

**PETITION FOR ANNEXATION**  
**DIRECT ANNEXATION BY UNANIMOUS APPROVAL**  
**WIS. STATS. 66.0217(2)**

TO: City of Stevens Point  
Attn. City Clerk  
1515 Strong's Avenue  
Stevens Point, WI 54481

WITH SIGNED COUNTERPART COPIES TO:

Town of Hull  
Attn. Town Clerk  
4550 Wojcik Memorial Drive  
Stevens Point, WI 54482

Wisconsin Department of Administration  
Attn. Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701-1645

FROM: Jason D Nguyen & Kirsten L Miller, 5001 Beaver Dam Road, Stevens Point, WI 54482

**THIS PETITION** ("Petition") is made by Petitioners on April 22, 2025.

1. **Petition of Annexation; Legal Description of Property.** Petitioners hereby petition and request that the real property described on Exhibit A, attached hereto (herein the "Property"), be detached from the Town of Hull, Portage County, Wisconsin, and be annexed to the City of Stevens Point, Portage County, Wisconsin. The Tax Key Numbers for the Property are as follows:


<u>Tax Key Numbers</u>	<u>Owners</u>
020-24-0814-11.06	Jason D Nguyen Kirsten L Miller

2. **Ownership of Property; Scale Map.** Petitioners are the sole owners of the Property, which consists of 2.0 acres, and is further described on the Scale Map attached hereto as Exhibit B.
3. **Population.** Petitioners represent and state that the Property is solely owned by the Petitioners and that zero (0) persons reside within the Property; the Property is currently undeveloped.

4. **Direct Annexation.** Petitioners make this Petition pursuant to Section 66.0217(2) of the Wisconsin Statutes as a request for direct annexation by unanimous approval of the sole owners of the Property, the Petitioners.
5. **Acknowledgement.** The undersigned owners acknowledge that this Petition, the Legal Description (Exhibit A) and the Scale Map (Exhibit B) have been prepared in accordance with Section 66.0217, Wis. Stats., and that the undersigned has or will provide all required fees to process this Petition.

**Owners & Petitioners**

  
Jason D Nguyen

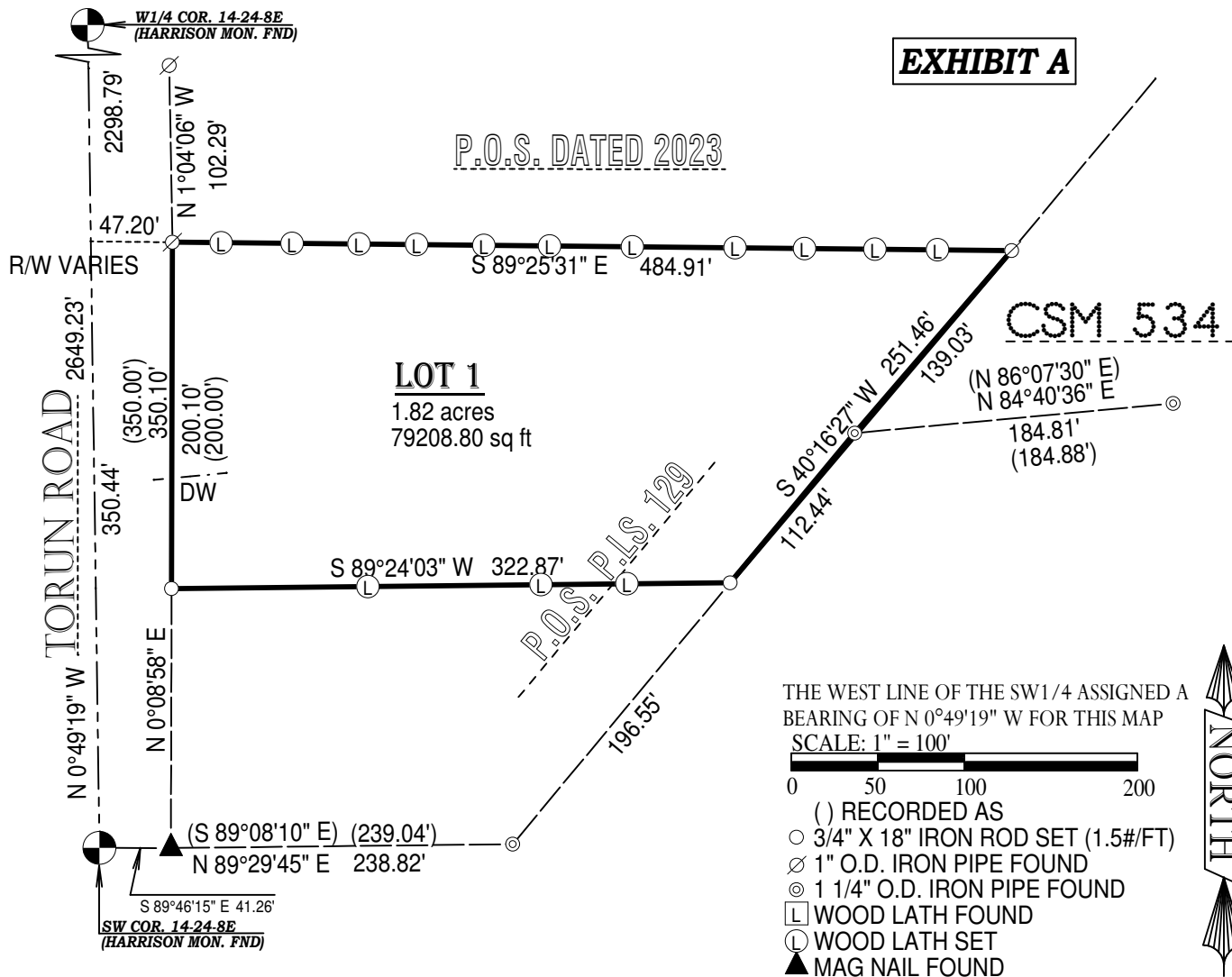
  
Kirsten L Miller

Document Drafted By:  
Adam Kuhn, AICP  
Associate Planner / Zoning Administrator  
1515 Strongs Avenue  
Stevens Point, WI 54481

# ANNEXATION

*This map DOES NOT transfer property ownership. Sale  
or transfer of property requires a recorded deed.*

**BEING PART OF THE SW1/4 SW1/4 OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 8 EAST,  
TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.**

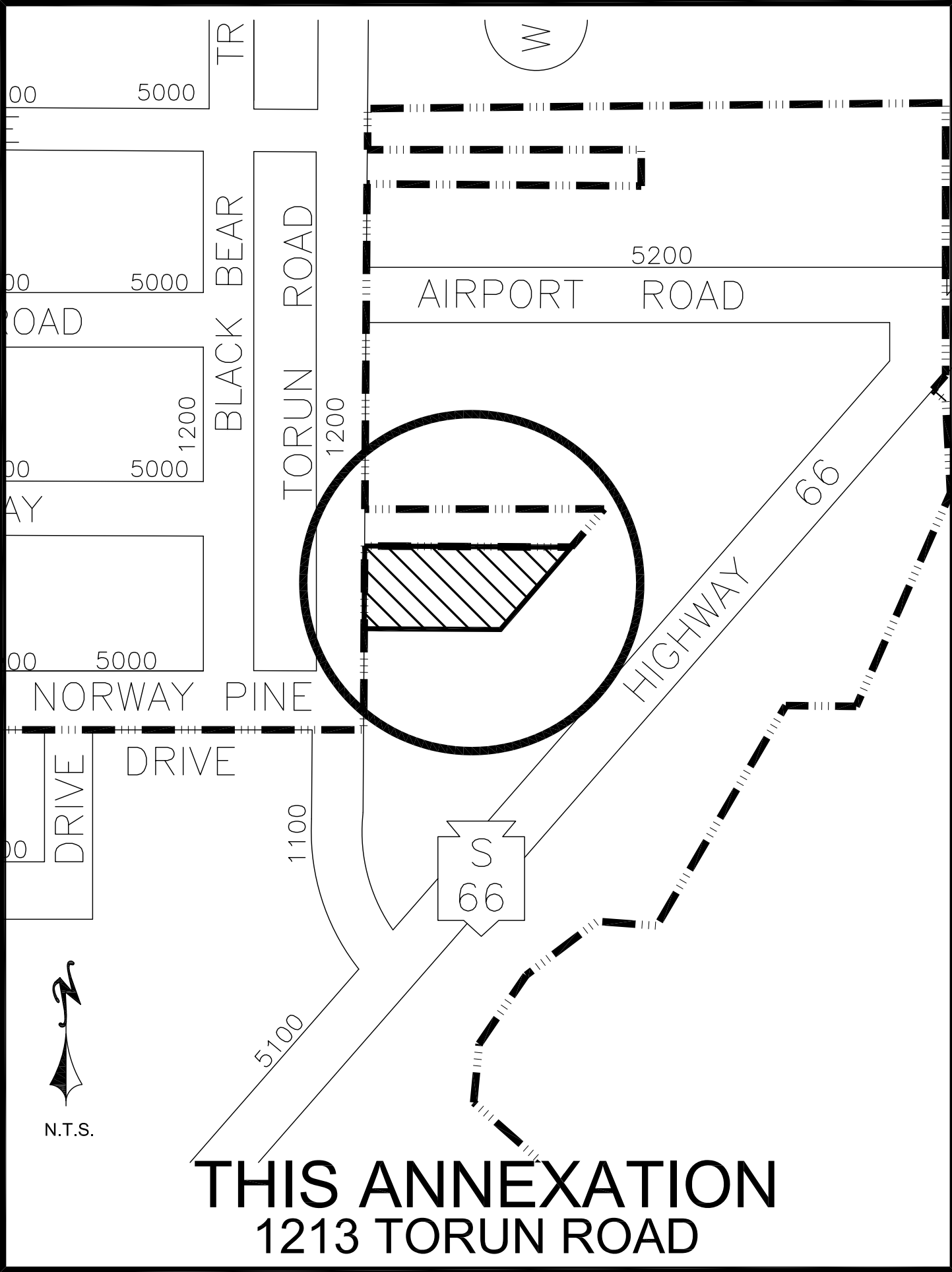


## LEGAL DESCRIPTION:

Being part of the SW1/4 SW1/4, Section 14, Township 24 North, Range 8 East,  
Town of Hull, Portage County, Wisconsin, bounded and described as follows:

Commencing at the SW Cor. 14-24-8E;  
Thence N 0°49'19" W, a distance of 350.44';  
Thence S 89°25'31" E, a distance of 47.20' to an iron monument said point being the  
POINT OF BEGINNING;  
Thence S 89°25'31" E, a distance of 484.91' to an iron monument;  
Thence S 40°16'27" W, a distance of 251.27' to an iron monument;  
Thence S 89°24'03" W, a distance of 322.87' to an iron monument;  
Thence N 0°08'58" E, a distance of 200.10' to an iron monument being the POINT  
OF BEGINNING; subject to right-of-ways, easements, restrictions and reservations  
of record, IF ANY.

Exhibit B



# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Nguyen & Miller**

Petition Number: **14764**

1. Territory to be annexed: From **TOWN OF HULL** To **CITY OF STEVENS POINT**

2. Area (Acres): 2.0

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 104.42

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 522.10

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?: 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 \_\_\_\_\_

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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: \_\_\_\_\_

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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? Single-Family Residential

"R-1" Suburban Single Family Residential

c. How will the land be zoned and used if annexed? \_\_\_\_\_

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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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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13. Other relevant information and comments bearing upon the public interest in the annexation:

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Prepared by: ☐ Town ☒ City ☐ Village

Name: Adam Kuhn, Assoc. Planner/Zoning Admin

Email: akuhn@stevenspoint.com

Phone: (715) 342-4158

Date: 6/24/2025

(March 2018)

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Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

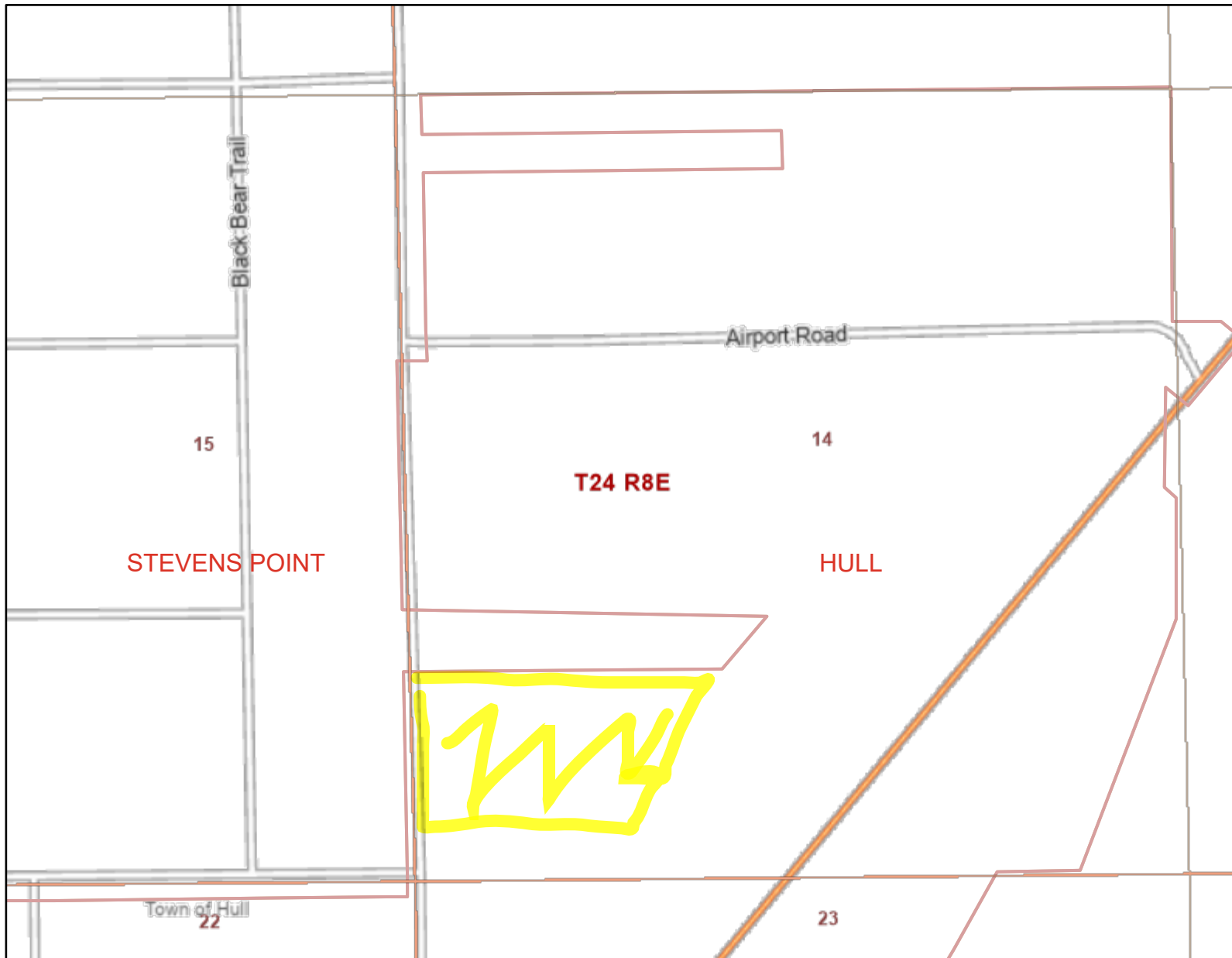
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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**Legend:** (some map layers may not be displayed)

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

**Notes:**



Map: 0 230 460 Feet  
0 60 120 Meters

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

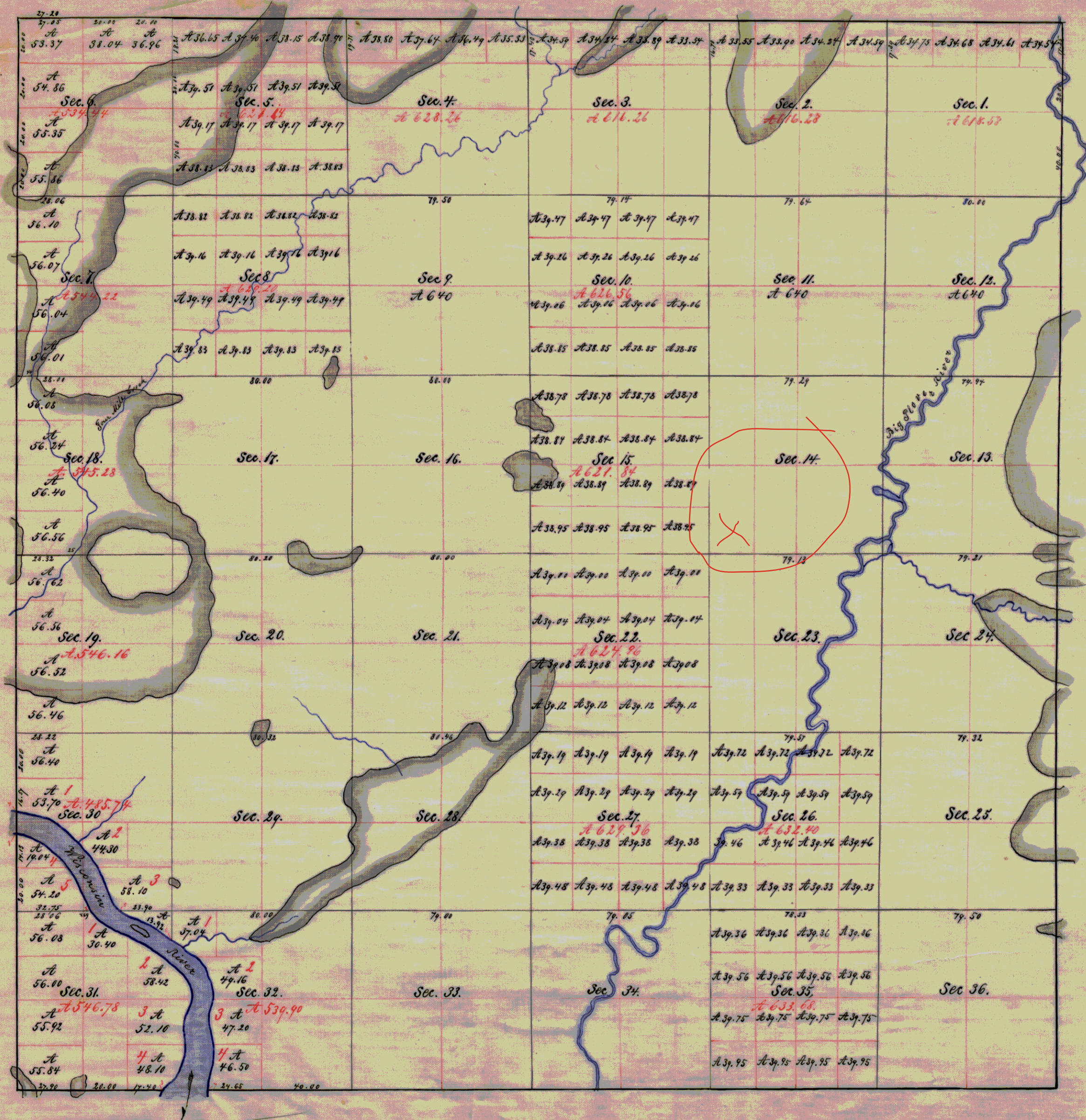
Map projection: NAD 1983 HARN Wisconsin TM

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: 7/1/2025 8:48 AM

Township N. 24 N. Range N. 8 East 4 Mer.



Township lines surveyed: May + July 1851. Total number of acres 24,121.04  
 Subdivisions surveyed: March 1853



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](mailto:wimunicipalboundaryreview@wi.gov)

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

July 01, 2025

PETITION FILE NO. 14764

SUSAN PAGEL, CLERK  
CITY OF STEVENS POINT  
1515 STRONGS AVE  
STEVENS POINT, WI 54481-3543

DESIREE REDDITT, CLERK  
TOWN OF HULL  
4550 WOJCIK MEMORIAL DRIVE  
STEVENS POINT, WI 54482-8738

Subject: NGUYEN & MILLER ANNEXATION

The proposed annexation submitted to our office on June 09, 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 Stevens Point, 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 14764 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](mailto: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=2838>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner