

Request for Annexation Review

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 Information

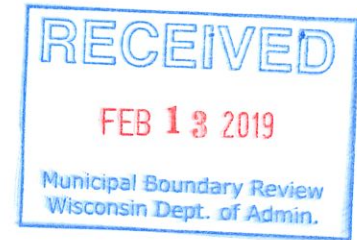
Name: **LOREN'S AUTO RECYCLING, LLC (LOREN RANGELOFF - AGENT/OWNER)**

Address: **3000 OREGON STREET**

OSHKOSH, WI 5902

Email:

Office use only:



1. Town where property is located: **NEENAH**
2. Petitioned City or Village: **CITY OF NEENAH**
3. County where property is located: **WINNEBAGO**
4. Population of the territory to be annexed: **0**
5. Area (in acres) of the territory to be annexed: **18.97 ACRES**
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): **010004402, 01000440201, 0100045, 010004401, 0100051, 0100050, & 010004901**

Petitioners phone:

(920) 810-8047

Town clerk's phone:

(920) 725-0916

City/Village clerk's phone:

(920) 886-6101

Contact Information if different than petitioner:

Representative's Name and Address:
BRAD SCHMIDT

211 WALNUT STREET

NEENAH, WI 54956

Phone: **(920) 886-6126**

E-mail: **BSCHMIDT@CL.NEENAH.WI.US**

Surveyor or Engineering Firm's Name & Address:

Phone:

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

\$na 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

\$350 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, 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: _____



Department of Community Development & Assessment
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6126 • e-mail: bschmidt@ci.neenah.wi.us
BRAD R SCHMIDT, AICP
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT AND ASSESSMENT

February 6, 2019

Mr. Erich Schmidtke
Department of Administration
Division of Intergovernmental Relations
101 East Wilson, 10th Floor
Madison, WI 53708

Re: Loren's Auto Recycling, LLC – Annexation Petition

Ms. Schmidtke,

This letter is to inform you that the City of Neenah has received a petition for direct annexation from Loren's Auto Recycling, LLC (Loren Rangeloff – owner). A previous annexation request had been withdrawn by the owner.

If you have any questions, please don't hesitate to contact me directly.

Sincerely,

Brad Schmidt
Deputy Director
Community Development and Assessment
(920) 886-6126
Bschiidt@ci.neenah.wi.us

PETITION OF QUALIFIED PROPERTY OWNERS FOR DIRECT
ANNEXATION TO THE CITY OF NEENAH, WINNEBAGO COUNTY,
WISCONSIN PURSUANT TO SECTION 66.0217(3), WISCONSIN
STATUTES.

We, the undersigned, constituting one-half of the owners of the real property as determined by land area in which no electors reside in the following territory of the Town of Neenah, Winnebago County, Wisconsin, lying contiguous to the City of Neenah petition the Honorable Mayor and Common Council of the City of Neenah to annex the territory described below and shown on the attached scaled maps to the City of Neenah, Winnebago County, Wisconsin.

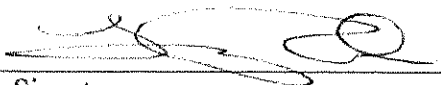
Part of the NE 1/4 of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 826,260 Square Feet (18.97 Acres) of land described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 896.56 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 1072.13 feet, to the north right-of-way line of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.

The population of the territory is 0 persons.

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.


<u>Signature of Petitioner</u>	<u>Date of Signing</u>	<u>Owner</u>	<u>Elector</u>	<u>Property Address/ ID</u>
 Signature Loren Rangeloff	<u>2/6/19</u>	X		2405 Schultz Drive 010004901
Printed Name – Loren Rangeloff – Owner/Agent for Loren’s Auto Recycling, LLC				

Annexation Petition
Loren's Auto Recycling, LLC
City of Neenah

1 inch = 290 feet



Annexation Area 

City Boundary 

CITY OF NEENAH

City of Neenah
01000440201

INTERSTATE 41

ENTERPRISE DR

CITY OF NEENAH

TOWN OF NEENAH

N88°44'09"E
79.80 Feet

N33°53'24"E
342.28 Feet

N04°00'49"E
321.54 Feet

S88°44'26"W
85.22 Feet

N20°08'38"E
586.15 Feet

N69°51'42"W
33.00 Feet

N20°08'37"E
886.59 Feet

S03°00'54"E
1072.13 Feet

S87°13'34"W
33.26 Feet

S03°01'13"E
906.82 Feet

East 1/4 Corner
Section 5-19-17E

S87°43'09"W
759.47 Feet

S87°43'09"W
33.00 Feet

POINT OF BEGINNING

WisDOT 010004402
Soo Line RR 0100045
Fox Valley & Western LTD 0100040J
Soo Line RR 0100051
Fox Valley & Western LTD 0100050
Loren's Auto Recycling LLC 010004901


1/28/2019

TO: Mr. Erich Schmidtke
Department of Administration
Division of Intergovernmental Relations
101 East Wilson, 10th Floor
Madison, WI 53708

Mr. Schmidtke,

Enclosed is a Notice of Intent to Circulate an Annexation Petition to annex territory from the Town of Neenah to the City of Neenah. This letter satisfies the notification requirement pursuant to Section 66.0217(4)(b) of the Wisconsin State Statutes.

Sincerely,

A handwritten signature in black ink, appearing to read "Loren Rangeloff", written over a horizontal line.

Loren's Auto Recycling, LLC
Loren Rangeloff (Owner)
3000 Oregon Street
Oshkosh, WI 54902

NOTICE OF INTENT TO CIRCULATE AN ANNEXATION PETITION

Not less than 10 days, nor more than 20 days after publication of this Notice, the undersigned hereby intends to circulate a Petition for Direct Annexation of the lands legally described in Exhibit A and shown on the scale map attached hereto as Exhibit B from the Town of Neenah, Winnebago County, Wisconsin, to the City of Neenah, Winnebago County, Wisconsin.

A copy of the scale map of the territory proposed for annexation may be inspected at the office of the Clerk for the Town of Neenah, 1600 Breezewood Lane, Neenah, Wisconsin 54956 and at the office of the Clerk of the City of Neenah, 211 Walnut Street, Neenah, Wisconsin 54956.

Loren's Auto Recycling, LLC
3000 Oregon Street
Oshkosh, WI 54902

By: 

Loren Rangeloff, Owner/Authorized Agent

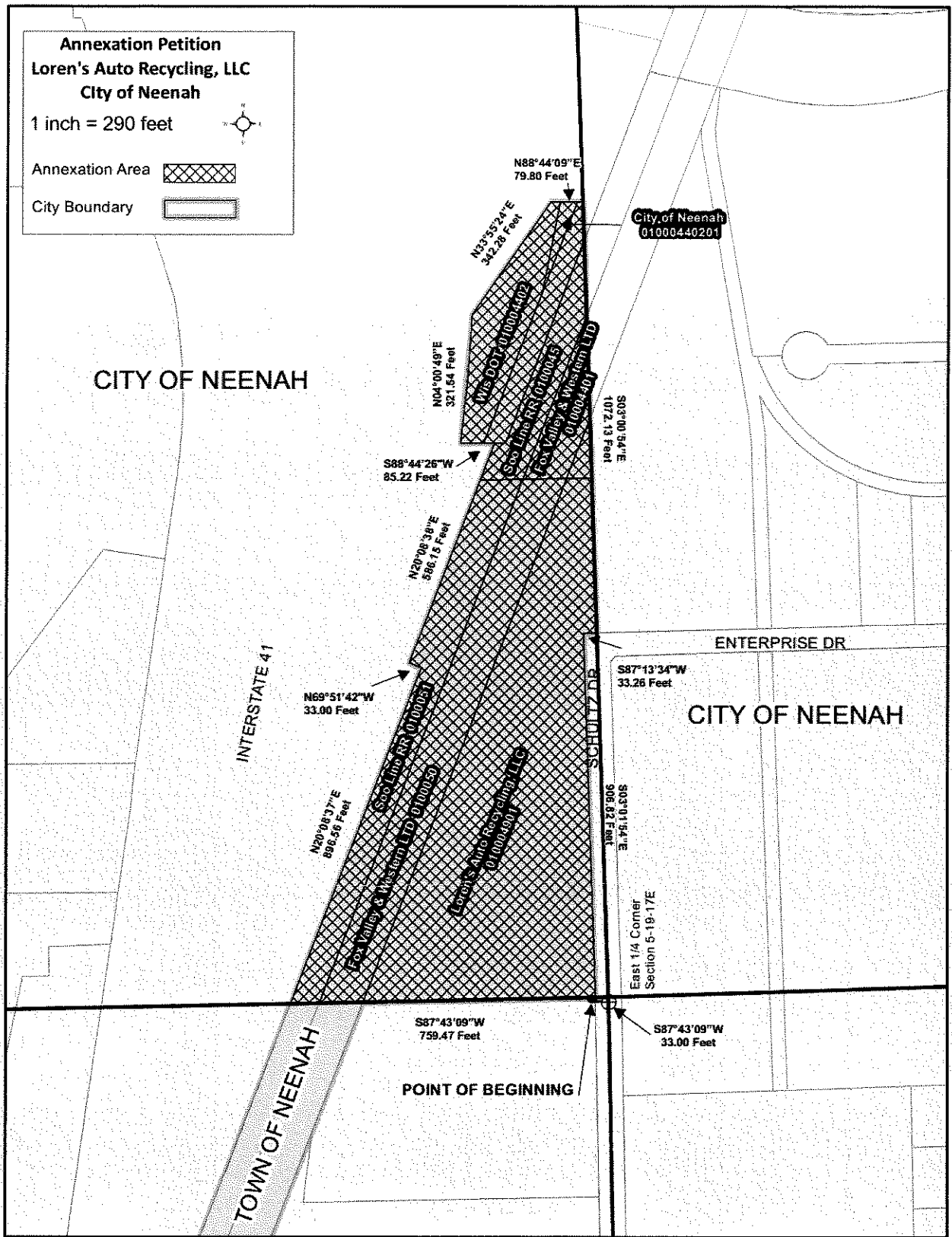
Property Address:
2405 Schultz Drive
Neenah, WI 54956

EXHIBIT A – Legal Description

Part of the NE 1/4 of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 826,260 Square Feet (18.97 Acres) of land described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 896.56 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 1072.13 feet, to the north right-of-way line of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.

EXHIBIT B – Scale Map





GOVERNOR

JOEL BRENNAN

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>

February 13, 2019

PETITION FILE NO. 14194

PATRICIA STURN, CLERK
CITY OF NEENAH
PO BOX 426
NEENAH, WI 54957-0426

ELLEN SKERKE, CLERK
TOWN OF NEENAH
1600 BREEZEWOOD LN
NEENAH, WI 54956

Subject: RANGELOFF 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 NEENAH to the CITY OF NEENAH (see attached description) must be reviewed pursuant to the statute. **This is a re-submittal of a previous petition – MBR #14182 – but this time utilizing one-half approval under s. 66.0217(3) Wis. Stats. and including an additional owner.**

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 March 05, 2019. 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: 14194

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

2. Is the annexation location described by government lot, recorded private claim, ¼ 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:

Paragraph 2 Line 4 of the legal description should include the word "feet" after 759.47. It should read "... 43 minutes 09 seconds West, 759.47 feet more or less..."

Prepared by:

Name: **Diane Culver**

Email: dculver@co.winnebago.wi.us

Phone: (920) 232-3335

Date: 2-13-19

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: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: Rangeloff

Petition Number: 14194

1. Territory to be annexed: From TOWN OF NEENAH To CITY OF NEENAH

2. Area (Acres): 18.97

3. Pick one: Property Tax Payments

OR

Boundary Agreement

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

\$ _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Paid by: Petitioner City Village

Other: _____

a. Title of boundary agreement *City of Neenah / Town of Neenah*
Boundary Agreement

b. Year adopted 2003

c. Participating jurisdictions City of Neenah / Town of Neenah

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate present land use of territory:

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

Undeveloped: _____%

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

In the town?: Industrial

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? I-2, Heavy Industrial District

c. How will the land be zoned and used if annexed? I-1, Planned Business Center District

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: Brad Schmidt
Email: BSchmidt@ci.neenah.wi.us
Phone: (920) 886-6126
Date: 2/18/19

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

(March 2018)



TONY EVERS

GOVERNOR

JOEL BRENNAN

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 05, 2019

PETITION FILE NO. 14194

PATRICIA STURN, CLERK
CITY OF NEENAH
PO BOX 426
NEENAH, WI 54957-0426

ELLEN SKERKE, CLERK
TOWN OF NEENAH
1600 BREEZEWOOD LN
NEENAH, WI 54956

Subject: RANGELOFF ANNEXATION

The proposed annexation submitted to our office on February 13, 2019, 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 NEENAH**, which is able to provide needed municipal services. This is a res-submittal of a previous petition – MBR #14182 – but this time utilizing one-half approval under s. 66.0217(3) Wis. Stats. and including an additional owner.

Note:

The legal description contains a typo which should be corrected. Specifically, Paragraph 2, Line 4 should include the word "feet" after 759.47.

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 14194 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=2268>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner