

13726

Coulee Golf Bowl, Inc.

13726	Date Sent	Reply	Status
Town Quest	10/29		
Muni Quest	10/29	11/14	
Prop. Lister	10/29	10/29	

Town of ONALASKA
City of ONALASKA
11/15/2013

OK/COMMENT 11/15/13

Request for Annexation Review

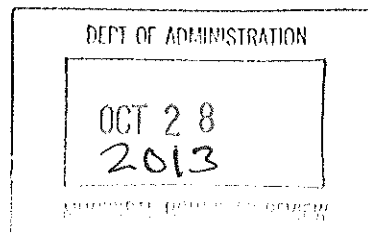
Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review **13726**
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: Coulee Golf Bowl, Inc.
Address: 100 Greens Coulee Road
OWAASKA, WI 54650
Email: sdolezel@dolzinc.com

Office use only:



1. Town where property is located: Town of OWAASKA
2. Petitioned City or Village: City of OWAASKA
3. County where property is located: La Crosse County
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: .51
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 10-11-0

Petitioners phone:

Town clerk's phone:

City/Village clerk's phone:

Contact Information if different than petitioner:

Representative's Name and Address:

Steve Dolezel
1052 OAK Forest Drive
OWAASKA
(608) 769-2632 cell
Phone: (608) 519-1940 x200
E-mail: sdolezel@dolzinc.com

Surveyor or Engineering Firm's Name & Address:

DAVID GORMAN
Pargow Associates
632 Copeland Ave, La Crosse, WI
54603
Phone: (608) 781-3110
E-mail:

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]

13726

RECEIVED

OCT 23 2013

PETITION FOR ANNEXATION

(Please print)

CITY OF ONALASKA

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Onalaska
W7052 Second Street
Onalaska, WI 54650

We, the undersigned, Coulee Golf Bowl, Inc.

Name(s)

100 Greens Coulee Road, ONALASKA WI 54650

Address(s)

Telephone Number: (608) 781-1111

Onalaska do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Onalaska.

The property, which is the subject of this petition, is contiguous to the current boundaries of the said city. A complete and accurate legal description of these premises is attached hereto and incorporated herein by reference as EXHIBIT 'A'.

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(5), Wisconsin Statutes. The number of electors residing within the boundaries of this property is 0 and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(1)(c), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(4), Wisconsin Statutes.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

SIGNATURES OF PETITIONERS

DATE OF SIGNATURE

Steven J. Dolecki

10-22-13

(continue on back if additional space needed)

Tax Parcel Identification Numbers: 10-11-0
Contact Person: Steven J. Dolecki Telephone (608) 769-2632
Address: 1052 Oak Forest Drive, ONALASKA WI 54650

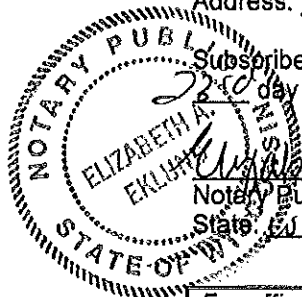
Subscribed and sworn to before me this 22nd day of October, 2013.

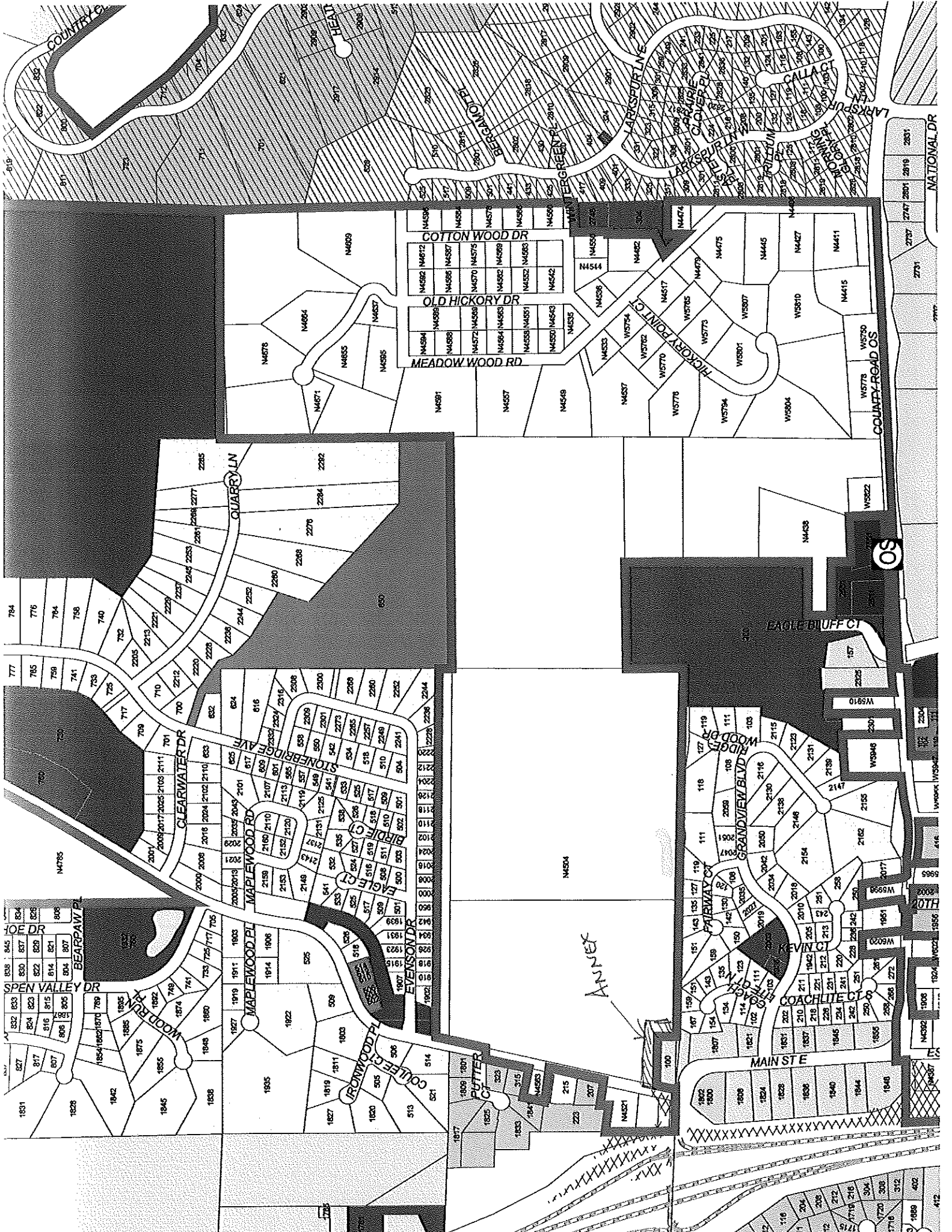
Elizabeth A. Ellum
Notary Public. Expires: 12-21-2014
State: WI County: Lafayette

Steven J. Dolecki
Signature of Circulator

For office use: Date: _____ Initials: _____
Enclosures: Petition Legal Description Map

415 Main Street, Onalaska, WI 54650 Land Use & Development Director 608-781-9590

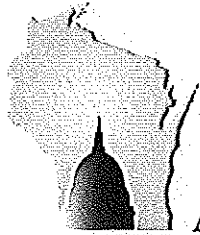




COUNTRY CREEK

HEAT
BERNOLLE
MARGRETT
LAKESIDE
CLOVER
FRITZ
NATIONAL DR
COTTON WOOD DR
OLD HICKORY DR
MEADOW WOOD RD
HICKORY POINT CT
QUARRY LN
EAGLE BLUFF CT
WOOD RD
GRANDVIEW BLVD
COACHLITE CT
MAIN ST E

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**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 29, 2013

PETITION FILE NO. 13726

CAROLINE L. BURMASTER, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650

MELISSA ERDMAN, CLERK
TOWN OF ONALASKA
W7052 SECOND ST
ONALASKA, WI 54650

Subject: COULEE GOLF BOWL, INC. 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 ONALASKA to the City of ONALASKA (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 November 15, 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

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Coulee Golf Bowl | From Town of: Onalaska | To City/Village of: Onalaska

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- Y (1) A clear, concise description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county.
- NC (2) Alignment with orthophotography.
- Y (3) Contiguous with existing village/city boundaries.
- N (4) Creates an island area in Township (completely surrounded by city).
- N (5) Creates an island area in City (completely surrounded by town).

Description Information

- Y (1) New metes and bounds description.
 - NC (a) Closure within 1:3000.
 - Y (b) Commences with a corner of a 1/4 section (not center of section).
 - Y (c) Bearing basis shown.
 - Y (d) Identifies surveyor including stamp and registration number
- N (2) Uses existing metes and bounds descriptions
 - N (a) Located in an existing recorded plat or Certified Survey Map, by lot(s) and or block(s).
 - NC (b) Uses metes and bounds descriptions from existing surveys not on the same bearing basis

Map Information

- NC (1) Previously recorded bearings and distances if different and reference document.
- Y (2) Section, 1/4 and 1/4-1/4 section lines labeled.
- Y (3) Identify owner(s) of annexed land.
- N (4) Identify PIN numbers included in annexation.
- N (5) Identify PIN numbers being split by annexation
- Y (6) North arrow.
- Y (7) Scale
- Y (8) Streets and road shown and identified.
- Y (9) Legend
- NA (10) Curve data.

NA (11) Meander line data.

Y (12) Total area/acreage of annexation.

N (13) Annexation to centerline of all streets and highway

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

All of our information shows Green Coulee Rd
Not Green.

Prepared by: Pam Hollnagel
Title: Real Property Lister
Phone: 608-785-5510
Date: 10/29/13

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX

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: **Coulee Golf Bowl, Inc.** Petition Number:

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

2. Area (Acres): **0.51 acres**

3. Pick one: Property Tax Payments **OR** Boundary Agreement

a. Annual town property tax on territory to be annexed: **\$17** a. Title of boundary agreement _____

b. Total that will be paid to Town b. Year adopted _____
(annual tax multiplied by 5 years): **86**

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: **0**

5. Approximate **present land use** of territory:

Residential: _____% Recreational: **100%** Commercial: _____% Industrial: _____%

Undeveloped: _____%

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

Residential: _____% Recreational: **100%** 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? **Mixed Residential & Commercial**

In the town?: **Residential & Commercial (existing golf course)**

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village

Town

Water Supply immediately,
or, write in number of years.

City/Village

Town

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: **Property requested to be annexed is adjacent to property owned by the same property owner, which includes an existing commercial structure in the City of Onalaska that is currently served by City water and sewer. Annexation would allow the existing commercial structure to be expanded on land already owned by the property owner and would comply with City zoning requirements so that the expanded structure is located in one municipality.**

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: The current and proposed future use, golf course is consistent with the Comprehensive Plan's Land Use Plan, which identifies this area as Park & Recreation Land. The annexation is also consistent with policies and recommendations in the Utilities and Community Facilities chapter of Comprehensive Plan which encourages annexations when the "area proposed for annexation has access to or can be easily connected to areas already served by the City, thereby allowing efficient delivery of services, facilities and utilities."

2. Annual appropriation for planning? \$ 168219

3. How is the annexation territory now zoned? Commercial (COM) by County Zoning.

4. How will the land be zoned and used if annexed? M-1 Light Industrial District, to be consistent with the zoning of adjacent lands with the same ownership, if so determined by the City Plan Commission and Common Council. The intended use of the land is recreational/commercial. The land is currently used as golf course practice greens and lies immediately adjacent to the existing main building for the golf course (which includes the bar, restaurant, pro shop, etc.). An expansion of this main building is planned, however the expansion needs to occur on one parcel, within one municipal jurisdiction.

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

Prepared by: Town City Village

Name: Brea Grace, Land Use & Development Director,
City of Onalaska

Email: bgrace@cityofonalaska.com

Phone: 608.781.9590

Date: 11/14/2013

(April 2013)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



CITY OF ONALASKA

STAFF REPORT

Planning Sub-Committee – November 19th, 2013

Agenda Item:

4

- Agenda Item: Consideration of an annexation application for parcel #10-11-0 (0.51 acres) at 100 Green Coulee Road
- Applicant: Coulee Golf Bowl, Inc., c/o Steve Dolezel, 100 Green Coulee Road, Onalaska
- Property Owner: Coulee Golf Bowl, Inc., c/o Steve Dolezel, 100 Green Coulee Road, Onalaska
- Parcel Number: 10-11-0 (adjacent to City of Onalaska parcel #18-675-105)
- Site Location: 100 Green Coulee Rd
- Existing Zoning: Light Industrial (M-1) District for parcel #18-675-105 (in the City of Onalaska)
- Neighborhood Characteristics: Residential & commercial properties; golf course
- Conformance with Comprehensive Plan: The Comprehensive Plan identifies this area as being within the City's smart growth planning area. The Comprehensive Plan identifies review criteria for annexations of which the follow are applicable:

The City should approve proposals for annexation into the City of Onalaska only when meeting the following utilities and community facilities criteria, or if other important community goals are met:

- The area proposed for annexation has access to or can be easily connected to areas already served by the City, thereby allowing efficient delivery of services, facilities and utilities.*
- All public improvements, both off-site and on-site, necessary to serve the annexation area can be constructed and financed in accordance with City standards and policies, and with goals and objectives within this plan.*
- The annexation area can be developed in a timely manner so the City does not invest in development costs without the timely return of necessary fees and taxes.*
- The increased tax base and overall benefit to the City of approving the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.*

The Comprehensive Plan also states that decisions on annexations should also address the following *criteria/standards*: i) *Economic impacts*; ii) *Social impacts*; and iii) *Environmental impacts*.

CITY OF ONALASKA

Background: Coulee Golf Bowl is planning an expansion to their existing building, which lies in the City of Onalaska. The approximate 2,000 square foot addition would be located on the north and east sides of the existing building (the club house and bowling alley) and would cross over the City of Onalaska – Town of Onalaska municipal boundary. City zoning requires that the proposed addition and the entire existing building be within the municipal limits.

Action Requested: Coulee Golf Bowl is requesting approval of their request to the City of Onalaska to annex a 0.51 acre portion of parcel # 10-11-0, the parcel on which the golf course sits.

In reviewing the application, staff has identified several options for Plan Commission/ Common Council action on this matter.

Option A) Approve the requested annexation of 0.51 acres of land.

Advantages –

- The annexation would facilitate the proposed building addition.
- The annexation and building addition would create more taxable property for the City of Onalaska.

Disadvantages –

- This parcel (#10-11-0) is near the geographic center of the City of Onalaska, yet is located in the Town of Onalaska. At one time this group of township parcels was connected to the Town of Onalaska by a “balloon on a string”. At some point, the balloon string was incorporated into the City of Onalaska, leaving an island of Town of Onalaska parcels near the geographic center of the City of Onalaska. The requested annexation would incorporate only 0.51 acres of this Town of Onalaska “island”. The island consists of parcels that total 111-acres, in addition to the Green Coulee Road right-of-way from Main Street to Putter Court.

Property Owners and Parcels within “the island”:

Owner	Area	Parcel
State of Wisc. DOT	0.32-acres	10-16-0
Chor Hang	0.47-acres	10-25-2
<i>(Note: this property owner has recently been considering annexation.)</i>		
Colin Macewen	5.39-acres	10-20-0
Coulee Golf Bowl, Inc.	105-acres	10-9-1, 10-11-0, 10-13-0, 10-17-0, 10-19-0

The proposed annexation request does not remedy the “balloon on a string” problem.

- The requested annexation does not remedy an existing problem where the municipal line bisects a shed east of the main Coulee Golf Bowl building. Having the municipal line bisect a building creates difficulties for property assessment, which is currently the case.

CITY OF ONALASKA

Option B) Deny the requested annexation of 0.51 acres of land.

Looking at the review criteria established in the Comprehensive Plan for annexations the following have been met.

- The area is served by and has access to City utilities, thereby allowing efficient delivery of services and utilities.
- The increased tax base and overall benefit to the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.

The following review criteria would need to be justified as to how they have been met.

- *The annexation area can be developed in a timely manner so the City does not invest in development costs without the timely return of necessary fees and taxes.* The City of Onalaska ran water and sanitary sewer infrastructure up Green Coulee Road around 1992. At this time deferred special assessments were placed on the properties abutting Green Coulee Road, which would be due and payable at the time of annexation to the City of Onalaska. The total of these deferred special assessments for all of Coulee Golf Bowl, Inc.'s properties along Green Coulee Road is: \$58,256.02. As the requested annexation includes only 62.16' lineal feet of property along Green Coulee Road (from a total of 1,644 lineal feet for parcel #10-11-0), only a small portion of this deferred special assessment would be payable. The remainder of the special assessments would continue to remain deferred until the entire property is annexed. It could be argued that this is not a timely return on the City's necessary fees.
- Additionally, the intent of the City's Zoning Ordinance is to promote orderly development which could be interpreted to mean that the entire parcel should be annexed so that properties served by and/or have utilities available are within the City's municipal limits whereby the City would benefit from increased assessed taxable property.

Option C) Consider the requested annexation with additional land.

If the 0.51 acres requested to be annexed is determined to be not substantial, but if annexation is still supported the following could be considered.

- a) Increase the annexation area to include the shed east of the club house and bowling alley.
- b) Increase the annexation area to include the shed east of the club house and bowling alley and the Coulee Golf Bowl, Inc. land which lie west of Green Coulee Road (approximately 1.6 acres with 328 lineal feet on Green Coulee Road). This would allow subsequent action to annex the Green Coulee Road right-of-way. Currently annexing this road right-of-way would not be feasible because it would create an additional "island" of township parcels west of Green Coulee Road.
- c) Increase the annexation area to include additional or all of Coulee Golf Bowl, Inc's parcels, and/or the remaining properties listed in Option A so that this "island" of township land is brought into the City of Onalaska.

Staff recommended conditions if an annexation request (as outlined in Option A) is approved on the following attachment.

MEDARY
EAST PART CAMPBELL SOUTH ONALASKA

Refer to page 50 for keyed parcels

T.16N.-R.7W.



© 2013 Rockford Map Pubs., Inc. SEE PAGE 12
 W7300 W6900 W6500 W6100 W5700 W5300 W4900
 N4900 N4500 N4100 N3700 N3300 N2900 N2500
 91° 16' 91° 15' 91° 14' 91° 13' 91° 12' 91° 11' 91° 10' 91° 09'

gundluth.org

Gundersen
Lutheran®

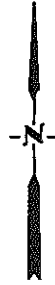
ANNEXATION TO THE CITY OF ONALASKA

COULEE GOLF BOWL
100 GREENS COULEE ROAD
ONALASKA, WISCONSIN

13726

DESCRIPTION

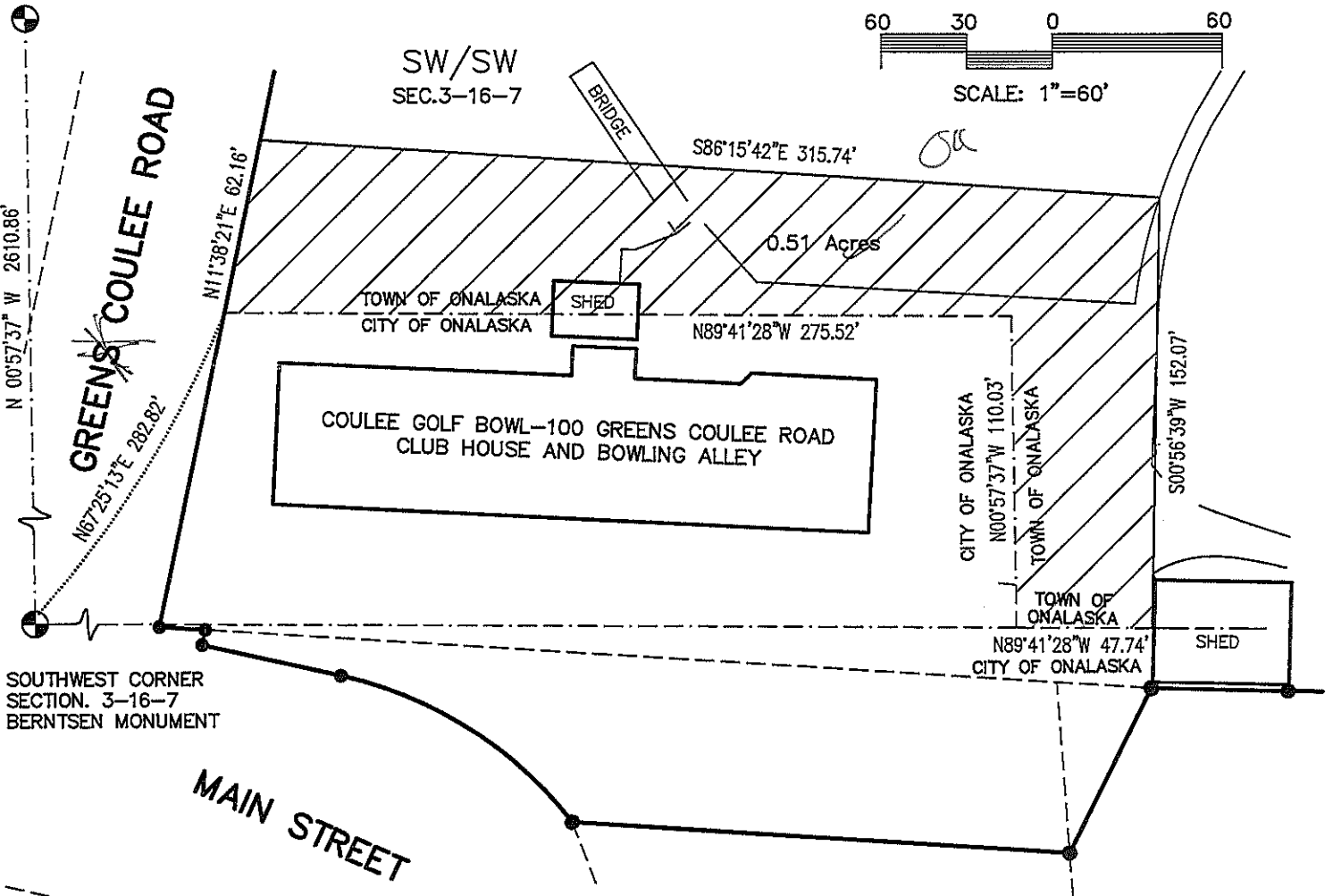
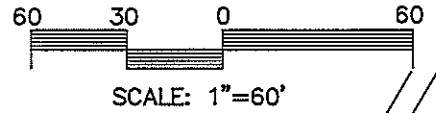
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF ONALASKA, WISCONSIN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE N67°25'13"E 282.82 FEET TO THE EAST RIGHT OF WAY LINE OF GREENS COULEE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE N11°38'21"E 62.16 FEET; THENCE S86°15'42"E 315.74 FEET; THENCE S00°56'39"W 152.07 FEET; THENCE N89°41'28"W 47.74 FEET; THENCE N00°57'37"W 110.03 FEET; THENCE N89°41'28"W 275.52 FEET TO THE POINT OF BEGINNING. CONTAINS 0.51 ACRES.



BASIS FOR BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, T16N, R7W, ASSUMED TO BEAR AS SHOWN (LA CROSSE COORDINATE SYSTEM).

WEST QUARTER CORNER
SECTION 3-16-7
1 1/2" IRON PIPE



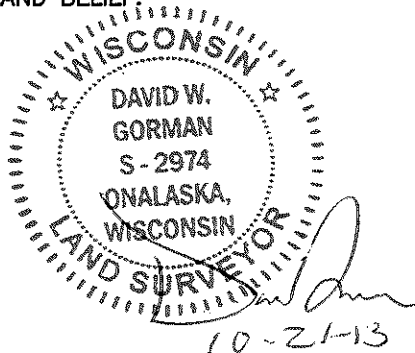
SOUTHWEST CORNER
SECTION. 3-16-7
BERTSEN MONUMENT

CERTIFICATE

I, DAVID W. GORMAN, REGISTERED LAND SURVEYOR #2974, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF STEVE DOLEZEL OF COULEE GOLF BOWL, AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

- FOUND PROPERTY CORNER
- ⊕ SECTION CORNER
- ▨ ANNEXATION TO THE CITY OF ONALASKA



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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/>

November 15, 2013

PETITION FILE NO. 13726

CAROLINE L. BURMASTER, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650

MELISSA ERDMAN, CLERK
TOWN OF ONALASKA
W7052 SECOND ST
ONALASKA, WI 54650

Subject: COULEE GOLF BOWL, INC. ANNEXATION

The proposed annexation submitted to our office on October 28, 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 **CITY OF ONALASKA**.

Note: It appears from reference maps that the adjoining street to the west of the annexation parcel should be shown as Green Coulee Road on the annexation map.

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: 13726**

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