

JMM CONSULTING, LLC
CONSULTING ENGINEERS

840 CHALLENGER DRIVE – SUITE 140
GREEN BAY, WI 54311
PHONE: (920) 592-9606
FAX: (920) 592-9613

April 23, 2021

Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701

Re: Albert Lee Fuhrman – Direct Annexation by Unanimous Approval

Dear Sirs:

On behalf of Mr. Albert Lee Fuhrman, the owner of the subject property being annexed, please find enclosed the following items:

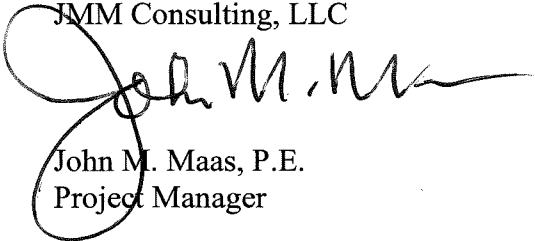
- Request for Annexation Review
- Petition
- Check for \$1,150.00

Pursuant to the Annexation Submittal Guide, we are providing the Petition to the City Clerk and Town Clerk along with a copy of this letter.

If you have any questions, or if you need any additional information, please do not hesitate to contact this office.

Very truly yours,

JMM Consulting, LLC



John M. Maas, P.E.
Project Manager

Enclosures

cc: Albert I. Fuhrman
E5857 C.T.H. "K"
Reedsburg, WI 53959

City Clerk
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

Town Clerk
Town of Reedsburg
600 West Main Street
Reedsburg, WI 53959

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: **ALBERT L. FUHRMAN**

Address: **E5857 C.T.H. "K"**

REEDSBURG, WI 53959

Email: **albiefuhrman@gmail.com**

Office use only:

RECEIVED

April 30, 2021

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF REEDSBURG**

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

3. County where property is located: **SAUK COUNTY**

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

5. Area (in acres) of the territory to be annexed: **13.63 ACRES**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **PART OF 0627-0000** being all of Parcel No. 030-0627-20000.

Petitioners phone:

(608) 524-6853

Town clerk's phone:

(608) 524-3753

City/Village clerk's phone:

(608) 524-6404

Contact Information if different than petitioner:

Representative's Name and Address:

JON HERMANS

4050 NICOLET DRIVE

GREEN BAY, WI 54311

Phone: **(920) 866-2926**

E-mail:

JON.NICOLETLUMBER@GMAIL.COM

Surveyor or Engineering Firm's Name & Address:

JOHN M. MAAS, P.E.

JMM CONSULTING, LLC

840 CHALLENGER DRIVE - SUITE 140

GREEN BAY, WI 54311

Phone: **(920) 592-9606**

E-mail: **MMAINCGB@AOL.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

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

\$1,150 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: 4-30-2021

Payee: Nicolet Lumber Co Inc

Check Number: 11541

Check Date: 4-21-2021

Amount: 1,150⁰⁰

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 ALBERT L. FUHRMAN'S ANNEXATION FOR
DIRECT ANNEXATION BY UNANIMOUS APPROVAL**

To: City Clerk
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

To: Town Clerk
Town of Reedsburg
600 West Main Street
Reedsburg, WI 53959

The undersigned, constituting one-hundred (100) percent of the Owners of the following described lands, located in the Town of Reedsburg, Sauk County, Wisconsin, lying South of the City of Reedsburg on C.T.H. "K", do hereby petition the Honorable Mayor and Common Council of the City of Reedsburg, to annex the lands described below and shown on the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Reedsburg, Sauk County, Wisconsin. The subject lands will have to be detached from the Town of Reedsburg, Sauk County, Wisconsin and be attached to the City of Reedsburg and that the subject property be zoned R-3 – Multi-Family upon annexation.

Purpose of Annexation:

The lands are being annexed to the City of Reedsburg to obtain sanitary sewer and water service for the proposed development of said lands as a Multi-Family Housing project.

Legal Description of Lands:

Lot 1 of Certified Survey Map Number #7022, recorded in Volume 43 of CSMs on Page 7022, as Document Number 1217269, in the Office of the Register of Deeds, in and for, Sauk County, Wisconsin being part of the Northeast Quarter of the Northwest Quarter (NE ¼ of the NW ¼) of Section 16, Township 12 North, Range 4 East, in the Town of Reedsburg, Sauk County, Wisconsin.

And including that portion of the C.T.H. "K" road right-of-way contiguous and adjacent to the above described property, lying between the centerline of the right-of-way of said road and the above described property, and located in the NE ¼ of the NW ¼ of Section 16, Township 12 North, Range 4 East, in the Town of Reedsburg, Sauk County, Wisconsin.

Said Lot 1 contains 583,525 square feet (13.396 acres) and is all of Parcel No. 030-0627-20000. Said right-of-way contains 5,370 square feet (0.123 acres) and is all of Parcel No. 030-0627-00001. The total annexation including C.T.H. "K" road right-of-way is 13.519 acres. Refer to the attached map showing the total proposed annexation.

The subject property is contiguous to the current boundaries of the City of Reedsburg. A complete and accurate legal description and map of the area is attached hereto.

This instrument constitutes a Petition for Direct Annexation. The number of electors residing within the boundaries of the subject property is zero (0) and the undersigned is the sole owner and fee title holder of the subject property.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration for review along with the Department of Administration annexation fee.

Number of Person(s) and Electors residing in Territory to be Annexed:

There are no (0) persons or electors residing on the lands to be annexed.

Dated this 20~~th~~ day of APRIL, ~~January~~, 2021.

Albert L. Fuhrman.

Albert L. Fuhrman.
Print Name of Owner

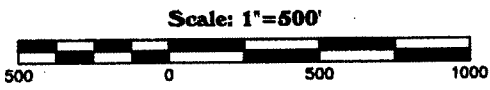
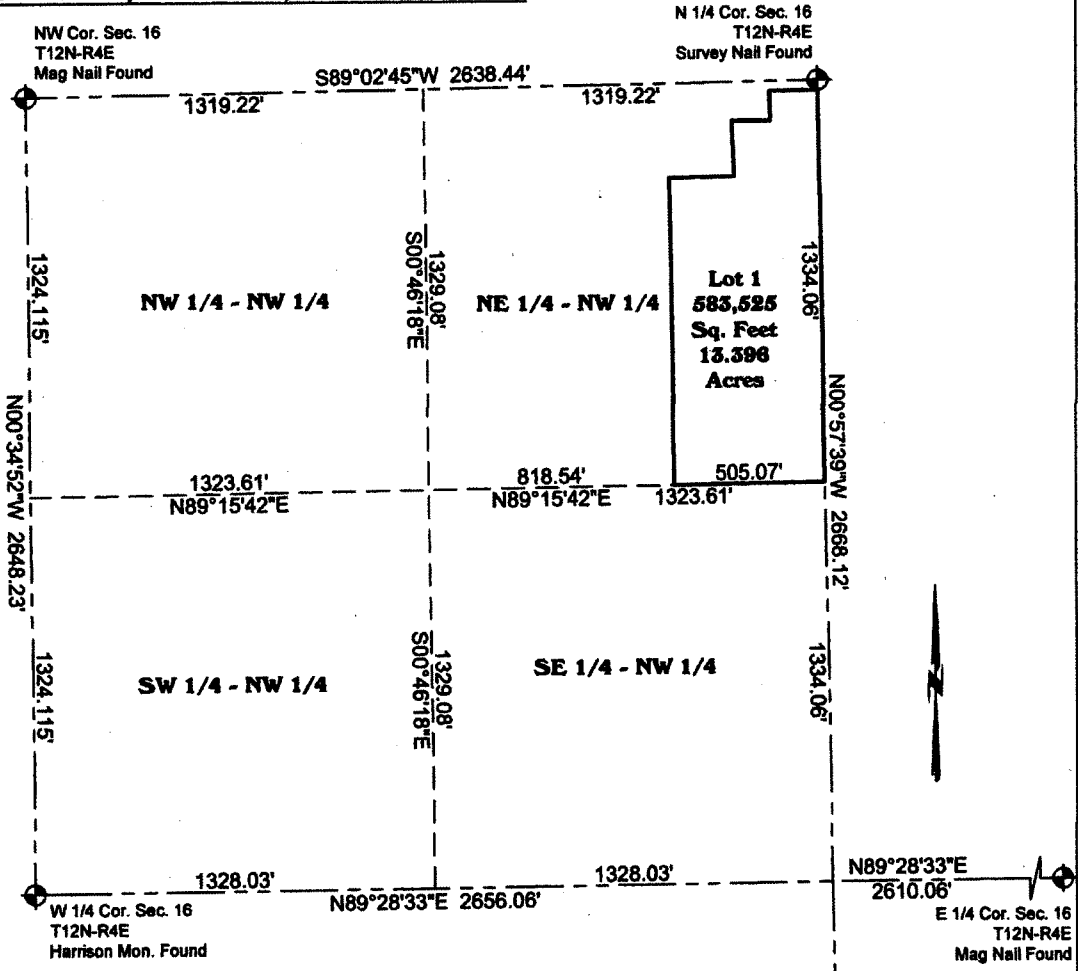
4-20-21.
Date Signed

**FUHRMAN ANNEXATION EXHIBIT
TO THE
CITY OF REEDSBURG**

CERTIFIED SURVEY MAP

**Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township
12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.**

Section 16, T12N-R4E, Subdivision Detail



JNT
Professional Land
SURVEYORS, INC.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0920-101

WISCONSIN
★ ARON D. BALLAST ★
S-288
GREEN BAY,
WISCONSIN
LAND SURVEYOR
04/19/2021

S 1/4 Cor. Sec. 16
T12N-R4E
Slim Line Harrison Mon.
Found

1/11 LL2

Da 7077.A

FUHRMAN ANNEXATION EXHIBIT
TO THE
CITY OF REEDSBURG

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin bounded and described as follows:

Commencing from the North 1/4 Corner of said Section 16 also being the Point of Beginning; thence S89°02'45"W a distance of 163.10 feet along the north line of the Northwest 1/4 of said Section 16, to the East Line of lands described in Warranty Deed, Document No. 974574; thence S02°16'09"E a distance of 131.46 feet along said East Line to the South Line of said lands described in Warranty Deed, Document No. 974574; thence S89°43'51"W a distance of 130.00 feet along said South Line to the East Line of lands described in Warranty Deed, Document No. 373936; thence S02°16'09"E a distance of 183.81 feet along said East Line of said lands described in Warranty Deed, Document No. 373936; thence S89°28'54"W a distance of 219.18 feet; thence S00°57'39"E a distance of 1020.19 feet to the South Line of said Northeast 1/4 of the Northwest 1/4; thence N89°15'42"E a distance of 505.07 feet along said South Line to the East Line of said Northeast 1/4 of the Northwest 1/4; thence N00°57'39"W a distance of 1334.06 feet along said East Line to the Point of Beginning; having an area of 588,895 Square Feet (13.519 Acres) more or less and being subject to all easements and restrictions of record.

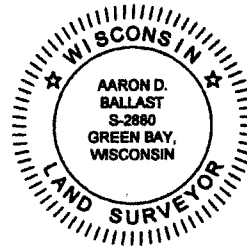
I do hereby further certify that I have made such survey under the direction of Albert L. Fuhrman, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administrative Code, the Town of Reedsburg and Sauk County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed April 13th, 2021

Dated this 19th day of April, 2021



Aaron D. Ballast, S-2880-008



RESTRICTIVE COVENANTS

1. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



1/11/12

D. 7017 R


FUHRMAN ANNEXATION EXHIBIT
TO THE
CITY OF REEDSBURG

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township
12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

OWNER'S CERTIFICATE:

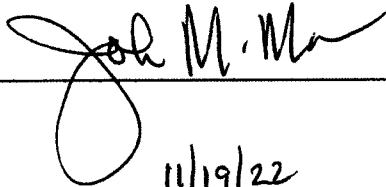
As owner, I hereby certify that I caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Reedsburg, City of Reedsburg, Sauk County.


Albert Lee Fuhrman

STATE OF WISCONSIN)
COUNTY OF SAUK) ss

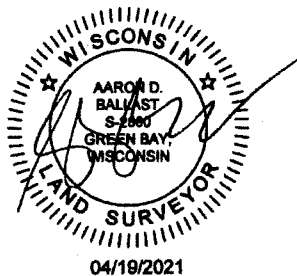
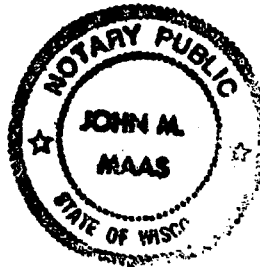
Personally came before me this 20TH day of April 2021, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public



My Commission Expires

11/19/22



FUHRMAN ANNEXATION EXHIBIT
TO THE
CITY OF REEDSBURG

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township
12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

CERTIFICATE OF THE TOWN OF REEDSBURG

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Reedsburg Town Board
and made effective this 20TH day of APRIL, 2021.

Town Board Chairperson

CITY OF REEDSBURG APPROVAL

This Certified Survey Map is hereby approved by the City of Reedsburg this 26TH day of APRIL, 2021.

Mayor Dave G. Estes

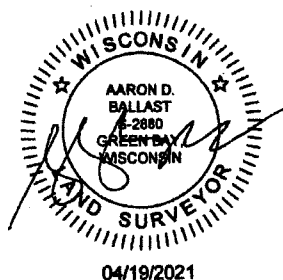
SAUK COUNTY PLANNING AGENCY APPROVAL

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved and in compliance
with Chapter 236 of the Wisconsin State Statutes, and the zoning requirements for the Sauk County Planning
Agency and Land Division Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County
Planning Agency and made effective this 22nd day of April, 2021.

Administrator

4-22-21
Date



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: **Fuhrman**

Petition Number: **14390**

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

2. Area (Acres): 13.159

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: *Intermunicipal Cooperation Agreement Between the City of Reedsburg and the Town of Reedsburg*

b. Year adopted: 2007

c. Participating jurisdictions: City and Town of Reedsburg

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: _____%

Undeveloped: 100%

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

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

Other: _____%

Comments: _____

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

Plat Name: _____

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

Single-family and Multi-family residential

In the town?: Agricultural

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? Agricultural

c. How will the land be zoned and used if annexed? R-3 Multi-family Residential

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>

Ward 13

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

Prepared by: Town City Village

Name: Brian Duvalle

Email: bduvalle@ci.reedsburg.wi.us

Phone: 608-768-3354

Date: May 4, 2021

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 030-0627-20000 - CSM 7022 Lot 1 030-0627-00001 - Dedicated to Public	From Town of: Town of Reedsburg	To City/Village of: City of Reedsburg
--	------------------------------------	--

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, ¼ - ¼ 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.
- Y (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
- N/A (7) Legend
- Y (8) Total area/acreage of annexation ← 13.519A per CSM 7022

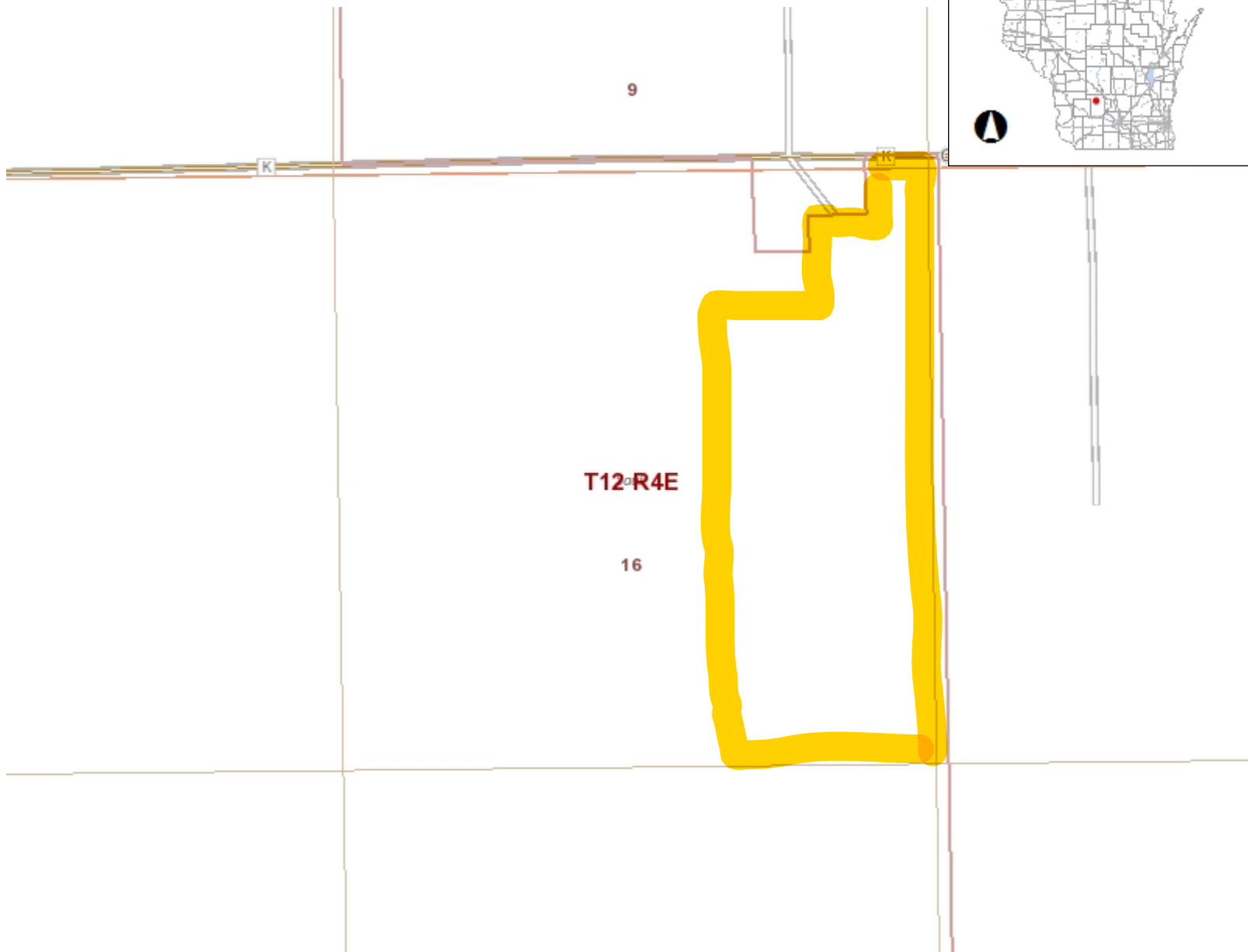
3. Other relevant information and comments:

Prepared by: Jodie Platzke
Title: Lead Real Property Lister
Phone: 608-355-3575
Date: 5/5/2021

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



Surface Water Data Viewer Map



- 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



NAD_1983_HARN_Wisconsin_TM

1: 3,960

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/>

Notes



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>

May 19, 2021

PETITION FILE NO. 14390

JACOB CROSETTO, CLERK
CITY OF REEDSBURG
134 S LOCUST ST
REEDSBURG, WI 53959-1934

REBECCA MEYER, CLERK
TOWN OF REEDSBURG
S3886 GROTE HILL RD
REEDSBURG, WI 53959-9487

Subject: FUHRMAN ANNEXATION

The proposed annexation submitted to our office on April 30, 2021, 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 REEDSBURG**, which is able to provide needed municipal services.

Note: Per s. 66.0217 (1) (c) Wis. Stats. The entirety of the territory being annexed should be described by metes and bounds commencing from a monumented corner of the quarter-section in which the territory lies.

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 14390 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=2464>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner