

**PETITION FOR DIRECT ANNEXATION PURSUANT
TO WIS. STAT. §66.0217(2)**

The undersigned representatives of the Larry E. Jeidy and Carol E. Jeidy Irrevocable Trust dated December 28, 2010, Scott Jeidy, Trustee, who are the owners in fee simple absolute of the following described property located in the Town of Fennimore, now petition the City Council of the City of Fennimore to detach the territory from the Town of Fennimore and annex the same into the City of Fennimore:

The Southwest Quarter (SW 1/4), and the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Town Six (6) North, Range Two (2) West, Town of Fennimore, Grant County, Wisconsin.

Grant County Tax Parcels: 016-00461-0000, 016-00462-0000, 016-00463-0000, 016-00466-0000, 016-00464-0000, and 016-00465-0000.

The population of the territory is 0.

Total land area is approximately 240 acres.

Your petitioners request that this property be made part of the Industrial District under the City's Zoning Ordinance as a temporary zoning classification.

The reason for this requested annexation is that the territory will be used for future development for the City of Fennimore and for Tax Increment Financing creation.

The territory is contiguous to the City of Fennimore.

The premises are currently used for farming.

Dated this 5th day of March, 2024.



Scott Jeidy, Trustee

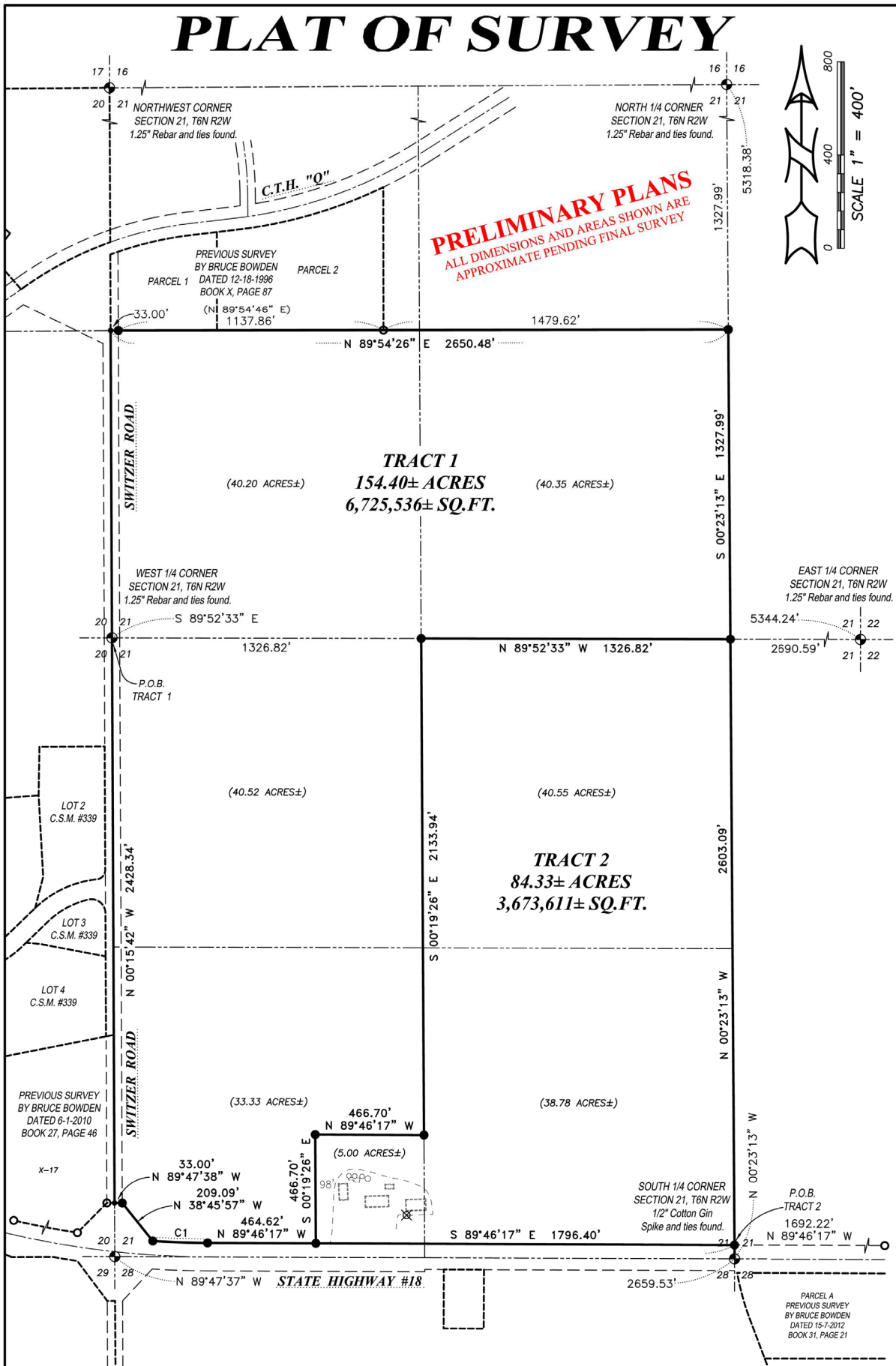
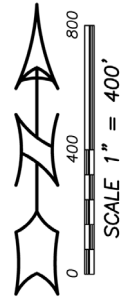
LEGAL DESCRIPTION

Petition for Direct Annexation

The Southwest Quarter (SW 1/4), and the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Town Six (6) North, Range Two (2) West, Town of Fennimore, Grant County, Wisconsin.

Grant County Tax Parcels: 016-00461-0000, 016-00462-0000, 016-00463-0000, 016-00466-0000, 016-00464-0000, and 016-00465-0000.

PLAT OF SURVEY



Austin Surveying, LLC
 Land Surveying & Septic System Designs
 austinsurveyingllc.com Phone: 608-723-6363
 4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: **SOUTHWEST WISCONSIN TECHNICAL COLLEGE**

JOB NO: 24S024
 H:\CRD\24S024
 H:\PLAT\T6NR2W\21\24S024-SWTC

DRAWN BY: AJ AUSTIN
 CREW CHIEF: SHANE AUSTIN
 CREW: O. AUSTIN, T. AUSTIN

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: **Jeldy Irrevocable Trust**

Petition Number: **14652**

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

2. Area (Acres): 240

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

a. Annual town property tax on territory to be annexed:
\$ 2,299.15 a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$11,498.25 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: _____ 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: 33.33 % Recreational: _____ % Commercial: _____ % Industrial: 66.66 %
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?
Industrial
In the town?: Agricultural

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? agricultural

c. How will the land be zoned and used if annexed? 1/3 Industrial 2/3 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: Ashley Edge

Email: cityclerk@fennimore.com

Phone: 608-822-6110

Date: 3-11-2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Sec 21-6-2 SW1/4 & S1/2NW1/4	From Town of: Fennimore	To City/Village of: Fennimore
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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

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

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

N/A (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

N (7) Legend

Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

***No metes & bounds provided, so all my comments above and here are based upon the Plat of Survey provided with your attached info; and that Plat of Survey indicates it's "Preliminary Plans" only. We currently show parcels: 16-464, 16-463, 16-465, 16-466, 16-461 & 16-462 each at 40.00 acres. This could change with surveyed description. The preliminary survey included isn't showing full quarter quarters – it appears to be going around ROW, so it'll be important to verify fee title ownership. It appears these parcels are all part of the Fennimore School District area and there are no TIDs to be concerned about at the moment. It appears there are farm buildings on parcel 16-465. Will this be included in the annexation?

Prepared by: Tammy Hampton _____	Please RETURN PROMPTLY to:
Title: Deputy County Clerk/Real Property Lister	Municipal Boundary Review
Phone: 608-723-2666 _____	PO Box 1645
Date: 3/11/2024 _____	Madison WI 53701
	(608) 264-6102 FAX (608) 264-6104
	wimunicipalboundaryreview@wi.gov

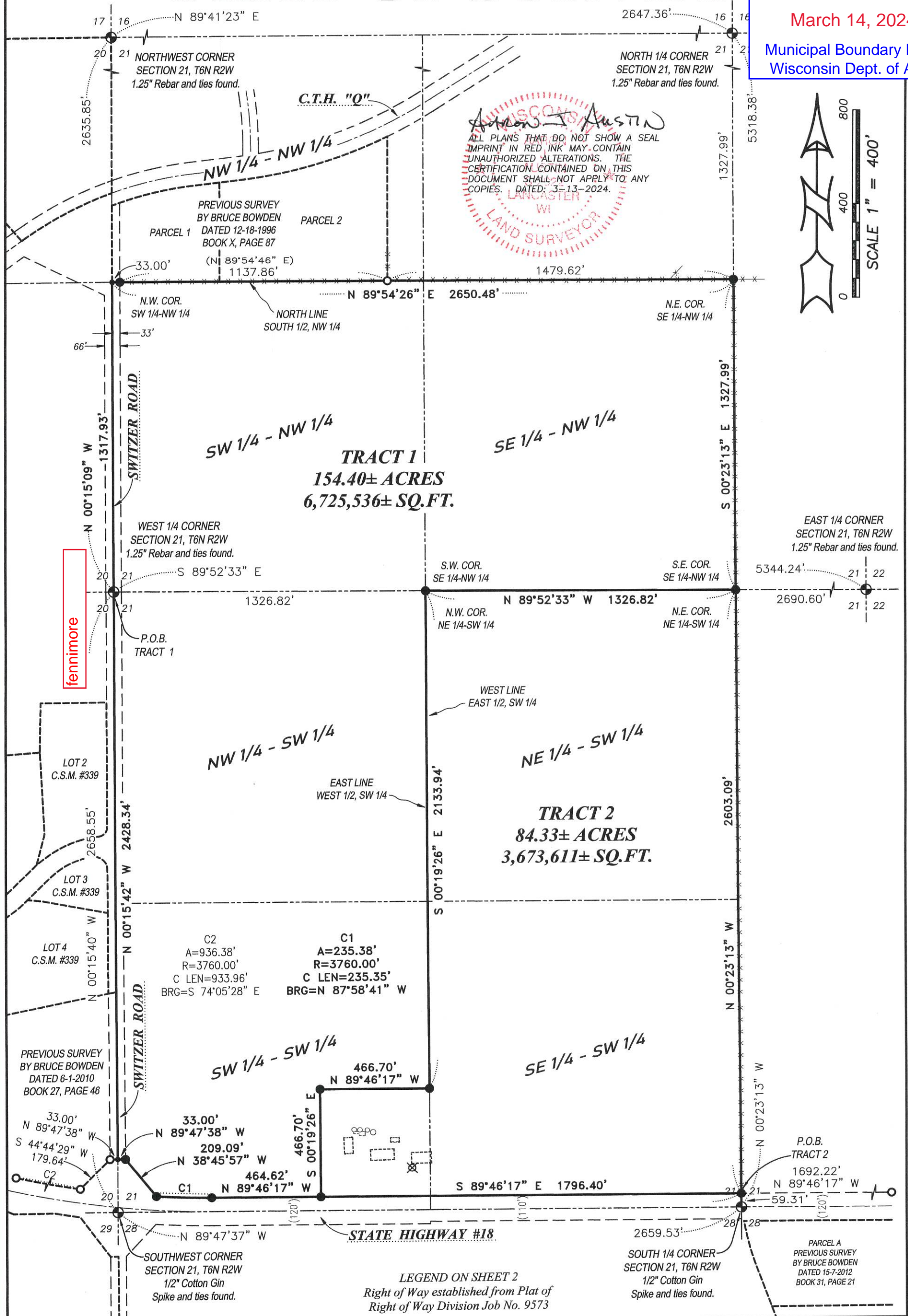
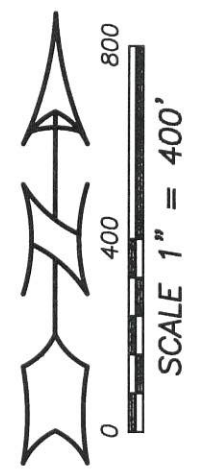
PLAT OF SURVEY

RECEIVED

March 14, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

Austin T. Austin
ALL PLANS THAT DO NOT SHOW A SEAL
IMPRINT IN RED INK MAY CONTAIN
UNAUTHORIZED ALTERATIONS. THE
CERTIFICATION CONTAINED ON THIS
DOCUMENT SHALL NOT APPLY TO ANY
COPIES. DATED: 3-13-2024.
LANCASTER
WI
LAND SURVEYOR



fennimore

TRACT 1
154.40± ACRES
6,725,536± SQ.FT.

TRACT 2
84.33± ACRES
3,673,611± SQ.FT.

C2
A=936.38'
R=3760.00'
C LEN=933.96'
BRG=S 74°05'28" E

C1
A=235.38'
R=3760.00'
C LEN=235.35'
BRG=N 87°58'41" W

STATE HIGHWAY #18

LEGEND ON SHEET 2
Right of Way established from Plat of
Right of Way Division Job No. 9573



Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: **SOUTHWEST WISCONSIN TECHNICAL COLLEGE**

JOB NO: 24S024
H:\CRD\24S024
H:\PLAT\T6NR2W\21\24S024-SWTC

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

PLAT OF SURVEY

TRACT 1 DESCRIPTION:

Located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, and being described as follows:

Commencing at a 1.25" rebar marking the West Quarter (W 1/4) corner of said Section 21, said corner being the point of beginning;
thence North 00° 15' 09" West 1317.93 feet along the West line of said Section to the Northwest corner of the Southwest Quarter (SW 1/4) of said Northwest Quarter (NW 1/4);
thence North 89° 54' 26" East 2650.48 feet along the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) to a 3/4" rebar marking the Northeast corner thereof;
thence South 00° 23' 13" East 1327.99 feet along the East line of the Northwest Quarter (NW 1/4) of said Section to a 3/4" rebar marking the Southeast corner thereof;
thence North 89° 52' 33" West 1326.82 feet along the South line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) to a 3/4" rebar marking the Southwest corner thereof;
thence South 00° 19' 26" East 2133.94 feet along the East line of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) to a 3/4" rebar;
thence North 89° 46' 17" West 466.70 feet to a 3/4" rebar;
thence South 00° 19' 26" East 466.70 feet to a 3/4" rebar on the Northerly right of way of State Highway #18;
thence North 89° 46' 17" West 464.62 feet along said right of way to a 3/4" rebar;
thence 235.38 feet on the arc of a curve to the right having a radius of 3760.00 feet and a long chord bearing North 87° 58' 41" West 235.35 feet along said right of way to a 3/4" rebar;
thence North 38° 45' 57" West 209.09 feet along said right of way to a 3/4" rebar;
thence North 89° 47' 38" West 33.00 feet along said right of way to the West line of said Section;
thence North 00° 15' 42" West 2428.34 feet along the West line of said Section to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

TRACT 2 DESCRIPTION:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-one (21), Township Six (6) North, Range Two (2) West of the 4th P.M., Town of Fennimore, Grant County, Wisconsin, and being described as follows:

Commencing at a 1/2" steel cotton gin spike marking the South Quarter (S 1/4) corner of said Section 21;
thence North 00° 23' 13" West 59.31 feet along the East line of the Southwest Quarter (SW 1/4) of said Section to a 3/4" rebar on the Northerly right of way of State Highway #18, said rebar being the point of beginning;
thence North 00° 23' 13" West 2603.09 feet along the East line of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Northeast corner thereof;
thence North 89° 52' 33" West 1326.82 feet along the North line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) to a 3/4" rebar marking the Northwest corner thereof;
thence South 00° 19' 26" East 2133.94 feet along the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section to a 3/4" rebar;
thence North 89° 46' 17" West 466.70 feet to a 3/4" rebar;
thence South 00° 19' 26" East 466.70 feet to a 3/4" rebar on the Northerly right of way of State Highway #18;
thence South 89° 46' 17" East 1796.40 feet along said right of way to the point of beginning.
Tract being subject to any and all easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:

That the above descriptions were surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and field work was completed on 3-12-2024.


That this survey was prepared under the instructions of Josh Bedward.

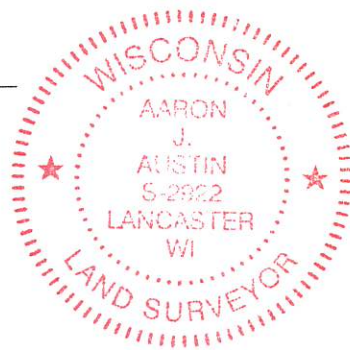
That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.

That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.

The certification contained on this document shall not apply to any copies.

Dated this 13th day of March, 2024.


Aaron J. Austin, S-2922
Agent, Austin Surveying, LLC



LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- ⊗ Existing well
- () Recorded as
- Boundary of Survey
- Section line
- Centerline
- - - - - Right of Way
- Previously surveyed line
- Existing Improvement
- * * * - Existing fence

Fences shown on this survey were measured at random locations. The fence may meander between fence corners and are shown for reference only.



Austin Surveying, LLC
Land Surveying & Septic System Designs
austinsurveyingllc.com Phone: 608-723-6363
4211 HWY 81 E, LANCASTER, WI 53813

Prepared for: **SOUTHWEST WISCONSIN TECHNICAL COLLEGE**

JOB NO: 24S024
H:\CRD\24S024
H:\PLAT\T6NR2W\21\24S024-SWTC

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

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: **Jeidy Irrevocable Trust**

Petition Number: **14652**

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

2. Area (Acres): 340

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 2409.52

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 12047.60

c. Paid by: Petitioner City Village

Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: _____ Total: _____

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

Residential: 0 % Recreational: 0 % Commercial: 0 % Industrial: 0 %

Undeveloped: 100 %

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

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

Other: _____ %

Comments: Unknown at this time

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?

Agriculture

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 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. _____ _____

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:

We filled out to the best of our ability

Prepared by: Town City Village

Name: Mary Woelfel, Clerk

Email: mjw.clrk.twofennimore@gmail.com

Phone: 608-732-4616

Date: 9-12-2024

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

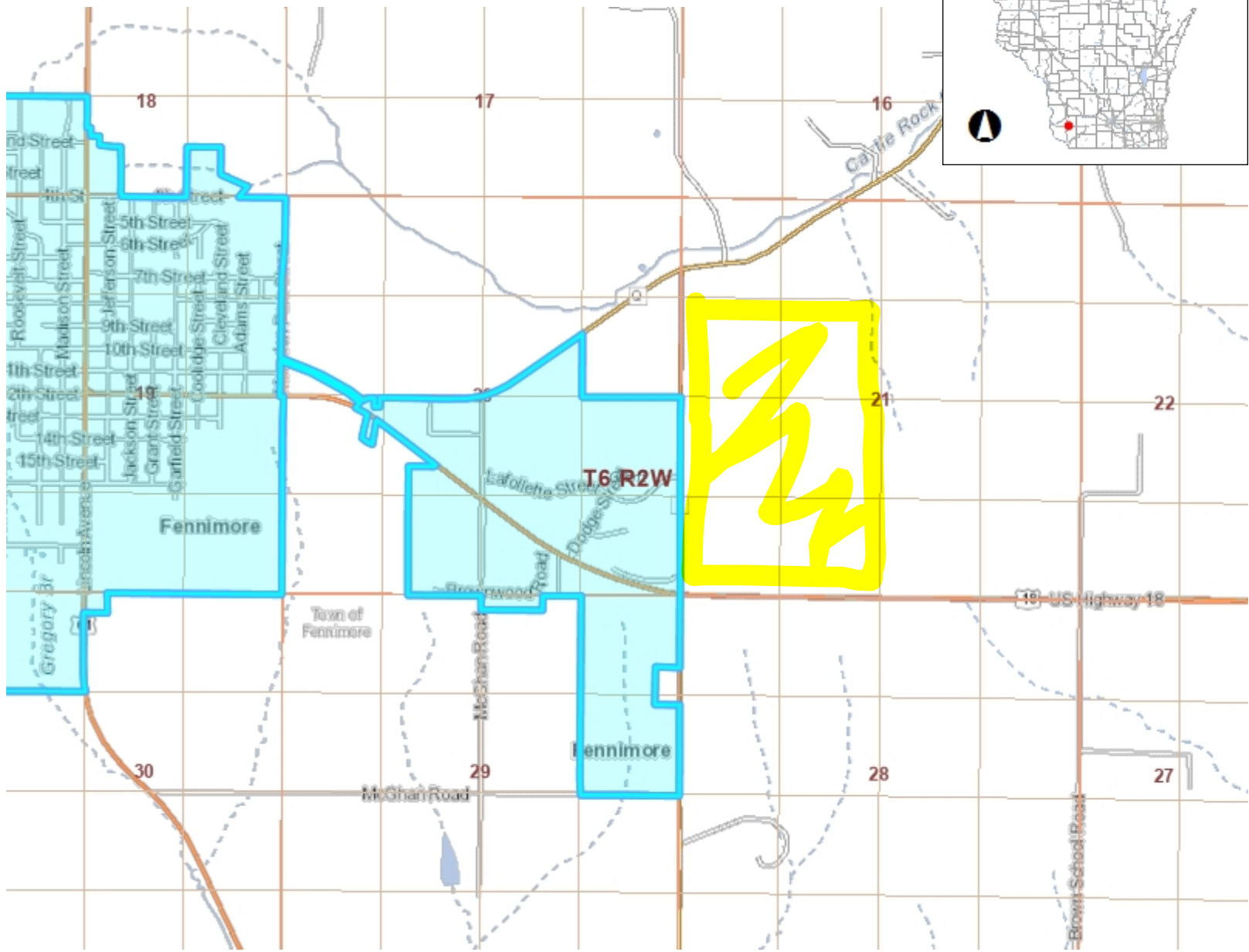
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

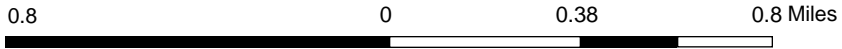
(March 2018)



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. 6. Range N^o. 2. West 4th Mer.



Total number of Acres 23,037.33

Survey Designated	By whom Surveyed	Date of Contract	amt. of Survey	when Surveyed	whom for & ch. in S. 2 ^d acct.
Subdivisions	Harvey Parke	4 th of 1832	m. ch. 16	1 st of 1833	3 rd of 1833
Town lines	Cecily Lyon		39,77.35		

The above Map of Township N. 6, Range N. 2 West 4th Meridian North west Territory, 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 May 27 1834
M. T. Williams



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 28, 2024

PETITION FILE NO. 14652

ASHLEY EDGE, CLERK
CITY OF FENNIMORE
860 LINCOLN AVE
FENNIMORE, WI 53809-1538

MARY J WOELFEL, CLERK
TOWN OF FENNIMORE
PO BOX 202
FENNIMORE, WI 53809-0202

Subject: JEIDY IRREVOCABLE TRUST ANNEXATION

The proposed annexation submitted to our office on March 07, 2024 and as amended on March 14, 2024 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 Fennimore, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must clearly show and identify the existing City of Fennimore municipal boundary that is contiguous to the territory.

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 14652 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=2726>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner