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

Online Submittal and Payment: Instead of this form go to https://appengine.egov.com/apps/wi/dir/annexation
This will speed up the process by eliminating the time it used to take to mail the check to us.

	Petitioner Information
	Name: John Snider, Nicole Koepke & Marvin Oelke
	Phone: (563) 202-0801 (JOHN SNIDER)
	Email: john.snider@mycentralstar.com
	Contact Information if different then notitioner
	Contact Information if different than petitioner:
	Representative's Name: Jason Zellner, Zellner Real Estate
	Phone: (920) 960-3898
	E-mail: jason@zellner.realestate
	1. Town(s) where property is located: Town of Empire
	2. Petitioned City or Village: City of Fond du Lac
	3. County where property is located: Fond du Lac
	4. Population of the territory to be annexed: 2
	5. Area (in acres) of the territory to be annexed: 4.55 ACRES
	6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): T08-15-18-99-HV-016-00; T08-15-18-99-HV-020-00; T08-15-18-99-HV-030-00
<u> </u>	
nc	lude these required items with this form:
	Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2	2. ⊠ Map meeting the requirements of <u>s. 66.0217 (1) (g)</u> [see attached annexation guide]
3	8. ⊠ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4	I. ☐ Check or money order covering review fee [see next page for fee calculation]

(November 2022)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Re	aui	red	Fe	6
176	qui	ı c u		63

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 - 2 acres or less

\$350 - 2.01 acres or more

\$600 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

\$950 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:	_
Payer:	Check Number:
	Check Date:
	Amount:

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION						
State the purpose of the petition:	-Direct annexation by unanimous approval; OR -Direct annexation by one-half approval; OR -Annexation by referendum.					
Petition must be signed by:	-All owners and electors, if by unanimous approvalSee 66.0217 (3) (a), if by one-half approvalSee 66.0217 (3) (b), if by referendum.					
State the population of the land to be an	nexed.					
[It is beneficial to include Parcel ID or Tax (Village or City) in the petition.]	numbers, the parcel area, and identify the annexee (Town) and annexor					
reference to the government lot, private claim	legal description of the land to be annexed. The land must be described by m, quarter-section, section, town and range in which the land lies. The land must be be all reservation, in which the land lies; OR					
	a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified ce to the lot (s) and/or block (s) therein, along with the name of the plat or the crtified survey map.					
The land may NOT be described only by	y: -Aliquot part; -Reference to any other document (plat of survey, deed, etc.); -Exception or Inclusion; -Parcel ID or tax number.					
-A tie line from the parcel to the monumente						
The map must include a graphic scale .						
The map must show and identify the exi	isting municipal boundary, in relation to the parcel being annexed.					
[It is beneficial to include a North arrow, an	nd identify adjacent streets and parcels on the map.]					
s. 66.0217 FILING The petition must be filed with the Clerk is located.	k of the annexing City or Village and with the Clerk of the Town in which the land					
If the annexation is by one-half approva required by s. 66.0217 (4).	l, or by referendum, the petitioner must post notice of the proposed annexation as					

PETITION FOR DIRECT ANNEXATION

To: City Council
City of Fond du Lac, Wisconsin

We, the undersigned electors and/or landowners, pursuant to Chapter 66 of the Wisconsin Statutes, respectfully petition the City of Fond du Lac for direct annexation to the City of Fond du Lac of the following described territory which is presently in the Town of Empire, Fond du Lac County, Wisconsin.

Legal Description of Territory to be Annexed

See Exhibit A

A scale map of the territory to be annexed is attached hereto and marked Exhibit B.

In support of this petition, the petitioners say to the City Council:

- 1. The total number of residents in the territory proposed to be annexed is 0.
- 2. Your petitioners constitute the owners of all of the land in area within such territory, and in assessed value.
- 3. There is one (1) dwelling unit(s) on the property being annexed. The dwelling unit will be razed as part of a development project.
- 4. The area will be located in the Ward 16 of the City upon annexation.

We, the undersigned, elect that this annexation shall take affect to the full extent consistent with outstanding priorities of other annexations, incorporation or consolidation proceedings, if any.

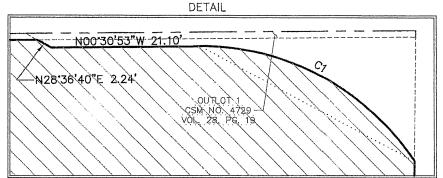
We, the petitioners herein, do affirm that we have filed a copy of this petition with the Town Clerk of the town in which this territory is located, together with a scale map of such territory and that within five (5) days of the filing of this petition we will mail a copy of said scale map and description of such territory to be annexed to the State of Wisconsin Department of Administration.

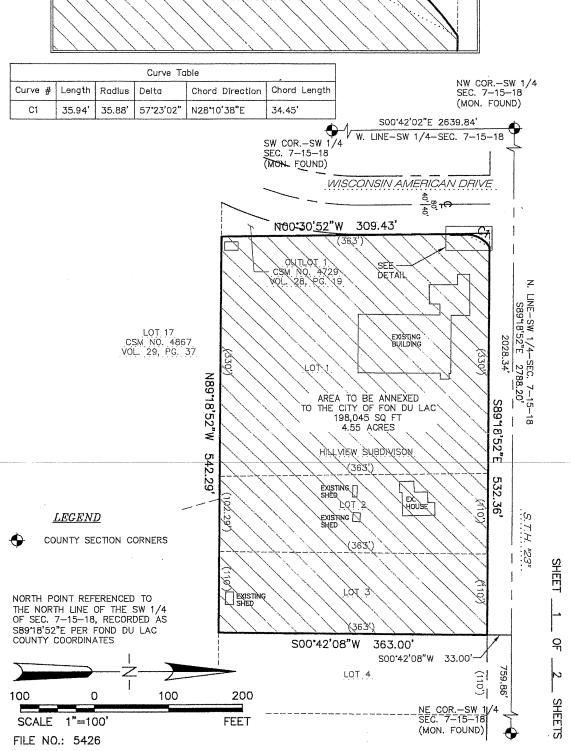
We further respectfully request that the subject property be zoned C-2 General Commercial District.

SIGNATURE	DATE	OWNER	ELECTOR
Wille	6-19-25	X	X
John Snider			
W4770 State Road 23			
Fond du Lac, WI 54937			
Nicole Koepke W4770 State Road 23 Fond du Lac, WI 54937	6-19-25	X	X
Marin D. Delka	6-19-25	X	
Marvin Oelke			
N6840 Irene Dr			
Fond du Lac WI 54937			

JOHN SNIDER, NICOLE KOEPKE & MARVIN OELKE

PART OF LOT 1, ALL OF LOTS 2 & 3, HILLVIEW SUBDIVISION BEING PART OF THE NE 1/4-SW 1/4 OF SECTION 7, T. 15 N.-R. 18 E., TOWN OF EMPIRE, FOND DU LAC COUNTY, WISCONSIN







548 Prairie Road Fond du Lac, WI 54935 Phone: 920.922.5703 www.jeaaa.com

Project No. 107.5426

May 21, 2025

AREA TO BE ANNEXED TO THE CITY OF FOND DU LAC PART OF LOT 1, ALL OF LOTS 2 AND 3, HILLVIEW SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, T. 15 N.-R. 18 E., TOWN OF EMPIRE, FOND DU LAC COUNTY, WISCONSIN

Commencing at the Northwest corner of the Southwest 1/4 of said Section 7; thence South 89°-18′-52" East along the North line of the Southwest 1/4 of said Section 7, 2028.34 feet; thence South 00°-42′-08" West, 33.00 feet to the Northeast corner of said Lot 3 and to the point of beginning; thence continuing South 00°-42′-08" West along the East line of said Lot 3, 363.00 feet to the Southeast corner of said Lot 3; thence North 89°-18′-52" West along the South line of said Hillview Subdivision, 542.29 feet to the Southwest corner of said Lot 1; thence North 00°-30′-52" West along the West line of said Lot 1, 309.43 feet to a point on the East right of way line of Wisconsin American Drive; thence North 28°-36′-40" East along said East right of way line, 2.24 feet; thence along said East right of way line on a curve to the right having a radius of 35.88 feet, 35.94 feet along curve to a point which is North 28°-10′-38" East, 34.45 feet from the last described point and to a point on the South right of way line of S.T.H. "23"; thence South 89°-18′-52" East along said South right of way line, 532.36 feet to the point of beginning and containing 4.55 acres (198,045 sq. ft.) of land, more or less.

missing course

P:\UEAAA PROJECT FOLDER\107-City of Fond du Lac\107.5426-Caddy Shack Annexation\Documents\5426 Annexation Description.docx

Annexation Review Questionnaire

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:	Petition Number:				
John Snider, Nicole Koepke & Marvin Oelke					
1. Territory to be annexed: From Town of: Fond du Lac	To City/Village of: Fond du Lac				
2. Area (Acres): <u>4.55</u>					
3. Pick one: ☐Property Tax Payments OF	R ⊠Boundary Agreement				
a. Annual town property tax on territory to be annexed:	a. Title of boundary agreement Cooperative Plan				
\$	b. Year adopted <u>2017</u>				
b. Total that will be paid to Town (annual tax multiplied by 5 years):	c. Participating jurisdictions See Attached				
c. Paid by: Petitioner City Village	d. Statutory authority (pick one)				
Other:	s. 66.0307 s. 66.0225 s. 66.0301				
4. Resident Population: Electors: 3 Total: 3					
5. Approximate present land use of territory:					
Residential: <u>20</u> % Recreational:%	Commercial: 40% Industrial:%				
Undeveloped: <u>40</u> %					
6. If territory is undeveloped, what is the anticipated use ?					
Residential:% Recreational:%	Commercial: 100% Industrial:%				
Other:					
Comments: Parcel is being purchased for commercial of	development; adjacent to commercial zoning.				
7. Has a ☐preliminary or ☐final plat been submitted to the	Plan Commission: Yes No				
Plat Name: N/A Not Required					
8. What is the nature of land use adjacent to this territory in	the city or village? Commercial				
In the town?: Residential/Vacant					
9. What are the basic service needs that precipitated the re-	quest for annexation?				
Sanitary sewer □Police/Fire protection □EMS Other:	☐Storm sewers ☐Zoning				

• •	. Is the city/village or town capable of providing needed utility services? City/Village ⊠Yes □No. Town □Yes ⊠No										
If yes, approximate tin	ne table for providing service: <u>Sanitary Sewers</u> immediately or, write in number of years.	City/Village	Town								
	Water Supply immediately, or, write in number of years.										
expenditures (i.e. treatmer ☐Yes ⊠No.	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	f the anticipated improvements a	nd their probabl	e costs:								
 Planning: Do you have a comprehensive plan for the City/Village/Town? Is this annexation consistent with your comprehensive plan? Describe: Annual appropriation for planning? \$ 488013 											
3. How is the annexation t	erritory now zoned? <u>Industrial and</u>	d Residential									
4. How will the land be zon	ned and used if annexed? C-2 Ger	neral Commerci	al District								
12. Other relevant information and comments bearing upon the public interest in the annexation: The existing residential structures will be razed as part of the redevelopment and new construction.											
Prepared by: Town 🖂C	ty Uvillage	Please R l	ETURN PROMPTLY to:								
Name: Dyann Benson wimunicipalboundaryreview@wi.gov											
Email: dbenson@fdl.wi	gov	— Municipal I	Boundary Review								
Phone: 920-322-3440			645, Madison WI 53701								
Date: May 24, 2024		— Fax: (608)	— Fax: (608) 264-6104								
(April 2013)		(300)									



SCOTT WALKER GOVERNOR SCOTT NEITZEL 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/

July 27, 2017

John St. Peter, Attorney Edgarton, St. Peter, Petak & Rosenfeldt 10 Forest Avenue, Suite 200 PO Box 1276 Fond du Lac, WI 54936-1276

Dyann Benson, Community Development Director City of Fond du Lac 160 South Macy Street Fond du Lac, WI 54935

Re: Cooperative Plan between the City of Fond du Lac and Towns of Byron, Empire, Fond du Lac, Taycheedah, and Friendship

Dear Dyann and John,

On behalf of the Department of Administration, I am pleased to provide your communities with our approval of your Cooperative Plan.

Congratulations on your success in reaching agreement. Your collaboration establishes a solid foundation for decades of future cooperation between your communities and in your region.

Should you have any questions concerning our approval, or subsequent cooperative plan implementation issues, please do not hesitate to contact Erich Schmidtke at (608) 264-6102.

Sincerely.

Dawn Vick, Administrator

Division of Intergovernmental Relations

cc: Bob Simon, Town of Byron Chair
Mary Laudolff, Town of Byron Clerk
James Pierquet, Town of Empire Chair
Michael Morgan, Town of Empire Clerk
Robert Giese, Town of Fond du Lac Chair
Patti Supple, Town of Fond du Lac Clerk
Joseph Thome, Town of Taycheedah Chair
Kris Marcoe, Town of Taycheedah Clerk
Jeff Meisenburg, Town of Friendship Chair
Lori Hofmann, Town of Friendship Clerk
Joseph Moore, City of Fond du Lac Manager
Margaret Hefter, City of Fond du Lac Clerk
Eric Fowle,, ECWPRC Director

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: Snider et al	Petition Number: 14773
1. Territory to be annexed: From TOWN OF EMPIRE	To CITY OF FOND DU LAC
2. Area (Acres): 4.55	
3. Pick one: ☐ Property Tax Payments	OR Boundary Agreement
a. Annual town property tax on territory to be annexed:	a. Title of boundary agreement coopertive Plar
\$	b. Year adopted 2017
b. Total that will be paid to Town	c. Participating jurisdictions
(annual tax multiplied by 5 years):	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: 3 To	otal: 3
5. Approximate present land use of territory:	
Residential: 20 % Recreational:	% Commercial: 40 % Industrial:%
Undeveloped: 40 %	
6. If territory is undeveloped, what is the anticipated us	se?
Residential:% Recreational:	% Commercial: 160 % Industrial:%
Other:%	
Comments:	
7. Has a □ preliminary or □ final plat been submitted to	the Plan Commission: Yes No
Plat Name: Not Reguired	
8. What is the nature of land use adjacent to this territ	tory in the city or village?
Commercial	
In the town?: Residential Vacant	
9. What are the basic service needs that precipitated t	the request for annexation?
Sanitary sewer	☐ Storm sewers
☐ Police/Fire protection ☐ EMS	□ Zoning
Other	

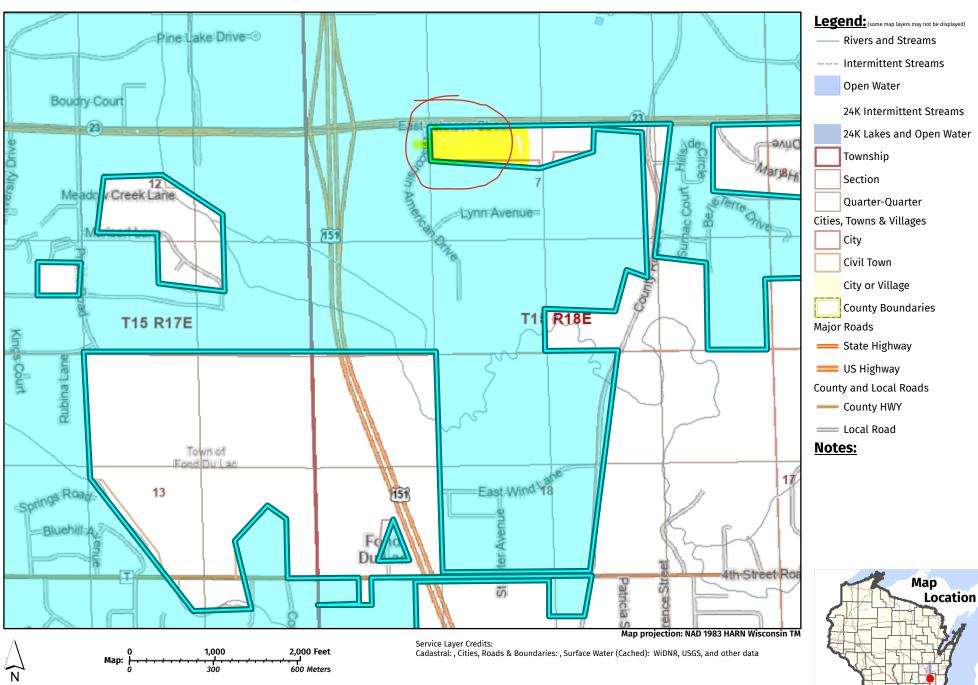
10. Is the city/village or town capable of providing needed utility services?										
City/Village	S	Yes		No		Town		Yes	X	No
If yes, approx	imate	e timet	able	for provi	ding se	ervice:	City	/Village		Town
	5	Sanitar	y Se	wers imn	nediate					
	or, write	e in r	number o	f years		-				
	<u>\</u>	Vater S	Supp	<u>ly</u> immed	diately					
	C	or, write	e in r	number o	f years	S.				
					. •					
Will provision of	sanit	ary sev	wers	and/or w	ater su	upply to the	e terri	tory prop	ose	d for annexation require capital
* .										wers, wells, water storage facilities)?
□ Yes □ I	Vo									
If yes, identify the	e nat	ure of	the a	nticipate	d impr	ovements	and th	neir prob	able	costs:
11. Planning & Zon	ing:									
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? Industrial and Residential										
c. How will the land be zoned and used if annexed? C-Z General Commercial 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:										

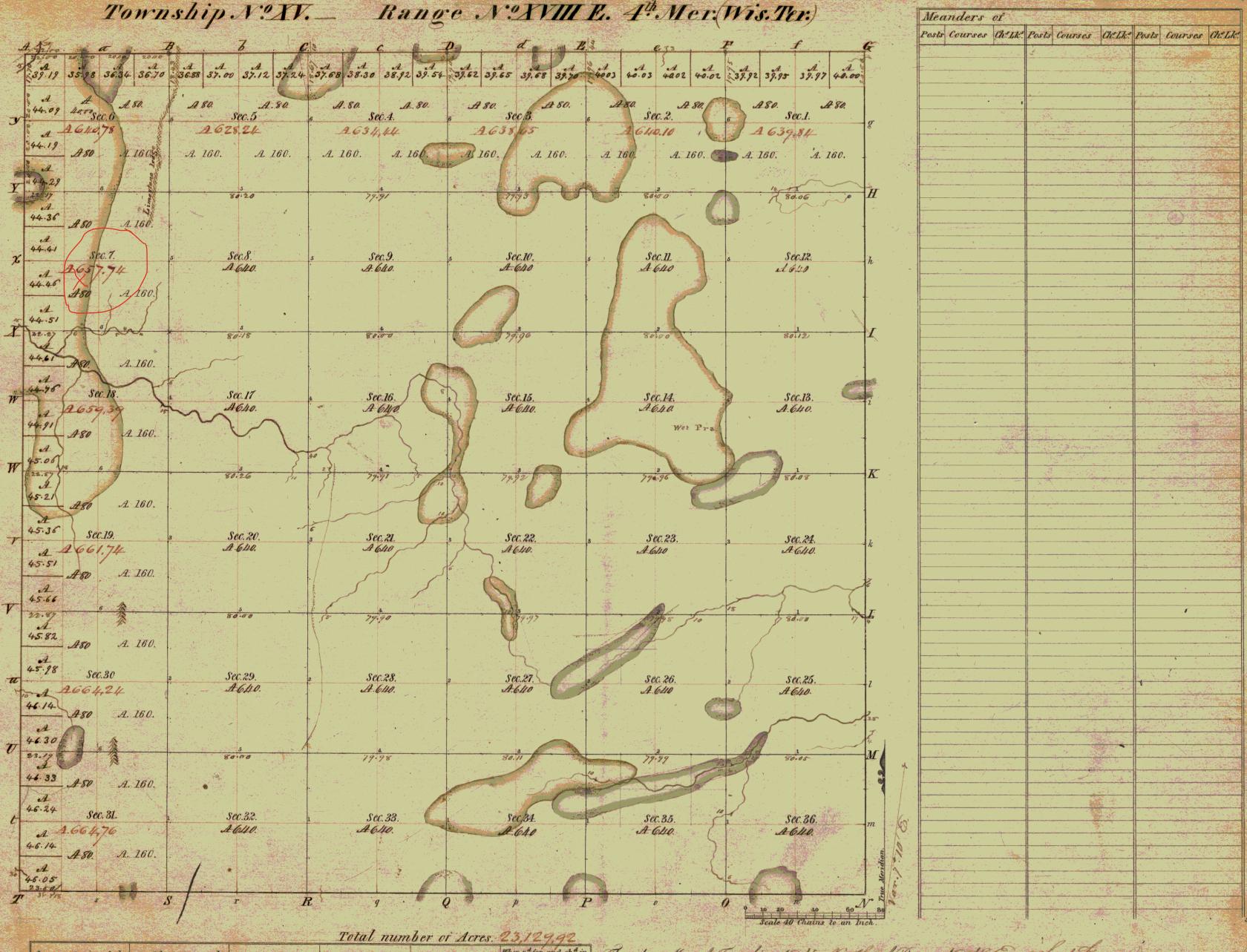
Prepared by:	Town		City	□ Vill	age			Please	RE	TURN PROMPTLY to:
Name: Mic	ole	Pie	- Qi	toc				wimuni	cipa	Iboundaryreview@wi.gov
Email: Cmp	ire	tow	20	reck @	emo	ilicor	n	Municip	al B	oundary Review
Phone: 42t	0-7	215-	111	07	U			PO Box	164	5, Madison WI 53701
Date: 1 Ko	25							Fax: (60	8) 2	64-6104
(March 2018)	-									

10. Is the city/village or town capable of providing needed utility services?										
City/Village	S	Yes		No		Town		Yes	X	No
If yes, approx	imate	e timet	able	for provi	ding se	ervice:	City	/Village		Town
	5	Sanitar	y Se	wers imn	nediate					
	or, write	e in r	number o	f years		-				
	<u>\</u>	Vater S	Supp	<u>ly</u> immed	diately					
	C	or, write	e in r	number o	f years	S.				
					. •					
Will provision of	sanit	ary sev	wers	and/or w	ater su	upply to the	e terri	tory prop	ose	d for annexation require capital
* .										wers, wells, water storage facilities)?
□ Yes □ I	Vo									
If yes, identify the	e nat	ure of	the a	nticipate	d impr	ovements	and th	neir prob	able	costs:
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13. Other relevant information and comments bearing upon the public interest in the annexation:										

Prepared by:	Town		City	□ Vill	age			Please	RE	TURN PROMPTLY to:
Name: Mic	ole	Pie	- Qi	toc				wimuni	cipa	Iboundaryreview@wi.gov
Email: Cmp	ire	tow	20	reck @	emo	ilicor	n	Municip	al B	oundary Review
Phone: 42t	0-7	215-	111	07	U			PO Box	164	5, Madison WI 53701
Date: 1 Ko	25							Fax: (60	8) 2	64-6104
(March 2018)	-									







Surveys Designated By Whom Surveyed Date of Contract Amount of Surveys When Surveyed When pa for and chain the Surveyed When Surveyed When Surveyed When Surveyed When Surveyed the Sur's Gent's acc. Township lines Mullitted Amount of Surveys When Surveyed When pa for and chain the Sur's Gent's acc. Township lines Mullitted Amount of Surveys When Surveyed When Surve

The above Map, of Township No) 15 of the of Range No) 18 6. John 4.

Principal Meridian N. 18. 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.

Surveyor General's Office; Cincinnati, Left 1. 14, 185. All S. J. J. Jur! Gen!



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

July 30, 2025

PETITION FILE NO. 14773

MARGARET HEFTER, CLERK CITY OF FOND DU LAC PO BOX 150 FOND DU LAC, WI 54936-0150 NICOLE PIERQUET, CLERK TOWN OF EMPIRE N6745 HILLTOP RD FOND DU LAC, WI 54937-8112

Subject: SNIDER ET AL ANNEXATION

The proposed annexation submitted to our office on July 10, 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 Fond du Lac, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must clearly show and identify the existing City of Fond du Lac municipal boundary in relation to the territory. The N 00deg 30min 53sec W, 21.10' boundary course as shown on the scale map is missing from the legal description of 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 14773 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=2847
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner