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Request for Annexation Review

Municipal Boundary Review

Wisconsin Department of Administration

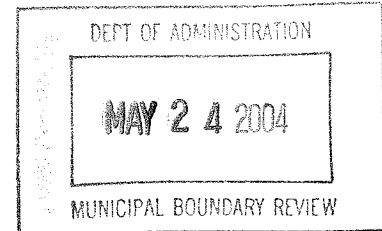
Shipping Address: 17 S. Fairchild 7th Floor
Madison, WI 53703-3219
Mailing Address: PO Box 1645
Madison, WI 53701-1645
Phone: 608-267-3369 Fax: 608-266-5519
E-mail: robert.zeinemann@doa.state.wi.us

Petitioner's Name and Address

100 Acre Wood, LLC
Attention: Mark McCune, Member
2466 Lough Lane

Hartford, WI 53027

Office use only:



1. Town 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 48.98 acres

262-673-0655

Petitioner's phone #

262-673-7214

Town Clerk's phone #

262-673-8201

City/Village Clerk's phone #

Contact Information if different than petitioner:

Representative's Name and Address:

T. Michael Schober
Schober Schober & Mitchell, S.C.
16845 West Cleveland Avenue

New Berlin, WI 53151

Phone 262-785-1820

E-mail tms@schoberlaw.com

Surveyor or Engineering Firm's Name and Address:

Welch Hanson Associates

355 Austin Circle, Suite 100

Delafield, WI 53018

Phone 262-646-6855

E-mail info@welchhanson.com

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

1. Legal Description meeting the requirements of s.66.0217 (c).....attached..... ☒
2. Map meeting the requirements of s. 66.0217 (g)
 - Includes delineating boundary of the annexing city of village on the map.....attached..... ☒
 - Territory is contiguous to city or village..... ☒
3. Petition or Notice of Intent to Circulate..... N/A - Direct Annexation..... ☐
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..... ☒

MAY 24 2001

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..... \$ 400.00

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)..... \$ 600.00

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 _____

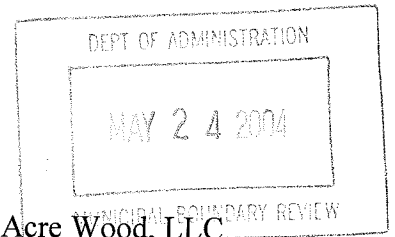
BY:

Questionnaire sent to:

Town of _____ City/Village of _____

County Notification

DATE



100 Acre Wood, LLC
2466 Lough Lane
Hartford, WI 53027

May 20, 2004

Robert Zeinemann
Wisconsin Department of Administration
Municipal Boundary Review
17 South Fairchild – 7th Floor
Madison, WI 53703-3219

Dear Mr. Zeinemann:

Enclosed please find an original and a working copy of a Request for Annexation Review along with the required attachments. Please copy me on any correspondence that you direct to the affected municipalities. The review fee is also enclosed.

Thank you and best wishes.

Very truly yours,

100 ACRE WOOD, LLC

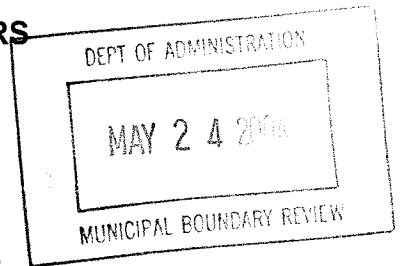


Mark McCune

Enclosures

cc: City of Hartford – Attn: City Clerk

**PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT OF PROPERTY OWNERS
OF TERRITORY LOCATED IN THE
TOWN OF HARTFORD
WASHINGTON COUNTY, WISCONSIN,
TO THE CITY OF HARTFORD,
WASHINGTON COUNTY, WISCONSIN
PURSUANT TO SECTION 66.0217(2), WIS. STATS.**



TO: City Clerk for the
Common Council
City of Hartford
Washington County, Wisconsin
c/o City Hall
109 North Main Street
Hartford, WI 53027

THIS PETITION of 100 Acre Wood, LLC, hereinafter referred to as "Petitioner" as the owner of record of all of the real property in the territory sought to be annexed, which such territory is more particularly described below, does respectfully state, represent and show to the Common Council as follows:

1. The Petitioner is the sole and only owner of record of the real property in the territory sought to be annexed, which property is located contiguous to the City of Hartford in the Town of Hartford, Washington County, Wisconsin and more particularly described on the attached legal description (hereinafter "Subject Territory") as Exhibit A.
2. The Petitioner respectfully requests all of the Subject Territory which is contiguous to the City of Hartford, Washington County Wisconsin and currently in the Town of Hartford be annexed to the City of Hartford.
3. Attached hereto as Exhibit B and incorporated herein by reference, is a scale map of the property sought to be annexed.
4. No electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is zero (0).
5. The Petitioner will cause this Petition, this legal description, and scale map of the Subject Territory to be annexed, to be filed with the City Clerk of the City of Hartford, Washington County, Wisconsin, and also with the Clerk of the Town of Hartford,


Washington County, Wisconsin, and the State of Wisconsin,
Department of Administration, as provided by law.

6. The Subject Territory is presently zoned agricultural, pursuant to the Town of Hartford and Washington County Zoning Ordinance. The Petitioner requests that the Subject Territory be zoned as described by the drawings and descriptions that accompany the attached Exhibits C-1, C-2, C-3, C-4 and C-5 pursuant to the zoning power granted by Wis. Stats. § 66.0217 and in accordance with the City of Hartford Municipal Zoning Code.
7. The Petitioners believe this Petition and the Subject Territory sought to be annexed hereunder meets all legal requirements for annexation, and such annexation is in the public interest.

Signatures of Petitioner

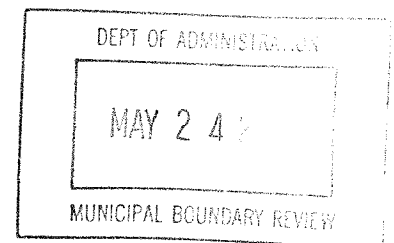
Date of Signing

100 ACRE WOOD, LLC

BY 
Mark McCune,
Its managing member

5/19/04

Tax Key Number -- T6-0818001



13880

05-10-04

ANNEXATION LEGAL

Being a part of the NW 1/4 of Section 33, T.10N., R.18E., Town of Hartford, Washington County, Wisconsin, more fully described as follows:

Beginning at the N 1/4 corner of said Section 33; thence S.00°03'57"E., along the east line of the NW 1/4 of said Section 33; 1,475.65 feet to a point 150.00 feet south of the north line of the SE 1/4 of the NW 1/4 of said Section 33; thence S.89°30'01"W., along said line, 1,607.89 feet to a point on the easterly line of a parcel described in Document Number 283387; thence N.00°11'36"E., along said easterly line, 77.65 feet to the NE corner of said parcel described in Document Number 283387; thence N.89°48'28"W., along the northerly line described in Document Number 283387, 86.50 feet to a point on the easterly line of a parcel described in Document Number 614958; thence N.00°40'59"W., along said easterly line, 100.01 feet to the NE corner of said parcel described in Document Number 614958; thence N.89°48'25"W., along the northerly line of said parcel described in Document Number 614958, 230.67 feet to a point on the easterly right-of-way of S.T.H. "83"; thence N.07°32'16"W., along said easterly right-of-way, 130.43 feet; thence N.89°45'18"E., 244.96 feet; thence N.00°14'43"W., 163.95 feet to a point on the southerly subdivision line of Overlook Meadows; thence N.89°20'56"E., along said southerly subdivision line, 148.01 feet to a point along the westerly right-of-way of Meadow Lane; thence N.00°02'04"W., along said westerly right-of-way, 36.00 feet; thence N.89°57'56"E., 66.00 feet to a point along the easterly right-of-way of said Meadow Lane; thence S.00°02'04"E., along said easterly right-of-way, 35.29 feet to a point on the southerly subdivision line of Overlook Meadows; thence N.89°20'56"E., along said southerly subdivision line, 216.97 feet to the SE corner of said subdivision of Overlook Meadows; thence N.00°02'04"W., along the easterly subdivision line of Overlook Meadows, 957.37 feet to a point along the southerly right-of-way of Lee Road; thence N.89°20'56"E., along said southerly right-of-way, 125.43 feet to a point 841.00 feet easterly of the intersection of the centerline of State Trunk Highway "83" and the north line of said NW 1/4; thence S.00°39'04"E., 260.00 feet to a line which is 300 feet southerly of as measured normal and parallel to the north line of the NW 1/4 of said Section 33; thence N.89°20'56"E., along said parallel line, 300.00 feet to a point 1141.00 feet easterly of the intersection of the centerline of State Trunk Highway "83" and the north line of said NW 1/4; thence N.00°39'04"W., 300.00 feet to a point on the north line of said NW 1/4; thence N.89°20'56"E., along the north line of said NW 1/4, 841.80 feet to the point of beginning. Said lands contain 2,002,707 square feet (45.98 acres.)

DEPT OF ADMINISTRATION

MAY 24 2004

MUNICIPAL BOUNDARY REVIEW

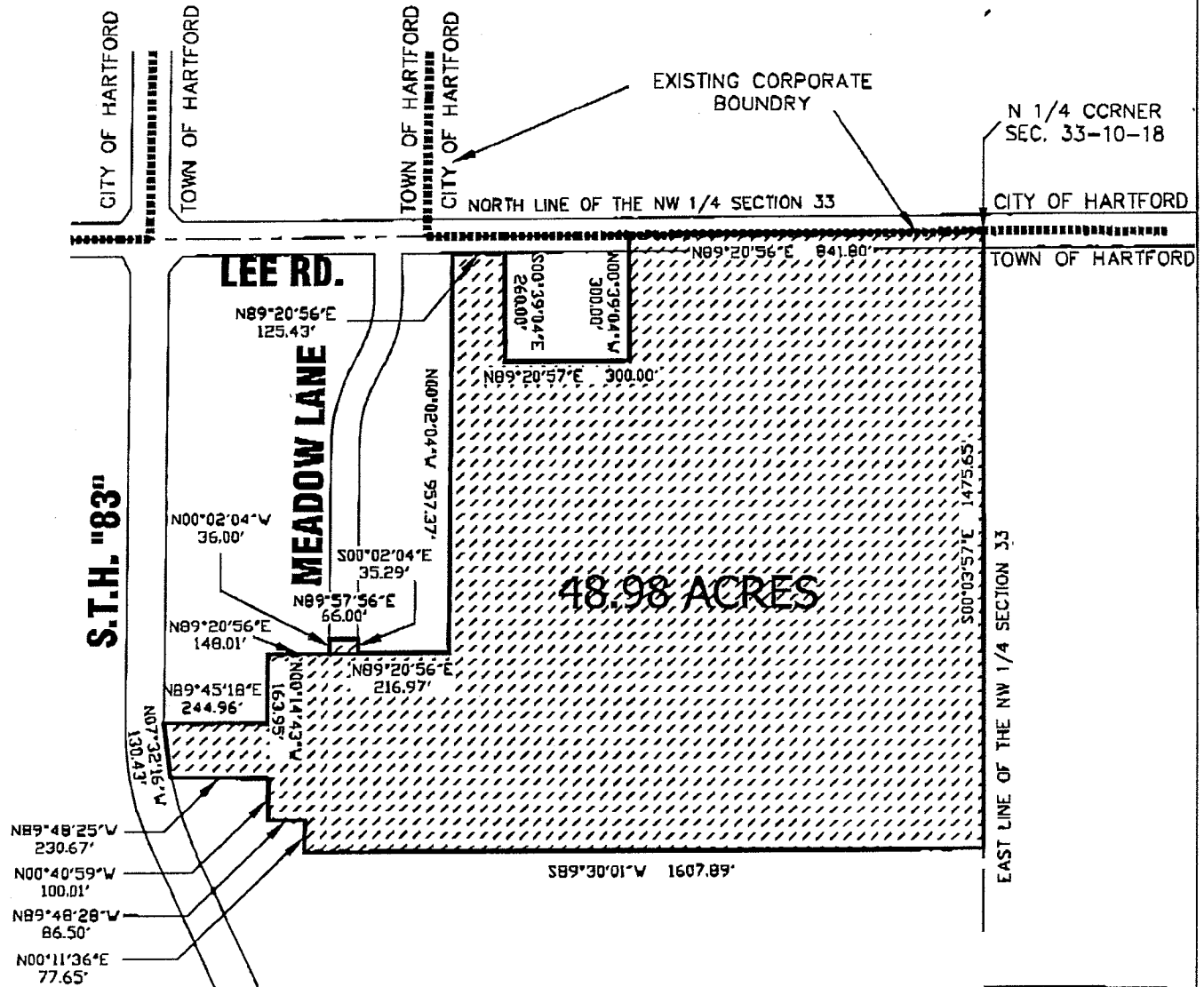
ANNEXATION EXHIBIT

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

DEPT. OF ADMINISTRATION

MAY 24 2004

MUNICIPAL BOUNDARY REVIEW



SCALE: 1" = 400



EXHIBIT B



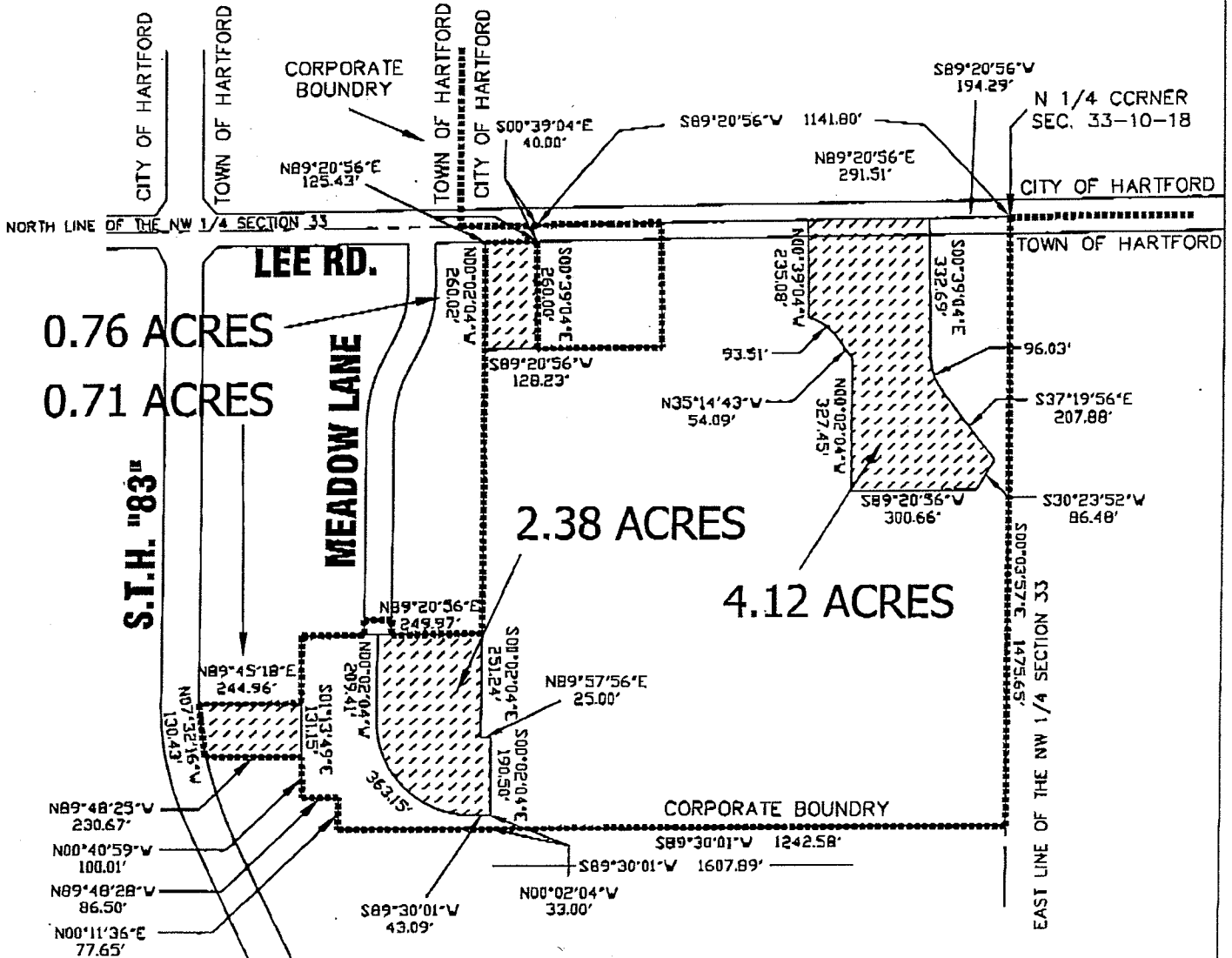
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
333 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6854
EMAIL INFO@WELCHHANSON.COM

DEPT OF ADMINISTRATION

MAY 24 2004

ZONING RS-2 EXHIBIT

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



SCALE: 1" = 400

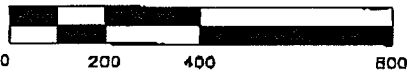


EXHIBIT C-1



WELCH HANSON ASSOCIATES
 ENGINEERS • ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 335 AUSTIN CIRCLE, SUITE 100
 DELAWARE, WISCONSIN 53018
 262-641-6855
 FAX 262-641-6861
 EMAIL INFO@WELCHHANSON.COM

13880

05-10-04

DEPT OF ADMINISTRATION

MAY 24

MUNICIPAL BOUNDARY REVIEW

ZONING RS-2 LEGAL

Being a part of the NW 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin, more fully described as follows:

Commencing at the N 1/4 corner of said Section 33; thence S.89°20'56"W., along the north line of the NW 1/4 corner of said Section 33, 194.29 feet to the point of beginning of hereinafter described lands; thence S.00°39'04"E., 332.69 feet; thence 96.03 feet along the arc of a curve to the left with a radius of 150.00 feet whose chord bears S.18°59'30"E., 94.40 feet; thence S.37°19'56"E., 207.88 feet; thence S.30°23'52"W., 86.48 feet; thence S.89°20'56"W., 300.66 feet; thence N.00°02'04"W., 327.45 feet; thence N.35°14'43"W., 54.09 feet; thence 93.51 feet along the arc of a curve to the left with a radius of 150.00 feet whose chord bears N.53°06'19"W., 92.01 feet; thence N.00°39'04"W., 235.08 feet to a point on the north line of said NW 1/4; thence N.89°20'56"E., along the north line of said NW 1/4, 291.51 feet to the point of beginning. Said lands contain 179,420 square feet (4.12 acres.)

Also including:

Commencing at the N 1/4 corner of said Section 33; thence S.00°03'57"E., along the east line of the NW 1/4 of said Section 33; 1,475.65 feet to a point 150.00 feet south of the north line of the SE 1/4 of the NW 1/4 of said Section 33; thence S.89°30'01"W., along said line, 1,242.58 feet; thence N.00°02'04"W., 33.00 feet to the point of beginning of hereinafter described lands; thence S.89°30'01"W., 43.09 feet; thence 363.15 feet along the arc of a curve to the right with a radius of 230.00 feet whose chord bears N.45°16'01"W., 326.59 feet; thence N.00°02'04"W., 209.41 feet to a point on the southerly subdivision line of Overlook Meadows; thence N.89°20'56"E., along the southerly subdivision line of Overlook Meadows, 249.97 feet; thence S.00°02'04"E., 251.24 feet; thence N.89°57'56"E., 25.00 feet; thence S.00°02'04"E., 190.50 feet to the point of beginning. Said lands contain 103,581 square feet (2.38 acres.)

Also including:

Commencing at the N 1/4 corner of said Section 33; thence S.89°20'56"W., along the north line of the NW 1/4 of said Section 33, 1,141.80 feet; thence S.00°39'04"E., 40.00 feet to a point along the southerly right-of-way of Lee Road and the point of beginning of hereinafter described lands; thence continue S.00°39'04"E., along said line, 260.00 feet; thence S.89°20'56"W., 128.23 feet to a point on the easterly subdivision line of Overlook Meadows; thence N.00°02'04"W., along the easterly subdivision line of Overlook Meadows, 260.02 feet to a point along the southerly right-of-way of Lee Road; thence N.89°20'56"E., along said southerly right-of-way, 125.43 feet to the point of beginning. Said lands contain 32,977 square feet (0.76 acres.)

Also including:

Commencing at the N 1/4 corner of said Section 33; thence S.00°03'57"E., along the east line of the NW 1/4 of said Section 33; 1,475.65 feet to a point 150.00 feet south of the north line of the SE 1/4 of the NW 1/4 of said Section 33; thence S.89°30'01"W., along

EXHIBIT C-1

Received Time May.12. 7:39AM

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MAY 24

MUNICIPAL BOUNDARY REVIEW

said line, 1,607.89 feet to a point on the easterly line of a parcel described in Document Number 283387; thence N.00°11'36"E., along said easterly line 77.65 feet to the NE corner of said parcel described in Document Number 283387; thence N.89°48'28"W., along the northerly line described in Document Number 283387, 86.50 feet to a point on the easterly line of a parcel described in Document Number 614958; thence N.00°40'59"W., along said easterly line, 100.01 feet to the NE corner of said parcel described in Document Number 614958 and the point of beginning of hereinafter described lands; thence N.89°48'25"W., along the northerly line of said parcel described in Document Number 614958, 230.67 feet to a point on the easterly right-of-way of S.T.H. "83"; thence N.07°32'16"W., along said easterly right-of-way, 130.43 feet; thence N.89°45'18"E., 244.96 feet; thence S.01°13'49"E., 131.15 feet to the point of beginning. Said lands contain 30,968 square feet (0.71 acres.)

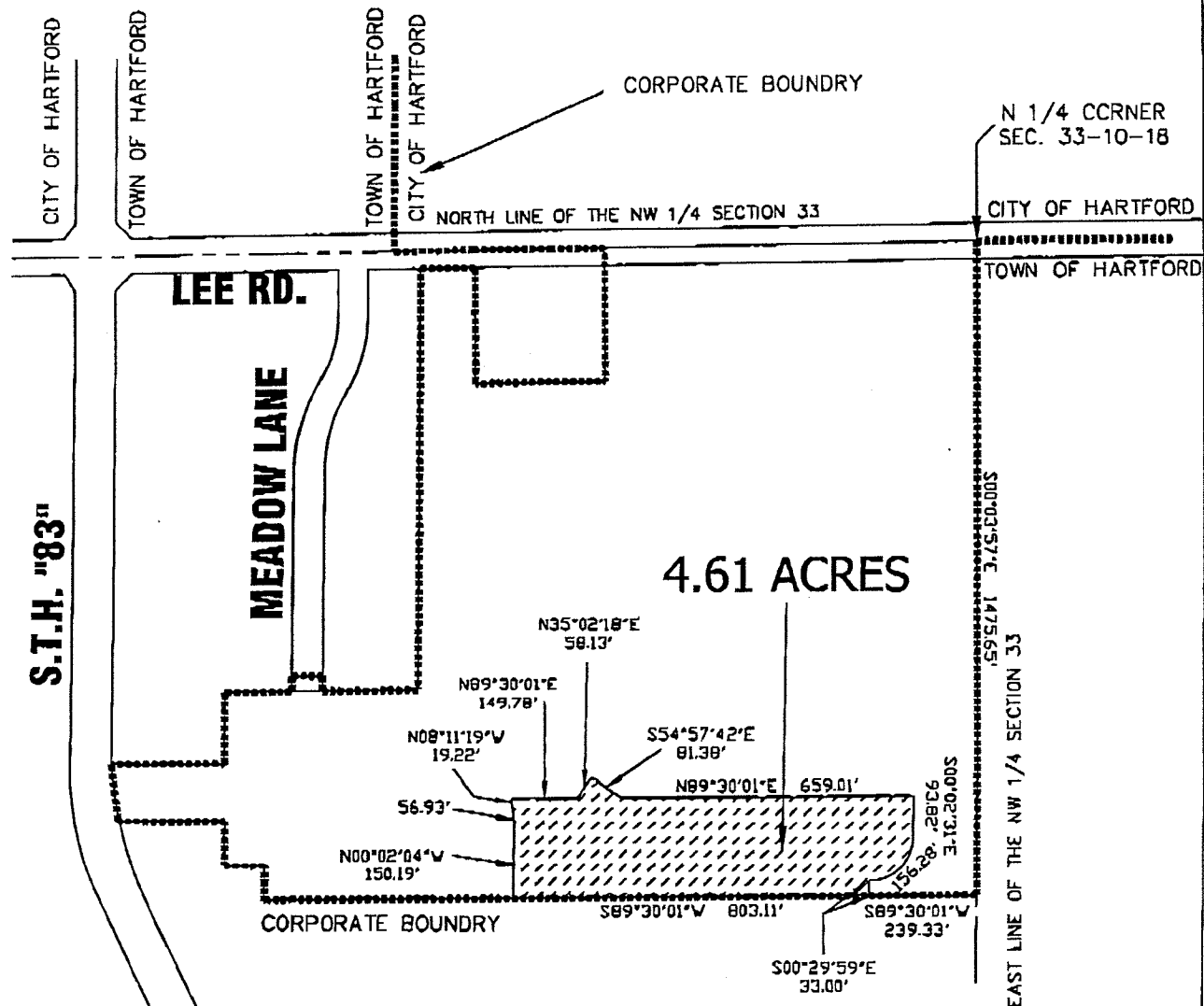
EXHIBIT C-1

MAY 24

MUNICIPAL BOUNDARY REVIEW

ZONING RS-3 EXHIBIT

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



SCALE: 1" = 400



EXHIBIT C-2



**WELCH
HANSON
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

335 AUSTIN CIRCLE, SUITE 100
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FAX 262-446-6864
EMAIL INFO@WELCHHANSON.COM

13880

05-10-04

DEPT OF ADMINISTRATION

MAY 24

MUNICIPAL BOUNDARY REVIEW

ZONING RS-3 LEGAL

Being a part of the NW 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin, more fully described as follows:

Commencing at the N 1/4 corner of said Section 33; thence S.00°03'57"E., along the east line of the NW 1/4 of said Section 33; 1,475.65 feet to a point 150.00 feet south of the north line of the SE 1/4 of the NW 1/4 of said Section 33; thence S.89°30'01"W., along said line, 239.33 feet to the point of beginning of hereinafter described lands; thence S.89°30'01"W., 803.11 feet; thence N.00°02'04"W., 150.19 feet; thence 56.93 feet along the arc of a curve to the left with a radius of 400.00 feet whose chord bears N.04°06'41"W., 56.88 feet; thence N.08°11'19"W., 19.22 feet; thence N.89°30'01"E., 149.78 feet; thence N.35°02'18"E., 58.13 feet; thence S.54°57'42"E., 81.38 feet; thence N.89°30'01"E., 659.01 feet; thence S.00°02'31"E., 93.82 feet; thence 156.28 feet along the arc of a curve to the right with a radius of 99.99 feet whose chord bears S.44°43'59"W., 140.85 feet; thence S.00°29'59"E., 33.00 feet to the point of beginning. Said lands contain 201,030 square feet (4.61 acres.)

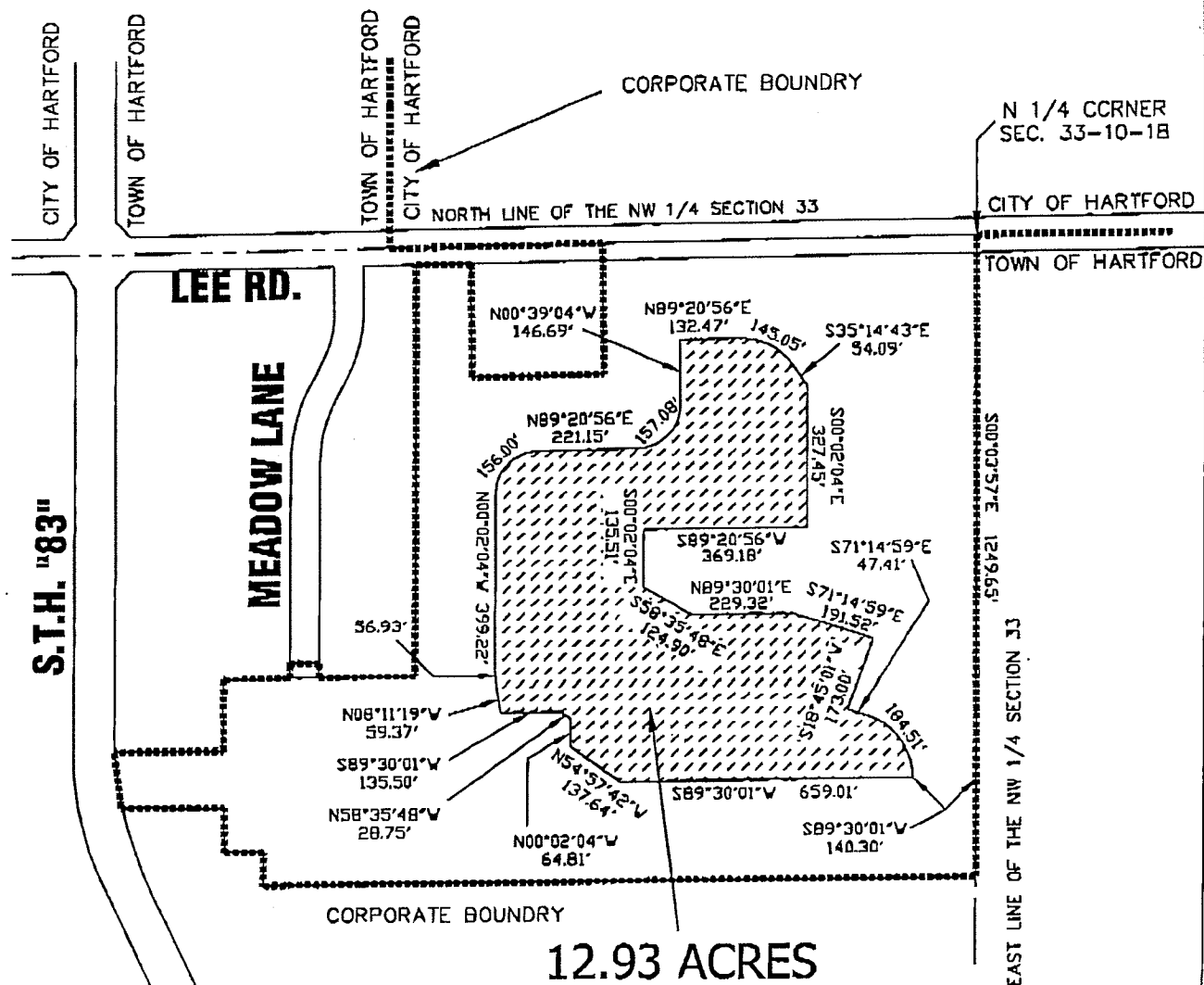
ZONING RD-2 EXHIBIT

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

DEPT. OF ADMINISTRATION

MAY 24 2004

MUNICIPAL BOUNDARY REVIEW



S.T.H. "83"

LEE RD.

MEADOW LANE

CORPORATE BOUNDARY

N 1/4 CCRNER
SEC. 33-10-18

NORTH LINE OF THE NW 1/4 SECTION 33

CITY OF HARTFORD

TOWN OF HARTFORD

CORPORATE BOUNDARY

12.93 ACRES

EAST LINE OF THE NW 1/4 SECTION 33



SCALE: 1" = 400



EXHIBIT C-3



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SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

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MUNICIPAL BOUNDARY REVIEW

ZONING RD-2 LEGAL

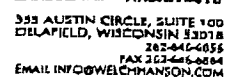
Being a part of the NW 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin, more fully described as follows:

Commencing at the N 1/4 corner of said Section 33; thence S.00°03'57"E., along the east line of the NW 1/4 of said Section 33, 1,249.65 feet; thence S.89°30'01"W., 140.30 feet to the point of beginning of hereinafter described lands; thence continue S.89°30'01"W., along said line, 659.01 feet; thence N.54°57'42"W., 137.64 feet; thence N.00°02'04"W., 64.81 feet; thence N.58°35'48"W., 28.75 feet; thence S.89°30'01"W., 135.50 feet; thence N.08°11'19"W., 59.37 feet; thence 56.93 feet along the arc of a curve to the right with a radius of 400.00 feet whose chord bears N.04°06'42"W., 56.88 feet; thence N.00°02'04"W., 399.22 feet; thence 156.00 feet along the arc of a curve to the right with a radius of 100.00 feet whose chord bears N.44°39'26"E., 140.66 feet; thence N.89°20'56"E., 221.15 feet; thence 157.08 feet along the arc of a curve to the left with a radius of 100.00 feet whose chord bears N.44°20'56"E., 141.42 feet; thence N.00°39'04"W., 146.69 feet; thence N.89°20'56"E., 132.47 feet; thence 145.05 feet along the arc of a curve to the right with a radius of 150.00 feet whose chord bears S.62°56'53"E., 139.47 feet; thence S.35°14'43"E., 54.09 feet; thence S.00°02'04"E., 327.45 feet; thence S.89°20'56"W., 369.18 feet; thence S.00°02'04"E., 135.51 feet; thence S.58°35'48"E., 124.90 feet; thence N.89°30'01"E., 229.32 feet; thence S.71°14'59"E., 191.52 feet; thence S.18°45'01"W., 173.00 feet; thence S.71°14'59"E., 47.41 feet; thence 184.51 feet along the arc of a curve to the right with a radius of 150.00 feet whose chord bears S.36°00'41"E., 173.09 feet to the point of beginning. Said lands contain 563,183 square feet (12.93 acres.)

EXHIBIT C-3

Received Time May.12. 7:39AM

CITY OF BOSTON: 1911.



Received Time May.12. 7:39AM

13880
05-10-04

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MAY 24 2004

MUNICIPAL BOUNDARY REVIEW

ZONING RS-4 LEGAL

Being a part of the NW 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin, more fully described as follows:

Commencing at the N 1/4 corner of said Section 33; thence S.00°03'57"E., along the east line of the NW 1/4 of said Section 33; 1,475.65 feet to a point 150.00 feet south of the north line of the SE 1/4 of the NW 1/4 of said Section 33; thence S.89°30'01"W., along said line, 1,042.44 feet to the point of beginning of hereinafter described lands; thence continue S.89°30'01"W., along said line, 565.45 feet; thence N.00°11'36"E., 77.65 feet; thence N.89°48'28"W., 86.50 feet; thence N.00°40'59"W., 100.01 feet; thence N.01°13'49"W., 131.15 feet; thence N.00°14'43"W., 163.95 feet to a point on the southerly subdivision line of Overlook; thence N.89°20'56"E., along said southerly subdivision line, 181.01 feet; thence S.00°02'04"E., 209.41 feet; thence 363.15 feet along the arc of a curve to the left with a radius of 230.00 feet whose chord bears S.45°16'02"E., 326.59 feet; thence N.89°30'01"E., 43.09 feet; thence N.00°02'04"W., 190.50 feet; thence S.89°57'56"W., 25.00 feet; thence N.00°02'04"W., along the extended easterly subdivision line of Overlook Meadows, 948.59 feet to a line which is 300 feet southerly of as measured normal and parallel to the north line of the NW 1/4 of said Section 33; thence N.89°20'57"E., along said parallel line, 428.23 feet to a point 1141.00 feet easterly of the intersection of the centerline of State Trunk Highway "83" and the north line of said NW 1/4; thence N.00°39'03"W., 300.00 feet to a point on the north line of said NW 1/4; thence N.89°20'56"E., along the north line of said NW 1/4, 356.00 feet; thence S.00°39'04"E., 235.08 feet; thence 51.54 feet along the arc of a curve to the left with a radius of 150.00 feet whose chord bears N.80°48'29"W., 51.28 feet; thence S.89°20'56"W., 132.47 feet; thence S.00°39'04"E., 146.69 feet; thence 157.08 feet along the arc of a curve to the right with a radius of 100.00 feet whose chord bears S.44°20'56"W., 141.42 feet; thence S.89°20'56"W., 221.15 feet; thence 156.00 feet along the arc of a curve to the left with a radius of 100.00 feet whose chord bears S.44°39'26"W., 140.66 feet; thence S.00°02'04"E., 399.22 feet; thence 56.93 feet along the arc of a curve to the left with a radius of 400.00 feet whose chord bears S.04°06'41"E., 56.88 feet; thence S.08°11'19"E., 59.37 feet; thence N.89°30'01"E., 135.50 feet; thence S.58°35'48"E., 28.75 feet; thence S.00°02'04"E., 64.81 feet; thence S.54°57'42"E., 56.26 feet; thence S.35°02'18"W., 58.13 feet; thence S.89°30'01"W., 149.78 feet; thence S.08°11'19"E., 19.22 feet; thence 56.93 feet along the arc of a curve to the right with a radius of 400.00 feet whose chord bears S.04°06'42"E., 56.88 feet; thence S.00°02'04"E., 150.19 feet to the point of beginning. Said lands contain 487,283 square feet (11.78 acres.)

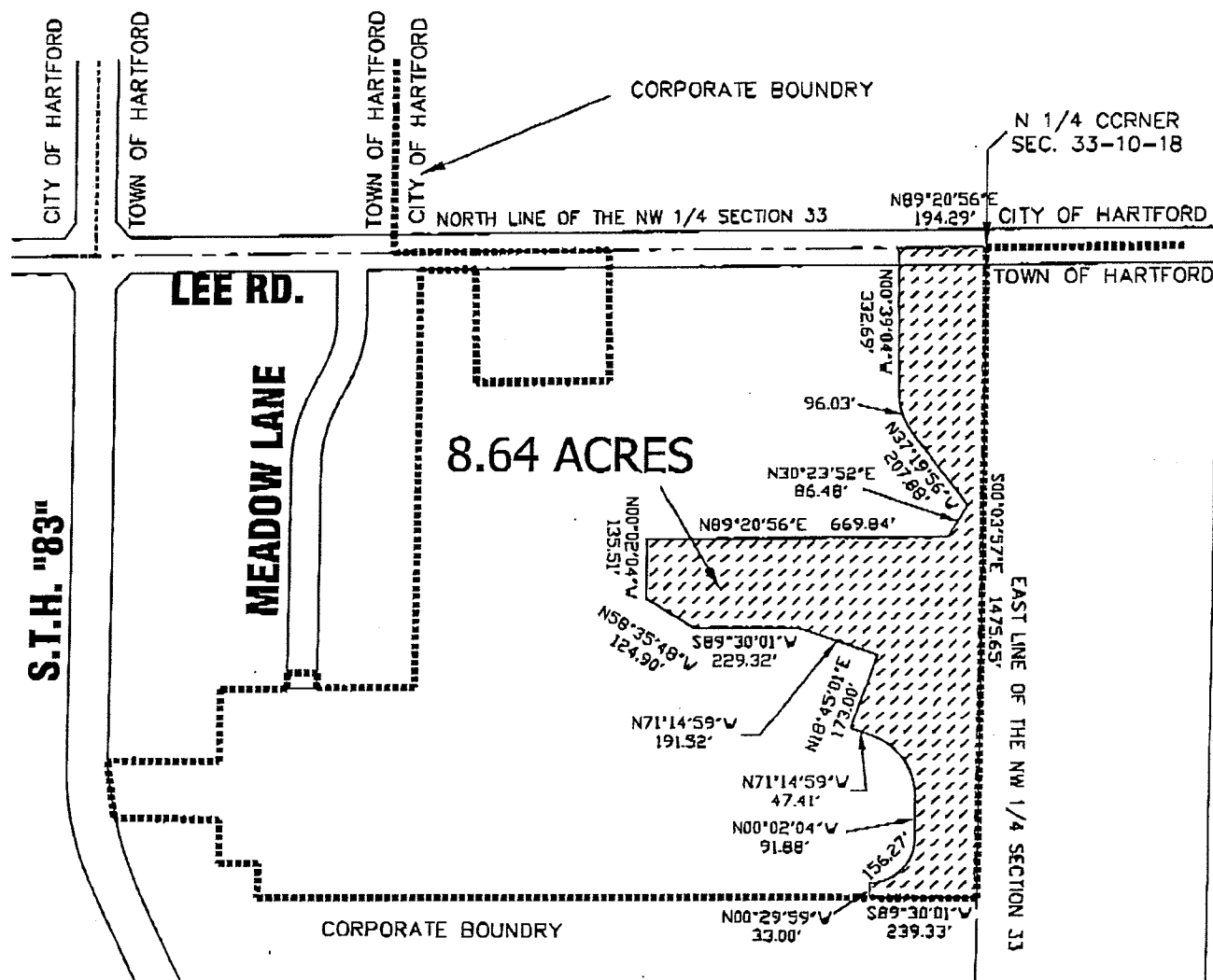
EXHIBIT C-4

ZONING A-1 EXHIBIT

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

DEPT OF ADMINISTRATION

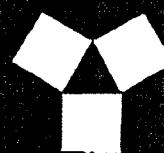
MAY 24 1966



SCALE: 1" = 400



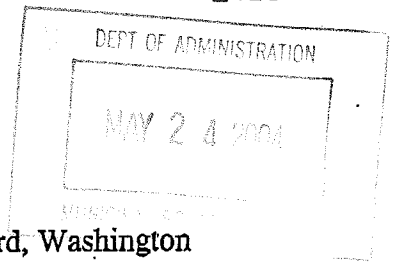
EXHIBIT C-5



**WELCH
HANSON
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

2706 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6861
EMAIL INFO@WELCHHANSON.COM

**ZONING A-1 LEGAL**

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EXHIBIT C-5

Received Time May.12. 7:39AM

**OCONOMOWOC**

155 West Wisconsin Avenue
P.O. Box 1004
Oconomowoc, WI 53066-8004
(262) 569-9900
Fax (262) 567-5734

OCONOMOWOC EAST

W359 N5900 Brown Street
P.O. Box 1004
Oconomowoc, WI 53066-8004
(262) 569-3055
Fax (262) 569-3059

HARTLAND

800 Cardinal Lane
P.O. Box 257
Hartland, WI 53029-0257
(262) 369-9900
Fax (262) 369-9919

HARTFORD

940 Bell Avenue
P.O. Box 270220
Hartford, WI 53027-0220
(262) 673-0920
Fax (262) 673-0944

GERMANTOWN

N112 W17100 Mequon Road
P.O. Box 100
Germantown, WI 53022
(262) 250-3800
Fax (262) 250-8670

WEST BEND

1811 W. Washington Street
P.O. Box 634
West Bend, WI 53095
(262) 338-9900
Fax (262) 338-9902

TOLL FREE

1-888-569-9909

BOOKKEEPING

(262) 569-3045

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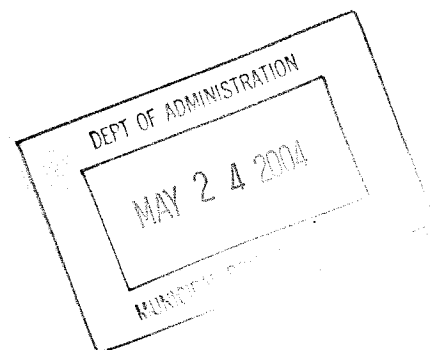
MEMBER F.D.I.C.

EQUAL HOUSING LENDER

Hartford Office**Fax Cover Sheet**

6

NUMBER OF PAGES SENT INCLUDING COVER SHEET



DATE:

5/24/04

SEND TO:

Eric

COMPANY:

WZ Dept. of Administration Municipal
Boundary Review

FAX NUMBER:

(608) 266-5519

SENT FROM:

Mark McCune 100 Acers Wood Lee

FAX NUMBER: (262) 673-0944

Corrected Acreage - 48.98 acres to
45.98

**ADDITIONAL
INFORMATION:**

CONFIDENTIALITY NOTE The document accompanying this telecopy transmission contains information from First Bank Financial Centre which is confidential, and/or legally privileged. The information is intended only for the use of the individual or entity named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited and that the document should be returned to First Bank Financial Centre immediately. In regard, if you have received this telecopy in error, please notify us by telephone immediately, so that we can arrange for the return of the original documents at no cost to you.

Please call the number below if there are any questions regarding this facsimile.

(262) 673-0920 PHONE



(262) 673-0944 FAX

Request for Annexation Review

Municipal Boundary Review

Wisconsin Department of Administration

Shipping Address: 17 S. Fairchild 7th Floor
Madison, WI 53703-3219
Mailing Address: PO Box 1645
Madison, WI 53701-1645
Phone: 608-267-3369 Fax: 608-266-5519
E-mail: robert.zeinemann@doa.state.wi.us

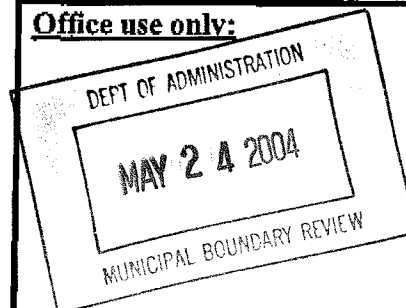
Petitioner's Name and Address

100 Acre Wood, LLC

Attention: Mark McCune, Member
2466 Lough Lane

Hartford, WI 53027

Office use only:



1. Town where property is located Hartford

262-673-0655

2. Petitioned City or Village City of Hartford

Petitioner's phone #

3. County where property is located Washington

262-673-7214

Town Clerk's phone #

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

262-673-8201

City/Village Clerk's phone #

5. Area (in acres) of the territory to be annexed 48.98 acres

Contact Information if different than petitioner:

Representative's Name and Address:

T. Michael Schober

Schober Schober & Mitchell, S.C.
16845 West Cleveland Avenue

New Berlin, WI 53151

Phone 262-785-1820

E-mail tms@schoberlaw.com

Surveyor or Engineering Firm's Name and Address:

Welch Hanson Associates

355 Austin Circle, Suite 100

Delafield, WI 53018

Phone 262-646-6855

E-mail info@welchhanson.com

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

1. Legal Description meeting the requirements of s.66.0217 (c).....attached..... ☒
2. Map meeting the requirements of s. 66.0217 (g)
 - Includes delineating boundary of the annexing city of village on the map.....attached..... ☒
 - Territory is contiguous to city or village..... ☒
3. Petition or Notice of Intent to Circulate..... N/A - Direct Annexation..... ☐
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..... ☒

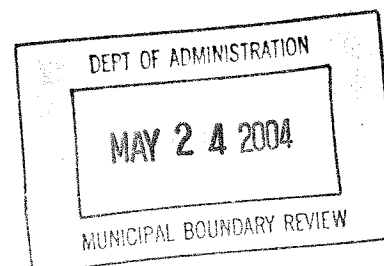
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05-21-04

ANNEXATION LEGAL

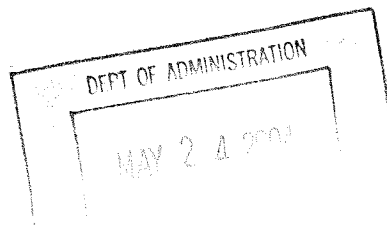
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355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53015
TEL 262-646-6855
FAX 262-646-6804
EMAIL INFO@WELCH-HANSON.COM

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



**ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS**

**355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018**
**262-646-4855
262-646-6884
FAX 262-646-6884**
EMAIL INFO@WEI-CHIAN.COM

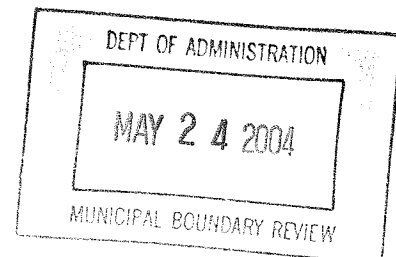
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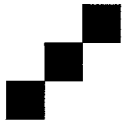
05-21-04

ZONING A-1 LEGAL

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TRANSMITTAL



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MAY 25 04



ENGINEERS
ARCHITECTS
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PLANNERS

DATE May 21, 2004

TO Eric
Dept. of Administration Municipal Boundary
101 E. Wilson St., FL 10
P.O. Box 1645
Madison, WI 53702

FROM Dan Bednar

RE Revised Annexation Legal and Exhibit

PROJ # 13880

CC:

355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018

262-646-6855
FAX 262-646-6864

| ITEMS | NO. | DESCRIPTION |
|-------|-----|-------------|
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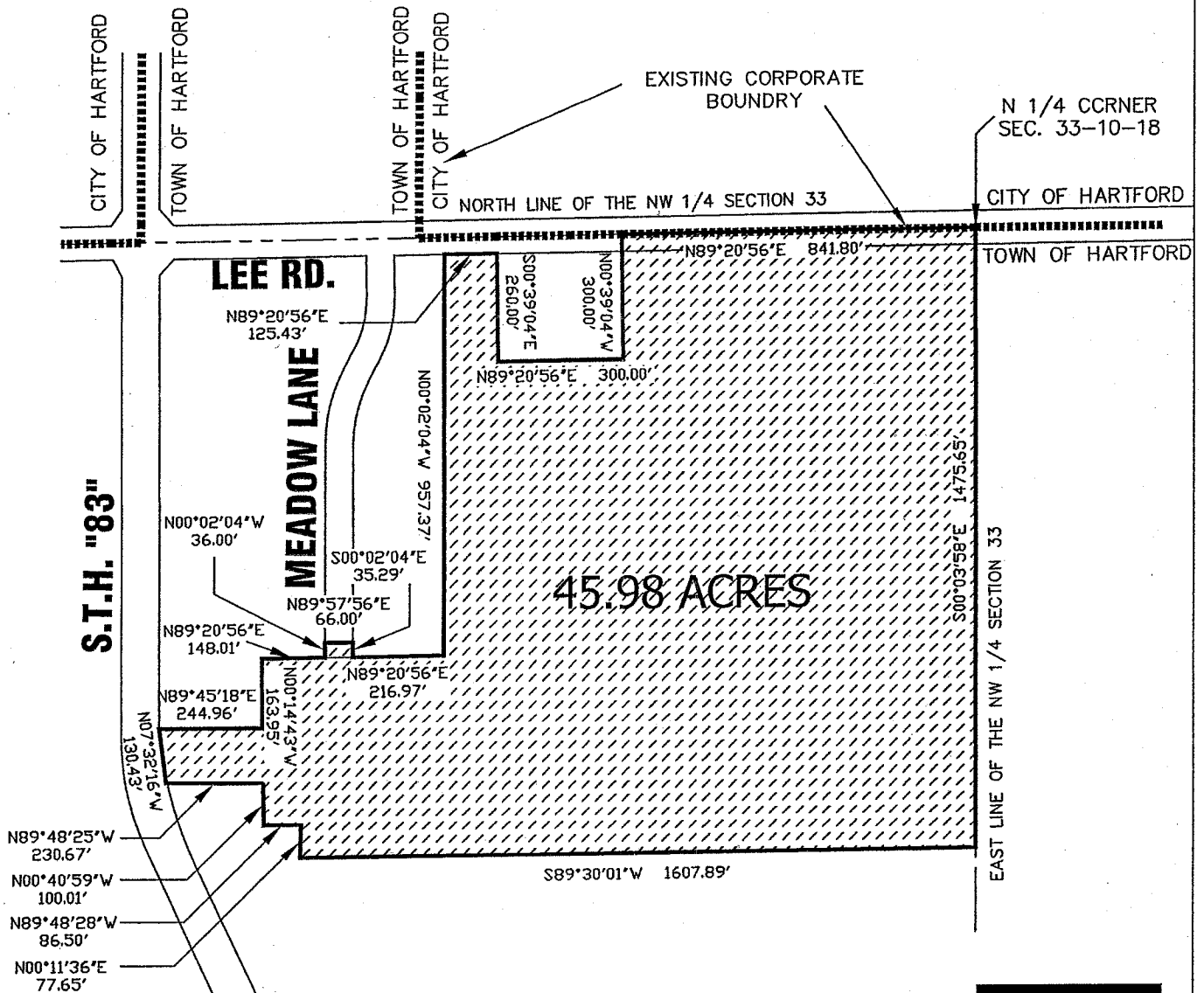
PURPOSE

| | | | |
|-------------------------------------|----------------------|--------------------------|---------------------|
| <input type="checkbox"/> | AS YOU REQUESTED | <input type="checkbox"/> | REVIEW AND RETURN |
| <input type="checkbox"/> | FOR YOUR INFORMATION | <input type="checkbox"/> | REPLY TO SENDER |
| <input checked="" type="checkbox"/> | FOR YOUR APPROVAL | <input type="checkbox"/> | OTHER (SEE REMARKS) |

REMARKS

ANNEXATION EXHIBIT

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



SCALE: 1" = 400



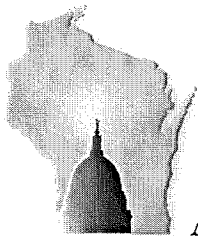
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SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

353 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL INFO@WELCHHANSON.COM

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**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

JIM DOYLE
GOVERNOR

MARC J. MAROTTA
SECRETARY

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

May 25, 2004

PETITION FILE NO. 12328

MARJORIE C SAVANA, CLERK
CITY OF HARTFORD
109 N MAIN ST
HARTFORD, WI 53027-1521

DEBBIE SEMRAD, CLERK
TOWN OF HARTFORD
3360 COUNTY ROAD K
HARTFORD, WI 53027-9269

Subject: 100 ACRE WOOD LLC 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 Hartford to the City of Hartford (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 (where 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 June 10 so that the information can be reviewed prior to the department's statutory deadline of June 14. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

Enclosed please also find 2003 Wisconsin Act 317 which makes a number of changes to annexation law. In order for this annexation petition to be considered for adoption as an ordinance, the proposed annexation will be need to comply with this law.

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

Sincerely,

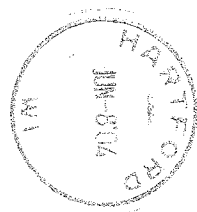
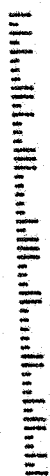
Erich Schmidtke
erich.schmidtke@doa.state.wi.us
(608) 264-6102

Enclosures

CITY OF HARTFORD
409 North Main Street
Hartford, Wisconsin 53027

Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street
10th Floor
Madison, WI 53701-0001

53702#0032 BOSO



PETITION # 12328

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: T6 0818001 | From Town of: Hartford | To City/Village of: Hartford

2. Area (Acres): 45.98 | Approx. Equalized (full) value: Land:\$ 6,500 | Improvements:\$ 0

3. Property Tax Payments OR Boundary Agreement (circle one)

a. Annual town property tax on territory to be annexed: 136.73
b. Total that will be paid to Town (annual tax multiplied by 5 years): 683.65
c. Paid by: Petitioner
City/Village (circle one)
Other

a. Title of boundary agreement _____
b. Year adopted _____
c. Participating jurisdictions _____
d. Statutory authority (circle one)
66.0307 66.0225 66.0301

4. Approximate present land use of territory: | Resident Population: |

Undeveloped: 100 %
Commercial: _____ %
Industrial: _____ %

Residential _____ %
Recreational _____ %

Electors: 0
Total: 0

5. If territory is undeveloped, what is the anticipated use?

Commercial: _____ %
Industrial: _____ %

Residential 82 %
Recreational _____ %

Other: 18
(agriculture)

Comments: _____

6. Has a preliminary ____ or final ____ plat been submitted to the Plan Commission: ____ Yes X No

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

North: agricultural and conservancy

In the town?: West: Residential; East and South: Conservancy and agricultural

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

Sanitary sewer X
Water supply X
Storm sewers X
Other _____

Police/Fire protection _____
EMS _____
Zoning _____

9. 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:

Sanitary Sewers immediately
or, write in number of years.

City/Village

☒

Town

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: _____

10. Parks and Recreation:

Total acreage: 260+

Annual park program appropriation: \$ 455,100

Describe proximity of parks from annexation territory:

1 mile southeast: Independence Park, active use

2 miles southwest: Veteran's Memorial Park, active use

11. Schools:

What school district(s) serve the territory to be annexed? Hartford Union High School (2436)

Hartford Common School District (2443)

12. Planning:

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

If yes, when was it prepared? 1982 When Updated? 2001

Who prepared the plan? City of Hartford Planning Department

2. Annual appropriation for planning? \$ 157,500

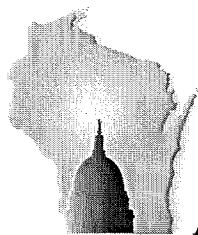
3. How is the annexation territory now zoned? Agricultural

4. How will the land be zoned and used if annexed? Agricultural (8.64 acres); Rd-2 Two-Family (12.93 acres); Rs-2 Single-Family (7.97 acres); Rs-3 Single-Family (4.61 acres);

14. Other relevant information and comments bearing upon the public interest in the annexation: Rs-4 Single-Family (11.78 acres)

Prepared by: J. Justin Drew
Title: Director of Planning and Zoning
Phone: 262-673-8248
Date: 6/8/04

Please **RETURN PROMPTLY** to:
Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

JIM DOYLE
GOVERNOR

MARC J. MAROTTA
SECRETARY

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

June 14, 2004

DOA PETITION FILE NO. 12328

MARJORIE C SAVANA, CLERK
CITY OF HARTFORD
109 N MAIN ST
HARTFORD, WI 53027-1521

DEBBIE SEMRAD, CLERK
TOWN OF HARTFORD
3360 COUNTY ROAD K
HARTFORD, WI 53027-9269

Subject: 100 ACRE WOOD LLC ANNEXATION

The proposed annexation submitted to our office on May 24, 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 Hartford.

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 concerning this annexation review letter. I am enclosing a copy of Act 317, as this legislation may affect the passage of any annexation ordinance.

Sincerely,

George Hall
Municipal Boundary Review

Cc: T. Michael Schober