

Request for 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/>

Petitioner Information

Name: **GARY MOELTER**

Address: **444 CTY M**

RIVER FALLS WI 54022

Email: **NA**

Office use only:

RECEIVED

March 22, 2023

Municipal Boundary Review
Wisconsin Dept. of Admin.

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

2. Petitioned City or Village: **RIVER FALLS**

3. County where property is located: **ST CROIX**

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

5. Area (in acres) of the territory to be annexed: **48.61** 47.66

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **040-1130-10-000;**
040-1132-95-025

Petitioners phone:

715-497-5017

Town clerk's phone:

715-425-2665

City/Village clerk's phone:

715-426-3408

Contact Information if different than petitioner:

Representative's Name and Address:

**EMILY SHIVELY, ASSISTANT
DEVELOPMENT DIRECTION**

CITY OF RIVER FALLS

222 LEWIS STREET

RIVER FALLS WI 54022

Phone: **715-426-3437**

E-mail: **eshively@RFCITY.ORG**

Surveyor or Engineering Firm's Name & Address:

Phone:

E-mail:

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

\$1150 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: 3-22-23

Payee: City of River Falls

Check Number: 155825

Check Date: 2-24-23

Amount: \$1150.00

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.]



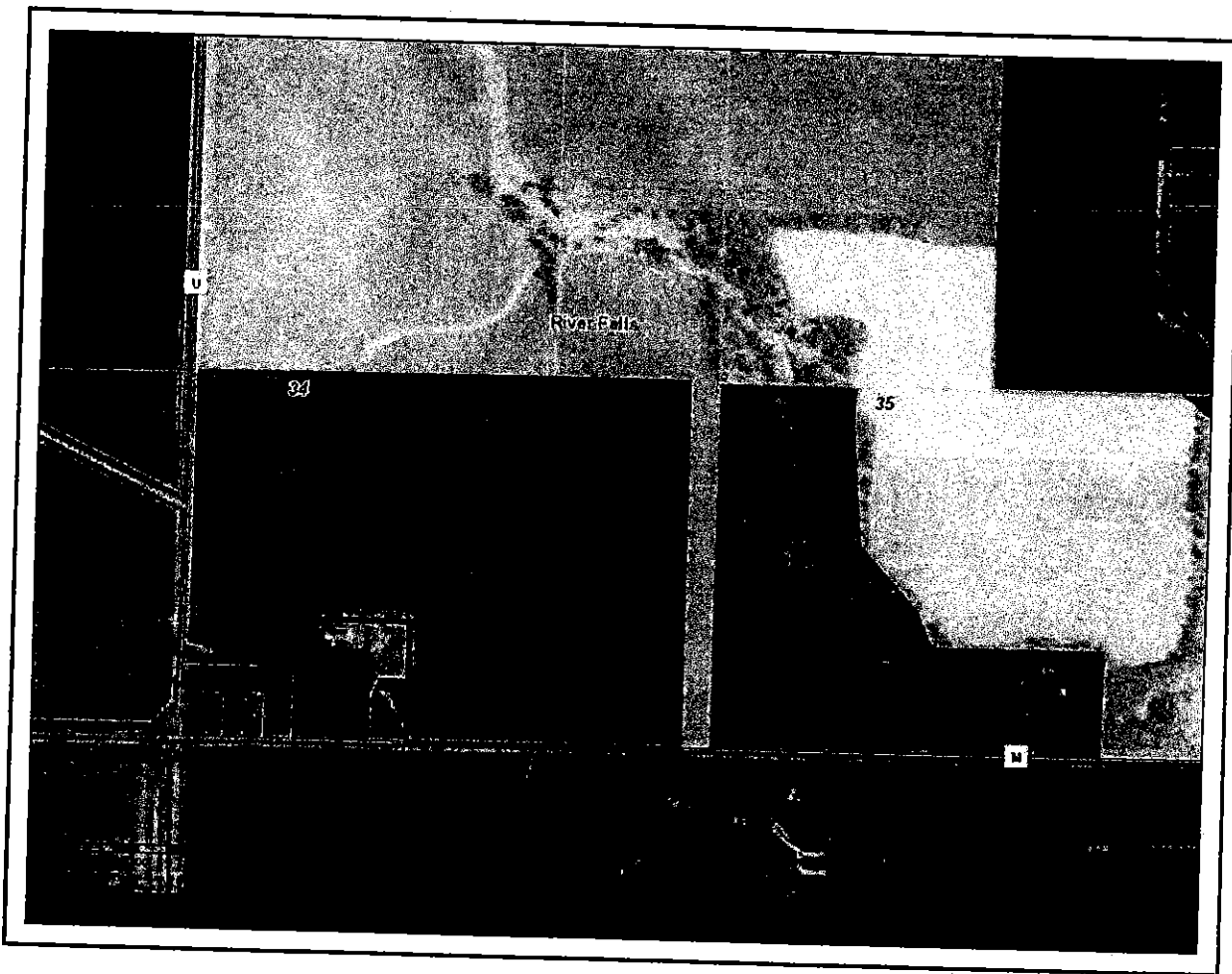
Petition for Direct Annexation by Unanimous Approval

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following described territory of the Town of Troy, St Croix County, Wisconsin, lying contiguous to the City of River Falls, St Croix County, Wisconsin, petition the City Council of River Falls to annex the territory described below and shown on the map below.

THE SOUTHEAST OF THE SOUTHEAST QUARTER (SE¼ OF SE¼) OF SECTION THIRTY FOUR (34), TOWNSHIP TWENTY EIGHT (28) NORTH, RANGE NINETEEN (19) WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN, EXCEPT: Commencing on the South line of the East Half of the Southeast Quarter 680.0 feet East of the Southwest corner thereof; thence North 169.0 feet; thence N23°96'E 65.9 feet; thence East 110.2 feet; thence South 229.6 feet to said South line; thence West on said South line 136.0 feet to the place of beginning, AND EXCEPT the South 265 feet of the West 397 feet of said forty, AND EXCEPT parcel in Volume 573, page 449 as document number 348396, AND ALSO EXCEPT Lot 1 of Certified Survey Map in Volume 11, page 3236, as document number 558139.

and

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ OF SW¼) OF SECTION THIRTY FIVE (35), TOWNSHIP TWENTY EIGHT (28) NORTH, RANGE NINETEEN (19) WEST, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN, EXCEPT the East 25 acres thereof.



Property Owner

Gary J. Moelter

Gary J. Moelter

2-7-23

Date

Parcel Id Numbers: 040-1130-10-000 and 040-1132-95-025

City of River Falls
Moelter Property Annexation

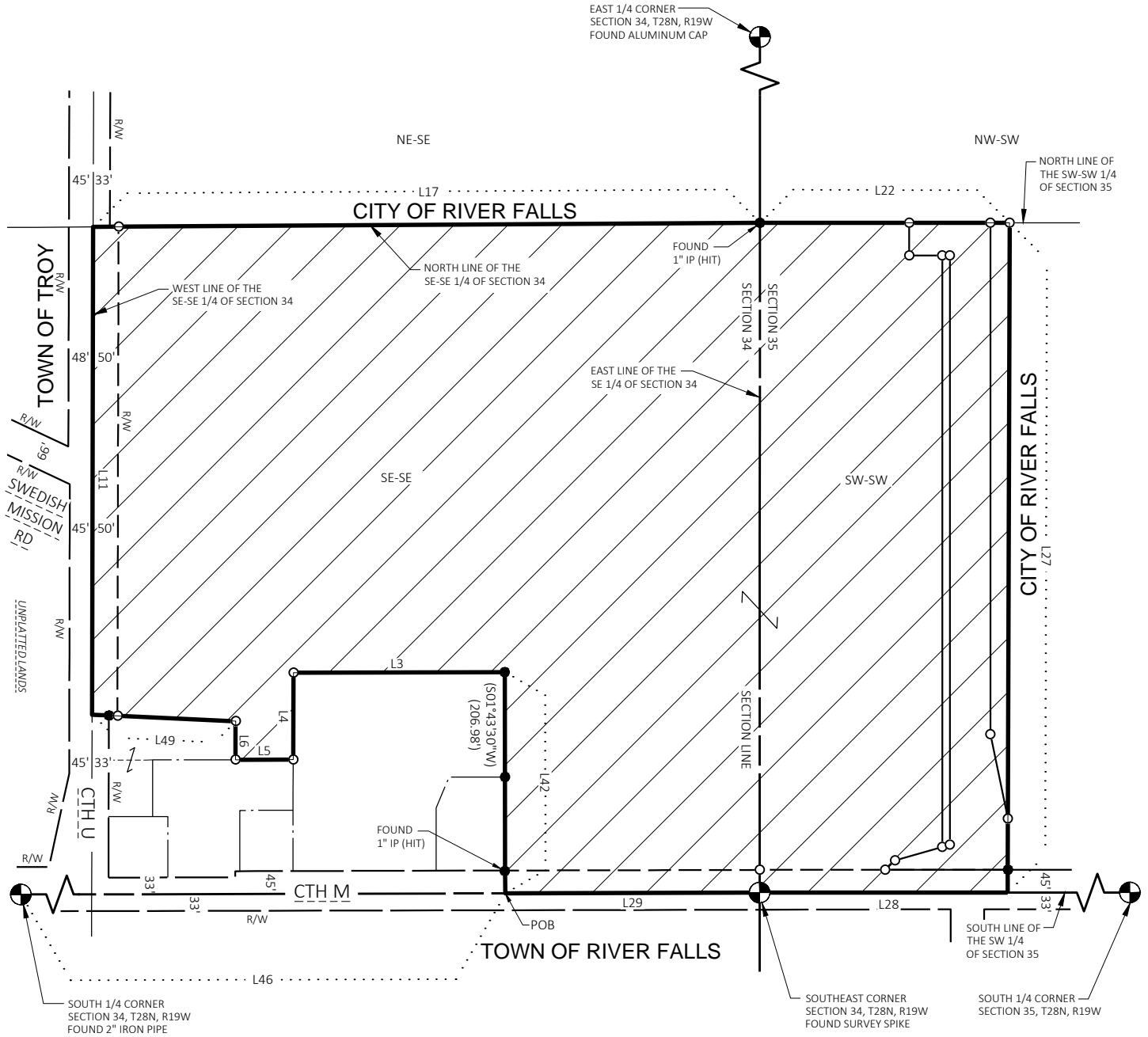
BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 34 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST, SECTION 35, T28N, R19W, CITY OF RIVER FALLS, ST. CROIX COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

town of troy

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE N89°51'23"E, ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 2134.02 FEET TO THE POINT OF BEGINNING; THENCE N00°08'37"W, 436.59 FEET TO THE NORTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP 3236, VOLUME 11, PAGE 3236, DOCUMENT NUMBER 558139; THENCE S89°51'23"W, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 416.92 FEET; THENCE S00°07'53"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 171.60 FEET; THENCE S89°51'23"W, 114.00 FEET; THENCE N00°07'53"E, 76.00 FEET; THENCE N87°23'45"W, 283.26 TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE N00°07'53"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 963.00 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE N89°39'03"E, 1315.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE S89°59'13"E, 492.83 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°09'38"W, 1321.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S89°57'26"W, 489.64 FEET TO THE SOUTHEAST CORNER OF SECTION 34; THENCE S89°51'23"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, 501.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,076,319 SQUARE FEET (47.665 ACRES) MORE OR LESS.

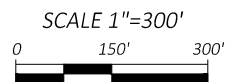
RIVER FALLS ANNEXATION MAP



COURSE TABLE		
COURSE	BEARING	DISTANCE
L3	S 89° 51' 23" W	416.92'
L4	S 00° 07' 53" W	171.60'
L5	S 89° 51' 23" W	114.00'
L6	N 00° 07' 53" E	76.00'
L11	N 00° 07' 53" E	963.00'
L17	N 89° 39' 03" E	1315.50'
L22	S 89° 59' 13" E	492.83'
L27	S 00° 09' 38" W	1321.82'
L28	S 89° 57' 26" W	489.64'
L29	S 89° 51' 23" W	501.97'
L42	N 00° 08' 37" W	436.59'
L46	S 89° 51' 23" W	2134.02'
L49	N 87° 23' 45" W	283.26'



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4, SECTION 34, T28N, R19W BEARING S89°51'23"W.



10 N BRIDGE ST
CHIPPEWA FALLS WI 54729

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: **Moelter**

Petition Number: **14576**

1. Territory to be annexed: From **TOWN OF TROY** To **CITY OF RIVER FALLS**

2. Area (Acres): 48.61

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 9.66

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$48.30

c. Participating jurisdictions _____

d. Statutory authority (pick one)

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

Other: _____%

Comments: _____

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

Plat Name: _____

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

Existing adjacent land use in the City is agriculture; planned future land use is industrial

In the town?: Existing adjacent land use in the Town is agriculture and 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 _____

The proposed annexation area is included in the Mann Valley concept plan (attached). We are planning for future utility customers on that site with installation of utilities commencing Summer 2023. We have been keeping Mr. Moelter informed of the Mann Valley project for years and he is interested in including his property in this planned development including a portion of which will be use to develop Road A in a location across from existing public roadways for enhanced safety and functionality.

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? _____

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: Amy White

Email: awhite@rfcity.org

Phone: 715 426 3408

Date: 3.24.23

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: 040-1130-10-000; 040-1132-95-025	From Town of: Troy	To City/Village of: River Falls
---	-----------------------	------------------------------------

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, 1/4 - 1/4 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.
- 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:

Nothing, annexation meets requirements.

Annexed area should become part of City of River Falls Ward 2. The annexation does not cross County Supervisor District Boundary.

Prepared by: Brett Budrow _____	Please RETURN PROMPTLY to:
Title: Planning & Land Info Admin _____	Municipal Boundary Review
Phone: 715-928-0210 _____	PO Box 1645
Date: ___3/31/23 _____	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: **Moelter**

Petition Number: **14576**

1. Territory to be annexed: From **TOWN OF TROY** To **CITY OF RIVER FALLS**

2. Area (Acres): 33.61 + 15 = 48.61

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 64.34

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 321.70

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: _____%

Other: _____%

Comments: unknown

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?

Business Park + mixed use

In the town?: Agricultural + 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 unknown

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

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? ETZ

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

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: Jennifer Clark

Email: trayadmin@baldwin-telecom.net

Phone: 715-425-2605

Date: 3/30/13

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

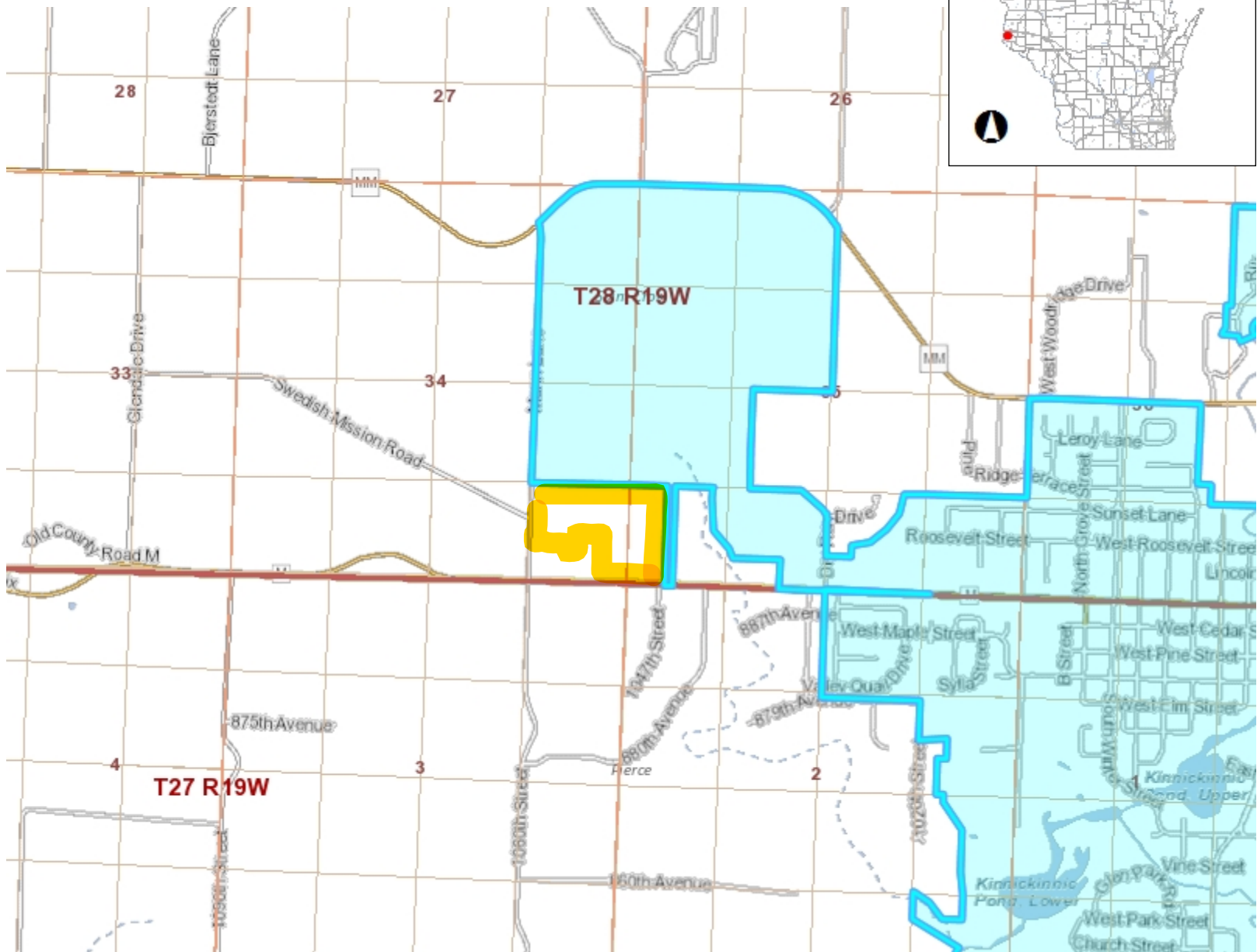
PO Box 1645, Madison WI 53701

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



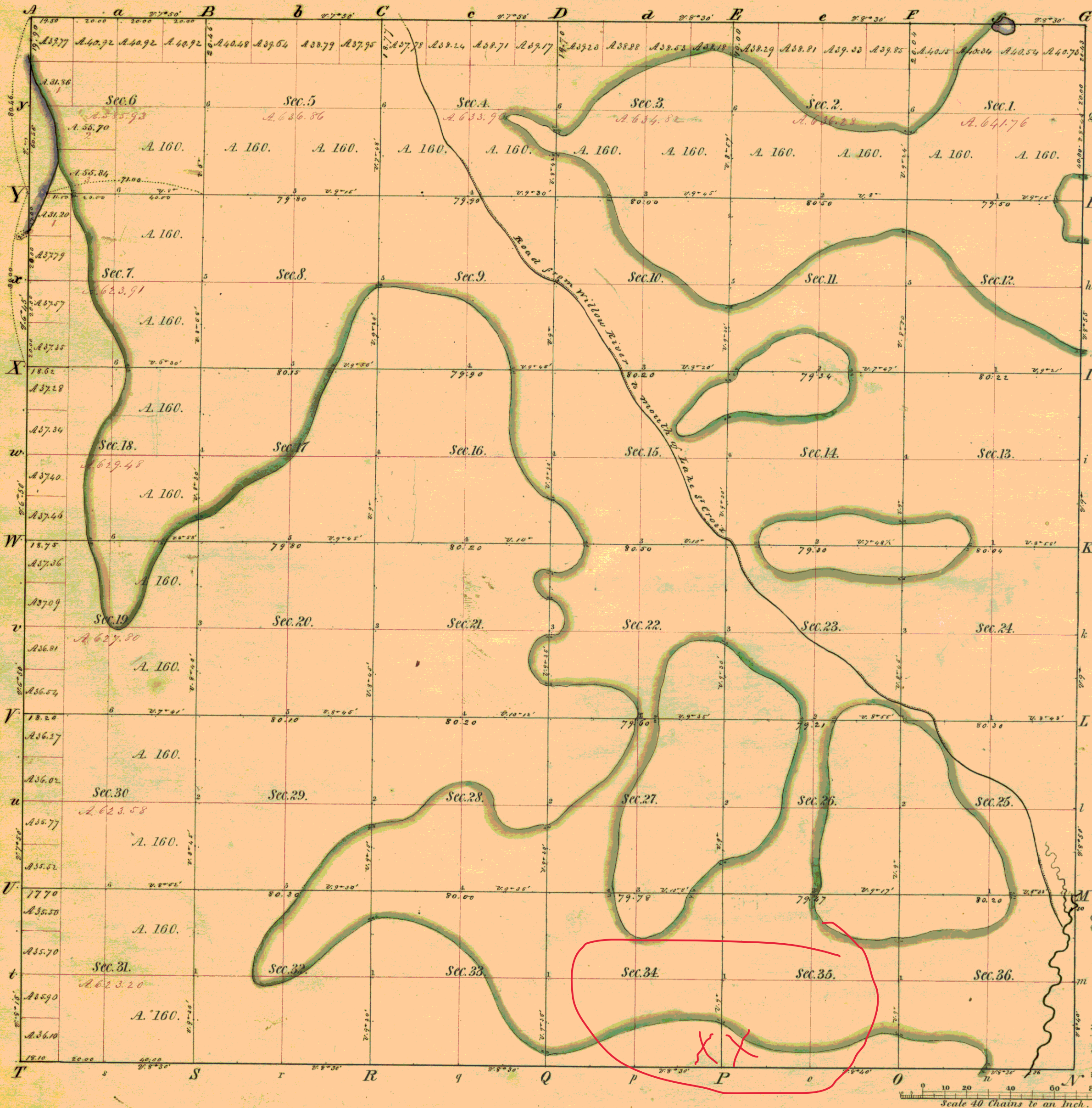
NAD_1983_HARN_Wisconsin_TM

1: 23,760

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

Township N^o 28 N., Range N^o 19 West, 4th Mer.



Total number of Acres. 22,897.52

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur ^r Gen ^l acc ^t ?
Township lines	James M. Maish	May 22 ^d 1847	M. Ch ^s Lks. 23.75.49	October, 1847	
Subdivisions	William A. Jones	July 15 th 1848	60. 62. 25	November, 1848	

The above Map of Township N^o 28 North of Range N^o 19 West, 4th Principal Meridian Wisconsin 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,
Dubuque, December 20th 1848

Wm. A. Jones Sur^r Gen^l

1848 W. A. Jones

Meanders of Lake St. Croix											
Posts	Courses	Ch ^s	Lks	Posts	Courses	Ch ^s	Lks	Posts	Courses	Ch ^s	Lks
Left bank of Lake											
1	S 79° 16'	6	5.50								
2	S 26° 6'	6	25.30								
3	S 6° 6'	6	16.30								
4	S 22° 7'	7	17.40								
5	S 65° 7'	7	17.00								
Total											
		1	01	50							



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>

April 11, 2023

PETITION FILE NO. 14576

AMY WHITE, CLERK
CITY OF RIVER FALLS
222 LEWIS ST
RIVER FALLS, WI 54022-2127

JENNIFER CLARK, CLERK
TOWN OF TROY
654 N GLOVER ROAD
HUDSON, WI 54016-8201

Subject: MOELTER ANNEXATION

The proposed annexation submitted to our office on March 22, 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 City of River Falls, which is able to provide needed municipal services.

Note: The legal description of the territory to be annexed should indicate that the territory lies in the Town of Troy.

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 14576 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=2650>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner