

14060

Terry & Karen Vandergate

14060	Date Sent	Reply	Status
Town Quest	10/18	10/26	
Muni Quest	10/18		
Prop. Lister			

TOWN OF HULL
CITY OF STEVENS POINT
11/06/2017

OK 11/6/17

Request for Annexation Review

14060

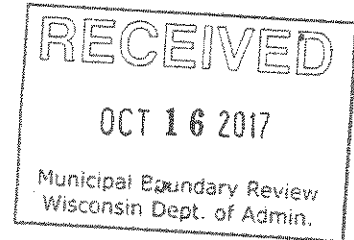
Wisconsin Department of Administration

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: Terry + Karen Vandergate
Address: 1225 Torun Rd
Stevens Point, WI 54482
Email: -

Office use only:



1. Town where property is located: Hull
2. Petitioned City or Village: Stevens Point
3. County where property is located: Portage
4. Population of the territory to be annexed: 2
5. Area (in acres) of the territory to be annexed: 1.17
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 020240814-11.12A

Petitioners phone: 715-851-6555
Town clerk's phone: Janet Walle
City/Village clerk's phone: 715-344-8280

Contact Information if different than petitioner:

Representative's Name and Address:
x

Phone: _____
E-mail: _____

Surveyor or Engineering Firm's Name & Address:
Adam J. Schneider, PLS
Rosicky Land Surveying, LLC
2925 Post Road
Stevens Point, WI 54481
Phone: 715-342-9699
E-mail: rosickylandsurveying@gmail.com

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

\$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**

#7561

TERRY VANDER GATE

10/2

\$400

**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**

ANNEXATION SUBMITTAL GUIDE

14060

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 annexe (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.]

14060

Petition of Electors and Property Owners for Direct Annexation

We the undersigned, constituting all of the resident electors and the owners of all of the land in area in the following territory of the Town of Hull Portage County, Wisconsin, adjoining the City of Stevens Point, petition the Honorable Mayor and Common Council of said City to annex the territory described below as shown on the scale map to the City of Stevens Point, Portage County, Wisconsin.

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

The current population of the area to be annexed is 2

Signature of Petitioner	Date of Signing	Address
<i>Karen Vandergate</i>	Karen Vandergate	Sept 29, 17
<i>Jay Vann</i>	Terry Vandergate	SEPT 29, 17

Legal Description of Land Petitioned for Annexation

EXHIBIT "A"

**Re: Annexation Boundary
For: Karen Vandergate**

LEGAL DESCRIPTION

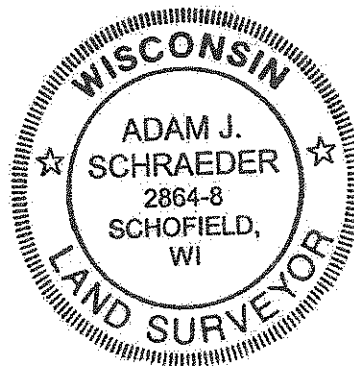
Being part of the SW1/4 SW1/4, Section 14, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin, bounded and described as follows:

Commencing SW Cor. 14-24-8E;
Thence along the West line of the SW1/4 on a bearing of N 0°49'22" W, a distance of 350.65' to a point;
Thence S 89°25'37" E, a distance of 47.20' to a point, said point being the POINT OF BEGINNING; *ok*
Thence S 89°25'37" E, a distance of 484.91' to an iron monument;
Thence N 40°03'45" E, a distance of 129.44' to an iron monument;
Thence N 89°13'32" W, a distance of 570.51' to an iron monument;
Thence S 1°15'58" E, a distance of 101.95' to an iron monument being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

Above described annexation boundary contains 53284.08 sq. ft. or 1.22 acres.

Dated this 11th day of October, 2017.

Adam J. Schraeder
ADAM J. SCHRAEDER, P.L.S. 2864





**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 18, 2017

PETITION FILE NO. 14060

JOHN MOE, CLERK
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481-3543

JANET R WOLLE, CLERK
TOWN OF HULL
4550 WOJCIK MEMORIAL DR
STEVENS POINT, WI 54481-8738

Subject: TERRY & KAREN VANDERGATE 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 HULL to the CITY OF STEVENS POINT (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 06, 2017. 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: Terry & Karen Vandergate

Petition Number: 14060

1. Territory to be annexed: From TOWN OF HULL To CITY OF STEVENS POINT

2. Area (Acres): 1.22

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 1,327.32

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$6,636.6

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: _____ Electors: _____ Total: _____

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: _____

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?

City: Residential

In the town?: Residential

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: Future Growth Area for City

b. Annual appropriation for planning? \$? Two Staff/personnel

c. How is the annexation territory now zoned? County Zoning: R2 Single Family Residences
RLD Res. Low Density or

d. How will the land be zoned and used if annexed? City Zoning: R1 Residential Suburban

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

Prepared by: Town City Village

Name: Kyle Kearns

Email: KKearns@Stevenspoint.gov

Phone: 715-342-4158

Date: 10-23-2017

Please RETURN PROMPTLY to:

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, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Terry & Karen Vandergate

Petition Number: 14060

1. Territory to be annexed: From TOWN OF HULL To CITY OF STEVENS POINT

2. Area (Acres): 1.22

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: 0 Total: _____ See comment @ item 12.

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: _____

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?

In the town?: Single Family Residential

9. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____ _____

Water Supply immediately
or, write in number of years. _____ _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning:

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

Is this annexation consistent with your comprehensive plan? Yes No

Describe: Property remains in Town of Hull

b. Annual appropriation for planning? \$ _____

c. How is the annexation territory now zoned? R2 Single Family

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

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

Comments: Do not think Vandergate's resided @ 1225 Torun Rd when they signed the petition for annexation.

Prepared by: Town City Village

Name: Janet Welle

Email: jrwl@tn.hull.wi.gov

Phone: 715-344-8280

Date: 10-25-17

Please **RETURN PROMPTLY** to:

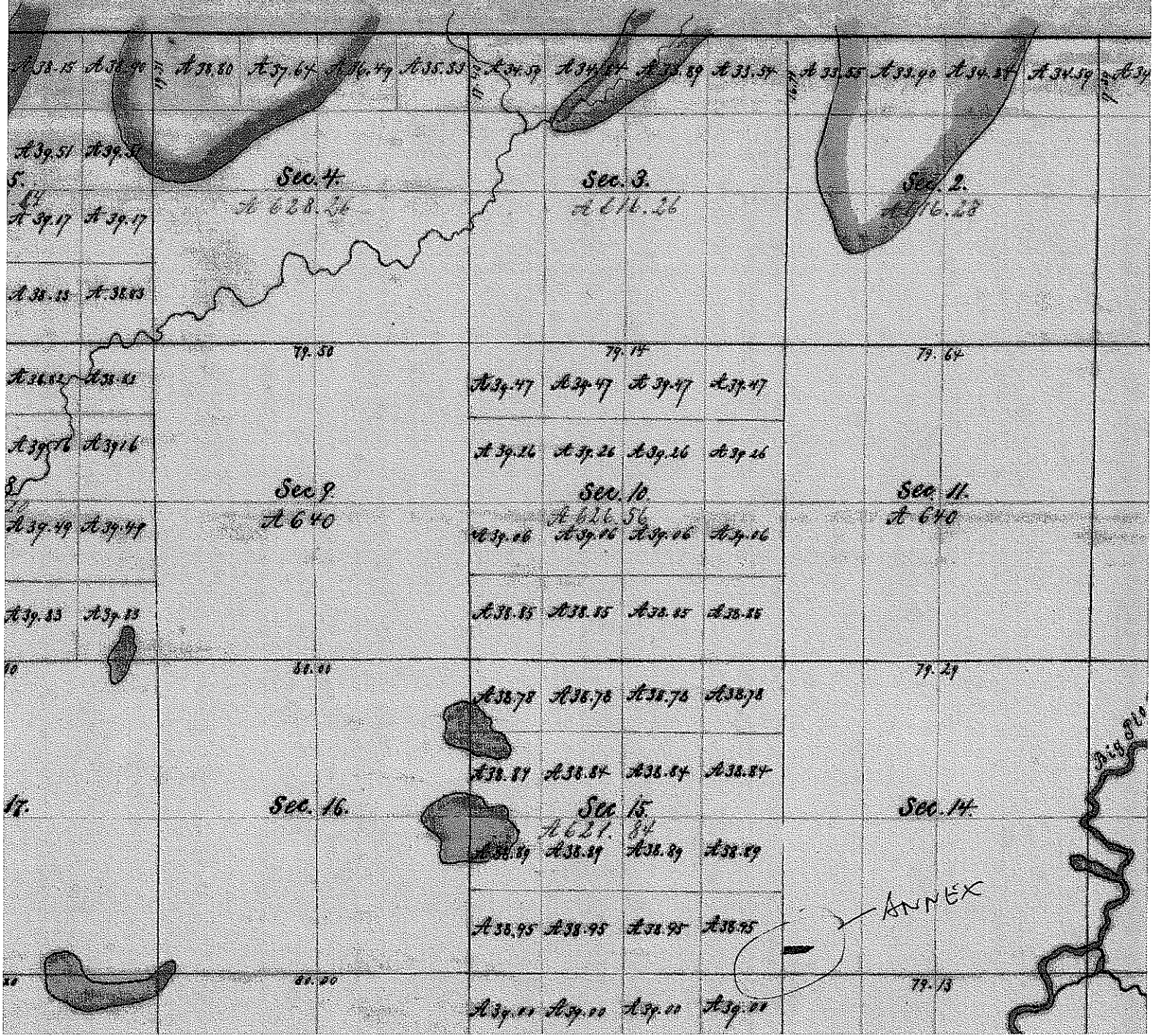
wimunicipalboundaryreview@wi.gov

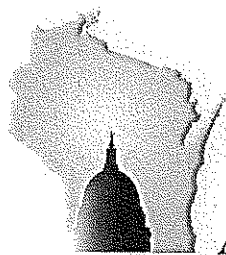
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

N. 24 N. Range N. 8 East 4 Area





**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 06, 2017

PETITION FILE NO. 14060

JOHN MOE, CLERK
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481-3543

JANET R WOLLE, CLERK
TOWN OF HULL
4550 WOJCIK MEMORIAL DR
STEVENS POINT, WI 54481-8738

Subject: TERRY & KAREN VANDERGATE ANNEXATION

The proposed annexation submitted to our office on October 16, 2017, 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..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF STEVENS POINT**, which is able to provide needed municipal services.

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 include your MBR number 14060 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2131>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

11057

ROSICKY LAND SURVEYING
 2925 POST ROAD
 STEVENS POINT, WI 54481
 © 2017, ROSICKY LAND SURVEYING, LLC

PHONE: (715) 342-9649
 FAX: (715) 342-1315
 E-MAIL: rosickylandsurvey@gmail.com
 www.rosickylandsurvey.com

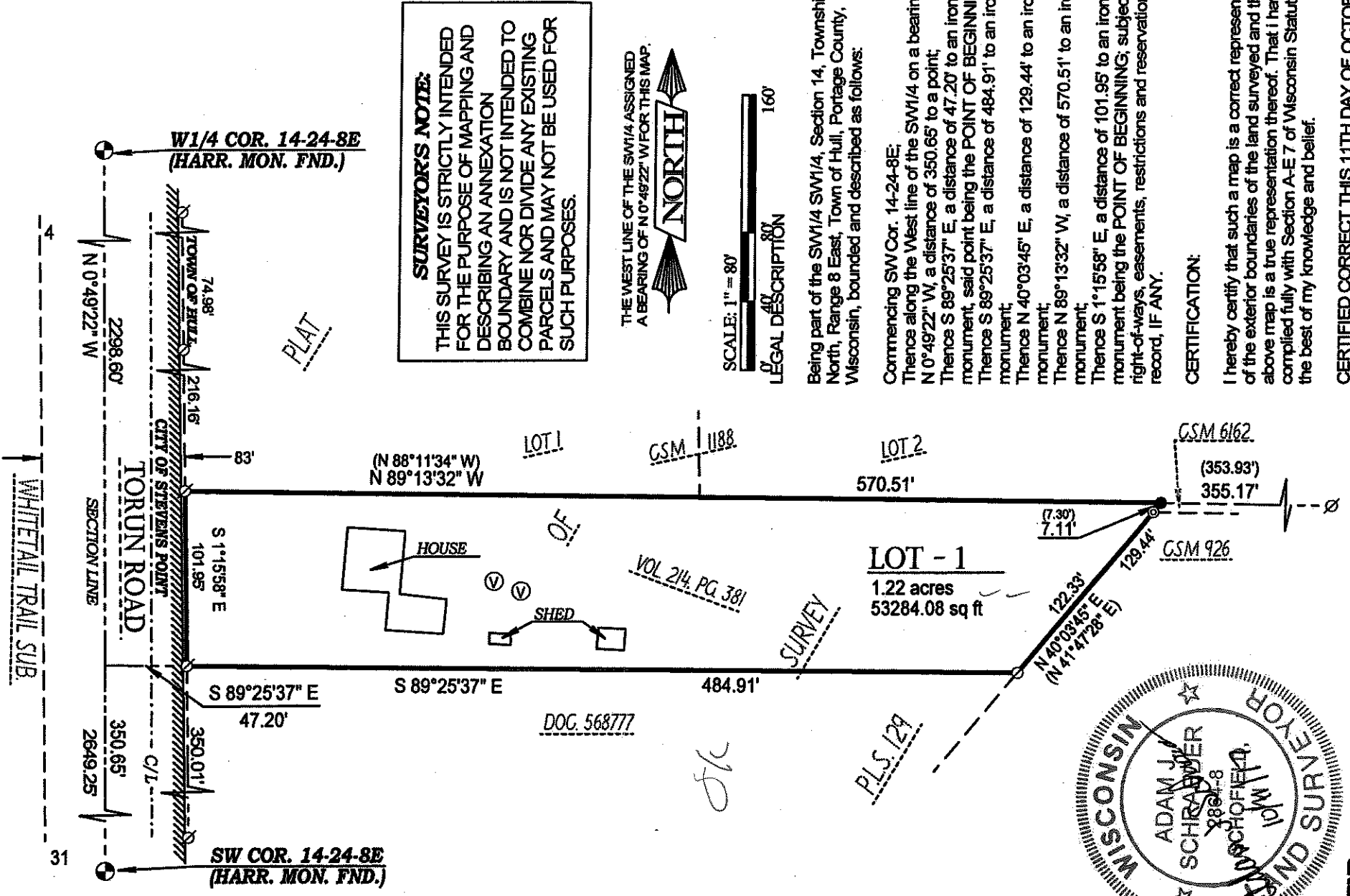
PREPARED FOR:
KAREN VANDERGATE
NI 1553 QUARTERLINE ROAD
MARION, WI 54950
 DRAWN BY: AJS JOB#: 24081412

IF THESE SURVEYS ARE NOT REFERRED IN COLOR
 THIS MAP IS A COPY AND SHOULD BE ASSIGNED TO
 THE ORIGINAL SURVEYOR FOR ANY ALTERATIONS. THE
 ORIGINAL SURVEYOR IS RESPONSIBLE FOR THE
 ACCURACY OF THE INFORMATION PROVIDED.

ANNEXATION SURVEY

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

BEING PART OF THE SW1/4 SW1/4, SECTION 14, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.



SURVEYOR'S NOTE:
 THIS SURVEY IS STRICTLY INTENDED FOR THE PURPOSE OF MAPPING AND DESCRIBING AN ANNEXATION BOUNDARY AND IS NOT INTENDED TO COMBINE NOR DIVIDE ANY EXISTING PARCELS AND MAY NOT BE USED FOR SUCH PURPOSES.

THE WEST LINE OF THE SW1/4 ASSIGNED A BEARING OF N 0°49'22" W FOR THIS MAP.

NORTH

SCALE: 1" = 80'

LEGAL DESCRIPTION

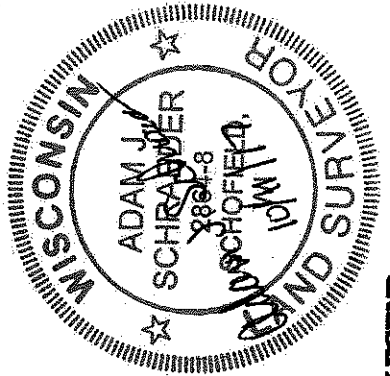
Being part of the SW1/4 SW1/4, Section 14, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin, bounded and described as follows:

Commencing SW Cor. 14-24-8E;
 Thence along the West line of the SW1/4 on a bearing of N 0°49'22" W, a distance of 350.65' to a point;
 Thence S 89°25'37" E, a distance of 47.20' to an iron monument, said point being the POINT OF BEGINNING;
 Thence S 89°25'37" E, a distance of 484.91' to an iron monument;
 Thence N 40°03'45" E, a distance of 129.44' to an iron monument;
 Thence N 89°13'32" W, a distance of 570.51' to an iron monument;
 Thence S 1°15'58" E, a distance of 101.95' to an iron monument being the POINT OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

CERTIFICATION:

I hereby certify that such a map is a correct representation of the exterior boundaries of the land surveyed and that the above map is a true representation thereof. That I have complied fully with Section A-E 7 of Wisconsin Statutes to the best of my knowledge and belief.

CERTIFIED CORRECT THIS 11TH DAY OF OCTOBER, 2017.



- LEGEND**
- Ø 1" O.D. IRON PIPE FOUND
 - 3/4" IRON ROD FOUND
 - 1 1/2" O.D. IRON PIPE FOUND
 - ⊙ SEPTIC VENT
 - () PREVIOUSLY RECORDED AS

Adam J. Schraeder
 ADAM J. SCHRAEDER, P.L.S. 2864
 Drafted by: ADAM SCHRAEDER
 Field work completed on 9/18/17