

13719

Longmeadow Development LLC

13719	Date Sent	Reply	Status
Town Quest	10/3	10/10	
Muni Quest	10/3	10/9	
Prop. Lister	—		

Town of MERTON
Village of HARTLAND
10/21/2013

OK 10/21/13

Request for Annexation Review

Wisconsin Department of Administration

13719

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

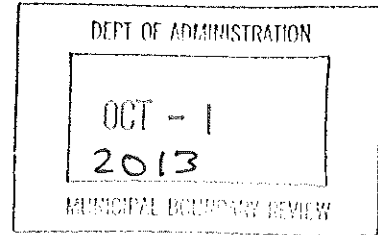
Petitioner Information

Name: Longmeadow Development LLC

Address: W240 N1221 Pewaukee Rd
Waukesha, WI 53188

Email: jim@siepmannrealty.com

Office use only:



1. Town where property is located: Merton
2. Petitioned City or Village: Hartland
3. County where property is located: Waukesha
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 2.0
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): MRTT0388991

Petitioners phone:
262-650-9700

Town clerk's phone:
262-966-2651

City/Village clerk's phone:
262-367-2714

Contact Information if different than petitioner:

Representative's Name and Address:

James P. Siepmann

c/o Siepmann Realty Corp.

W240 N1221 Pewaukee Rd.
Waukesha, WI 53188

Phone: 262-650-9700

E-mail: jim@siepmannrealty.com

Surveyor or Engineering Firm's Name & Address:

Jahnke & Jahnke Associates

711 W. Moreland Blvd

Waukesha, WI 53188

Phone: 262-542-5797

E-mail: tzanon@jahnkeandjahnke.com

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

1. Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3) *
5. Check or money order covering review fee [see next page for fee calculation]



13719

ADMINISTRATION
210 COTTONWOOD AVENUE
HARTLAND, WI 53029
PHONE (262) 367-2714
FAX (262) 367-2430
www.villageofhartland.com

September 30, 2013

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson St., 9th Floor
Madison, WI 53703

RE: Direct Annexation Petitions

Enclosed are two Direct Annexation Petitions for property located in the Town of Merton to be annexed to the Village of Hartland. Check No. 3025 and 1632 are enclosed with the fees for the review of these Annexation Petition.

Please contact me with any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Connie Casper", with a long horizontal line extending to the right.

Connie Casper, WCMC/CMC
Village Clerk

enc.

13710

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

PURSUANT TO SECTION 66.021(12) WISCONSIN STATUTES

WHERE NO ELECTORS RESIDE IN TERRITORY

We, the undersigned, constituting all of the owners of real property in which no electors reside in the following territory of the town of Merton, Waukesha County, Wisconsin, lying contiguous to the Village of Hartland petition the village board of the village of Hartland to annex the territory described below and shown on the attached scale map to the village of Hartland, Waukesha County, Wisconsin.

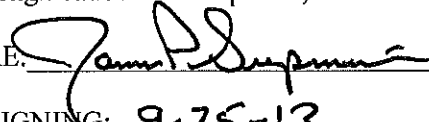
See the attached legal description of the proposed territory to be annexed.

The current population of such territory is 0 persons.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

OWNER: Longmeadow Development, LLC

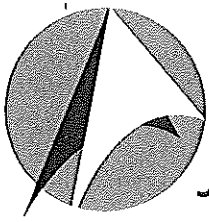
SIGNATURE: _____



DATE OF SIGNING: _____

9-25-13

ADDRESS OF PROPERTY: CTH K



Jahnke & Jahnke
Associates Inc.

13719

CIVIL ENGINEERING
PLANNING • SURVEYING

Re: Annexation Legal Description for Homestead

Tax Key Number MRTT 0388991 from the Town of Merton to Village of Hartland

Date: September 24, 2013

Legal Description:

All that part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 25, Town 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin bounded and described as follows:
Commencing at the southeast corner of said Southeast Quarter (SE ¼); thence South 89°23'51" West along the south line of said Southeast Quarter (SE ¼) and the centerline of CTH K (Lisbon Road) 100.00 feet to the place of beginning of the land hereinafter to be described; thence continuing South 89°23'51" West along said south line and centerline 200.00 feet; thence North 00°36'01" East 435.69 feet; thence North 89°23'51" East 200.00 feet; thence South 00°36'01" West 435.69 feet to the place of beginning. Containing 87,120 square feet (2.000 acres) of land. ✓

JAHNKE & JAHNKE ASSOCIATES INC.

ANNEXATION MAP

Part of the SE 1/4 Section 25, Town 8 North, Range 18 East

From: Town of Merton

To: Village of Hartland

Owner: Longmeadow Development LLC

13719

LEGEND

EX. CORPORATE LIMITS

SCALE IN FEET

60' 0 60'

NE CORNER OF SE 1/4 OF SEC. 25-8-18

VILLAGE OF HARTLAND

N 89°23'51" E 200.00'
TOWN OF MERTON

VILLAGE OF HARTLAND
TOWN OF MERTON

UNPLATTED LANDS

TKN MRTT 0388991
LANDS TO BE ANNEXED
OWNER: LONGMEADOW DEVELOPMENT LLC
87,120 S.F. (2.000 AC)

N 00°36'01" E 435.69'

S 00°36'01" W 435.69'

TOWN OF MERTON
TOWN OF LISBON

SW CORNER OF SE 1/4 OF SEC. 25-8-18

SE CORNER OF SE 1/4 OF SEC. 25-8-18

EAST LINE OF THE SE 1/4 SEC. 25-8-18
-S 00°36'01" W 2657.13' (SEWRPC)-
-S 02°07'39" W 2657.06' (RECORDED AS)-

VILLAGE OF HARTLAND
TOWN OF MERTON

S 89°23'51" W 200.00'

S 89°23'51" W 100.00'

SOUTH LINE OF THE SE 1/4 SEC. 25-8-18
--S 89°23'51" W 2623.72'--

C.T.H. "K"

LISBON ROAD

DATE: SEPTEMBER 24, 2013
FILE NO.: MERTON 233
FILE: S:\projects\SS906.dwg\SS906EXHIBIT.dwg



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

MIKE HUEBSCH

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview/>

October 3, 2013

PETITION FILE NO. 13719

CONNIE CASPER, CLERK
VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND, WI 53029

SUSAN OMAN, CLERK
TOWN OF MERTON
PO BOX 128
NORTH LAKE, WI 53064

Subject: LONGMEADOW DEVELOPMENT 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 MERTON to the Village of HARTLAND (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.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of October 21, 2013. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

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

Sincerely,

Erich Schmidtke

Enclosures

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner:

Longmeadow Development LLC

Petition Number:

13719

1. Territory to be annexed:

From Town of:

Town of MERTON

To City/Village of:

Village of HARTLAND

2. Area (Acres): 2

3. Pick one: Property Tax Payments

OR

Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 115.86

a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): 579.30

b. Year adopted _____

c. Paid by: Petitioner City Village
 Other:

c. Participating jurisdictions

d. Statutory authority (pick one)

s. 66.0307

s. 66.0225

s. 66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate present land use of territory:

Residential: _____%

Recreational: _____%

Commercial: _____%

Industrial: _____%

Undeveloped: 100 %

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

Residential: 100 %

Recreational: _____%

Commercial: _____%

Industrial: _____%

Other:

Comments: Will be developed consistent with Comp Plan

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

Plat Name: _____

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

In the town?: Agricultural

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

Sanitary sewer

Water supply

Storm sewers

Police/Fire protection

EMS

Zoning

Other

10. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Water Supply</u> immediately, or, write in number of years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

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:

11. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No
Describe: see map

2. Annual appropriation for planning? \$ 40,000

3. How is the annexation territory now zoned? Agricultural

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

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

Prepared by: Town City Village

Name: Connie Casper

Email: conniec@villageofhartland.com

Phone: 262-367-2714

Date: 10/8/2013

(April 2013)

Please **RETURN PROMPTLY** to:
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: **Longmeadow Development LLC** Petition Number: **13719**

1. Territory to be annexed: From Town of: **Town of MERTON** To City/Village of: **Village of HARTLAND**

2. Area (Acres): 2

3. Pick one: Property Tax Payments OR Boundary Agreement
a. Annual town property tax on territory to be annexed: \$ 116 a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): 580⁰⁰ b. Year adopted _____
c. Paid by: Petitioner City Village c. Participating jurisdictions
 Other: d. Statutory authority (pick one)
 s. 66.0307 s. 66.0225 s. 66.0301

4. Resident Population: Electors: 0 Total:

5. Approximate **present land use** of territory:
Residential: 33 % Recreational: ____ % Commercial: ____ % Industrial: ____ %
Undeveloped: 67 %

6. If territory is undeveloped, what is the **anticipated use**?
Residential: 100 % Recreational: ____ % Commercial: ____ % Industrial: ____ %
Other:

Comments:

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?
In the town?: Residential

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

10. 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
Sanitary Sewers immediately or, write in number of years.	<input type="checkbox"/> _____	<input type="checkbox"/> N/A
Water Supply immediately, or, write in number of years.	<input type="checkbox"/> _____	<input type="checkbox"/> 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. N/A

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

Describe: residential zoning

2. Annual appropriation for planning? \$ 40,000

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

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

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

Prepared by: Town City Village

Please RETURN PROMPTLY to:
wimunicipalboundaryreview@wi.gov

Name: SUSAN OMAN

Email: clerk@townofmerton.com

Phone: 262-966-2651

Date: 10/7/13

Municipal Boundary Review
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(April 2013)

MEMORANDUM REPORT NO. 163
BBAYER

VILLAGE OF MERTON

VILLAGE CLERK COPY

LAKE

VILLAGE OF SENEQUA

CENTENNIAL PARK

MERTON LISBON

HARTBROOK PARK

MERTON DELAFIELD

VILLAGE OF HARTLAND

A HARTLAND- MERTON CLUSTER DEVELOPMENT PLAN

W. CAPITOL DR.
CANTON

AVE.

COTTONWOOD

AVE.

NIXON PARK

AVE.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

DR.

W. CAPITOL

CAPITOL

FENEFROOK PARK

RAILWAY

ARK

CITY OF DELAFIELD

WAUKESHA COUNTY WISCONSIN

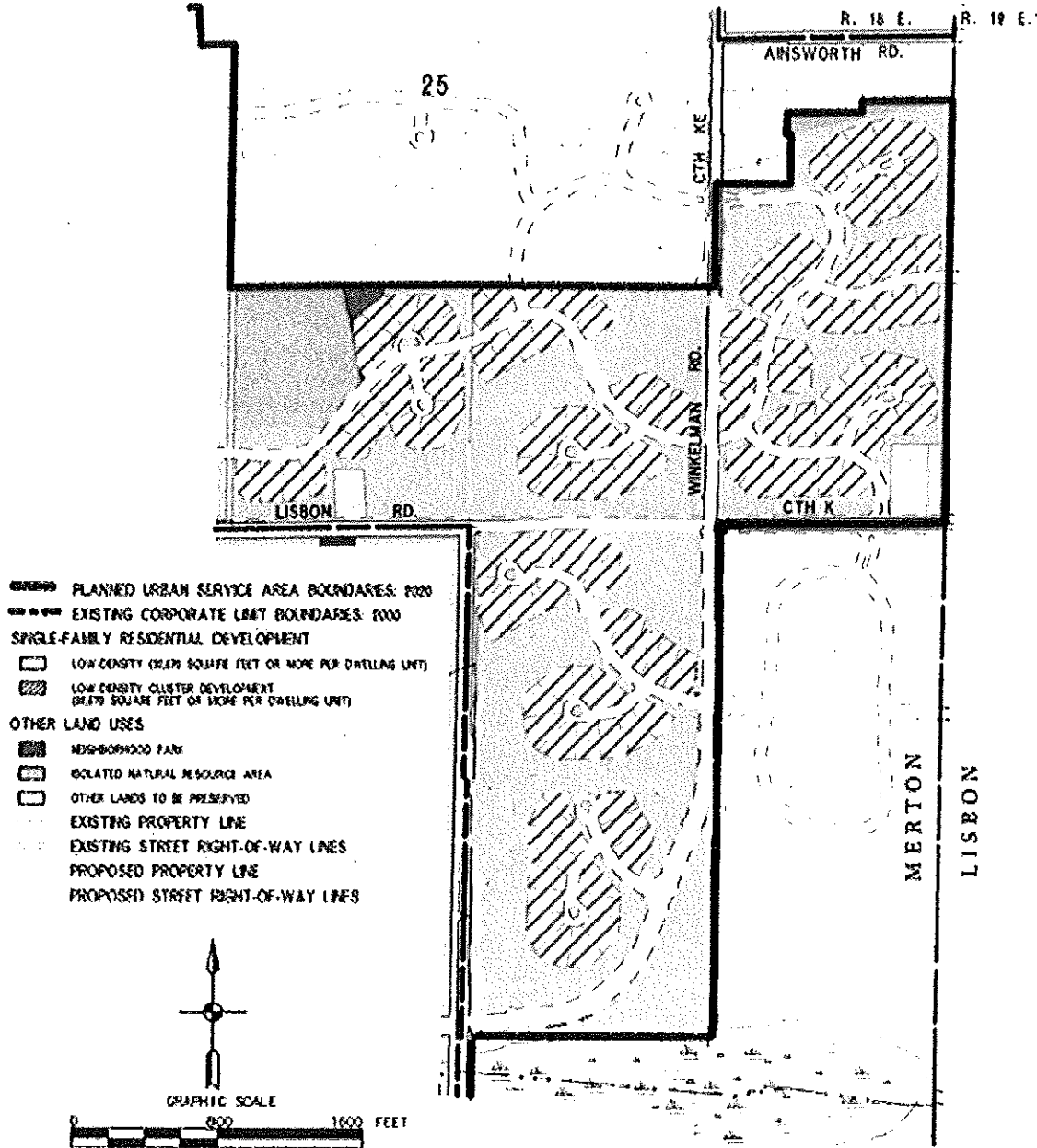
DELAFIELD
PEWAUKEE

PEWAUKEE

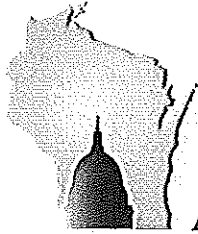
LAKE

Map 9-7

ALTERNATIVE LAYOUT FOR THE NORTHEAST PORTION OF THE VILLAGE OF HARTLAND PLANNED URBAN SERVICE AREA AND ENVIRONS: 2035



Source: *The Village of Hartland Comprehensive Development Plan: 2035*



WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview/>

October 21, 2013

PETITION FILE NO. 13719

CONNIE CASPER, CLERK
VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND, WI 53029

SUSAN OMAN, CLERK
TOWN OF MERTON
PO BOX 128
NORTH LAKE, WI 53064

Subject: LONGMEADOW DEVELOPMENT LLC ANNEXATION

The proposed annexation submitted to our office on October 1, 2013, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city..." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **VILLAGE OF HARTLAND**.

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: 13719**

The address of the Office of the Secretary of State is:

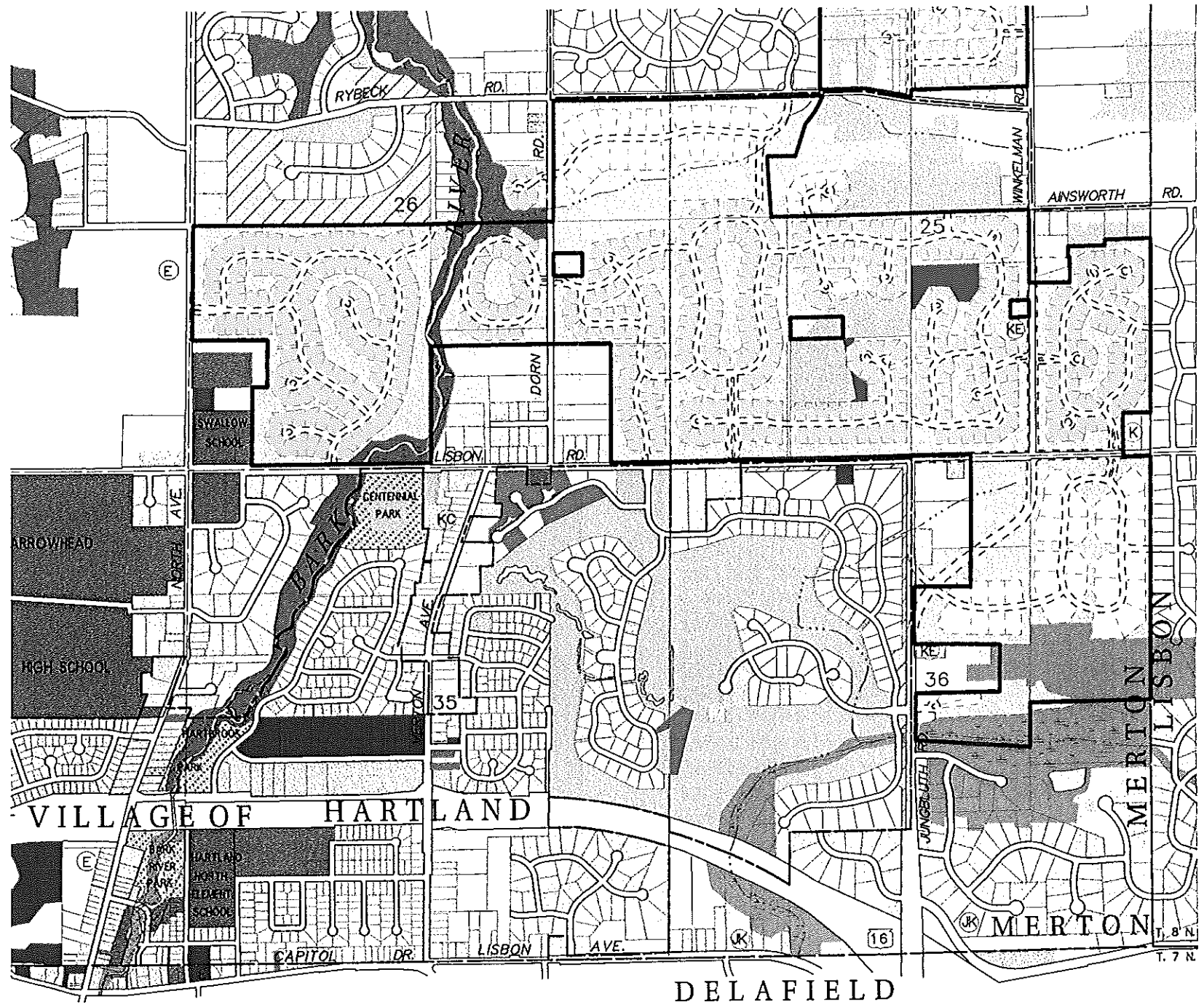
Annexations and Railroads
Division of Government Records
Office of the Secretary of State
PO Box 7848
Madison WI 53707-7848

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner



- MINIMUM LOT SIZE OF 1 TO 2 ACRES)
- RECOMMENDED LOW-DENSITY, CLUSTERED SINGLE-FAMILY RESIDENTIAL (32,670 TO 40,000 SQUARE FEET PER DWELLING UNIT WITH A MINIMUM LOT SIZE OF 20,000 SQUARE FEET)
 - SINGLE-FAMILY RESIDENTIAL
 - TWO-FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - COMMUNICATION AND UTILITIES
 - RECOMMENDED INSTITUTIONAL
 - GOVERNMENTAL AND INSTITUTIONAL
 - RECOMMENDED NEIGHBORHOOD PARK
 - PARKS AND RECREATION
 - PRIMARY ENVIRONMENTAL CORRIDOR
 - SECONDARY ENVIRONMENTAL CORRIDOR
 - ISOLATED NATURAL RESOURCE AREA
 - OTHER LANDS RECOMMENDED TO BE PRESERVED
 - PRESERVED OPEN LAND (EXISTING)
 - AGRICULTURAL AND OTHER OPEN LAND
 - SURFACE WATER
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING STREET RIGHT-OF-WAY LINES
 - PROPOSED STREET RIGHT-OF-WAY LINES
 - EXISTING CUL-DE-SAC WITHOUT A LANDSCAPED ISLAND
 - PROPOSED CUL-DE-SAC WITH A LANDSCAPED ISLAND
 - PROPOSED BOULEVARD-TYPE ENTRANCE WITH A LANDSCAPED ISLAND

NOTE: LAND USES SHOWN OUTSIDE OF THE DEFINED PLANNING AREAS ARE EXISTING 1988 LAND USES UNLESS NOTED AS "RECOMMENDED" USES IN THE LEGEND.

Source: SEWRPC.



GRAPHIC SCALE

