

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

To: City of Platteville
Attn: Coletten Steffen
75 N. Bonson Street
PO Box 780
Platteville, WI 53818

Town of Platteville
Attention: Nathan Niehaus
5651 County Rd D
Platteville, WI 53818

The undersigned, constituting 100 percent of the owners of and electors residing in the following described territory located in the Town of Platteville, Grant County, Wisconsin, lying contiguous to the City of Platteville, hereby petition the City Council of the City of Platteville to annex the territory described below and shown upon the attached map as permitted under Wis. Stat. sec. 66.0217(2), to the City of Platteville, Grant County, Wisconsin.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 11.55 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION NINE (9);

THENCE NORTH 00°26'38" WEST 66.00 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION NINE (9) TO THE POINT OF BEGINNING;

THENCE SOUTH 89°44'26" WEST 530.00 FEET;

THENCE NORTH 00°26'38" WEST 266.00 FEET;

THENCE SOUTH 89°44'26" WEST 100.00 FEET;

THENCE NORTH 00°26'38" WEST 468.32 FEET TO THE PLAT OF SURVEY BY AARON AUSTIN DATED 01/03/2022;

THENCE SOUTH 21°00'09" EAST 2.51 FEET ALONG SAID PLAT OF SURVEY;

THENCE SOUTH 77°13'29" EAST 52.49 FEET ALONG SAID PLAT OF SURVEY;

THENCE NORTH 49°04'05" EAST 74.24 FEET ALONG SAID PLAT OF SURVEY;

THENCE NORTH 29°42'27" EAST 88.98 FEET ALONG SAID PLAT OF SURVEY;

THENCE NORTH 77°30'35" EAST 212.43 FEET ALONG SAID PLAT OF SURVEY;

THENCE SOUTH 68°01'10" EAST 58.56 FEET ALONG SAID PLAT OF SURVEY;

THENCE SOUTH 88°08'38" EAST 215.15 FEET ALONG THE SAID PLAT OF SURVEY AND TO THE NORTH-SOUTH LINE OF SAID SECTION NINE (9);

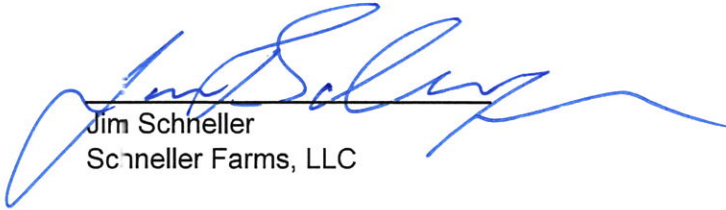
THENCE SOUTH 00°26'38" EAST 860.50 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION NINE (9) AND TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

This petition is executed in duplicate for filing one copy with the City Clerk of the City of Platteville, Grant County, Wisconsin, and one copy with the Town Clerk of the Town of Platteville, Grant County, Wisconsin. Attached to each copy is a scale map showing the boundary of the above-described property and showing the relationship of such territory to the City of Platteville, Grant County, Wisconsin.

The purpose of the proposed annexation is to provide water and sanitary sewer service to the properties.

There are no persons residing in the territory.

Dated this 23rd day of June, 2025.



Jim Schneller
Schneller Farms, LLC

ANNEXATION BOUNDARY DESCRIPTION:

LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 11.55 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

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PROPOSED ANNEXATION TO
THE CITY OF PLATTEVILLE

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 9,
T3N, R1W OF THE 4TH P.M.,
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF
THE SW 1/4 OF SECTION 09-T3N-R1W, WHICH BEARS
S 88°44'26"W IN THE GRANT COUNTY COORDINATE
SYSTEM (NAD 83(2011)).

- LEGEND
- BOUNDARY LINE
 - SECTION LINE
 - QUARTER-QUARTER SECTION LINE
 - ADJACENT PROPERTY LINE
 - CENTER LINE OF ROADWAY
 - RIGHT-OF-WAY (R/W)
 - EASEMENT
 - CORPORATE LIMITS LINE
 - COTTON GIN SPIKE FOUND
 - STONE MONUMENT FOUND
 - RAILROAD SPIKE FOUND
 - COUNTY/ALUMINUM MONUMENT FOUND
 - 1" DIA. IRON PIPE FOUND
 - 2" DIA. IRON PIPE FOUND
 - 3/4" DIA. REBAR FOUND
 - 1-1/4" DIA. REBAR FOUND
 - NO MONUMENT SET
 - RECORDED AS
 - SET 3/4" X 18" REBAR -
WT = 1.50 #/L.F.

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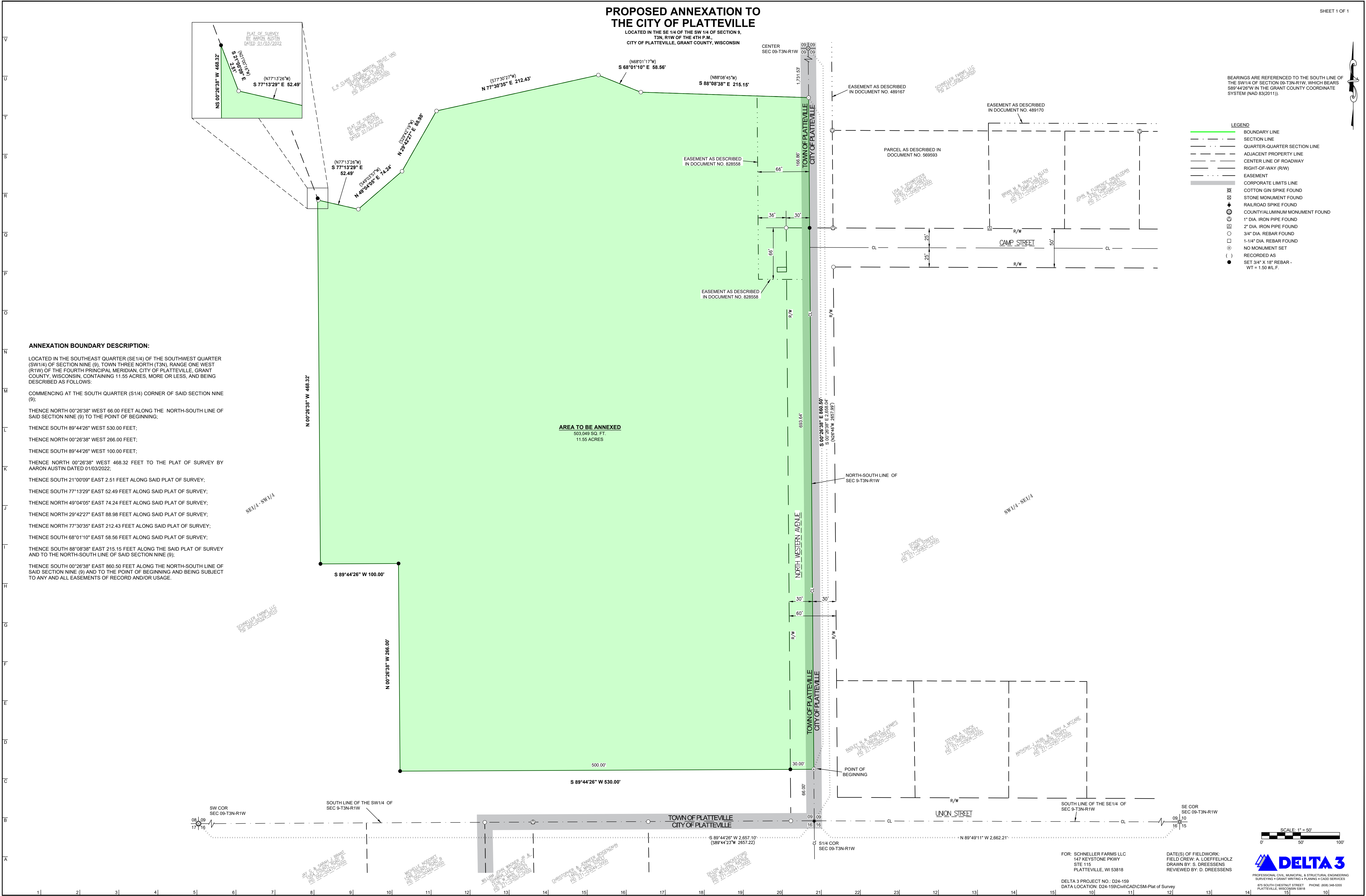
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AREA TO BE ANNEXED
503.049 SQ. FT.
11.55 ACRES



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: **Schneller Farms**

Petition Number: **14780**

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

2. Area (Acres): 11.55

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 22.16

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 110.80

c. Participating jurisdictions _____

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: _____% 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 AND SCHOOL

In the town?: AGRICULTURE / VACANT / 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? A-1 AGRICULTURAL TRANSITION

c. How will the land be zoned and used if annexed? R-2 ONE-TWO FAMILY RESIDENTIAL

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: JOE CARROLL

Email: CARROLLJOE@PLATTENVILLE.ORG

Phone: 608-348-1825

Date: 7/22/2025

(March 2018)

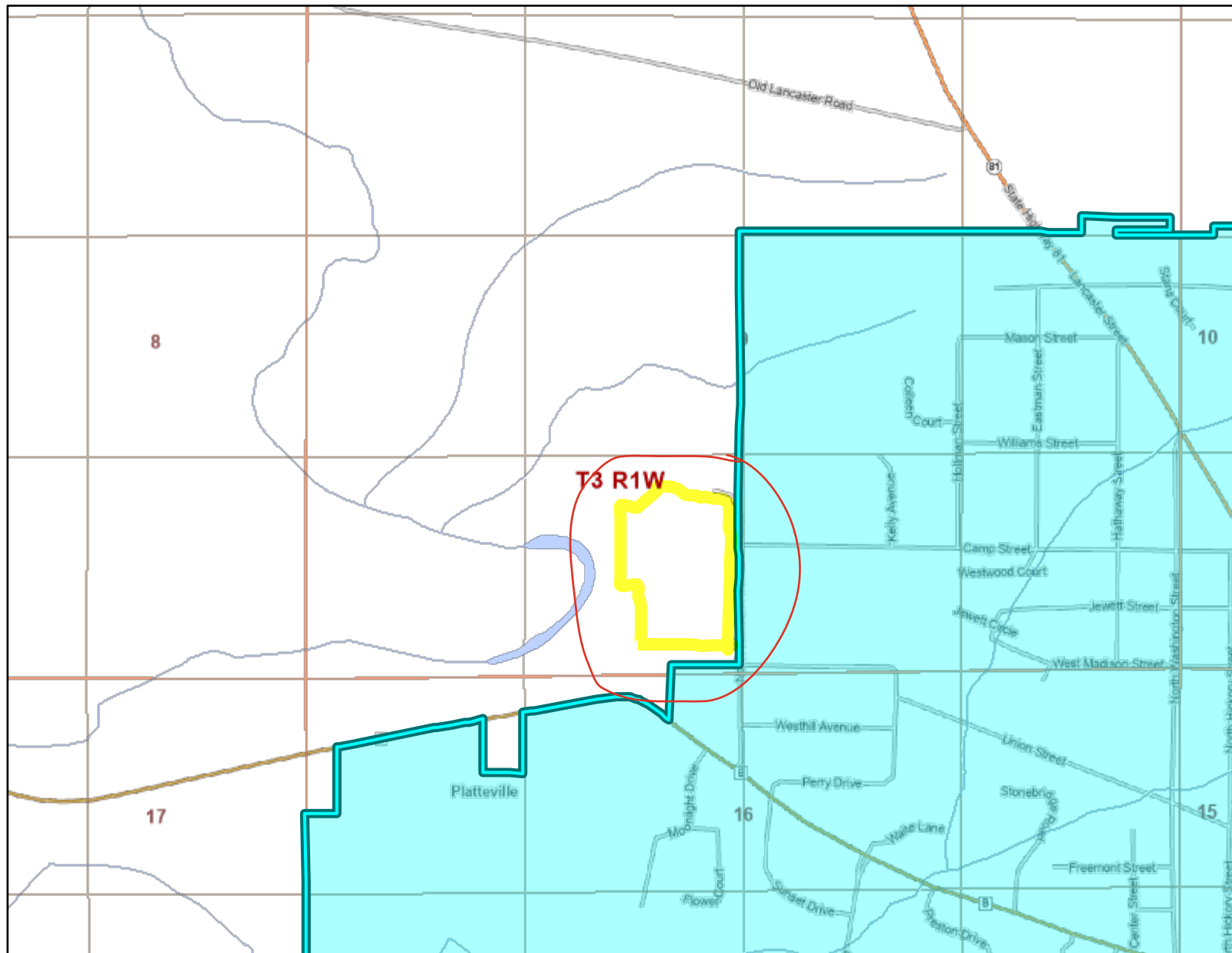
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- State Highway
- County and Local Roads
- County HWY
- Local Road

Notes:



Map: 0 825 1,650 Feet
0 240 480 Meters

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

Map projection: NAD 1983 HARN Wisconsin TM

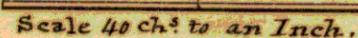
This map is a product generated by a DNR web mapping application.

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: 8/3/2025 9:00 AM

4th Mer.

24.



damages Designated	By whom surveyed	Date of contract	amt. of damages	when surveyed	nothing p ^d for pch ^d in Ins. Gen ^l acc ^t
Subdivisions	Robert Clark jun ^r	3 ^d of 1832	m. ch. 59. 67. 21	2 ^d of 1833	3 ^d of 1833.
Down lines	Lacey Lyon				

The above Map of Township N^o 3, Range N^o 1, West, 4th Meridian North West 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 M. T. Williams
Cincinnati May 27, 1854 Sur. Genl.



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 4, 2025

PETITION FILE NO. 14780

COLETTE STEFFEN, CLERK
CITY OF PLATTEVILLE
PO BOX 780
PLATTEVILLE, WI 53818-0780

NATHAN NIEHAUS, CLERK
TOWN OF PLATTEVILLE
5921 WEST BUSINESS HWY 151
PLATTEVILLE, WI 53818-8976

Subject: SCHNELLER FARMS ANNEXATION

The proposed annexation submitted to our office on July 16, 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 Platteville, 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 14780 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=2854>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner