

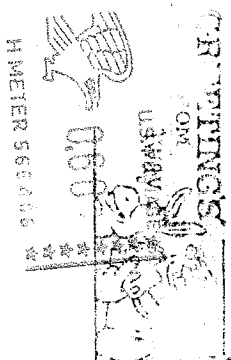


Mountree  
685 S. Chestnut  
Platteville, WI 53818

MBR

Wisconsin Dept. of Administration  
P O Box 1645  
Madison WI 53761-1645

33704+1645



# Request for Annexation Review

Wisconsin Department of Administration

## Municipal Boundary Review

Shipping Address:

Mailing Address:

Phone:

E-mail:

17 S. Fairchild 7<sup>th</sup> Floor  
Madison, WI 53703-3219

PO Box 1645

Madison, WI 53701-1645

608-267-3369 Fax: 608-266-5519

robert.zeinemann@doa.state.wi.us

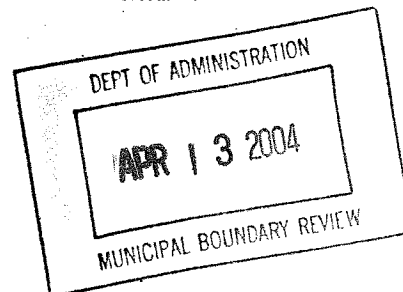
### Petitioner's Name and Address

TGB Rentals, LLC

915 Jewett

Platteville, WI 53818

### Office use only:



1. Town where property is located Platteville
2. Petitioned City or Village Platteville
3. County where property is located Grant
4. Population of the territory to be annexed Currently 0
5. Area (in acres) of the territory to be annexed .32

Petitioner's phone #

608-348-7534

Town Clerk's phone #

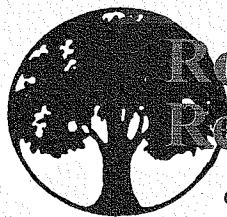
608-348-9826

City/Village Clerk's phone #

608-348-9741

### Contact Information if different than petitioner:

Representative's Name and Address:



685 S. Chestnut St., Platteville, WI 53818

(608) 348-2500 Fax (608) 348-2514

1-800-659-6690

Email: deb@routtreerealty.com

www.routtreerealty.com

P

**Deb Jenny**

CRS, GRI • Broker • Owner

E

Surveyor or Engineering Firm's Name and Address:

Austin Engineering, LLC

4211 Hwy. 81

Lancaster, WI 53813

Phone 608-723-6363

E-mail

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

1. Legal Description meeting the requirements of s.66.0217 (c)..... ☒
2. Map meeting the requirements of s. 66.0217 (g)
  - Includes delineating boundary of the annexing city or village on the map..... ☒
  - Territory is contiguous to city or village..... ☒
3. Petition or Notice of Intent to Circulate..... ☒
4. Statutory method used?
  - Unanimous s. 66.0217 (2), or,..... ☐
  - Direct by one-half approval s. 66.0217 (3)..... ☐
5. Check or money order covering Department of Administration annexation fee..... ☒

# 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 acreage fee

Initial Filing Fee\*..... \$200 \$ 200.00

\*NOTE: The \$200 initial filing fee is required with the first submittal of the petition, only.

Acreage Fee..... \$ 200.00

Less than 2 acres..... \$200

2.01 to 10 acres..... \$300

10.01 to 50 acres..... \$400

50.01 to 100 acres..... \$500

100.01 to 200 acres..... \$700

200.01 to 500 acres..... \$1000

Over 500 acres..... \$2000

TOTAL FEE DUE (Add the Filing Fee to the Acreage Fee)..... \$ 400.00

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

THE DEPARTMENT IS PROHIBITED FROM PROCESSING  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.

### Office use only:

Date that petition and fee was received \_\_\_\_\_ Amount \$ \_\_\_\_\_

Time limit expires \_\_\_\_\_ Assigned file number \_\_\_\_\_

BY:

Questionnaire sent to:

Town of \_\_\_\_\_ City/Village of \_\_\_\_\_

County Notification \_\_\_\_\_ DATE \_\_\_\_\_



## PETITION FOR DIRECT ANNEXATION


TO: City of Platteville  
Attn: Annette Dutcher  
City Clerk  
P. O. Box 781  
Platteville, WI 53818

Town of Platteville  
Attn: Jim Lory  
Town Clerk  
1717 Stumptown Road  
Platteville, WI 53818

TGB, LLC, hereby petitions the City Council of the City of Platteville, Wisconsin, for the direct annexation of all the real property in the territory known as Lot 2, CSM 993, attached, into the City of Platteville, Wisconsin. The population of the territory to be annexed is currently none.

Dated this 5th day of April, 2004.

TGB, LLC

  
By: Toni L. Eisele

660011

# CERTIFIED SURVEY

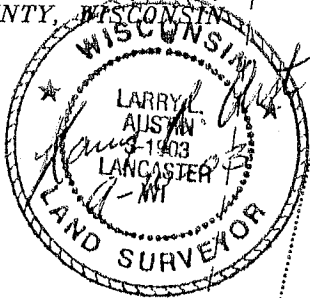
## MAP NO. 993

A REPLAT OF CSM NO. 971 BEING LOCATED IN THE  
SW 1/4 OF THE NE 1/4 OF SECTION 10, T3N R1W,  
PLATTEVILLE TOWNSHIP, GRANT COUNTY, WISCONSIN

JOB NO:03S056  
SHEET 1 OF 2

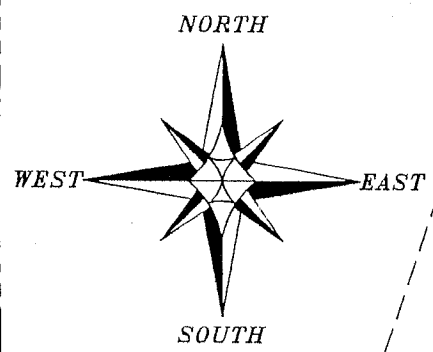
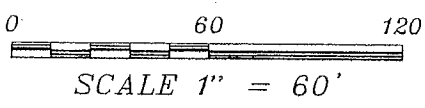
OWNER:  
TGB RENTALS  
8779 C.T.H. "D"  
PLATTEVILLE, WI

NORTHEAST CORNER  
SECTION 10, T3N T1W



### LEGEND

- △ 1" iron pipe found
- ▲ 2" iron pipe found
- No. 6 rebar found
- ⊕ 1 1/2" dia. iron pipe found
- ⊙ Railroad spike found
- ⊗ PK Nail found
- ⊙ Nail found
- ⊗ Existing well
- ⊙ Existing Vent



Bearings referenced to the  
East line of the NE 1/4 of  
Section 10 which is assumed  
to bear S 00°01'52" W.

A DIVISION OF THAT  
PROPERTY RECORDED  
IN VOLUME 924,  
PAGE 332, DOCUMENT  
NO. 642364, GRANT  
COUNTY REGISTRY

C1  
L=393.82'  
R=1700.00'  
D=13°16'24"  
C LEN=392.94'  
BRG=S 11°44'17" W  
T=S 05°06'05" W

C2  
L=185.02'  
R=1733.00'  
D=06°07'02"  
C LEN=184.93'  
BRG=S 15°18'58" W  
T=S 12°15'27" W

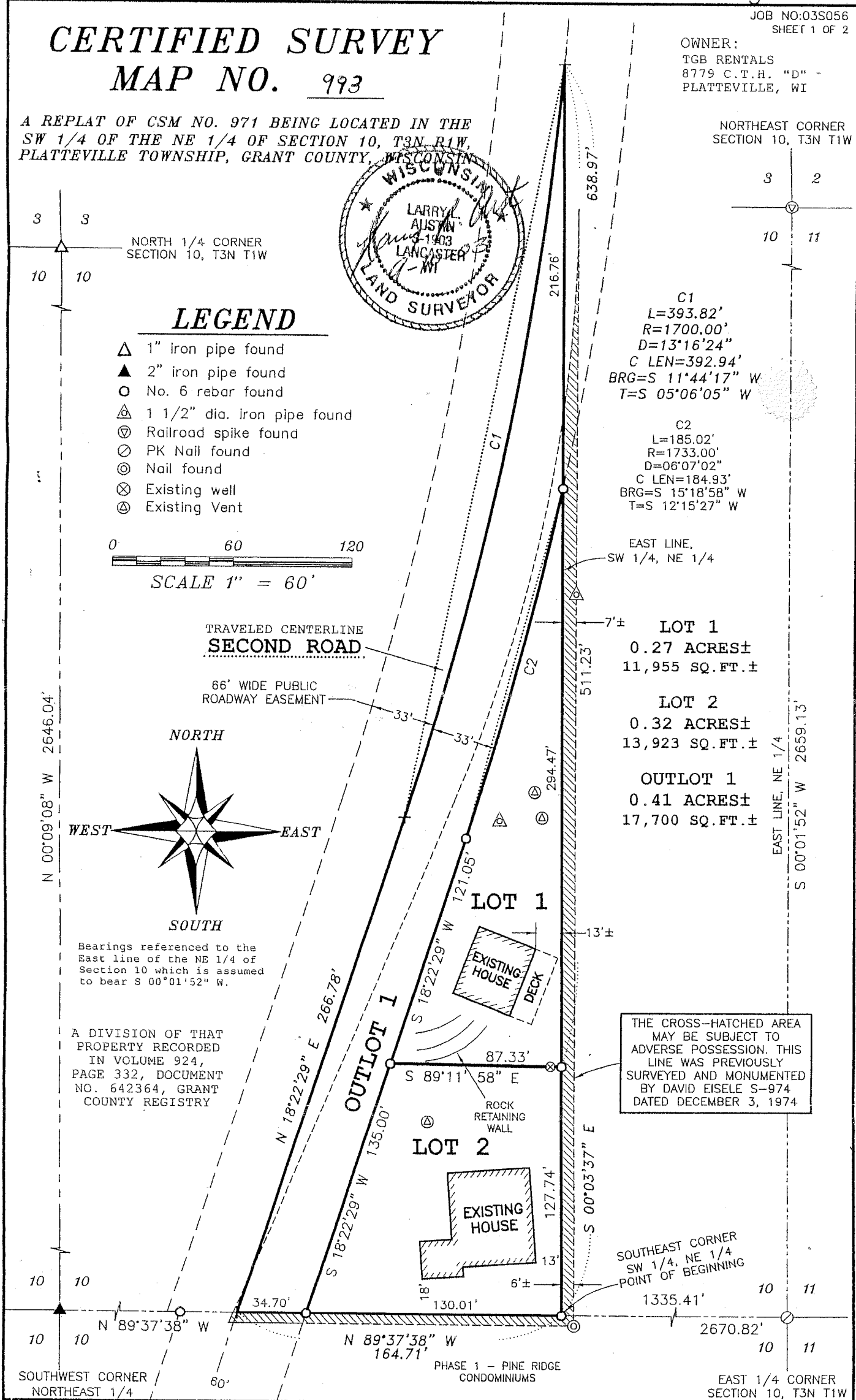
EAST LINE,  
SW 1/4, NE 1/4

LOT 1  
0.27 ACRES±  
11,955 SQ.FT.±

LOT 2  
0.32 ACRES±  
13,923 SQ.FT.±

OUTLOT 1  
0.41 ACRES±  
17,700 SQ.FT.±

THE CROSS-HATCHED AREA  
MAY BE SUBJECT TO  
ADVERSE POSSESSION. THIS  
LINE WAS PREVIOUSLY  
SURVEYED AND MONUMENTED  
BY DAVID EISELE S-974  
DATED DECEMBER 3, 1974



# CERTIFIED SURVEY MAP NO. 993

A REPLAT OF CSM NO. 971 BEING LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 10, T3N R1W, PLATTEVILLE TOWNSHIP, GRANT COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, Larry L. Austin, Registered Wisconsin Land Surveyor, do hereby certify:  
That I have surveyed, divided and mapped this Certified Survey Map, being a Replat of Certified Survey Map No. 971 recorded as Document No. 654890, Volume 8 of Certified Survey Maps on Pages 57 and 58, being located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Town Three (3) North, Range One (1) West of the 4th P.M., Platteville Township, Grant County, Wisconsin, containing 1.00 acre, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section;  
thence North 89° 37' 38" West 1335.41' along the South line of Northeast Quarter (NE 1/4) of said Section to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), said corner being the point of beginning;

thence North 89° 37' 38" West 164.71' along the South line of said Northeast Quarter (NE 1/4) to a point in the centerline of a township road;

thence North 18° 22' 29" East 266.78' to a point in the centerline of a township road;

thence 393.82' on the arc of a curve to the left having a radius of 1700.00' and a long chord bearing North 11° 44' 17" East 392.94' to a point in the centerline of a township road;

thence South 00° 03' 37" East 638.97' along the East line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) to the point of beginning.

That this parcel is subject to any and all easements of record and/or usage.

That conformance with local ordinances are not guaranteed with this survey.

That I have made such survey, land division and map by the direction of Deb Jenny of Rountree Realty.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision made thereof.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Platteville, in surveying, dividing and mapping the same.

Dated this 10th day of September, 2003.

Larry L. Austin  
Larry L. Austin, S-1903



## OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

TGB Rentals, LLC 9/18/03  
TGB Rentals, LLC, Owner Date

## PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the City of Platteville Extraterritorial Rights, TGB Rentals, is hereby approved by the City of Platteville Plan Commission this \_\_\_ day of \_\_\_, 2003.

Norothy Lenthe 9/23/03  
Chair, Platteville Plan Commission

## REGISTER OF DEEDS CERTIFICATE:

Received for record this 25th day of Sept, 2003 at 11:30 o'clock, A.m. and recorded in Volume 8 of Certified Survey Maps on Page(s) 105-106.

Marilyn Pierce  
Marilyn Pierce, Register of Deeds

## SURVEYOR'S NOTE:

Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No underground improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished the surveyor. There may exist documents of record which would affect this parcel.

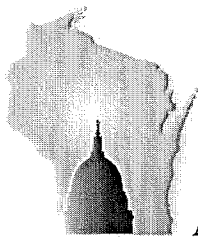
Prepared For: DEB JENNY

**AUSTIN ENGINEERING, LLC**  
4211 HWY 81 E, LANCASTER, WI 53813  
PHONE 608-723-6363 FAX 608-723-6702

JOB NO:03S056  
FIELDBOOK:  
G:\PVILLE\SWHLTH  
C:\AJA\T3NR1W\10\03S056-JENNY

DRAWN BY: AJ AUSTIN  
APPROVED: LL AUSTIN  
CREW: BS - SA

SHEET 2 OF 2



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 266-5519  
<http://www.doa.wi.gov/>

April 13, 2004

PETITION FILE NO. 12292

ANNETTE M. DUTCHER, CLERK  
CITY OF PLATTEVILLE  
PO BOX 780  
PLATTEVILLE, WI 53818-0780

JAMES LORY, CLERK  
TOWN OF PLATTEVILLE  
1717 STUMPTOWN RD  
PLATTEVILLE, WI 53818-9569

Subject: TGB RENTALS 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 Platteville to the City of Platteville (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. Please provide complete answers wherever 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.

Our reply must be prepared within a very limited statutory deadline. Please return the questionnaire no later than April 26 so that the information can be reviewed prior to the department's statutory deadline of May 3. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at: <http://doa.wi.gov/>

Sincerely,

Erich Schmidtke  
[erich.schmidtke@doa.state.wi.us](mailto:erich.schmidtke@doa.state.wi.us)  
(608) 264-6102

Enclosures

16  
RECEIVED  
AT  
DHIR

PETITION #

12292

APR 22 04

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: TIB RENTALS, LLC | From Town of: PLATTEVILLE | To City Village of: PLATTEVILLE

2. Area (Acres): 0.32 Approx. Equalized (full) value: Land: \$ 11,000 Improvements: \$ 81,500

3. Approximate **present land use** of territory: | Resident Population:  
Undeveloped: \_\_\_\_\_% Residential 100% | Electors: 0  
Commercial: \_\_\_\_\_% Recreational \_\_\_\_\_% | Total: 0  
Industrial: \_\_\_\_\_% BLDG. CURRENTLY VACANT / FOR SALE

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

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

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

5. Has a preliminary \_\_\_\_\_ or final \_\_\_\_\_ plat been submitted to the Plan Commission: \_\_\_\_\_ Yes X No CPM

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

RESIDENTIAL CONDOMINIUM

In the town?: GOLF COURSE AND RESIDENTIAL (1 LOT)

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

Sanitary sewer X Police/Fire protection \_\_\_\_\_  
Water supply \_\_\_\_\_ EMS \_\_\_\_\_  
Storm sewers \_\_\_\_\_ Zoning \_\_\_\_\_  
Other \_\_\_\_\_

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

City/Village X Yes \_\_\_\_\_ No.

Town \_\_\_\_\_ Yes X No

If yes, approximate time table for providing service:

Sanitary Sewers immediately  
or, within one year  
or, write in number of years.

City/Village  
IMMEDIATELY

Town

Water Supply immediately,  
or, within one year  
or, write in number of years.

\_\_\_\_\_

\_\_\_\_\_



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

Will provision of sanitary sewers and/or water supply to annexation territory require capital expenditures in the form of treatment plant expansion, lift station, interceptor sewers, additional well(s), or water storage facilities? ☐ Yes ☒ No. If yes, identify nature of improvement and probable costs: \_\_\_\_\_

9. Parks and Recreation:

Total acreage: 90+ Annual park program appropriation: \$ 195,000

Describe proximity of parks from annexation territory:

600' FROM A CITY PARK (LEGION FIELD)

10. Schools:

What school district(s) serve the territory to be annexed? PLATEVILLE

11. Planning:

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

If yes, when was it prepared? 2003 When Updated? \_\_\_\_\_

Who prepared the plan? SCHLEIBER/ANDERSON ASSOCIATES

2. Annual appropriation for planning? \$ 140,000

3. How is the annexation territory now zoned? R-1 RESIDENTIAL (ET ZONING)

4. How will the land be zoned and used if annexed? R-1 RESIDENTIAL

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

THE PROPERTY HAS A FAULTY SEPTIC SYSTEM AND POOR SOILS. THE PROPERTY IS NEXT TO A CITY LIFT STATION, WHICH MAKES ANNEXATION AND CONNECTION TO CITY SANITARY SYSTEM A GOOD CHOICE.

Prepared by: JOE CARROLL

Title: COMMUNITY PLANNING & DEVELOPMENT DIRECTOR

Phone: 608-398-9741

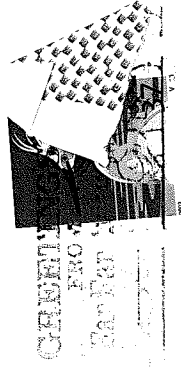
Date: 4/15/04

Please **RETURN PROMPTLY** to:

Municipal Boundary Review  
P.O. Box 1645  
Madison, WI 53701-1645

PLATTEVILLE TOWNSHIP CLERK

Jim Lory  
1717 Stumptown Rd.  
Platteville, WI 53818

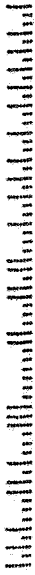


*Municipal Boundary Review*

*P.O. Box 1645*

*Madison, WI 53701-1645*

53701-1645



RECEIVED

AT  
DHIR

PETITION # 12292

**ANNEXATION REVIEW QUESTIONNAIRE**

**APPROXIMATE BOUNDARY REVIEW**

1. Territory to be annexed: TGB Rentals Annexation | From Town of: Platteville | To City/Village of: Platteville

2. Area (Acres): , 32 Approx. Equalized (full) value: Land:\$ Improvements:\$

See comment below.

3. Approximate **present** land use of territory: | Resident Population:  
 Undeveloped: \_\_\_\_\_% Residential 100 % | Presently vacant home  
 Commercial: \_\_\_\_\_% Recreational \_\_\_\_\_% | Electors: \_\_\_\_\_  
 Industrial: \_\_\_\_\_% | Total: \_\_\_\_\_

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

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

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

5. Has a preliminary \_\_\_\_ or final \_\_\_\_ plat been submitted to the Plan Commission: \_\_\_\_ Yes ☒ No

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

Residential

In the town?: Residential

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

Sanitary sewer ☒ Police/Fire protection \_\_\_\_\_  
 Water supply \_\_\_\_\_ EMS \_\_\_\_\_  
 Storm sewers \_\_\_\_\_ Zoning \_\_\_\_\_  
 Other \_\_\_\_\_

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

City/Village ☒ Yes \_\_\_\_ No.

Town \_\_\_\_ Yes ☒ No

If yes, approximate time table for providing service:

The realtor informed me that this lot sold for \$92,500.

My records in 2003 show this parcel 50-333 had 2 lots & an assessed value of 156,800 including 15,000 for the land.

Our assessor, Greg Gardiner did not have our Town books at hand to tell when the parcel had been divided or the assessed value of either parcel.

Sanitary Sewers immediately or, within one year or, write in number of years.

Water Supply immediately, or, within one year or, write in number of years.

(unsure)  
City/Village

Town

PETITION # 12292

Will provision of sanitary sewers and/or water supply to annexation territory require capital expenditures in the form of treatment plant expansion, lift station, interceptor sewers, additional well(s), or water storage facilities? Yes No. If yes, identify nature of improvement and probable costs: Unsure

9. Parks and Recreation: None

Total acreage: \_\_\_\_\_ Annual park program appropriation: \$ \_\_\_\_\_

Describe proximity of parks from annexation territory:

10. Schools:

What school district(s) serve the territory to be annexed? Platteville Public Schools

11. Planning:

1. Do you have a comprehensive development plan for the City/Village/Town? X Yes No (Smart Growth)  
If yes, when was it prepared? 2003 When Updated? 2003  
Who prepared the plan? Schreiber Anderson

2. Annual appropriation for planning? \$ Unsure

3. How is the annexation territory now zoned? "

4. How will the land be zoned and used if annexed? "

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

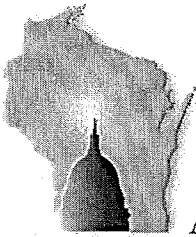
Prepared by: Jim Lory

Title: Clerk

Phone: 608-348-9826

Date: 4-27-04

4-26-04  
The Assessor just advised  
me that the 2004 assessed  
value is 11,000 - land  
81,500 - improvements  
92,500 Total  
Jim Lory  
Clerk



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

## Division of Intergovernmental Relations

101 E. WILSON STREET, 4<sup>TH</sup> FLOOR  
MADISON, WI 53702-0001

OR  
PO BOX 8944  
MADISON, WI 53708-8944

Fax: (608) 267-6917

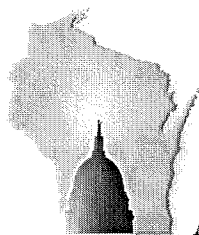
# Fax

To: Deb Jenny From: George Hall  
Fax: 608-348-2514 Phone: 608-266-0683  
Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
Re: \_\_\_\_\_ Pages: 2

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Message:

*annexation letters*



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations  
Municipal Boundary Review**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 266-5519  
<http://www.doa.wi.gov/>

May 3, 2004

DOA PETITION FILE NO. 12292

ANNETTE M. DUTCHER, CLERK  
CITY OF PLATTEVILLE  
PO BOX 780  
PLATTEVILLE, WI 53818-0780

JAMES LORY, CLERK  
TOWN OF PLATTEVILLE  
1717 STUMPTOWN RD  
PLATTEVILLE, WI 53818-9569

Subject: TGB RENTALS ANNEXATION

The proposed annexation submitted to our office on April 13, 2004, has been reviewed and found to be in the public interest.

The subject petition is for territory that is reasonably shaped and contiguous to the City of Platteville.

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 state 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 Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. The address of the Office of the Secretary of State is:

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
P.O. Box 7848  
Madison, WI 53707-7848

Please call me at (608) 266-0683, should you have any questions. I am enclosing a copy of Act 317 as this legislation could affect adoption of an annexation ordinance.

Sincerely,

George Hall  
Municipal Boundary Review