

14037

FORE Stevens Point LLC

14037	Date Sent	Reply	Status
Town Quest	7/20		
Muni Quest	7/20		
Prop. Lister	—		

TOWN OF HULL
CITY OF STEVENS POINT
08/08/2017

Ok 8/7/17

Request for Annexation Review

14037

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/>

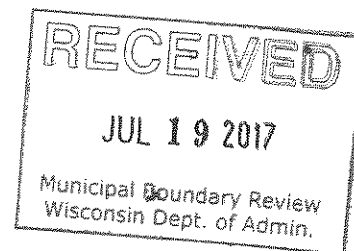
Petitioner Information

Name: FORE Stevens Point LLC

Address: 5423 US HWY 10 East

Stevens Point, WI 54482

Email: dklister@foreinvestmentgroup.com



1. Town where property is located: Town of Hull

2. Petitioned City or Village: Stevens Point

3. County where property is located: Portage

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 4.070

6. Tax parcel number(s) of territory to be annexed 020-24-0835-03.03
(if the territory is part or all of an existing parcel): 020-24-0835-03.04

Petitioners phone:

920-470-0833

Town clerk's phone:

715-344-8280

City/Village clerk's phone:

715-346-1569

Contact Information if different than petitioner:

Representative's Name and Address:

Dan Klistner

100 W Lawrence Street, #214

Appleton, WI 54911

Phone: 920-470-0833

E-mail: dklister@foreinvestmentgroup.com

Surveyor or Engineering Firm's Name & Address:

Point of Beginning

5709 Windy Drive, Suite D

Stevens Point, WI 54482

Phone: 715-344-9999

E-mail: EMAILINFO@POB.com

Required Items to be provided with submission (to be completed by petitioner):

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 is included
4. Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

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

\$ 350 **Initial Filing Fee** (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

14037

\$ 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)

Attach check or money order here, payable to: Department of Administration

164535

CONSOLIDATED CONSTRUCTION CO.

\$ 950

7/13

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

Petition of Electors and Property Owners
for Direct Annexation

14037

We the undersigned, constituting all of the resident electors and the owners of all of the land in area in the following territory of the Town of Hull Portage County, Wisconsin, adjoining the City of Stevens Point, petition the Honorable Mayor and Common Council of said City to annex the territory described below as shown on the scale map to the City of Stevens Point, Portage County, Wisconsin.

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

The current population of the area to be annexed is 0

Signature of Petitioner

Date of Signing

Address

Dan K

7/18/2017

5423 US HWY 10 East

Stevens Point, WI 54482

Legal Description of Land Petitioned for Annexation

14037



Point of Beginning

Re: Annexation Boundary
For: Fore Development + Investment Group

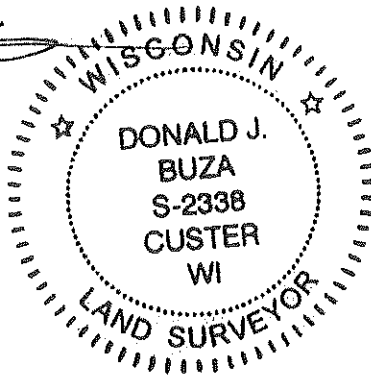
Legal Description

All of Lots 1 and 2 of Certified Survey Map #1183, recorded in Volume 4 of Portage County Certified Survey Maps, on Page 241, located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 24 North, Range 8 East, Town of Hull, Portage County, Wisconsin.

Above described annexation boundary contains 177,280 sq. ft. or 4.070 acres.

Dated this 7th day of November, 2016.

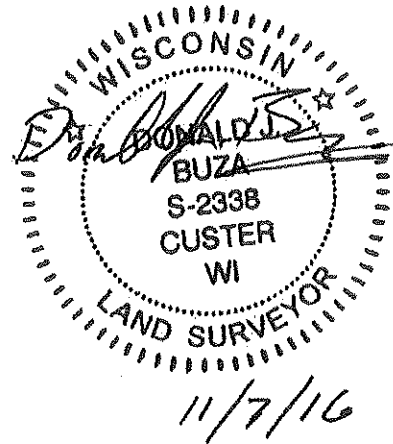
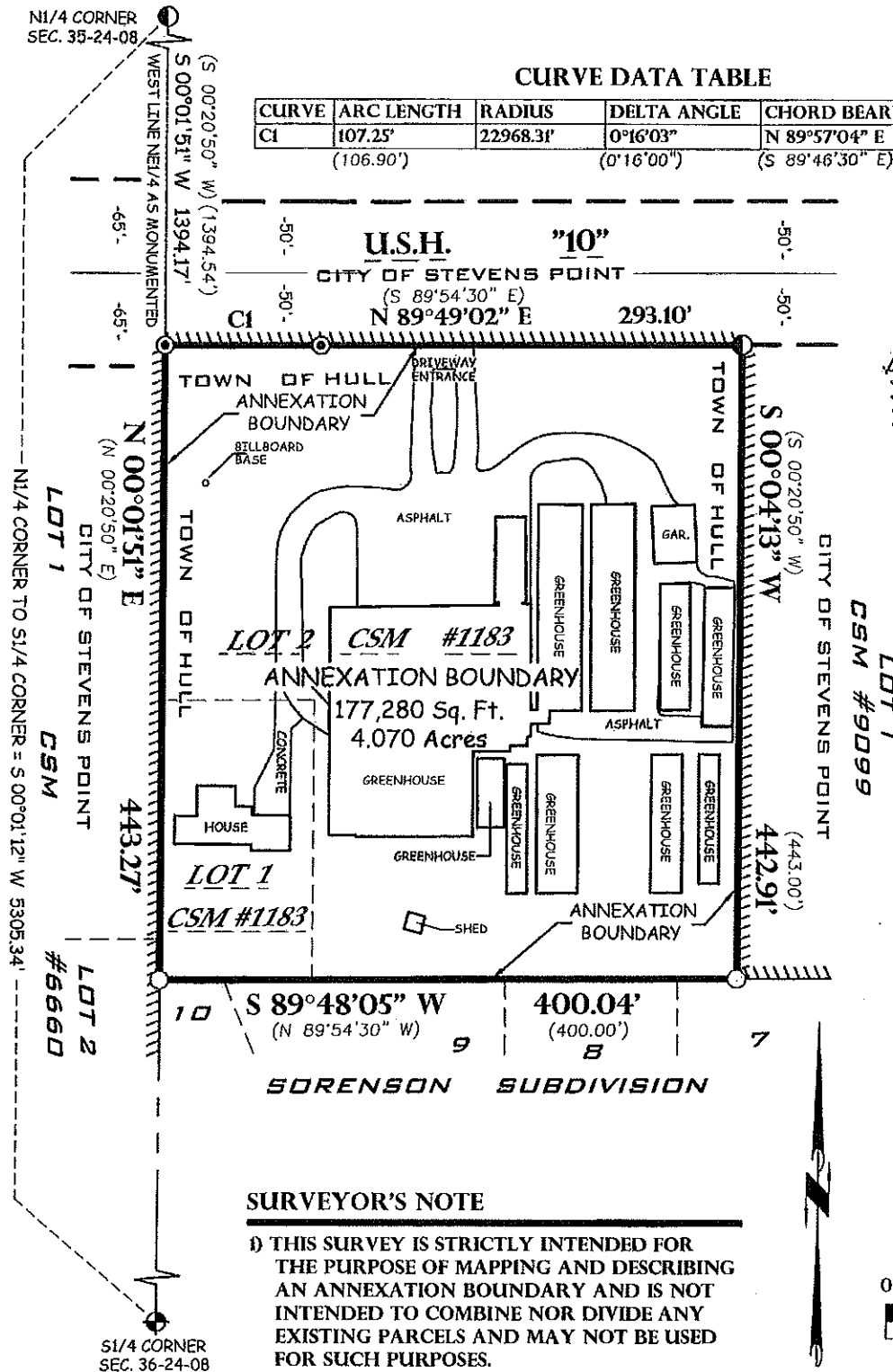
Donald J. Buza, PLS



14037

N1/4 CORNER
SEC. 35-24-08

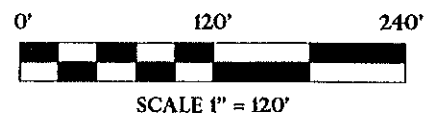
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.25'	22968.31'	0°16'03"	N 89°57'04" E	107.25'
	(106.90')		(0°16'00")	(S 89°46'30" E)	(106.90')



- ⊙ 3/4" O.D. X 18" IRON BAR SET WEIGHING 150 LBS/LIN. FT.
- ◐ 1-1/4" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ⊕ HARRISON MON. FOUND

//// CORPORATE LIMITS

() RECORDED AS



D) THIS SURVEY IS STRICTLY INTENDED FOR THE PURPOSE OF MAPPING AND DESCRIBING AN ANNEXATION BOUNDARY AND IS NOT INTENDED TO COMBINE NOR DIVIDE ANY EXISTING PARCELS AND MAY NOT BE USED FOR SUCH PURPOSES.

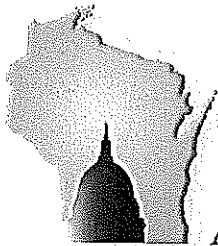


Land Surveying
Engineering
Donald J. Buza, PLS #2338
5709 Windy Drive, Suite D
Sevens Point, WI 54882
715.344.9999(Ph) 715.344.9922(Fx)

THIS INSTRUMENT WAS DRAFTED BY DONALD BUZA
AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK B-33 PAGE 15
JOB # 16.768

SHEET 1 OF 1 SHEETS



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. 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 20, 2017

PETITION FILE NO. 14037

JOHN MOE, CLERK
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481-3543

JANET R WOLLE, CLERK
TOWN OF HULL
4550 WOJCIK MEMORIAL DR
STEVENS POINT, WI 54481-8738

Subject: FORE STEVENS POINT LLC ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF HULL to the CITY OF STEVENS POINT (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of August 08, 2017. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

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: FORE Stevens Point LLC

Petition Number: 14037

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

2. Area (Acres): _____

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 18,816.74 + 2,332.44 = 21,149.18

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$105,745.9

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: 15 % Recreational: _____ % Commercial: 85 % Industrial: _____ %

Undeveloped: _____ %

6. If territory is undeveloped, what is the anticipated use?

Residential: _____ % 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?

North, East & West = Commercial (City); South = Residential
In the town?: _____ (Town of 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 Commercial Development

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:

a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

Describe: Extraterritorial Land Use Map calls for Commercial/office

b. Annual appropriation for planning? \$ _____

c. How is the annexation territory now zoned? Town Zoning = C4 Highway Commercial & R2 Single Family Residence.

d. How will the land be zoned and used if annexed? Zoned B-5 Commercial, Commercial Use

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: Kyle Kearns

Email: kkearns@stevenspoint.com

Phone: 715-342-4158

Date: July 25, 2017

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
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: **FORE Stevens Point LLC**

Petition Number: **14037**

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

2. Area (Acres): **4.069**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **3,428.63 + 433.64 = \$3,862.27**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$19,311.35**

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: **12**% Recreational: _____% Commercial: **88**% Industrial: _____%

Undeveloped: _____%

*Based on acreage size of Lot 1 and Lot 2
CSM #1183*

6. If territory is undeveloped, what is the **anticipated** use?

Residential: _____% 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?: **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:

a. Do you have a comprehensive plan for the City/Village (Town) ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☐ Yes ☒ No

Describe: Property in Town of Hull, not annexed

b. Annual appropriation for planning? \$ Under Portage County Planning & Zoning

c. How is the annexation territory now zoned? Commercial

d. How will the land be zoned and used if annexed? _____

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

Previous Petition of Electors & Property Owners for Direct Annexation was signed by Gary Flugauer & Annette Flugauer. Has there been a change in ownership since July 3, 2017? If not, this petition is not correct.

Prepared by: ☒ Town ☐ City ☐ Village

Name: Carat Wolle

Email: jrw@tn.hull.wi.gov

Phone: 715-344-0280

Date: 7-24-2017

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Janet Wolle

From: Daniel Klister [dklister@foreinvestmentgroup.com]
Sent: Monday, July 24, 2017 4:37 PM
To: Janet Wolle
Subject: Re: Owner of 5423 US Highway 10 E

Yes, we have purchased the property from them and no, no one is living in the house.

Thanks!

Dan Klister | 920.470.0833

On Jul 24, 2017, at 4:03 PM, Janet Wolle <jrw@tn.hull.wi.gov> wrote:

Good Afternoon,

I'm in receipt of the request for annexation of 5423 US Highway 10 E. I noted the signature of petitioner is different than in the past. Have you purchased the property from Flugaus? Also, is anyone living in the house at 5421 US Highway 10 E.

Thank you for your assistance and have a great remainder of your day.

Janet Wolle
Clerk Town of Hull
Portage County
4550 Wojcik Memorial Dr.
Stevens Point, WI 54482
715-344-8280
715-344-0717 (f)
jrw@tn.hull.wi.gov

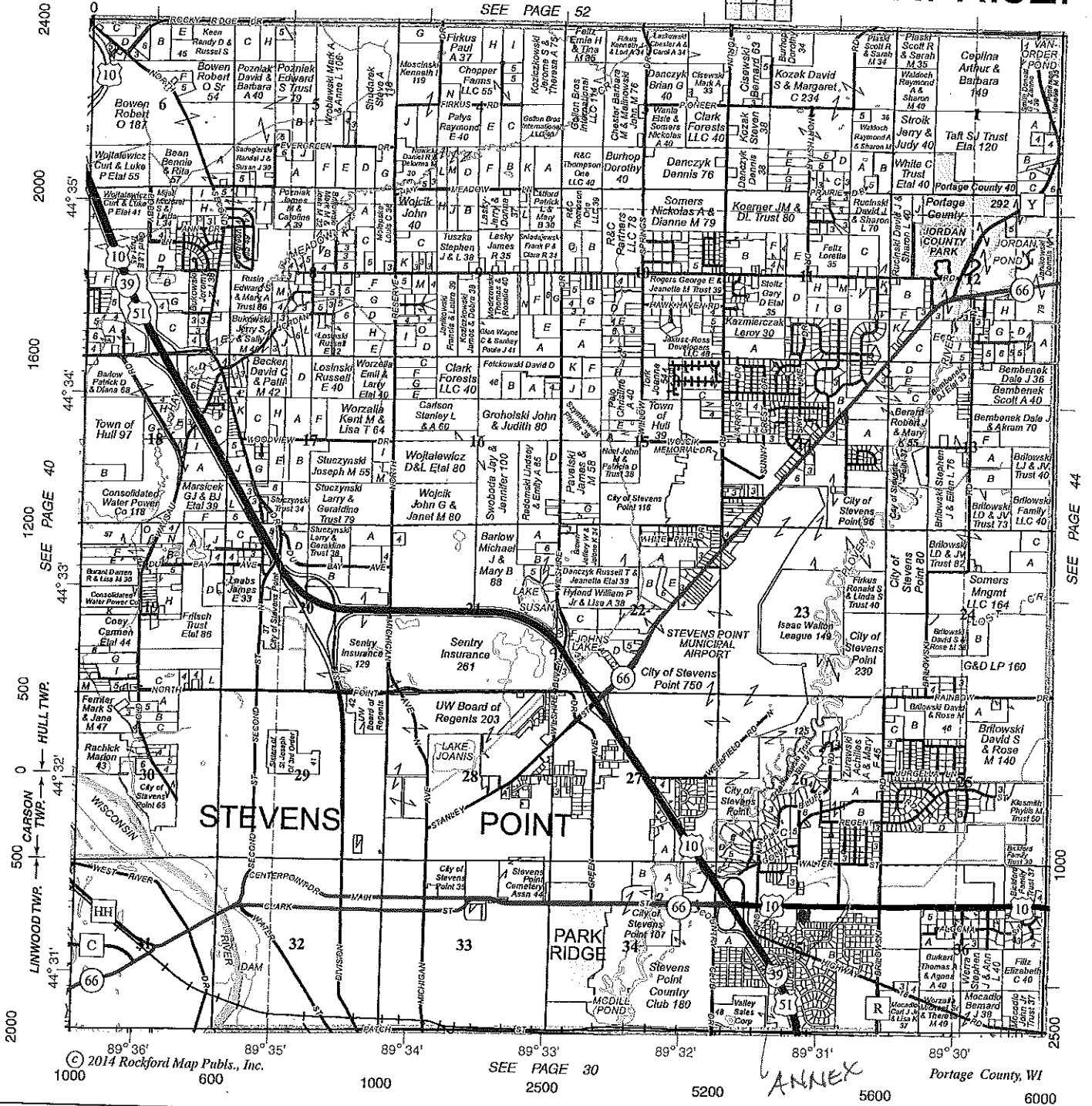
NORTHEAST
PART
NORTHEAST
PART

HULL LINWOOD EAST CARSON

Refer to page 86 for keyed parcels

T.24N.-R.8E.

SEE PAGE 52



© 2014 Rockford Map Pubs., Inc.

SEE PAGE 30

ANNEX

Portage County, WI

Stevens Point FFA Alumni



Serving and Supporting the Stevens
Point FFA and the Portage County
Community
For more information
Visit us at
www.stevenspointffaalumni.org
Or
Join us on Facebook

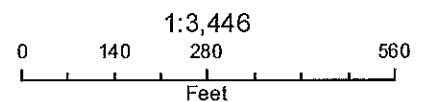
Your trusted source
for parcel maps and spatial data.

ROCKFORD MAP
PUBLISHERS

Portage County GIS



August 7, 2017

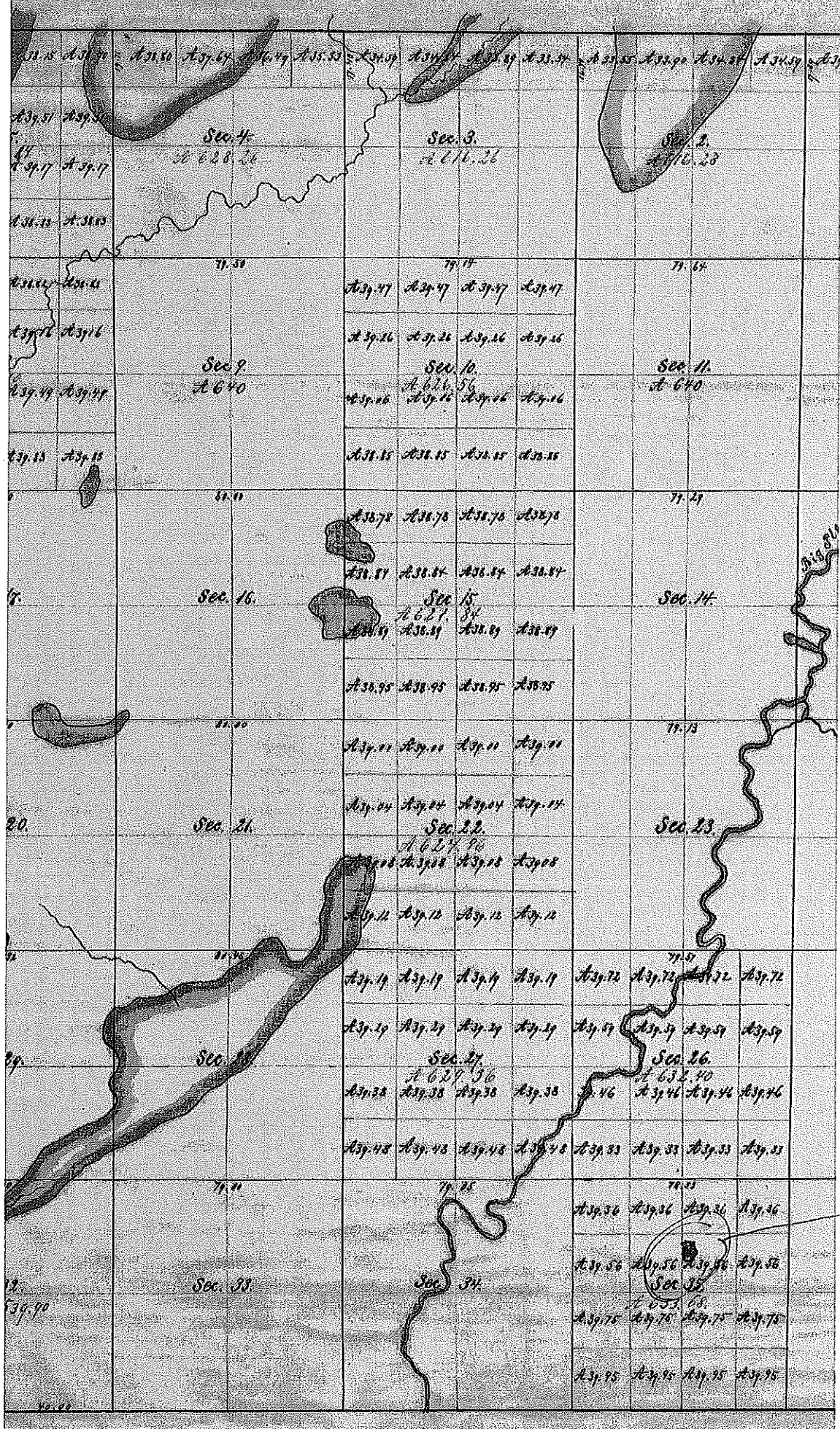


- Parcel Boundaries
- Section Lines

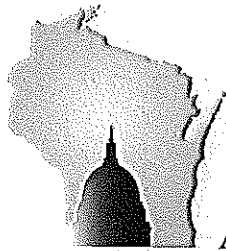
Special Flood Hazard

- Floodway, Base flood elevations determined
- Floodfringe, 1% Annual flood hazard, Base flood elevations determined
- Zone A, 1% Annual flood hazard, No base flood elevations determined
- Road Labels

N. 24 N Range N. 8 East 4 Moor



ANNEX



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. 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/>

August 07, 2017

PETITION FILE NO. 14037

JOHN MOE, CLERK
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481-3543

JANET R WOLLE, CLERK
TOWN OF HULL
4550 WOJCIK MEMORIAL DR
STEVENS POINT, WI 54481-8738

Subject: FORE STEVENS POINT LLC ANNEXATION

The proposed annexation submitted to our office on July 19, 2017, 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 14037 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=2108>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner