

14178

Overlook Trails LLC

14178	Date Sent	Reply	Status
Town Quest	11/30	12/14	
Muni Quest	11/30	1	
Prop. Lister	11/30	12/3	

TOWN OF MERTON
VILLAGE OF HARTLAND
12/19/2018

OK - COMMENTS
12/17/18

Request for Annexation Review

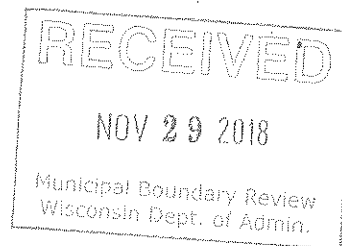
Wisconsin Department of Administration

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: Overlook Trails, LLC
Address: N27 W24025 Paul Ct.
suite 100
Pewaukee, WI 53072
Email: blindgren@neumanncompanies.com

Office use only:



1. Town where property is located: Merton
2. Petitioned City or Village: Hartland
3. County where property is located: Waukesha
4. Population of the territory to be annexed: _____
5. Area (in acres) of the territory to be annexed: 39.81 ac
6. Tax parcel number(s) of territory to be annexed MRTFO 387497
(if the territory is part or all of an existing parcel): MRTFO 387496

Petitioners phone:

262-542-9200

Town clerk's phone:

262-966-2651

City/Village clerk's phone:

262-367-2714

Contact Information if different than petitioner:

Representative's Name and Address:

Neumann Developments, Inc.
N27 W24025 Paul Ct.
suite 100
Pewaukee, WI 53072
Phone: 262-542-9200
E-mail: blindgren@neumanncompanies.com

Surveyor or Engineering Firm's Name & Address:

Trio Engineering
12660 West North Avenue #7
Brookfield, WI 53005
Phone: 262-790-1480
E-mail: jpudelko@trioeng.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:

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

\$ 800 **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

\$1150 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: Department of Administration

VILLAGE OF HARTLAND
#74047

\$1,150

11/27

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

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Merton, Waukesha County, Wisconsin lying contiguous to the Village of Hartland, petition the Honorable President and Common Council of said village to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Hartland, Waukesha County, Wisconsin.

LEGAL DESCRIPTION:

Town Merton
All that part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

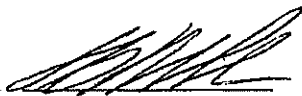
Commencing at the South 1/4 Corner of said Section 25; said point being the place of beginning of lands hereinafter described;

Thence South 89°09'28" West and along the South line of the said Southwest 1/4 Section and the centerline of "Lisbon Road" (C.T.H. "K"), 1313.71 feet to a point; Thence North 00°25'53" East and along the West line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1320.25 feet to a point; Thence North 89°12'56" East and along the North line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1315.45 feet to a point on the East line of the said Southwest 1/4 Section; Thence South 00°30'30" West and along the said East line of the said Southwest 1/4 Section, 1318.955 feet to the point of beginning of this description.

Said Parcel contains 1,734,293 Square Feet (or 39.8139 Acres) of land, more or less.


2-month to month tenants
There are ~~no~~ persons residing in the territory.

Dated this 5 day of September, 2018



Overlook Trails, LLC

By: Steve DeCleene, Member

 11-10-18
* Marianna Muzzey-Goods
Tenant

* Austin Bloomingdale 11-10-18
* Austin Bloomingdale
Tenant

ANNEXATION EXHIBIT "A"

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 8 NORTH,
RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

C.S.M. #3611
TAX KEY # MRTT0387999001

UNPLATTED LANDS
TAX KEY # MRTT0387999

N89°12'56"E 1315.45
N. LINE, S.E. 1/4, S.W. 1/4, SEC. 25-8-18

UNPLATTED LANDS
TAX KEY # MRTT0388990

TOTAL ANNEXATION AREA

1,734,293 S.F.
39.8139 Ac.

TAX KEY #
MRTT0387997

E. LINE, S.W. 1/4, SEC. 25-8-18
(N00°30'30"E 2637.91)

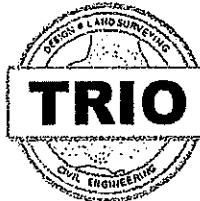
UNPLATTED LANDS
TAX KEY # HAV038899002

TAX KEY #
MRTT0387996

(P.O.B.)
S. 1/4 CORNER,
SEC. 25-8-18

S. LINE, S.W. 1/4, SEC. 25-8-18
(N89°09'28"E 2627.42)

LISBON ROAD (C.T.H. "K")



TRIO ENGINEERING, LLC
12660 W. North Ave. Bldg. "D"
Brookfield, WI 53006
Phone: (262) 790-1400
Fax: (262) 790-1401

THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 8/27/18

ANNEXATION EXHIBIT "B"

LEGAL DESCRIPTION:

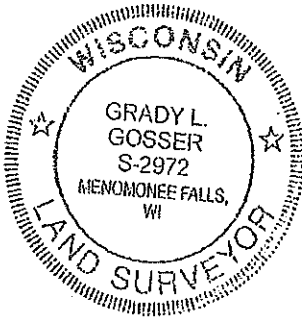
All that part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Town 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 25; said point being the place of beginning of lands hereinafter described;

Thence South 89°09'28" West and along the South line of the said Southwest 1/4 Section and the centerline of "Lisbon Road" (C.T.H. "K"), 1313.71 feet to a point; Thence North 00°25'53" East and along the West line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1320.25 feet to a point; Thence North 89°12'56" East and along the North line of the said Southeast 1/4 of the said Southwest 1/4 Section, 1315.45 feet to a point on the East line of the said Southwest 1/4 Section; Thence South 00°30'30" West and along the said East line of the said Southwest 1/4 Section, 1318.955 feet to the point of beginning of this description.

Said Parcel contains 1,734,293 Square Feet (or 39.8139 Acres) of land, more or less.

Date: 8-27-18



A handwritten signature in cursive script that reads "Grady L. Gosser".

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481



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>

November 30, 2018

PETITION FILE NO. 14178

DARLENE IGL, CLERK
VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND, WI 53029-0210

DONNA HANN, CLERK
TOWN OF MERTON
PO BOX 128
NORTH LAKE, WI 53064-0128

Subject: OVERLOOK TRAILS LLC 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 MERTON to the VILLAGE OF HARTLAND (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 December 19, 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

Real Property Lister 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>

Petition Number: 14178

1. Territory to be annexed:	From Town of: Merton	To City/Village of: Village of Hartland
-----------------------------	-----------------------------	--

2. Is the annexation location described by government lot, recorded private claim, $\frac{1}{4}$ section, section, township & range?

☒ Yes ☐ No

3. Is the annexation contiguous with the existing city/village boundaries?

☒ Yes ☐ No

4. Will the annexation create an island area in the town (completely surrounded by the city/village)?

☐ Yes ☒ No

5. Will the annexation create an island area in the city/village (completely surrounded by the town)?

☐ Yes ☒ No

6. Does the owner(s) of record match the owner(s) listed on the petition?

☒ Yes ☐ No

7. Other relevant information and comments about the annexation:

Prepared by:

Name: **Candace L. White**

Email: clwhite@waukeshacounty.gov

Phone: **262-548-7597**

Date: **12/3/2018**

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
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-8104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Overlook Trails LLC**

Petition Number: **14178**

1. Territory to be annexed: From **TOWN OF MERTON**

To **VILLAGE OF HARTLAND**

2. Area (Acres): _____

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 3323.21

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 16,616.05

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: 8447

5. Approximate present land use of territory:

Residential: 10 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 90 %

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

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

Other: _____ %

Comments: subdivision

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?

Residential and Agriculture

In the town?: yes

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 ☐ NoTown ☐ 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 ☐ Nob. How is the annexation territory now zoned? R-1c. How will the land be zoned and used if annexed? ?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 MertonName: Donna HannEmail: clockPhone: 262-966-6915Date: 12-14-18

(March 2018)

Please RETURN PROMPTLY to:

wmunicipalboundaryreview@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
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: Overlook Trails LLC

Petition Number: 14178

1. Territory to be annexed: From TOWN OF MERTON

To VILLAGE OF HARTLAND

2. Area (Acres): _____

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 477.87 (2017)

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2,389.35

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: 2 Electors: 2 Total: 2

5. Approximate present land use of territory:

Residential: 3 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 97 %

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

Residential: 65 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: 35 %

Comments: TO BE DEVELOPED AS A 50 UNIT RES DEVELOPMENT - NATURAL AREA PROTECTED

7. Has a ☒ preliminary or ☐ final plat been submitted to the Plan Commission: ☒ Yes ☐ No

Plat Name: TUE GLEN AT OVERLOOK TRAILS (CONDO PLAT)

8. What is the nature of land use adjacent to this territory in the city or village?

RESIDENTIAL TO WEST & SOUTH IN VILLAGE. UNDEVELOPED/FARM TO EAST.

In the town?: LARGE LOT RESIDENTIAL/FARM TO NORTH.

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 _____

8, Range N^o 18, East 4th Mer. Wis. Ter.

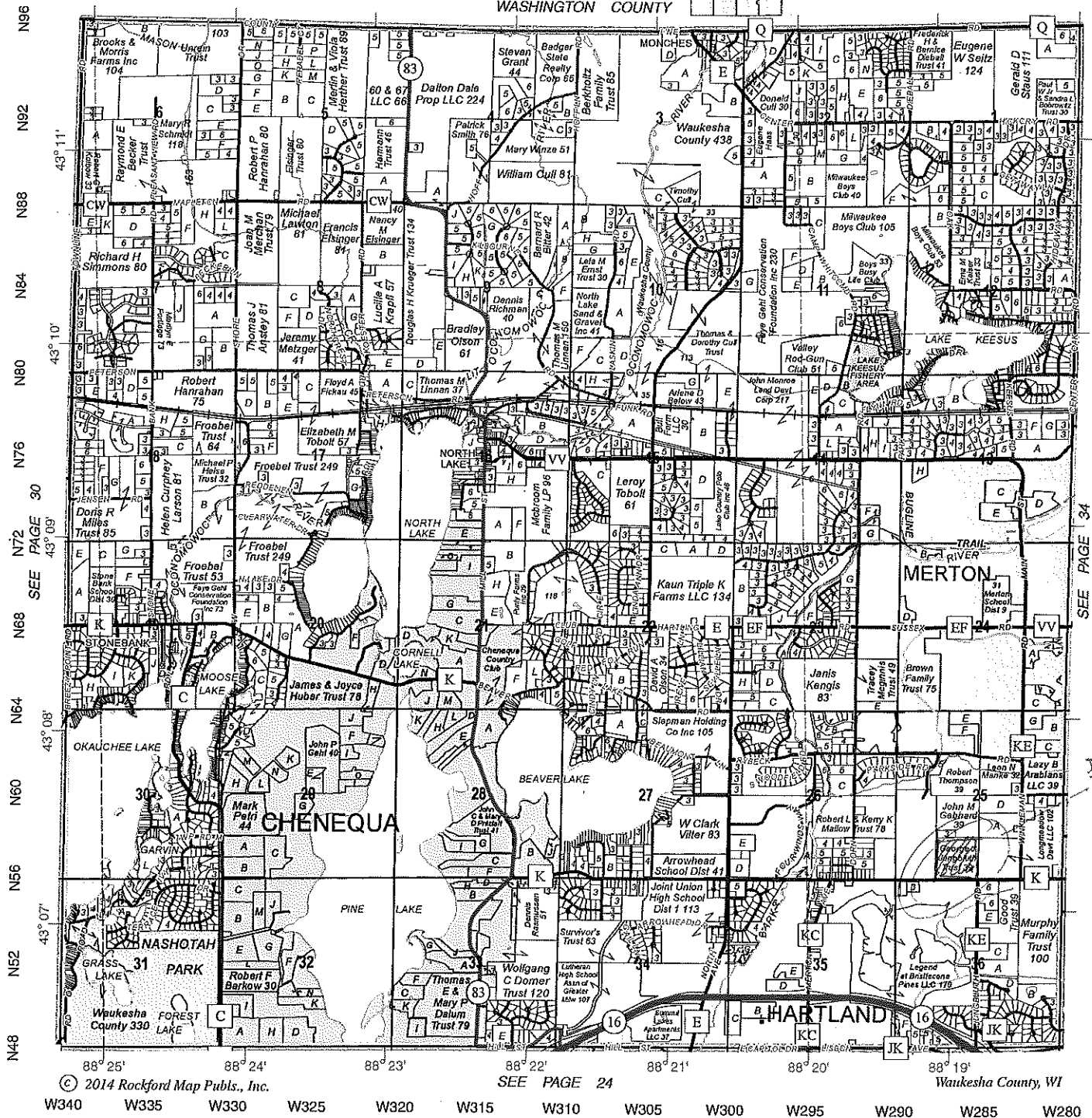
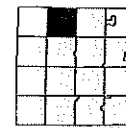


MERTON

WASHINGTON COUNTY

T.8N.-R.18E.

Refer to page 54 for keyed parcels



MobilePlat
The revolutionary plat map is here.



**ROCKFORD MAP
PUBLISHERS**

Navigation

Basemap

map data...

Tasks

Buffers

Show Layers

Pan

Zoom In

Zoom Out

Full Extent

Previous Extent

Identify

Clear Highlight

Clear Markups

Bookmarks

Tool Labels

I want to...

Metadata

FAQ

Print Help

Help

WINKLEMAN RD

KE

ANNEX

KE

LIBBON RD

K

MOBLUTH RD

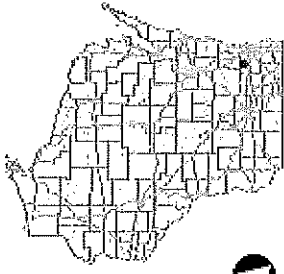
K

Parcel_B...

0 300 600ft



14178



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/>

0.3 0 0.13 0.3 Miles



NAD_1983_HARN_Wisconsin_TM

1: 7,920



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>

December 17, 2018

PETITION FILE NO. 14178

DARLENE IGL, CLERK
VILLAGE OF HARTLAND
210 COTTONWOOD AVE
HARTLAND, WI 53029-0210

DONNA HANN, CLERK
TOWN OF MERTON
PO BOX 128
NORTH LAKE, WI 53064-0128

Subject: OVERLOOK TRAILS LLC ANNEXATION

The proposed annexation submitted to our office on November 29, 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 **VILLAGE OF HARTLAND**, which is able to provide needed municipal services.

Note: Reference to Village of Hartland should be changed to Town of Merton in the legal description within the Petition for Annexation and in the location description within Exhibit "A".

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 14178 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=2251>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner