

14107

Royal Bank

14107	Date Sent	Reply	Status
Town Quest	3/20		
Muni Quest	3/20	3-20	
Prop. Lister	3/20	3/21	

TOWN OF NORTH LANCASTER
CITY OF LANCASTER
04/09/2018

OK-comment 4/9/18

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: **ROYAL BANK**

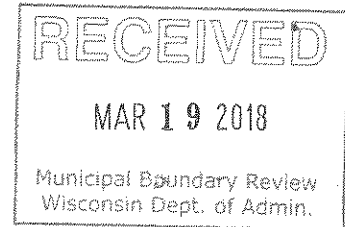
Address: **PO BOX 70**

LANCASTER, WI 53813

C/O JEFF GRUETZMACHER

Email: **JGRUETZMACHER@ROYALBANK-USA.COM**

Office use only:



1. Town where property is located: **NORTH LANCASTER TOWNSHIP**

2. Petitioned City or Village: **CITY OF LANCASTER**

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

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

5. Area (in acres) of the territory to be annexed: **0.65 ACRES**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **044-00787-0000**

Petitioners phone:

608-723-1550

Town clerk's phone:

608-723-4914

City/Village clerk's phone:

608-723-4246

Contact Information if different than petitioner:

Representative's Name and Address:

SAME

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:

AUSTIN ENGINEERING

4211 HWY 81 E

LANCASTER, WI 53813

Phone: **608-723-6363**

E-mail: **AUSTINENGR@YOUSQ.NET**

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**

**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: _____

Payee: _____

Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

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 only 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.]

PETITION FOR ANNEXATION BY UNANIMOUS CONSENT

The purpose of this petition is to request direct annexation by unanimous approval or consent of a parcel of land located at 142 Hwy 61 N, Lancaster, WI 53813, in Grant County, Wisconsin, more particularly described below and referenced herein as the "territory", to become detached from North Lancaster Township, and be annexed into the City of Lancaster, all in Grant County, Wisconsin, CONTINGENT upon the territory and the other parcels identified in a Pre-Annexation Agreement, dated November 27, 2017, being permanently zoned as a Planned Unit Development (PUD) by the City of Lancaster, upon the terms and conditions outlined in such Agreement.

The legal description of the territory that is subject to this petition is as follows:

(Parcel 044-00787-0000)

FOCUS MAP

Part of the Southeast Quarter (S.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Thirty-four (34), Township Five (5) North, Range Three (3) West of the 4th P.M., Grant County, Wisconsin, described as follows:
Commencing at the Southwest corner of the S.E. 1/4 of the S.E. 1/4 of Section 34, T5N, R3W;
thence running North 48.2 feet;
thence North 30° 08' East 48.6 feet;
thence North 54.6 feet to the place of beginning of the tract;
thence running North 274 feet;
thence East 159 feet to the West line of the Chicago, Northwestern Railway right of way;
thence in a Southwesterly direction along said right of way 316 feet to the place of beginning, being a triangular piece of land 159 feet by 274 feet by 316 feet in North Lancaster.

Being part of Tract 1 of the Plat of Survey by Aaron J. Austin, dated January 9, 2018.

48. ARJN

A map of the territory is attached to this petition as shown on the survey map previously provided to the City of Lancaster.

The population of the territory to be annexed is zero.

The sole owner of the territory to be annexed is Royal Bank, 202 Main St., Elroy, WI 53929.

Name or petitioner Municipality for voting purposes

Street/No
Address

Royal Bank

City of Elroy, WI

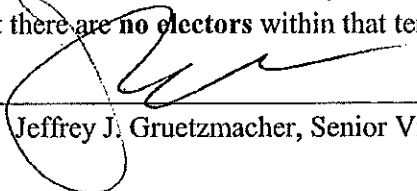
(headquarters) Corporate address:

202 Main St
Elroy, WI 53929

Local Street Address:

142 US Hwy 61 N
PO Box 70
Lancaster, WI 53813

Petitioner further states that they are the **sole owner** of all the property in the territory to be annexed, and that there are **no electors** within that territory.

By:  Jeffrey J. Gruetzmacher, Senior Vice President


February 22, 2018

Date Signed

Circulator Certification

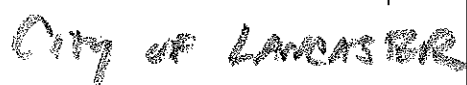
I, Lori Bredeson, 580 11th Street, Fennimore, WI 53809, certify that I:

- Personally circulated the petition and personally obtained each of the signatures;
- Know that the signers are electors (or owners) of the territory proposed for annexation;
- Know that the signers signed the petition with full knowledge of its content;
- Know their respective residences given;
- Know that each signer signed on the date stated opposite his or her name;
- Am a qualified Wisconsin elector, or if not a qualified Wisconsin elector, is a U.S. Citizen age 18 or older who would not be disqualified from voting under Wis. Stats. Sec. 6.03 if he or she were a Wisconsin resident; and, finally,
- Am aware that falsifying the certification is punishable under sec. 12.13(3)(a).


Lori Bredeson

2/22/2018
Date Signed

TELEPHONE CONVERSATION
HOLDING TO BE ANSWERED




SOUTH 1/4 CORNER
SECTION 34, T34N R30W
1" Radius with Grade
cutty Alluvium Cap Bound
Tas Tard per Survey
Instrument Record by Acres
Acres dated 9-15-2013

INLANDER CORNER
SECTION 34, T4N, R3W
Alameda Municipal Bond
Tax Bond per Survey
Monument Record by Bruce
Revised dated 10-23-2015

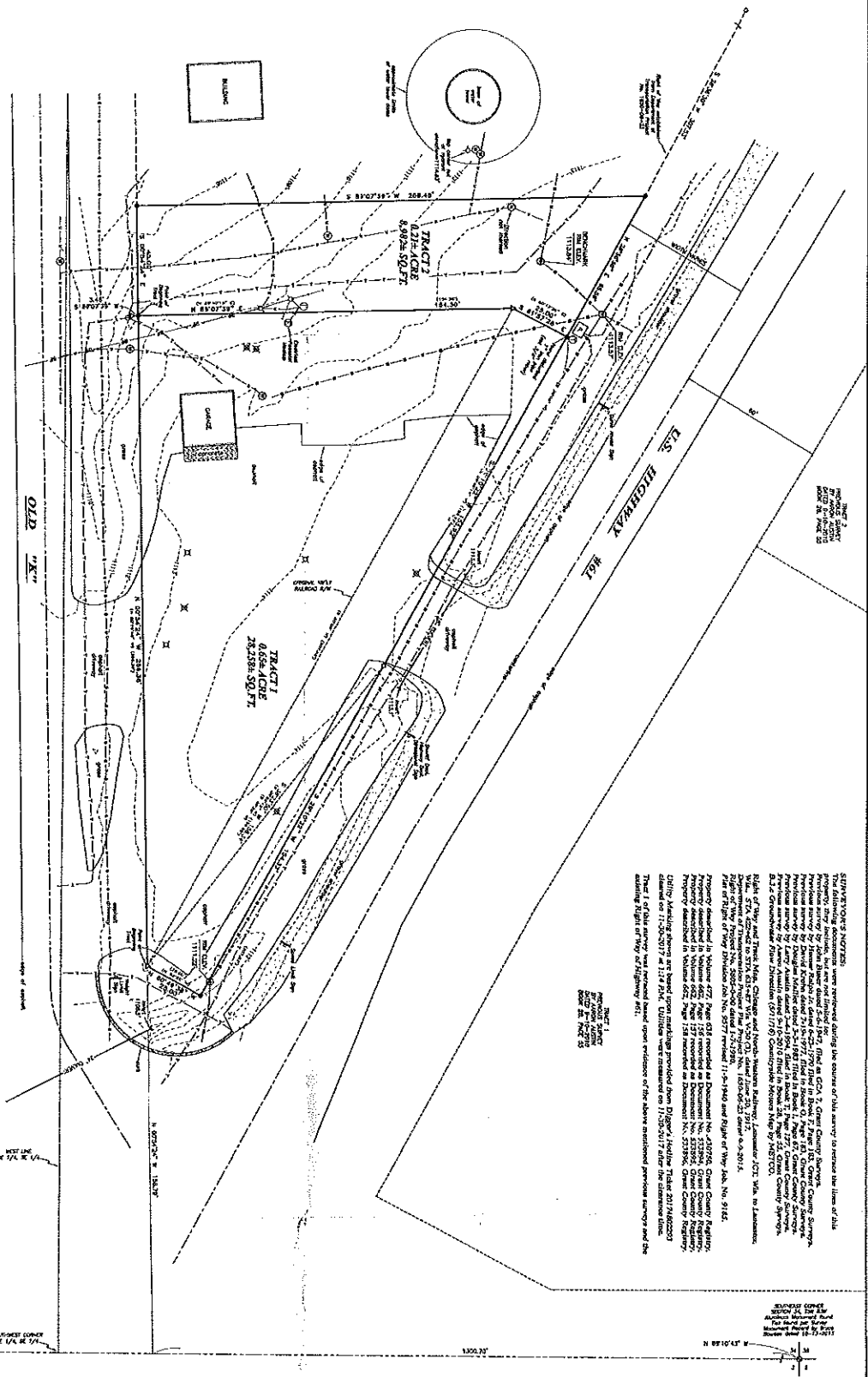
[illegible]

SCALE 1" = 20'

PREPARED FOR: ROYAL BANK
LOCATED IN SECTION 34, T1N R1W
GRANT COUNTY, WISCONSIN

 Austin
Engineering, Inc.
4211 HWY 81 E
LAKEVIEW, WI 53012
PHONE 908-723-0300
FAX 908-723-0702

PLAT OF SURVEY



TRACT 1 - DESCRIPTION
 Located in the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township 23 North, Range 10 East, City of Lansing, Grant County, Wisconsin. The area is bounded by the following lines:
 North 1200.00 feet along South line of said Section 34;
 East 1200.00 feet along East line of said Section 34;
 South 1200.00 feet along South line of said Section 34;
 West 1200.00 feet along West line of said Section 34;
 The area is bounded by the following lines:
 North 1200.00 feet along South line of said Section 34;
 East 1200.00 feet along East line of said Section 34;
 South 1200.00 feet along South line of said Section 34;
 West 1200.00 feet along West line of said Section 34;
 The area is bounded by the following lines:
 North 1200.00 feet along South line of said Section 34;
 East 1200.00 feet along East line of said Section 34;
 South 1200.00 feet along South line of said Section 34;
 West 1200.00 feet along West line of said Section 34;

TRACT 2 - DESCRIPTION
 Located in the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Township 23 North, Range 10 East, City of Lansing, Grant County, Wisconsin. The area is bounded by the following lines:
 North 1200.00 feet along South line of said Section 34;
 East 1200.00 feet along East line of said Section 34;
 South 1200.00 feet along South line of said Section 34;
 West 1200.00 feet along West line of said Section 34;
 The area is bounded by the following lines:
 North 1200.00 feet along South line of said Section 34;
 East 1200.00 feet along East line of said Section 34;
 South 1200.00 feet along South line of said Section 34;
 West 1200.00 feet along West line of said Section 34;



STATIONER'S NOTES:
 The survey was conducted by David A. Smith, Surveyor, Wisconsin, No. 12345. The survey was conducted on the 15th day of January, 2011. The survey was conducted in the presence of the following witnesses:
 1. David A. Smith, Surveyor, Wisconsin, No. 12345.
 2. David A. Smith, Surveyor, Wisconsin, No. 12345.
 3. David A. Smith, Surveyor, Wisconsin, No. 12345.
 The survey was conducted in the presence of the following witnesses:
 1. David A. Smith, Surveyor, Wisconsin, No. 12345.
 2. David A. Smith, Surveyor, Wisconsin, No. 12345.
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 2. David A. Smith, Surveyor, Wisconsin, No. 12345.
 3. David A. Smith, Surveyor, Wisconsin, No. 12345.

PLAT OF SURVEY
 PREPARED FOR: [Name]
 BY: [Name]
 DATE: [Date]
 SCALE: 1" = 20'



- LEGEND**
- Boundary Line
 - Easement Line
 - Right of Way Line
 - Survey Line
 - Section Line
 - Township Line
 - Range Line
 - County Line
 - State Line
 - Federal Line
 - Indian Line
 - Other Line



SCOTT WALKER
GOVERNOR
ELLEN NOWAK
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>

March 20, 2018

PETITION FILE NO. 14107

DAVID KURIHARA, CLERK
CITY OF LANCASTER
206 S MADISON ST
LANCASTER, WI 53813-1762

LINDA A SCHWAB, CLERK
TOWN OF NORTH LANCASTER
10853 BORAH RD
LANCASTER, WI 53813-9549

Subject: ROYAL BANK 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 NORTH LANCASTER to the CITY OF LANCASTER (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 April 09, 2018. 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
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Royal Bank**

Petition Number: **14107**

1. Territory to be annexed: From **TOWN OF NORTH LANCASTER** To **CITY OF LANCASTER**

2. Area (Acres): **6.5**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **108.44**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **542.20**

c. Participating Jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

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

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

Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: **0** %

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

Residential: _____ % Recreational: _____ % Commercial: **100** % 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?

Utility and Government

In the town?: **Agriculture**

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 & Zoning:

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

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? Agriculture

c. How will the land be zoned and used if annexed? PUD Planned Unit Development

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: DAVID KURIHARA

Email: David.K@LancasterWisconsin.com

Phone: (608) 723-7445

Date: 3/22/2018

(March 2018)

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: PRT SE1/4 SE1/4 SEC 34-T5N-R3W COM	From Town of: NORTH LANCASTER	To City/Village of: LANCASTER
---	----------------------------------	----------------------------------

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

☐ Y (7) Legend

☐ Y (8) Total area/acreage of annexation

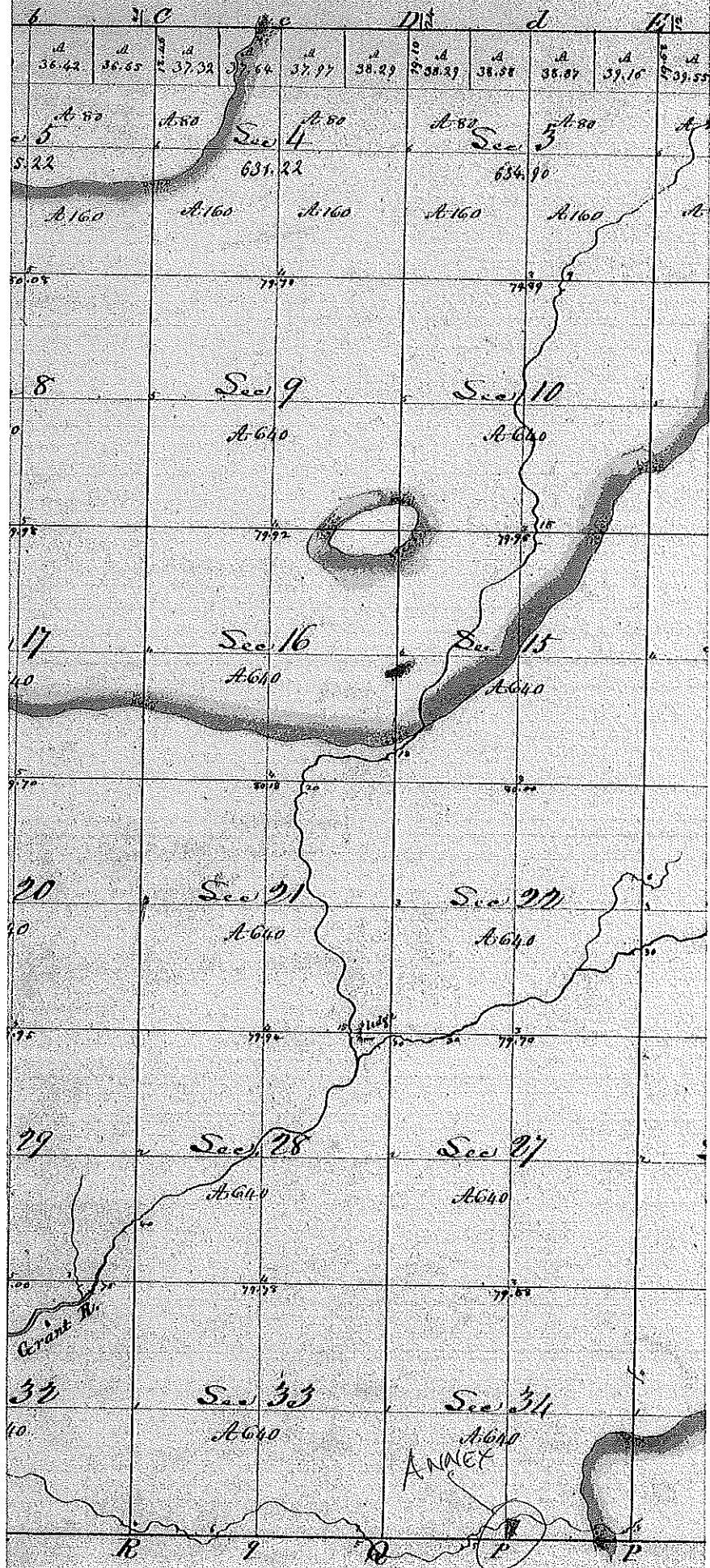
3. Other relevant information and comments:

Parcel 044-00787-0000 looks to be approximately 0.48 acres. Adjoining parcel 246-01532-0010 also owned by Royal Bank is approximately 0.17 acres. Both together would be 0.65 acres shown as Tract 1 on the Plat of Survey.

Prepared by: Tammy Hampton _____
 Title: Real-Property Specialist _____
 Phone: 608-723-2666 _____
 Date: 3-21-18 _____

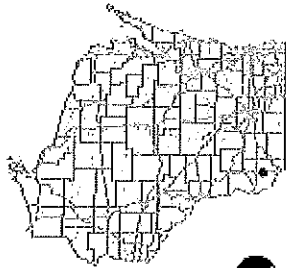
Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 FAX (608) 264-6104
wimunicipalboundaryreview@wi.gov

Map N^o 5. Range N^o 3. West





14107



Legend

- ☐ Township
- ☐ Section
- ☐ Quarter-Quarter
- ☐ County Boundary
- ☐ Cities, Towns & Villages
- ☐ City
- ☐ Village
- ☐ Civil Town
- ☐ Municipality
- ☐ State Boundaries
- ☐ County Boundaries
- ☐ Major Roads
- ☐ Interstate Highway
- ☐ State Highway
- ☐ US Highway
- ☐ County and Local Roads
- ☐ County HWY
- ☐ Local Road
- ☐ Railroads
- ☐ Tribal Lands
- ☐ Rivers and Streams
- ☐ Intermittent Streams
- ☐ Lakes and Open water
- ☐ Index to
- ☐ EN_Image_Basemap_Leaf_
- ☐ Off

Notes

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/legal/>

0.1 Miles

0.06

0

0.1

NAD_1983_HARN_Wisconsin_TM

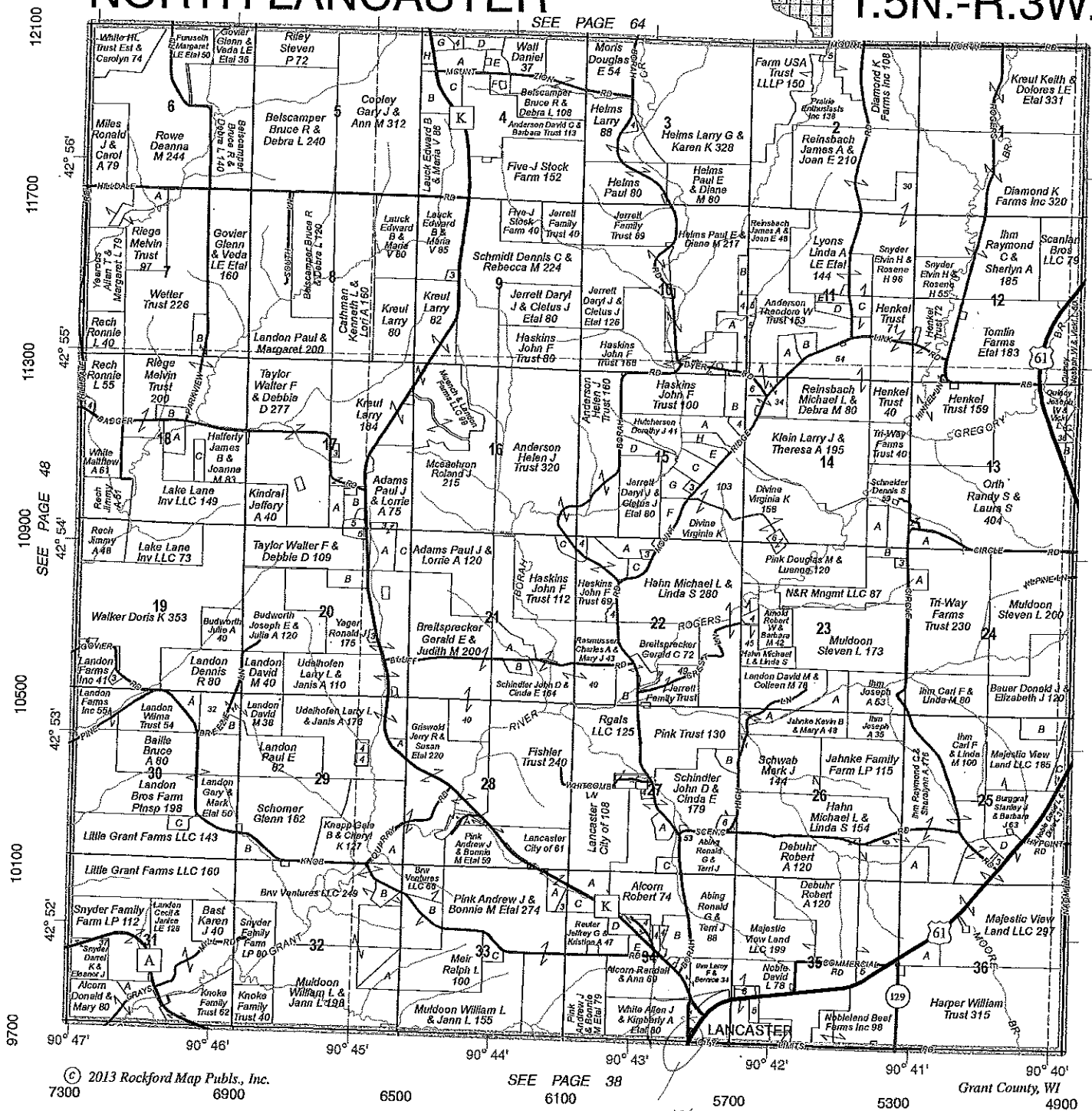
1: 3,960

NORTH LANCASTER

Refer to page 95 for keyed parcels

T.5N.-R.3W.

SEE PAGE 64



© 2013 Rockford Map Pubs., Inc.
7300 6900

SEE PAGE 38

6500 6100 5700 5300 4900
Grant County, WI



SCOTT WALKER
GOVERNOR
ELLEN NOWAK
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>

April 09, 2018

PETITION FILE NO. 14107

DAVID KURIHARA, CLERK
CITY OF LANCASTER
206 S MADISON ST
LANCASTER, WI 53813-1762

LINDA A SCHWAB, CLERK
TOWN OF NORTH LANCASTER
10853 BORAH RD
LANCASTER, WI 53813-9549

Subject: ROYAL BANK ANNEXATION

The proposed annexation submitted to our office on March 19, 2018, 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 LANCASTER**, which is able to provide needed municipal services.

Notes:

- The legal description of the territory being annexed should commence from a monumented corner of the 1/4 section in which the territory lies (ref: s. 66.0217 (1) (c), Wis. Stats.).
- The area of the territory being annexed is 0.48 acres (+/-).

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 14107 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=2180>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner