

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN:

RECEIVED
AUG 8 2024
CITY CLERK'S OFFICE

WHEREAS, the undersigned constituting all of the electors and all of the owners of real property in the territory proposed to be annexed;

NOW, THEREFORE, PETITION IS HEREBY MADE by unanimous approval pursuant to the provisions of Sec. 66.0217(2) of the Wisconsin Statutes, for direct annexation to the City of Oshkosh, Wisconsin, from the Town of Oshkosh, Winnebago County, Wisconsin, of the real estate hereinafter described.

That pursuant to Sec. 66.0217(2), petition is hereby made without compliance to the notice requirements of Sec. 66.0217(4) of the Wisconsin Statutes.


That the current population of the territory to be annexed as defined by Sec. 66.0201(2)(dm) of the Wisconsin Statutes is Two (2).

That the territory to be annexed is contiguous to the City of Oshkosh, is located in the Town of Oshkosh, Winnebago County, Wisconsin and is described as follows:

HARTJES ANNEXATION

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164, RECORDED AS DOCUMENT NUMBER 1727940, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S89°31'24"W, 1,324.35 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S00°26'25"E, 1,324.76 FEET ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 1; THENCE N88°13'34"E, 30.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164 AND POINT OF BEGINNING; THENCE CONTINUING N88°13'34"E, 539.02 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S18°17'35"W, 164.46 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S88°59'43"W, 486.29 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°21'31"W, 148.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. SAID AREA CONTAINS 77,616 SQUARE FEET OR 1.782 ACRES, MORE OR LESS.

That attached hereto is a scaled map reasonably showing the boundaries of the following described territory to be annexed and its relation to the municipalities involved.

Signature of Petitioner	Printed Name	Date of Signing	Elector or Property Owner	Address or Description of Property
	Cheryl M. Hartjes Registered Agent Hartjes Homes, LLC	8-8-24	Owner	3488 County Road A Oshkosh, WI 54901 Tax ID 01800100101

HARTJES ANNEXATION FROM THE TOWN OF OSHKOSH

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164, RECORDED AS DOCUMENT NUMBER 1727940, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S89°31'24"W, 1,324.35 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S00°26'25"E, 1,324.76 FEET ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 1; THENCE N88°13'34"E, 30.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164 AND POINT OF BEGINNING; THENCE CONTINUING N88°13'34"E, 539.02 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S18°17'35"W, 164.46 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S88°59'43"W, 486.29 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°21'31"W, 148.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. SAID AREA CONTAINS 77,616 SQUARE FEET OR 1.782 ACRES, MORE OR LESS.

RECEIVED

AUG 8 2024

CITY CLERK'S OFFICE
NW 1/4, NE 1/4
SEC. 01-18-16

CSM 3492

LOT 2

S89°31'24"W 1,324.35'

NORTH LINE OF THE NE 1/4 OF SECTION 1-18-16

NE 1/4, NE 1/4
SEC. 01-18-16

NORTHEAST
CORNER
SEC. 01-18-16

CITY OF OSHKOSH
TOWN OF OSHKOSH

WEST LINE OF THE NE 1/4 OF SECTION 1-18-16
S00°26'25"E 1,324.76'

POINT
OF
BEGINNING

N88°13'34"E
30.52'

N88°13'34"E 539.02'

Part of Parcel
01800100101
(3488 COUNTY ROAD A)
LOT 1

S88°59'43"W 486.29'

S18°17'35"W
164.46'

Lake
Winnebago

ATTACHMENT AREA:
77,616 SQUARE FEET/
1.782 Acres

TO BE ZONED:
SINGLE FAMILY RESIDENTIAL-5
(SR-5)

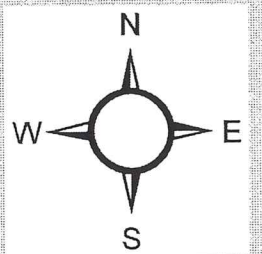
SW 1/4, NE 1/4
SEC. 01-18-16

COUNTY ROAD "A"
-N00°21'31"W -
148.00'

CSM 7164

LOT 2

GOV. LOT 1
SEC. 01-18-16



ASSESSOR'S PLAT NO. 1 TOWN OF OSHKOSH

23

24

25

26

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, WHICH BEARS S89°31'24"W PER THE WINNEBAGO COUNTY COORDINATE SYSTEM

DRIFTWOOD LN

LOT 1
CSM 3691



CITY OF OSHKOSH
PLANNING SERVICES DIVISION

Hartjes Unanimous Annexation from the
Town of Oshkosh

GRAPHIC SCALE: 0 50 100
SCALE: 1" = 100 FEET
Feet

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164, RECORDED AS DOCUMENT NUMBER 1727940, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

DATE
DRAWN: August 7, 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: **Hartjes Homes LLC**

Petition Number: **14688**

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

2. Area (Acres): **1.748**

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ **215.85**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$1,079.25**

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: **2** Electors: **2** Total: **2**

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?

Residential to the west.

In the town?: **Residential to the north and south, Lake Winnebago to the east.**

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? Rural Residential District, (R-1)

c. How will the land be zoned and used if annexed? Single Family Residential-5 District, (SR-5)

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: Jeffrey Nau, City of Oshkosh

Email: jnau@oshkoshwi.gov

Phone: 920-236-5122

Date: 8/19/2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN:

WHEREAS, the undersigned constituting all of the electors and all of the owners of real property in the territory proposed to be annexed;

NOW, THEREFORE, PETITION IS HEREBY MADE by unanimous approval pursuant to the provisions of Sec. 66.0217(2) of the Wisconsin Statutes, for direct annexation to the City of Oshkosh, Wisconsin, from the Town of Oshkosh, Winnebago County, Wisconsin, of the real estate hereinafter described.

That pursuant to Sec. 66.0217(2), petition is hereby made without compliance to the notice requirements of Sec. 66.0217(4) of the Wisconsin Statutes.

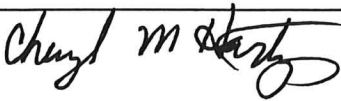
That the current population of the territory to be annexed as defined by Sec. 66.0201(2)(dm) of the Wisconsin Statutes is Two (2).

That the territory to be annexed is contiguous to the City of Oshkosh, is located in the Town of Oshkosh, Winnebago County, Wisconsin and is described as follows:

HARTJES ANNEXATION

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164, RECORDED AS DOCUMENT NUMBER 1727940, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S89°31'24"W, 1,324.35 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S00°26'25"E, 1,324.76 FEET ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 1; THENCE N88°13'34"E, 30.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164 AND POINT OF BEGINNING; THENCE CONTINUING N88°13'34"E, 539.02 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S18°17'35"W, 168.53 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°22'14"W, 485.03 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°21'31"W, 138.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. SAID AREA CONTAINS 76,125 SQUARE FEET OR 1.748 ACRES, MORE OR LESS.

That attached hereto is a scaled map reasonably showing the boundaries of the following described territory to be annexed and its relation to the municipalities involved.

Signature of Petitioner	Printed Name	Date of Signing	Elector or Property Owner	Address or Description of Property
	Cheryl M. Hartjes Registered Agent Hartjes Homes, LLC		Owner	3488 County Road A Oshkosh, WI 54901 Tax ID 01800100101

RECEIVED

AUG 16 2024

CITY CLERK'S OFFICE

NW ¼, NE ¼
SEC. 01-18-16

CSM 3492

LOT
2

S89°31'24"W 1,324.35'
NORTH LINE OF THE NE ¼ OF SECTION 1-18-16

NE ¼, NE ¼
SEC. 01-18-16

NORTHEAST
CORNER
SEC. 01-18-16

CITY OF OSHKOSH

TOWN OF OSHKOSH

WEST LINE OF THE NE ¼ OF SECTION 1-18-16

S00°26'25"E 1,324.76'

POINT
OF
BEGINNING

N88°13'34"E
30.52'

N88°13'34"E 539.02'

ATTACHMENT AREA:
76,125 SQUARE FEET/
1.748 Acres

TO BE ZONED:
SINGLE FAMILY RESIDENTIAL-5
(SR-5)

SW ¼, NE ¼
SEC. 01-18-16

Part of Parcel
01800100101
(3488 COUNTY ROAD A)

LOT
1

N89°22'14"W 485.03'

S18°17'35"W
168.53'

Lake
Winnebago

CSM 7164

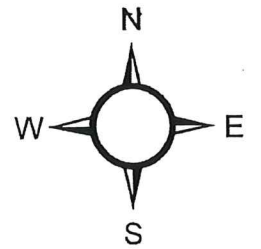
LOT
2

GOV. LOT 1
SEC. 01-18-16

COUNTY ROAD "A"

N00°21'31"W
138.00'

Town of Oshkosh
City of Oshkosh



RECEIVED
AUG 16 2024
CITY CLERK'S OFFICE

ASSESSOR'S PLAT NO. 1 TOWN OF OSHKOSH

23

24

25

26

NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, WHICH BEARS S89°31'24"W PER THE WINNEBAGO COUNTY COORDINATE SYSTEM

DRIFTWOOD LN



CITY OF OSHKOSH
PLANNING SERVICES DIVISION

Hartjes Unanimous Annexation from the
Town of Oshkosh

GRAPHIC SCALE: 0 50 100
SCALE: 1" = 100 FEET Feet

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164, RECORDED AS DOCUMENT NUMBER 1727940, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

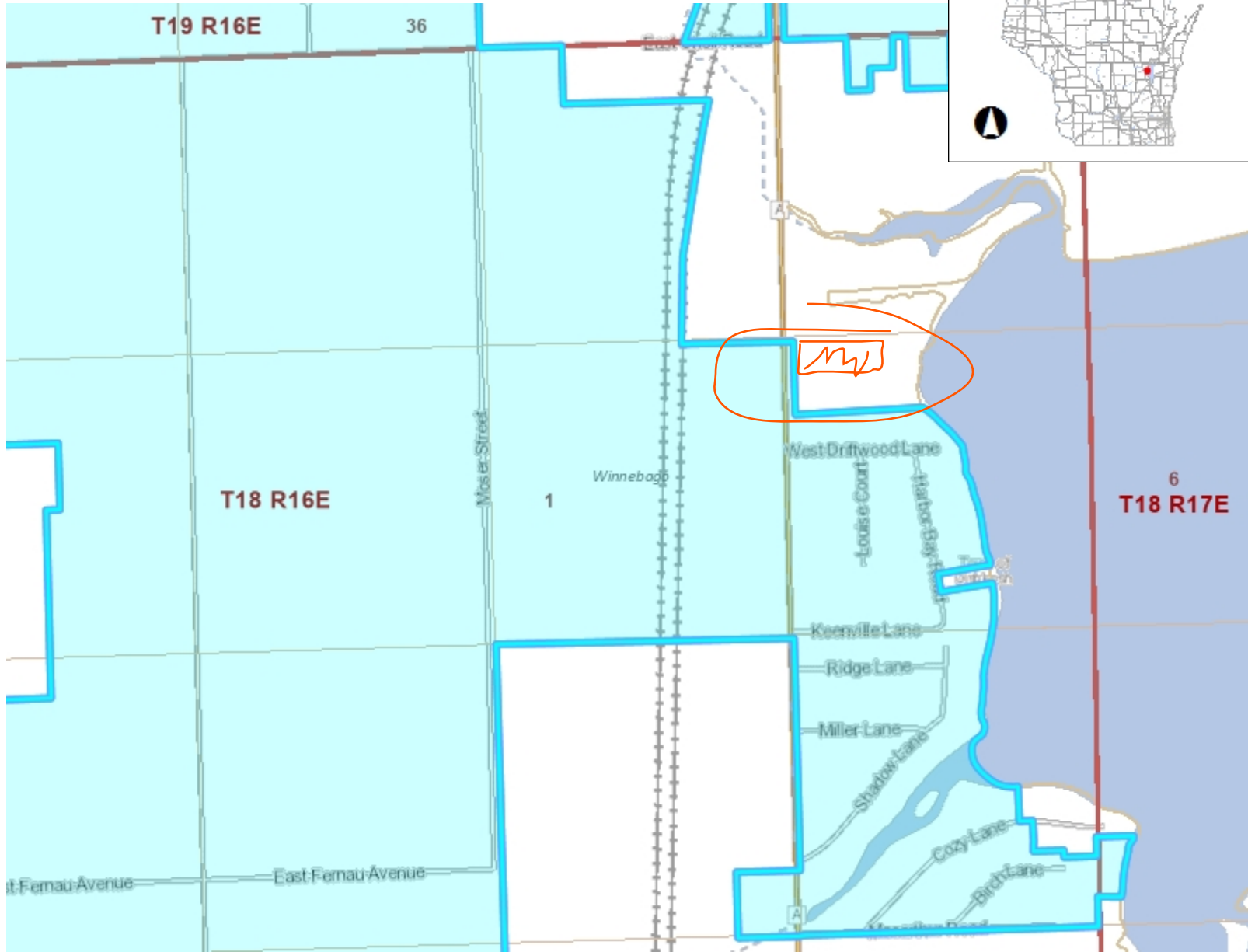
DATE
DRAWN: August 7, 2024

HARTJES ANNEXATION FROM THE TOWN OF OSHKOSH

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164, RECORDED AS DOCUMENT NUMBER 1727940, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S89°31'24"W, 1,324.35 FEET ALONG THE NORTH LINE OF SAID SECTION 1; THENCE S00°26'25"E, 1,324.76 FEET ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 1; THENCE N88°13'34"E, 30.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7164 AND POINT OF BEGINNING; THENCE CONTINUING N88°13'34"E, 539.02 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S18°17'35"W, 168.53 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°22'14"W, 485.03 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°21'31"W, 138.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. SAID AREA CONTAINS 76,125 SQUARE FEET OR 1.748 ACRES, MORE OR LESS.



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 XVIII N. Range N^o XVI E. 4th Mer. (Wis. Ter.)



Meanders, of Butte des Morts Lake and Fox River.		
Posts	Courses.	Dist.
1	S. 12 E.	17.81
	S. 42 E.	2.79
	N. 12 E.	6.15
2	N. 76 E.	15.41
	East	35.26
	S. 57 E.	17.84
	S. 44 E.	17.67
	N. 88 E.	10.93
	S. 28 E.	8.09
	S. 6 W.	7.54
	S. 54 W.	20.42
	S. 24 W.	19.60
3	S. 10 E.	3.36
	S. 11 W.	2.33
	S. 34 E.	7.62
	S. 55 E.	7.33
	S. 69 E.	8.53
	N. 20 E.	5.16
4	East	8.80
	S. 62 E.	16.69
	S. 30 E.	10.89
	S. 60 E.	11.34
	N. 61 E.	7.94
	S. 62 E.	13.55
	S. 12 E.	12.00
	N. 75 E.	5.22
5	S. 27 E.	30.45
	S. 20 E.	3.84
	S. 26 E.	6.37
6	S. 20 E.	12.27
	S. 26 E.	50.55
7	S. 28 E.	13.28
	S. 36 E.	43.32
	S. 60 E.	17.40
8	S. 58 E.	11.68
	S. 72 E.	14.66
	S. 61 E.	22.80
	S. 53 E.	10.56
	East	5.92
	S. 61 E.	9.73
9	S. 3 E.	2.51
	S. 27 E.	.79
	S. 38 E.	8.78
	S. 58 E.	5.13
	S. 72 E.	4.76
10	S. 59 E.	8.93
Meanders of Lake Winnebago		
11	N. 59 W.	5.54
	N. 10 E.	16.54
12	N. 34 E.	2.79

Total number of Acres 5,724.12

Surveys Designated	By whom Surveyed	Date of Contract	Cont. of Surveys	When Surveyed	When paid for & ch ^d in Sur. Bond Ac ^t
East boundary line between Sec. 24 & 25	Garret Niet	May 17. 1838	M. 60 63	Jan ^y 1839	2 ^d q ^r 1839
N. boundary & subdiv.	David Giddings	Jan ^y 24. 1839	26. 35. 28	March 1839	3 ^d q ^r 1839

The above Map of Township N^o 18 North, Range N^o 16 East of the 4th Principal Meridian, Wisconsin 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

A. G. Ellis, Surveyor



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 30, 2024

PETITION FILE NO. 14688

DIANE BARTLETT, CLERK
CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903-1130

JEANNETTE MERTEN, CLERK
TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901-1404

Subject: HARTJES HOMES LLC ANNEXATION

The proposed annexation submitted to our office on August 09, 2024 and as revised on August 21, 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 Oshkosh, 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 14688 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=2762>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner