

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: Beyer Investments, LLC - Rick Beyer

Phone: 608-790-2070

Email: Ibuyland2@yahoo.com

Contact Information if different than petitioner:

Representative's Name: Rick Beyer

Phone: _____

E-mail: _____

1. Town where property is located: _____

2. Petitioned City or Village: Onulaska, WI 54650

3. County where property is located: La Crosse, WI

4. Population of the territory to be annexed: 1.48 Acre

5. Area (in acres) of the territory to be annexed: 1.48 Acre

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

Include these required items with this form:

1. ☐ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☐ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☐ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4. ☐ Check or money order covering review fee [see next page for fee calculation]

(2021)

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)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**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 & form received: 04/29/25

Payer: Beyer Investments LLC

Check Number: 10515

Check Date: 4/3/25

Amount: \$400.00



City of Onalaska

Annexation Application

Phone: (608) 781-9590 • Fax: (608) 781-9506

415 Main St. Onalaska, WI 54650

Planning/Zoning: dg-planningzoning@onalaskawi.gov

<http://www.cityofonalaska.com>

To: City Clerk
415 Main Street
Onalaska, WI 54650

We, the undersigned, Beyer Investments, LLC

do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the Township of Onalaska, County of La Crosse, Wisconsin to the City of Onalaska and that the subject property be zoned R-4 upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein.

This instrument constitutes a Petition for direct annexation pursuant to Sec. 66.0217(2), Wis. Stats. The number of electors residing within the boundaries of this property is 0 and the undersigned are the sole owners and fee title holders to this/these property(ies). Therefor, pursuant to Sec. 66.0217(4), Wis. Stats., no notice or publication is required.

A copy of this A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Sec. 66.0217(6), Wis. Stats., along with the requisite Wisconsin Department of Administration Annexation Fee.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

Tax Parcel #:

10-01205-000

Tax Parcel #:

Tax Parcel #:

Property Address:

N49 23 East Ave, Onalaska, WI 54650

Property Address:

Property Address:

| | | |
|---------------------------------|---------------------|---------------------|
| Name of Owner: (printed) | | |
| Beyer Investments, LLC | | |
| Address | City, State, Zip | Phone Number |
| 1415 McKim Ave | La Crosse, WI 54601 | (608) 790-2070 |
| Signature | Date | Email |
| [Signature] | 4/3/25 | tbayland2@yahoo.com |
| Name of Owner: (printed) | | |
| | | |
| Address | City, State, Zip | Phone Number |
| | | |
| Signature: | Date | Email |
| | | |
| Name of Owner: (printed) | | |
| | | |
| Address | City, State, Zip | Phone Number |
| | | |
| Signature: | Date | Email |
| | | |
| Name of Owner: (printed) | | |
| | | |
| Address | City, State, Zip | Phone Number |
| | | |
| Signature: | Date | Email |
| | | |
| Name of Owner: (printed) | | |
| | | |
| Address | City, State, Zip | Phone Number |
| | | |
| Signature: | Date | Email |
| | | |

PART OF SW 1/4 OF THE SE 1/4, ALL IN SECTION 32, TOWNSHIP 17 NORTH, RANGE 7 WEST, TOWN OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

Part of SW 1/4 of the SE 1/4, in Section 32, Township 17 North, Range 7 West, Town of Onalaska, La Crosse County, Wisconsin described as follows:

Subject to easements of record.
Parcel contains approximately 63,286 s.f. or 1.45 acres.



- FOUND 1" I.D. I.P.
- FOUND 3/4" IRON BAR

SURVEYED BY:
LA CROSSE ENGINEERING &
SURVEYING CO., INC.
1206 S. THIRD ST.
LA CROSSE, WI 54601

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: **Beyer Investments**

Petition Number: **14756**

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

2. Area (Acres): 1.45

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

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

\$ _____

a. Title of boundary agreement City of Onalaska, Town of Onalaska, Village of Holmen Boundary Agreement

b. Year adopted 2016

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions City of Onalaska, Town of Onalaska, Village of Holmen

c. Paid by: ☐ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one) Village of Holmen

☐ Other: _____

☐ s.66.0307 ☐ s.66.0225 ☒ s.66.0301

4. Resident Population: _____ Electors: 0 Total: 0

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

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

Undeveloped: _____ %

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?

Single family, two family, & multi-family, - mobile home park

In the town?: residential & commercial

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 A

c. How will the land be zoned and used if annexed? R-4 = High Density Residential District

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: Katie Aspenson

Email: kaspenson@ortaskawigov

Phone: 608-781-9590

Date: 5/12/2025

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Annexation Review Questionnaire

Wisconsin Department of Administration

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Municipal Boundary Review
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Petitioner: **Beyer Investments**

Petition Number: **14756**

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

2. Area (Acres): 1.45

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

City of Onalaska ,
Town of Onalaska
Village of Holmen Boundry agreeem

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

\$ _____

a. Title of boundary agreement

b. Year adopted 2016

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions

City of Onalaska ,
Town of Onalaska
Village of Holmen

c. Paid by: ☐ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one)

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

Undeveloped: _____ %

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?

In the town?: single family 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:

Prepared by: ☒ Town ☐ City ☐ Village

Name: Mary Rinehart

Email: mary.rinehart@townofalaskawi.gov

Phone: 6087834958

Date: 5/19/2025

(March 2018)

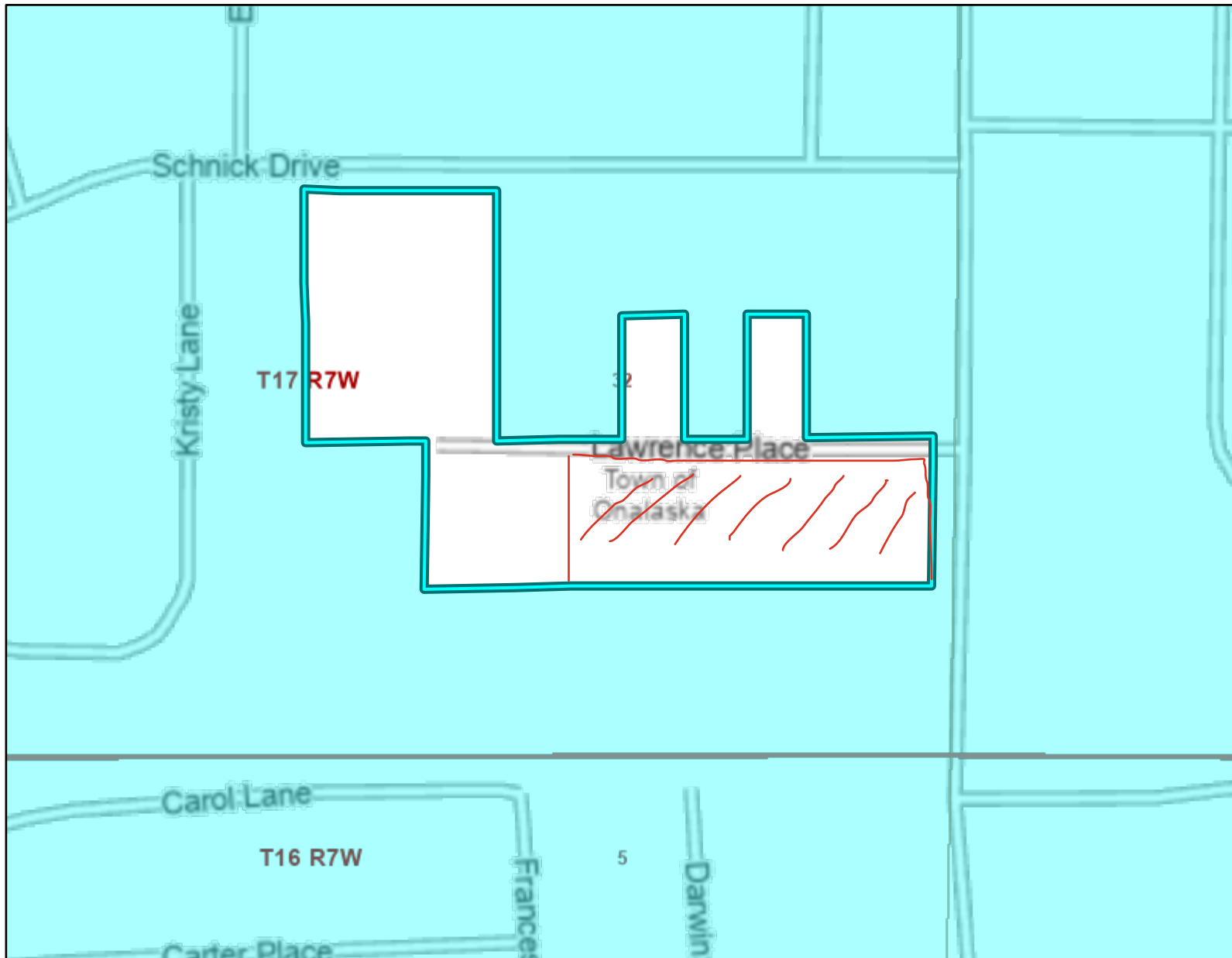
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- Local Road

Notes:



Map: 0 160 320 Feet
0 40 80 Meters

Service Layer Credits:
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

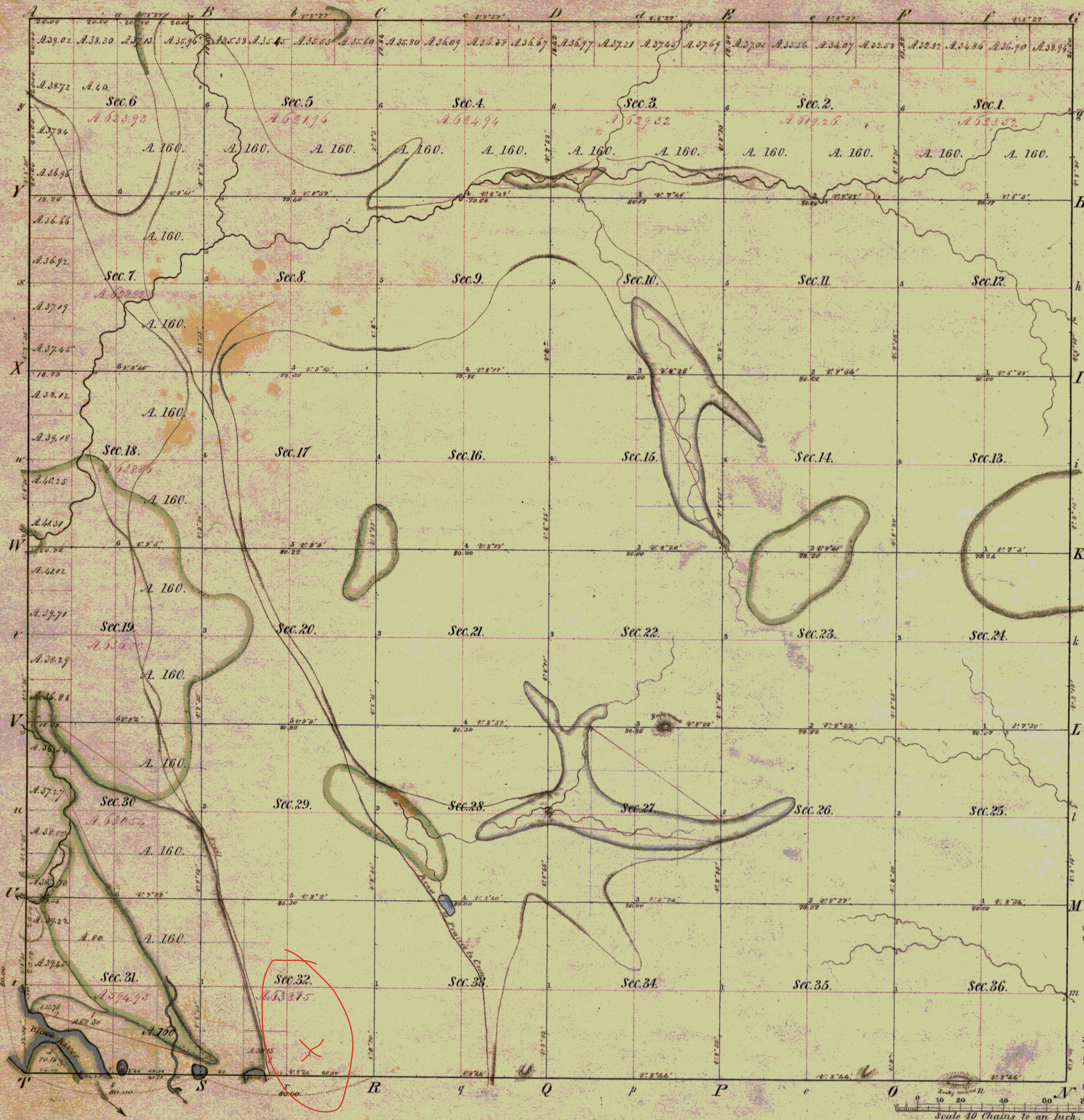
This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 5/17/2025 8:25 AM



Township N^o 17 N; Range N^o 7 West, 4th Mer.



Total number of Acres: 22,869.63

| Survey Designated | By Whom Surveyed | Date of Contract | Amount of Survey | When Surveyed | When p ^d for and ch ^d in the Sur. Gen ^l acc ^t |
|-------------------|------------------|------------------------------|------------------------------------|--|---|
| Township lines | Wash. Briggs | August 16 th 1845 | M. Ch ^s Eks. 24. 02. 00 | November 1845 | |
| Subdivisions | A. H. Brown | October 9 th 1846 | 61. 10. 94 | Nov. 3 rd Dec ^r 1846 | |

The above Map of Township N^o 17 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 8th 1847.

Geo. M. Jones
Sur. Gen^l

Meanders of Black River

| Posts | Courses | Ch ^s Lk ^s | Posts | Courses | Ch ^s Lk ^s | Posts | Courses | Ch ^s Lk ^s |
|------------------------------|-----------|---------------------------------|-------|---------|---------------------------------|-------|---------|---------------------------------|
| Blk river by old down stream | | | | | | | | |
| 1 | S. 16° E. | 5.50 | | | | | | |
| | S. 89° E. | 5.50 | | | | | | |
| | S. 17° E. | 6.50 | | | | | | |
| | S. 68° E. | 7.00 | | | | | | |
| | S. 86° E. | 10.00 | | | | | | |
| | S. 20° E. | 3.50 | | | | | | |
| | S. 88° E. | 7.50 | | | | | | |
| | S. 32° E. | 10.00 | | | | | | |
| | S. 45° E. | 2.50 | | | | | | |
| right bank down stream | | | | | | | | |
| 3 | S. 20° E. | 11.00 | | | | | | |
| | S. 63° E. | 5.50 | | | | | | |
| | S. 88° E. | 4.50 | | | | | | |
| 4 | S. 40° E. | 17.90 | | | | | | |
| Head of Lake | | | | | | | | |
| 5 | S. 64° E. | 5.50 | | | | | | |
| | S. 88° E. | 4.50 | | | | | | |
| 6 | S. 16° E. | 2.50 | | | | | | |
| Miles Chs Lks | | | | | | | | |
| 1. 22. 90 | | | | | | | | |

Comp^d



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 20, 2025

PETITION FILE NO. 14756

JOANN MARCON, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650-2953

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: BEYER INVESTMENTS ANNEXATION

The proposed annexation submitted to our office on April 29, 2025, 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 Onalaska, which is able to provide needed municipal services.

Note: this annexation would reduce the size of an existing area of town island 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 14756 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=2830>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner