

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>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: Edward R Zimmeth

Phone: 832 - 830 - 6554

Email: erz0014@gmail.com

RECEIVED

September 27, 2023

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: Amanda Baryenbruch

Phone: 920-793-5526

E-mail: amabar@two-rivers.org

1. Town(s) where property is located: Two Rivers

2. Petitioned City or Village: City of Two Rivers

3. County where property is located: Manitowoc

4. Population of the territory to be annexed: 1

5. Area (in acres) of the territory to be annexed: 1.54

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
01854000101000 and 01854000101101

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]

(November 2022)

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

\$ 200 **Initial Filing Fee** (required with the first submittal of all petitions)
*\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$ 200 **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

\$ 400 **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**

Date fee & form received: 9/27/23 Shaded Area for Office Use Only

Payer: EDWARD ZIMMETH

Check Number: 227

Check Date: 8/30/23

Amount: 400.00

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SEC. 66.0217(2), WISCONSIN STATUTES
WHERE ELECTORS RESIDE IN TERRITORY**

We, the undersigned, constituting all of the electors and all of the owners of the real property in the following territory in the Town of Two Rivers, Manitowoc County, Manitowoc County, Wisconsin; lying contiguous to the City of Two Rivers, respectively petition the Council of the City of Two Rivers to annex the territory described below and shown on the attached scale map to the City of Two Rivers, Manitowoc County Wisconsin:

Legal Description of territory proposed for annexation:

see attached

The current population of such territory is *1 One*

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that the subject property be zoned *R-1*.

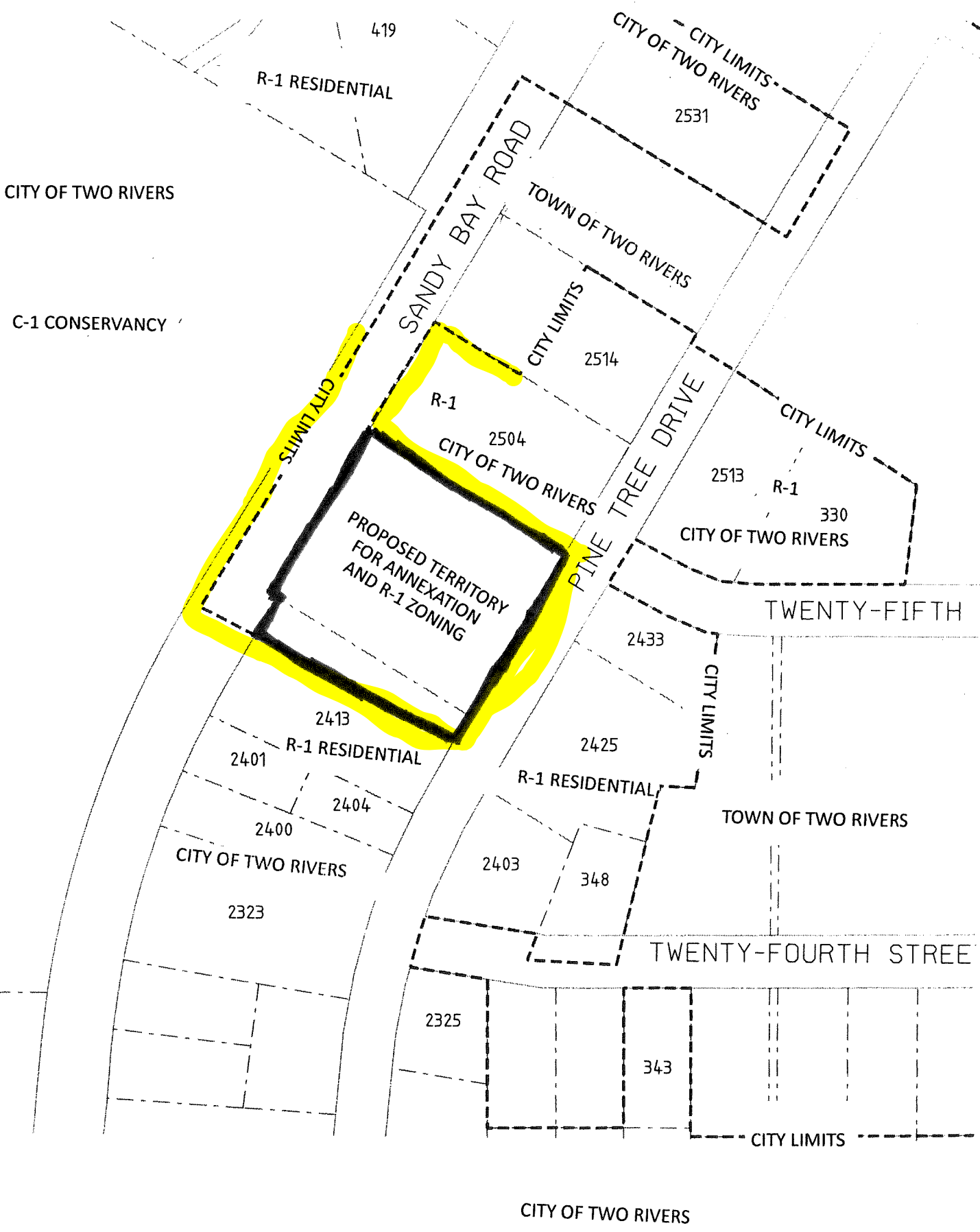
Signature of Petitioner	Date of Signing	Owner*	Elector*	Address of Petitioner
<i>[Signature]</i>	<i>05/20/2020</i>	<i>X</i>	<i>—</i>	<i>2423 Sandy Bay Rd Two Rivers WI, 54241</i>

* Owner - Individual holding legal title to the premises.
Elector - Individual 18 years of age and not an owner

Legal Description:

An existing tract of land recorded in Volume 3546 on Page 189 of Deeds, being Lot 10 and a portion of Lot 11, all in Block 1, Sandy Bay Subdivision, located in the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, T. 20 N., R. 25 E., Town of Two Rivers, Manitowoc County, Wisconsin and further described as follows; Commencing at the S $\frac{1}{4}$ Corner of said Section 31; thence N $00^{\circ}10'50''$ W recorded as S $0^{\circ}07'45''$ E along the section line a distance of 1261.13 feet; thence S $89^{\circ}49'10''$ W a distance of 655.27 feet to the northeasterly corner of said Lot 10 and the point of real beginning; thence S $30^{\circ}40'02''$ W recorded as S $30^{\circ}42'45''$ W a distance of 218.00 feet; thence S $29^{\circ}08'02''$ W recorded as S $29^{\circ}10'45''$ W a distance of 21.08 feet; thence N $64^{\circ}04'02''$ W a distance of 261.46 feet; thence N $30^{\circ}40'02''$ E recorded as S $30^{\circ}42'45''$ W a distance of 43.03 feet; thence N $59^{\circ}14'58''$ W recorded as S $59^{\circ}12'15''$ E a distance of 10.00 feet; thence N $30^{\circ}40'02''$ E recorded as S $30^{\circ}42'45''$ W a distance of 218.00 feet; thence S $59^{\circ}14'58''$ E recorded as S $59^{\circ}12'15''$ E a distance of 270.00 feet to the said northeasterly corner of Lot 10 and the point of real beginning.

Said tract contains 67,205 square feet of 1.54 acres of land more or less.



419

R-1 RESIDENTIAL

CITY OF TWO RIVERS

C-1 CONSERVANCY

CITY LIMITS
CITY OF TWO RIVERS

2531

SANDY BAY ROAD

TOWN OF TWO RIVERS

CITY LIMITS

2514

R-1

2504

CITY OF TWO RIVERS

CITY LIMITS

PROPOSED TERRITORY
FOR ANNEXATION
AND R-1 ZONING

PINE TREE DRIVE

CITY LIMITS

2513

R-1

330

CITY OF TWO RIVERS

TWENTY-FIFTH

2433

CITY LIMITS

2413

R-1 RESIDENTIAL

2401

2404

2400

CITY OF TWO RIVERS

2323

2425

R-1 RESIDENTIAL

2403

348

TOWN OF TWO RIVERS

TWENTY-FOURTH STREET

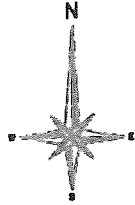
2325

343

CITY LIMITS

CITY OF TWO RIVERS

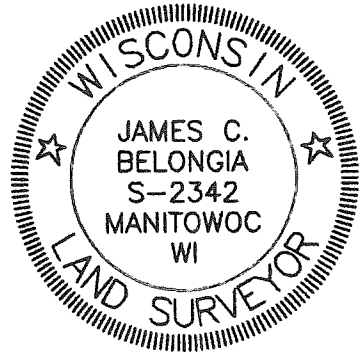
CERTIFIED SURVEY MAP OF AN EXISTING TRACT OF LAND RECORDED IN VOLUME 3546 ON PAGE 189 OF DEEDS, BEING LOT 10 AND A PORTION OF LOT 11, ALL IN BLOCK 1, SANDY BAY SUBDIVISION, LOCATED IN THE EAST 1/2 OF THE SW 1/4 OF SECTION 31, T. 20 N., R. 25 E., TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



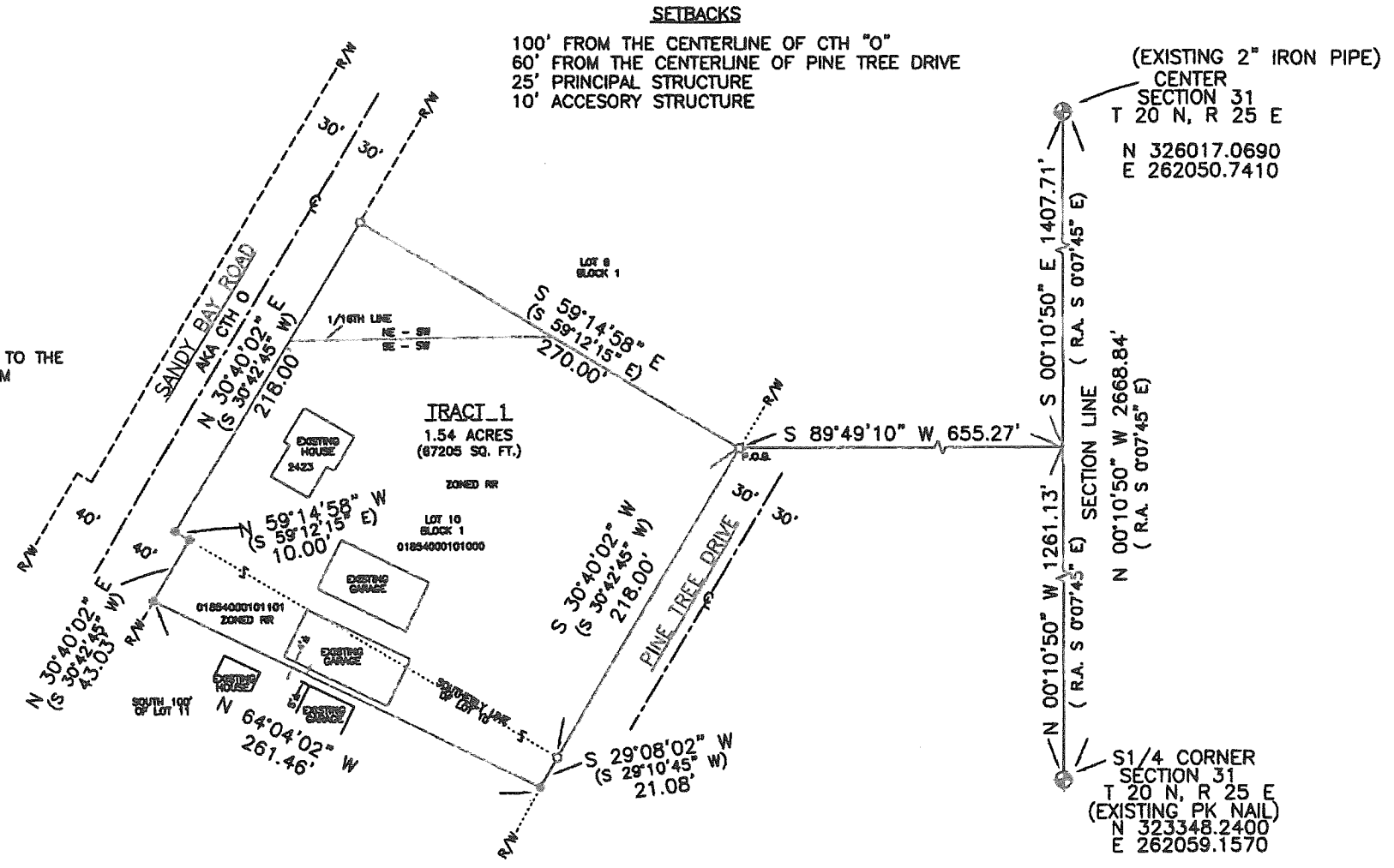
1" = 100'

- - 1" X 18" IRON PIPE SET WEIGHING 1.13 lbs./ft
- - EXISTING IRON PIPE
- () - RECORDED AS BEARING OR DISTANCE

ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE MANITOWOC COUNTY COORDINATE REFERENCE SYSTEM (PER THE COUNTY PUBLISHED SECTION SUMMARY)



DATED: 9-20-2023
James C. Belongia
 JAMES C. BELONGIA PLS #2342



CERTIFIED SURVEY MAP OF AN EXISTING TRACT OF LAND RECORDED IN VOLUME 3546 ON PAGE 189 OF DEEDS, BEING LOT 10 AND A PORTION OF LOT 11, ALL IN BLOCK 1, SANDY BAY SUBDIVISION, LOCATED IN THE EAST 1/2 OF THE SW 1/4 OF SECTION 31, T. 20 N., R. 25 E., TOWN OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, James C. Belongia, Professional Land Surveyor with Belongia Land Surveying LLC, do hereby certify that I have surveyed and mapped the following described tract of land.

An existing tract of land recorded in Volume 3546 on Page 189 of Deeds, being Lot 10 and a portion of Lot 11, all in Block 1, Sandy Bay Subdivision, located in the East 1/2 of the SW 1/4 of Section 31, T. 20 N., R. 25 E., Town of Two Rivers, Manitowoc County, Wisconsin and further described as follows; Commencing at the S 1/4 Corner of said Section 31; thence N 00°10'50" W recorded as S 0°07'45" E along the section line a distance of 1261.13 feet; thence S 89°49'10" W a distance of 655.27 feet to the northeasterly corner of said Lot 10 and the point of real beginning; thence S 30°42'02" W recorded as S 30°42'45" W a distance of 218.00 feet; thence S 29°08'02" W recorded as S 29°10'45" W a distance of 21.08 feet; thence N 64°04'02" W a distance of 261.46 feet; thence N 30°40'02" E recorded as S 30°42'45" W a distance of 43.03 feet; thence N 59°14'58" W recorded as S 59°12'15" E a distance of 10.00 feet; thence N 30°40'02" E recorded as S 30°42'45" W a distance of 218.00 feet; thence S 59°14'58" E recorded as S 59°12'15" E a distance of 270.00 feet to the said northeasterly corner of Lot 10 and the point of real beginning.

Said tract contains 67,205 square feet or 1.54 acres of land more or less.

The above description is subject to any and all easements and restrictions of record.

That I have surveyed, divided and mapped under the direction of Edward Zimmeth, owner of said tract of land.

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof.

Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations for the City of Two Rivers.

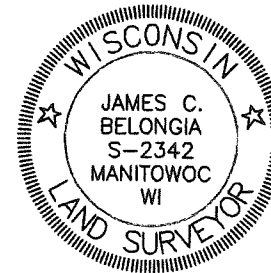
OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated 09/20/2023

Ed J. R. Zimmeth
Owner - Edward Zimmeth

CITY, TOWN, AND COUNTY
APPROVAL STAMPS ARE
CURRENTLY BEING OBTAINED



DATED: 9-20-2023

James C. Belongia
JAMES C. BELONGIA PLS #2342

PETITION # _____

ANNEXATION REVIEW QUESTIONNAIRE
MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: Parcel 01854000101000
Parcel 101854000101101 | From Town of: Two Rivers | To City/Village of: Two Rivers

2. Area (Acres): 1.54 | Approx. Equalized (full) value: Land:\$ 34,700 | Improvements:\$ 133,100

3. Property Tax Payments **OR** Boundary Agreement (circle one)
a. Annual town property tax on territory to be annexed: 241.30 | a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): 1,206.50 | b. Year adopted _____
c. Paid by: Petitioner | c. Participating jurisdictions _____
City Village (circle one) | d. Statutory authority (circle one)
Other | 66.0307 66.0225 66.0301

4. Approximate present land use of territory: | Resident Population: |
Undeveloped: _____ % | Residential 100 % | Electors: _____
Commercial: _____ % | Recreational _____ % | Total: _____
Industrial: _____ %

5. If territory is undeveloped, what is the anticipated use?
Commercial: _____ % | Residential _____ % | Other: _____
Industrial: _____ % | Recreational _____ %
Comments: _____

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

7. What is the nature of land use adjacent to this territory in the city or village?:
Residential to the north, east, and south. Recreational to the West

In the town?: _____

8. What are the basic service needs that precipitated the request for annexation?
Sanitary sewer X | Police/Fire protection _____
Water supply X | EMS _____
Storm sewers _____ | Zoning _____
Other _____

9. Is the city/village or town capable of providing needed utility services?

City/Village Yes ___ No. Town ___ Yes ___ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately or, write in number of years.

City/Village 1 +/-

Town _____

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

1 +/-

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: _____

10. Parks and Recreation:

Total acreage: 256.88 +/- Annual park program appropriation: \$ 1,249,767

Describe proximity of parks from annexation territory:

Waish Field/Picnic Hill within 400 ft to the West
Neshotah Park located 900 +/- feet to the South.

11. Schools:

What school district(s) serve the territory to be annexed? Two Rivers

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? Yes ___ No
If yes, when was it prepared? 2010 When Updated? 2022
Who prepared the plan? Bay Lakes Regional Planning Commission

2. Annual appropriation for planning? \$ 161,911

3. How is the annexation territory now zoned? Rural Residential (RR)

4. How will the land be zoned and used if annexed? R-1 Single Family Residence District

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

Prepared by: Adam Taylor
Title: Zoning Administrator
Phone: 920-793-5566
Date: 9/22/23

Please RETURN PROMPTLY to:
Municipal Boundary Review
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
erich.schmidtke@wisconsin.gov EMAIL

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: **Zimmith**

Petition Number: **14623**

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

2. Area (Acres): ~~1.49~~ **1.49**

3. Pick one: Property Tax Payments **OR** Boundary Agreement

a. Annual town property tax on territory to be annexed: **\$ 241.30**

a. Title of boundary agreement _____

b. Total that will be paid to Town (annual tax multiplied by 5 years): **1206.50**

b. Year adopted _____

c. Paid by: Petitioner City Village

c. Participating jurisdictions _____

Other: _____

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: **1** Total: **1**

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

Residential: **100** % Recreational: _____ % Commercial: _____ % 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? **Town**

Residential to North, South & East Recreational to west

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 _____

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? RR

c. How will the land be zoned and used if annexed? R-1

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: Bonnie Timm

Email: townoftr@charter.net

Phone: 920 657 1213

Date: 10-2-23

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

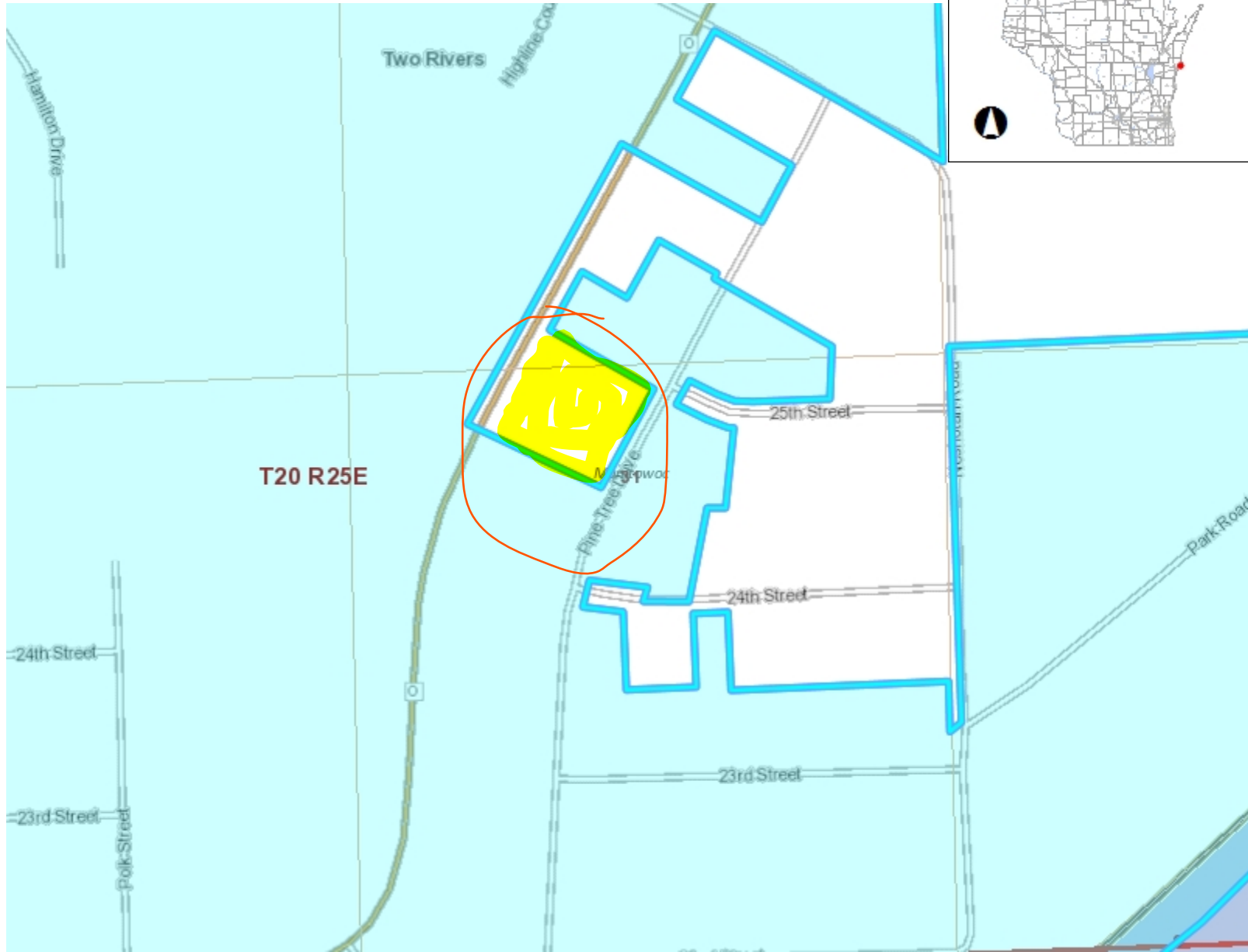
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



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
 - Railroads
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Township N^o XIX & XX Range N^o XXV E. 4th Mer. Wis. Ter.



LAKE MICHIGAN.

Meanders of Lake Michigan

Post	Course	Ch. l ^y
1.	N 58° E	20.50
	N 52° E	30.00
2.	N 52° E	31.50
	N 42° E	17.64
3.	N 41° E	62.62
4.	N 32° E	56.08
	N 22° E	20.37
5.	N 23° E	15.12
6.	N 22° E	57.50
	N 17° E	33.65
7.	N 11° E	48.58
	N 6° E	33.11
8.	N 2° E	57.00
	N 7° E	30.15
9.	N 6 1/2° E	40.00
10.	N 16 1/2° E	40.10

E. boundary of Twp. 19. N. 25. E.

Total number of acres in Town 19 N. = 56.50
 Total number of acres in Town 20 N. = 8,201.16

Survey Designated	By whom Surveyed	Date of Contract	Cont. of Survey	When Surveyed	When by force of Act?
Town lines	Mullitt & Brink	9th July 1833	26. 21 1/2 52 1/2	1st. of 1834	3 ^d of 1834
Subdivision	Byron Kilbourn	24 th Apr. 1834	28. 24. 53	1 st of 1835	3 ^d of 1835

The above Map of Townships N^o 19 & 20 North, Range N^o 25 E of the 4th Meridian (N.M.S.) is strictly conformable to the field notes of the Survey thereof on file in this Office, which have been examined & approved. Surveyor General's Office

Scale 40ch. to an inch

Mer. 6° 10' 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>

October 17, 2023

PETITION FILE NO. 14623

AMANDA BARYENBRUCH, CLERK
CITY OF TWO RIVERS
PO BOX 87
TWO RIVERS, WI 54241-0087

BONNIE TIMM, CLERK
TOWN OF TWO RIVERS
7650 COUNTY RD O
TWO RIVERS, WI 54241-9039

Subject: ZIMMITH ANNEXATION

The proposed annexation submitted to our office on September 27, 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 Two Rivers, which is able to provide needed municipal services.

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 14623 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=2697>

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.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner