

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **Shepherd of the Hills**

Phone: **262-894-7870**

Email: **dabel@farmersagent.com**

RECEIVED

February 14, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Bud Abel**

Phone: **262-894-7870**

E-mail: **dabel@farmersagent.com**

1. Town where property is located: **Barton**

2. Petitioned City or Village: **West Bend**

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

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

5. Area (in acres) of the territory to be annexed: **23.1**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
T2-0197

Include these required items with this form:

- 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 [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(2021)

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)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**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 & form received: 2-11-2022

Payer: Shepard of the Hills Lutheran Church

Check Number: 7517

Check Date: 2-4-22

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).

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



Letter of Transmittal

TO: WI Department of Administration
PO Box 1645
Madison, WI 53701

DATE: 2/7/2022

ATTN: Municipal Boundary Review

RE: Shepherd of the Hills Annexation JOB # RC-16
6869 Wildwood Rd, West Bend, WI 53090

WE ARE SENDING YOU:

- Map Petition for Annexation Legal Description Check for Fee
 Water Service Agreement City Application Other: Request for Annexation Review Form

COPIES	DATE	NO.	DESCRIPTION
1	2/7/22		Request for Annexation Review Form
1	2/7/22		11"x17" Map
1	2/7/22		8-1/2"x11" Water Service Agreement, Legal Description, Signed Petition
1	2/7/22		8-1/2"x11" City of West Bend Application (for reference)

SENT VIA: Attached Separate Cover

THESE ARE TRANSMITTED as checked below:

- For Your Use Approved as Submitted Resubmit for Approval
 Approval & Execution Approved as Noted Resubmit for Approval
 As Requested Returned For Corrections Other: _____
 Review and Comment

REMARKS:

Enclosed are copies of the Petition for Annexation and associated attachments for the Shepherd of the Hills annexation from the Town of Barton to the City of West Bend.

If you have any questions, please contact McKenzie Swartwout at 262-330-6303 or via e-mail at mwartwout@quamengineering.com.

Thank you.

MS

Cc: File

PETITION FOR ANNEXATION

TO: Council of the City of West Bend, Wisconsin

It is hereby requested by the sole property owner of the area proposed for annexation to annex certain property described herein lying in the Town of Barton to the City of West Bend, County of Washington, Wisconsin.

The area proposed for annexation is described as follows:

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 19 EAST, IN THE TOWN OF BARTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°48'02" EAST, 165.00 FEET, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 01°48'02" EAST, 673.80 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 88°12'53" WEST, 417.95 FEET;
THENCE SOUTH 06°01'02" EAST, 169.65 FEET, TO THE CENTERLINE OF SCHUSTER DRIVE;
THENCE NORTH 56°15'21" WEST, 672.27 FEET, ALONG SAID CENTERLINE;
THENCE NORTH 55°00'53" WEST, 494.25 FEET, ALONG SAID CENTERLINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4;
THENCE NORTH 01°58'40" WEST, 357.47 FEET, ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE NORTH 89°44'37" EAST, 1217.91 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 01°48'02" EAST, 165.00 FEET, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION;
THENCE NORTH 89°44'37" EAST, 132.00 FEET, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING.

1. There is one (1) property owner in the area proposed for annexation.
2. The land abuts the municipality and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.
4. The area of land proposed for annexation, in acres, is 23.1 acres.
5. The population of the parcel proposed to be annexed is zero (0).
6. This purpose of the petition is for Direct Annexation by Unanimous Approval, per s.66.0217 (2) Wis. Stats. The reason for the requested annexation is to comply with the Water Service Agreement through the City.
7. Attachments to this petition include a copy of the scaled annexation map and a word document format of the legal description.

PETITIONER'S REQUEST: That pursuant to Wisconsin Statutes § 66.0217, the property described herein be annexed to and included within the City of West Bend, Wisconsin.

Dated: 2/2/2022

Signatures: [Signature], PRESIDENT

LEGAL DESCRIPTION

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**DEPARTMENT OF DEVELOPMENT
ANNEXATION APPLICATION**

FOR OFFICE USE ONLY	
Date Received:	_____
File:	_____
Fee Paid:	_____ Ck. #: _____
Special Charges Required:	Yes ___ No ___
Property Taxes Paid:	\$ _____
CC:	Admin. Finance, Clerk, Engineering & GIS, Assessor

NOTE: AN ANNEXATION PETITION IN ACCORDANCE WITH WISCONSIN STATUTES 66.0217 MUST BE SUBMITTED WITH THIS APPLICATION

Property Owner (Please Type or Print)

Owner's Agent (Please Type or Print)

Name Shepherd of the Hills		
Address 6869 Wildwood Road		
City West Bend	State WI	Zip Code 53090
Telephone(s) 262-334-9892		
Mobil No.		
Fax No.		
E-Mail dabel@farmersagent.com		

Name Bud Abel		
Address 6869 Wildwood Road		
City West Bend	State WI	Zip Code 53090
Telephone(s) 262-894-7870		
Mobil No.		
Fax No.		
E-Mail dabel@farmersagent.com		

1. Annexations (Attachments) from the Town of West Bend.

Town of West Bend annexations are reviewed according to the procedures contained in the October 29, 2001 Cooperative Boundary Plan between the City of West Bend and the Town of West Bend.

Annexations from the Towns of Barton, Trenton, Jackson or Farmington.

Pursuant to Wisconsin Statutes an annexation petition should be submitted to the City of West Bend in accordance to 66.0217. In accordance with 66.0217(14), the City of West Bend is required to pay annually to the town, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under §70.65, in the year in which the annexation is final. As a condition of the annexation, the petitioner will need to pay the city the required property tax amount as calculated in part 2 of this application.

2. List the property location, Town Tax Key number(s), acreage, and equalized (full) value of each parcel as last assessed by the township.

Property Location: NE ¼, Section 9, T 11 N, R 19 E, Town of Barton

Parcel	Town Tax Key #	Acreage	Assessed Land Value	Assessed Value of Improvements	Total Assessed	Taxing Jurisdiction (Town Tax Only)
1	T2-0197	23.1	\$155,000	\$0.00	\$155,000	T2-Town of Barton
2						
3						
4						
					Annual Total	\$ 2,017.66
					5 X Total	\$ 10,088.30

3. List the population of the parcel(s) proposed to be annexed.

Adults (18 years and over) 0
Children (1-4 years) 0

Children (5-17 years) 0
Total 0

4. List the current use(s) of the land proposed to be annexed. If there is more than one general use, record the acreage (or sq. ft.) of each listed use: The current land use is a church/place of worship.

5. Explain the purpose of the Annexation (or Attachment): To comply with the Water Service Agreement between the Owner and the City.

6. What are the existing town zoning district(s) of the parcel(s): I - Institutional

7. List the requested temporary zoning district(s) pursuant to the City Zoning Code: I-1 Institutional and Public Service District

8. Does this property contain Washington County Shoreland and Wetland zoning? Yes No

If yes, the annexation map submittal to staff must identify all County Shoreland and Wetland boundaries.

9. Does the property contain floodplain? Yes No

10. Is this land zoned "exclusive agriculture" by the Town? Yes No

Has the property owner participated in a Farmland Preservation Program? Yes No

If yes, see acknowledgement B.

ACKNOWLEDGEMENTS

- A. Prior to City Council action on an annexation, the City of West Bend must obtain the following materials from all landowners: 1) the dedication by deed of any required street or highway right-of-way in accordance with the City of West Bend Official Map, 2) the payment of any existing special assessments or charges and, 3) the submission of a Consent and Waiver for Special Assessments for future city improvements affecting the annexed property. These requests may be incorporated into an Annexation Agreement.
- B. Pursuant to the Wisconsin Department of Agriculture, Trade, and Consumer Protection, when land zoned for exclusive agricultural use is rezoned, tax credits paid out previously must be paid back to the State of Wisconsin. Please complete and submit to the Department of Agriculture, Trade, and Consumer Protection, a Notice of Rezoning or Conditional Use/Special Exception.
- C. The annexation application fee includes the cost of the publications for the annexation ordinance and the cost of the zoning amendment for the city to follow-up with the assignment of permanent zoning.
- D. **The Department of Development staff has advised the owner/applicant if special assessments or charges are or are not due upon the annexation of this property.** Yes No

NOTE: *In addition to the above basic land development fee, the city reserves the right to charge additional fees for the actual costs to the city to review, process, and to record development project documents and plans. The applicant will be billed, and payment shall be received, prior to the approval of the annexation.*

I acknowledge that the attached annexation petition and map have been prepared per Wisconsin Statutes 66.0217, and that I have read and understand the city's annexation procedures.

The application and plan set can be submitted electronically in a PDF format to: citydcd@ci.west-bend.wi.us

The application must be signed by the property owner and can be emailed, faxed, or mailed to the DOD. Fees can be mailed to the DOD within three working days.

Upon annexation to the City of West Bend, you will be notified of your new city address, city ward, and polling place. Emergency responders (Fire and Police) will be notified of the new address change as well as the United States Post Office, Public Works, Water and Sewer Utilities, West Bend School District and the West Bend Daily News.

[Signature]
Signature of PROPERTY OWNER (Required)

SHEPHERD OF THE HILLS
Printed name of Property Owner (Required)

Date: 01/21/2022

[Signature]
Signature of AGENT

BUD ABEL
Printed Name of Agent

Date: 01/21/2022

WATER SERVICE AGREEMENT

This Agreement is made by and between Shepherd of the Hills Evangelical Lutheran Church, Inc., a Wisconsin non-stock corporation, ("Church"), and the City of West Bend, a Wisconsin municipal corporation ("City").

Recitals:

- A. The Church owns certain property located at 6869 Wildwood Road ("Property") in the Town of Barton, Washington County, Wisconsin described as:

That part of the NE ¼ of the NE ¼ of Section 9, Town 11 North, Range 19 East, Town of Barton, Washington County, Wisconsin, which lies North of the town road running northwest-southeast through said NE ¼ of the NE ¼; excepting therefrom the following described parcels of land:

The North 165 feet of the East 132 feet of said NE ¼ of the NE ¼.

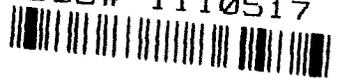
Commencing at a point 838.8 feet South of the Northeast corner of said Section 9; thence South 453 feet to a point in the centerline of said town road; thence N 55° 00' W along said centerline, 495 feet; thence N 4° 13' W, 169.65 feet; thence East, 418 feet to the place of beginning.

- B. The City previously installed a water main in Wildwood Road along the frontage of the Property.
- C. The Church desires to connect to the water main to serve the Property.
- D. The City is willing to permit such a connection subject to the terms and conditions set forth in this Agreement.

Agreement:

Therefore, the City and the Church agree as follows:

1. The Church shall pay the City of West Bend Water Utility \$7,394.50 in lieu of special assessments for its proportionate share of the costs of installing the water main along the frontage of the Property. The dollar amount owed was calculated based upon a cost of \$6.43 per linear foot of the Property's 1,150 feet of frontage on Schuster Drive.
2. Following such payment, the Church may install one water service lateral from the water main in Wildwood Road to the Property.

DOC# 1110517


Recorded
NOV. 29, 2005 AT 09:30:00AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$17.00

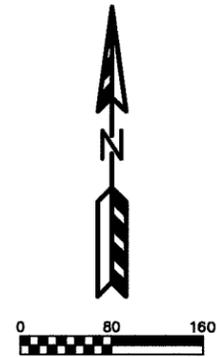
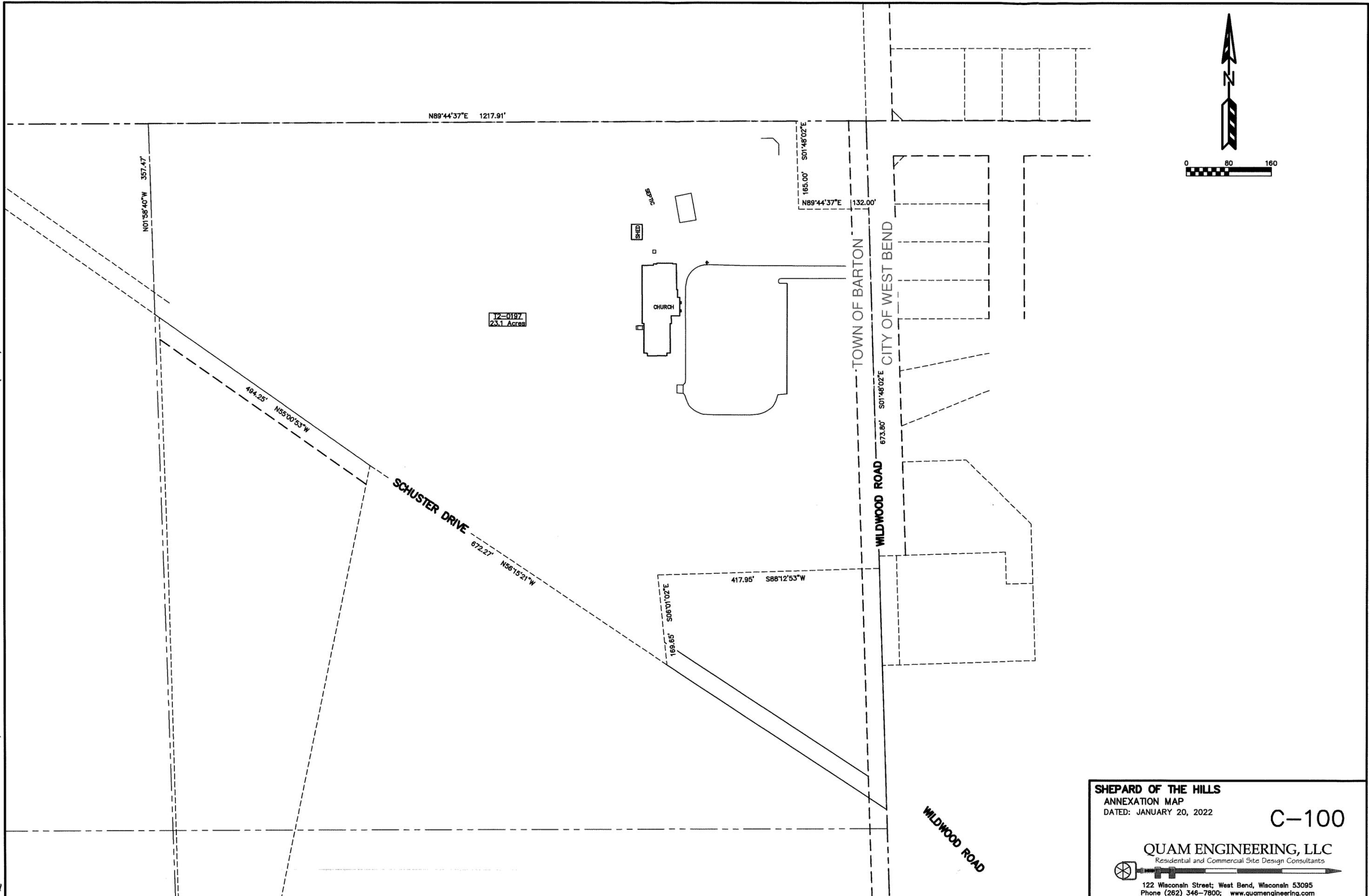
Return to:

City of West Bend - Clerk's Office
1115 South Main Street
West Bend, WI 53095

Tax Key Number:
T2-0197

3. The City shall install and maintain a water meter on the lateral.
4. The Church shall pay for metered water at rates established by the Public Service Commission for extraterritorial service by the City's Water Utility.
5. The Church shall comply with all laws, rules and regulations established for users of the City's water service whether by federal, state or local government.
6. In addition to whatever approvals may be required by the Town of Barton, the Church shall obtain site plan approval from the City, in accordance with Chapter 17 of the City Municipal Code, for any development of the Property.
7. In consideration of the future construction by the City of sanitary sewer, curb, gutter, storm sewer and sidewalk along Wildwood Road and Schuster Drive, the Church, for itself, its successors and assigns, does hereby acknowledge that said improvements will specifically benefit the Property and hereby consents to the levying, in accordance with §66.0703, Stats. and the City's Municipal Code, the cost of such improvements as a special assessment upon the Property in the proportion which the front footage or area of the Property bears to the total front footage or area of all properties benefited by the installation of such improvements. Further, the Church, for itself, its successors and assigns, does, in accordance with §66.0703(7)(b), Stats., hereby waive all special assessment notices and hearings otherwise required by §66.0703, Stats., and obligates itself, its successors and assigns, to pay such special assessments in the manner and upon the terms then established by the City. This consent and waiver shall be construed as a covenant running with the Property.
8. The Church shall annex the Property to the City when requested to do so by the City. This section does not prohibit the Church from voluntarily annexing the Property to the City prior to receiving a request from the City.
9. This Agreement shall run with the land and be binding upon the Church, its heirs, successors and assigns.

SIGNATURES ON THE FOLLOWING TWO PAGES



SHEPARD OF THE HILLS
 ANNEXATION MAP
 DATED: JANUARY 20, 2022

C-100

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 346-7800; www.quamengineering.com

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



Letter of Transmittal

TO: WI Department of Administration
PO Box 1645
Madison, WI 53701

DATE: 2/23/2022

ATTN: Municipal Boundary Review

RE: Shepherd of the Hills Annexation JOB # RC-16
6869 Wildwood Rd, West Bend, WI 53090

WE ARE SENDING YOU:

- Map Petition for Annexation Legal Description Check for Fee
 Water Service Agreement City Application Other: Request for Annexation Review Form

COPIES	DATE	NO.	DESCRIPTION
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1	2/23/22		11"x17" Map
1	2/23/22		Signed Petition

SENT VIA: Attached Separate Cover

THESE ARE TRANSMITTED as checked below:

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 Approval & Execution Approved as Noted Resubmit for Approval
 As Requested Returned For Corrections Other: _____
 Review and Comment

REMARKS:

Enclosed are copies of the Petition for Annexation and associated attachments for the Shepherd of the Hills annexation from the Town of Barton to the City of West Bend. This is a resubmittal due to revisions made to the map and legal description. The original submittal was mailed out on February 7th, 2022, and that envelope included the fee for this application.

If you have any questions, please contact McKenzie Swartwout at 262-330-6303 or via e-mail at mwartwout@quamengineering.com.

Thank you.

MS
Cc: File

Request for Annexation Review

WI Dept. of Administration
Municipal Boundary Review
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608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Wisconsin Department of Administration

Petitioner Information

Name: **Shepherd of the Hills**

Phone: **262-894-7870**

Email: **dabel@farmersagent.com**

Contact Information if different than petitioner:

Representative's Name: **Bud Abel**

Phone: **262-894-7870**

E-mail: **dabel@farmersagent.com**

1. Town where property is located: **Barton**

2. Petitioned City or Village: **West Bend**

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

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

5. Area (in acres) of the territory to be annexed: **23.1**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
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Include these required items with this form:

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(2021)

The check was already sent on 2/7/2022. There have been revisions made to the map and legal description, so we are resubmitting these documents so that the records are correct.

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

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\$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

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\$4,000 – Over 500 acres

\$1,150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

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DON'T attach the check with staples, tape, ...

**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 & form received: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.

- Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.

- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

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- 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:
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- 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.

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TO: Council of the City of West Bend, Wisconsin

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The area proposed for annexation is described as follows:

LEGAL DESCRIPTION

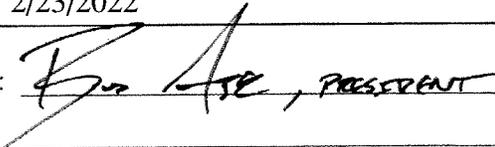
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 19 EAST, IN THE TOWN OF BARTON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

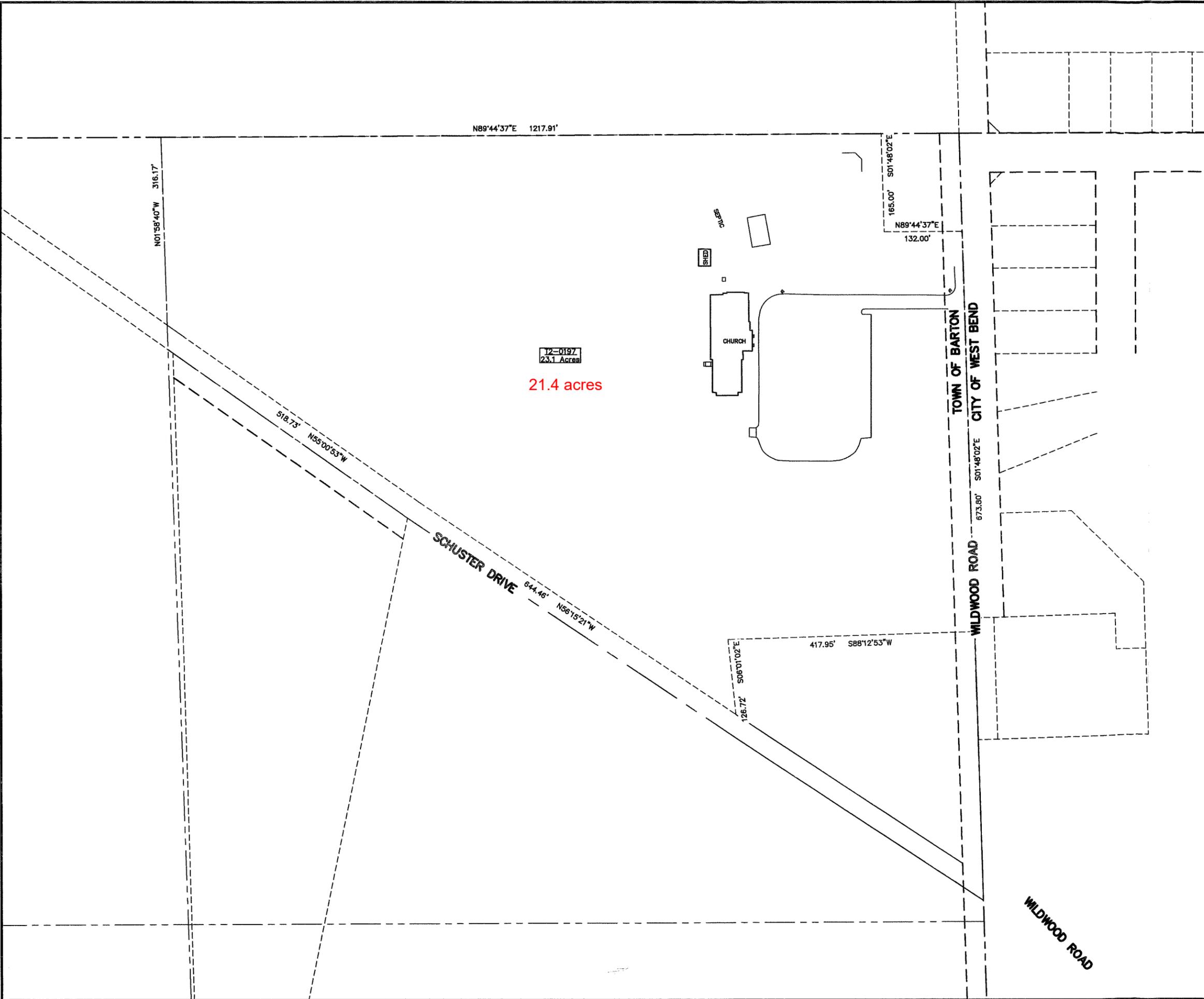
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°48'02" EAST, 165.00 FEET, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 01°48'02" EAST, 673.80 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 88°12'53" WEST, 417.95 FEET;
THENCE SOUTH 06°01'02" EAST, 126.72 FEET, TO THE NORTHEAST LINE OF SCHUSTER DRIVE;
THENCE NORTH 56°15'21" WEST, 644.46 FEET, ALONG SAID NORTHEAST LINE;
THENCE NORTH 55°00'53" WEST, 518.73 FEET, ALONG SAID NORTHEAST LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4;
THENCE NORTH 01°58'40" WEST, 316.17 FEET, ALONG SAID WEST LINE TO THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE NORTH 89°44'37" EAST, 1217.91 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 01°48'02" EAST, 165.00 FEET, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION;
THENCE NORTH 89°44'37" EAST, 132.00 FEET, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING.

1. There is one (1) property owner in the area proposed for annexation.
2. The land abuts the municipality and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.
4. The area of land proposed for annexation, in acres, is 23.1 acres. 21.4 acres
5. The population of the parcel proposed to be annexed is zero (0).
6. This purpose of the petition is for Direct Annexation by Unanimous Approval, per s.66.0217 (2) Wis. Stats. The reason for the requested annexation is to comply with the Water Service Agreement through the City.
7. Attachments to this petition include a copy of the scaled annexation map and a word document format of the legal description.

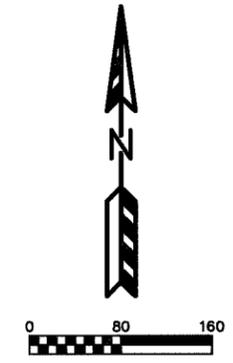
PETITIONER'S REQUEST: That pursuant to Wisconsin Statutes § 66.0217, the property described herein be annexed to and included within the City of West Bend, Wisconsin.

Dated: 2/23/2022

Signatures:  PRESIDENT



12-0197
23.1 Acres
21.4 acres



SHEPARD OF THE HILLS
ANNEXATION MAP
DATED: FEBRUARY 23, 2022

C-100

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



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: **Shepherd of the Hills**

Petition Number: **14483**

1. Territory to be annexed: From **TOWN OF BARTON** To **CITY OF WEST BEND**

2. Area (Acres): 23.1

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 246.11

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 1230.55

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: 0 Total: 0

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

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

Undeveloped: _____%

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

Residential: _____% 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?

Residential - EAST

In the town?: Residential - North, West; Commercial, South

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 - Institutional

c. How will the land be zoned and used if annexed? Institutional AND Single 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>

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

Prepared by: Town City Village

Name: JAMES REINKE

Email: REINKEJ@CI.WEST-BEND.WI.US

Phone: (262) 335-5122

Date: 3/7/2022

(March 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: 608-264-6104
wimunicipalboundaryreview@wi.gov
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Petitioner: **Shepherd of the Hills**

Petition Number: **14483**

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

To **CITY OF WEST BEND**

2. Area (Acres): **23.1**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **2,017.66**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **10,088.30**

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: **2768**

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

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

Undeveloped: _____% **Institutional 100%**

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

Residential: _____% 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?

In the town?: **R-6**

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? Institutional

c. 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

Name: Sherry Eckert

Email: clerk@barbortown.net

Phone: 262-334-2765

Date: _____

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

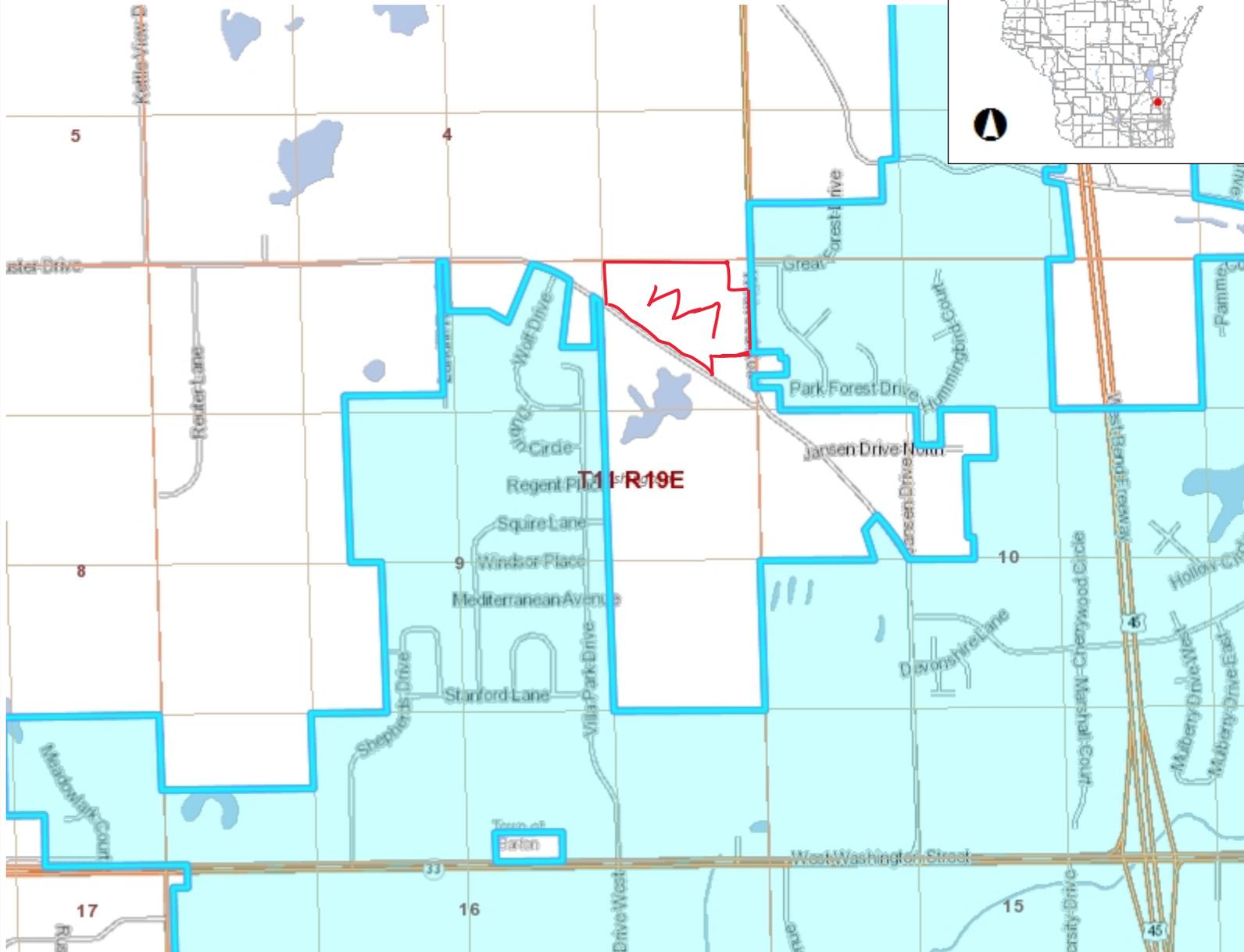
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



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: 15,840

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

KATHY BLUMENFELD

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 04, 2022

PETITION FILE NO. 14483

JAY SHAMBEAU, CLERK
CITY OF WEST BEND
1115 S MAIN ST
WEST BEND, WI 53095-4605

SHERRY ECKERT, CLERK
TOWN OF BARTON
3482 TOWN HALL RD
KEWASKUM, WI 53040

Subject: SHEPHERD OF THE HILLS ANNEXATION

The proposed annexation submitted to our office on February 14, 2022, 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 WEST BEND**, which is able to provide needed municipal services.

Note: Our calculations show the area of the proposed annexation as 21.4 acres.

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

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

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14483 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=2557>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner