

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

TO: City of Stevens Point
Attn. City Clerk
1515 Strongs 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: Tyler Ignatowski, representing Little Captain LLC
13707 Beechwood Point Road, Midlothian, Virginia 23112

THIS PETITION (“Petition”) is made by Petitioners on September 9, 2025.

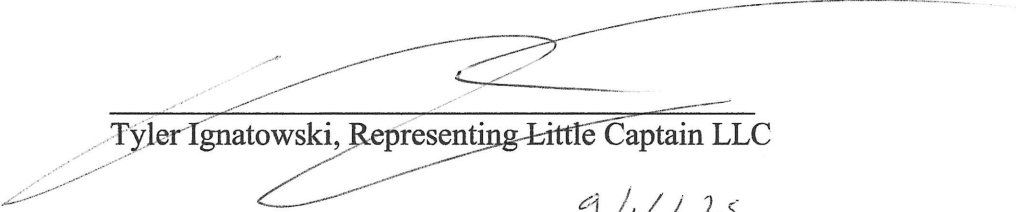
1. **Petition of Annexation; Legal Description of Property.** Petitioners hereby petition and request that the real property described on Exhibit A, attached hereto (herein the “Property”), be detached from the Town of Hull, Portage County, Wisconsin, and be annexed to the City of Stevens Point, Portage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

<u>Tax Key Numbers</u>	<u>Owners</u>
020-24-0828-14.18	Tyler Ignatowski Representing Little Captain LLC

2. **Ownership of Property; Scale Map.** Petitioners are the sole owners of the Property, which consists of 1.96 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



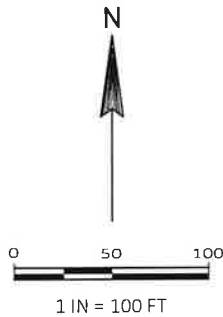
Tyler Ignatowski, Representing Little Captain LLC

9/16/25

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

ANNEXATION TO THE CITY OF STEVENS POINT

PART OF LOT 3, CSM #9164-38-94, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 28,
T24N, R8E, TOWN OF HULL, PORTAGE COUNTY

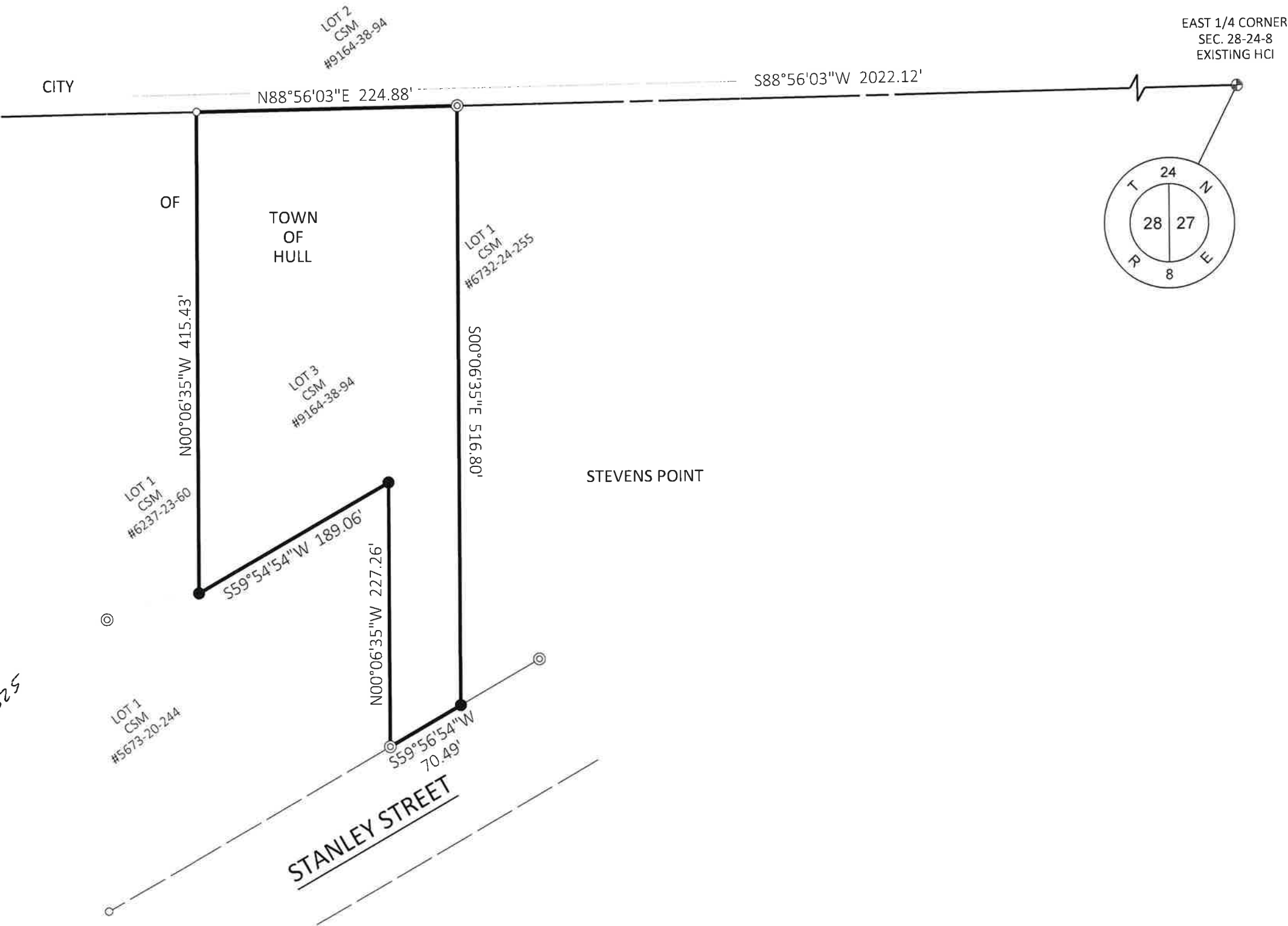


LEGEND

- ⊕ EXISTING GOVERNMENT MONUMENT AS NOTED
- ⊙ EXISTING 1 1/4" OD IRON PIPE
- EXISTING 3/4" REBAR
- CALCULATED POSITION



PREPARED BY:
AARON PARKS, PLS #2861
GREMMER & ASSOCIATES, INC.
120 WILSHIRE BLVD. NORTH
STEVENS POINT, WI 54481



ANNEXATION

LOCATED IN AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF TYLER IGNATOWSKI, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST;

THENCE S 88°56'03" W, ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 28, 2022.12', THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 00°06'35" E, 516.80' TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF STANLEY STREET;

THENCE S 59°56'54" W, ALONG THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE, 70.49';

THENCE N 00°06'35" W, 227.26';

THENCE S 59°54'54" W, 189.06';

THENCE N 00°06'35" W, 415.43' TO THE EAST-WEST QUARTER LINE OF SECTION 28;

THENCE N 88°56'03" E, ALONG SAID EAST-WEST QUARTER LINE OF SECTION 28, 224.88', ALSO THE POINT OF BEGINNING, THERE TERMINATING.

SAID PARCEL CONTAINS 2.138 ACRES. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS IN USE OR OF RECORD.

THAT THIS MAP AND LEGAL DESCRIPTION IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND SUBDIVISION ORDINANCE OF THE TOWN OF HULL CITY OF STEVENS POINT AND PORTAGE COUNTY, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 27TH DAY OF AUGUST, 2025.


AARON PARKS, PLS #2861



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: **Little Captain LLC**

Petition Number: **14802**

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

2. Area (Acres): 1.96

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 58.55

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 292.75

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: zero

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: planned duplex development

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?

Commercial, Multi-family, and Single-Family

In the town?: Undeveloped

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? R-2 Single-Family Residential

c. How will the land be zoned and used if annexed? R-4 Multi-Family I 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: Adam Kuhn, Assoc. Planner/Zoning Admin

Email: akuhn@stevenspoint.com

Phone: (715) 342-4158

Date: 9/23/2025

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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: **Little Captain LLC**

Petition Number: **14802**

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

2. Area (Acres): **1.96**

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

see
\$ **Attach**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions _____

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: _____ Total: _____

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?: **Hull**

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 ^{of} Hull ☐ 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: Portage County 715-346-1334

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? _____

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: Desiree Redditt

Email: hullclerk@tn.hull.wi.gov

Phone: 715-344-8280

Date: 09.23.2025

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Portage County

Owner (s):

LITTLE CAPTAIN LLC

Location:

NW SE, Sect. 28, T24N, R8E

Mailing Address:

LITTLE CAPTAIN LLC

PO BOX 1071

STEVENS POINT, WI 54481

School District:

5607 - STEVENS POINT AREA SCHOOL DISTRICT

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

Status:

020-24-0828-14.18 020-TOWN OF HULL Active

Alternate Tax Parcel Number:Government Owned:Acres:

1.9600

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

L3 CSM#9164-38-94 BNG PRT NWSE EXC PRT ANNXD TO CITY-467/1097 S28T24R8 1.96A M/L

302/289;336/318; 620/571;712550;712551; 757549;759277;767194 902767-HT110 913434 914694 914695 914696

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted Tax	Bill Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2010							
2011							
2012							
2013							
2014							
2015							
2016							
2017							
2018							
2019							
2020							
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2024		\$299.53	\$299.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023		\$285.49	\$285.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022		\$282.13	\$282.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021		\$273.17	\$273.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020		\$275.85	\$275.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$260.92	\$260.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$295.97	\$295.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017		\$267.42	\$267.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$271.14	\$271.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015		\$269.75	\$269.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014		\$273.17	\$273.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013		\$283.68	\$283.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012		\$269.25	\$269.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011		\$258.17	\$258.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010		\$258.62	\$258.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009		\$281.77	\$281.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008		\$253.00	\$253.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total

\$0.00

If taxes are 3 years or more delinquent, please contact the Treasurer's Office at (715) 346-1348 for additional fees due.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **September 30, 2025.**

Assessments

Tax Year: 2025

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	1.960	\$38,000	\$0	\$38,000
Total:		1.960	\$38,000	\$0	\$38,000

Estimated Fair Market Value:

\$0

Average Assessment Ratio:

-

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Special Assessments

Assessment	Value	Action
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Attachments

File Name Comment Created On Created By Action

Districts

No additional Districts were found for this tax parcel.

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom.	Exception	MFL Order	Imaging
WARRANTY DEED	914696	NA	06/30/2025		No	No		Purchase
TRUSTEE'S DEED	914695	NA	06/30/2025		No	No		Purchase
TRUSTEE'S DEED	914694	NA	06/30/2025		No	No		Purchase
TRUSTEE'S DEED	913434	NA	05/09/2025		No	No		Purchase
HT110	902767	NA	01/30/2024		No	No		Purchase
TRUSTEE'S DEED	767194	NA	02/02/2012		No	No		Purchase
QCD	759277	NA	06/29/2011		No	No		Purchase
HT110	757549	NA	05/03/2011		No	No		Purchase
QCD	712551	NA	12/31/2007		No	No		Purchase
QCD	712550	NA	12/31/2007		No	No		Purchase
CERTIFIED SURVEY MAPS	693736	NA	08/30/2006		No	No		Purchase
QCD	480813	NA	12/30/1993		No	No		Purchase
ORD ANNEX TERRITORY	387270	NA	10/16/1985		No	No		Purchase
WARRANTY DEED	302074	NA	05/22/1974	01/01/1900	No	No		Purchase
WARRANTY DEED	285115	NA	07/23/1971	01/01/1900	No	No		Purchase

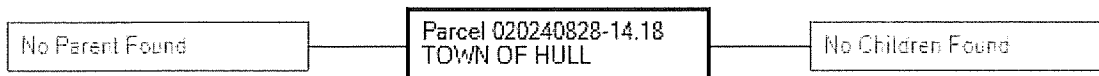
You may purchase copies of the documents listed above online.

NOTE: There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 346-1428.

Notes

Note Date By Visibility Alert Locked

Parcel History



Permits

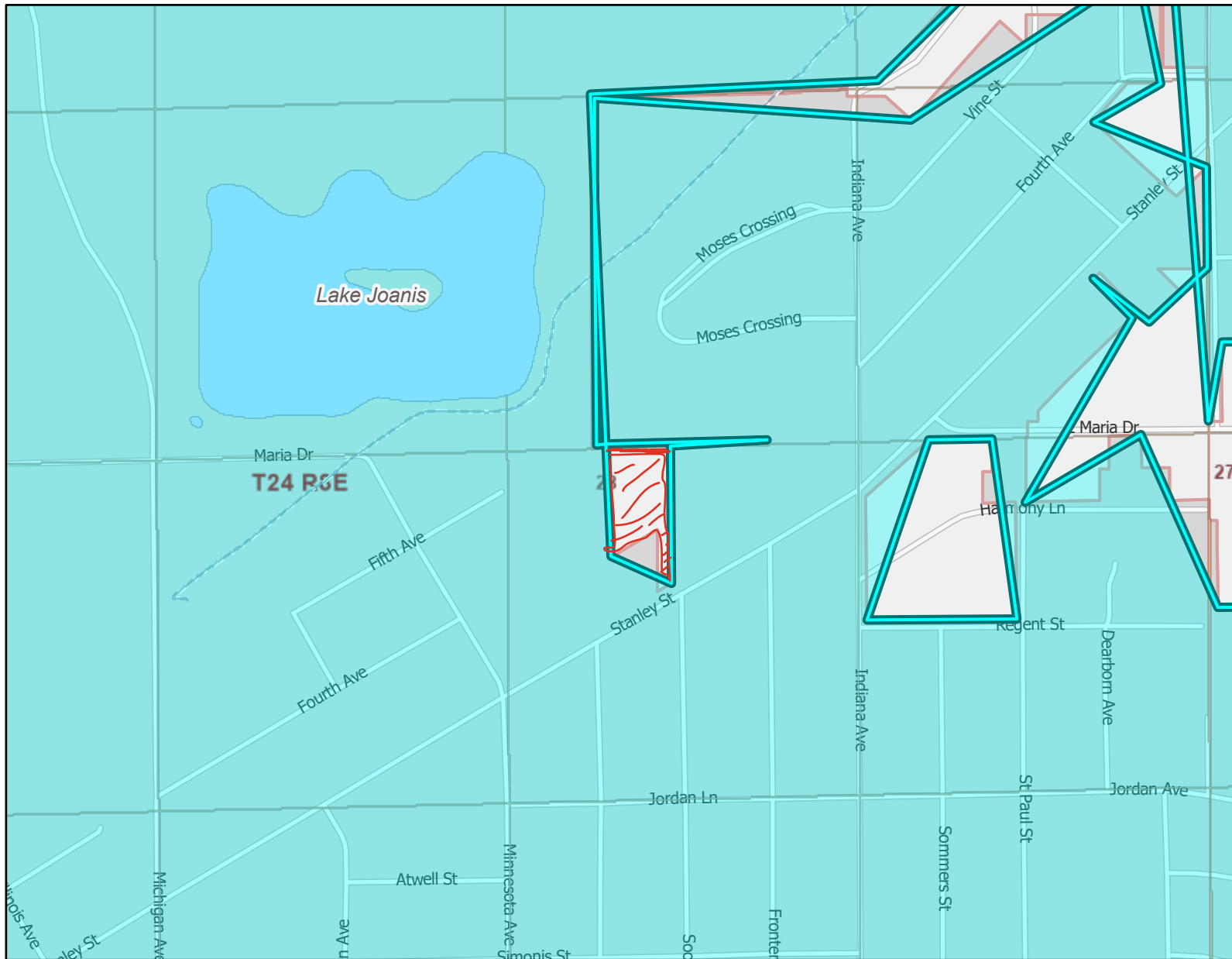
No permits were found for this tax parcel.

Sales History

Doc. #	Type	Recorded	Transfer Fee	Consideration	Imaging	ERetr	Sales Finder
914696	WARRANTY DEED	06/30/2025	\$300.00	\$100,000.00	Purchase	View ERetr	Map
914695	TRUSTEE'S DEED	06/30/2025	\$300.00	\$100,000.00	Purchase	View ERetr	Map
914694	TRUSTEE'S DEED	06/30/2025	\$330.00	\$110,000.00	Purchase	View ERetr	Map

Survey History

No Survey History was found for this tax parcel.



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- 24K Streams and Rivers
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town

Notes:



Map: 0 510 1,020 Feet
0 150 300 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

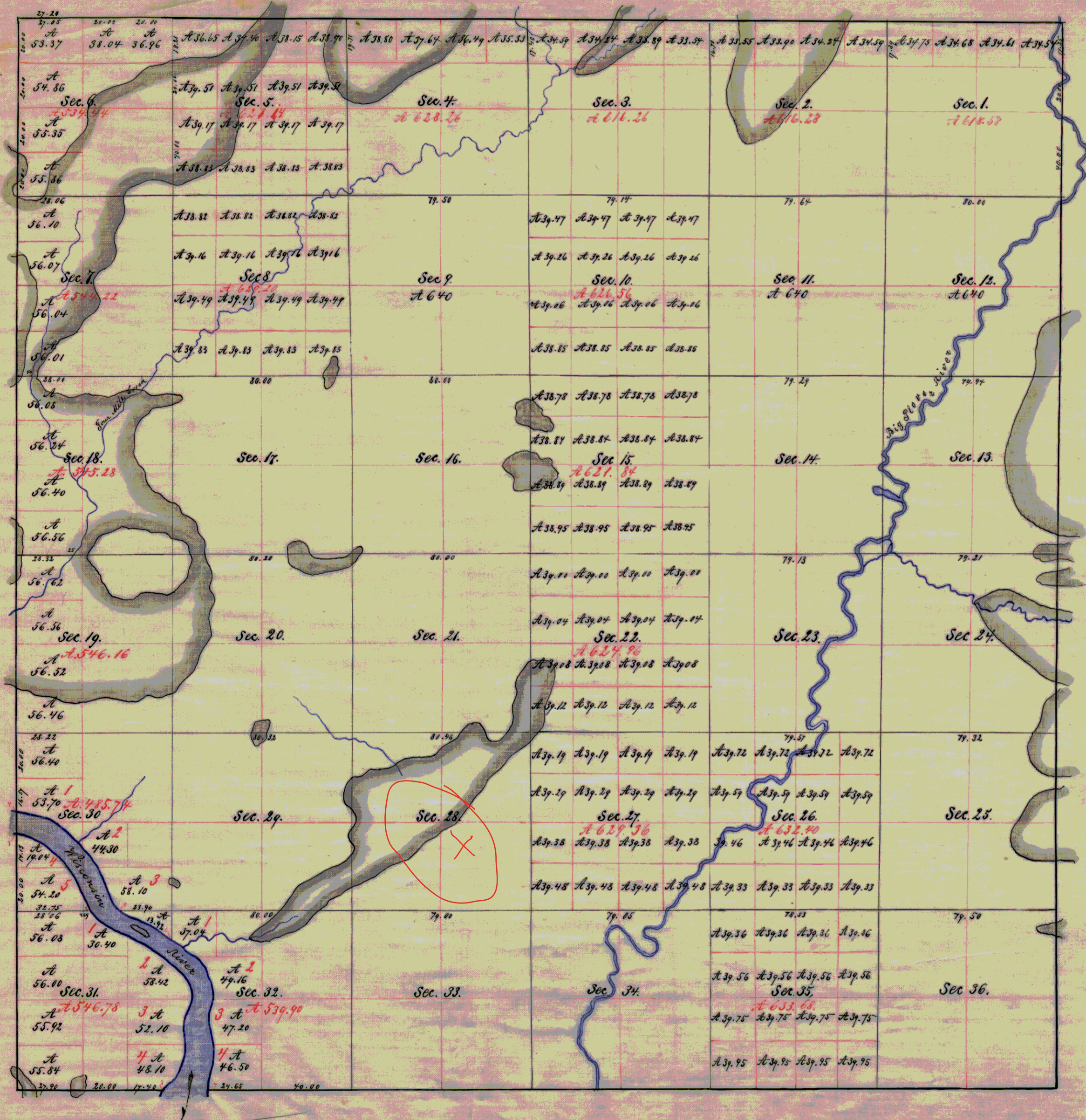
Map projection: NAD 1983 HARN Wisconsin TM

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: 10/13/2025 2:08 PM

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

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

October 13, 2025

PETITION FILE NO. 14802

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: LITTLE CAPTAIN LLC ANNEXATION

The proposed annexation submitted to our office on September 22, 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 14802 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=2876>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner