

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Office use only:

RECEIVED

September 17, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

Name: Douglas Schmidt

Address: 1612 Nakomis Ave, La Crosse, WI 54603

Email: dougs527@gmail.com

1. Town where property is located: Campbell

2. Petitioned City or Village: La Crosse

3. County where property is located: La Crosse

4. Population of the territory to be annexed: 2

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

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 4-1142-0

Petitioners phone:

(608) 498-2424

Town clerk's phone:

608-783-0050

City/Village clerk's phone:

608-789-7510

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

Phone:

Phone:

E-mail:

E-mail:

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**

Date fee received: 9-17-24 Shaded Area for Office Use Only

Payee: Douglas & Laurie Schmidt

Check Number: 1511

Check Date: 8-28-24

Amount: \$480



LEGAL DEPARTMENT

City of La Crosse, Sixth Floor City Hall
400 La Crosse Street, La Crosse, WI 54601
Ph: 608.789.7511 Fax: 608.789.7390
Email: attorney@cityoflacrosse.org

Stephen F. Matty
City Attorney

Krista A. Gallagher
Deputy City Attorney

Ellen R. Atterbury
Assistant City Attorney

Gideon W. O. Wertheimer
Assistant City Attorney

August 29, 2024

Wisconsin Department of Administration
Municipal Boundary Review
101 E Wilson St - 9th Fl
Madison, WI 53703

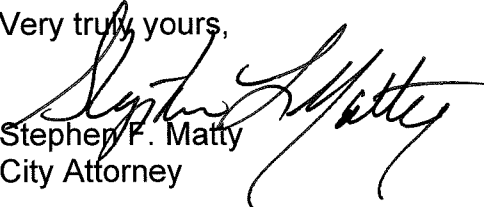
RE: Petition for Direct Annexation by Unanimous Approval pursuant to Sec.
66.0217(2), Wis. Stats. of land from the Town of Campbell to the City of La
Crosse (1612 Nakomis Avenue – Schmidt Property)

Dear Sir or Madam:

Please find enclosed herewith for filing you will find a copy of a Petition for Direct Annexation from the Town of Campbell to the City of La Crosse property located at 1612 Nakomis Avenue, along with the Review form and a check in the amount of \$400 payable to the Department of Administration for the review fee and acreage fee.

Please let me know if you have any questions.

Very truly yours,


Stephen F. Matty
City Attorney

SFM:blb

Enclosures

CC: Town Clerk - Town of Campbell
Nikki Elsen - City Clerk
Doug P. Schmidt

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL
PURSUANT TO SEC. 66.0217(2), WIS. STATS

We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory of the Town of Campbell, La Crosse County, Wisconsin, lying contiguous to the City of La Crosse, petition the Common Council of the City of La Crosse to annex the territory described below and shown on the attached scale map to the City of La Crosse, La Crosse County, Wisconsin.

Legal description of territory annexed is attached hereto as Exhibit "A."

We state the said territory has a population of 2.

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.

Signature of Petitioner _____ Date of Signing _____ Owner _____

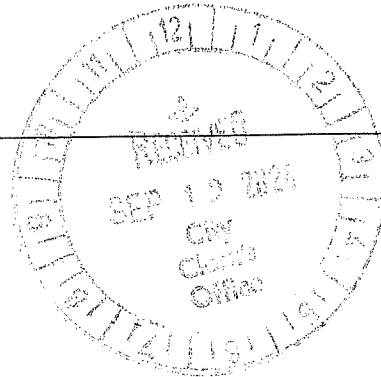
TD Schmidt 8/28/24 *Douglas Schmidt*

Laurie H. Schmidt 8/28/24 *Laurie Schmidt*

Address or Description of Property:

1612 Nakomis Avenue

La Crosse WI 54601



Annexation Description for 1612 Nakomis Avenue

Lot 14 of the First Addition to Hiawatha Islands Addition and part of Government Lot 4 all in Section 19, Township 16 North, Range 7 West, La Crosse County, Wisconsin.

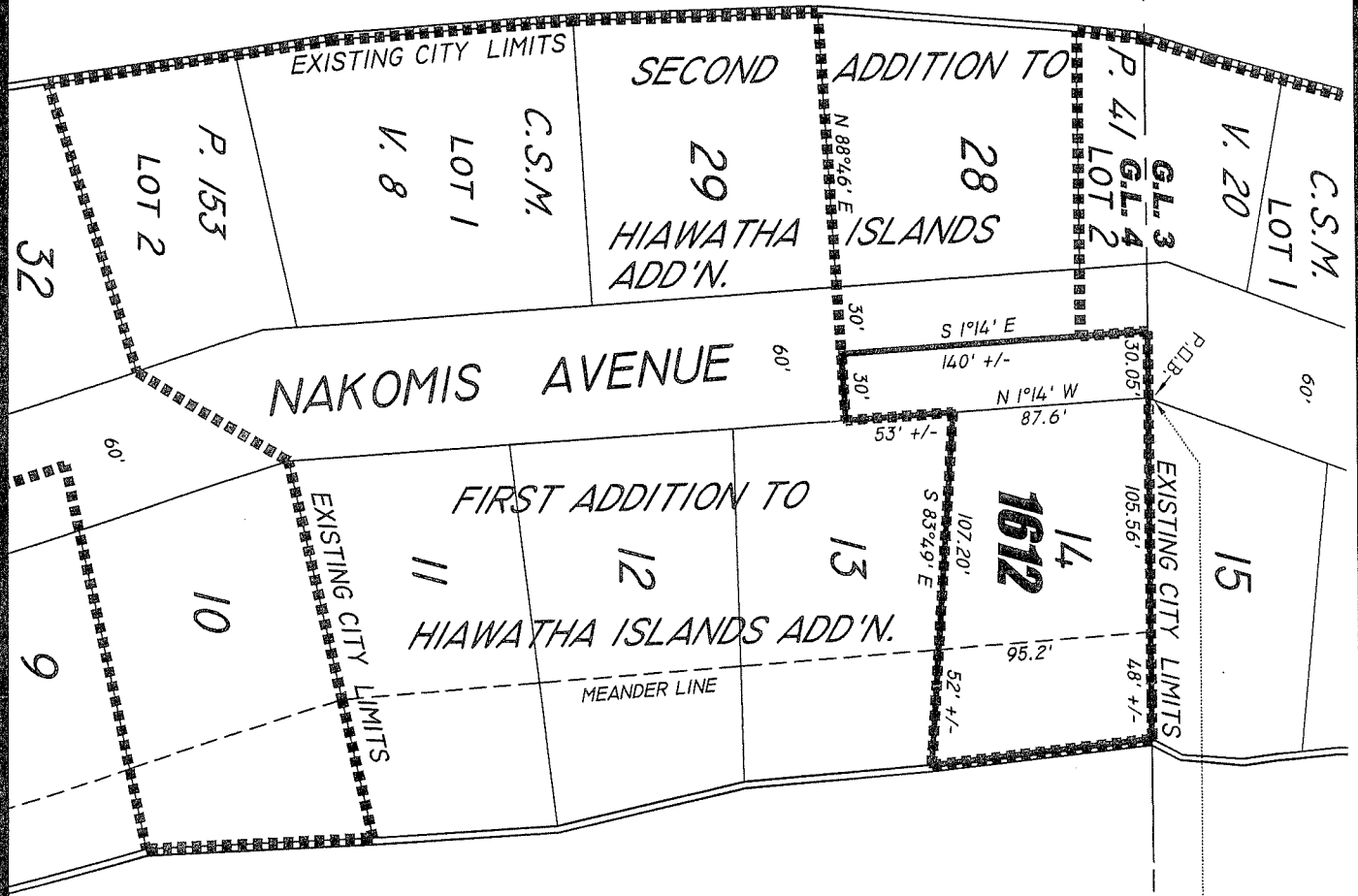
Commencing at the East corner of Section 19, Township 16 North, Range 7 West;
thence N 87°51' W, 1,583' more or less along the North line of Government Lot 4 to the Northwest corner of Lot 14 of the First Addition to Hiawatha Islands Addition to the Town of Campbell, La Crosse County, WI;
thence continuing N 87°51' W, 30.05' more or less to the centerline of the 60' wide right of way of Nakomis Avenue;
thence S 1°14' E, 140' more or less along said right of way centerline to the intersection with the Easterly prolonged South line of Lot 28 of the Second Addition to Hiawatha Islands Addition;
thence N 88°46' E, 30' along said South prolonged line of Lot 28 to the East right of way line of Nakomis Avenue;
thence N 1°14' W, 53' more or less along said East right of way line to the Southwest corner of said Lot 14;
thence S 83°49' E, 107.20' along the South line of Lot 14 to the meander line of the Black River;
thence continuing S 83°49' E, 52' more or less to the West water's edge of the Black River;
thence Northerly along the West water's edge of the Black River to its intersection with the North line of said Lot 14;
thence N 87°51' W, 48' +/- along the North line of Lot 14 to the meander line of the Black River;
thence continuing N 87°51' W, 105.56' along the North line of Lot 14 to the point of beginning.
This parcel description contains 0.49 acres more or less.

Drafted by: jmc 8/30/2024

Checked by: kjc 9/12/2024

S:_PROJECTS\2024 MISC\2024-025 1612 Nakomis Avenue Annexation\1612 Nakomis Annexation Legal Description.doc

RICHMOND BAY



BLACK RIVER

**1612 Nakomis Avenue
Annexation**

1583' +/- N 87°51' W

EAST 1/4 CORNER
SECTION 19
TOWNSHIP 16 NORTH
RANGE 7 WEST
RAILROAD SPIKE W / DRILL HOLE



REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: SCHMIDT	From Town of: CAMPBELL	To City/Village of: CITY LA CROS SE	
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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:

The typed legal and map are different in 2 places along the c/l of the road S1d14me and the map has 16m going south & north
The zip code for the address of the property is 54603 not 54601.
The name of the parcel on the tax roll is Douglas P. Schmidt 2004 Revocable Trust.

Prepared by: _____
Title: _____
Phone: _____
Date: _____

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
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<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Schmidt**

Petition Number: **14701**

1. Territory to be annexed: From **TOWN OF CAMPBELL** To **CITY OF LA CROSSE**

2. Area (Acres): .49

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

a. Annual town property tax on territory to be annexed:
\$ 9251.72

a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$46,357.76

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: 2 Total: _____

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: 1st Add'n to Hiwatha Islands Add'n

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

In the town?: residential

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? residential

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:

This annexation may violate terms of the 2004 Stipulation & Boundary Agreement (attached - see Section VII B)

Prepared by: Town City Village

Name: H. Stanley Riffle

Email: sriffle@amnr.net

Phone: 262-548-1340

Date: 10-4-24

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

TOWN OF CAMPBELL,

Plaintiff

vs.

CITY OF LA CROSSE,

Defendant.

Case No. 97-CV-126 (Smith)
Case No. 97-CV-127 (Becker)
Case No. 97-CV-128 (McCormick)
Case No. 97-CV-134 (Edwards)

STIPULATION AND INTER-GOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF CAMPBELL AND THE CITY OF LA CROSSE

The City of La Crosse, (hereinafter referred to as "City"), a Wisconsin municipal corporation with offices at 400 La Crosse Street, La Crosse, Wisconsin, 54601, and the Town of Campbell, (hereinafter referred to as "Town"), a Wisconsin municipality with offices at 2219 Bainbridge Street, La Crosse, Wisconsin, 54603, enter into this stipulation and agreement, subject to approval of the courts having jurisdiction, compromising and settling the litigation and determining the common boundary line between the municipalities under authority of Wisconsin Statutes §§66.0225, to the extent applicable and 66.0301.

RECITALS

- A. There are boundaries of the City and the Town that are immediately adjacent as shown on Exhibit 1.
- B. The City and the Town are parties to multiple court actions for the purpose of testing the validity or invalidity of annexations and an incorporation.
- C. It is the intention of the City and Town that the courts having jurisdiction of the litigation, subject to this stipulation, may enter a final judgment incorporating the provisions of the stipulation and agreement and fixing the Common Boundary Line between the municipalities involved.
- D. On February 12, 2004, the Common Council of the City of La Crosse, approved this stipulation and agreement.
- E. On February 24, 2004, the Town Board of the Town of Campbell approved this stipulation and agreement.

F. The City and Town enter into this stipulation and agreement for the purposes of establishing a long-term boundary, assuring orderly growth and development, allowing the Town to maintain land area of at least four (4) square miles, protecting town property owners from annexations against their will and facilitating annexation of lands to the City at the will of the owners who need city services, without threat of lawsuits.

G. The City and Town have independently determined that this agreement best promotes the mutual public health, safety, order, convenience, prosperity and general welfare as well as efficiency and economy of development within both the City and the Town.

SECTION I: TERM OF AGREEMENT

This agreement shall commence as of the date of entry of judgment of this stipulation and agreement and shall terminate on January 1, 2025.

SECTION II: PARTICIPATING MUNICIPALITIES

This stipulation and agreement applies to the City of La Crosse and the Town of Campbell, located in La Crosse County, Wisconsin.

SECTION III: COMMON BOUNDARY LINE

The parties mutually agree to the Common Boundary Line between the municipalities as described on the attached Exhibit 1 and request the court having jurisdiction to enter a final judgment incorporating the provisions of this stipulation and fixing the Common Boundary Line.

SECTION IV: FOUR (4) SQUARE MILE REQUIREMENT

A. The City and the Town understand that Wisconsin Statute §66.0205 provides that the minimum area requirement for a metropolitan village is four (4) square miles. It is the intent of the City and the Town that a sufficient area for incorporation under Wisconsin Statute §66.0205 shall be retained by the Town during the term of this agreement in order to meet the statutory requirement.

B. The total land area of the Town as a result of the Common Boundary Line described in Section III is 4.0569 square miles.

C. Under no circumstances shall the City be allowed to annex property if doing so would cause the Town to go below four (4) square miles.

SECTION V: DISMISSAL OF LAWSUITS

A. Upon the entry of a final judgment incorporating the provisions of this stipulation, the following lawsuits shall be dismissed:

<u>CASE NO.</u>	<u>CAPTION</u>
96-CV-764	Town of Campbell v. City of La Crosse (Trueblood)
97-CV-126	Town of Campbell v. City of La Crosse (Smith, Vogel, et al.)
97-CV-127	Town of Campbell v. City of La Crosse (Becker, et al.)
97-CV-128	Town of Campbell v. City of La Crosse (McCormick)
97-CV-134	Town of Campbell v. City of La Crosse (Edwards, et al.)
97-CV-129	Town of Campbell v. City of La Crosse (Mahnke, Swanson, Scott)
97-CV-130	Town of Campbell v. City of La Crosse (Dahle)
97-CV-131	Town of Campbell v. City of La Crosse (Henriksen, Pfister)
97-CV-132	Town of Campbell v. City of La Crosse (Gallagher)
97-CV-133	Town of Campbell v. City of La Crosse (Briggs)
97-CV-324	Town of Campbell v. City of La Crosse (Bertram)
97-CV-325	Town of Campbell v. City of La Crosse (Giese)
97-CV-326	Town of Campbell v. City of La Crosse (Hoffman)
97-CV-327	Town of Campbell v. City of La Crosse (Morkwed)
97-CV-328	Town of Campbell v. City of La Crosse (Schroeder)
97-CV-329	Town of Campbell v. City of La Crosse (Wakeen)
97-CV-456	Town of Campbell v. City of La Crosse (Burritt)
97-CV-457	Town of Campbell v. City of La Crosse (Gallagher 2nd)
97-CV-631	Town of Campbell v. City of La Crosse (Plueger)
97-CV-632	Town of Campbell v. City of La Crosse (Boyd)
97-CV-633	Town of Campbell v. City of La Crosse (Jandt)
97-CV-634	Town of Campbell v. City of La Crosse (Johnson)
97-CV-635	Town of Campbell v. City of La Crosse (Binsfield)
97-CV-636	Town of Campbell v. City of La Crosse (Melby)
00-CV-075	Town of Campbell v. City of La Crosse (Graf)
00-CV-754	Town of Campbell v. City of La Crosse (Smith)
01-CV-577	Town of Campbell v. City of La Crosse (3431 Lakeshore Drive)
02-CV-699	Town of Campbell v. City of La Crosse (Hetzl)
02-CV-700	Town of Campbell v. City of La Crosse (.01 Acres)
02-CV-711	In the Matter of the Incorporation as a Village of Certain Territory in the Town of Campbell
03-CV-109	Town of Campbell v. City of La Crosse (Jarchow)
02-1150	In the Matter of the Incorporation as a Village of Certain Territory in the Town of Campbell
02-2541	Town of Campbell v. City of La Crosse (Smith, Becker, McCormick)
02-2586	Town of Campbell v. City of La Crosse (Edwards)

B. The City and the Town agree that there shall be no division of assets or liabilities nor tax pro ration as it relates to the annexation disputes dismissed by this stipulation.

C. No costs or attorneys fees shall be assessed against either party.

SECTION VI: FUTURE ANNEXATIONS

- A. The City will not accept any annexation request from any property owner on the main island, except as provided for in Paragraph B of this section.
- B. La Crosse shall not accept nor approve any annexation requests from any property owner in the Town of Campbell except those on Hiawatha Island and any property deemed necessary by the Federal Aviation Administration for the safety of airport operations. The territory making up Hiawatha Island is attached as Exhibit 2. Annexation of territory on Hiawatha Island must be unanimous direct annexation pursuant to §66.0217(2).
- C. The City shall give the Town at least twenty (20) days notice, in writing, of its intent to annex said lands (see also procedure to calculate area being annexed). The Town and the City shall calculate the remaining area within the Town at the time of the consideration of each annexation and no annexation shall be accepted by the City if, based upon the calculations set forth in Exhibit 3, the Town will fall below the required four (4) square miles. Any disagreement as to whether the Town will fall below the four (4) square miles shall be resolved by the court that entered judgment in this case, on motion by either party for determination by the court.
- D. The Town shall not contest, nor support opposition to, annexations, on any grounds whatsoever, including contiguity, consistent with the terms of this agreement.

SECTION VII: INCORPORATION PETITIONS

- A. Upon entry of judgment incorporating this stipulation and agreement, the Town and the City shall jointly request the Department of Administration to dismiss the currently pending incorporation petition.
- B. The Town shall not assist or support in any way, including financially, any effort to incorporate the whole Town or any part of the Town until after June 30, 2024. The purpose of this agreement is to preserve the Town's ability to seek incorporation during the last six (6) months of this agreement (after June 30, 2024), and provide financial and any other assistance it deems necessary to accomplish incorporation. The area of the Town proposed for incorporation may include all lands remaining in the Town as of June 30, 2024.
- C. The City reserves the right to oppose and/or contest any incorporation on any basis except the land area of the Town, which is understood and agreed to be preserved at or above four (4) square miles throughout the term of this agreement.

SECTION VIII: MUNICIPAL SERVICES

The parties acknowledge that the City and the Town currently have agreements for cooperation and provision of services related to sanitary sewer treatment, bus service and recycling services. This agreement is not intended to affect or impair agreements that are currently in existence. The City and the Town further agree that the existing agreements for bus service and recycling may be discontinued if the City and the Town cannot reach an agreement to renew or continue said services. The parties agree that the sanitary sewer service contract will not be discontinued during the term of this agreement. The City shall not be obligated to provide any other City service during the term of this agreement. The agreement does not prevent the City and the Town from making agreements for the provision of other municipal services on terms and conditions subsequently agreed to by the parties.

SECTION IX: INTERPRETATION OF AGREEMENT

This document has been jointly drafted by representatives of the City and the Town.

SECTION X: CHALLENGE TO AGREEMENT

A. Should a third party challenge the validity or enforceability of this agreement or any of its provisions, the City and the Town shall fully cooperate to vigorously defend the agreement. Settlement of any action shall be permitted only with the approval of the governing bodies of both the City and the Town.

B. A challenge to this agreement by the City or the Town or a failure to vigorously defend this agreement constitutes a breach.

C. If a challenge to the validity or enforceability of this agreement or any statutory provision under which this agreement is entered into is declared unconstitutional or any part of this agreement is declared invalid, the City and the Town agree to proceed to establish a cooperative boundary agreement, pursuant to Wisconsin Statute §66.0307, or any successive statute upon the same terms and conditions as provided herein. The goal of the City and the Town is to ensure the enforceability of the terms of this agreement.

SECTION XI: BINDING EFFECT OF AGREEMENT

This agreement shall bind, and accrue to the benefit of, all successors of the City and Town, whether one or more.

SECTION XII: REMEDIES

A. In the event of a breach of this agreement, the City and the Town shall meet to seek a resolution within thirty (30) days following written notice by one party to the other party of the breach.

B. Either party may seek declaratory judgment or specific performance of this agreement by court action in addition to any other remedies available at law or in equity.

C. In the event it is determined that an annexation would cause the Town area to fall below four (4) square miles, the Town may apply to the circuit court in La Crosse County to enforce the terms of this agreement related to the preservation of the four (4) square miles.

SECTION XIII: AMENDMENT

This agreement may be amended upon the mutual agreement of the parties during the term hereof.

CITY OF LA CROSSE, a Wisconsin Municipal Corporation

05/27/04
Date

J. I. Medyni
Mayor

5/27/04
Date

Keri Lehman
Clerk

TOWN OF CAMPBELL, a Wisconsin Municipality

5/25/04
Date

Daniel E. Koppenhe
Town Chairperson

5/25/04
Date

[Signature]
Town Clerk

Drafted by: Patrick J. Houlihan, SBN: 1014519
Pamela A. Captain, SBN: 1023192
John D. Claypool, SBN: 1003743

LEGAL DESCRIPTION
OF
HIAWATHA ISLANDS

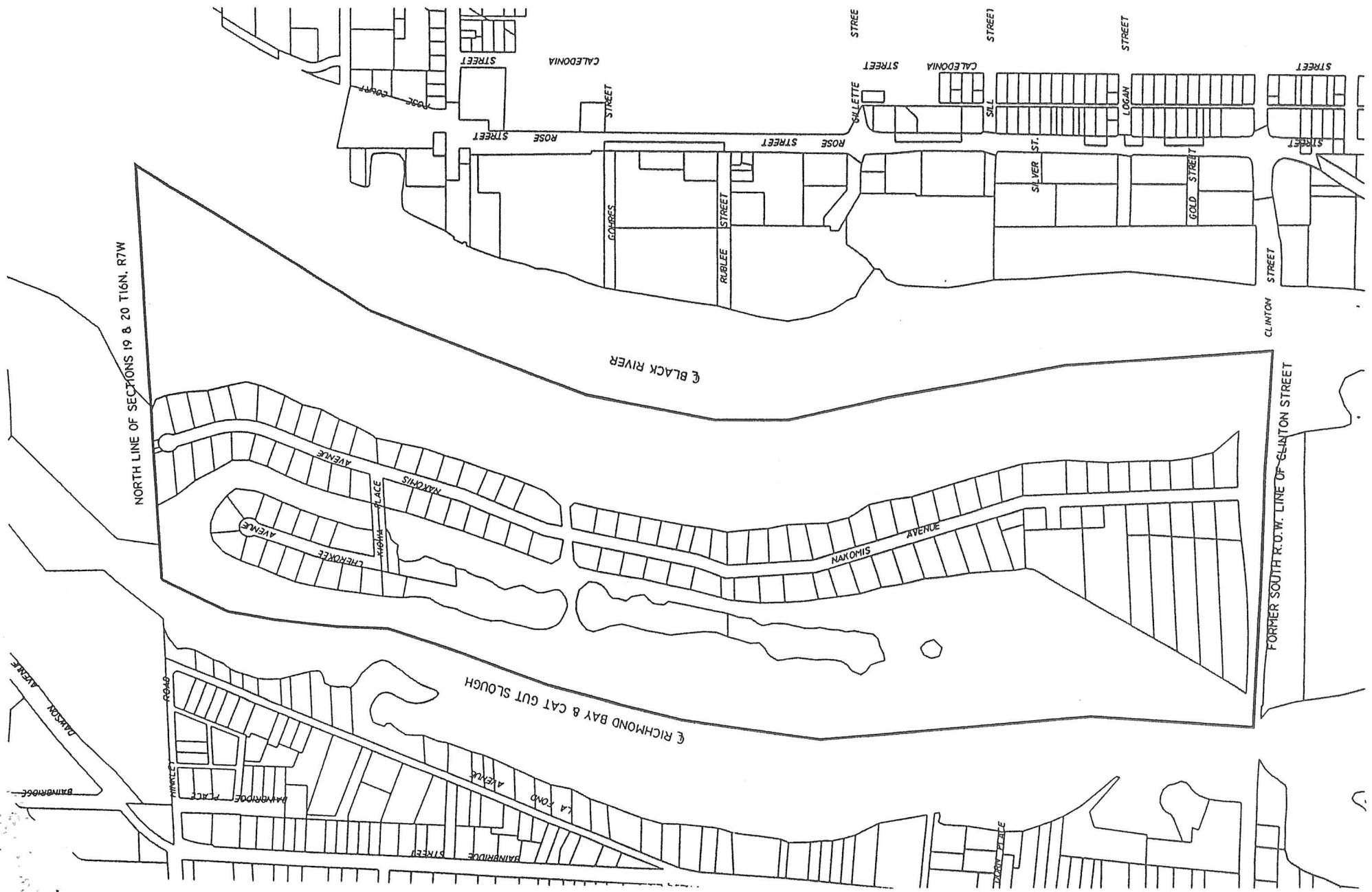
Part of Government Lots 3 and 4, Section 19, T16N, R7W, Town of Campbell, La Crosse County, Wisconsin including all of the following additions: Terpstra Addition to Hiawatha Islands Addition, Hiawatha Islands Addition, First Addition to Hiawatha Islands Addition, Second Addition to Hiawatha Islands Addition, Third Addition to Hiawatha Islands Addition, Fourth Addition to Hiawatha Islands Addition, and Fifth Addition to Hiawatha Islands Addition. Also a part of the Northwest Quarter of the Northwest Quarter of Section 20, T16N, R7W, Town of Campbell, La Crosse County, Wisconsin all more particularly described as follows:

Beginning at the intersection of the Centerline of the Black River Channel and the North line of Section 20, T16N, R7W and commencing Westerly along said North line to the NE Corner of Section 19, T16N, R7W and continuing along the north line of Section 19 to its intersection of the Centerline of Richmond Bay (Cat Gut Slough);

Thence Southerly along the Centerline of Richmond Bay to the former South right-of-way line of Clinton Street;

Thence Easterly along the former South right-of-way to its intersection with the Centerline of the Black River;

Thence Northerly along the Centerline of the Black River to the Point of Beginning.



NORTH LINE OF SECTIONS 19 & 20 T16N. R7W

BLACK RIVER

RICHMOND BAY & CAT GUT SLOUGH

FORMER SOUTH R.O.W. LINE OF CLINTON STREET

BANDRIDGE AVENUE

ROAD

WINDMILL PLACE

BRIDGE PLACE

BRIDGE STREET

LAND AVENUE

CHENOCKE AVENUE

WINDMILL PLACE

NAKONIS AVENUE

NAKONIS AVENUE

NAKONIS AVENUE

ROBERTS STREET

RUBLEE STREET

ROSE STREET

ROSE STREET

SILLETTE STREET

CALEDONIA STREET

STREET

STREET

SILVER ST.

GOLD STREET

CLINTON STREET

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METHODOLOGY FOR
DETERMINING THE OFFICIAL LAND AREA
OF PARCELS BEING REMOVED FROM THE
TOWN OF CAMPBELL VIA ANNEXATIONS

WHENEVER THE FINAL SETTLEMENT DATE IS DETERMINED BY THE COURTS, THE FOLLOWING METHODOLOGY WILL BE USED TO DETERMINE THE OFFICIAL LAND AREA OF ALL PARCELS BEING REMOVED FROM THE TOWN OF CAMPBELL VIA ANNEXATION.

BACKGROUND:

THE OFFICIAL LAND AREA FOR THE TOWN OF CAMPBELL IS BASED ON THE LOCATION OF TERRESTRIAL VEGETATION AS DETERMINED FROM MAPS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE. THE SEPARATION OF AQUATIC AND TERRESTRIAL VEGETATION IS BASED ON THE ORDINARY HIGH-WATER MARK. (SEE THE FOLLOWING DEFINITIONS). Maintaining 4 square miles of land area is an integral part of this agreement and at no time during the term of this agreement shall the Town's land area be less 4 square miles.

ORDINARY HIGH WATER MARK: The ordinary high water mark (OHWM) is the point on the bank or shore where the water is present often enough to leave a distinct wear mark. More specifically, the OHWM is the point on the bank or shore up to which the water, by its presence and action or flow, leaves a distinct mark indicated by erosion, destruction of or change in vegetation or other easily recognizable characteristic. For more information, refer to the DNR Publication "*Public or Private? II - Ordinary High Water Mark*".

RIPARIAN = LOCATED ON THE BANK OF A NATURAL WATERCOURSE, OR SOMETIMES OF A LAKE OR TIDEWATER.

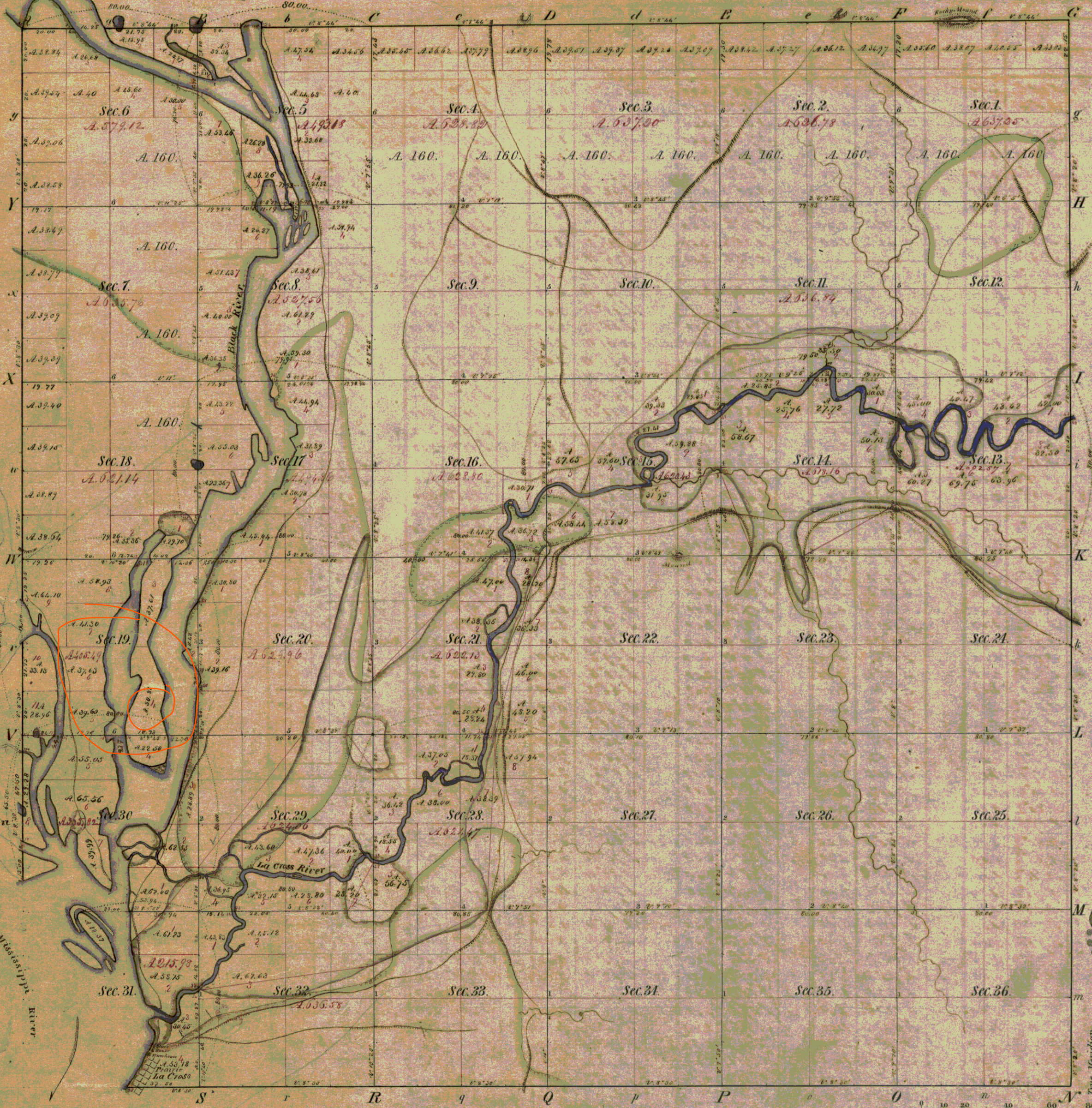
METHODOLOGY TO DETERMINE THE OFFICIAL LAND AREA OF RIPARIAN PARCELS:

1. DETERMINE THE ELEVATION OF THE ORDINARY HIGH-WATER MARK. The City Engineer and Town Engineer will confer on the correct location of the OHWM for the parcel in question, conducting a field survey if necessary.
2. DETERMINE THAT PORTION OF THE PARCEL LOCATED ABOVE THE ORDINARY HIGH-WATER MARK.
3. COMPUTE THE OFFICIAL LAND AREA OF THAT PORTION OF THE PARCEL LOCATED ABOVE THE ORDINARY HIGH-WATER MARK.
4. IN ADDITION TO THE TOTAL AREA OF THE PARCEL BEING ANNEXED, THE ANNEXATION DOCUMENT SHOULD ALSO NOTE THE OFFICIAL LAND AREA.

METHODOLOGY TO DETERMINE THE OFFICIAL LAND AREA OF NON-RIPARIAN PARCELS:

1. THE OFFICIAL LAND AREA WILL BE BASED ON THE LENGTH AND WIDTH OF THE PARCEL, AS SHOWN ON THE PLAT MAPS OR THE METES AND BOUNDS DESCRIPTION IN THE LATEST DEED FOR THE PARCEL, PLUS ANY ROAD RIGHT-OF-WAY ATTACHED TO THE ANNEXATION.

Township N^o 16 N, Range N^o 7 West, 4th Mer.



Total number of Acres. 11129.75

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Urian Briggs	August 16 th 1845	M. Ch ^s Lks. 22 20 15	September 1845	
Subdivisions	A. S. Brown	October 7 th 1846	105 48 62	November 1846	

The above Map of Township N^o 16 North of Range N^o 7 West 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,
Dubuque April 5th 1847

Lion Jones
Sur. Gen^l

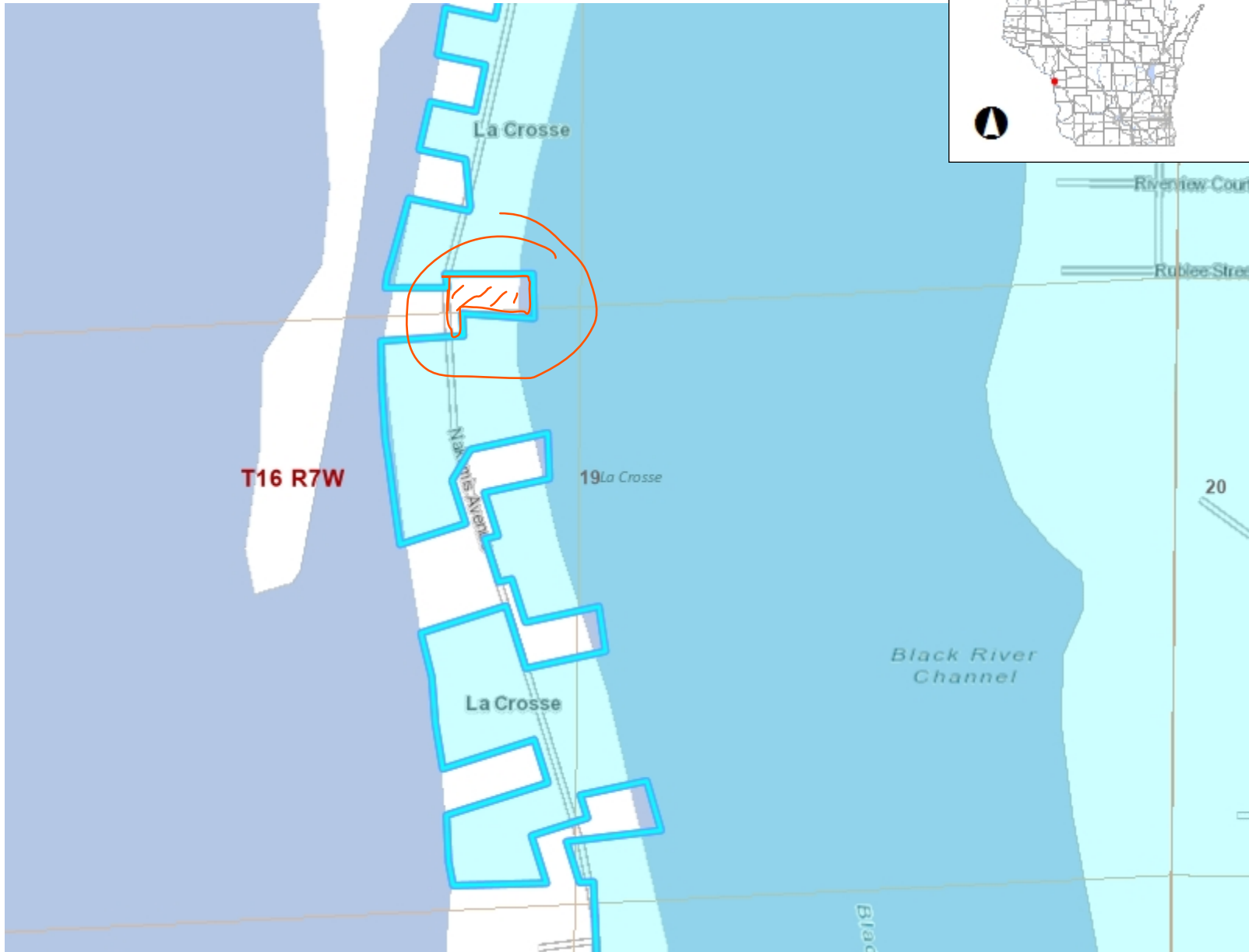
Meanders of Black La Cross Mississippi river, & Slough Baynes Island

Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.	Posts	Courses	Ch ^s Lks.
Black River, N ^o 2 bank down stream			S. 23 rd N. 11.00			S. 23 rd N. 7.00		
1	S. 62 nd E. 2.00		9	S. 21 st E. 2.50		S. 10 th E. 5.00		
	S. 59 th E. 9.50			S. 18 th E. 9.50		S. 68 th N. 15.00		
	S. 72 nd E. 18.00			S. 15 th E. 12.25		S. 17 th E. 4.00		
	S. 67 th E. 7.00			S. 5 th E. 4.50		S. 19 th E. 3.00		
	S. 65 th E. 8.00			S. 1 st N. 6.50		S. 21 st E. 5.00		
2	S. 73 rd E. 9.68			S. 16 th N. 2.00		S. 14 th E. 2.00		
				S. 18 th N. 6.50		S. 14 th E. 2.50		
				S. 69 th N. 9.00		S. 16 th E. 14.50		
				S. 29 th N. 3.00		S. 1 st E. 5.50		
			10	S. 15 th N. 8.42		S. 28 th E. 13.50		
				S. 1 st N. 2.50		S. 20 th E. 12.50		
				S. 6 th E. 6.00				
				S. 19 th E. 9.00		S. 4 th E. 19.50		
				S. 6 th E. 3.00		S. 6 th N. 14.00		
				S. 20 th E. 4.00		S. 26 th N. 9.00		
				S. 27 th E. 5.50		S. 27 th N. 3.00		
3	S. 17 th E. 3.75			S. 5 th E. 11.00		S. 39 th N. 6.50		
				S. 19 th E. 5.50		S. 37 th E. 2.50		
				S. 4 th E. 12.00		S. 2 nd E. 6.50		
				S. 10 th N. 2.50		S. 7 th E. 18.00		
				S. 33 rd N. 2.00		S. 38 th E. 6.50		
			11	S. 30 th N. 2.20		S. 57 th N. 3.00		
				S. 7 th E. 5.00		S. 26 th N. 6.50		
				S. 7 th N. 6.00		S. 25 th N. 3.95		
4	S. 15 th N. 3.15			S. 6 th E. 10.50				
				S. 60 th N. 4.50				
				S. 15 th N. 12.55		S. 50 th N. 7.50		
				S. 18 th N. 3.50		S. 1 st E. 4.00		
				S. 13 th N. 6.50		S. 15 th N. 5.10		
			12	S. 17 th N. 2.50		S. 33 rd E. 6.00		
5	S. 20 th N. 3.80			S. 30 th N. 2.00		S. 23 rd E. 3.50		
				S. 3 rd E. 10.00		S. 16 th E. 5.50		
				S. 17 th N. 1.00		S. 15 th E. 11.00		
				S. 14 th E. 9.00		S. 15 th N. 19.50		
				S. 33 rd E. 3.50		S. 11 th E. 10.00		
				S. 19 th E. 5.50		S. 15 th N. 6.50		
				S. 1 st N. 8.00		S. 25 th E. 3.50		
				S. 8 th N. 11.00		S. 20 th N. 3.00		
				S. 32 nd N. 6.50		S. 19 th N. 4.00		
				S. 9 th N. 21.50		S. 5 th N. 5.00		
6	S. 24 th N. 22.70		13	S. 10 th E. 3.50		S. 9 th E. 3.50		
				S. 14 th E. 14.00		S. 1 st N. 5.10		
				S. 17 th E. 3.00		S. 50 th N. 4.00		
				S. 21 st E. 3.00		S. 6 th E. 14.50		
				S. 21 st E. 3.00		S. 10 th E. 16.50		
				S. 5 th E. 7.00		S. 33 rd E. 12.50		
				S. 13 th N. 3.00		S. 20 th E. 2.00		
				S. 18 th N. 3.50		S. 10 th E. 13.50		
				S. 7 th N. 1.00		S. 15 th N. 10.50		
				S. 2 nd N. 6.00		S. 4 th N. 1.50		
				S. 17 th N. 3.00		S. 20 th N. 4.20		
				S. 2 nd E. 7.00		S. 61 st N. 3.00		
				S. 10 th E. 5.50		S. 10 th N. 10.00		
				S. 23 rd N. 2.50		S. 17 th E. 4.00		
				S. 26 th N. 9.50		S. 20 th E. 3.50		
				S. 25 th N. 4.50		S. 4 th E. 21.50		
				S. 18 th N. 11.00		S. 10 th N. 2.50		
7	S. 24 th N. 14.10		14	S. 4 th E. 1.70		S. 7 th E. 6.50		
				S. 30 th N. 13.00		S. 10 th N. 3.00		
				S. 13 th N. 3.50		S. 1 st E. 9.50		
				S. 6 th N. 4.00		S. 50 th N. 5.50		
8	S. 17 th N. 2.50		15	S. 2 nd E. 4.50		S. 69 th N. 2.50		
				S. 2 nd E. 3.50		S. 50 th N. 11.50		
				S. 2 nd E. 8.50		S. 52 nd N. 4.50		
				S. 28 th N. 1.00		S. 80 th E. 4.50		
				S. 15 th N. 7.50		S. 35 th E. 3.00		
						S. 66 th E. 8.20		

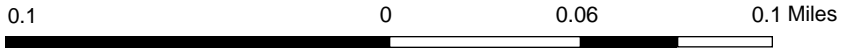
1847



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



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 9, 2024

PETITION FILE NO. 14701

NIKKI ELSÉN, CLERK
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601-3396

BRITTANY FIKSDAL, CLERK
TOWN OF CAMPBELL
2219 BAINBRIDGE STREET
LA CROSSE, WI 54603-1356

Subject: SCHMIDT ANNEXATION

The proposed annexation submitted to our office on September 17, 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 La Crosse, 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 14701 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=2775>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner