

Petition for Annexation

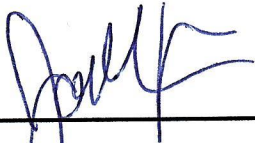
The undersigned, constituting 100% owner of the following described territory located in the Town of Kewaskum, Washington County, Wisconsin, lying contiguous to the Village of Kewaskum, petition the Village Board of the Village of Kewaskum to annex the territory described below and shown on the attached map, as permitted by Chapter 66 of the Wisconsin Statutes to the Village of Kewaskum, Washington County, Wisconsin

Land located the Northwest Quarter of the NORTHEAST Quarter (NW 1/4 NE 1/4) of Section Eight(8), Township Twelve (12) North of Range Nineteen (19) East, Town of Kewaskum, Washington County, Wisconsin. (Tax Key No. T8_0164)

AND The Southwest Quarter of the NORTHEAST Quarter (SW 1/4 NE 1/4) of Section Eight (8), Township Twelve (12) North of Range Nineteen (19) East, Town of Kewaskum, Washington County, Wisconsin. (Tax Key No. T8_0165).

There are no persons residing in the territory.

Dated this 1st day of February 2023



Joel Fleischman (Owner/Member)
J. Fleischman Solutions LLC
110 E Main Street
Campbellsport, WI 53010

ANNEXATION EXHIBIT

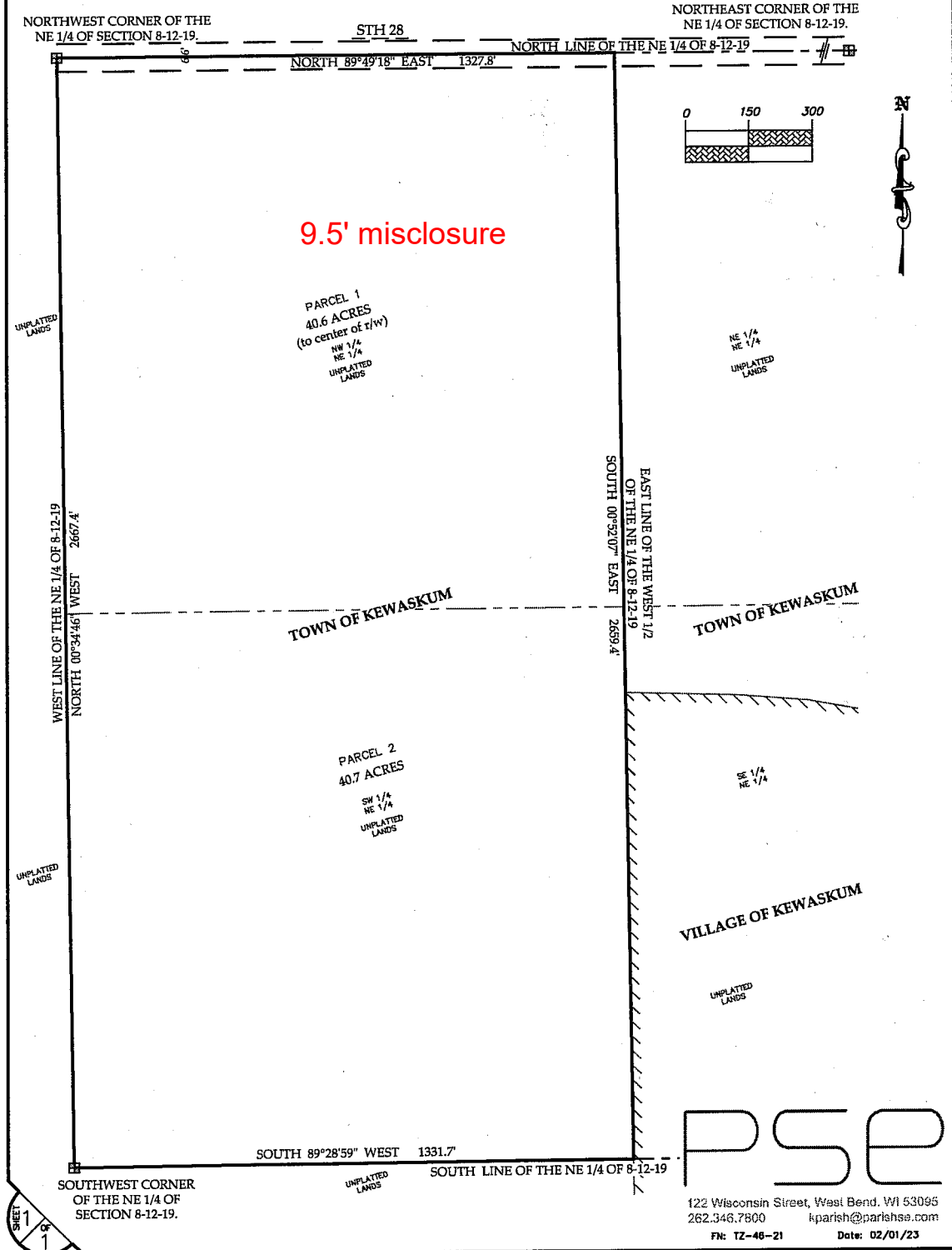
LEGAL DESCRIPTION

PARCEL 1:
THE NORTHWEST QUARTER OF THE NORTHEAST 1/4 (NW1/4 NE1/4) OF SECTION EIGHT (8), TOWNSHIP TWELVE (12) NORTH
OF RANGE NINETEEN (19) EAST, TOWN OF KEWASKUM, WASHINGTON COUNTRY, WISCONSIN.

AND,

need metes & bounds

PARCEL 2
THE SOUTHWEST QUARTER OF THE NORTHEAST 1/4 (SW1/4 NE1/4) OF SECTION EIGHT (8), TOWNSHIP TWELVE (12) NORTH
OF RANGE NINETEEN (19) EAST, TOWN OF KEWASKUM, WASHINGTON COUNTRY, WISCONSIN.



REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: T8-064 and t8-0165	From Town of: KEWASKIM	To City/Village of: KEWASKUM
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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

N (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

NA(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

Y(7) Legend

Y(8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: B. BRAITHWAITE
 Title: REAL PROPERTY LISTER
 Phone: 262.335.4370
 Date: 2-7-2023

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

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: **J Fleischman Solutions**

Petition Number: **14567**

1. Territory to be annexed: From **TOWN OF KEWASKUM** To **VILLAGE OF KEWASKUM**

2. Area (Acres): 80

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 484.23

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$2,421.15

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: _____% Industrial: _____%

Undeveloped: 100 %

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

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

Other: _____%

Comments: The property is currently zoned Residential, so it would require a zoning change.

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?

Lowland Conservancy

In the town?: Residential (on one side) and Agricultural Preservation (on the other side)

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 _____

NOT SURE- The Town of Kewaskum offers EMS and Police/Fire protection; private septic and well services are available. The town is willing to change zoning to meet proposed development.

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:

Sanitary Sewers immediately
or, write in number of years. _____

City/Village Town

Private Onsite Waste Treatment System would need to be installed.

Water Supply immediately
or, write in number of years. _____

Well is currently on site.

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 the property stays in the town, the well is existing. Storm Retention Ponds would be dual purpose for storm as well as fire protection. The Private Onsite Waste Treatment System would need to be added.

Fire Protection: \$100,000

P.O.W.T.S.: \$80,000

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? Residential (the territory is zoned Residential on the comprehensive plan also)

c. How will the land be zoned and used if annexed? Manufacturing

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: Anne Trautner

Email: townkewaskum@gmail.com

Phone: office 262-626-2566; cell 262-203-2683

Date: February 21, 2023

(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
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Petitioner: **J Fleischman Solutions**

Petition Number: **14567**

1. Territory to be annexed: From **TOWN OF KEWASKUM** To **VILLAGE OF KEWASKUM**

2. Area (Acres): 80

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 2,642.39

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 13,211.95

c. Participating jurisdictions _____

c. Paid by: Petitioner City Village

d. Statutory authority (pick one)

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: _____% Industrial: _____%

Undeveloped: 100%

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

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

Other: _____%

Comments: Industrial park, petitioner plans to build 200K sqft facility for Brexel Bldg Supplies

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

Plat Name: initial plans are scheduled to go before the plan commission on 2/28/2023

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

residential

In the town?: agriculture

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 _____

#6 Land within requested annexation property is available for additional development / industry

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 extend water/sewer laterals to property & potential upgrades to our lift station; approximate cost \$3 million

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 *see below for further details

b. How is the annexation territory now zoned? Agriculture, Ag Forest, other

c. How will the land be zoned and used if annexed? M-2 General Manufacturing

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

no electors will reside in the annexed property

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

* #11 - Land use plan has this property as medium density residential, the Village is working with SEWRPC to amend the Comprehensive Plan to update this property to Industrial.

Prepared by: Town City Village

Name: Tammy S. Butz

Email: tbutz@village.kewaskum.wi.us

Phone: 262-626-3627

Date: 2/8/2023

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

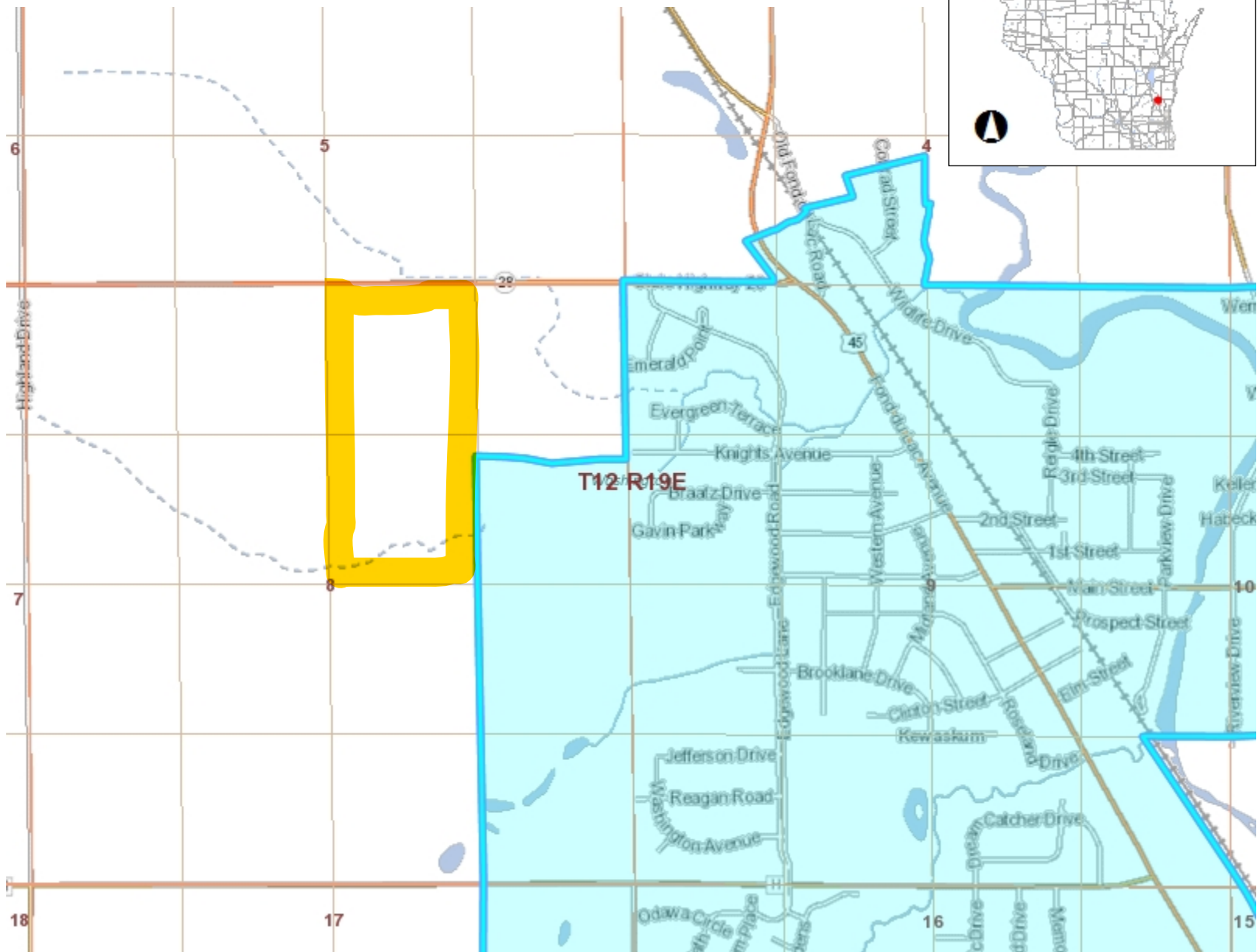
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Additional information: A pre-development agreement has been approved by Village Board and the property owner.



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

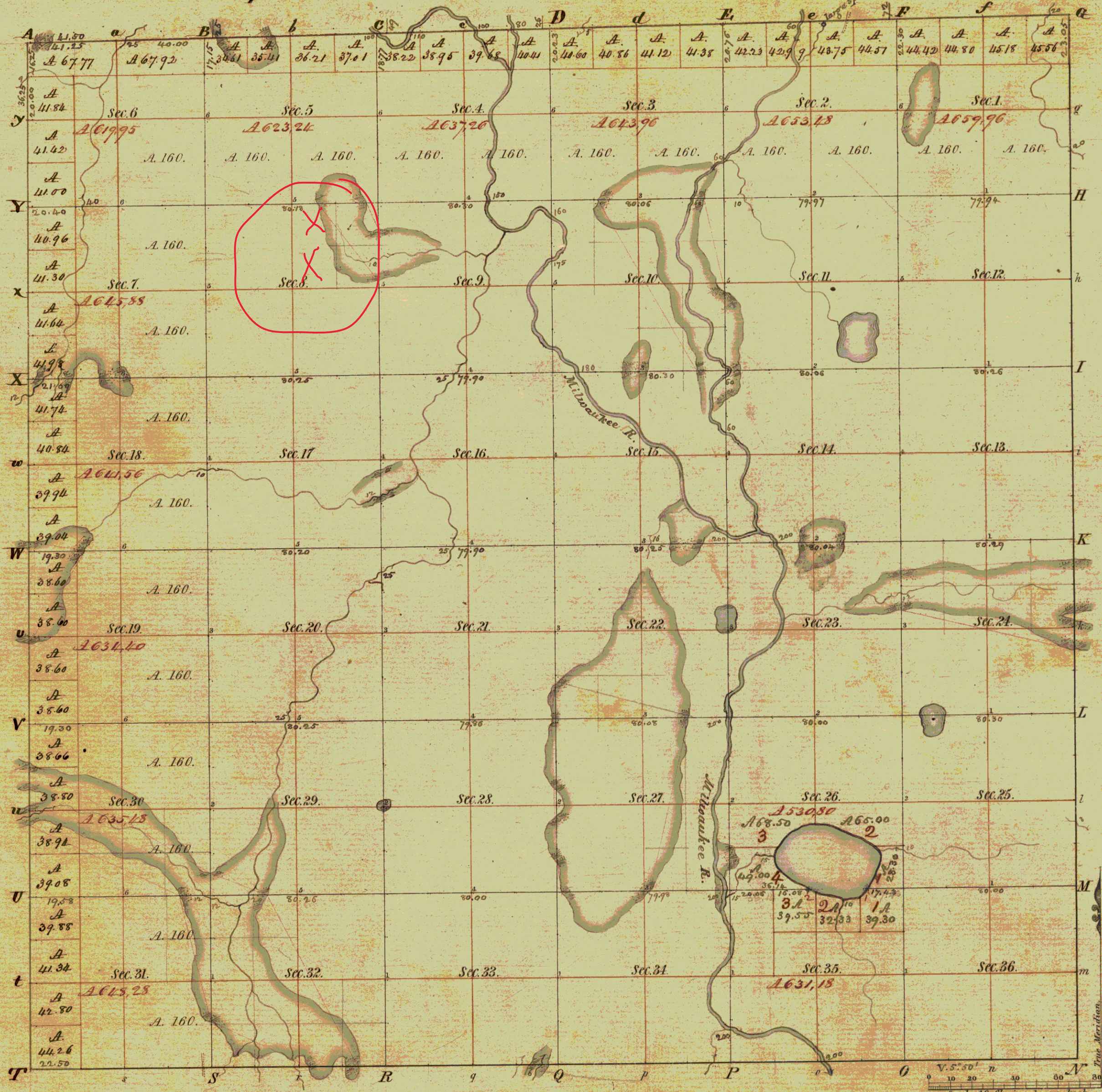
1: 15,840

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

Burt 12-19
Wis. Ter
55

Township No 12, Range No 19 East 4th Mer. Wis. Ter.



Meanders of Lake in Sec. 26 1835.

Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.
2	N 63 E	7.10						
	N 53 E	10.25						
	N 54 E	6.75						
	N 67 E	2.50						
	N 33 E	3.00						
1	N 21 E	16.00						
	N 35 N	5.25						
	N 39 N	11.30						
	N 70 N	13.30						
	N 84 N	6.07						
	N 67 N	9.00						
	N 53 N	7.15						
	N 26 N	6.50						
	South	3.25						
	N 33 E	6.50						
	N 55 E	7.00						
2	N 61 E	7.58						

Total number of Acres: 22,925.43

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Mullett & Brink	Aug. 17. 1835	M. Ch ^s Lks. 24. 03. 30	3 ^d of 1835	2 ^d of 1836
Subdivisions	W ^m A. Burt	Jan. 7. 1836	61. 47. 45	2 ^d of 1836	3 ^d of "

The above Map, of Township No 12 North of Range No 19 East of the 4th Meridian, Wisconsin Ter. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Cincinnati, Jan^y. 19. 1837

Robt. J. Lytle Sur. Gen^l



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

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 22, 2023

PETITION FILE NO. 14567

TAMMY BUTZ, CLERK
VILLAGE OF KEWASKUM
PO BOX 38
KEWASKUM, WI 53040-0038

ANNE TRAUTNER, CLERK
TOWN OF KEWASKUM
P.O. BOX 484
KEWASKUM, WI 53040

Subject: J FLEISCHMAN SOLUTIONS ANNEXATION

The proposed annexation submitted to our office on February 03, 2023, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Kewaskum, which is able to provide needed municipal services.

Note: The territory being annexed must be described by a metes and bounds commencing from a monument at a corner of a 1/4-section in which the territory lies pursuant to s. 66.0217 (1) (c), Wis. Stats. Currently no metes and bounds description has been included. Also, please note that the boundary of the territory as shown on the scale map provided with the petition contains a 9.5' misclosure.

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 14567 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=2641>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner