

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor 14221
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: Ryan Wessel

Address: 9542 16th Frontage Rd E

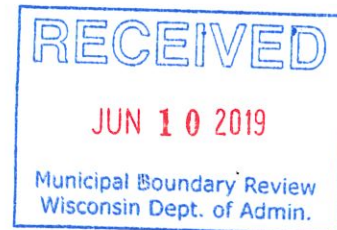
Onalaska

WI

54650

Email: Ryan@lacrosserealtor.com

Office use only:



1. Town where property is located: Town of Onalaska

2. Petitioned City or Village: City of Onalaska

3. County where property is located: La Crosse

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 4

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 10-1151-0

Petitioners phone:

608 - 792 - 7629

Town clerk's phone:

608-783-4958

City/Village clerk's phone:

608-781-9530

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
Makepeace Engineering

James Makepeace, P.E.

816 2nd Av S, Suite 800

Onalaska

WI

54650

City

State

Zip

Phone:

- -

Phone: 608 - 881 - 6030

E-mail:

E-mail: james@makepeaceengineering.com

Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of [s. 66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- ☒ Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per [s. 66.0217 \(2\)](#), or,
 - OR
 - ☐ Direct by one-half approval per [s. 66.0217 \(3\)](#)
- ☒ Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

14221

A Guide for Calculating the Fee Required by ss. 16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

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

\$ 600 **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$ 950 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

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

CK # 1076

BROHAM INVESTMENTS LLC

6/4

\$950

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

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.

14221

[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 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

14221

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Onalaska
W7052 Second Street
Onalaska, WI 54650

We, the undersigned, Ryan Wessel and Aaron Wessel
(Printed Name(s))

do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Onalaska, County of LaCrosse, Wisconsin to the City of Onalaska and that the subject property be zoned
R4 upon annexation.

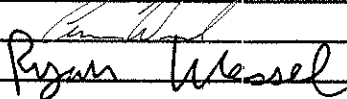
The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(2), Wisconsin Statutes. The number of electors residing within the boundaries of this property is 0 and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee. See Annexation Review Fee Guide.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

<u>SIGNATURES OF PETITIONERS</u>	<u>ADDRESS OF PROPERTY</u>	<u>DATE OF SIGNATURE</u>
----------------------------------	----------------------------	--------------------------

	No assigned address. La Crosse County Parcel # 10-1151-0	6/3/2019
	No assigned address. La Crosse County Parcel # 10-1151-0	6/3/2019

Tax Parcel Identification Numbers: 10-1151-0

Contact Person: Ryan Wessel

Telephone (608) 792 7629

Address: 9542 16 Frontage Road E, Onalaska, WI 54650

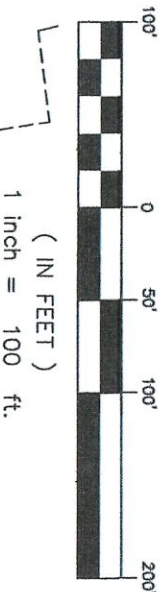
Email: Ryan@lacsoserealtor.com

For office use:	Date: _____	Initials: _____
Enclosures:	<input type="checkbox"/> Petition	<input type="checkbox"/> Legal Description <input type="checkbox"/> Map

415 Main Street, Onalaska, WI 54650

Land Use & Development Director 608-781-9590

Graphic Scale



SE - NW

N 1/4 Corner
Section 32
T17N-R7W

NE - SW
Section 32
T17N-R7W

Bearing Basis: The La Crosse County Coordinate System.
Referenced to the (WCCS) NAD 83 (2011) Adjustment:

State Road "35"

Width Varies

Width Varies

Note:
The 30' wide "right-of-ways"
benefit the subject property.

D.N. 752587

174,789 sq. ft.
4.01 acres

- LEGEND**
- = Found 1" Iron Pipe
(unless stated otherwise)
 - = Set 3/4" x 20" Rebar
(1.50 lb./lin. ft.)
 - () = Recorded dimensions
 - ⊕ = Found County marker
 - = Boundary of this survey
 - — — = Centerline
 - x — x — = Fence line
 - ☆ = Light Pole

S 1/4 Corner
Section 32
T17N-R7W



SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, hereby
certify that the survey shown and represented above is accurate and
true to the best of my knowledge and belief and that there are no
visible encroachments other than those shown.

Christopher W. Fechner PLS 2448

SURVEY FOR
Makepeace Engineering

Part of the NE-SW,
Section 32, T17N-R7W,
Town of Onalaska, La Crosse County, WI
State Road "35"

DRAWN BY: TS CF
DATE: 1/30/2019
REVISED BY: DATE:

SCALE: 1" = 100'

SHEET 1 OF 1

PROJECT NO:
S-7512

FIELD CREW:
RC LF

C R
Land Surveyors

917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

Legal Description

Part of the NE 1/4 of the SW 1/4, Section 32, T17N-R7W,
Town of Onalaska, La Crosse County, Wisconsin described as
follows:

Commencing at the North 1/4 corner of Section 32, thence
S 09°53'05" W 2781.47 feet to the point of beginning of
this description:

thence S 26°21'44" E 439.86 feet;
thence S 80°02'32" W 414.24 feet;
thence N 26°21'44" W 439.86 feet;
thence N 80°02'32" E 414.24 feet to the point of
beginning of this description.

Subject to any easements, covenants and restrictions of record.

Together with a "right-of-way" described in V. 380, P. 383,
and portrayed on the above survey drawing.

AFFIDAVIT OF CIRCULATOR

14221

I, Ryan Wessel being duly sworn, state: I reside at
W7761 Devon Place, Holmen, WI 54636, Wisconsin.

I personally circulated the attached petition in the town(s) of Onalaska,
La Crosse County, Wisconsin, commencing on the 3rd day
of June, 20 19 and terminating on the 3rd day of
June, 20 19, and personally obtained each signature on this petition. I
know that each person who signed is an elector or owner of the property located in the territory proposed
for annexation and signed the petition with full knowledge of its content of the date indicated opposite his
or her name. I know their respective residences given. I reside in the area described above. I am aware
that falsifying this affidavit is punishable under Sections 12.13(3)(a) and 946.32(1)(a) of the Wisconsin
statutes.

Subscribed and sworn to before me this

4th day of June, 20 19

Sally R. Inda sally R. Inda

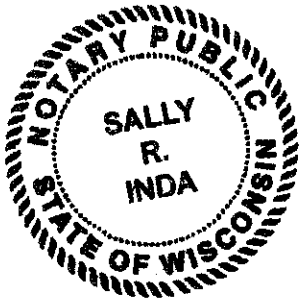
Notary Public

Expires: 9-11-21

State: WI

County: La Crosse

[Signature]
Signature of Circulator





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>

June 11, 2019

PETITION FILE NO. 14221

CAROLINE L. BURMASTER, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650-2953

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: RYAN WESSEL 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 ONALASKA to the CITY OF ONALASKA (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 July 01, 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:

14221

1. Territory to be annexed:

Ryan Wessel

From Town of:

Onalaska

To City/Village of:

Onalaska

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

Tax Roll, has Broham Investments LLC as owner

7. Other relevant information and comments about the annexation:

Prepared by:

Name:

Pam Hollnagel

Email:

hollnagel.pam@co.la-crosse.wi.us

Phone:

608-785-5510

Date:

6/12/19

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: Ryan Wessel

Petition Number: 14221

1. Territory to be annexed: From TOWN OF ONALASKA

To CITY OF ONALASKA

2. Area (Acres): 4.01

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

City of Onalaska, Village of Holmen, and Town of Onalaska Boundary Agreement

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

\$ _____

a. Title of boundary agreement

b. Year adopted 2016

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions

Town of Onalaska, City of Onalaska,

d. Statutory authority (pick one)

Village of Holmen

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: _____

☐ 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: _____%

Undeveloped: 100 %

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

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

Other: _____%

Comments: multi-family residential

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?

parkland, vacant area, stormwater retention

In the town?: vacant (billboard), 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. 2

2

Water Supply immediately

☐

☐

or, write in number of years. 2

2

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:

Sanitary Sewer Extension ^{estimated} > \$500,000
Water main extension

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? Recreation and Natural Resources

c. How will the land be zoned and used if annexed? Multi-Family Residential (R-4)

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: Katie Aspenson

Email: kaspenson@onalaskawis.gov

Phone: 608-781-9590

Date: 6/11/19

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

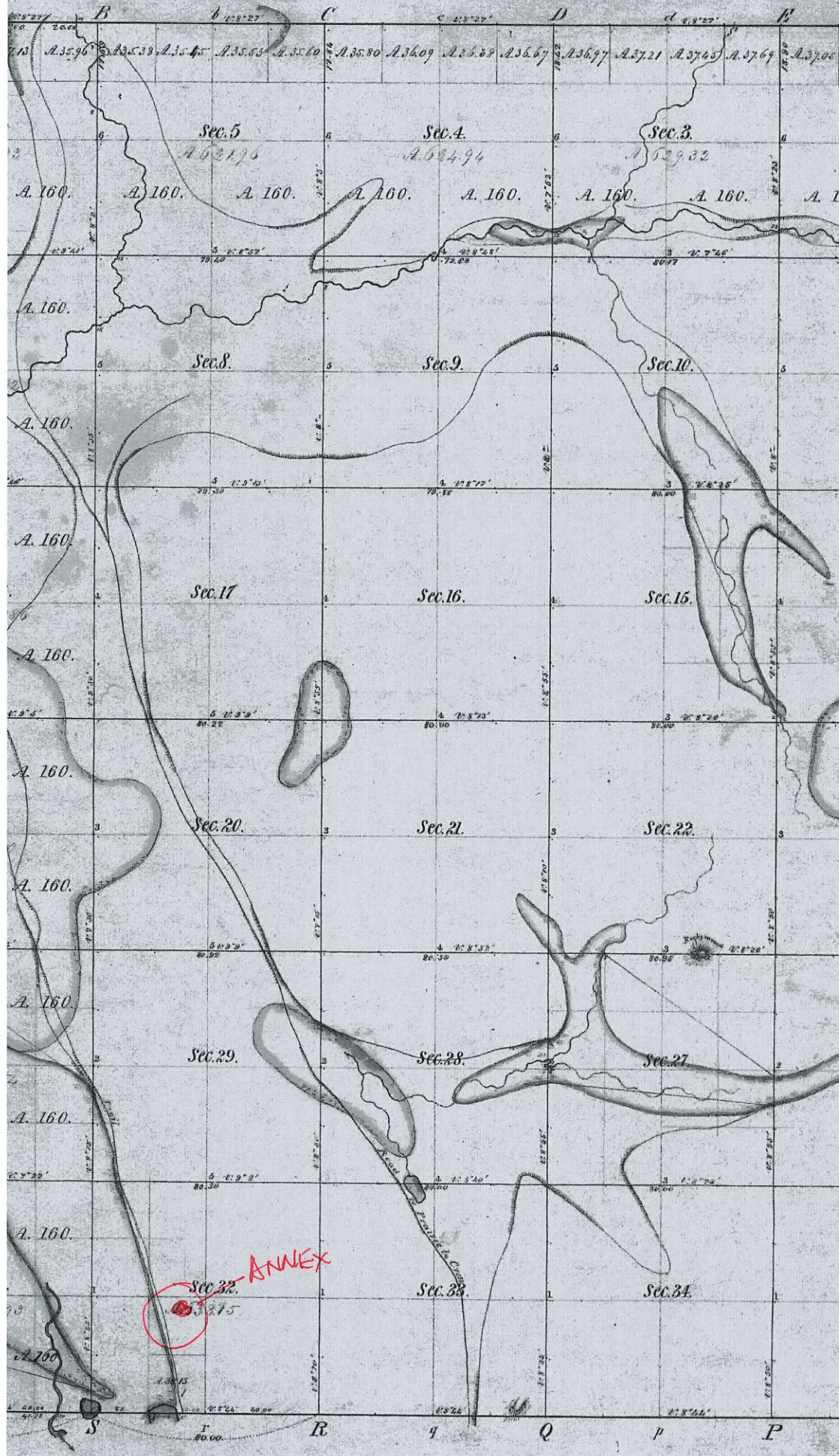
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



43.9048670 -91.2408722 Degrees

Township N^o 17 N; Range N^o 7 West,



EAST PART ONALASKA

NORTHWEST PART

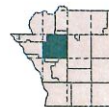
HAMILTON

SOUTHWEST PART

HOLLAND

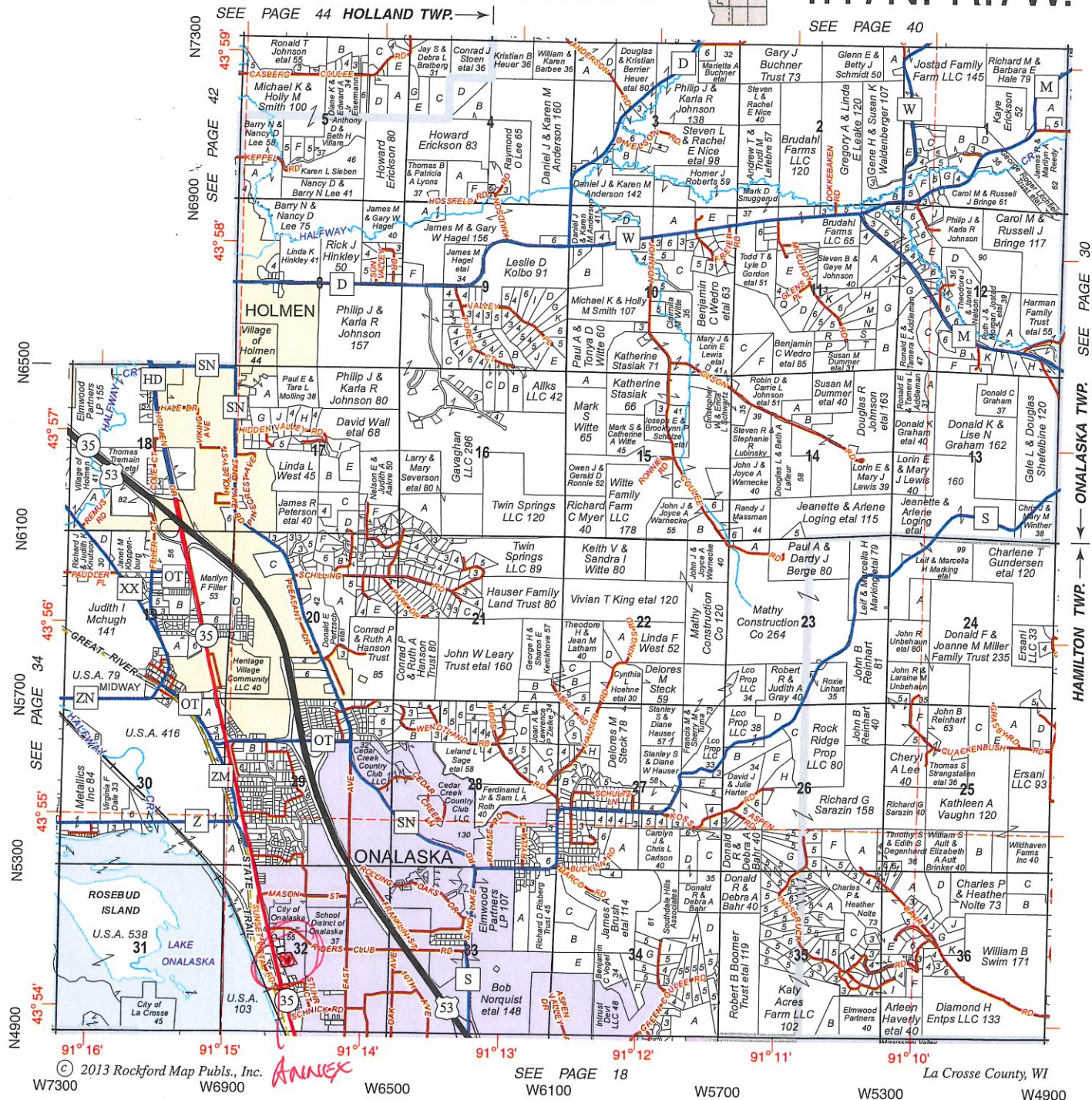
T.17N.-R.7W.

Refer to page 53 for keyed parcels



SEE PAGE 44 HOLLAND TWP. →

SEE PAGE 40



SEE PAGE 30
ONALASKA TWP.
HAMILTON TWP.

© 2013 Rockford Map Pubs., Inc.

W7300

W6900

W6500

SEE PAGE 18

W6100

W5700

W5300

La Crosse County, WI

W4900



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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>

June 21, 2019

PETITION FILE NO. 14221

CAROLINE L. BURMASTER, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650-2953

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: RYAN WESSEL ANNEXATION

The proposed annexation submitted to our office on June 10, 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 ONALASKA**, which is able to provide needed municipal services.

Note: The scale map of the territory being annexed must clearly show and identify the existing municipal boundary. If the '30' wide right of way per V.380 P.383' is to be annexed, then the right of way must be included in the metes and bounds description of the territory being annexed; description by reference to an external document does not comply with s. 66.0217 (1) (c), Wis. Stats.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14221 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=2295>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner