

Request for Annexation Review

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/>

73823

Petitioner Information

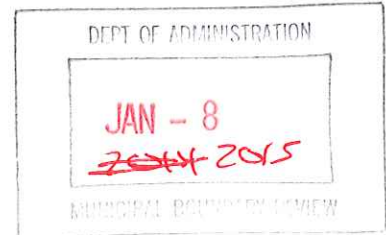
Name: **JIM ROSEMEYER, LJ5 PROPERTIES LLC**

Address: **1275 N 4TH STREET**

PLATTEVILLE, WI 53818

Email: **JIMROSEMEYER@ME.COM**

Office use only:



1. Town where property is located: **PLATTEVILLE**

2. Petitioned City or Village: **PLATTEVILLE**

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

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **1.90**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **050-00458-0005**

Petitioners phone:

(608) 348-2274

Town clerk's phone:

(608) 348-9826

City/Village clerk's phone:

(608) 348-9741

Contact Information if different than petitioner:

Representative's Name and Address:

DAVE HERBECK

HERBECK DEVELOPMENT

2601 E. GATEWOOD DRIVE

APPLETON, WI 54915

Phone: **608-428-9028**

E-mail:

DAVE@HERBECKDEVELOPMENT.COM

Surveyor or Engineering Firm's Name & Address:

DAN DREESSENS, P.E.

DELTA 3 ENGINEERING, INC.

875 SOUTH CHESTNUT STREET

PLATTEVILLE, WI 53818

Phone: **(608) 348-5355**

E-mail: **DAN@DELTA3ENG.BIZ**

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]

ANNEXATION SUBMITTAL GUIDE

13823

s. 66.0217 (5) THE PETITION

- State the purpose of the petition: -Direct annexation by unanimous approval; OR
-Direct annexation by one-half approval; OR
-Annexation by referendum.
- Petition must be signed by: -All owners and electors, if by unanimous approval.
-See [66.0217 \(3\) \(a\)](#), if by one-half approval.
-See [66.0217 \(3\) \(b\)](#), if by referendum.
- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described by: -Aliquot part;
-Reference to any other document (plat of survey, deed, etc.);
-Exception or Inclusion;
-Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
-Bearings and distances along all parcel boundaries as described.
-All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

13823

PETITION FOR DIRECT ANNEXATION

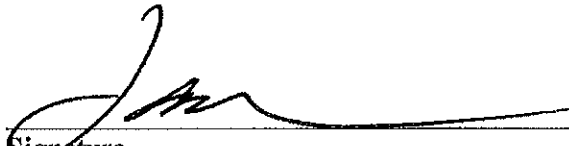
TO: City of Platteville
Attn: Jan Martin
City Clerk
P.O. Box 781
Platteville, WI 53818

Town of Platteville
Attn: Jim Lory
Town Clerk
1717 Stumptown Road
Platteville, Wisconsin 53818

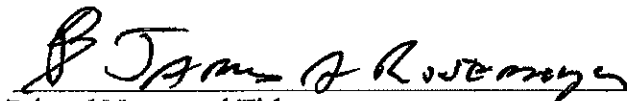
LJ5 PROPERTIES LLC hereby petitions the City Council of Platteville, Wisconsin for the direct annexation of all of the real property in the territory more particularly described on the attached Attachment A: Scale Map and Attachment B: Legal Description, into the City of Platteville, Wisconsin. The population of the territory to be annexed is zero.

Dated this 15th day of December, 2014

LJ5 PROPERTIES LLC



Signature



Printed Name and Title *member*

Attachment B

73823

Legal Description
for the Annexation of 1.90 acres into the City of Platteville

LJ5 Properties LLC

A parcel of land located in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14), Town Three North (T3N), Range One West (R1W) of the Fourth Principal Meridian, Town of Platteville, Grant County, Wisconsin, containing 1.90 acres, more or less, and being described as follows:

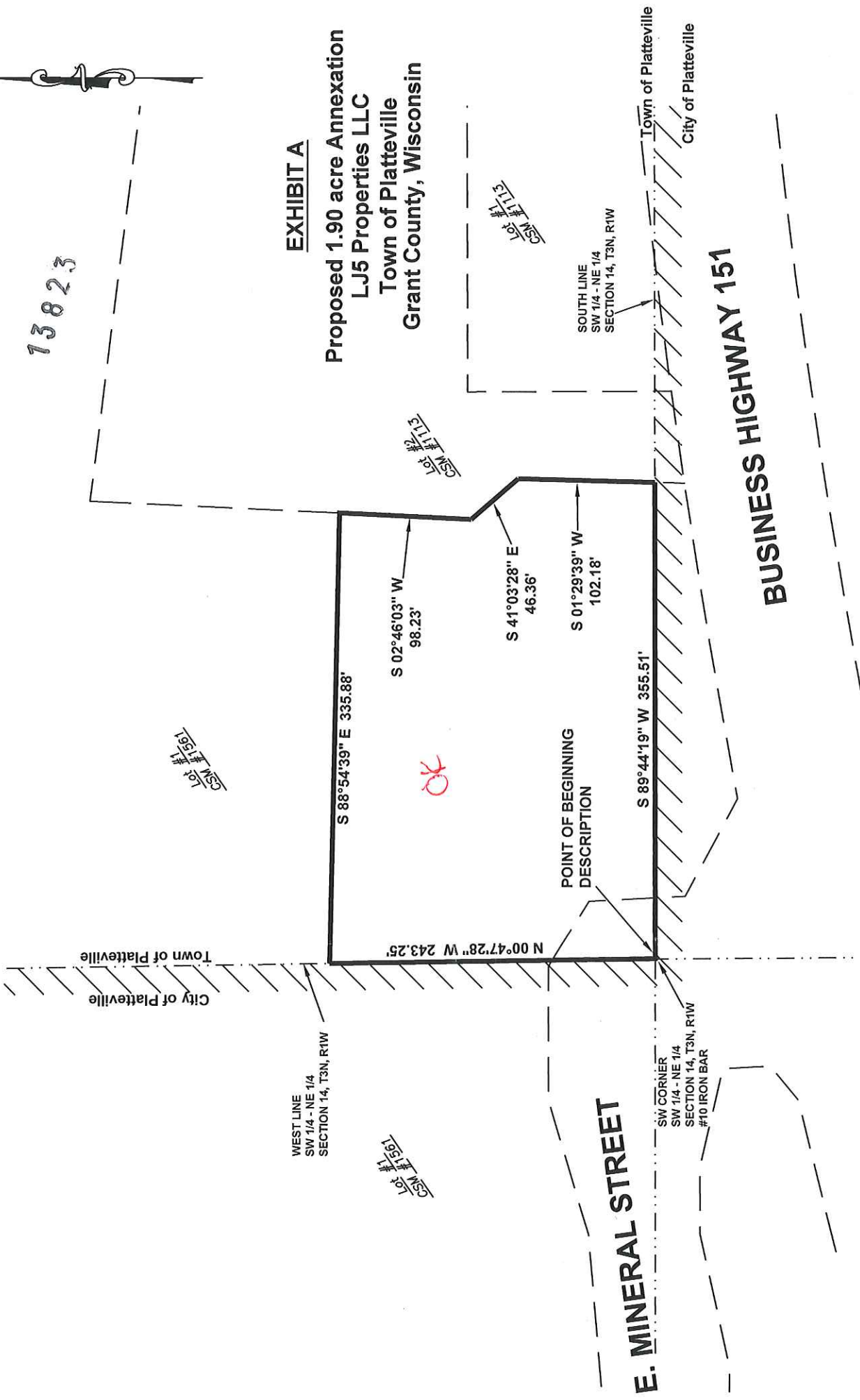
✓ Commencing at the Southwest corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Fourteen (14) said point being the point of beginning;
Thence North 00°47'28" West 243.25 feet along the West line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Fourteen (14);
Thence South 88°54'39" East 335.88 feet to the West line of Lot #2 of Certified Survey Map No. 1113;
Thence South 02°46'03" West 98.23 feet along the West line of said Certified Survey Map;
Thence South 41°03'28" East 46.36 feet along the West line of said Certified Survey Map;
Thence South 01°29'39" West 102.18 feet along the West line of said Certified Survey Map to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Fourteen (14);
Thence South 89°44'19" West 355.51 feet along the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Fourteen (14) to the Southwest corner thereof and the point of beginning.

OK

The above described parcel is subject to any and all easements of record and/or usage.

73823

EXHIBIT A
Proposed 1.90 acre Annexation
LJ5 Properties LLC
Town of Platteville
Grant County, Wisconsin



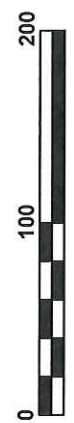
Legend

Annexation Boundary

Proposed Zoning: B-3, Highway Business



DELTA 3 ENGINEERING INC
Professional Civil-Municipal & Structural Engineering
Land Development • Planning & CAD Services
875 South Chestnut Street Phone: (608) 348-5355
Platteville, Wisconsin 53818 Fax: (608) 348-5455



Scale: 1" = 100'



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/>

January 28, 2015

PETITION FILE NO. 13823

JAN MARTIN, CLERK
CITY OF PLATTEVILLE
PO BOX 780
PLATTEVILLE, WI 53818

JAMES LORY, CLERK
TOWN OF PLATTEVILLE
1717 STUMPTOWN RD
PLATTEVILLE, WI 53818

Subject: JIM ROSEMEYER, LJ5 PROPERTIES LLC ANNEXATION

The proposed annexation submitted to our office on January 8, 2015, 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 PLATTEVILLE**.

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: 13823**

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