

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/>

Petitioner Information

Name: **EXPERA SPECIALTY SOLUTIONS, INC.**

Address: **600 THILMANY ROAD**

KAUKAUNA, WI 54130

Email:

Office use only:

RECEIVED

OCT 26 2015

Municipal Boundary Review
Wisconsin Dept. of Admin.

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

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

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

4. Population of the territory to be annexed: **1**

5. Area (in acres) of the territory to be annexed: **9.82**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **030-0185-00; 030-185-01**

Petitioners phone:

920.766.4611

Town clerk's phone:

920.734.8599

City/Village clerk's phone:

920.766.6300

Contact Information if different than petitioner:

Representative's Name and Address:

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:
R. MICHAEL HAYNES

HAYNES SURVEYING AND MAPPING, LLC

204 EAST BRIDGE COURT

FREMONT, WI 54940

Phone: **920.470.4997**

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

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

EXPERA SPECIALTY SOLUTIONS

\$950

#60886

10/16

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

1033 0Q 15

13896

PETITION FOR UNANIMOUS ANNEXATION

To the Common Council of the City of Kaukauna, Outagamie County, Wisconsin.

Petition is hereby made in accordance with the provisions of Section 66.0217(2) of the Wisconsin State Statutes for direct annexation to the City of Kaukauna, Wisconsin, from the Town of Buchanan, Wisconsin, of the real estate described on the attached map.

That the attached map is of reasonable scale showing the contiguous boundary with the City of Kaukauna of the territory to be annexed, and showing acreage and north arrow.

There are 1 residents residing within the territory under petition.

Signed: Lee R. Hammen
Typed Name of Petitioner: Lee R. Hammen
Date: 10-7-2015

Signed: Lynn Artz
Typed Name of Petitioner: Lynn Artz
Date: 10-6-2015

Signed: _____
Typed Name of Petitioner: _____
Date: _____

Signed: _____
Typed Name of Petitioner: _____
Date: _____

Signed: _____
Typed Name of Petitioner: _____
Date: _____

Signed: _____
Typed Name of Petitioner: _____
Date: _____

Signed: _____
Typed Name of Petitioner: _____
Date: _____

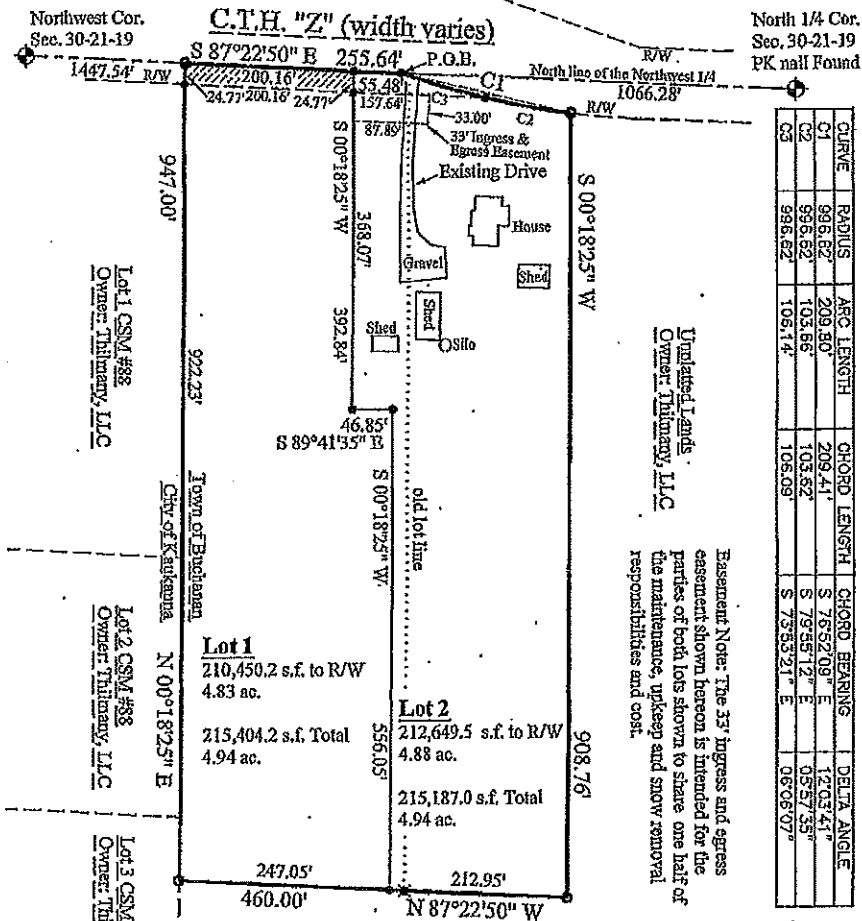
13896

Document Number 1775118 Filed this 27 day of November, 2007 at 11:13 AM
 in Volume 33 of Certified Survey Maps on page 5718 being Certified Survey Map
 Number 5718;

Janice Flenz
 Janice Flenz, Registrar of Deeds
 5718

Outagamie County Certified Survey Map No. 5718

Located in Part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township
 21 North, Range 19 East in the Town of Buchanan, Outagamie County, Wisconsin



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	986.62'	209.90'	209.41'	S 76°52'09" E	120°34'43"
C2	986.62'	103.85'	103.82'	S 79°58'12" E	05°57'35"
C3	986.62'	105.14'	105.09'	S 75°53'21" E	06°06'07"

Unplatted Lands
 Owner: Thilmany, LLC

Easement Note: The 33' ingress and egress easement shown hereon is intended for the parties of both lots shown to share one half of the maintenance, upkeep and snow removal responsibilities and cost.

Lot 1 CSM #88
 Owner: Thilmany, LLC

Lot 2 CSM #88
 Owner: Thilmany, LLC

Lot 3 CSM #88
 Owner: Thilmany, LLC

Lot 1
 210,450.2 s.f. to R/W
 4.83 ac.

Lot 2
 212,649.5 s.f. to R/W
 4.88 ac.

215,404.2 s.f. Total
 4.94 ac.

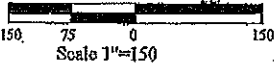
215,187.0 s.f. Total
 4.94 ac.

Unplatted Lands
 Owner: Thilmany, LLC

- Boundary Legend**
- 1" Iron Pipe Found
 - ✕ 3/4" Iron Rod Found
 - 3/4" x 24" Iron Rod Set (Wt. 1.50 lbs/ft)
 - ⊕ Section Corner
 - Boundary Line
 - - - Lotline
 - - - Easement
 - - - Right-of-Way
 - - - Adjacent Property
 - - - Fenceline
 - (xxx.xx') Recorded As
 - No Access



Bearings are Referenced to the north line of the Northwest 1/4, recorded to bear S87°22'50"E



HAYNES SURVEYING & MAPPING, LLC

- 204 E. Bridge Ct. Fremont, WI 54940 - Ph. (920) 470-4222
- Certified Survey Maps
 - Subdivisions
 - Condominium Plans
 - Boundary & Topographic Surveys
 - Construction Staking Consulting
 - ALTA ACSM Surveys

Drawing: 1098-CSM	Page 1 of 2
Project: 1098-Mek	Date: 10/29/07

13896

Outagamie County Certified Survey Map No. 5718.


Surveyor's Certificate:

I, R. Michael Haynes, Registered Land Surveyor hereby certify that I have surveyed and mapped this Certified Survey Map Located in part of the Northeast 1/4 of the Northwest 1/4, of Section 30, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin and is bounded by a line described as follows:

Commencing at the North 1/4 corner of said Section 30; thence N87°22'50"W along the north line of the Northeast 1/4 of the Northwest 1/4 a distance of 1066.28 feet to the Point of Beginning (P.O.B.); thence along the arc of a curve to the left with a radius of 996.62 feet (the chord of which bears S76°52'09"E, 209.41 feet) a distance of 209.80 feet; thence S00°18'25"W, 908.76 feet; thence N87°22'50"W, 460.00 feet; thence N00°18'25"E, 947.00 feet to the north line of the Northeast 1/4 of the Northwest 1/4; thence S87°22'50"E along said north line a distance of 255.64 feet to the Point of Beginning.

Said parcel contains 430,591.2 s.f. (9.885 Acres) of land, more or less and is subject to all easements and rights-of-way of record. That I have complied with Chapter 236.34, Wisconsin Statutes, the Town of Buchanan and the Outagamie County Minor Subdivision Ordinances. That this survey was done under the direction of Mary McKay, owner of said lands and that this map is a correct representation of the exterior boundaries of land surveyed and the division made thereof;

Given under my hand this 1st day of November, 2007.

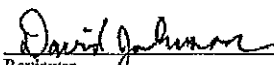

R. Michael Haynes, Registered Land Surveyor #2735



This Certified Survey Map is contained wholly within the property described in the following recorded instruments:
Owner of Record: Recording Information: Parcel Number(s):
Mary M. McKay Doc. #1082145 J14118 123 030018501 & 030018500

County Planning Department Approval:

This Certified Survey Map has been reviewed and approved by the Outagamie County Planning Department.


Reviewer

11-27-2007
Date

HAYNES SURVEYING & MAPPING, LLC
204 E. Bridge Ct. Fremont, WI 54940 - Ph. (920) 470-1997
• Certified Survey Maps • Boundary & Topographic Surveys
• Subdivisions • Construction Staking Consulting
• Condominium Plats • ALTA ACSM Surveys

Drawing: 1098-csm	Page 2 of 2
Project: 1098-Mck	Date: 11/01/07



ANNEXATION W1179 C.H.T. Z AND PARCEL TO WEST

1 inch = 200 feet
USA 1993





**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/>

October 27, 2015

PETITION FILE NO. 13896

SUSAN J. DUDA, CLERK
CITY OF KAUKAUNA
PO BOX 890
KAUKAUNA, WI 54130-0890

JOEL GREGOZESKI, CLERK
TOWN OF BUCHANAN
N178 COUNTY RD N
APPLETON, WI 54915-9459

Subject: EXPERA SPECIALTY SOLUTIONS 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 BUCHANAN to the CITY OF KAUKAUNA (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 November 15, 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: **EXPERA Specialty Solutions**

Petition Number: **13896**

1. Territory to be annexed: **From TOWN OF BUCHANAN** To **CITY OF KAUKAUNA**

2. Area (Acres): _____

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ _____ a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): _____ b. Year adopted _____

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: _____ Total: _____

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

Residential: 50 % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Undeveloped: 50 %

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

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

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: 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: _____

b. Annual appropriation for planning? \$ _____

c. How is the annexation territory now zoned? _____

d. How will the land be zoned and used if annexed? IND Industrial

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

To accomodate an expansion of an existing landfill

Prepared by: Town City Village

Name: Bob Jakes

Email: planning@kaukauna-wi.org

Phone: 920/766-6315

Date: 11-2-15

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: 030-08500 + 018501 | From Town of: BUCHANAN | To City/Village of: KAUKAUNA

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, 1/4 - 1/4 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

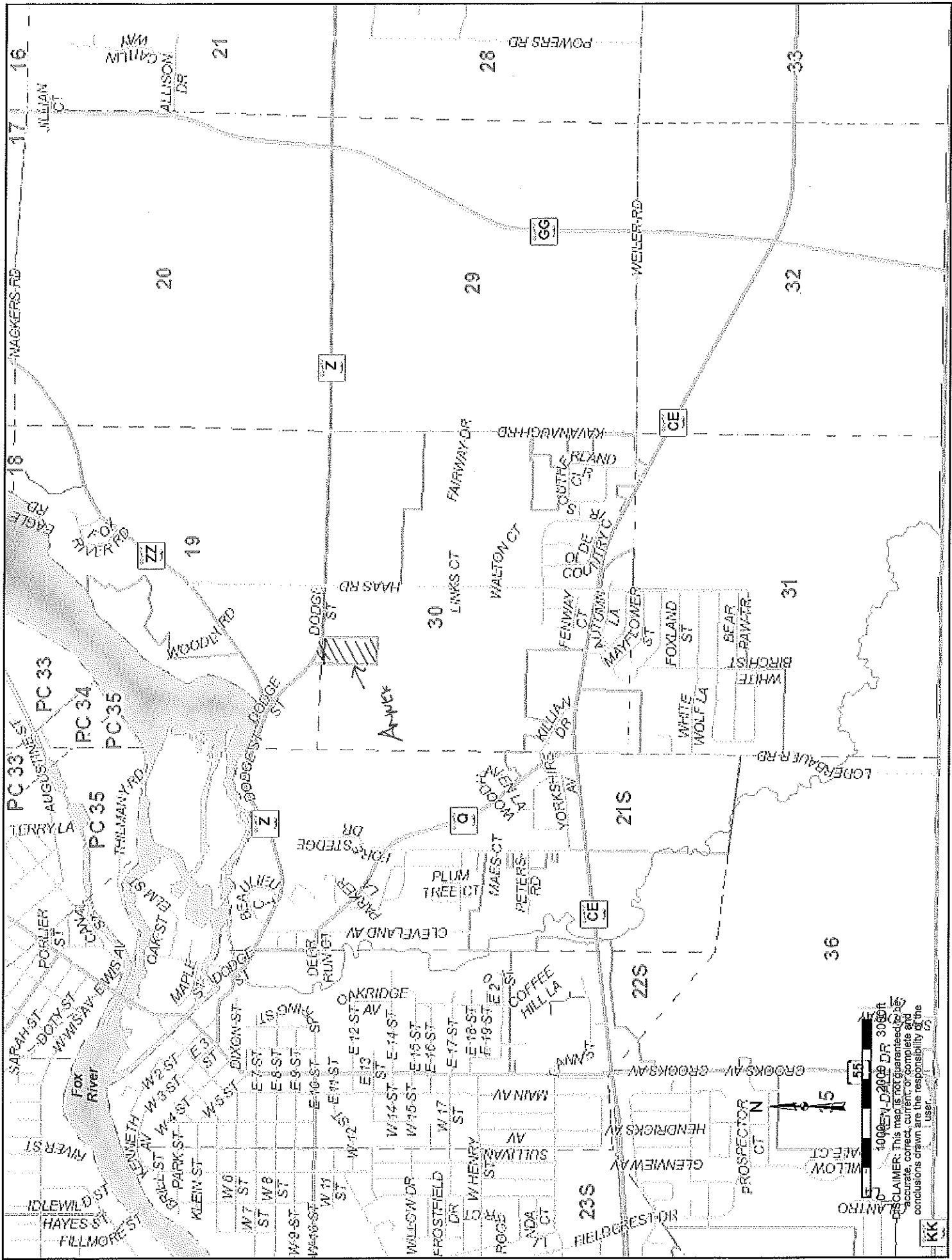
- Y (1) Identify owner(s) of annexed land
- Y (2) Identify parcel ID numbers included in annexation.
- NA (3) Identify parcel ID numbers being split by annexation
- Y (4) North arrow
- Y (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- N (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

On the ~~east~~ parcel, #030 018501, CSM 6966 was recorded on 3-20-15. Thus far 2016, we assigned it parcel #030-018502 (CSM 6966 Lot 1). The CSM only was done to show a life estate boundary area, it did not alter the overall boundary.

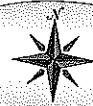
Prepared by: RYAN GARRETTE
Title: PROPERTY LISTER
Phone: 920-832-5666
Date: 11-10-15

Please RETURN PROMPTLY to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 FAX (608) 264-6104
wimunicipalboundaryreview@wi.gov



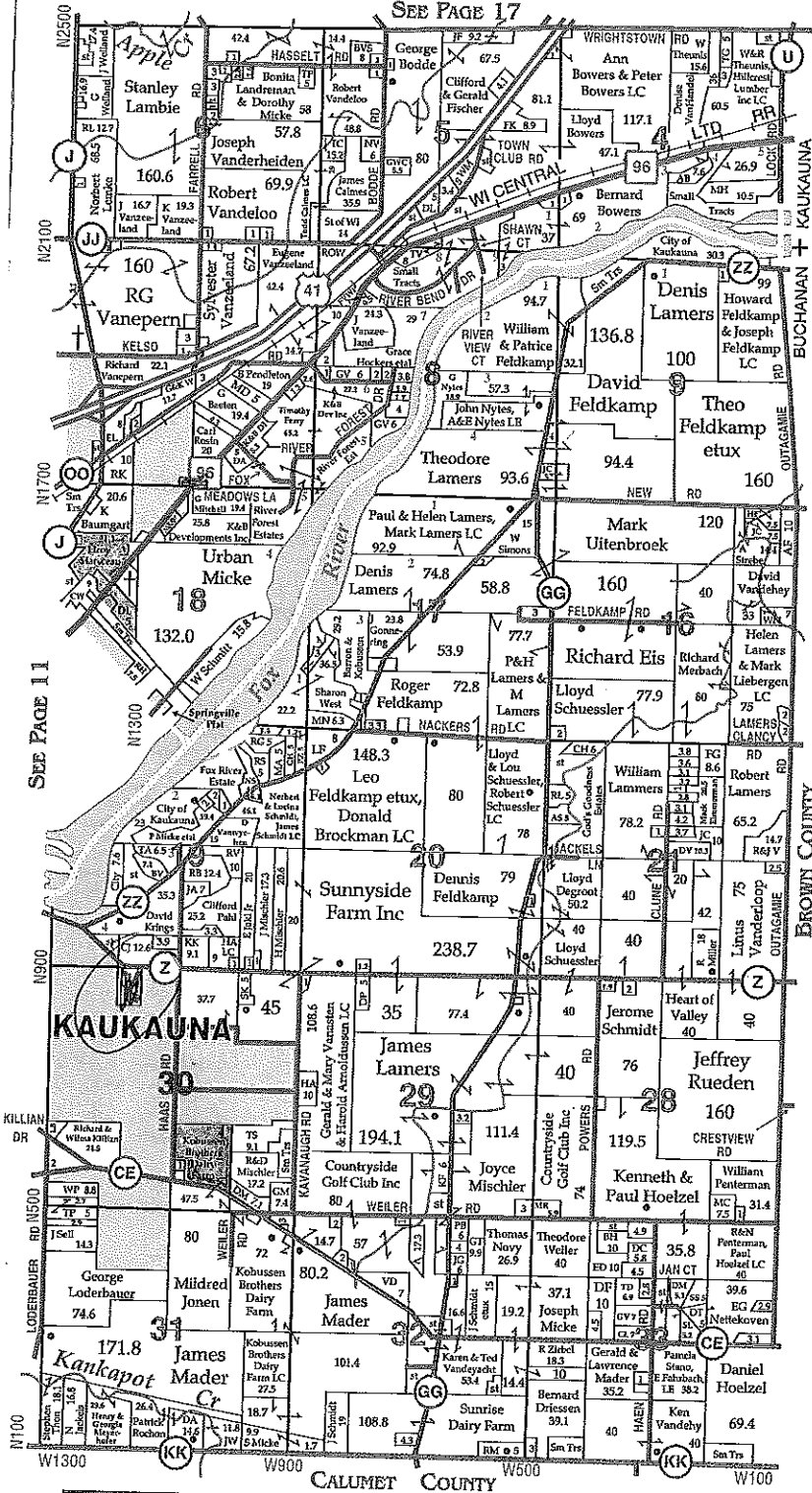
10000-2000 DF 3060ft
 CLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

KK



©1999 Cloud Cartographics, Inc. St. Cloud, MN 56301

SEE PAGE 17



POINTS of Interest

RECREATION

Plamann Park
 Broadway Drive, 832-4790; Plamann Lake, 731-2681; Nature Center, 779-6433
 Activities in this 257-acre park include a swimming lake, picnic areas, playground equipment, picnic shelters, tennis courts, baseball diamonds, hiking trails, and a 18-station fitness trail. Winter activities include cross-country skiing, snowmobile trails, ice rinks, sledding hill and a heated shelter.

The Plamann Park Children's Farm - The Children's Farm
 gives children the opportunity to learn about farm life in Wisconsin. Children who haven't had the chance to see farm animals up close will be able to do so in an actual farm-like setting. Preschool and elementary school groups are invited to make reservations for a group tour of the farm.

Mosquito Hill Nature Center
 New London, 779-6433
 Four hundred-thirty acres of land bordered by Wisconsin's Wolf River provide a year-round outdoor classroom for thousands of student and adult visitors. The interpretive building contains an auditorium, several classrooms, outdoor observation deck and staff and volunteer offices. Each room contains a variety of natural history displays available to visitors.

Butterfly House - A thirty foot by fifty foot walk through Butterfly House features a lush garden of host and nectar plants. Hundreds of native Wisconsin butterflies provide close encounters for people in this unique exhibit. Butterfly House is open 11am-3pm on Wednesday, Saturday and Sunday from the first weekend in July through Labor Day weekend. A donation is asked.

Adult-oriented programs covering a variety of subjects are featured throughout the year at the nature center. They are normally scheduled on weekday evenings or weekends. Several miles of trails are open 365 days a year, daylight hours. Full-time Outagamie County Parks personnel are on duty to serve the educational and administrative needs of the center. Office hours are Tuesday through Friday 9am-4:30pm. Indoor exhibits may be viewed Saturday and Sunday 10am-3pm and Tuesday through Friday.

Mosquito Hill Nature Center is located 1.5 miles east of New London just off County Highway S at the end of Rogers Road.

Outagamie County Recreation Trail
 The trail is located south of Hortonville with access points in Hortonville and Medina. It runs from Hortonville south to the Winnebago County line, for a total of 5.9 miles. This multipurpose trail is used by horseback riders, hikers, joggers, and bicyclists. The trail is very scenic and is excellent for bird watching and family outings.

B & H ABSTRACT & TITLE CO.

Agent For
 Commonwealth Land Title Insurance Co.

Abstract of Title
 Title Insurance
 Insured Closing Service

(414) 731-5494

FAX: (414) 731-5493

625 West Lawrence Street • PO Box 2547
 Appleton, WI 54911

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 1-800-684-5566 Larsen, Wisconsin 54947

PRESIDENT - Darwin Krenke.....Fremont: (920) 446-3104
 VICE PRESIDENT - Roy Luedtke.....Larsen: (920) 836-2798
 SECRETARY-TREASURER - Dallas Niernuth.....Larsen: (920) 836-3618
 DIRECTORS - Lola Schroeder.....Larsen: (920) 667-4359
 Neal Meltz.....Oshkosh: (920) 231-7055
 John Kohl.....Fremont: (920) 446-3416



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/>

November 13, 2015

PETITION FILE NO. 13896

SUSAN J. DUDA, CLERK
CITY OF KAUKAUNA
PO BOX 890
KAUKAUNA, WI 54130-0890

JOEL GREGOZESKI, CLERK
TOWN OF BUCHANAN
N178 COUNTY RD N
APPLETON, WI 54915-9459

Subject: EXPERA SPECIALTY SOLUTIONS ANNEXATION

The proposed annexation submitted to our office on October 26, 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 KAUKAUNA**.

Note: The ordinance that annexes this territory must describe the lands being annexed (i.e. Lots 1 and 2 of Outagamie County CSM Vol 33 Pg 5718); the scale map included in the ordinance must show and identify the existing municipal boundary (ref: s. 66.0217 (1) (c) & (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 administration 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 Department of Administration. 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: 13896**

Mail these documents to:

Wisconsin Department of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701-1645

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner