

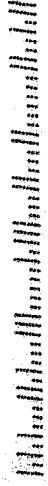
KONICEK, KAISER, SCHOLZE, WANASEK & ZOTT, S.C.

133 SOUTH PINE STREET
POST OFFICE BOX 717

BURLINGTON, WISCONSIN 53105-0717



Wisconsin Department of Administration
Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001



53702+0001

Request for Annexation Review

Wisconsin Department of Administration

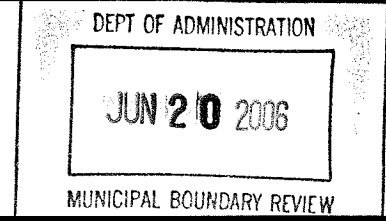
Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

608-266-0683 Fax: 608-267-6917
George.Hall@doa.state.wi.us

Petitioner's Name and Address

The Leland Stohr and Bernelda Stohr Revocable
Trust dated December 21, 1999
339 Sunburst Avenue
Twin Lakes, WI 53181

Office use only:



1. Town where property is located: Town of Randall
2. Petitioned City or Village: Village of Twin Lakes
3. County where property is located: Kenosha
4. Population of the territory to be annexed: Eight (8)
5. Area (in acres) of the territory to be annexed: 160 acres
6. Tax parcel number(s) of territory to be annexed: 60-4-119-201-0100
(if the territory is part or all of an existing parcel)

262-877-2884
Petitioner's phone #

262-877-2165
Town Clerk's phone #

262-877-2858
City/Village Clerk's phone #

Contact Information if different than petitioner:

Representative's Name and Address:

Mr. Richard Scholze
Konicek, Kaiser, Scholze, Wanasek & Zott, S.C.
133 South Pine Street
Post Office Box 717
Burlington, WI 53105-0717

Phone 262-763-8185

E-mail: rich@burlington-lawyers.com

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 of 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..... \$700.00

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)..... \$900.00

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

KONICEK, KAISER, SCHOLZE, WANASEK & ZOTT, S.C.

ATTORNEYS AT LAW

133 SOUTH PINE STREET
POST OFFICE BOX 717
BURLINGTON, WISCONSIN 53105-0717

DAVID P. KAISER
RICHARD SCHOLZE
BRIAN R. WANASEK
AMY J. LAMERAND ZOTT
SCOTT D. FISHER

TELEPHONE: (262) 763-8185
FACSIMILE: (262) 763-9485
E-MAIL: LAWYERS@BURLINGTON-LAWYERS.COM

MILTON C. KONICEK (Retired)

June 16, 2006

RECEIVED
AT
DHR
JUN 20 06

Wisconsin Department of Administration
Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Dear Sir or Madam:

In re: Annexation Petition by Leland Stohr and Bernelda Stohr
Revocable Trust Dated December 21, 1999

Enclosed please find a completed Request for Annexation Review form in regard to property currently located in the Town of Randall, Kenosha County, Wisconsin, together with a check in the amount of \$900 payable to the Department of Administration representing the administration review fee. Attached to the completed form is a copy of the Petition for Direct Annexation which has been filed with both the Town of Randall and the Village of Twin Lakes. The Petition contains a legal description of the property and a scale map.

Please note that this is a unanimous annexation by the owners of the property and the two electors who reside within the property.

If you have questions or concerns please contact me at your convenience.

Sincerely,

KONICEK, KAISER, SCHOLZE, WANASEK & ZOTT, S.C.

By: 

RS:kk

Enclosures

cc: Leland Stohr
Clerk, Village of Twin Lakes
Clerk, Town of Randall
Greg and Heidi Edmonds

PETITION FOR DIRECT ANNEXATION

The Village President and the Village Board of the Village of Twin Lakes, Kenosha County, Wisconsin:

The undersigned petitioners respectfully represent and show as follows:

1. The purpose of this Petition is to annex to the Village of Twin Lakes, Kenosha County, Wisconsin, and detach from the Town of Randall, Kenosha County, Wisconsin the territory legally described as follows:

The Northeast 1/4 of Section 20, Town 1 North, Range 19 East, in the Town of Randall, Kenosha County, Wisconsin. PIN: 60-4-119-201-0100

The intent of this document is to place the entire property under the jurisdiction of the Village of Twin Lakes and to provide the property with the potential for municipal sewer service to accommodate future development.

2. Attached hereto and incorporated herein by reference is a scale map marked as "Exhibit A", showing the boundaries of the territory and the relationship of the territory to the municipal boundaries involved.

3. The entirety of the territory is contiguous to the Village of Twin Lakes and homogeneous to the Village.

4. The population of the territory proposed for annexation is 8. There are currently two electors residing in the territory, namely Greg Edmonds and Heidi Edmonds.

5. Certain municipal services, such as sewer, are not currently supplied by the Town of Randall and can be better supplied by the Village of Twin Lakes rather than the Town of Randall or any other municipality. The anticipated future development of the property will require that the property be served by public sewer. It is unlikely that the Town of Randall will offer this service in the foreseeable future.

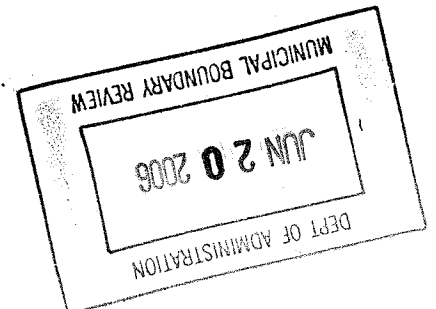
6. The undersigned petitioners are the owners of 100% of the real property in the territory effected by this petition and are all of the electors who reside in the territory.

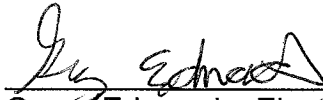
7. It is in the public interest that this petition be granted and that the Village of Twin Lakes adopt an ordinance annexing this territory to the Village of Twin Lakes.


Dated this 14 day of June, 2006.

The Leland Stohr and Bernelda Stohr Revocable
Trust dated December 21, 1999

By: Leland Stohr
Leland Stohr, Trustee



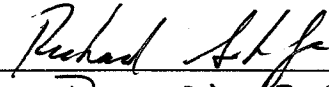

Gregg Edmonds, Elector
GE


Heidi Edmonds, Elector

ACKNOWLEDGMENT

STATE OF WISCONSIN)
RACINE COUNTY)

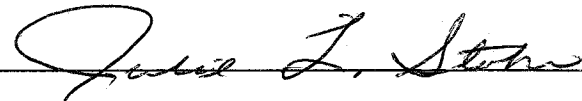
Personally came before me this 14 day of June, 2006, the above named Leland Stohr as trustee of The Leland Stohr and Bernelda Stohr Revocable Trust dated December 21, 1999 to me known to be the person who executed the foregoing instrument and acknowledge the same.


RICHARD SCHOLZE
Notary Public, State of Wisconsin
My commission is permanent

ACKNOWLEDGMENT

STATE OF WISCONSIN)
KENOSHA COUNTY)

Personally came before me this 14 day of June, 2006, the above named Gregg Edmonds and Heidi Edmonds, to me known to be the persons who executed the foregoing instrument and acknowledge the same.


Notary Public, State of Wisconsin
My commission 2-18-07

ACKNOWLEDGMENT OF FILING

The undersigned Village Clerk of the Village of Twin Lakes hereby acknowledges receipt of and filing of the Petition for Direct Annexation this ___ day of _____, 2006.

Kathleen Richardson, Village Clerk

The undersigned Town Clerk of the Town of Randall hereby acknowledges receipt of and filing of the Petition for Direct Annexation this ___ day of _____, 2006.

Phyllis Kaskin, Town Clerk

Regional Map Server



DEPT OF ADMINISTRATION
JUN 20 2006
MUNICIPAL BOUNDARY REVIEW



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

JIM DOYLE
GOVERNOR

STEPHEN BABLITCH
SECRETARY

Division of Intergovernmental Relations
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102, Fax (608) 267-6917
<http://www.doa.wi.gov/>

June 22, 2006

PETITION FILE NO. 12904

KATHLEEN RICHARDSON, CMC, CLERK
VILLAGE OF TWIN LAKES
PO BOX 1024
TWIN LAKES, WI 53181

PHYLLIS J KASKIN, CLERK
TOWN OF RANDALL
PO BOX 116
BASSETT, WI 53101

Subject: STOHR REVOCABLE TRUST 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 RANDALL to the Village of TWIN LAKES (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 July 1, 2006 so that the information can be reviewed prior to the department's statutory deadline of July 5, 2006. 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 www.doa.wi.gov and type 'annexation' in the search box.

Sincerely,

Erich Schmidtke

Enclosures

PETITION # 12904

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed:	From Town Of: Randall	To Village of: Twin Lakes
-----------------------------	--------------------------	------------------------------

2. Area (Acres): 160 Approx. Equalized (full) value: Land: \$100,200 Improvements: \$140,600

3. Property Tax Payments	OR Boundary Agreement	(circle one)
a. Annual town property tax on territory to be annexed: <u>\$4,092.14</u>	a. Title of boundary agreement	_____
b. Total that will be paid to Town (annual tax multiplied by 5 years) <u>\$20,460.70</u>	b. Year adopted	_____
c. Paid by: <u>Petitioner</u> City/Village Other	c. Participating Jurisdictions	_____
	d. Statutory authority:	
	<u>66.0307</u> <u>66.0225</u> <u>66.0301</u>	

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

Undeveloped: <u>> 99 %</u>	Residential: <u>< 1 %</u>	Electors: _____
Commercial: _____ %	Recreational: _____ %	Total: _____
Industrial: _____ %		

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

Commercial: _____ %	Residential <u>93.6 %</u>	Other: <u>3.7 %</u>
Industrial: _____ %	Recreational <u>2.7 %</u>	

Comments: Other includes land used for storm water management

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

7. What is the nature of land use adjacent to this territory in the city or village?
Residential to the East; Agricultural to the South

In the town?: Agricultural

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

Sanitary sewer	<u>X</u>	Police/Fire protection	_____
Water supply	_____	EMS	_____
Storm sewers	_____	Zoning	_____
Other	_____		

PETITION # 12904

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
immediately

Town
N/A

Water Supply immediately

Or, write in number of years

N/A

N/A

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 probably costs:

Other than installation of collection lines for sewer, developer has already installed main line to serve the development.

10. Parks and Recreation:

Total Acreage: 75 Acres Annual park program appropriation: \$ 50,000

Describe proximity of parks from annexation territory:

- small park in neighborhood
- 1/2 mile to Mueller Park
- 1 mile to Lance Park

11. Schools:

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

Randall School District; Wilnot Union High School; Gateway Technical College

12. Planning:

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

If yes, when was it prepared: 3/05 Adopted When Updated? _____

Who prepared the plan? MAPS

2. Annual appropriation for planning? Direct billed to developers and included in admin and building budgets but not broken out.

3. How is the annexation territory now zoned? A-1

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

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

Prepared by: David E. Cox
 Title: Village Administrator
 Phone: (262) 877-2858
 Date: July 3, 2006

Please RETURN PROMPTLY to:
 Municipal Boundary Review
 101 E. Wilson Street, 10th Floor
 Madison, WI 53702-0001
 (608) 264-6102 (608) 267-6917 FAX
erich.schmidtke@doa.state.wi.us EMAIL

PETITION # 12904

ANNEXATION REVIEW QUESTIONNAIRE
MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: _____ From Town of: Randall To City/Village of: Twin Lakes

2. Area (Acres): 160 Approx. Equalized (full) value: Land:\$ 100,200 Improvements:\$ 140,600

3. Property Tax Payments **OR** Boundary Agreement (circle one)
a. Annual town property tax on territory to be annexed: 1,198.73
b. Total that will be paid to Town (annual tax multiplied by 5 years): _____
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: 95 % Residential 5 % Electors: 2
Commercial: _____ % Recreational _____ % Total: _____
Industrial: _____ %

5. If territory is undeveloped, what is the anticipated use?
Commercial: _____ % Residential _____ % Other: _____
Industrial: _____ % Recreational _____ %
Comments: _____

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

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

In the town?: Agricultural

8. What are the basic service needs that precipitated the request for annexation?
Sanitary sewer _____ Police/Fire protection _____
Water supply _____ EMS _____
Storm sewers _____ Zoning _____
Other _____

PETITION # _____

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: 30+ Annual park program appropriation: \$ 141,500

Describe proximity of parks from annexation territory:

About 1/4 mile from a park

11. Schools:

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

12. Planning:

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

If yes, when was it prepared? 2004/2005 When Updated? _____

Who prepared the plan? MAPS with the Smart Growth Committee

2. Annual appropriation for planning? \$ 1,900

3. How is the annexation territory now zoned? A-1 Agricultural Preservation District

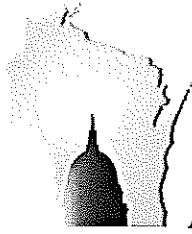
4. How will the land be zoned and used if annexed? _____

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

Any annexation is apposed!!

Prepared by: Phyllis Kaskin
Title: Town Clerk
Phone: (s6s) 877-2165
Date: July 5, 2006

Please RETURN PROMPTLY to:
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
erich.schmidtke@doa.state.wi.us EMAIL



WISCONSIN DEPARTMENT OF
ADMINISTRATION

JIM DOYLE
GOVERNOR

STEPHEN BABLITCH
SECRETARY

Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102, Fax (608) 267-6917
<http://www.doa.wi.gov/>

July 12, 2006

DOA PETITION FILE NO. 12904

KATHLEEN RICHARDSON, CMC, CLERK
VILLAGE OF TWIN LAKES
PO BOX 1024
TWIN LAKES, WI 53181

PHYLLIS J KASKIN, CLERK
TOWN OF RANDALL
PO BOX 116
BASSETT, WI 53101

Subject: STOHR REVOCABLE TRUST ANNEXATION

The proposed annexation submitted to our office on June 20, 2006, 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 Village of TWIN LAKES. This parcel can be served immediately with municipal sewer. While petitioner's intent is clear, the map and legal description for the tax parcel do not meet current statutory requirements. Contrary to statute, an "area" description for a 1/4 section was provided that nominally means "160 acres" plus or minus whatever survey error may have occurred in the 19th century. The statutes were amended about 10 years ago to include additional requirements when area descriptions were proffered. As this territory will likely be subject to Chapter 236, Stats., subdivision requirements, I would encourage preparation of a more precise description and map before adopting an annexation ordinance.

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. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 12904**

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

KATHLEEN RICHARDSON, CMC, CLERK

PHYLLIS J KASKIN, CLERK

July 12, 2006

Page 2

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,

A handwritten signature in black ink, appearing to read "George Hall", written in a cursive style.

George Hall
Municipal Boundary Review

Cc: Attorney Richard Scholze
David Cox, Administrator, Village of Twin Lakes