

13860

M. Bart Wolf

13860	Date Sent	Reply	Status
Town Quest	6/8	6/5	
Muni Quest	6/8	6/10	
Prop. Lister	6/8	6/10	

TOWN OF RHINE  
VILLAGE OF ELKHART LAKE  
06/28/2015

# Request for Annexation Review

Wisconsin Department of Administration

13860

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

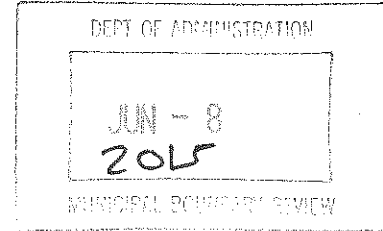
## Petitioner Information

Name: **M BART WOLF**

Address: **361A CARRIAGE HOUSE LANE**  
**ELKHART LAKE, WI 53020**

Email: **BWOLF28@YAHOO.COM**

## Office use only:



1. Town where property is located: **TOWN OF RHINE**

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

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

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

5. Area (in acres) of the territory to be annexed: **8.55 ACRES**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **59018258111 & 59018258201**

Petitioners phone:

**920-207-2511**

Town clerk's phone:

**920-876-3413**

City/Village clerk's phone:

**920-876-2122**

## Contact Information if different than petitioner:

Representative's Name and Address:

**M BART WOLF**

**361A CARRIAGE HOUSE LN**

**ELKHART LAKE, WI 53020**

Phone: **920-207-2511**

E-mail: **bwolf28@yahoo.com**

Surveyor or Engineering Firm's Name & Address:

**WILLIAM FREEL**

**5308 S 12 STREET**

**SHEBOYGAN, WI 53081**

Phone: **920-458-6164**

E-mail: **smajerus@startwithmiller.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]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss. 16.53 (4) and 66.0217, Wis. Stats.

13860

## 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: 6/8/15

Payee: WULF MOTORSPORTS

Check Number: 2806

Check Date: 5/20/15

Amount: 950

## ANNEXATION SUBMITTAL GUIDE

13860

### 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.]*

13860

PETITION FOR DIRECT ANNEXATION

To: Village Clerk  
Village of Elkhart Lake  
PO Box 143, 40 Pine Street  
Elkhart Lake, WI 53020

Town Clerk  
Town of Rhine  
PO Box 117, W5250 County Road FF  
Elkhart Lake, WI 53020

WI Department of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison, WI 53703

In accordance with the provisions of Wis. Stat. § 66.0217, the undersigned, who are owner(s) of all of the real property located in the unincorporated Town of Rhine, as described below, and as depicted more particularly on the scale maps which are appended hereto as Exhibit A & B, hereby petition the Village of Elkhart Lake to adopt an ordinance annexing the following described property:

ANNEXATION DESCRIPTION:

ALL THAT PART OF THE NE1/4 OF THE SE1/4 OF SEC. 29, T16N, R21E, IN THE TOWN OF RHINE, SHEBOYGAN COUNTY WISCONSIN, LYING EAST OF THE EASTERLY RIGHT OF WAY OF STH "67";

MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE E1/4 CORNER SAID SECTION 29;  
THENCE S00°38'12"E ALONG THE EAST LINE OF SAID SE1/4, 1313.75 FEET TO THE SOUTHERLY LINE OF THE NE1/4 SAID SE1/4;  
THENCE N89°15'19"W ALONG SAID SOUTHERLY LINE, 107.77 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.T.H. "67";  
THENCE N04°47'26"W (REC. S06°28'35"E) ALONG SAID EASTERLY LINE, 39.60 FEET;  
THENCE N11°53'05"W (REC. S13°34'14"E) ALONG SAID EASTERLY LINE, 468.30 FEET;  
THENCE ALONG SAID EASTERLY LINE 597.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2546.64 FEET AND A CHORD THAT BEARS N18° 55' 52"W, 596.26 FEET;  
THENCE N23°31'56"W (REC. S25°13'09"E) ALONG SAID EASTERLY LINE, 101.37 FEET;  
THENCE N28°11'56"W (REC. S29°53'09"E) ALONG SAID EASTERLY LINE, 47.47 FEET;  
THENCE N15°27'56"E (REC. S13°46'43"W) ALONG SAID EASTERLY LINE, 59.45 FEET;  
THENCE S89°00'59"E (REC. S89°17'48"W) ALONG SAID EASTERLY LINE, 115.37 FEET;  
THENCE N77°28'21"E (REC. S75°47'08"W) ALONG SAID EASTERLY LINE, 134.97;  
THENCE N00°33'44"E (REC. S01°07'29"E) ALONG SAID EASTERLY LINE, 33.00 FEET TO THE NORTH LINE OF SAID SE1/4;  
THENCE S89°26'20"E ALONG SAID NORTH LINE, 185.99 FEET TO THE POINT OF BEGINNING;  
CONTAINING 330,100 S.F. (7.578 AC.) OF LAND, THEREIN BEING 6,149 S.F. WITHIN THE ROW OF BADGER ROAD.

and the DOT Right of Way described as follows:

ANNEXATION DESCRIPTION:

THAT LAND IN THE NE1/4 OF THE SE1/4 OF SEC. 29, T16N, R21E, IN THE TOWN OF RHINE, SHEBOYGAN COUNTY WISCONSIN;

MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE E1/4 CORNER SAID SECTION 29;  
THENCE ALONG SAID E1/4 LINE, N89°26'20"W (REC. S88°52'31"W), 185.99 FEET TO THE POINT OF BEGINNING;

THENCE S00°33'44"W (REC. S01°07'29"E), 33.00 FEET TO THE EXISTING SOUTH LINE OF BADGER ROAD;

THENCE S77°28'21"W (REC. S75°47'08"W), 134.97;

THENCE N89°00'59"W (REC. S89°17'48"W), 115.37 FEET;

THENCE S15°27'56"W (REC. S13°46'43"W), 59.45 FEET;

THENCE S28°11'56"E (REC. S29°53'09"E), 47.47 FEET;

THENCE S23°31'56"E (REC. S25°13'09"E), 101.37 FEET;

THENCE S64°31'43"W (REC. S62°50'30"W), 70.08 FEET TO THE STH "67" REFERENCE LINE;

THENCE NORTHWESTERLY 328.48 FEET ALONG SAID REFERENCE LINE AND A 2551.84 FOOT RADIUS CURVE, DEFLECTING LEFT, WITH A CHORD BEARING N29°09'37"W (REC. N30°50'45"W), AND A CHORD DISTANCE 328.25 FEET TO THE EAST-WEST 1/4 LINE OF SEC.29;

THENCE S89°26'20"E (REC. N89°17'49"E)(REC. N88°52'31"E), 423.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 42,220 S.F. (0.969AC.) OF LAND.

The undersigned, who are the owner(s) of the property described herein represent that the individual(s) signing on behalf of the owner(s) has been duly authorized to execute this Petition for Direct Annexation, and that there are no electors residing in the territory described in this Petition for Direct Annexation.

Tax Key # 59018258111 & State ROW 59018258201

**PROPERTY OWNER:**

M. BART WOLF

BY:



Dated:

6-4-15

07 829



8 3 3 9 6 2 6  
Tx:4094597

State Bar of Wisconsin Form 1-2003  
**WARRANTY DEED**

**2003806**  
**SHEBOYGAN COUNTY, WI**  
RECORDED ON  
**06/02/2015 2:23 PM**  
**ELLEN R. SCHLEICHER**  
**REGISTER OF DEEDS**  
**RECORDING FEE: 30.00**  
**TRANSFER FEE: 360.00**  
**EXEMPTION #**  
Cashier ID: 9  
PAGES: 1

Document Number

Document Name

THIS DEED, made between Brian C. Wiese and Janice C. Wiese, husband and wife

("Grantor," whether one or more), and Michael Bartholomew Wolf, a single person

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Sheboygan County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 16 North, Range 21 East, in the Town of Rhine, Sheboygan County, Wisconsin, lying easterly of the easterly right of way line of STH "67".

Recording Area

Name and Return Address

Andrews & Wirtz Law Office LLC  
623 E. Mill Street  
Plymouth, WI 53073

59018258111

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

*copy*

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and none other.

Dated 5/28/15

*Brian C. Wiese* (SEAL) \_\_\_\_\_ (SEAL)  
\* Brian C. Wiese \*

*Janice C. Wiese* (SEAL) \_\_\_\_\_ (SEAL)  
\* Janice C. Wiese \*

**AUTHENTICATION**

Signature(s) Brian C. Wiese and Janice C. Wiese, husband and wife  
authenticated on \_\_\_\_\_

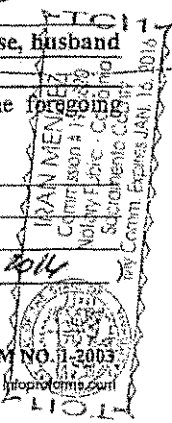
**ACKNOWLEDGMENT**

STATE OF California \_\_\_\_\_  
Sacramento \_\_\_\_\_  
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truth, accuracy, or validity of that document.

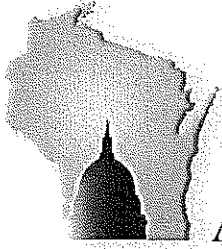
\* Richard J. Wirtz  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Richard J. Wirtz, SBN 01088717  
Andrews & Wirtz Law Office LLC

Personally came before me on May 28, 2015  
the above-named Brian C. Wiese and Janice C. Wiese, husband and wife  
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.  
*Debra Mendenhall*  
\* Debra Mendenhall  
Notary Public, State of California  
My commission (is permanent) (expires: Jan 16 2016)



(Signatures may be authenticated or acknowledged. Both are not necessary.)  
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
WARRANTY DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 1-2003  
\*Type name below signatures.



**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/>

June 08, 2015

PETITION FILE NO. 13860

JESSICA REILLY, CLERK  
VILLAGE OF ELKHART LAKE  
PO BOX 143  
ELKHART LAKE, WI 53020-0143

DENICE RUH, CLERK  
TOWN OF RHINE  
PO BOX 117  
ELKHART LAKE, WI 53020-0117

Subject: M. BART WOLF 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 RHINE to the VILLAGE OF ELKHART LAKE (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 June 28, 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

PETITION # 13860

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: PARCEL | From Town of: | To City/Village of:  
NUMBERS | TOWN OF RHINE | VILLAGE OF ELKHART LAKE  
59018258111 AND 59018258201

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.
- 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
- N (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

59018258111  
Ownership: Michael Bartholomew Wolf by # 2003 806 Warrant Deed 6/2/2015  
No Legend

Prepared by: Jane Villeneuve  
 Title: Land Description Tech III  
 Phone: 920-459-3124  
 Date: 6/9/2015

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

# 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:

Petition Number:

**Bart Wolf**

1. Territory to be annexed: From Town of: **Rhine** To City/Village of: **Elkhart Lake**

2. Area (Acres): **8.55**

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

a. Annual town property tax on territory to be annexed: **\$114**

a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town

b. Year adopted \_\_\_\_\_

(annual tax multiplied by 5 years): **570**

c. Participating jurisdictions

c. Paid by:  Petitioner  City  Village

d. Statutory authority (pick one)

Other:

s. 66.0307

s. 66.0225

s. 66.0301

4. Resident Population: Electors: **0** Total: **0**

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

Residential: **0%**

Recreational: **0%**

Commercial: **0%** Industrial: **0%**

Undeveloped: **100%**

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

Residential: **0%**

Recreational: **0%**

Commercial: **100%**

Industrial: **0%**

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 Park**

In the town?: **Business & Conservancy**

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: **The Village will be adding a new lift station and extending the sewer and water mains to the site. The costs of these are thought to be around \$400,000-\$500,000.**

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: Our smart growth plan states "Annexation is most likely to occur in areas near the Village that are experiencing more growth that may better be served with services provided by the Village." The Village also has a action item that we will share any land use decisions, zoning changes, or significant development proposals with the surrounding communities, and allow for discussion if the project is on the borders with another community. The Village President communicated this proposal with the Town Chairman.

2. Annual appropriation for planning? \$ 500

3. How is the annexation territory now zoned? Neighborhood Business (B-1)

4. How will the land be zoned and used if annexed? Highway Commercial (C-4)

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

**The Town and Village have a good sense of cooperation and this annexation does not appear to be an issue for either party.**

Prepared by:  Town  City  Village

Name: **Jessica Reilly, Village of Elkhart Lake Administrator**

Email: [jreilly@elkhartlakewi.gov](mailto:jreilly@elkhartlakewi.gov)

Phone: **920-876-2122**

Date: **06-09-2015**

(April 2013)

Please **RETURN PROMPTLY** to:  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review  
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

# 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:

Bart Wolf

Petition Number:

1. Territory to be annexed: From Town of: **Rhine** To City/Village of: **Elkhart Lake**

2. Area (Acres): **8.55**

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

a. Annual town property tax on territory to be annexed: **\$114**

a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town

b. Year adopted \_\_\_\_\_

(annual tax multiplied by 5 years): **570**

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: **0%**

Recreational: **0%**

Commercial: **0%** Industrial: **0%**

Undeveloped: **100%**

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

Residential: **0%**

Recreational: **0%**

Commercial: **100%**

Industrial: **0%**

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 Park**

In the town?: **Business & Convserancy**

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. \_\_\_\_\_

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: Our smart growth plan states "Annexation is most likely to occur in areas near the Village that are experiencing more growth that may better be served with services provided by the Village." The Village also has a action item that we will share any land use decisions, zoning changes, or significant development proposals with the surrounding communities, and allow for discussion if the project is on the borders with another community. The Village President communicated this proposal with the Town Chairman.

2. Annual appropriation for planning? \$ 100

3. How is the annexation territory now zoned? Neighborhood Business (B-1)

4. How will the land be zoned and used if annexed? Highway Commercial (C-4)

---

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

---

Prepared by:  Town  City  Village

Name: **Denice Ruh**

Email: **clerk@townrhine.com**

Phone: **920-876-3413**

Date: **6/9/15**

(April 2013)

Please **RETURN PROMPTLY** to:  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review  
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

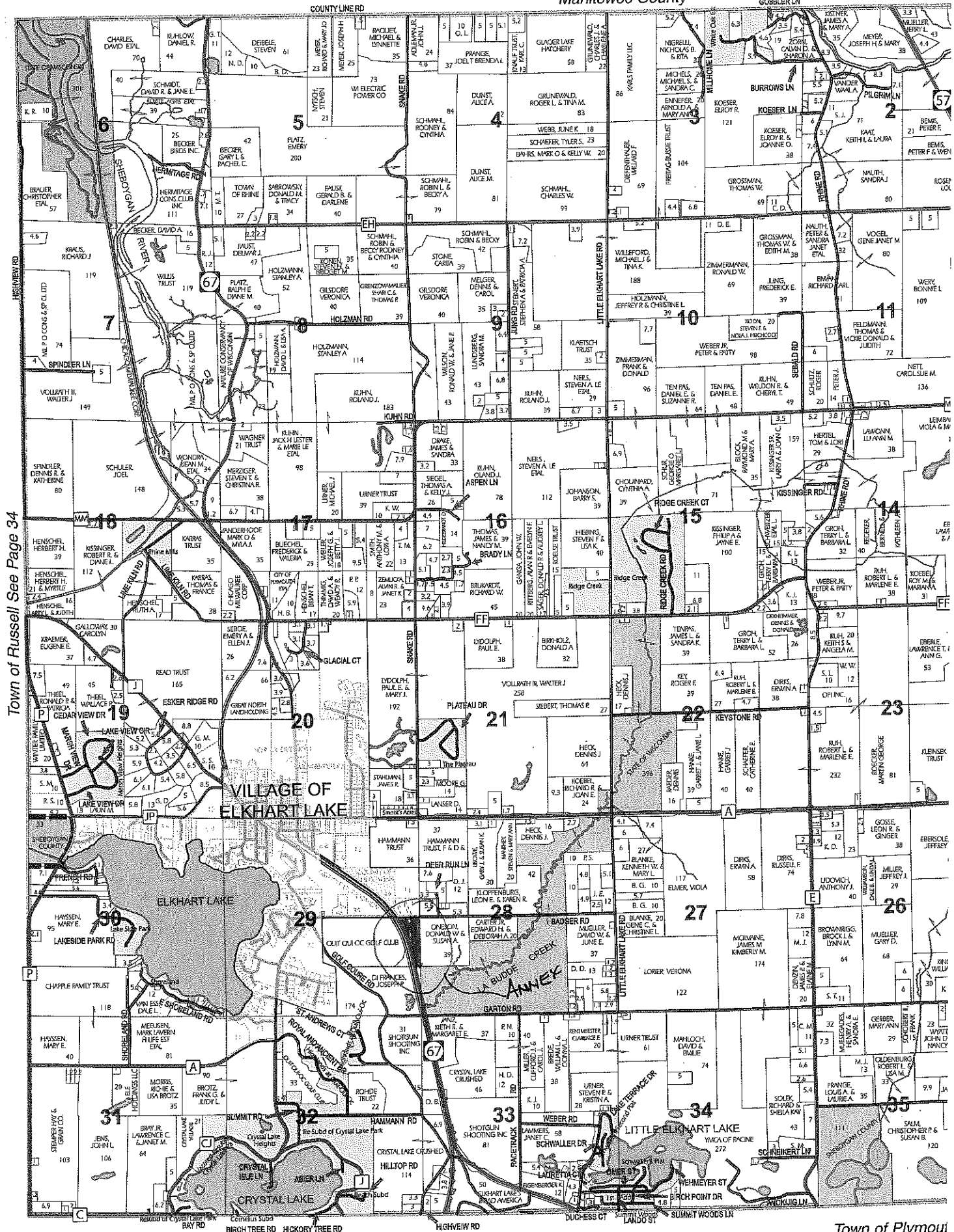
---





# T.16N.-R.21E. ~ Town of Rhine

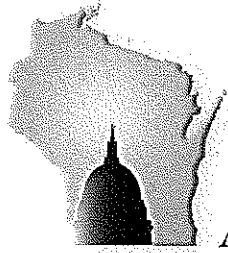
Manitowoc County



Town of Russell See Page 34

Town of Plymouth





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/>

June 26, 2015

PETITION FILE NO. 13860

JESSICA REILLY, CLERK  
VILLAGE OF ELKHART LAKE  
PO BOX 143  
ELKHART LAKE, WI 53020-0143

DENICE RUH, CLERK  
TOWN OF RHINE  
PO BOX 117  
ELKHART LAKE, WI 53020-0117

Subject: M. BART WOLF ANNEXATION

The proposed annexation submitted to our office on June 08, 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 **VILLAGE OF ELKHART LAKE**.

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: 13860**

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.

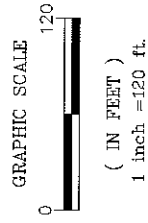
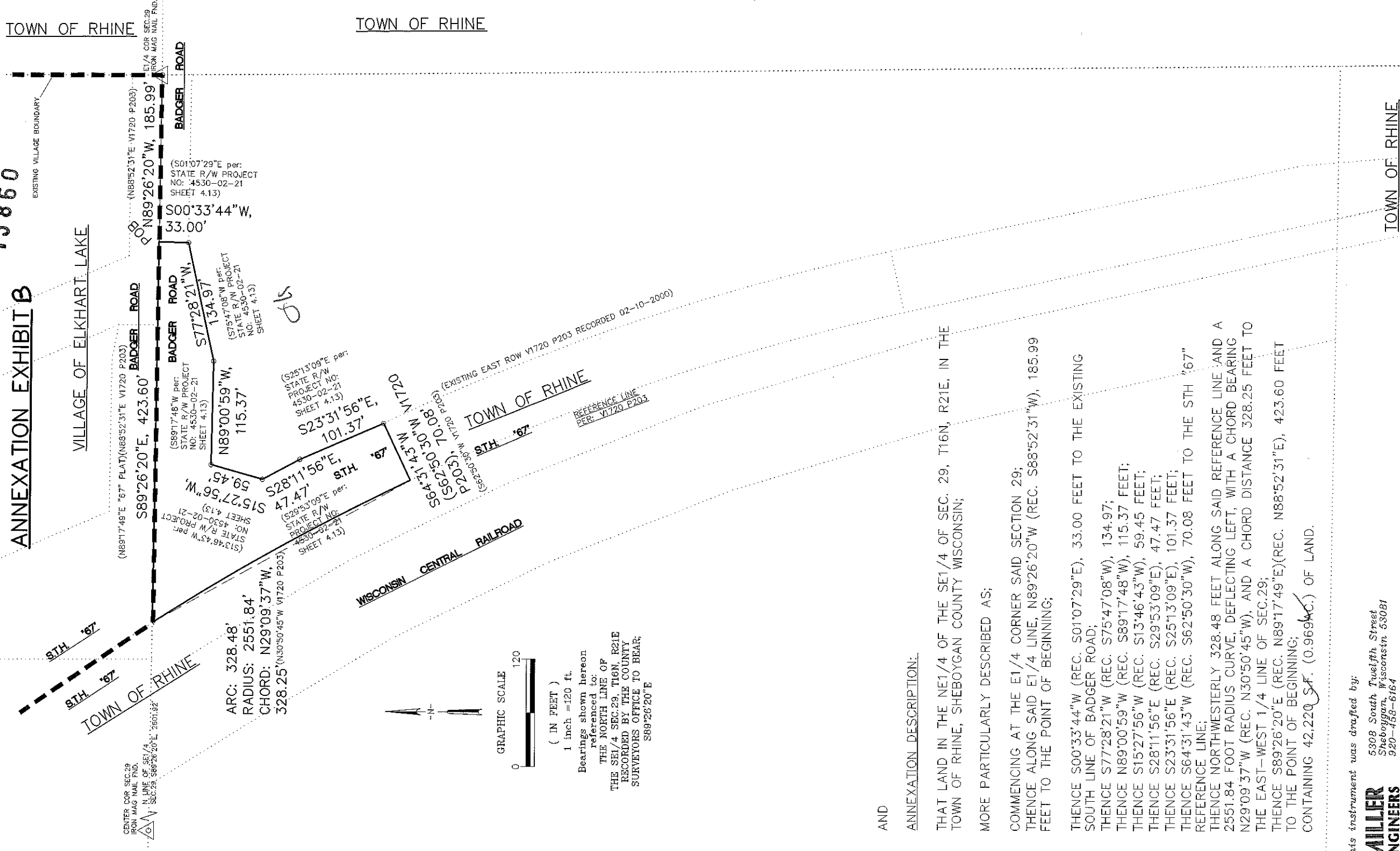
Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

# ANNEXATION EXHIBIT B

13860



Bearings shown hereon referenced to:  
 THE NORTH LINE OF  
 THE SE1/4 SEC.29, T16N, R21E  
 RECORDED BY THE COUNTY  
 SURVEYORS OFFICE TO BEAR;  
 S89°26'20"E

AND

ANNEXATION DESCRIPTION:

THAT LAND IN THE NE1/4 OF THE SE1/4 OF SEC. 29, T16N, R21E, IN THE TOWN OF RHINE, SHEBOYGAN COUNTY WISCONSIN;

MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE E1/4 CORNER SAID SECTION 29;

THENCE ALONG SAID E1/4 LINE, N89°26'20"W (REC. S88°52'31"W), 185.99 FEET TO THE POINT OF BEGINNING;

THENCE S00°33'44"W (REC. S01°07'29"E), 33.00 FEET TO THE EXISTING SOUTH LINE OF BADGER ROAD;

THENCE S77°28'21"W (REC. S75°47'08"W), 134.97;

THENCE N89°00'59"W (REC. S89°17'48"W), 115.37 FEET;

THENCE S15°27'56"W (REC. S13°46'43"W), 59.45 FEET;

THENCE S28°11'56"E (REC. S29°53'09"E), 47.47 FEET;

THENCE S23°31'56"E (REC. S25°13'09"E), 101.37 FEET;

THENCE S64°31'43"W (REC. S62°50'30"W), 70.08 FEET TO THE STH '67" REFERENCE LINE;

THENCE NORTHWESTERLY 328.48 FEET ALONG SAID REFERENCE LINE AND A 2551.84 FOOT RADIUS CURVE, DEFLECTING LEFT, WITH A CHORD BEARING N29°09'37"W (REC. N30°50'45"W), AND A CHORD DISTANCE 328.25 FEET TO THE EAST-WEST 1/4 LINE OF SEC.29;

THENCE S89°26'20"E (REC. N89°17'49"E)(REC. N88°52'31"E), 423.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 42,220 ~~S.F.~~ (0.969AC.) OF LAND.

This instrument was drafted by:

**MILLER ENGINEERS SCIENTISTS**

5308 South Twelfth Street  
 Sheboygan, Wisconsin 53081  
 920-458-6164

Job No. 20115-C Date: June 2, 2015

