

13867

JG Custom Cabinetry & Design

13867	Date Sent	Reply	Status
Town Quest	7/8		
Muni Quest	7/8		
Prop. Lister	—		

TOWN OF ROSENDALE
VILLAGE OF ROSENDALE
07/26/2015

OK / COMMENTS

Request for Annexation Review

Wisconsin Department of Administration

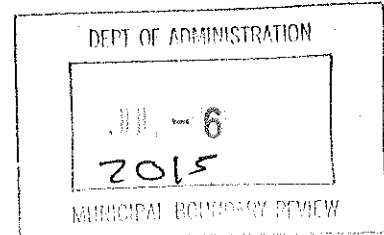
WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

13867

Petitioner Information

Name: JG Custom Cabinetry & Design
Address: W10271 ROSE ELd Rd
Rosendale, WI 54974
Email: John@Jgcustomcabinetry.com

Office use only:



1. Town where property is located: Rosendale
2. Petitioned City or Village: Rosendale
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: 5.2
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):

Petitioners phone:

Town clerk's phone:

920-872-5639
City/Village clerk's phone:
920-872-2740

Contact Information if different than petitioner:

Representative's Name and Address:

John Gruszynski
W10271 Rose Eld Rd
Rosendale, WI 54974
Phone: 920-420-6761
E-mail: John@Jgcustomcabinetry.com

Surveyor or Engineering Firm's Name & Address:

Phone:

E-mail:

N/A

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 N/A
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

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

\$350.00 **Initial Filing Fee** (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$1200.00 **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

\$950.00 **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: 7/6/15

Payee: JG CUSTOM CABINETRY & DESIGN

Check Number: 9432

Check Date: 7/1/15

Amount: 950

PETITION OF ELECTORS AND PROPERTY OWNERS FOR DIRECT ANNEXATION

We, the undersigned, constituting all of the electors cast for governor in the territory described below at the last gubernatorial election and the owners of all of the land in area, and all of the real property in assessed values in the following territory of the Town of Rosendale, Fond du Lac County, Wisconsin, lying contiguous to the Village of Rosendale, respectfully petition the Village Board of the Village of Rosendale to annex the territory described below and shown on the attached scale map to the Village of Rosendale, Fond du Lac County, Wisconsin:

Parcel 1: Lot 1 of CSM #7397, Volume 54 Certified Survey Maps, Pages 2-2B, being a resurvey and division of Lot 2 CSM #6904, being part of the SW1/4 of the NE1/4, Section 35, Township 16 North, Range 15 East, in the Town of Rosendale, Fond du Lac County, Wisconsin.

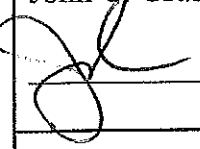
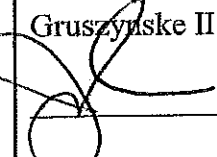
Parcel 2: Lot 2 of Certified Survey Map No. 7397, as recorded in Volume 54 of Certified Survey Maps on Pages 2 - 2B, as Document No. 926354, being a resurvey and division of Lot 2 of Certified Survey Map No. 6904, and being part of the Southwest 1/4 of the Northeast 1/4 of Section 35, T16N, R15E, Town of Rosendale, Fond du Lac County, Wisconsin, TOGETHER WITH easement rights of ingress and egress across a 66 foot wide easement as shown on Certified Survey Map No. 7397.

The address for both parcels is W10271 Rose Eld Road, Rosendale, WI 54974.

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

We, the petitioners, affirm that within five (5) days of the filing of this petition we will mail a copy of this Petition with attached scale map of the territory proposed to be annexed to the Department of Administration. The legal descriptions for the parcels are as described above.

We further respectfully request that the subject property be zoned industrial.

Petitioners	Date of Signing	Owners	Elector	Address or Description of Property
John C. Gruszynske II 	6/15/15	John C. Gruszynske II	John C. Gruszynske II	as above
J. G. Custom Cabinetry & Design, LLC, by member, John C. Gruszynske II 	6/15/15	J. G. Custom Cabinetry & Design, LLC, by member, John C. Gruszynske II	N/A	as above

Location Information

Map Not Available

Municipality: TOWN OF ROSENDALE
Owner Name(s): GRUSZYNSKE, JOHN C

Site Address:
Mailing Address: W10271 ROSE ELD RD
City State Zip: ROSENDALE WI 54974

Property Description: (As of last tax bill issued)

Legal Description: S35 T16N R15E LOT 1 CSM #7397-54-2 LOC IN SW 1/4 NE 1/4 EXC PARCEL 12 TPP 1114-10-21-4.03 AS REC IN DOC 1038832

(Please refer to the source document for actual legal description)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 35, T16N, R15*
Total Acres: 2.8260

Volume:
Page:

Document Number:
[View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

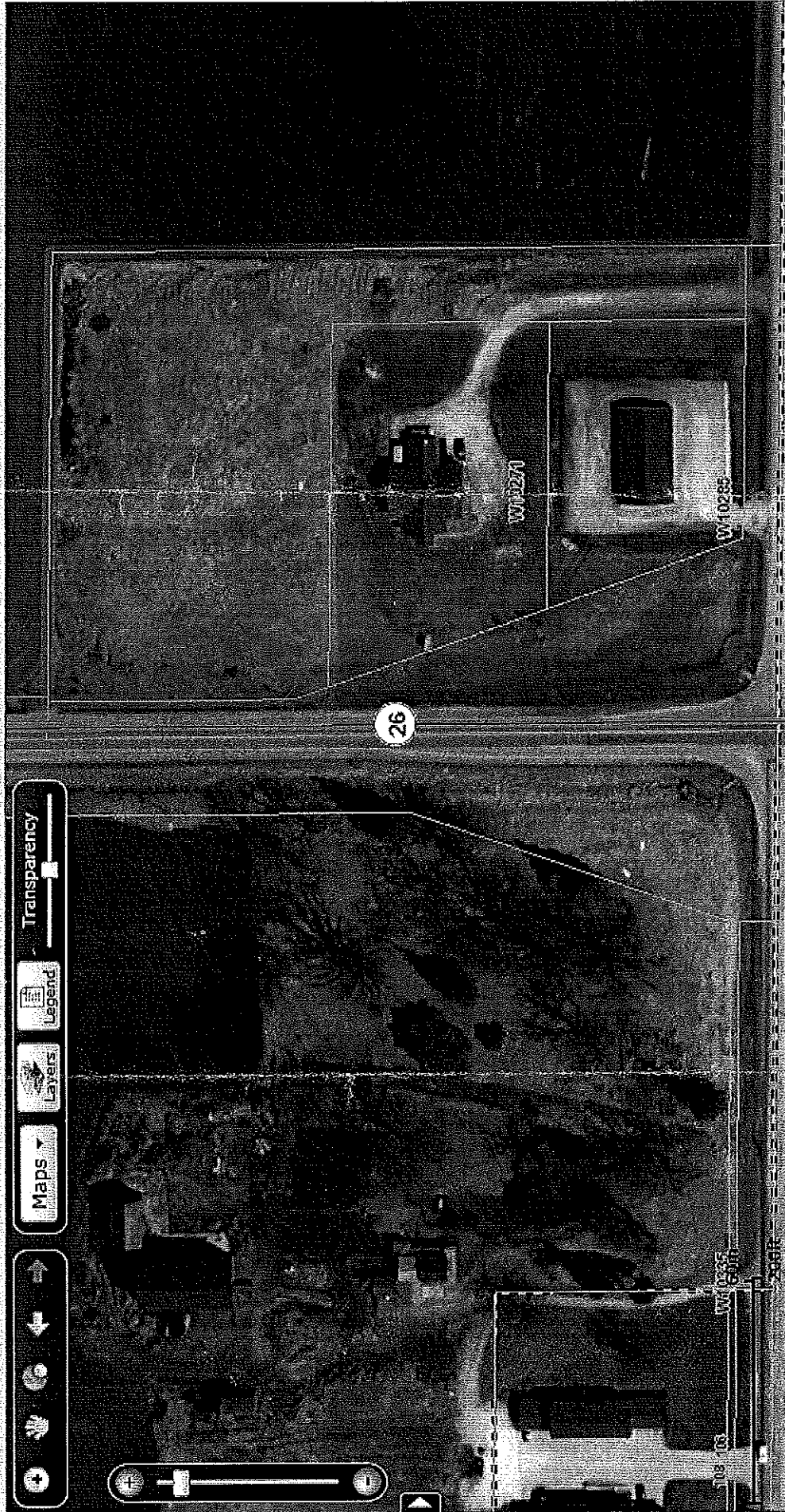
Assessment Information

	<u>2014</u>	<u>2013</u>
Land Value:	N/A	N/A
Improvement Value:	N/A	N/A
Total Value:	N/A	N/A
Fair Market Value:	N/A	N/A
Fair Market Ratio:	N/A	N/A

Real Estate Tax Information

	<u>2014</u>	<u>2013</u>
Original Tax:	N/A	N/A
Lottery Credit:	N/A	N/A
First Dollar Credit:	N/A	N/A
Net Tax:	N/A	N/A
Special Assessments:	N/A	N/A
Total Taxes:	N/A	N/A

[View all tax information](#)



Fond du Lac County, WI



Parcel Number	T18-16-15-35-03-004-00	Site Address		
Owner(s)	GRUSZYNSKE, JOHN C	All Addresses	All Addresses	
Mailing Address 1	W10271 ROSE ELD RD	Municipality Code	20036	
Mailing Address 2		Municipality	TOWN OF ROSENDALE	
Mailing City	ROSENDALE	Acres	2.8800	
Mailing State	WI	Legal Description	Refer to the source document for actual legal description. S35 T16N R15E LOT 1 CSM #7397-54-2 LOC IN SW 1/4 NE 1/4	
Mailing Zip	54974			

Disclaimer: The information displayed on this map was obtained from the Fond du Lac County Geographic Information System (GIS) and is intended to be used as a reference only. Fond du Lac County assumes no liability for the accuracy of this map or any use or misuse of its content. If you discover any discrepancies on this map please contact the Land Information Department.

Map Scale
1 inch = 131 feet
 7/1/2015

Location Information



Municipality: TOWN OF ROSENDALE
Owner Name(s): GRUSZYNYSKE, JOHN C

Site Address:
Mailing Address: W10271 ROSE ELD RD
City State Zip: ROSENDALE WI 54974

Property Description:

(As of last tax bill issued)

Legal Description:

S35 T16N R15E LOT 1 CSM #7397-54-2 LOC IN SW 1/4 NE 1/4

(Please refer to the source document for actual legal description)

(The last line of the legal description contains the volume & page numbers recorded documents in the Register of Deeds Office)

Section Town Range: Sec. 35, T16N, R15*
Total Acres: 2.8800

Volume: N/A
Page: N/A

Document Number: 1027181
[View all documents](#)

Note: Fair market value is not shown for agricultural land because of Use Value Assessment per state law

Assessment Information

Real Estate Tax Information

	<u>2014</u>	<u>2013</u>
Land Value:	\$600.00	\$600.00
Improvement Value:	\$0.00	\$0.00
Total Value:	\$600.00	\$600.00
Fair Market Value:	\$600.00	\$600.00
Fair Market Ratio:	1.0321035230	0.9950352300

	<u>2014</u>	<u>2013</u>
Original Tax:	\$10.39	\$11.50
Lottery Credit:	\$0.00	\$0.00
First Dollar Credit:	\$0.00	\$0.00
Net Tax:	\$10.39	\$11.50
Special Assessments:	\$0.00	\$0.00
Total Taxes:	\$10.39	\$11.50

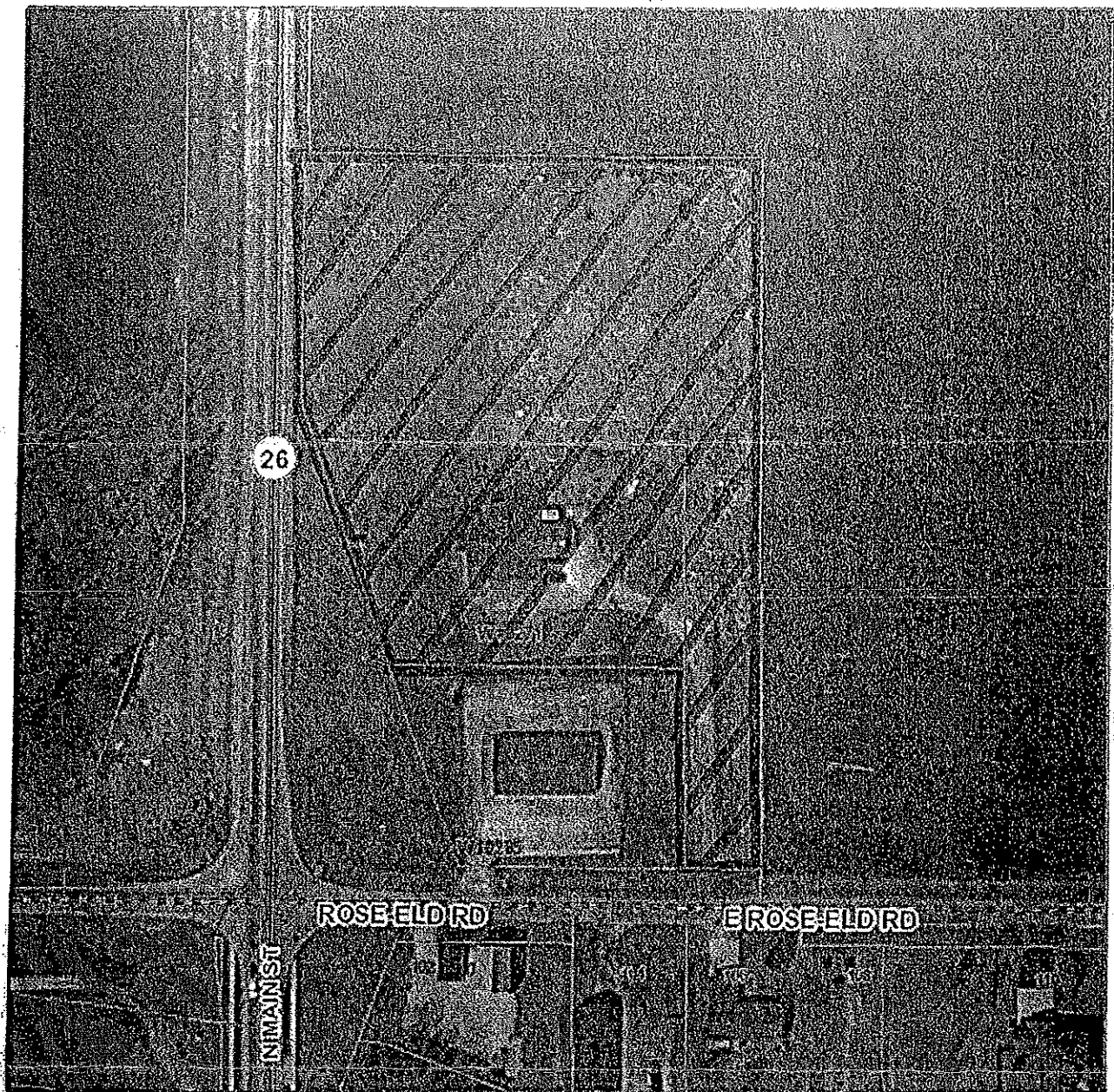
[2014 assessment detail](#)

[2013 assessment detail](#)

[View all tax information](#)

13867

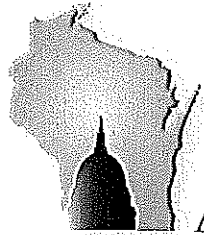
Fond du Lac County, WI



Disclaimer: The information displayed on this map was obtained from the Fond du Lac County Geographic Information System (GIS) and is intended to be used as a reference only. Fond du Lac County assumes no liability for the accuracy of this map or any use or misuse of its content. If you discover any discrepancies on this map please contact the Land Information Department.

Map Scale
1 inch = 137 feet
 5/18/2015

CROSS HATCHED - ANNEXATION LANDS



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR

SCOTT 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>

June 24, 2015

JG Custom Cabinetry & Design
W10271 Rose Eld Road
Rosendale, WI 54974

Re: Annexation of Territory from the Town of Rosendale

Dear Mr. Gruszynske:

We received your proposed annexation from the Town of Rosendale to the Village of Rosendale. However, there is a required review fee, which you can see from the enclosed fee form and schedule is based on the acreage of your annexation.

Please return the form and fee amount and we will complete our review, and please let me know if you have any questions. I can be reached at (608) 264-6102. You can also check out our annexation webpage at <http://doa.wi.gov/municipalboundaryreview>

Sincerely,



Erich Schmidtke

Cc:// Doris Tetzlaff, Village Clerk



**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/>

July 08, 2015

PETITION FILE NO. 13867

DORIS TETZLAFF, CLERK
VILLAGE OF ROSENDALE
PO BOX 424
ROSENDALE, WI 54974-0424

ROXANNE TARNOW, CLERK
TOWN OF ROSENDALE
W11324 ROSE-ELD RD
RIPON, WI 54971-9759

Subject: JG CUSTOM CABINETRY & DESIGN 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 ROSENDALE to the VILLAGE OF ROSENDALE (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.

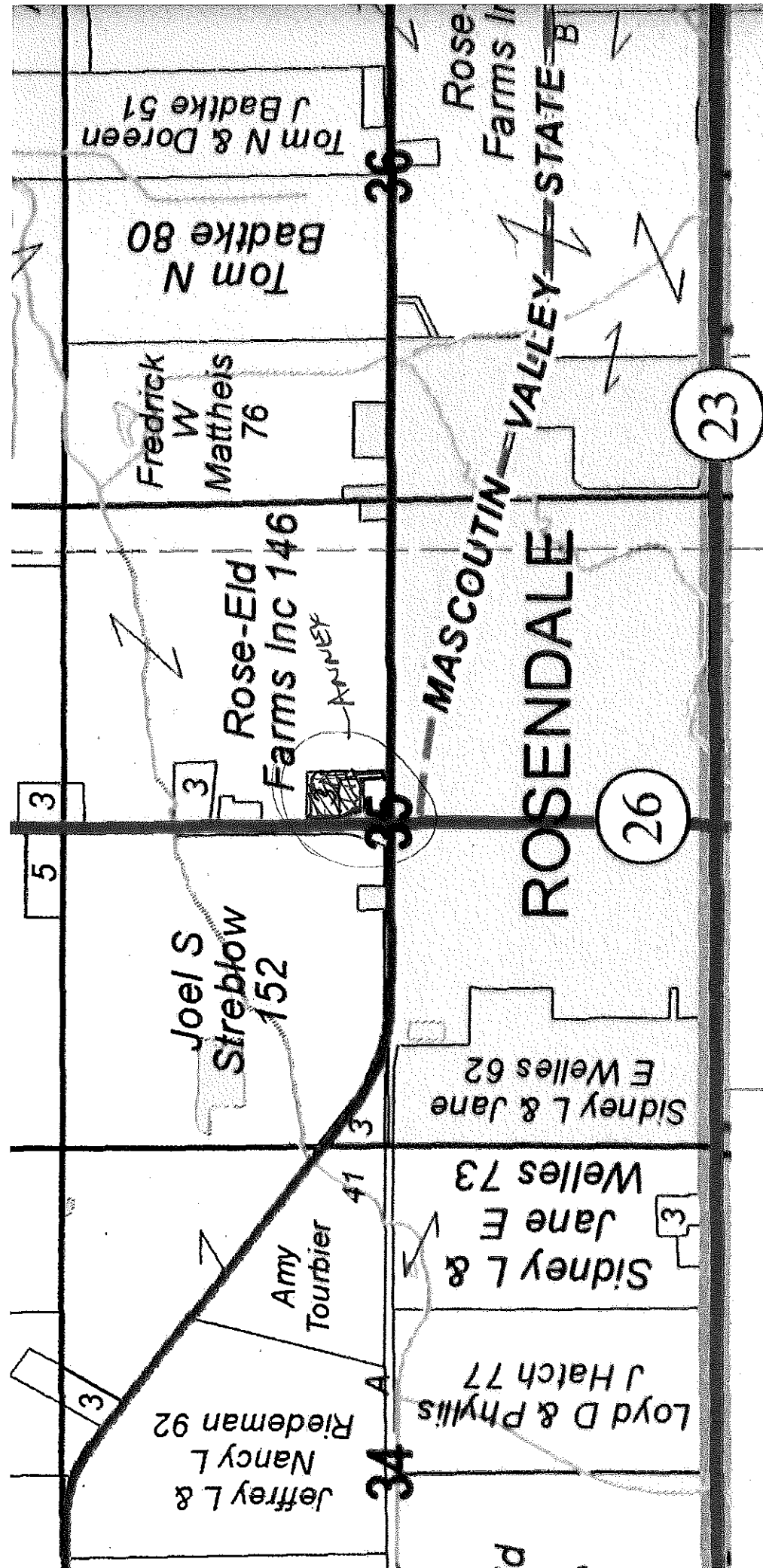
Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of July 26, 2015. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

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

Sincerely,

Erich Schmidtke

Enclosures



88° 41'

88° 40'

88°

W10500

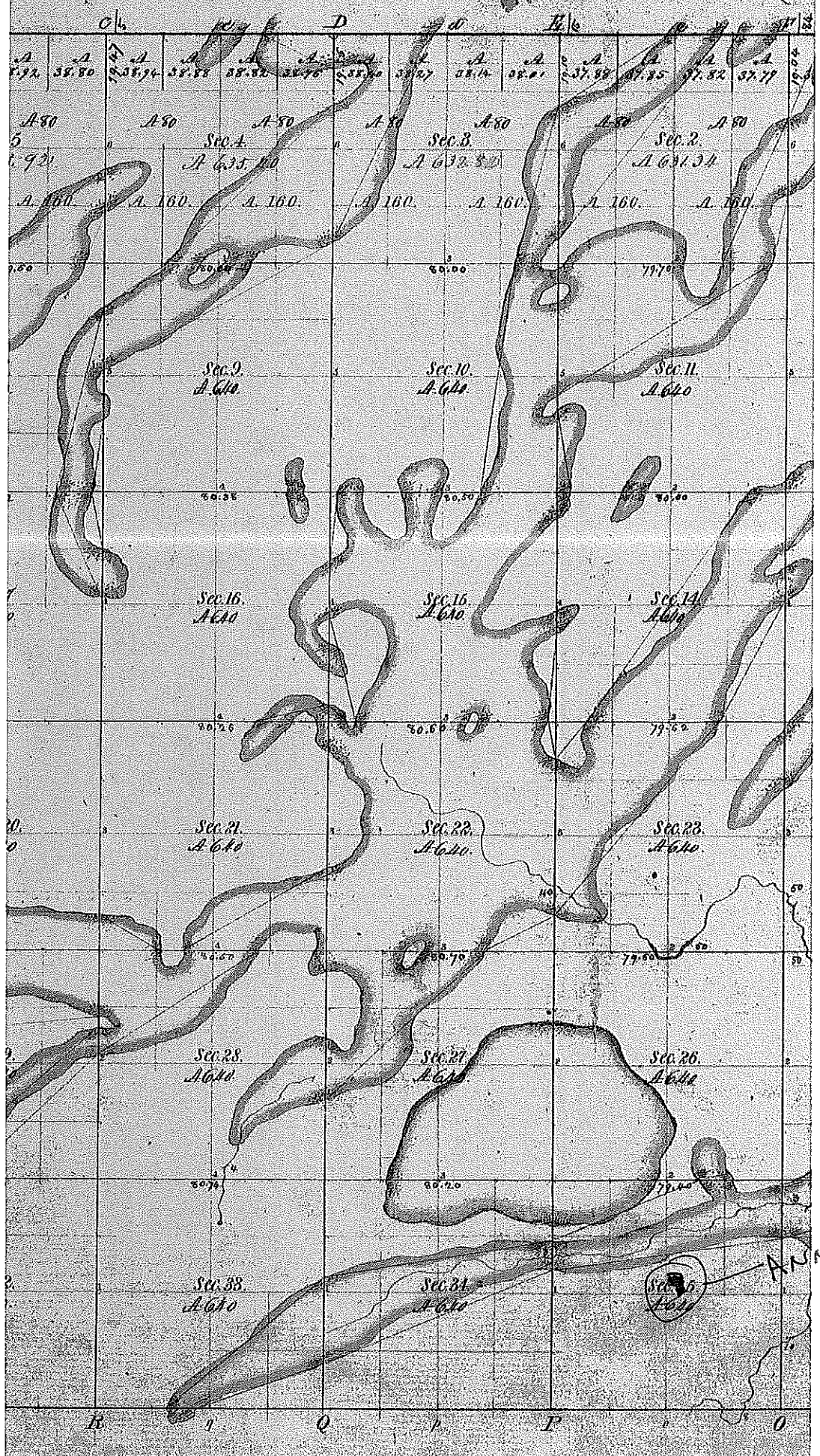
W10100

Fond du Lac Cou

ROSENDALE

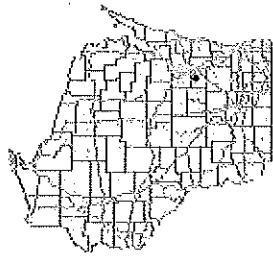
MASCOUTIN VALLEY STATE B

N^o XVI. - Range N^o XVI E. 1st Mer. (N)





13867



Legend

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

Notes



1: 5,355

Å

0.2

0.08

0.2 Miles

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/org/legal/>

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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/>

July 28, 2015

PETITION FILE NO. 13867

DORIS TETZLAFF, CLERK
VILLAGE OF ROSENDALE
PO BOX 424
ROSENDALE, WI 54974-0424

ROXANNE TARNOW, CLERK
TOWN OF ROSENDALE
W11324 ROSE-ELD RD
RIPON, WI 54971-9759

Subject: JG CUSTOM CABINETRY & DESIGN ANNEXATION

The proposed annexation submitted to our office on July 06, 2015, has been reviewed and found to be in the public interest, *provided that the conditions listed below are met*. 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 ROSENDALE** via the adjacent road right-of-way .

Review conditions:

-The map included with the ordinance that annexes this territory must clearly show and identify the existing municipal boundary in relation to the territory being annexed (ref: s. 66.0217 (1) (g), Wis. Stats).

-The ordinance that annexes this territory must also include the Rose Eld Road right-of-way that is adjacent to the territory to provide the territory with contiguity to the Village. This is permitted per Wisconsin Supreme Court case *International Paper v Fond Du Lac* (50 Wis. 2d 529), which allows municipalities to annex right of way regardless of ownership, and with no other action needed.

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: 13867**

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,

A handwritten signature in black ink, appearing to read "Erich Schmidtke", written in a cursive style.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

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: **JG Custom Cabinetry & Design**

Petition Number: **13867**

1. Territory to be annexed: From **TOWN OF ROSENDALE** To **VILLAGE OF ROSENDALE**

2. Area (Acres): 4.19

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 601.23

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 3006.15

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: Village Electors: _____ Total: 1049 town: electors: 541 total: 694

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

Residential: _____% 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?

agricultural

In the town?: _____

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:

Sanitary Sewers immediately

City/Village

Town

☒

☐

or, write in number of years.

1 year

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: _____

b. Annual appropriation for planning? \$ _____

c. How is the annexation territory now zoned? industrial + agricultural

d. How will the land be zoned and used if annexed? industrial + agricultural

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

Prepared by: ☐ Town ☐ City ☒ Village

Name: Emily Wirkus

Email: ewirkus@villageofrosendale.com

Phone: 920-872-2740

Date: 7-24-15

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Roxanne Tarnow town of Rosendale
clerk-treasurer@townofrosendalewi.com
920-872-5039

Emily Wirkus

Roxanne Tarnow