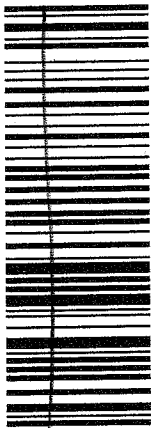
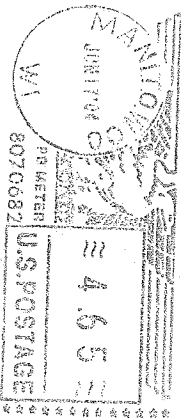


OFFICE OF CITY PLANNING  
900 Quay Street  
Manitowoc, WI 54220-4535



7003 1010 0001 3891 9779

DIRECTOR OF MUNICIPAL BDY REV.  
OFFICE OF LAND INFO SERVICES  
P.O. BOX 1645  
MADISON, WI 53701-1645



# Request for Annexation Review

Municipal Boundary Review

Wisconsin Department of Administration

Shipping Address:

17 S. Fairchild 7<sup>th</sup> 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

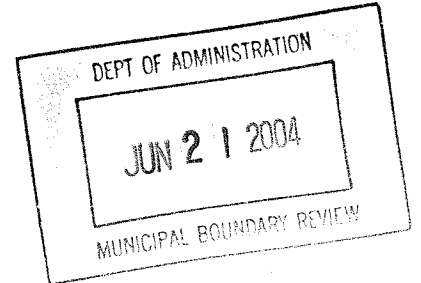
OAK PARK DEVELOPERS LLC

Att: Jeffrey Check

2500 WASHINGTON STREET

MANITOWOC, WI 54220

**Office use only:**



1. Town where property is located MANITOWOC RAPIDS
2. Petitioned City or Village MANITOWOC
3. County where property is located MANITOWOC
4. Population of the territory to be annexed 0
5. Area (in acres) of the territory to be annexed 46.2

920 682 6104

Petitioner's phone #

920 682 9370

Town Clerk's phone #

920 686 6950

City/Village Clerk's phone #

**Contact Information if different than petitioner:**

Representative's Name and Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Surveyor or Engineering Firm's Name and Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone \_\_\_\_\_

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.....



June 17, 2004

RECEIVED  
AT  
DHIR

JUN 21 04

Director of Municipal Boundary Review  
State of Wisconsin  
Office of Land Information Services  
P.O. Box 1645  
Madison, Wisconsin 53701-1645

Re: Annexation Proceedings

With this letter you will find the following documents as required by Section 66.0217(2) of the Wisconsin State Statutes.

1. A Annexation Petition and Legal Description.
2. A scale map showing the area of the proposed annexation and surrounding environs.
3. A request for annexation review and applicable required fee.

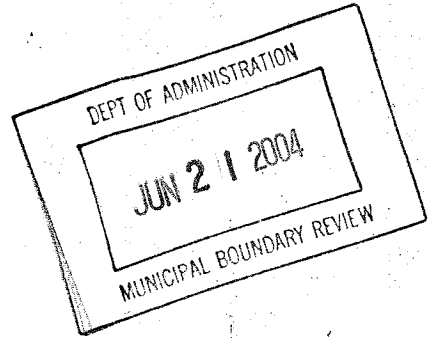
Said petition was filed on June 17, 2004.

Petitioners  
Oak Park Developers LLC  
Jeffrey Check - Mike Check  
2500 Washington Street  
Manitowoc, Wisconsin 54220

RECEIVED

JUN 17 2004

CITY CLERK'S OFFICE



PETITION FOR DIRECT ANNEXATION

1. The purpose of this petition is to request, pursuant to Wisconsin Statute Section 66.0217(2), direct annexation to the City of Manitowoc and detachment from the Town of Manitowoc Rapids of the following described real estate:

DESCRIPTION

A tract of land located in the NE 1/4 of the SE 1/4, in the NW 1/4 of the SE 1/4, in the SE 1/4 of the NE 1/4, and in the SW 1/4 of the NE 1/4 of Section 11, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin and described as follows:

Commencing at the East 1/4 corner of said Section 11, the point of real beginning, thence S00°04'02"W along the section line 1305.39 feet to the existing city limits, thence N72°37'40"W along said city limits 104.77 feet, thence N63°55'33"W along said city limits 534.35 feet, thence N71°00'02"W along said city limits 122.02 feet, thence N65°32'14"W along said city limits 244.51 feet, thence N82°00'18"W along said city limits 266.54 feet, thence N62°18'24"W along said city limits 140.48 feet, thence N51°33'49"W along said city limits 173.81 feet, thence N89°44'43"W along said city limits 248.97 feet to the east line of an existing parcel recorded in Volume 1127, Page 223 of deeds, thence N00°26'56"E along said east line 677.17 feet to the north line of said parcel, thence S89°39'36"W along said north line 49.92 feet to the east line of a Certified Survey recorded in Volume 18, Page 157, thence N02°39'06"E along said east line 229.88 feet, thence N89°29'36"E 1728.00 feet to said section line, thence S00°15'39"W along said section line 235.02 feet to the point of real beginning.

Said tract contains 46.2 acres.

2. A scale map of the above described property showing its boundaries and its current relationship to the City of Manitowoc and the Town of Manitowoc Rapids is attached hereto.

3. The current population of the above described property in accordance with the definition given in Wisconsin Statute Section 66.0217 (5)(a) is zero.

4. The undersigned, representing the owners of all the real property located therein, hereby petition for the direct annexation to the City of Manitowoc of the above described property.

Dated this 17th day of June 2004

NORTHWEST 17 ANNEXATION AREA

NAME:

ADDRESS:

*Jeffrey C. Check*  
Oak Park Developers LLC  
Jeffrey C. Check, member

2500 Washington Street  
Manitowoc, WI 54220

*Michael E. Check*  
Oak Park Developers LLC  
Michael E. Check, member

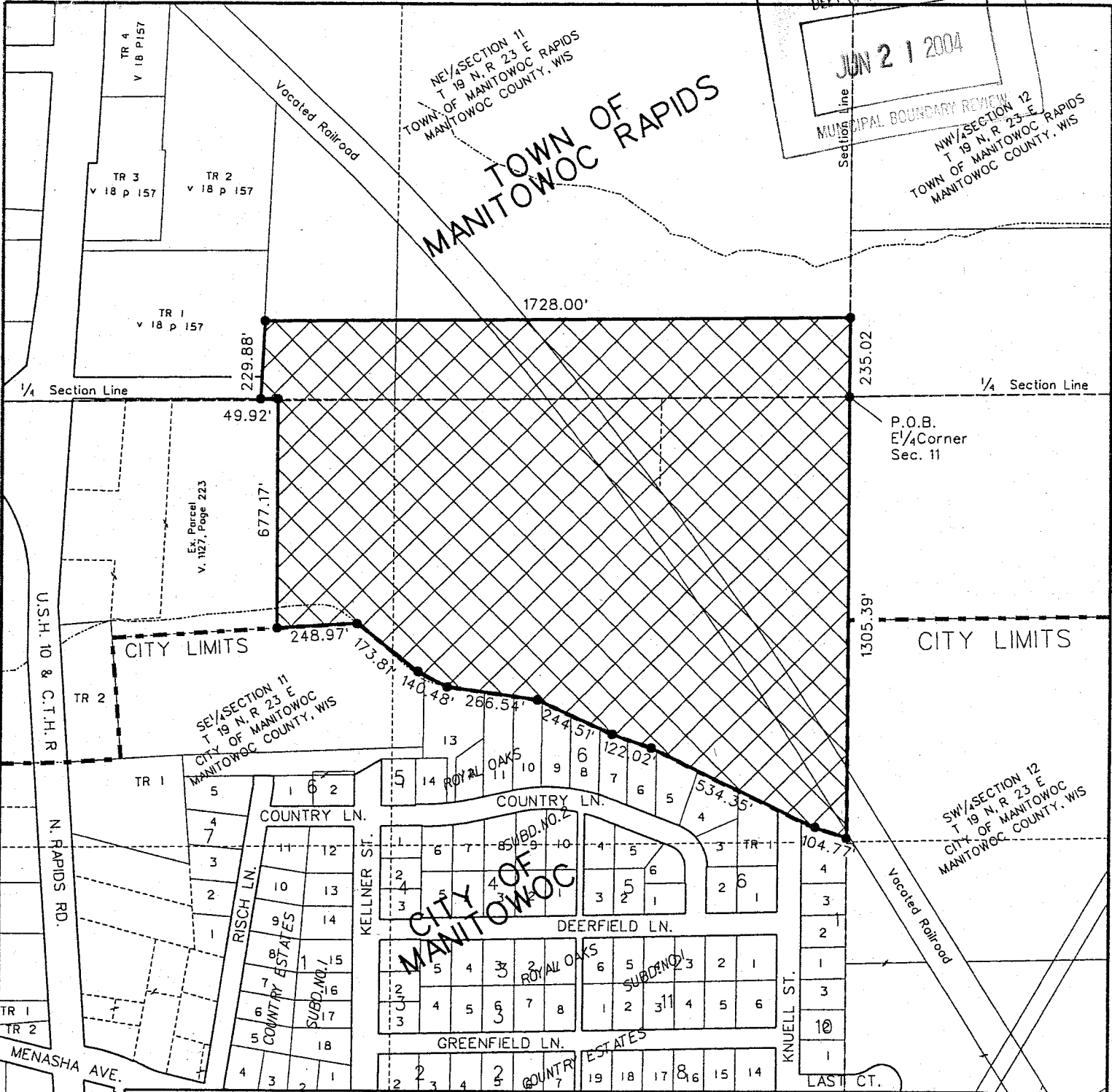
2500 Washington Street  
Manitowoc, WI 54220

# TOWN OF MANITOWOC RAPIDS

DEPT OF ADMINISTRATION  
**JUN 21 2004**  
 MUNICIPAL BOUNDARY REVIEW 12  
 NW 1/4 SECTION 12  
 T 19 N, R 23 E  
 TOWN OF MANITOWOC RAPIDS  
 MANITOWOC COUNTY, WIS

NE 1/4 SECTION 11  
 T 19 N, R 23 E  
 TOWN OF MANITOWOC RAPIDS  
 MANITOWOC COUNTY, WIS

NW 1/4 SECTION 12  
 T 19 N, R 23 E  
 TOWN OF MANITOWOC RAPIDS  
 MANITOWOC COUNTY, WIS



**NORTHWEST 17 ANNEXATION**  
**CITY OF MANITOWOC, WI**

AREA OF PROPOSED ANNEXATION 46.2 ACRES

North

W — O — E

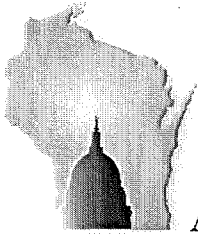
MANITOWOC CITY PLAN COMMISSION

P.C. 30-2004

0 ————— 300

FEET

JUNE 2004



**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/>

June 22, 2004

PETITION FILE NO. 12350

JENNIFER HUDON, CLERK  
CITY OF MANITOWOC  
900 QUAY ST  
MANITOWOC, WI 54220-4543

SUSANNA KRCMA, CLERK  
TOWN OF MANITOWOC RAPIDS  
6814 W CUSTER ST  
MANITOWOC, WI 54220-9785

Subject: OAK PARK DEVELOPERS 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 Manitowoc Rapids to the City of Manitowoc (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 8, 2004 so that the information can be reviewed prior to the department's statutory deadline of July 12, 2004. 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](mailto:erich.schmidtke@doa.state.wi.us)  
(608) 264-6102

Enclosures

PETITION # 12350

**ANNEXATION REVIEW QUESTIONNAIRE**  
**MUNICIPAL BOUNDARY REVIEW**

1. Territory to be annexed: Northwest No. 17 Annexation Area | From Town of: Town of Manitowoc Rapids | To City/Village of: City of Manitowoc

2. Area (Acres): 46.2      Approx. Equalized (full) value: Land:\$45,700    Improvements:\$ 0

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

a. Annual town property tax on territory to be annexed: \$57.18      a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town (annual tax multiplied by 5 years): \$285.90      b. Year adopted \_\_\_\_\_

c. Paid by: Petitioner      c. Participating jurisdictions \_\_\_\_\_

City/Village      (circle one)      \_\_\_\_\_

                  Other      \_\_\_\_\_

d. Statutory authority (circle one)

                  66.0307      66.0225      66.0301

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

Undeveloped: 100 %      Residential \_\_\_\_\_ %      Electors: 0

Commercial: \_\_\_\_\_ %      Recreational \_\_\_\_\_ %      Total: 0

Industrial: \_\_\_\_\_ %

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

Commercial: 5 %      Residential 95 %      Other: \_\_\_\_\_

Industrial: \_\_\_\_\_ %      Recreational \_\_\_\_\_ %

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

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

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

Residential

In the town?: Industrial/Commercial/Residential

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

Sanitary sewer x      Police/Fire protection \_\_\_\_\_

Water supply x      EMS \_\_\_\_\_

Storm sewers x      Zoning \_\_\_\_\_

Other \_\_\_\_\_

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:

	City/Village	Town
<u>Sanitary Sewers</u> immediately or, write in number of years.	<u>immediately</u>	_____
<u>Water Supply</u> immediately, or, write in number of years.	<u>immediately</u>	_____

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: 680 Annual park program appropriation: \$ 1.5 million

Describe proximity of parks from annexation territory:  
Fleetwood Park -- Approximately 1/2 mile from site  
River Heights Park -- approximately 3/4 mile from site

11. Schools:

What school district(s) serve the territory to be annexed? Manitowoc Public School Dist.

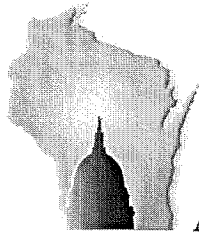
12. Planning:

- Do you have a comprehensive plan for the City/Village/Town?  Yes \_\_\_ No  
If yes, when was it prepared? 1999 When Updated? \_\_\_\_\_  
Who prepared the plan? JJR
- Annual appropriation for planning? \$ 425,000
- How is the annexation territory now zoned? Agricultural/Residential
- How will the land be zoned and used if annexed? Residential/Office

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

Prepared by: Jennifer Hudon  
Title: City Clerk  
Phone: 920-686-6959  
Date: July 8, 2004

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

July 15, 2004

DOA PETITION FILE NO. 12350

JENNIFER HUDON, CLERK  
CITY OF MANITOWOC  
900 QUAY ST  
MANITOWOC, WI 54220-4543

SUSANNA KRCMA, CLERK  
TOWN OF MANITOWOC RAPIDS  
6814 W CUSTER ST  
MANITOWOC, WI 54220-9785

Subject: OAK PARK DEVELOPERS ANNEXATION

The proposed annexation submitted to our office on June 21, 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 Manitowoc.

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