

14041

Tim & Julie Lysaker

14041	Date Sent	Reply	Status
Town Quest	7/25	8/7	
Muni Quest	7/25		
Prop. Lister	7/25	7/25	SEE COMMENTS

TOWN OF HOLLAND  
VILLAGE OF HOLMEN  
08/16/2017

Ok 8-15-17

# Request for Annexation Review

14041

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Wisconsin Department of Administration

Tim & Julie Petitioner Information

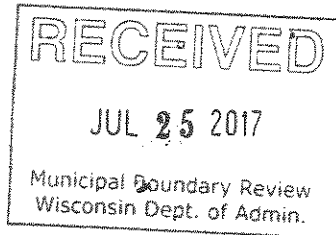
Name: ~~Tim & Julie~~ Lysaker

Address: 17912 Bluffview Cir

Holmen WI 54636

Email: [timlysakerwelldrilling.com](mailto:timlysakerwelldrilling.com)

Office use only:



1. Town where property is located: Holland

2. Petitioned City or Village: Holmen

3. County where property is located: LaCrosse

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 25.34

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): 8-1105-1

Petitioners phone:

608 780 3738

Town clerk's phone:

608-526-3354

City/Village clerk's phone:

608-526-4336

## Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

Richard Berg  
Berg Enterprises  
300 State St. - P.O. Box 625  
Holmen, WI 54636

Phone:

Phone: 608-526-9248

E-mail:

E-mail:

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

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - ☒ Unanimous per s. 66.0217 (2), or,  
OR
  - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

14041

# 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

\$800 **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

**PAID**

JUL 19 2017

VILLAGE OF HOLMEN

\$1150 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

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

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

# 13479

\$ 1,150

TIM LYSAKER

7/19

# VILLAGE OF HOLMEN ANNEXATION PETITION

14041

The undersigned, being all the electors and owners of all of the real property described below, do hereby petition the Village of Holmen for direct annexation of said described properties now located in the Town of Holland in La Crosse County, Wisconsin, to said Village of Holmen pursuant to Wisconsin Statutes, Sec. 66.0217(2). This land is contiguous to the Village of Holmen limits and is described as follows:

Description of property: see attached Exhibit A & B

Total Acreage: 25,340 A

Tax Parcel No(s): 8-1105-1

The proposed Village zoning on these parcels is: Residential R-4/R-6

The current population of the territory affected by this petition is: 0

RECEIVED  
2/1/17  
@ 11am

Dated this 19 day of July, 2017

State of Wisconsin}

}ss.

County of La Crosse}

[Signature]  
Owner name

Owner name

Personally came before me this 19 day of July, 2017,  
Julie Lysaker, to me  
known to be the person(s) who executed the fore-  
going instrument and acknowledged the same.

X N 7912 Bluffview Ct  
Holmen, WI 54636  
Owner address

[Signature]  
Notary Public, State of Wisconsin  
My Commission Expires: 1-31-20

Dated this 19 day of July, 2017

State of Wisconsin}

}ss.

County of La Crosse}

X [Signature]  
Owner name

Owner name

Personally came before me this 19 day of July, 2017,  
Tim Lysaker, to me  
known to be the person(s) who executed the fore-  
going instrument and acknowledged the same.

X N 7912 Bluffview Ct.  
Holmen, WI 54636  
Owner address

[Signature]  
Notary Public, State of Wisconsin  
My Commission Expires: 1-31-20

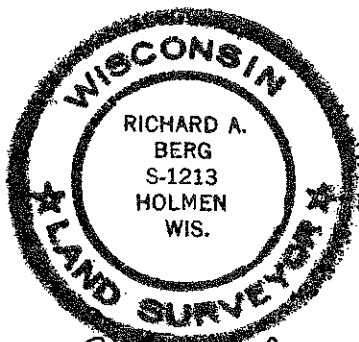
Exhibit A

14041

### **ANNEXATION DESCRIPTION**

PART OF THE SE1/4 OF THE SW1/4, AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 25, T18N, R8W, TOWN OF HOLLAND, LACROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, T18N, R8W; THENCE S89°04'09"E, 904.80 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 25, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 53, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N17°17'53"E, 250.44 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 53; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N01°52'20"E, 1000.20 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°43'35"E, 75.51 FEET, TO THE NORTH LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 25, T18N, R8W; THENCE S88°49'16"E, 662.63 FEET ALONG THE NORTH LINE OF THE SW1/4 OF THE SW1/4, AND ALONG THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SECTION 25, T18N, R8W, TO THE CENTERLINE OF BLUFFVIEW COURT; THENCE S12°55'11"E, 1352.32 FEET ALONG THE CENTERLINE OF BLUFFVIEW COURT, TO THE SOUTH LINE OF THE SW1/4 OF SECTION 25, T18N, R8W; THENCE N89°04'09"W, 1073.09 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 25.340 ACRES ✓



*Richard A. Berg*  
7-13-2017

DRAFTED BY:  
RICHARD A. BERG PLS #1213  
BERG ENTERPRISES  
300 STATE ST. - PO BOX 625  
HOLMEN, WI 54636



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

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

July 25, 2017

PETITION FILE NO. 14041

ANGELA HORNBERG, CLERK  
VILLAGE OF HOLMEN  
PO BOX 158  
HOLMEN, WI 54636-0158

MARILYN PEDRETTI, CLERK  
TOWN OF HOLLAND  
W7937 COUNTY RD MH  
HOLMEN, WI 54636

Subject: TIM & JULIE LYSAKER 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 HOLLAND to the VILLAGE OF HOLMEN (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 16, 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Tim & Julie Lysaker

Petition Number: 14041

1. Territory to be annexed: From TOWN OF HOLLAND To VILLAGE OF HOLMEN

2. Area (Acres): 14.35

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 169.88

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 849.40

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: 2 Total: 2

5. Approximate **present land use** of territory:

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: 100% 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?

future residential to east. Commercial south and west.

In the town?: Agriculture

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:

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: \_\_\_\_\_

b. Annual appropriation for planning? \$ 2,000

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:

Prepared by: ☒ Town ☐ City ☐ Village

Name: Marilyn Pedretti, Clerk

Email: clerk@townofholland.wi.org

Phone: 608-526-3354

Date: \_\_\_\_\_

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

Petitioner: Tim & Julie Lysaker

Petition Number: 14041

1. Territory to be annexed: From TOWN OF HOLLAND To VILLAGE OF HOLMEN

2. Area (Acres): 25.34

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 169.88

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$849.40

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: 0 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?

currently undeveloped

In the town?: undeveloped

9. What are the **basic service needs** that precipitated the request for annexation?

☒ Sanitary sewer

☒ Water supply

☒ Storm sewers

☒ 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:

Sanitary Sewers immediately

or, write in number of years.

City/Village

☒

Town

☐

N/A

Water Supply immediately

or, write in number of years.

☒

☐

N/A

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: Area is planned for residential expansion.

b. Annual appropriation for planning? \$ 30,000

c. How is the annexation territory now zoned? Ag.

d. How will the land be zoned and used if annexed? R-4 or R-6 two family residential.

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

This annexation is consistent with the Village of Holmen & Town of Holland Boundary Agreement.

Prepared by: ☐ Town ☐ City ☒ Village

Name: Scott Heins

Email: heins@holmenwi.com

Phone: 608-526-6305

Date: 7/28/17

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

PETITION #

14041

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed:

Lvsaker

From Town of:

Holland

To City/Village of:

Holmen

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

- Y (1) Location description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county
- Y (2) Contiguous with existing village/city boundaries
- N (3) Creates an island area in Township (completely surrounded by city)
- N (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

- Y (1) Identify owner(s) of annexed land
- Y (2) Identify parcel ID numbers included in annexation. But did not identify R/w tax parcel #'s
- N (3) Identify parcel ID numbers being split by annexation the one being split is a R/w parcel see #2
- Y (4) North arrow
- Y (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- N (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

See Note above regarding tax parcel #'s on the map where it says Note: Hatched line delineates Village of Holmen limits - the Road R/w's are also hatched lines along with the quarter line - which can be confusing

Prepared by:

Dan Hollnagel

Title:

Real Property Lister

Phone:

608-785-5510

Date:

7/25/17

Please **RETURN PROMPTLY** to:

Municipal Boundary Review

PO Box 1645

Madison WI 53701

(608) 264-6102 FAX (608) 264-6104

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

# ArcGIS ▾ La Crosse County Interactive Web Map

Details | Basemap |

About Content Legend

## Contents

- ☒ Regional Cities Service
- ☒ Regional Counties Service
- ☒ County Limits Service
- ☒ Municipality Limits Service
- ☒ Municipality Limits Labels
- ☒ Municipality Limits
- ☒ Subdivision Service
- ☒ County Roads Service
- ☒ Railroads Service
- ☒ Address Points Service
- ☒ Tax Parcels Service
- ☐ Soils Service





Refer to page 56 for keyed parcels

**T.18N.-R.8-7W.**

**HOLLAND**

**NORTH  
PART**



SEE PAGE 40

SEE PAGE 32

SEE PAGE 42

SEE PAGE 44

SEE PAGE 46

SEE PAGE 48

SEE PAGE 50

SEE PAGE 52

SEE PAGE 54

SEE PAGE 56

SEE PAGE 58

SEE PAGE 60

SEE PAGE 62

SEE PAGE 64

SEE PAGE 66

SEE PAGE 68

SEE PAGE 70

SEE PAGE 72

SEE PAGE 74

SEE PAGE 76

SEE PAGE 78

SEE PAGE 80

SEE PAGE 82

SEE PAGE 84

SEE PAGE 86

SEE PAGE 88

SEE PAGE 90

SEE PAGE 92

SEE PAGE 94

SEE PAGE 96

SEE PAGE 98

SEE PAGE 100

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534-5660

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624 Amy Drive • Holmen, WI 54636

**RANDY STUHR**  
PRESIDENT



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

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

August 15, 2017

PETITION FILE NO. 14041

ANGELA HORNBERG, CLERK  
VILLAGE OF HOLMEN  
PO BOX 158  
HOLMEN, WI 54636-0158

MARILYN PEDRETTI, CLERK  
TOWN OF HOLLAND  
W7937 COUNTY RD MH  
HOLMEN, WI 54636

Subject: TIM & JULIE LYSAKER ANNEXATION

The proposed annexation submitted to our office on July 25, 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 **VILLAGE OF HOLMEN**, 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 14041 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=2112>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

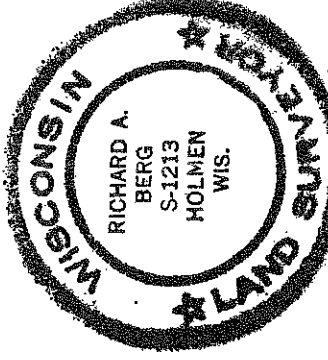
Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

17071

LOCATED IN PART OF THE SE1/4 OF THE SW1/4, AND PART OF THE SW1/4 OF THE SW1/4 OF SECTION 25, T18N, R8W, TOWN OF HOLLAND, LACROSSE COUNTY, WISCONSIN.



Richard A. Berg  
7-13-2017