <b>5607 - STEVENS POINT AREA SCHOOL DISTRICT</b>	
<a href="#">Request Mailing Address Change</a>		
Tax Parcel ID Number: <b>030-23-0824-11.02</b>	Tax District: <b>030-TOWN OF PLOVER</b>	Status: <b>Active</b>
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>4.8200</b>
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.) <b>THAT PT OF FRAC SW SW LYG N OF RR ROW EX RD ROW 689051 S24 T23 R8-11.2 4.82A M/L 234/238-9</b>		



**PETITION FOR ANNEXATION**

(Direct Annexation by Unanimous Approval)

**To:** Village of Plover  
Attn: Tammy Wojtalewicz Village Clerk  
2400 Post Road  
Plover, WI 54467

With Signed Counterpart Copies To:

Town of Plover  
Patricia Weller Town Clerk / Treasurer  
5081 Hoover Ave. South  
Plover, WI 54476

&

Wisconsin Department of Administration  
Attn: Municipal Boundary Review  
P O Box 1645  
Madison, WI 53701

**From:** Worzella & Sons, Inc (“Petitioners”)  
Steve Worzella  
2801 Hoover Ave  
Plover, WI 54467

**THIS PETITION** (“Petition”) by the Petitioners on March 26, 2024.

**1. Petition for Annexation; Legal Description of Property.** Petitioners hereby petition and request that the real property described on **Exhibit A** attached hereto (herein the “**Property**”), be detached from the Town of Plover, Portage County, Wisconsin and be annexed to the Village of Plover, in Portage County, Wisconsin

The Tax Key Numbers of the property are as follows:  
**030230824-10 Approx. 37.42ac & 030230824-11.02 Approx. 4.28ac** (Illustration Attached)

**2. Ownership of Property;** Petitioners are the sole owners of the Property which consists of approx. 42.24 acres

**3. Population; Uninhabited Property.** Petitioners represent and state that the property is solely owned by the petitioners and no person reside within the Property; the Property consists of vacant unimproved real estate – farm field

**4. Direct Annexation.** Petitioner makes this Petition pursuant to Section 66.0217 (2) of the Wisconsin Statutes as a request for direct annexation by unanimous approval of the sole owners of the Property, the Petitioners.

**5. Acknowledgement.** The undersigned owners acknowledge that this Petition, the legal Description and Exhibits have been prepared in accordance with Section 66.0217, Wis. Stats., and that the property is under sales contract to Portage County Municipal Government who will pay all required fees to process this Petition.

Owner Petitioners

Worzella & Sons Inc.

By:

  
\_\_\_\_\_

Steven Worzella

By: \_\_\_\_\_