

13755

Dale & Diane Ruhland

13755	Date Sent	Reply	Status
Town Quest	2/20		
Muni Quest	2/20	2/26	
Prop. Lister	2/20	2/24	

Town of PRAIRIE DU SAC
Village of PRAIRIE DU SAC
03/07/2014

OK 3/6/14

Request for Annexation Review

13755

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 Information

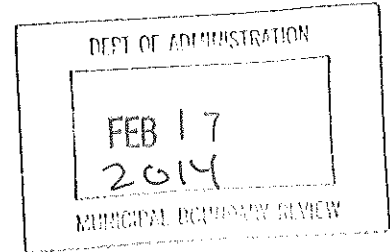
Name: **DALE AND DIANE RUHLAND**

Address: **E1 1728 COUNTY ROAD PF**

PRAIRIE DU SAC, WI 53578

Email:

Office use only:



1. Town where property is located: **TOWN OF PRAIRIE DU SAC**

2. Petitioned City or Village: **VILLAGE OF PRAIRIE DU SAC**

3. County where property is located: **SAUK**

4. Population of the territory to be annexed: **TWO**

5. Area (in acres) of the territory to be annexed: **.4**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **028-0917-00000**

Petitioners phone:

608-643-3215

Town clerk's phone:

608-643-3656

City/Village clerk's phone:

608-643-2421

Contact Information if different than petitioner:

Representative's Name and Address:
TIMOTHY D. FENNER

AXLEY BRYNELSON, LLP

2 EAST MIFFLIN ST., SUITE 200

MADISON, WI 53703

Phone: **608-283-6733**

E-mail: **TFENNER@AXLEY.COM**

Surveyor or Engineering Firm's Name & Address:
KENT STRAUS

STRAND ASSOCIATES, INC.

910 WEST WINGRA DRIVE

MADISON, WI 53715

Phone: **608-251-4843**

E-mail: **KENT.STRAUS@STRAND.COM**

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

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



RECEIVED JANE 11 10 15

AXLEY BRYNELSON, LLP

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TIMOTHY D. FENNER
(608) 283-6733
tfenner@axley.com

13755

January 28, 2014

VIA CERTIFIED MAIL

Department of Administration
101 East Wilson Street
P.O. Box 7864
Madison, WI 53707-7864

Re: Annexation to Village of Prairie du Sac
Our File No. 3864.34713-8

Dear Sir/Madam:

Please be advised we represent the Village of Prairie du Sac. Recently, a Petition for Direct Annexation by Unanimous Consent/Approval has been filed by property owners and electors with the Village Clerk. Enclosed is a copy of the same.

This letter is being sent to you pursuant to the provisions of the section 66.0217(2), Wis. Stats. Attached to the Petition is a copy of the legal description as well as the scale map in question.

Very truly yours,

AXLEY BRYNELSON, LLP

Timothy D. Fenner

TDF:avr

Enclosures

cc: Dale R. Ruhland
Diane C. Ruhland
Alan Wildman, Village of Prairie du Sac

F:\EAFDATA\3864\34713-8\01373840.DOCX



AXLEY BRYNELSON, LLP

• • • • •

TIMOTHY D. FENNER
(608) 283-6733
tfenner@axley.com

13755

February 14, 2014

VIA EMAIL

Mr. Erich Schmidtke
Wisconsin Department of Administration
101 East Wilson St., 9th Floor
Madison, WI 53701

Re: Village of Prairie du Sac/General
Ruhland Annexation
Our File No. 3864.34713-8

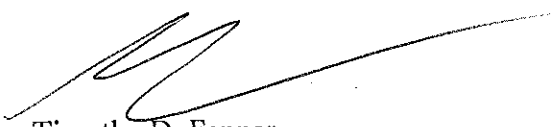
Dear Mr. Schmidtke:

Enclosed please find a completed "Request for Annexation Review," together with a check in the sum of \$400 to cover the review fee.

If you need anything further, please revise.

Very truly yours,

AXLEY BRYNELSON, LLP



Timothy D. Fenner
TDF:avr
Enclosures

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13755

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT
(Section 66.0217(2), Wis. Stats.)

TO: Town Clerk
Town of Prairie du Sac
S9903 Hwy 12
Prairie du Sac, WI 53578

Village Clerk
Village of Prairie du Sac
335 Galena Street
Prairie du Sac, WI 53578

The undersigned, constituting all of the Electors residing in and the Owners of Real Property located within the territory hereinafter described, do hereby unanimously petition the Village Board of the Village of Prairie du Sac, a municipal corporation located in Sauk County, Wisconsin, to annex the territory described below from the Town of Prairie du Sac, located in Sauk County, Wisconsin, to the Village of Prairie du Sac.

The territory proposed for annexation from the Town of Prairie du Sac to the Village of Prairie du Sac is more particularly described in Exhibit A attached hereto and incorporated herein (the "Real Property"); and such territory is shown on the scale map hereto and incorporated herein as Exhibit B. The population of the territory described on Exhibit A is two (2) individuals.

The undersigned further request that for zoning purposes, a temporary classification of the Real Property which is located within the area proposed for annexation, be the zoning district(s) currently in effect for such territory pursuant to the zoning ordinances of Sauk County and/or the Village of Prairie du Sac/Town of Prairie du Sac, Wisconsin, until a zoning ordinance is adopted as prescribed by provisions of applicable law and the Village of Prairie du Sac General Ordinances.

The undersigned do hereby request that this annexation be approved and take effect in the manner provided for by law.

This Petition is being filed pursuant to Section 66.0217(2), Wis. Stats.

Dated: 1-27-14, 2014.

Electors:

Dale R. Ruhland
Dale R. Ruhland

Diane C. Ruhland
Diane C. Ruhland

Owners:

Dale R. Ruhland
Dale R. Ruhland

Diane C. Ruhland
Diane C. Ruhland

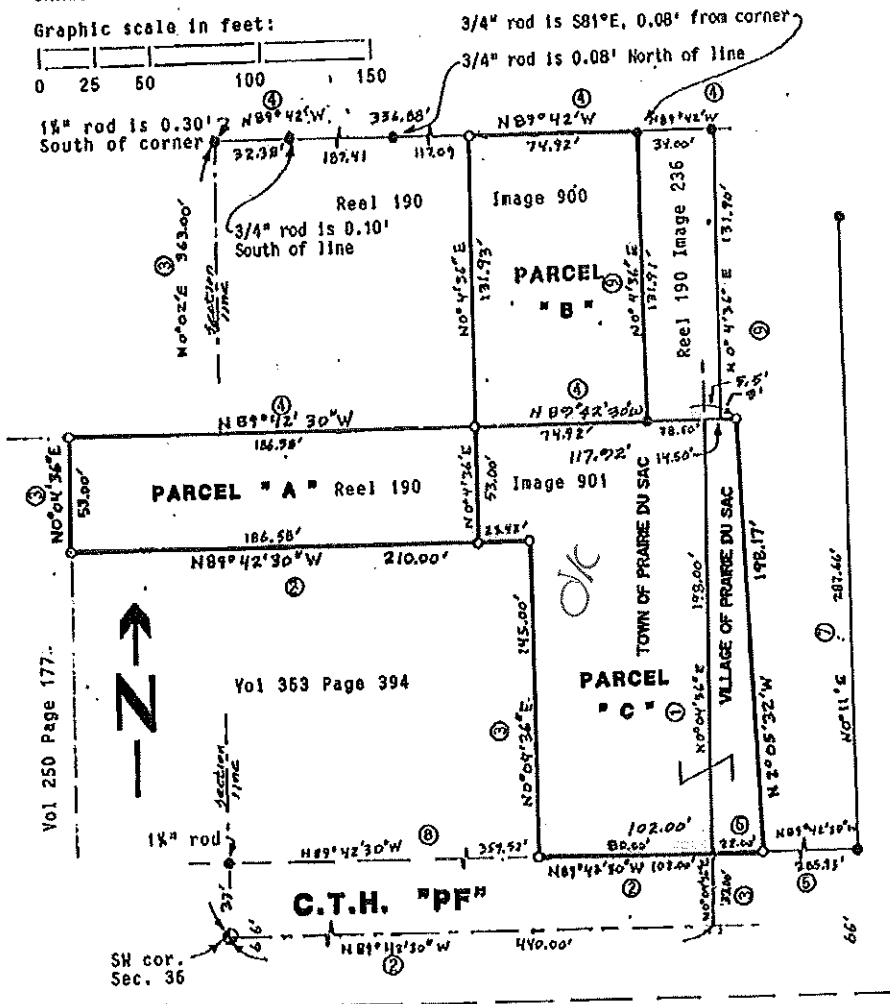
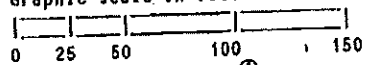
PLAT OF SURVEY
 Located in SW¹/₄-SW¹/₄, Section 36, T10N, R6E, Town of Prairie Du Sac
 and Village of Prairie Du Sac, Sauk County, Wisconsin.

3108 1 01 2 31083

13755

Client: Greg Ballweg, Marquardt Agency, 716 Water St, Sauk City, WI.
 CARLSON SURVEYING, 127 10th. Ave., Baraboo WI 53913. Tel 608-356-3816.

Graphic scale in feet:



Bearings are referenced to north line of C.T.H. "PF" and assumed to bear N89°42'30"W.
 ○ = Set 3/4"x24" round iron rod weighing 1.5#/lin. ft.
 ● = Found 3/4" round iron rod (unless shown otherwise).
 ⊙ = Found government corner (harrison).

- LINE: RECORDED AS:**
- ① South 12 rods (198')
 - ② N89°10'E & West
 - ③ North
 - ④ West
 - ⑤ 308.2'
 - ⑥ N0°00'45"E, 287.5 &
 - ⑦ N0°07'17"E, 287.70'
 - ⑧ N89°10'E, 360'
 - ⑨ North 132.00'

MARK C. CARLSON
 S-2021
 Baraboo, WI
 Rev 10-29-90
 Rev 10-31-90
 2065

Parcel No. 028-0917-00000

= Territory to be Annexed

EXHIBIT B

13755

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED
PER PLAT OF SURVEY NO. 5902, BY MARK C. CARLSON
LAST REVISION DATE OF 10-31-90

A PARCEL OF LAND BEING A PART OF PARCEL "C" OF PLAT OF SURVEY NO. 5902, FILED IN THE SAUK COUNTY SURVEYORS OFFICE, SAID PARCEL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4-SW1/4) OF SECTION 36, T10N, R6E, TOWN OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN BOUNDED BY THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE S89°42'30"E (RECORDED AS N89°10'E AND EAST), ALONG THE SOUTH LINE OF SAID SECTION 36, 440.00 FEET; THENCE N0°04'36"E (RECORDED AS NORTH), 33.00 FEET TO THE NORTH RIGHT OF WAY OF COUNTY HIGHWAY "PF" AND THE POINT OF BEGINNING; THENCE N89°42'30"W (RECORDED AS S89°10'W AND WEST), ALONG SAID NORTH LINE, 80.00 FEET; THENCE N0°04'36"E (RECORDED AS NORTH), 145.00 FEET; THENCE N89°42'30"W (RECORDED AS S89°10'W AND WEST) 23.42 FEET; THENCE N0°04'36"E, 53.00 FEET; THENCE S89°42'30"E, 103.42 FEET; THENCE S0°04'36"W, 198.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 0.9 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

Parcel No. 028-0917-00000



1120 Dallas Street, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

PREPARED FOR:
DALE & DIANE RUHLAND
E11728 COUNTY "PF"
PRAIRIE DU SAC, WI 53578

PREPARED BY:
RAMAKER & ASSOCIATES, INC.
1120 DALLAS STREET
SAUK CITY, WI 53583
PHONE: 608-643-4100
R&A PROJ# 27733

EXHIBIT A

SHEET 1 OF 1



**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/>

February 20, 2014

PETITION FILE NO. 13755

NIKI CONWAY, CLERK
VILLAGE OF PRAIRIE DU SAC
335 GALENA ST
PRAIRIE DU SAC, WI 53578

RICHARD NOLDEN, CLERK
TOWN OF PRAIRIE DU SAC
E10098 COUNTY RD PF
PRAIRIE DU SAC, WI 53578

Subject: DALE & DIANE RUHLAND 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 PRAIRIE DU SAC to the Village of PRAIRIE DU SAC (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 March 7, 2014. 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: | From Town of: | To City/Village of:
Dale & Diane Ruhland 028 0917-00000 | Prairie du Sac, Sauk County | Prairie du Sac, Sauk County

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

Location and Position

 Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

 Y (2) Contiguous with existing village/city boundaries

 N (3) Creates an island area in Township (completely surrounded by city)

 N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

 Y (1) Identify owner(s) of annexed land

 Y (2) Identify parcel ID numbers included in annexation.

 NA (3) Identify parcel ID numbers being split by annexation

 Y (4) North arrow

 Y (5) Graphic Scale

 Y (6) Streets and Highways shown and identified

 Y (7) Legend

 Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Just FYI –

1)Ruhlands also own a 0.23 adjoining vacant parcel to the north of the land being annexed, and it is accessed via the same. I am assuming that is not included in this petition for annexation since doing would create an island of Town property for the 0.1 acre parcel to the east of it that has a different owner.

2) Ruhlands also own a 0.08acre adjoining strip of land that is already in the Village of Prairie du Sac. If this annexation is approved, the area being annexed will be combined in with that tax parcel (172 0952-10000)

Prepared by: Ann Burton, Sauk County_____
Title: Real Property Listing Mgr/Dep. Treas.
Phone: 608-355-3575 _____
Date: 02/24/2014 _____

Please RETURN PROMPTLY to:
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
wimunicipalboundaryreview@wi.gov

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: **Dale & Diane Ruhland** Petition Number: **13755**

1. Territory to be annexed: From Town of: **Town of PRAIRIE DU SAC** To City/Village of: **Village of PRAIRIE DU SAC**

2. Area (Acres): **4**

3. Pick one: Property Tax Payments **OR** Boundary Agreement
a. Annual town property tax on territory to be annexed: **\$162,74** a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): **\$814,20** b. Year adopted _____
c. Paid by: Petitioner City Village c. Participating jurisdictions
 Other: s. 66.0307 s. 66.0225 s. 66.0301

4. Resident Population: Electors: **2** Total: **2**

5. Approximate present land use of territory:
Residential: **100**% Recreational: ____% Commercial: ____% Industrial: ____%
Undeveloped: ____%

6. If territory is undeveloped, what is the anticipated use?
Residential: ____% 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? **Industrial**
In the town?: **Residential and Agriculture**

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: *Subject property is within Village's Extraterritorial Zoning. Subject property also within annexation area described in Intergovernmental Agreement with Town.*

2. Annual appropriation for planning? *\$2500.00 agreement with town.*

3. How is the annexation territory now zoned? *Agricultural Transition*

4. How will the land be zoned and used if annexed? *Agricultural Transition / Residential*

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

Prepared by: Town City Village

Name: *Alan Wildman*

Email: *awildman@wppienergy.org*

Phone: *608 643 2421*

Date: *8/26/2014*

(April 2013)

Please RETURN PROMPTLY to:
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



13755



1:9,772

0.3 Miles

0.15

0

0.3

NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



Legend

- Quarter-Quarter
- Cities, Towns & Villages
- City
- Village
- Civil Town
- Rivers and Streams
- Open Water
- 2010 Air Photos (WROC)

Notes

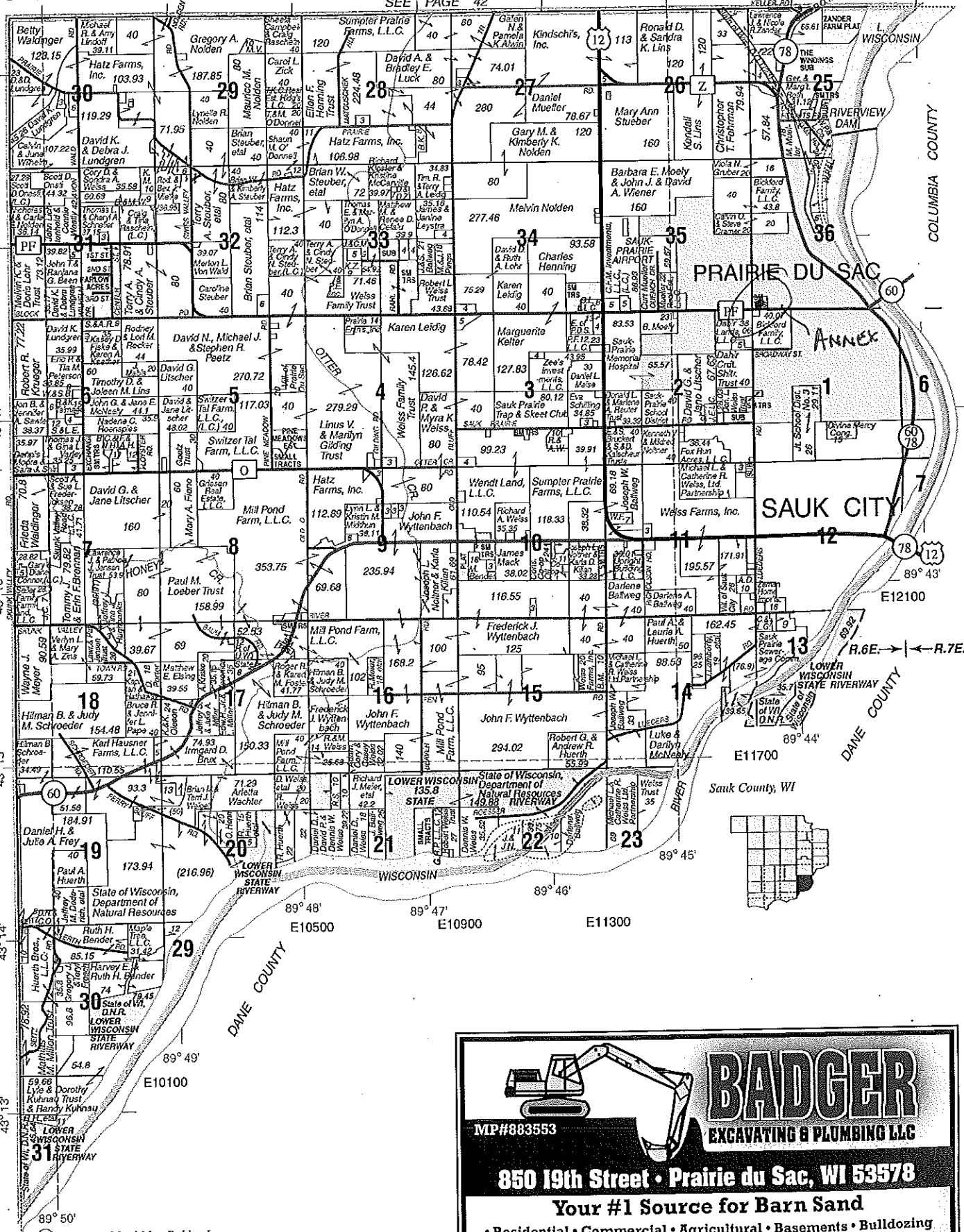
PRAIRIE DU SAC

T.9-10N.-R.6-7E.

SEE PAGE 42

S8900
S9300
S9700
S10100
S10500
S10900
S11300
S11700
SEE PAGE 30
SEE PAGE 16
SEE PAGE 14

43° 19'
43° 18'
43° 17'
43° 16'
43° 15'
43° 14'
43° 13'



© 2013 Rockford Map Pubs., Inc.

E9700



BADGER

EXCAVATING & PLUMBING LLC

M/P#883553

850 19th Street • Prairie du Sac, WI 53578

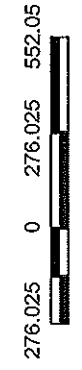
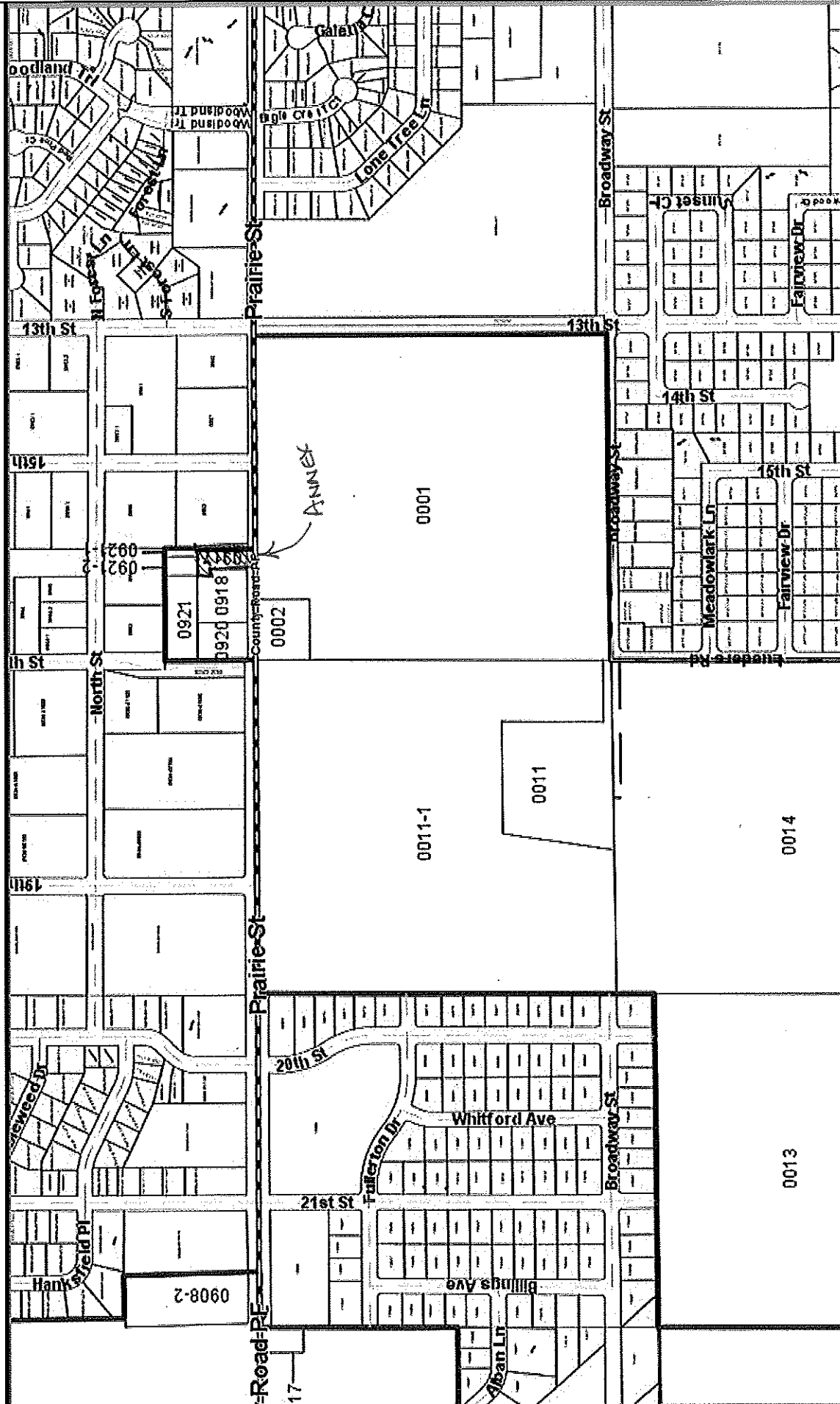
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608.643.2881




13755



SAUK COUNTY PARCEL MAPS ARE FOR REAL PROPERTY AND TAX LISTING PURPOSES ONLY. INFORMATION ON THIS MAP IS COMPILED FROM PUBLIC RECORDS OF THE COUNTY REGISTER OF DEEDS, REAL PROPERTY LISTING & SURVEYORS OFFICES. WHILE INTENDED TO BE AS ACCURATE AS POSSIBLE, NO WARRANTY IS MADE AS TO THE ACCURACY OF MATERIALS PRODUCED. THIS MAP SHOULD NOT BE



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/>

March 6, 2014

PETITION FILE NO. 13755

NIKI CONWAY, CLERK
VILLAGE OF PRAIRIE DU SAC
335 GALENA ST
PRAIRIE DU SAC, WI 53578

RICHARD NOLDEN, CLERK
TOWN OF PRAIRIE DU SAC
E10098 COUNTY RD PF
PRAIRIE DU SAC, WI 53578

Subject: DALE & DIANE RUHLAND ANNEXATION

The proposed annexation submitted to our office on February 17, 2014, 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 PRAIRIE DU SAC**.

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: 13755**

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