

Request for Annexation Review

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 Information

Name: **VICKIE NEUSER & CHERYL REEDY**

Address: **1310 WHITEWATER DR.**

MANITOWOC, WI

54220

Email: **N/A**

Office use only:

RECEIVED

July 31, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF MISHICOT**

2. Petitioned City or Village: **VILLAGE OF MISHICOT**

3. County where property is located: **MANITOWOC**

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

5. Area (in acres) of the territory to be annexed: **0.205**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel):
013-236-013-001.00

Petitioners phone:

920-973-2183

Town clerk's phone:

920-776-1597

City/Village clerk's phone:

920-755-2525

Contact Information if different than petitioner:

Representative's Name and Address:

N/A

Surveyor or Engineering Firm's Name & Address:

JEFF DEZEEUW

CORNER POINT

3510 S. 26TH STREET

MANITOWOC, WI 54220

Phone:

Phone: **920-682-6105**

E-mail:

E-mail: **jdezeeuw@acebuildingservice.com**

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

\$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)

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: 7-31-24

Payee: A.C.E. Building Service

Check Number: 073713

Check Date: 7/26/24

Amount: \$400.00

COVER LETTER

16 JULY 2024

Municipal Boundary Review – DOA
PO Box 1645
Madison WI 53701

Village of Mishicot
511 East Main Street
Mishicot WI 54228

Town of Mishicot
710 N. State Street
Mishicot WI 54228

To All,

This is a Request of Annexation for a parcel of property owned by Cheryl Reedy and Vickie Neuser, currently part of the Town of Mishicot and requesting to be attached to the Village of Mishicot.

Contact Information:

Owners:
Vickie Neuser
1310 Whitewater Dr.
Manitowoc WI 54220
920-973-2183

Alternate Contact:
Cheryl Reedy
2127 Randolph Ave
New Holstein WI 53061
920-286-2447

Attached:

Petition of Direct Annexation to the Village of Mishicot
Map of parcel
Request of Annexation Review to the Wisconsin Dept. of Administration

Copies:

WI DOA
Town of Mishicot
Village of Mishicot

PETITION FOR DIRECT ANNEXATION

1. The purpose of this petition is to request, pursuant to Wisconsin Statute Section 66.0217(2), direct annexation to the Village of Mishicot and detachment from the Town of Mishicot of the following described real estate:

DESCRIPTION

Located in the NE Quarter (NE 1/4) of the SE Quarter (SE 1/4) of Section 36, Township 21 North, Range 23 East, Town of Mishicot, Manitowoc County, Wisconsin more particularly described as follows:

Commencing at the E 1/4 Corner of Section 36; Thence S 00°04'24" W, 1346.80 feet coincident with the east line of the SE 1/4 of said Section; Thence N 89°28'59" W, 648.25 feet to the point of beginning; Thence N 00°27'10" W, 25.00 feet; Thence N 89°28'59" W, 356.78 feet; Thence S 00°31'01" W, 25.00 feet; Thence S 89°28'59" E, 357.20 feet to the point of beginning.

Said described area contains 8,925 square feet or 0.205 acres of land more or less.

2. A scaled map of the above described property showing its boundaries and its current relationship to the Village of Mishicot and the Town of Mishicot is attached hereto.

3. The current population of the above described property in accordance with the definition given in Wisconsin Statute Section 66.0217(5)(a) is zero (0).

4. The undersigned, representing all of the electors residing in the above described property and the owners of all the real property located therein, hereby petition for the direct annexation to the Village of Mishicot of the above described property.

Dated this 17 day of July, 2024.

NAME:

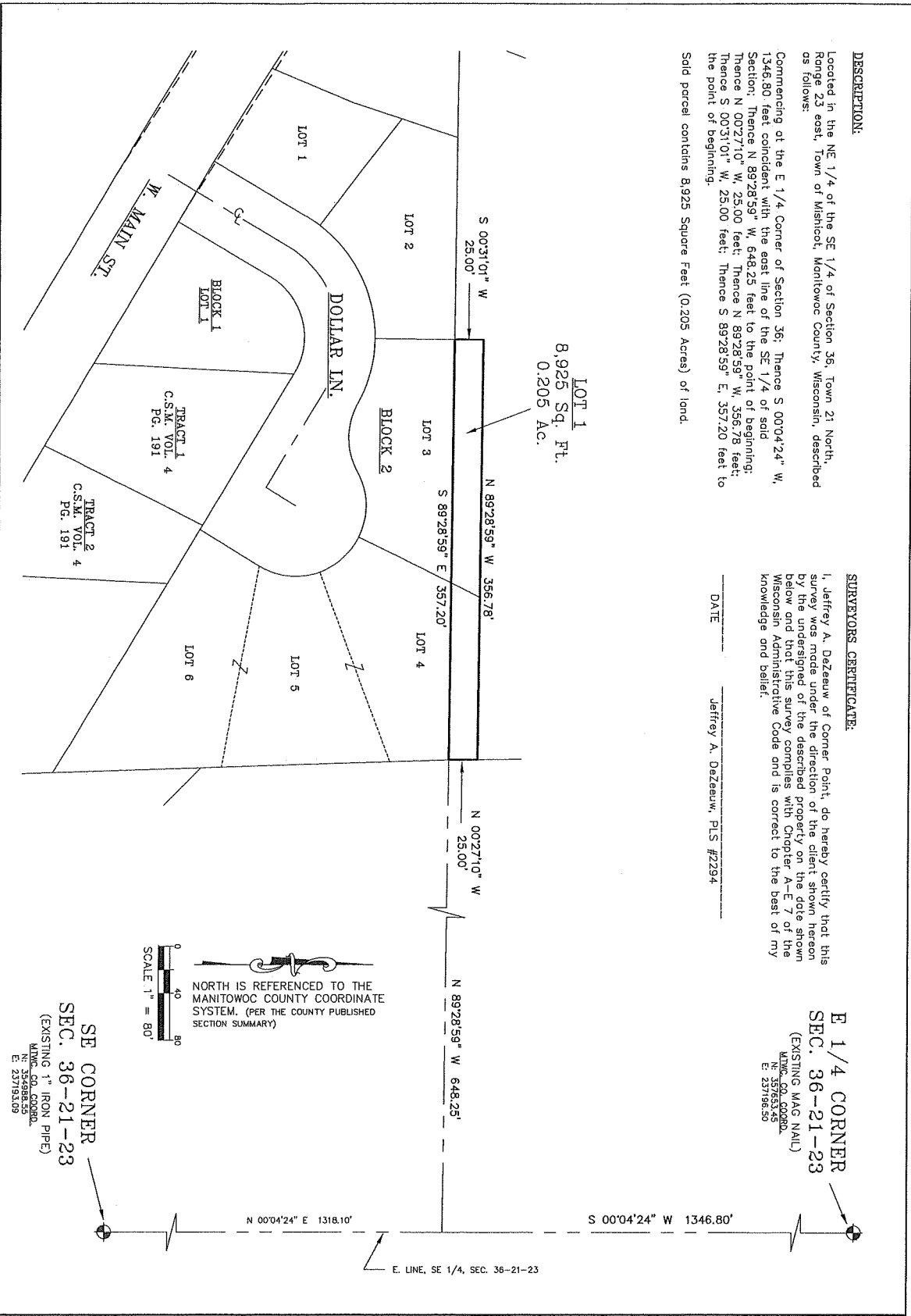
ADDRESS:

Vickie Neuser
Vickie Neuser

1310 Whitewater Dr., Manitowoc, WI 54220

Cheryl Reedy
Cheryl Reedy

2127 Randolph Ave., New Holstein, WI 53061



PLAT OF SURVEY
 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 21 NORTH,
 RANGE 23 EAST, TOWN OF MISHICOT, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE:	0/0/2019
DRAWN BY:	JAD/BLB
JOB NO.:	S925024
CAD FILE:	DWG\21-23\36\KRIZIK\S925024
SCALE:	1" = 80'

ROY KRIZIKW
 225 DOLLAR LANE
 MISHICOT, WI 54228


Corner Point
 A DIVISION OF ACE BUILDING SERVICE
 3510 S. 26th Street
 Manitowoc, WI 54220
 Ph 920.682.6105

Annexation Review Questionnaire

Wisconsin Department of Administration

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608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Part of Parcel 013-236-013-001.00

Petitioner: **Neuser & Reedy**

Petition Number: **14687**

1. Territory to be annexed: From **TOWN OF MISHICOT** To **VILLAGE OF MISHICOT**

2. Area (Acres): 0.205

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 1.39

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$16.95

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

Other: _____%

Comments: _____

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

Plat Name: Do not know for sure.

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

Residential

In the town?: Agricultural - Ag Forest

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 Enlarge lot to make it more suitable for building.

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? General Ag (GA)

c. How will the land be zoned and used if annexed? Single + Two Family Residential (R2)

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: Connie Tesarik

Email: clerk@tn.mishicot.wi.gov

Phone: 920-776-1597

Date: August 7, 2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
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Petitioner: Neuser & Reedy

Petition Number: 14687

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2. Area (Acres): 0.205

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 1.39

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 6.95

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: 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: 100% 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?

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 Enlarge lot for building

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? Single & Two Family Residential (R2)

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: Stephanie Stiefvater

Email: clerk@vi.mishicot.wi.gov

Phone: 920-755-2525

Date: 8-13-24

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

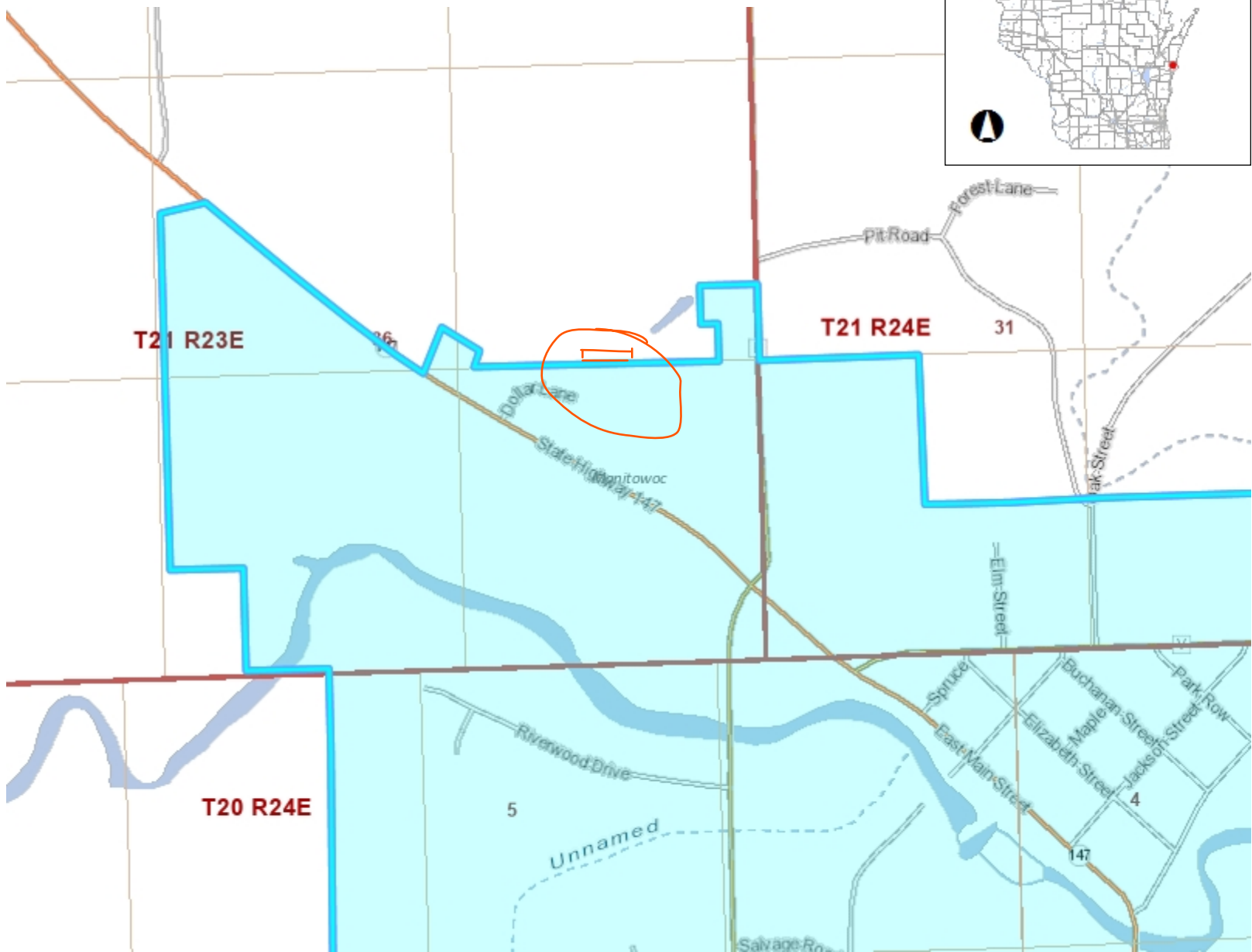
Municipal Boundary Review

PO Box 1645, Madison WI 53701

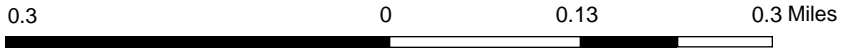
Fax: (608) 264-6104



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



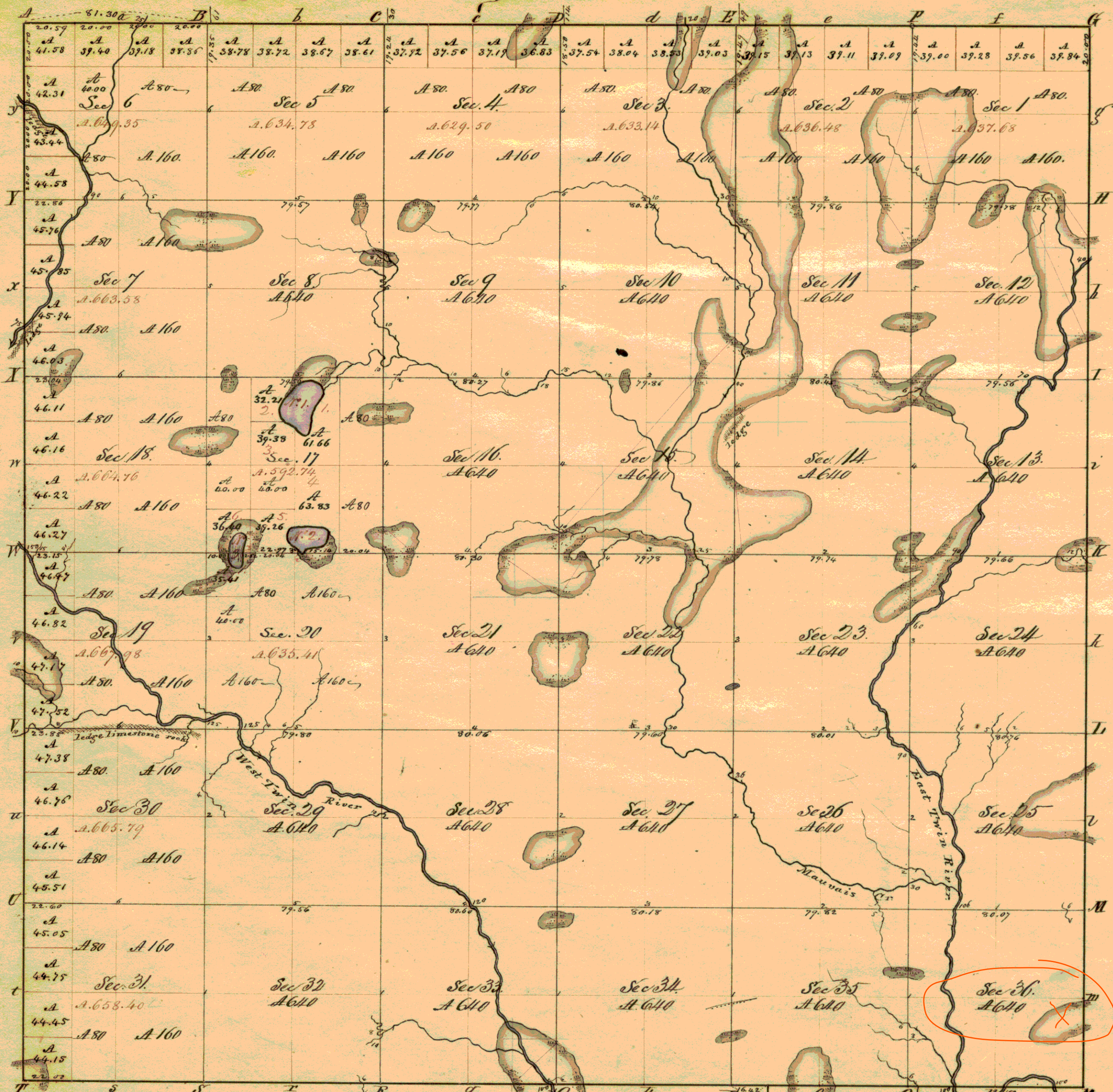
NAD_1983_HARN_Wisconsin_TM

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 N^o XXI Range N^o XXIII E. 4th Mer Wis. Ter.



Measures of 3 Small Lakes		
Pods	Course	Ch. & Ls.
1 Beginning at 1/4 sec. post between 8 th & 17 th thence N 18° 4' 43" to lake N. 1. thence		
N 71° E		8.82
S 39° E		4.84
S 71° W		15.12
S 6° E		6.98
N 64° W		12.07
N 31° W		8.73
N 32° E		11.03 to Beginning
Lake No. 2.		
2. to Beginning		
N 47° W		7.15
N 15° E		5.95
N 89° E		15.74
S 3° E		8.30
S 88° W		5.26
S 64° W		5.57
West		2.50
3. to Beginning		
3. to Beginning		
N 49° W		6.75
N 75° W		3.50
N 40° W		4.44
N 10° W		4.28
4. to Beginning		
4. to Beginning		
N 25° E		6.27
S 82° E		5.52
5. to Beginning		
5. to Beginning		
S 6 1/2° W		4.98

Total number of Acres 23,159.59

Survey Designated	By Whom Surveyed	Date of Contract	Amount of Survey	When Surveyed	When Surveyed
Subdivisions	Josh. Hathaway	23 rd April 1834	62.09.25	4 th of 1834	1 st of 1835
Town Lines	Mullet & Krink	9 th July 1833	24.03.30	1 st of 1834	3 rd of 1834

The above Map of Township N^o XXI North, of Range N^o XXIII E. of the 4th Principal Meridian (A.W.M.) 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, Nov. 30. 1835

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>

August 20, 2024

PETITION FILE NO. 14687

STEPHANIE STIEFVATER, CLERK
VILLAGE OF MISHICOT
PO BOX 385
MISHICOT, WI 54228-0385

CONNIE TESARIK, CLERK
TOWN OF MISHICOT
618 TISCH MILLS RD
MISHICOT, WI 54228

Subject: NEUSER & REEDY ANNEXATION

The proposed annexation submitted to our office on July 31, 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 Village of Mishicot, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must clearly show and identify the territory and the existing Village of Mishicot municipal boundary in relation 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 14687 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=2761>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner