

13842

Peter & Ruth Schlicher

13842	Date Sent	Reply	Status
Town Quest	4/6		
Muni Quest	4/6	4/20	
Prop. Lister	4/6	4/6	

TOWN OF WATERTOWN
CITY OF WATERTOWN
04/23/2015

OK/COMMENTS 4/23/15

Request for Annexation Review

Wisconsin Department of Administration

13842

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

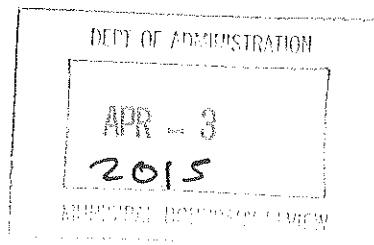
Name: **PETER SCHLICHER AND RUTH J. SCHLICHER**

Address: **W4742 CTH T**

WATERTOWN, WI 53094

Email: **KATHYHORIZON@NETZERO.NET**

Office use only:



1. Town where property is located: **WATERTOWN**
2. Petitioned City or Village: **CITY OF WATERTOWN**
3. County where property is located: **JEFFERSON**
4. Population of the territory to be annexed: **2**
5. Area (in acres) of the territory to be annexed: **3 +/-**
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **032-0815-0624-001**

Petitioners phone:

920-261-7692

Town clerk's phone:

920-262-9384

City/Village clerk's phone:

920-262-4006

Contact Information if different than petitioner:

Representative's Name and Address:
CITY ATTORNEY WILLIAM V. GRUBER

OFFICE OF CITY ATTORNEY

106 JONES STREET

WATERTOWN, WI 53094

Phone: **920-262-4033**

E-mail:
WILLIAMG@CITYOFWATERTOWN.ORG

Surveyor or Engineering Firm's Name & 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 (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]

Annexation Review Fee Schedule

13842

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 review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$600 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.

THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE

Shaded Area for Office Use Only

Date fee received: 4/3/15

Payee: CITY OF WATERTOWN

Check Number: 423306

Check Date: 3/27/15

Amount: \$ 950



Office of
CITY ATTORNEY

13842

WILLIAM V. GRUBER
City Attorney

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • (920) 262-4033 • FAX (920) 262-4032

**CITY OF
WATERTOWN**

March 27, 2015

VIA HAND DELIVERY

Cindy Rupprecht
Watertown City Clerk/Treasurer
106 Jones Street
Watertown, WI 53094

RE: Peter Schlicher and Ruth J. Schlicher - Annexation
W4742 CTH T, Watertown, WI 53094

Dear Ms. Rupprecht:

I enclose with this letter that certain Petition for Direct Annexation of Real Estate by Unanimous Approval relative to the above-referenced property. Pursuant to §§ 66.0217(2) and 66.0217(6) of Wisconsin Statutes, I am filing this Petition for Direct Annexation with your office. I have attached a full legal description and scale map of the area to be annexed. The red line applied to this depiction represents the corporate limits of the City of Watertown. The City lies to the East of the land, which is the subject of the annexation.

Even though we are proceeding under § 66.0217(2) of the Wisconsin Statutes, on a direct annexation by unanimous approval, I am still providing written notice with a copy of the Petition to the Clerks of the Town of Watertown and Jefferson County as well as the Watertown Unified School District. These notices are being issued pursuant to § 66.0217(4) of the Wisconsin Statutes. Copies of the cover letters for each of those notices are provided as well.

My understanding is that the expectation is to obtain Common Council adoption of a corresponding annexation ordinance on the following of two readings (on meetings held April 6 and April 21, 2015).

If you should have any questions or concerns in this regard, please do not hesitate to contact me.

Very truly yours,

William V. Gruber
City Attorney

WVG:slh
Enclosures

cc: Town of Watertown Clerk
Wisc. Department of Administration – Muni. Boundary Review
Watertown Unified School District Clerk
Jefferson County Clerk
Mayor John P. David
Jaynellen Holloway, P.E., City Engineer

COPY

**PETITION FOR DIRECT ANNEXATION OF REAL ESTATE BY UNANIMOUS
APPROVAL TO THE CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN
PIN: 032-0815-0624-001**

Sponsor: Mayor John David
From: Finance Committee

TO: The Common Council of the City of Watertown, Wisconsin, and the Mayor of the City of Watertown, Wisconsin, and the Town Board of the Town of Watertown, Jefferson County, Wisconsin.

The undersigned, Peter Schlicher and Ruth J. Schlicher, of the Town of Watertown, Jefferson County, Wisconsin, being joined in request, by the City of Watertown, a Wisconsin Municipal Corporation, pursuant to Section 66.0217 (2) of the Wisconsin Statutes, respectfully petition the Common Council of the City of Watertown, Wisconsin for the annexation to the City of Watertown, Jefferson County, Wisconsin, the following described unincorporated territory in the Town of Watertown, Jefferson County, Wisconsin, *to-wit*:

Lot 1, Certified Survey Map No. 869, located in part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

EXCEPTING THEREFROM those lands described in that certain Warranty Deed by and between Peter Schlicher and Ruth J. Schlicher to the City of Watertown dated March 29, 2007 and recorded April 9, 2007 as Document No. 1217637.

IN SUPPORT OF SAID PETITION, your Petitioners state to the Common Council and the Mayor of the City of Watertown, Jefferson County, Wisconsin, as follows:

1. That Peter Schlicher and Ruth J. Schlicher are the sole owners of all the above-described real estate in said territory and no statutory electors otherwise reside in said territory.
2. That Peter Schlicher and Ruth J. Schlicher intend under this Petition to contemporaneously sell all of the above-described real estate conveying fee simple interest in said territory to the City of Watertown, a Wisconsin Municipal Corporation, under that certain written Offer to Purchase and Real Estate Purchase Agreement - Rider, dated March 6, 2015, for the purpose of expanding and making contiguous the existing assembly of the Westside Industrial Park of the City of Watertown, which sale is pending.

3. That as a condition of said sale, the Petitioners, Peter Schlicher and Ruth J. Schlicher, have agreed to initiate the annexation process for the above-described real estate without cost to be borne by Peter Schlicher and Ruth J. Schlicher and upon the facilitation of the City Attorney.
4. That the above-described real estate is eligible for annexation to the City of Watertown pursuant to the provisions of Section 66.0217(2) of the Wisconsin Statutes.
5. That the above described real estate is not included within any City or incorporated Village at the present time.
6. That the above described territory abuts upon and is contiguous to the west City limits of the City of Watertown in a manner which will afford sufficient and reasonable ingress and egress thereto or therefrom.
7. That this Petition is accompanied by a full legal description and a copy of a preliminary certified survey map or other suitable depiction of the territory to be annexed, showing the boundaries thereof and its relationship to the established corporate limits of the City of Watertown, Jefferson County, Wisconsin, these Exhibits being incorporated by reference.
8. That said territory presently serves predominantly residential use purposes; that this territory to be annexed should be zoned as a Planned Industrial Zoning District ("PI"); that the area to be annexed is presently not served by sanitary sewer or water from the City of Watertown water service systems nor are protective police or fire (non-contractually) services provided or specifically dedicated to this area.
9. That it is anticipated, upon the approval of the annexation of said lands, that the said real estate shall become a part of the Fifth (5th) Aldermanic District, Eighth Ward, of the City of Watertown, Jefferson County, Wisconsin.
10. That the City Clerk is hereby directed to file this Petition and any other required deliverable with the Wisconsin Department of Administration in the manner and timing as required by Wisconsin statute.

[SIGNATURE PAGE TO FOLLOW]

13842

DATED at Watertown, Wisconsin, on the 25th day of March 2015.

Petitioners:

On behalf of the City of Watertown,
its Common Council and Mayor:

Peter Schlicher

Peter Schlicher
W4742 CTH T
Watertown, WI 53094
(920) 261-7692

William V. Gruber

William V. Gruber
City Attorney
State Bar Number 1042847

Ruth J. Schlicher

Ruth J. Schlicher
W4742 CTH T
Watertown, WI 53094
(920) 261-7692

ACKNOWLEDGMENT

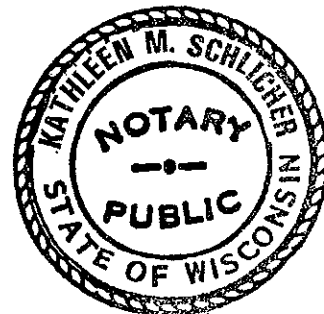
STATE OF WISCONSIN)
) ss.
JEFFERSON COUNTY)

Personally came before me this 25th day of March 2015, the above named Peter Schlicher and Ruth J. Schlicher to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Kathleen M. Schlicher

Notary Public, Wisconsin

My Commission expires: 12/30/2015



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LEGAL DESCRIPTION:

Lot 1, Certified Survey Map No. 869, located in part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Town 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

EXCEPTING THEREFROM those lands described in that certain Warranty Deed by and between Peter Schlicher and Ruth J. Schlicher to the City of Watertown dated March 29, 2007 and recorded April 9, 2007 as Document No. 1217637.

Permanent Index Number: 032-0815-0624-001

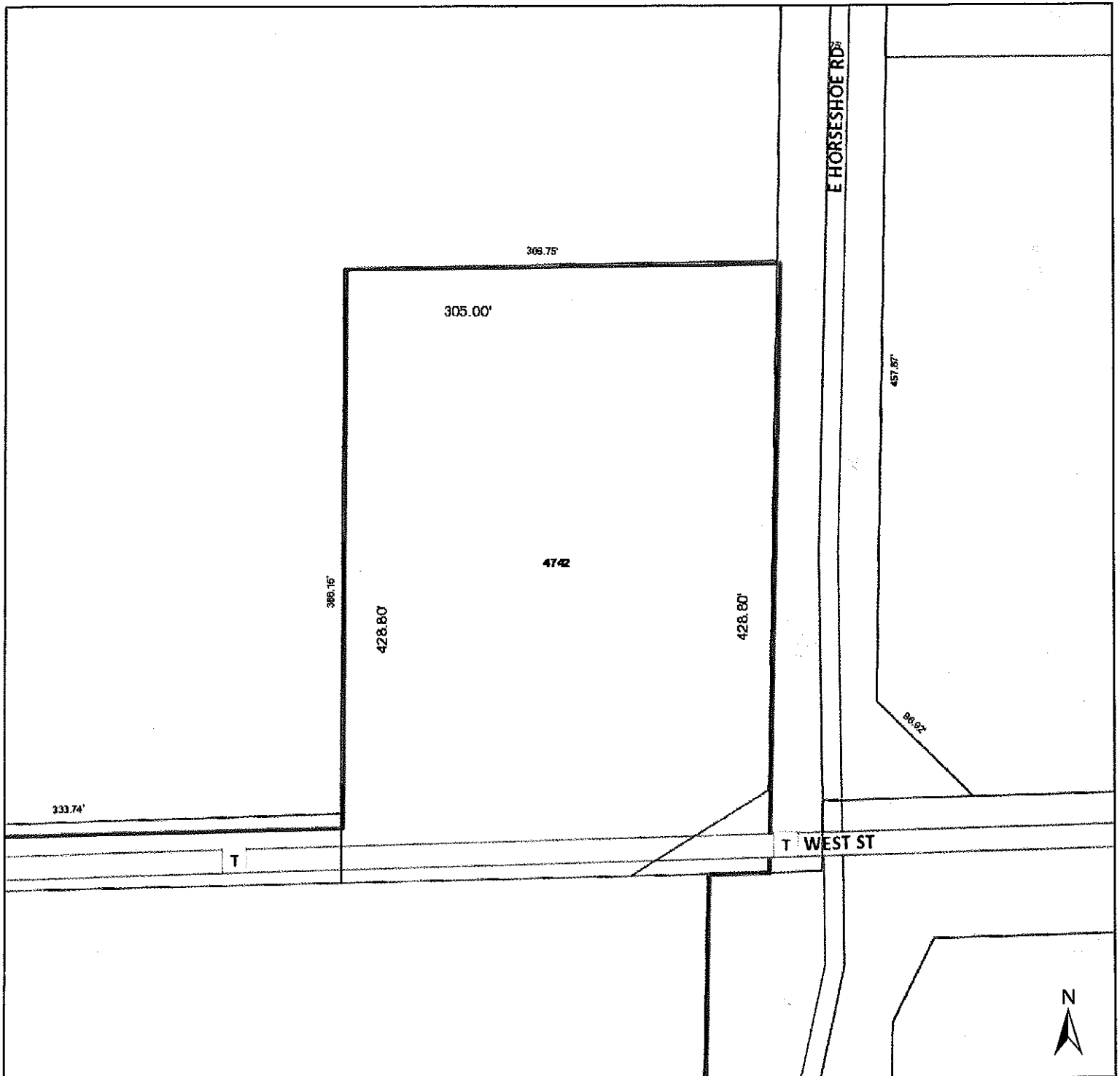
Property Address: W4742 CTH "T", Watertown, Wisconsin

Property Owners: Peter Schlicher and Ruth J. Schlicher

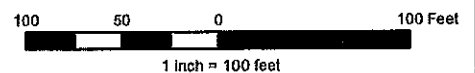


4742 CTH T

13842



☐ Parcels



City of Watertown Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

Printed on: January 26, 2015

Author: Jay H



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

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/>

April 06, 2015

PETITION FILE NO. 13842

CINDY RUPPRECHT, CLERK
CITY OF WATERTOWN
PO BOX 477
WATERTOWN, WI 53094-0477

JAMES WENDT, CLERK
TOWN OF WATERTOWN
W2725 ROCK RIVER PARADISE
WATERTOWN, WI 53094-9589

Subject: PETER & RUTH SCHLICHER 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 WATERTOWN to the CITY OF WATERTOWN (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 April 23, 2015. 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: Peter & Ruth Schlicher

Petition Number: 13842

1. Territory to be annexed: From TOWN OF WATERTOWN To CITY OF WATERTOWN

2. Area (Acres): 2.931

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 129.86

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 649,30

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: Electors: 2 Total: 2

5. Approximate present land use of territory:

Residential: 39 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 61 %

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

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

Other: _____ %

Comments: Residential will also eventually become industrial

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?

Planned Industrial and Multi-use

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 timetable for providing service:

City/Village

Town

Sanitary Sewers immediately

☒

☐

or, write in number of years. _____

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: _____

11. Planning:

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

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

Describe: property is identified as industrial land use under Chapter 6 of the 2009 City of Watertown Comprehensive Plan

b. Annual appropriation for planning? \$ 24,000

c. How is the annexation territory now zoned? A-1, agriculture

d. How will the land be zoned and used if annexed? GI, general industrial

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: Jacob Maas

Email: jacobm@cityofwatertown.org

Phone: (920) 262-4041

Date: 04/15/2015

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 032-0815-0624-001	From Town of: Watertown	To City/Village of: Watertown
--	-----------------------------------	---

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

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

☐ NA (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.

☐ Y (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

☐ NA (7) Legend

☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: Tracy Saxby
 Title: Real Property Lister
 Phone: 920-674-7254
 Date: April 6, 2015

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 101 E. Wilson Street, 9th Floor
 Madison, WI 53702-0001



13842



1: 10,465



Legend

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

Notes

0.3 Miles

0.17

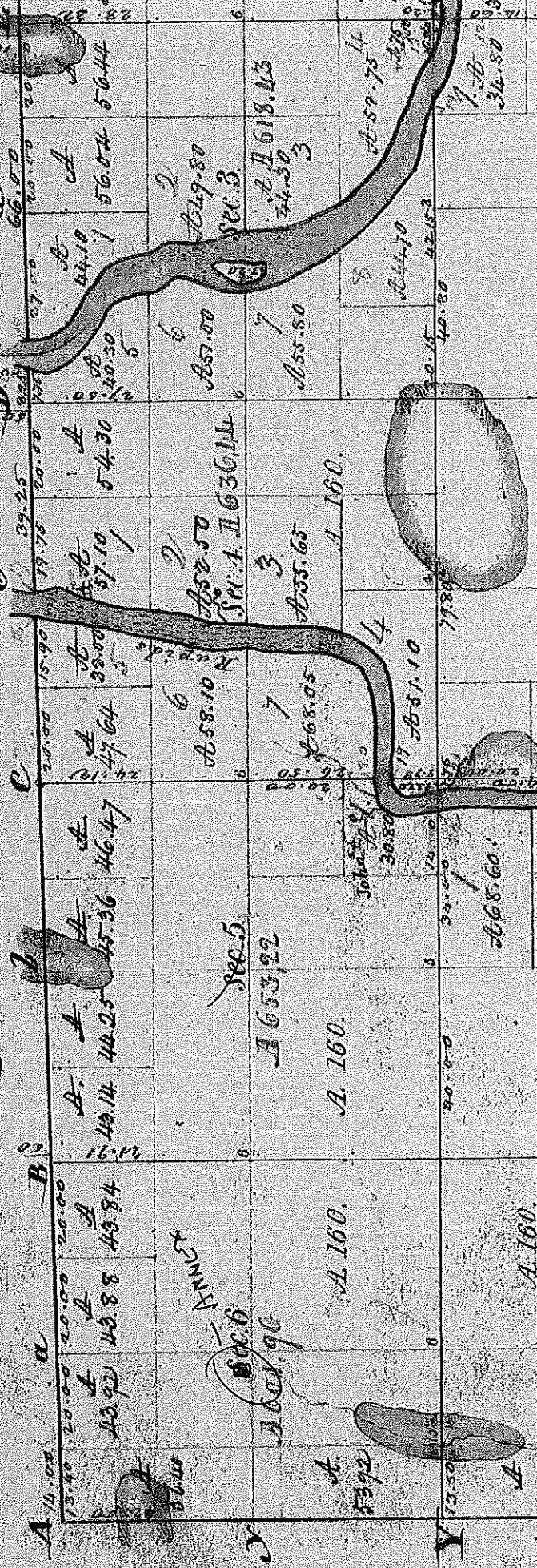
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0.3

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/>

Township No 8

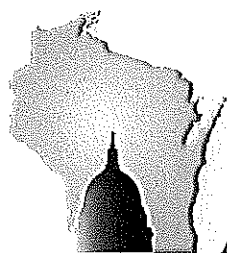
Rango No 15 East



T.8N.-R.15E.







WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

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/>

April 23, 2015

PETITION FILE NO. 13842

CINDY RUPPRECHT, CLERK
CITY OF WATERTOWN
PO BOX 477
WATERTOWN, WI 53094-0477

JAMES WENDT, CLERK
TOWN OF WATERTOWN
W2725 ROCK RIVER PARADISE
WATERTOWN, WI 53094-9589

Subject: PETER & RUTH SCHLICHER ANNEXATION

The proposed annexation submitted to our office on April 03, 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 WATERTOWN**.

Note: In the ordinance that annexes this territory, the territory must be described by metes and bounds commencing from a monumented corner of the 1/4 section in which the territory lies; description by exception and reference to external documents is not provided for by statute (ref: s. 66.0217 (1) (c), Wis. Stats.).

The scale map included with the ordinance that annexes this territory must clearly show and identify the boundaries of the territory being annexed (ref: s. 66.0127 (1) (g), Wis. Stats.).

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: 13842**

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