


PETITION FOR ANNEXATION OF LANDS
TO THE VILLAGE OF COMBINED LOCKS
DIRECT ANNEXATION BY UNANIMOUS CONSENT

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of said land from the Town of Buchanan in Outagamie County, Wisconsin to the Village of Combined Locks in Outagamie County, Wisconsin.
2. The population of said land is zero (0). The number of electors who reside on said land is zero (0).
3. Said land is contiguous to the Village of Combined Locks and is presently part of the Town of Buchanan in Outagamie County, Wisconsin.
4. I/We, the undersigned request that upon annexation, said land be zoned as Residential Single Family.
5. Area of said land contains 93.32 acres.
6. The tax parcel number(s) of said land: 030062200 – 57.40 acres, 030068200 – 29.68 acres and 030069400 – 6.24 acres
7. Said land is not identified as a portion of the Village of Combined Locks Growth Area in the Intermunicipal Agreement Between the Village of Combined Locks, the Town of Buchanan, and the Darboy Joint Sanitary District No. 1 to Establish Municipal Boundaries for the Efficient Use of Resources. However, the Town of Buchanan and the Darboy Sanitary District have agreed to and approve of this annexation. (Documentation of the approval is attached hereto as Exhibit B).
8. A scale map of said land is attached hereto as Exhibit C.
9. Copies of the Outagamie County Property Record and most recent real estate tax bill of said land are attached hereto as Exhibit D.

Dated this 23rd day of January, 2023



Wade Micoley, Property Owner

EXHIBIT A

Legal Description

include gov't lots

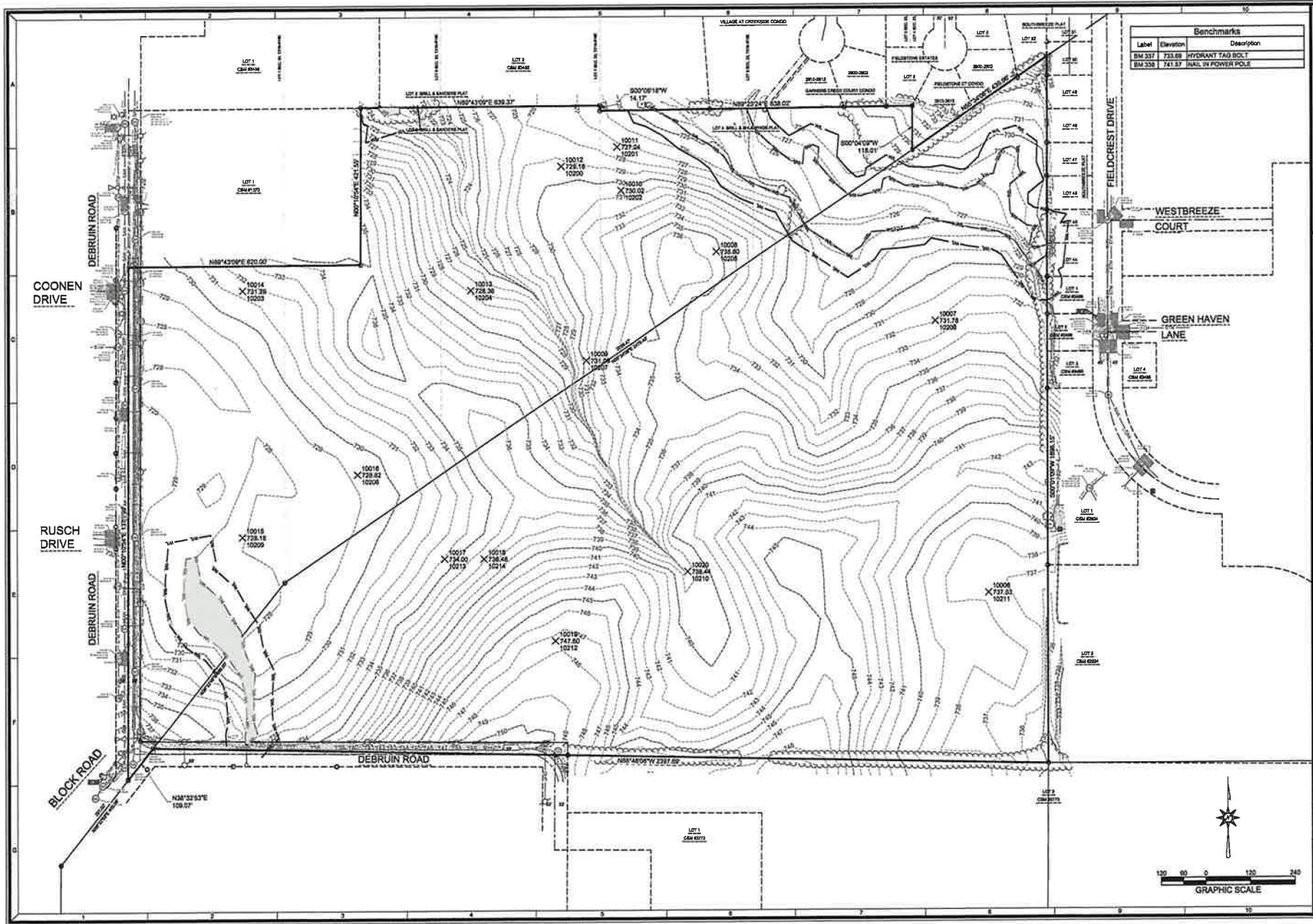
A parcel of land being all of Lot Three (3), BRILL & SANDER'S PLAT; part of Lot Four (4), BRILL AND SCHUBRINGS PLAT; being parts of Section Twenty Three (23), and Twenty Four (24), and also all of Government Lot Number Three (3) of Section of Thirty Five (35), all being located in Township Twenty-One (21) North of Range Eighteen (18) East, Town of Buchanan, Outagamie County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section Twenty-four (24); thence S. 38°00'00"W., along the South line of Lot Three (3), Brill & Sanders' Plat, 566.12 feet to its intersection with the South line of Government Lot Three (3), said Section Thirty-five (35), being the point of beginning:

Thence continuing S. 38°00'00"W. along the South line of Lot Three (3), Brill & Sanders' Plat, 108.37 feet to the Southwest corner of said Lot Three (3); thence N. 0°20'30"W. along the West line of said Lot Three (3), 1798.26 feet to the Northwest corner of said Lot Three (3); thence N. 89°13'55"E. along the North line of said Lot Three (3), 1259.73 feet to the Northeast corner of said Lot Three (3) and the West line of Lot Four (4), Brill and Schubrings Plat; thence S. 0°22'30" E. along the West line of said Lot Four (4), 14.04 feet to the Southwest corner of the North 1870.30 feet of the West 838.00 feet of said Lot Four (4) (being the Southwest corner of lands as described in Volume 248 of Deeds, page 78, Outagamie County Records); thence N. 88°54'10"E. along the South line of said described lands, 838.00 feet to the Southeast corner of said described lands; thence S.0°25'05"E. along the East line of said lands extended Southerly, 118.01 feet to the South line of said Lot Four (4), Brill and Schubrings Plat; thence N. 55°04'40"E. along the South line of said Lot Four (4), 439.85 feet to the Northeast corner of Government Lot Three (3), Section Thirty-five (35); thence S. 0°29'05"E. along the East line of said Government Lot Three (3), 1895.28 feet to an existing Government stone monument; thence N. 89°17'30"W. along the South line of said Government Lot Three (3), 2397.84 feet (Recorded as N. 89°18'00"W., 2398.60 Feet) to the point of beginning; EXCEPT land described as Lot 1, Certified Survey Map No. 1370, Outagamie County Registry.

Tax Parcel Nos.: 030068200 and 030069400 and 030062200

R:\JOB\1538-01-21\WOLFINGER PLAT\DWG\1538-01-21_ENG.dwg 5/15/2021 10:07:40 AM



Benchmarks		
Label	Elevation	Description
BM 337	733.68	HYDRANT TAG BOLT
BM 338	741.57	RAIL IN POWER POLE

MACH IV
 ENGINEERING - SURVEYING - ENVIRONMENTAL
 2280 Salesholder Court Green Bay, WI 54313
 PH: 920-569-5785 Fax: 920-569-5787
 www.machiv.com

WOLFINGER PLAT
 EXISTING CONDITIONS - OVERALL SITE

REVISION DESCRIPTION	DATE

DATE: APRIL 20, 2021
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 1538-01-21
DRAWING NUMBER
SHEET NUMBER
C1
OF 3

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: **Tycore Built**

Petition Number: **14580**

1. Territory to be annexed: From **TOWN OF BUCHANAN** To **VILLAGE OF COMBINED LOCKS**

2. Area (Acres): 93.32

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 60.59

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$302.95

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: 95 % Recreational: 5 % Commercial: _____% Industrial: _____%

Other: _____%

Comments: The property owner/developer has delineated approx. 5 acres for a park.

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

Plat Name: Wolfinger Estates

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

Residential

In the town?: _____

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 Owner desires water source from Combined Locks or Darboy Joint Sanitary District

No. 1; does not want water source to be City of Kaukauna/Kaukauna Utilities. Owner also desires to develop 11 to 20 lots in phase 1. This is acceptable to Village but not allowed per Town ordinances.

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 Village has agreement with Darboy Joint Sanitary District No. 1 to provide water & sanitary sewer service to this development.

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? General agriculture

c. How will the land be zoned and used if annexed? Residential & recreational

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:

Combined Locks, Buchanan and Darboy Joint Sanitary District No.1 have an inter-municipal agreement to establish boundaries for the efficient use of resources dated November 2000. The three entities have agreements in place to approve of this annexation.

Prepared by: Town City Village

Name: Racquel Shampo-Giese

Email: gieser@combinedlocks.wi.gov

Phone: 920-788-7740 ext. 203

Date: 04/18/2023

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

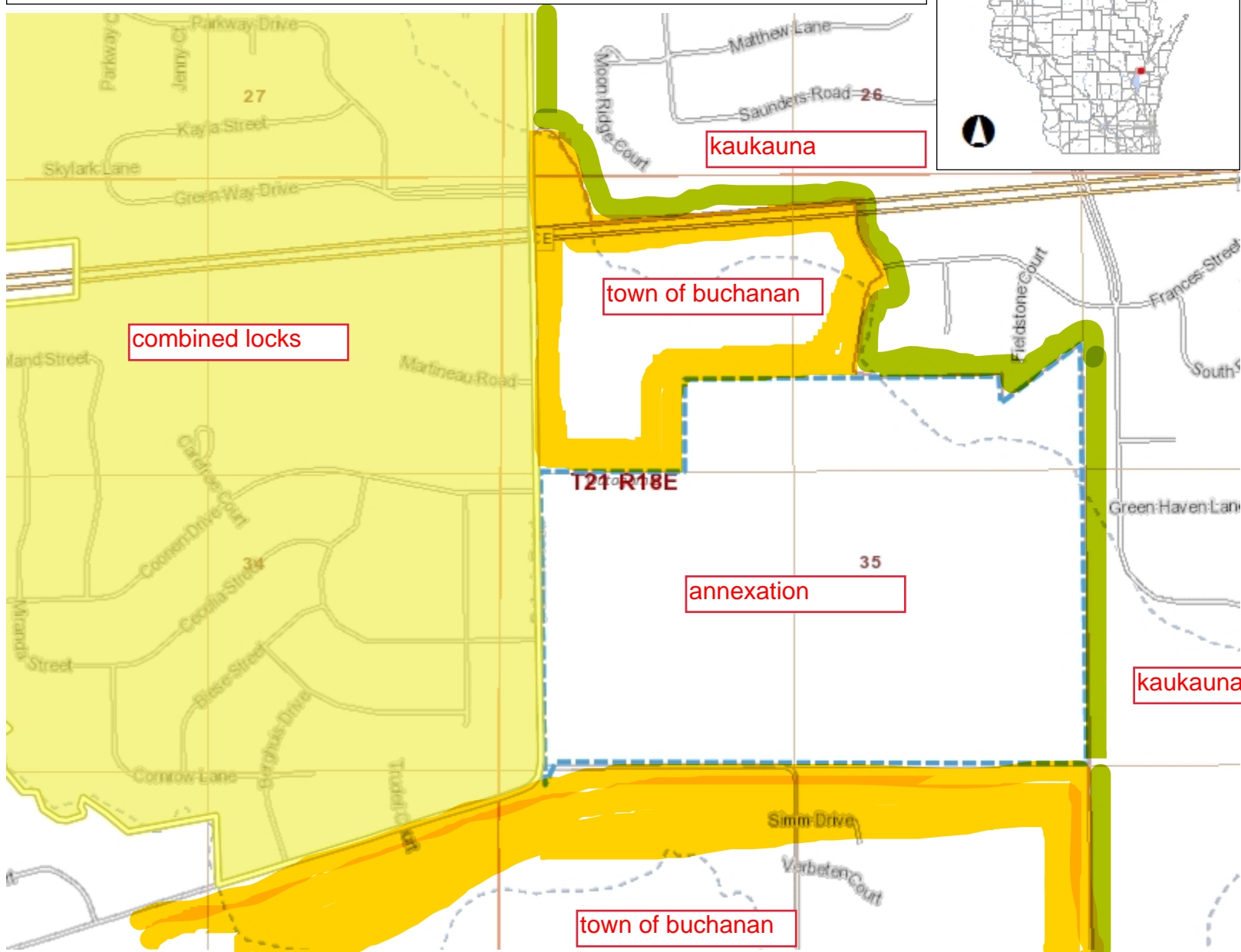
(March 2018)



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



combined locks

town of buchanan

annexation

kaukauna

town of buchanan

0.3 0 0.13 0.3 Miles

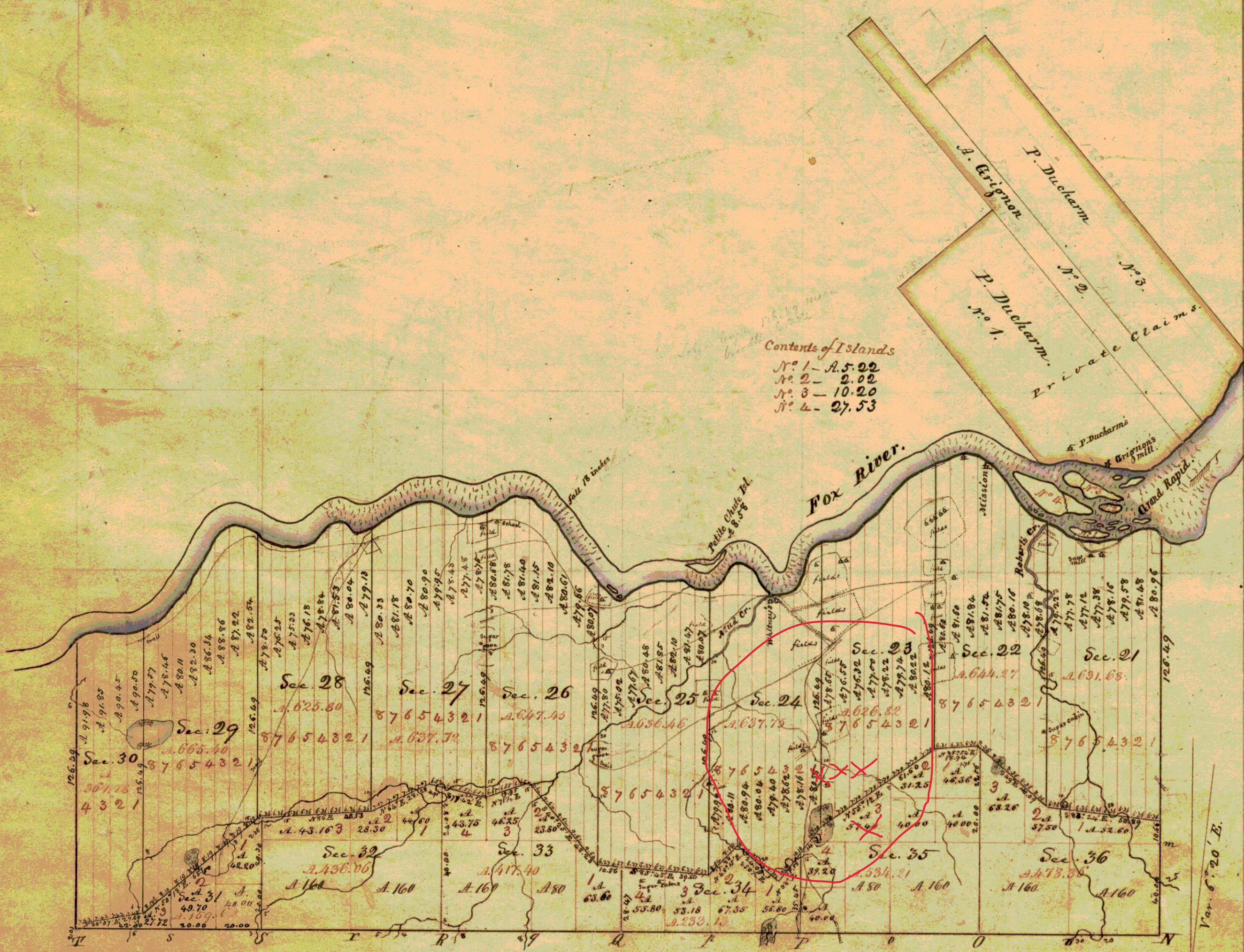
NAD_1983_HARN_Wisconsin_TM

1: 7,920

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 No XXI Range No XVIII E. 4th Mer. (Wis. Ter.)



Contents of Islands
 No 1 - 25.22
 No 2 - 2.02
 No 3 - 10.20
 No 4 - 27.53

Meanders of Fox River			
Post	Courses	Ch: Lbs	Posts
A 42	N 350		
A 71	N 312		
A 83	N 180		
A 68	N 263		
A 61	N 642		
A 88	N 474		
A 69	N 246		
A 13	N 258		
A 52	N 390		
A 80	N 645		
A 71	N 425		
A 58	N 268		
A 67	N 416		
A 55	N 316		
A 78	N 538		
A 35	N 1035		
A 31	N 921		
A 49	N 1586		
A 71	N 676		
A 76	N 986		
A 69	N 832		
A 53	N 1437		
A 28	N 326		
A 34	N 553		
A 61	N 625		
A 18	N 980		
A 53	N 1346		
A 80	N 1175		
A 36	N 342		
A 26	N 1240		
A 16	N 637		
A 65	N 900		
A 65	N 583		
A 41	N 1736		
A 47	N 1037		
A 33	N 734		
A 87	N 460		
A 70	N 432		
A 4	N 300		
A 87	N 573		
A 8	N 1779		
A 74	N 356		
A 62	N 993		
A 37	N 425		
A 34	N 903		
A 07	N 1995		
A 59	N 1145		
A 42	N 1434		
A 75	N 719		
A 69	N 1005		
A 57	N 550		
A 72	N 1069		
A 63	N 1988		
A 70	N 1404		
A 97	N 1190		
A 76	N 1039		
A 49	N 861		
A 84	N 406		
A 57	N 620		
A 47	N 545		
A 78	N 880		
West	780		
A 66	N 974		
A 58	N 1637		
A 73	N 652		
A 37	N 673		
A 54	N 1278		

Islands No 1			
Post	Courses	Ch: Lbs	Posts
N 71	N 235		
N 42	N 350		
N 83	E 261		
N 87	E 365		
N 45	E 277		
N 63	E 377		
N 75	E 571		
N 57	E 446		
N 87	N 325		
N 84	E 580		
N 73	N 297		
N 75	N 375		

Islands of the Petite Anse			
Post	Courses	Ch: Lbs	Posts
N 64	N 355		
N 55	N 507		
N 62	N 891		
N 70	N 251		
N 63	N 252		
N 89	N 625		
N 55	N 380		
N 77	E 311		
N 89	E 324		
N 70	E 335		
N 59	E 447		
N 54	E 408		
N 83	E 518		
N 65	E 605		
N 87	E 402		

Meanders of Island No 4			
Post	Courses	Ch: Lbs	Posts
A 32	N 200		
A 31	N 370		
A 36	N 335		
A 56	N 540		
A 37	N 498		
A 80	E 674		
A 68	E 520		
A 86	E 496		
A 71	E 684		
A 87	E 268		
A 84	E 312		
A 72	E 534		
A 27	E 264		
A 34	E 449		
A 75	N 300		
A 84	N 268		
A 82	N 328		
A 30	N 245		
A 85	N 575		
A 80	N 475		
A 50	N 143		

Surveys designated	By whom Surveyed	Date of Contract	Act of Survey	When Surveyed	When Part of Ch. in this Office
Town Lines	Mullet & Brink	9th July 1833	10:67 65	10:67 65	3d. 1834
Subdivision	A. G. Ellis	22. Aug. 1834	36. 17. 78	1. 9. 1835	2. 7. 1835

The above Map, of Township No. 21, of Range No. 18, East of the 4th Principal Meridian, North West 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 July 21, 1835.

Robert S. Lytle Sec. Gen.

Total number of Acres 8,450.46

Scale 40 Ch: to an Inch

Var. 6° 20' E.



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 24, 2023

PETITION FILE NO. 14580

RACQUEL SHAMPO-GIESE, CLERK
VILLAGE OF COMBINED LOCKS
405 WALLACE ST
COMBINED LOCKS, WI 54113-1129

CYNTHIA SIERACKI, CLERK
TOWN OF BUCHANAN
N178 COUNTY ROAD N
APPLETON, WI 54915-9459

Subject: TYCORE BUILT ANNEXATION

The proposed annexation submitted to our office on April 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 Combined Locks, which is able to provide needed municipal services.

Notes:

-Per s. 66.0217 (1) (c), Wis. Stats. the legal description must describe the entirety of the territory to be annexed by metes and bounds; description by exception is not provided for by this section. Therefore, the last sentence of the legal description excepting land described as Lot 1 of CSM 1370 is prohibited and the description should be corrected to eliminate this exception. Also, the Government Lots within sections 23 and 24 in which the territory lies must be noted in the description.

-Bearings/distances shown on the map of the territory to be annexed should agree with those shown in the metes and bounds description.

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 14580 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=2654>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive, with a prominent initial "E" and a long, sweeping underline.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner