

PETITION FOR ANNEXATION

THE UNDERSIGNED, CONSTITUTING 100 PERCENT OF THE OWNERS OF THE FOLLOWING DESCRIBED TERRITORY LOCATED IN THE TOWN OF MARSHFIELD, WOOD COUNTY, WISCONSIN. LYING CONTIGUOUS TO THE CITY OF MARSHFIELD, PETITION THE PRESIDENT AND PLAN COMMISSION OF SAID VILLAGE TO ANNEX THE TERRITORY DESCRIBED BELOW AND SHOWN UPON THE ATTACHED MAP, AS PERMITTED BY CHAPTER 66 OF WISCONSIN STATUTES, TO THE CITY OF MARSHFIELD, WOOD COUNTY, WISCONSIN.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, TOWN OF MARSHFIELD, WOOD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89°33'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, 1308.83 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°28'53" EAST. ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 49.41 FEET TO THE NORTH LINE OF U.S. HIGHWAY 10 TO THE POINT OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE WESTERLY LINE, NORTH 00°28'53" EAST, 393.68 FEET; THENCE SOUTH 89°29'47" EAST, 546.84 FEET; THENCE SOUTH 01°22'51" EAST, 393.00 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 10: THENCE NORTH 89°29'47" WEST, ALONG THE NORTH RIGHT OF WAY 559.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, TOWN OF MARSHFIELD, WOOD COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°28'53" EAST. ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 49.41 FEET; THENCE CONTINUING NORTH 00°28'53" EAST, 393.68 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°28'53" EAST, 403.12 FEET; THENCE SOUTH 89°29'47" EAST, 533.73 FEET; THENCE SOUTH 01°22'51" EAST, 403.34 FEET; THENCE NORTH 89°29'47" WEST, 546.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, FILE NO NCS-1205798-MPLS, DATED JANUARY 23, 2024. REVISED 23RD DAY OF APRIL, 2024

Owner:

Interstate Marshfield, LLC, a Minnesota
limited liability company

By: Travis Penrod
0E6D76E8ACFE49F...

Name: Travis Penrod
Title: Chief Executive Officer

5/1/2024

DATE

PREPARED BY:
VREELAND ASSOCIATES, INC.
SURVEYING & ENGINEERING
 6103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 tim@vreelandassociates.us

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
GARRY TUPY
 DATE: JANUARY 20TH, 2021
 FILE NUMBER 21-0464 TUPY

Sheet 1 of 1

BEARINGS REFERENCED TO THE
 SOUTH LINE OF THE SOUTHWEST 1/4
 BEARING S 89°33'06" E PER
 SPECIAL FLOOD HAZARD AREA,
 (MDO) NUMBER (2011)

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 55141C0045G, WHICH BEARS AN EFFECTIVE DATE OF 09-2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 11-08-2021 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ACCESS NOTE:

SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM HERITAGE DRIVE BEING DEDICATED AND ACCEPTED PUBLIC STREETS.

ENCROACHMENT NOTE:

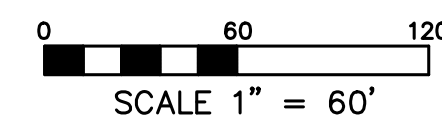
NONE FOUND

ZONING NOTE:

SUBJECT PROPERTY IS CURRENTLY COMPLIES WITH THE TOWN OF MANSFIELD ZONING.

Items Corresponding to Schedule B-11

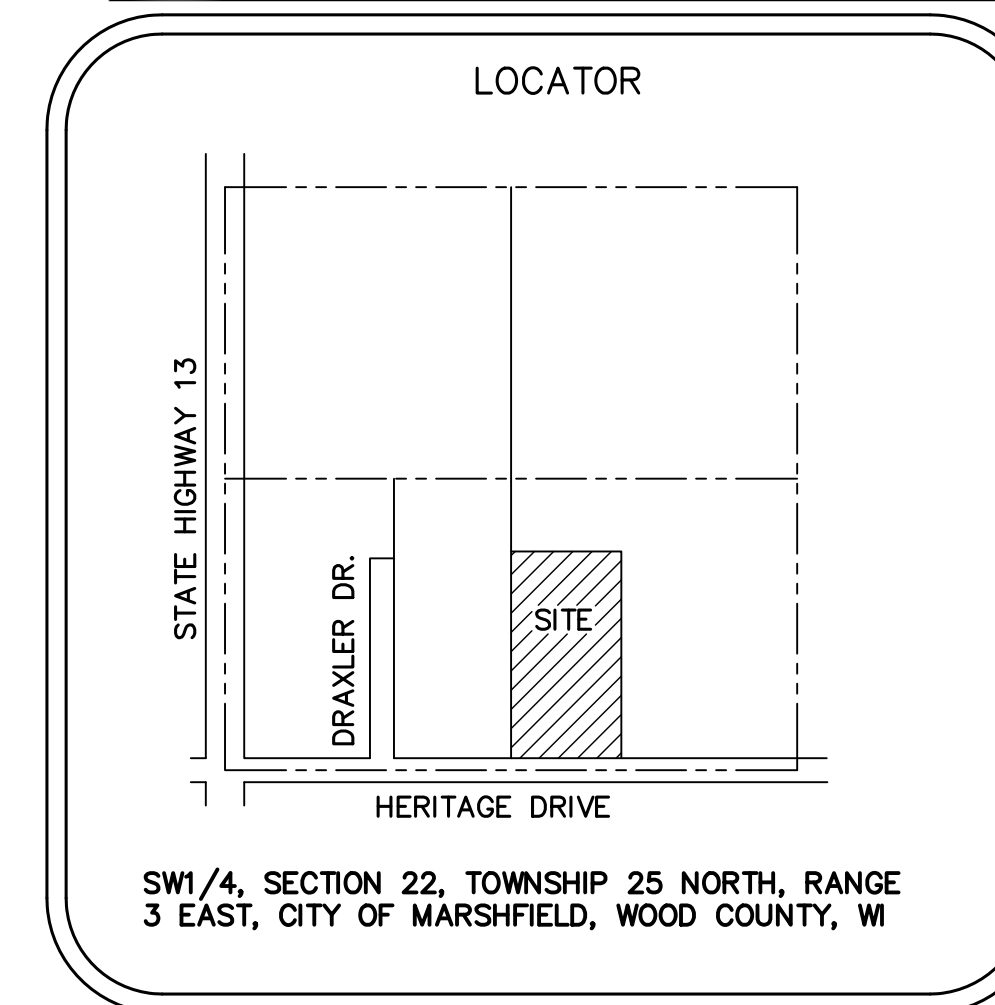
10. HOLDING TANK AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
 DATED: JULY 25, 1988
 PARTIES: TOWN OF MARSHFIELD AND ROBERT AND LAURIE FEENSTRA
 RECORDED: AUGUST 23, 1988 IN VOLUME 554, PAGE 503
 INSTRUMENT NO.: 685514
 THE AGREEMENT IS BETWEEN THE TOWN OF MARSHFIELD AND ROBERT AND LAURIE FEENSTRA. THE SEPTIC TANK IS PLOTTED HEREON.
11. EASEMENT FOR WATER GRANTED TO JACKIE SHORTT BY EASEMENT RECORDED IN VOLUME 918, PAGE 140 AS DOCUMENT NO. 839873 ON JANUARY 20, 1999. AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
12. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED ON APRIL 22, 1999 VOLUME 932, PAGE 343 AS DOCUMENT NO. 844795 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOES AFFECT SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.



Legend of Symbols & Abbreviations

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = 3/4" REBAR FOUND IN PLACE
- - - = 12' UTILITY EASEMENT
- = BITUMINOUS SURFACE
- +— = CENTERLINE OF DEDICATED RIGHT OF WAY
- ⊕ = UTILITY POLE
- ⊞ = TELEPHONE PEDESTAL
- +— = OVERHEAD ELECTRIC LINE
- <> = PREVIOUSLY RECORDED AS

Vicinity Map



ALTA/NSPS Land Title Survey

Certificate

GARRY TUPY

PROPERTY ADDRESS:
 3800 S. DRAXLER DRIVE, MARSHFIELD, WI 54449

BASED ON TITLE COMMITMENT FILE NO. NCS-1205798-MPLS
 EFFECTIVE DATE OF COMMITMENT- JANUARY 23RD, 2024 @ 7:30 A.M.

CERTIFIED TO:
 First American Title Insurance Co.
 Interstate Marshfield, LLC, A Minnesota limited liability company

The undersigned does hereby certify to the above named parties that this survey conforms with the "Minimum Standard Detail Requirements of ALTA/NSPS Land Title Surveys", jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2016, and includes Table "A" items 1, 2, 3, 4, 6(a), 6(b) (limited to building setback requirements), 7(a), 7, 8, 9, 10(a), 10(b), 11, 13, 14, 15, 16, 17(a)(b)(1)(2)(c), 18, 19 and 20 therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of WISCONSIN, the maximum Relative Positional Accuracy does not exceed that which is specified therein.



By: TIMOTHY G. VREELAND
 Revised 5th Day of April, 2024
 Date: 20th Day of February, 2024
 Professional Land Surveyor No. 2291
 Date of Survey: September 4th, 2024
 Drawn by: Dustin M. Vreeland & Timothy G. Vreeland

DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, TOWN OF MARSHFIELD, WOOD COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

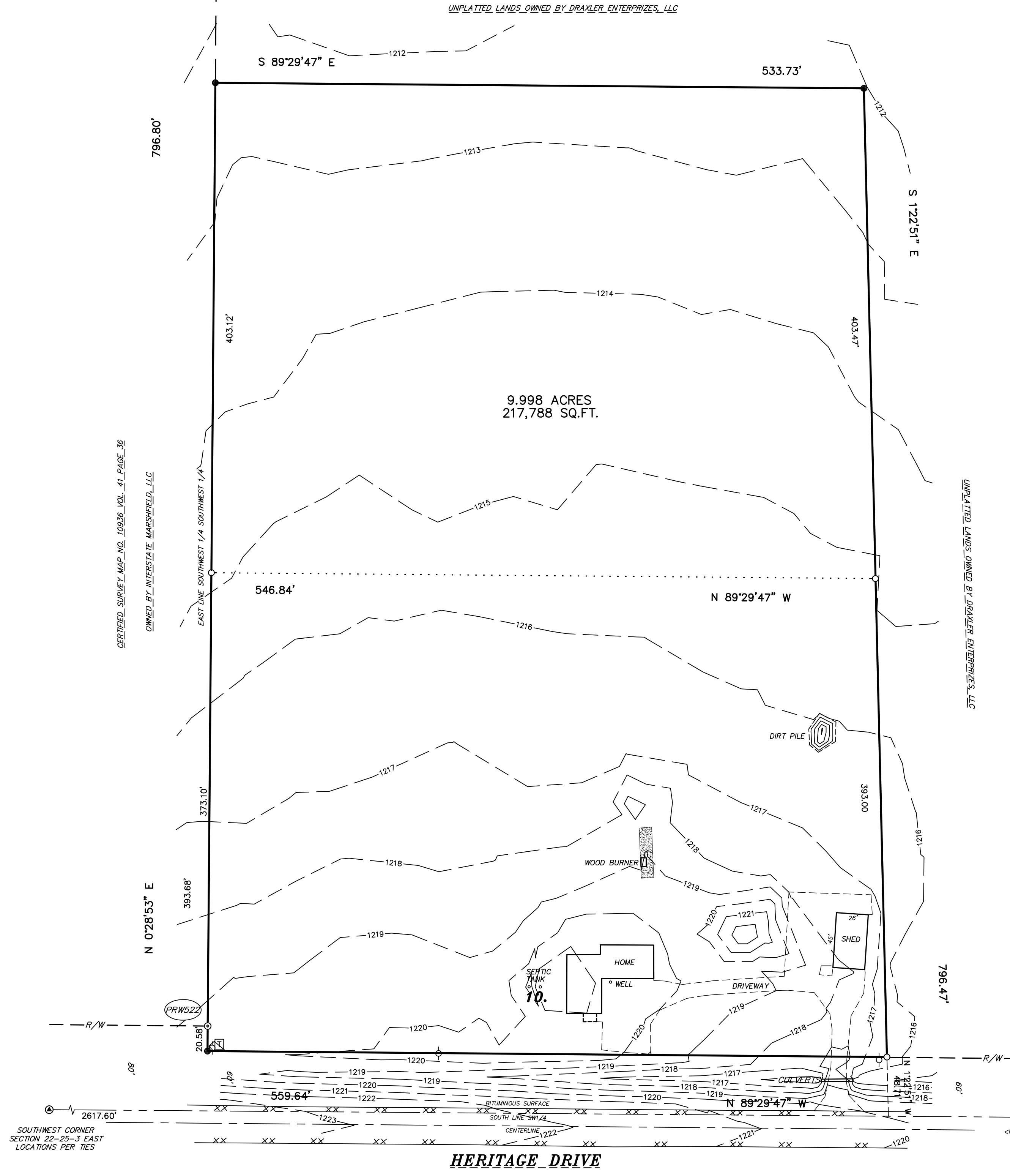
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89°33'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, 1308.83 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°28'53" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 49.41 FEET TO THE NORTH LINE OF U.S. HIGHWAY 10 TO THE POINT OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE WESTERLY LINE, NORTH 00°28'53" EAST, 393.68 FEET; THENCE SOUTH 89°29'47" EAST, 546.84 FEET; THENCE SOUTH 01°22'51" EAST, 393.00 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 10; THENCE NORTH 89°29'47" WEST, ALONG THE NORTH RIGHT OF WAY 559.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, FILE NO NCS-1205798-MPLS, DATED JANUARY 23, 2024. REVISED 23RD DAY OF APRIL, 2024



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: Interstate Marshfield LLC

Petition Number: 14667

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

2. Area (Acres): 9.99

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed: \$ 373.07

a. Title of boundary agreement _____

b. Total that will be paid to Town (annual tax multiplied by 5 years): 1,865.35

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: 1 Electors: 1 Total: 1

5. Approximate present land use of territory:

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

Undeveloped: _____% Assessed as residential, ag, and undeveloped.

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

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

Other: _____%

Comments: Removing house for future industrial expansion.

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?

Currently vacant but an industrial use is proposed directly to west.

In the town?: Ag

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. 2-3 yrs _____

depends on development timeline

Water Supply immediately
or, write in number of years. 2-3 yrs _____

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)?

maybe Yes No *Infrastructure extensions may be able to be funded by TIF district. To provide sewer service, an easement is required along north property line or lots need to be combined.*

If yes, identify the nature of the anticipated improvements and their probable costs: *Unknown at this time*

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? *A Agricultural District*

c. How will the land be zoned and used if annexed? *LI Light Industrial - Light industrial, vehicle service*

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: *Bryce Hembrook, AICP*
Email: *Bryce.hembrook@ci.marshfield.wi.us*
Phone: *—*
Date: *5/17/2024*

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: _____ | From Town of: MARSHFIELD | To City/Village of: MARSHFIELD

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, $\frac{1}{4}$ - $\frac{1}{4}$ 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: _____

Prepared by: Nancy Marti
Title: RPL
Phone: 715-421-8479
Date: 5-7-2024

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: **Interstate Marshfield LLC**

Petition Number: **14667**

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

2. Area (Acres): 10

3. Pick one: Property Tax Payments

OR

Boundary Agreement

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

\$ 2480.79

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 12,403.95

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: 1 Total: 1

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

Agricultural

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

Undeveloped: _____ %

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

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

Other: _____ %

Comments: Don't know

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?

Commercial

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 Don't know

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? Don't know

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: Janet A. Meyer

Email: alerke@tn.marshfield.wi.gov

Phone: 715-384-5638

Date: 5-3-2024

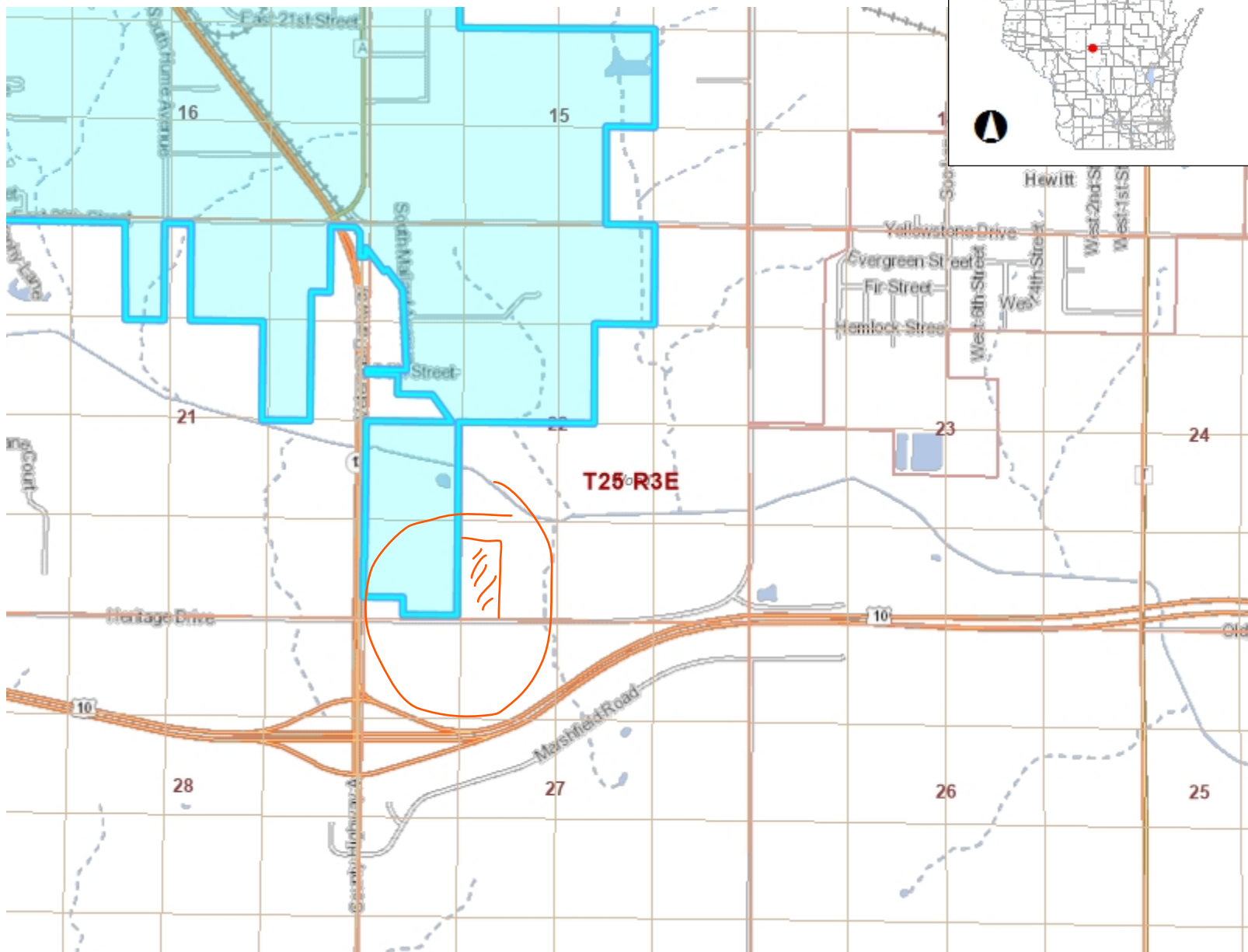
Please RETURN PROMPTLY to:
wimunicipalboundaryreview@wi.gov

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



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>

May 21, 2024

PETITION FILE NO. 14667

JESSICA SCHIFERL, CLERK
CITY OF MARSHFIELD
207 W 6TH ST
MARSHFIELD, WI 54449-4138

JANET MEYER, CLERK
TOWN OF MARSHFIELD
11191 MILLING LANE
MARSHFIELD, WI 54449-8501

Subject: INTERSTATE MARSHFIELD LLC ANNEXATION

The proposed annexation submitted to our office on May 01, 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 Marshfield, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must show and identify the existing City of Marshfield municipal boundary.

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 14667 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=2741>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner