

13848

Jack Knipple

13848	Date Sent	Reply	Status
Town Quest	4/27		
Muni Quest	4/27	5/7	
Prop. Lister	—		

TOWN OF FOND DU LAC  
CITY OF FOND DU LAC  
05/17/2015

OK 5/18/15

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review 13848  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

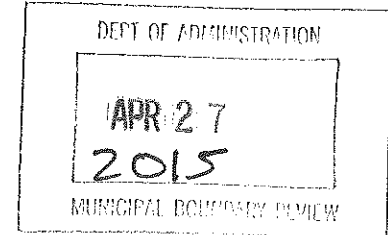
Name: **JACK KNIPPLE**

Address: **1065 BRIARWOOD LANE**

**FOND DU LAC, WI 54935**

Email: **JACK\_K@ATT.NET**

## Office use only:



1. Town where property is located: **TOWN OF FOND DU LAC**

2. Petitioned City or Village: **CITY OF FOND DU LAC**

3. County where property is located: **FOND DU LAC**

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

5. Area (in acres) of the territory to be annexed: **0.400**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **T09-15-17-99-BL-085-00**

Petitioners phone:

**(920)979-4106**

Town clerk's phone:

**(920)923-1327**

City/Village clerk's phone:

**(920)322-3433**

## Contact Information if different than petitioner:

Representative's Name and Address:  
**DYANN BENSON**

**CITY OF FOND DU LAC**

**PO BOX 150**

**FOND DU LAC, WI 54936-0150**

Phone: **(920)322-3440**

E-mail: **DBENSON@FDL.WI.GOV**

Surveyor or Engineering Firm's Name & Address:  
**SAME**

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

13848

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

**\$200 Initial Filing Fee** (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$200 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

**\$400 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

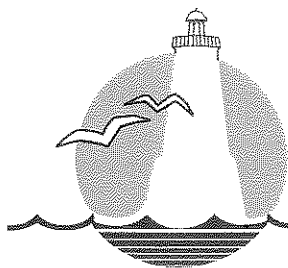
Date fee received: 4/27/15

Payee: LORRAINE A KNIPPLE

Check Number: 2620

Check Date: 4/15/15

Amount: 400.00



13848

# City of Fond du Lac First on the Lake

Website: [www.fdl.wi.gov](http://www.fdl.wi.gov)

City-County Government Center  
160 S. Macy Street--P.O. Box 150--Fond du Lac, WI 54936-0150

April 23, 2015

WI Dept. Of Administration  
Municipal Boundary Review  
101 E Wilson Strret, 9<sup>th</sup> Floor  
Madison, WI 53703

Patti Supple, Clerk  
Town of Fond du Lac  
N5256 County Road V  
Fond du Lac, WI 54937

Moraine Park Technical College  
Mike Miller, Secretary  
235 North National Avenue  
Fond du Lac, WI 54935

Fond du Lac School District  
72 West 9<sup>th</sup> Street  
Fond du Lac, WI 54935

Re: Direct Annexation: Jack Knipple

Dear Ladies and Gentlemen:

On behalf of and at the request of the petitioner I am forwarding herewith a copy of their petition in accordance with the provisions of s. 66.0217 (2), Wisconsin Statutes.

Should you have any questions regarding the annexation, you may call the Planning Department at 920-322-3440.

Margaret Hefter  
City Clerk

Attachments

cc: Shelia Ruhland, Ph.D., President Moraine Park Technical College  
Dr. James Sebert, Superintendent Of Schools  
Dyann Benson, Director of Community Development

13848

**PETITION FOR DIRECT ANNEXATION**

To: City Council  
City of Fond du Lac, Wisconsin

We, the undersigned electors and/or landowners, pursuant to Chapter 66 of the Wisconsin Statutes, respectfully petition the City of Fond du Lac for direct annexation to the City of Fond du Lac of the following described territory which is presently in the Town of Fond du Lac, Fond du Lac County, Wisconsin.

Legal Description of Territory to be Annexed

See Exhibit B

A scale map of the territory to be annexed is attached hereto and marked Exhibit A.

In support of this petition, the petitioners say to the City Council:

1. The total number of residents in the territory proposed to be annexed is 0.
2. Your petitioners constitute the owners of all of the land in area within such territory, and in assessed value.
3. There is 1 dwelling unit(s) on the property being annexed.
4. The area will be located in the 5<sup>th</sup> Ward of the City upon annexation.

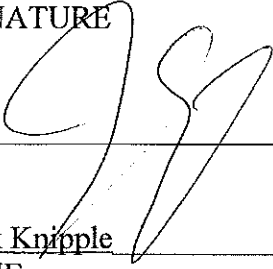
We, the undersigned, elect that this annexation shall take affect to the full extent consistent with outstanding priorities of other annexations, incorporation or consolidation proceedings, if any.

We, the petitioners herein, do affirm that we have filed a copy of this petition with the Town Clerk of the town in which this territory is located, together with a scale map of such territory and that within five (5) days of the filing of this petition we will mail a copy of said scale map and description of such territory to be annexed to the State of Wisconsin Department of Administration.

We further respectfully request that the subject property be zoned R-1.

13848

SIGNATURE



DATE

4-16-15

OWNER

X

ELECTOR

Jack Knipple  
NAME

1065 Briarwood Lane  
ADDRESS

Fond du Lac, WI 54935  
CITY, STATE, ZIP CODE

NAME

ADDRESS

CITY, STATE, ZIP CODE

NAME

ADDRESS

CITY, STATE, ZIP CODE

kay/annex/petition

Lands located in part of the Boulevard Heights plat, located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 22, Town 15 North, Range 17 East, Town of Fond du Lac, Fond du Lac County, Wisconsin and being more particularly described as follows:

Commencing at the Southeast corner of Lot 87 of said Boulevard Heights plat, as recorded in Volume 7, Page 2 of Plats, Fond du Lac County Register of Deeds Office, and the Point of Beginning for this description;  
 thence Westerly along the South line of said Lot 87, which is also the North line of Lot 63, a distance of 85 feet more or less to the Southwest corner of said Lot 87;  
 thence Northerly along the West line of said Lot 87, which is also the East line of Lot 86, and its Northerly extension a distance of 205 feet more or less to the centerline of Guindon Boulevard;  
 thence Easterly along said centerline of Guindon Boulevard a distance of 85 feet more or less to the Northerly extension of the East line of said Lot 87;  
 thence Southerly along the East line of said Lot 87, its Northerly extension, which is also the Westerly right of way line of Ellis Street, a distance of 205 feet to the Southeast corner of said Lot 87 and the Point of Beginning.

The land described above contains 0.400 acres (17,425 square feet).

End of Description.

SHEET 2 OF 2 SHEETS

DRAWN BY: MPB  
 DATE: 4/13/15  
 REVISION BY:      
 DATE:      
 ACAD FILE: GUINDON BLVD - W5702.dwg

## EXHIBIT B

**GUINDON BLVD ANNEXATION DESCRIPTION**

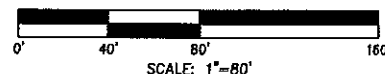
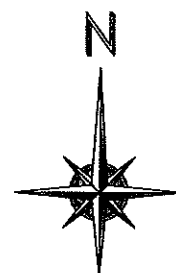


**Fond du Lac**  
 First on the Lake

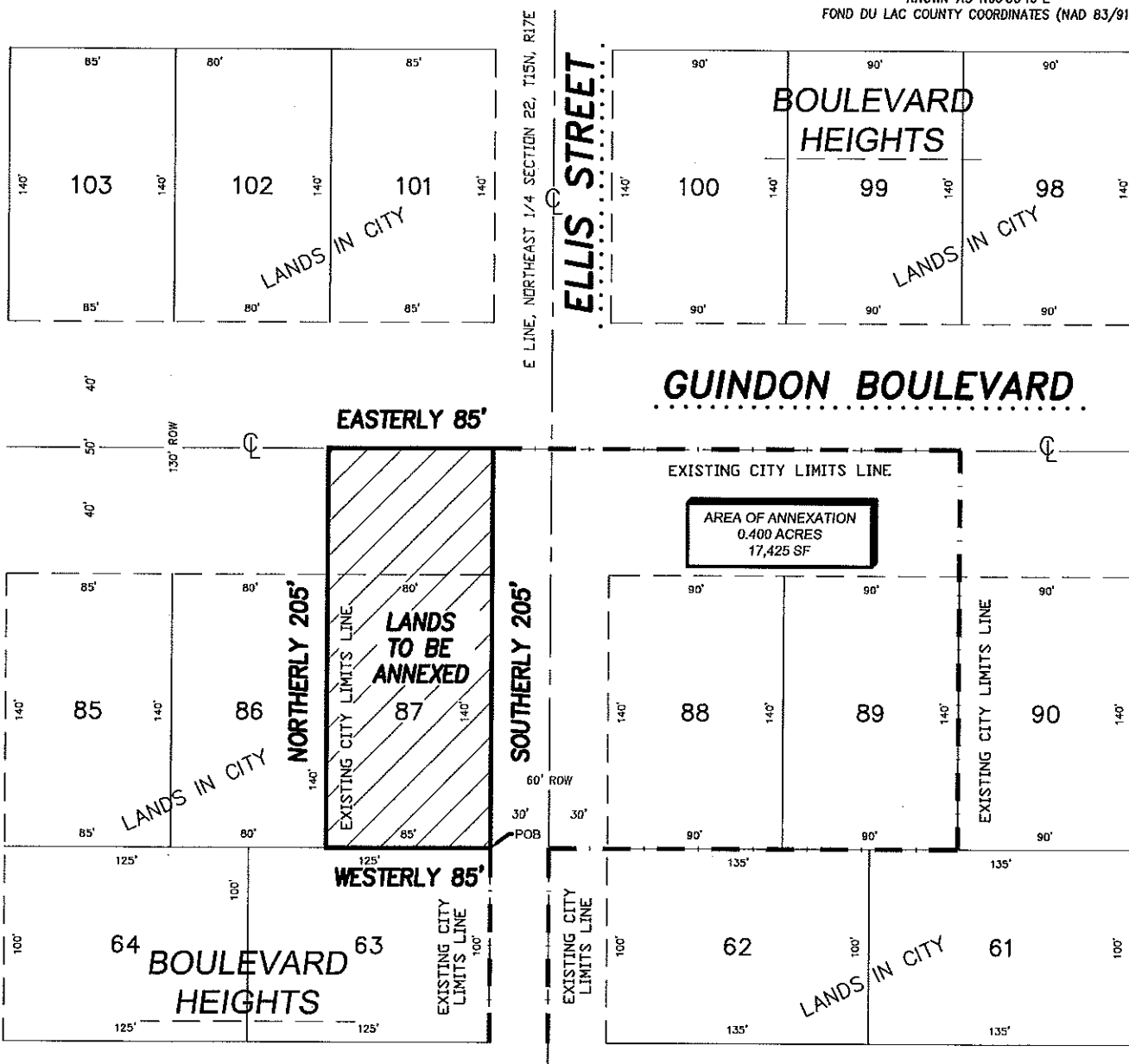
DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING & TRAFFIC DIVISION  
 CITY OF FOND DU LAC, WISCONSIN  
 PHONE: 920-322-3670  
 FAX: 920-322-3671

13848

FOR LANDS LOCATED IN PART OF  
THE BOULEVARD HEIGHTS PLAT  
LOCATED IN THE SE ¼ OF THE NE ¼ OF  
SECTION 22, T15N, R17E, TOWN OF FOND DU LAC,  
FOND DU LAC COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE E LINE OF THE  
NE ¼ OF SECTION 22, T15N - R17E  
KNOWN AS N00°00'16"E  
FOND DU LAC COUNTY COORDINATES (NAD 83/91)



SHEET 1 OF 2 SHEETS

DRAWN BY: MOB  
DATE: 4/13/15  
REVISION BY:           
DATE:           
ACAD FILE: GUINDON BLVD - W5702.dwg

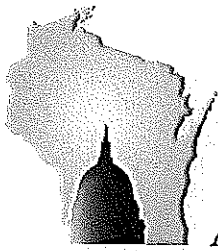
# **EXHIBIT A** **GUINDON BLVD ANNEXATION MAP**



**Fond du Lac**  
First on the Lake

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING & SURVEY DIVISION  
CITY OF FOND DU LAC, WISCONSIN  
PHONE: 920-322-3470  
FAX: 920-322-3474





**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](mailto:wimunicipalboundaryreview@wi.gov)

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

May 18, 2015

PETITION FILE NO. 13848

MARGARET HEFTER, CLERK  
CITY OF FOND DU LAC  
160 S MACY ST  
FOND DU LAC, WI 54936-4241

PATTI S. SUPPLE, CLERK  
TOWN OF FOND DU LAC  
N5256 COUNTY RD V  
FOND DU LAC, WI 54937-9096

Subject: JACK KNIPPLE ANNEXATION

The proposed annexation submitted to our office on April 27, 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 FOND DU LAC**.

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: 13848**

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

13848

ANNEXATION  
W5702 Guindon Boulevard



AREA OF  
PROPOSED  
ANNEXATION

MUNICIPAL BOUNDARY



**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](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview/>

April 27, 2015

PETITION FILE NO. 13848

MARGARET HEFTER, CLERK  
CITY OF FOND DU LAC  
160 S MACY ST  
FOND DU LAC, WI 54936-4241

PATTI S. SUPPLE, CLERK  
TOWN OF FOND DU LAC  
N5256 COUNTY RD V  
FOND DU LAC, WI 54937-9096

Subject: JACK KNIPPLE 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 FOND DU LAC to the CITY OF FOND DU LAC (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.

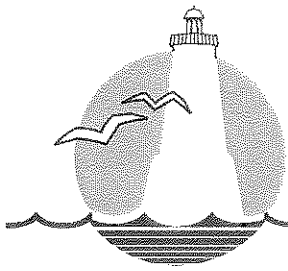
Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of May 17, 2015. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

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

Sincerely,

Erich Schmidtke

Enclosures



# City of Fond du Lac First on the Lake

Website: [www.fdl.wi.gov](http://www.fdl.wi.gov)

City-County Government Center  
160 S. Macy Street~P.O. Box 150~Fond du Lac, WI 54936-0150

May 7, 2015

Erich Schmidtke  
Wisconsin Department of Administration  
PO Box 1645  
Madison, WI 53701

Re: JACK KNIPPLE ANNEXATION

Dear Mr. Schmidtke-

Enclosed please find the completed Annexation Review Questionnaire to assist with the review of the annexation request by Jack Knipple.

As part of the questionnaire, I have provided a map that shows the parcel to be annexed in reference to the City of Fond du Lac municipal boundary. The Town of Fond du Lac is unable to provide the necessary sewer and water to facilitate the residential development of the parcel.

If you have any questions or require additional information, please let me know.

Sincerely,

Dyann Benson, AICP  
Community Development Director

# Annexation Review Questionnaire

## Wisconsin Department of Administration

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

Petitioner:

Jack Knipple

Petition Number:

13848

1. Territory to be annexed:	From Town of: Fond du Lac	To City/Village of: Fond du Lac
-----------------------------	---------------------------	---------------------------------

2. Area (Acres): 0.400

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

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

a. Title of boundary agreement Please see attached

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

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: 22,154 Total: 43,151 (DOA 2014 estimate)  
City

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: N/A

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? Residential land use

In the town?: Residential land use

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.

☒

☐

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:

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 Comprehensive Plan shows the territory to be annexed as residential land use. The Plan also includes reference to the Intergovernmental Agreement.

2. Annual appropriation for planning? \$ 360,000 (2015 Budget)

3. How is the annexation territory now zoned? Residential District (Medium Density)

4. How will the land be zoned and used if annexed? R-1 Single Family Residential District

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

Please see attached

Prepared by: ☐ Town ☒ City ☐ Village

Name: Dyann Benson, Community Development

Email: dbenson@fdl.wi.gov Director

Phone: (920) 322-3440

Date: 05/07/2015

(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

### 3. Boundary Agreement

a. Title of Boundary Agreement: Intergovernmental Agreement Among the City of Fond du Lac and the Towns of Fond du Lac, Empire, Taycheedah, and Friendship and the Respective Town sanitary Districts to Provide for the Orderly Growth and Development within Agreed-Upon Municipal Boundaries

b. Year Adopted : 1996

c. Participating Jurisdictions: City of Fond du Lac, Town of Fond du Lac, Town of Empire, Town of Taycheedah, Town of Friendship and the Respective Town Sanitary Districts.

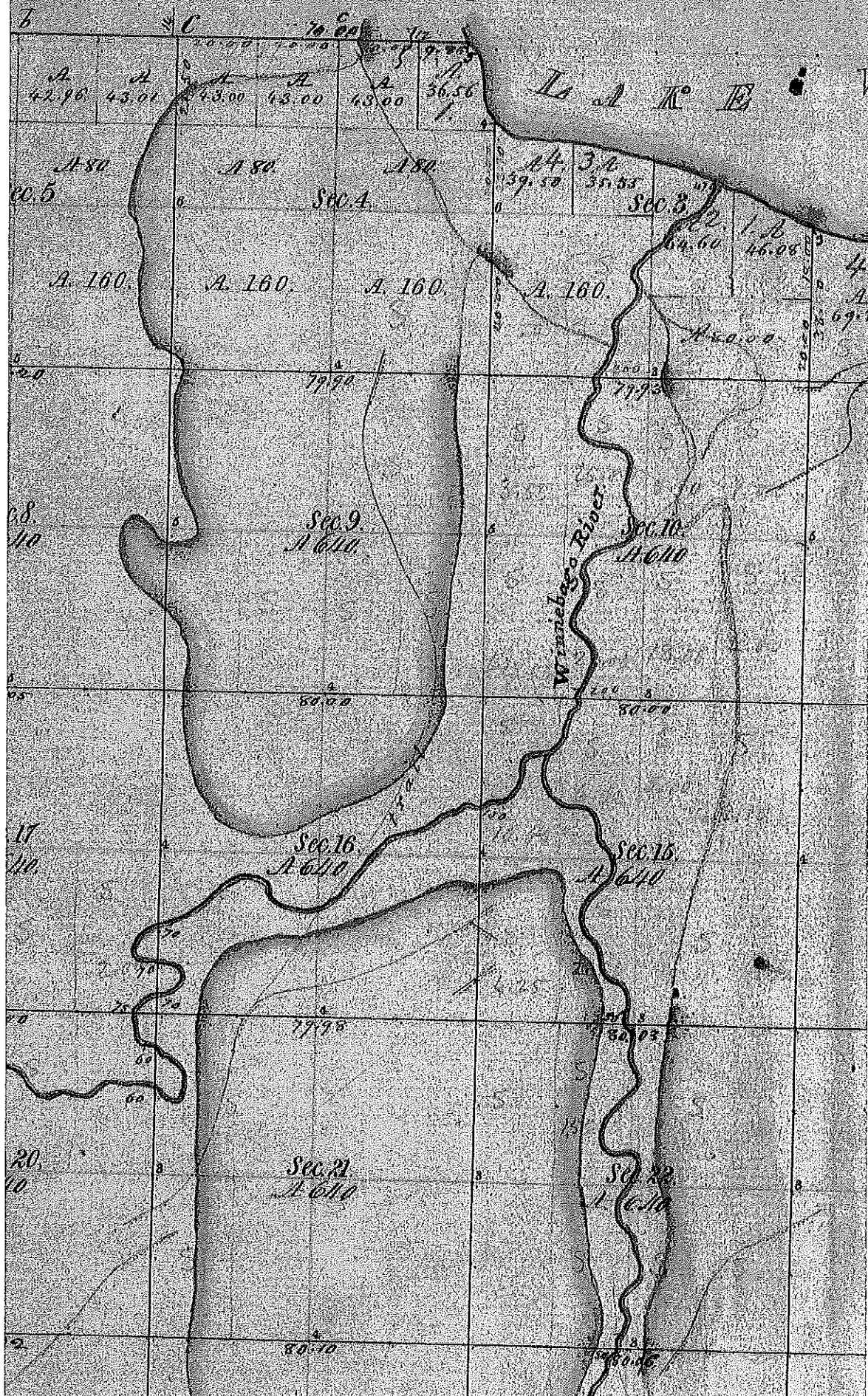
d. Statutory authority: s. 66.0301

### 12. Other Relevant Information

Attached please find a map that shows the territory to be annexed into the City in relation to the municipal boundary. As you can see by the map, the parcel is surrounded by City parcels.

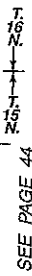
N:° XV. —

Range N:° XVII E.





**T.15-16N.-R.17E.**



BRANCH OF THE BARADOO NATIONAL BANK

**920-907-0269**

**Making it happen for you,  
your family and your business.**



The screenshot shows a web-based GIS application interface. The main map area displays a street grid with several streets labeled: S Main St, S Park Av, S Marr St, Old Pioneer Rd, Birchwood Ct, Chester Pl, Deming Pl, and Maria La. A scale bar at the bottom left indicates distances of 200m and 600ft. A search bar at the top left contains the text 'Fond du Lac Maps'. The map is overlaid with a grid and includes various UI elements like a search bar, map controls, and a scale bar. The map is divided into sections labeled NW Q, SW Q, NE Q, and SE Q. A dashed line outlines an area labeled 'Annex' near Chester Pl. Another dashed line outlines an area labeled 'Town of Fond du Lac' near Birchwood Ct. A third dashed line outlines an area labeled 'Fond du Lac' near Pioneer Rd. The map also shows a river labeled 'Buttermilk Creek' and a street labeled 'Hawthorne Dr'. The map is displayed in a web browser window with a title bar and address bar.