

14046

Waupun Area School District

14046	Date Sent	Reply	Status
Town Quest	8/9		
Muni Quest	8/9		
Prop. Lister	8/9	8/14	COMMENTS - SEE FILE

TOWN OF CHESTER
CITY OF WAUPUN
08/29/2017

OK - COMMENTS 8/29/17

Request for Annexation Review

Wisconsin Department of Administration

14046

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

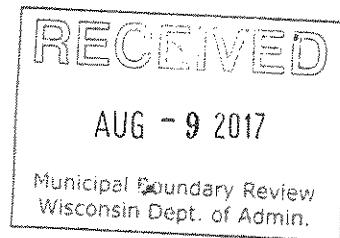
Name: **WAUPUN AREA SCHOOL DISTRICT**

Address: **950 WILCOX STREET**

WAUPUN, WI 53963

Email: **TGUBIN@WAUPUN.K12.WI.US**

Office use only:



1. Town where property is located: **CHESTER**

2. Petitioned City or Village: **WAUPUN**

3. County where property is located: **DODGE**

4. Population of the territory to be annexed: **0**

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

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **010-1315-0432-014**

Petitioners phone:

(920) 324-2951

Town clerk's phone:

(920) 251-0500

City/Village clerk's phone:

(920) 324-7900

Contact Information if different than petitioner:

Representative's Name and Address:

ATTORNEY DANIEL L. VANDE ZANDE

408 EAST MAIN STREET

PO BOX 430

WAUPUN, WI 53963

Phone: **(920) 324-2951**

E-mail: **DAN@VKLAW.US**

Surveyor or Engineering Firm's Name & Address:

Phone:

E-mail:

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. ¹⁴⁰⁴⁶

Required Fees

There is an initial filing fee and a variable review fee

\$200 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$200 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

\$400 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**

Shaded Area for Office Use Only

Date fee received: 8/9/17

Payee: VANDE ZANDE & KAUFMAN

Check Number: 6289

Check Date: 8/17

Amount: 400

VANDE ZANDE & KAUFMAN, LLP
ATTORNEYS AT LAW

408 EAST MAIN STREET
POST OFFICE BOX 430
WAUPUN, WISCONSIN 53963-0430
(920) 324-2951
FACSIMILE (920) 324-2968

DANIEL L. VANDE ZANDE, JD, PhD
COURT COMMISSIONER
dan@vklaw.us

CLARENCE VANDE ZANDE
1952 -1999

SAM KAUFMAN
COURT COMMISSIONER
sam@vklaw.us

August 7, 2017

Ms. Angela Hull
Waupun City Clerk
201 East Main Street
Waupun, WI 53963

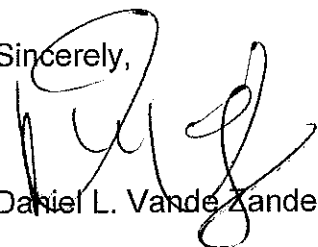
Re: Annexation Petition of the Waupun Area School District

Dear Angie:

I enclose to you the original Petition for direct annexation to the City of Waupun of real estate owned by the Waupun Area School District, together with the appropriate municipal filing fee. This real estate is currently located in the Town of Chester and I am therefore sending a copy of the petition to the Town Clerk on this date. I am also sending a copy of the petition to the Wisconsin Department of Administration, together with a Request for Annexation Review, and the statutory review fee.

Please notify me when the petition is scheduled before the Waupun Common Council. Thank you. If you have any questions, please contact me.

Sincerely,



Daniel L. Vande Zande

DVZ/cj

enc.

cc: Wisconsin Department of Administration, w/ enc. ✓
Brooke Born, Clerk, Town of Chester, w/ enc.
Waupun Area School District, w/ enc.

PETITION FOR DIRECT ANNEXATION

TO: Waupun Common Council
Ms. Angela Hull – City Clerk
201 East Main Street
Waupun, WI 53963-0232

James C. De Vries, Linda E. De Vries, husband and wife, and the Waupun Area School District, a Wisconsin School District ("the petitioners") respectfully petition the City of Waupun for annexation, in accordance with Chapter 66 of the Wisconsin Statutes, as follows:

1. The real estate to be annexed to the City of Waupun ("the real estate") is presently located in the Town of Chester and is more particularly described on Exhibit "A" to this petition, which is attached and incorporated here by reference.

2. James C. De Vries and Linda E. De Vries are the owners of all of the real estate proposed for annexation. No qualified electors reside on the real estate proposed for annexation. The Waupun Area School District joins in this petition as the Buyer pursuant to a pending offer to purchase this real estate, thereby creating an equitable interest in the real estate in favor of the School District.

3. The real estate is contiguous to the City of Waupun, and is not presently served by any public water or sewer facility.

4. A scale map showing the real estate to be annexed and its proximity to the present corporate limits of the City of Waupun is included on Exhibit "B" to this petition, which is attached and incorporated here by reference.


5. Simultaneously with the filing of this petition the petitioners are filing a copy of the petition and map with the Clerk of the Town of Chester, and the Department of Administration, 101 E. Wilson Street, 10th Floor, Madison, Wisconsin, 53702-0001.

WHEREFORE, the petitioners respectfully request the following:


- (a) The real estate be annexed to the City of Waupun.
- (b) The real estate be zoned R-4, Central Area Single-Family Residential District for zoning purposes.
- (c) The real estate be provided with sewer and water service on future request of the Owners.
- (d) The real estate be placed in the First Aldermanic District for the City of Waupun.

Dated this 28th day of July, 2017.

Waupun Area School District

By: 
Caroline A. Hintze
Business Services Director

Dated this 28th day of July, 2017.


James C. De Vries
Petitioner


Linda E. De Vries
Petitioner

14046

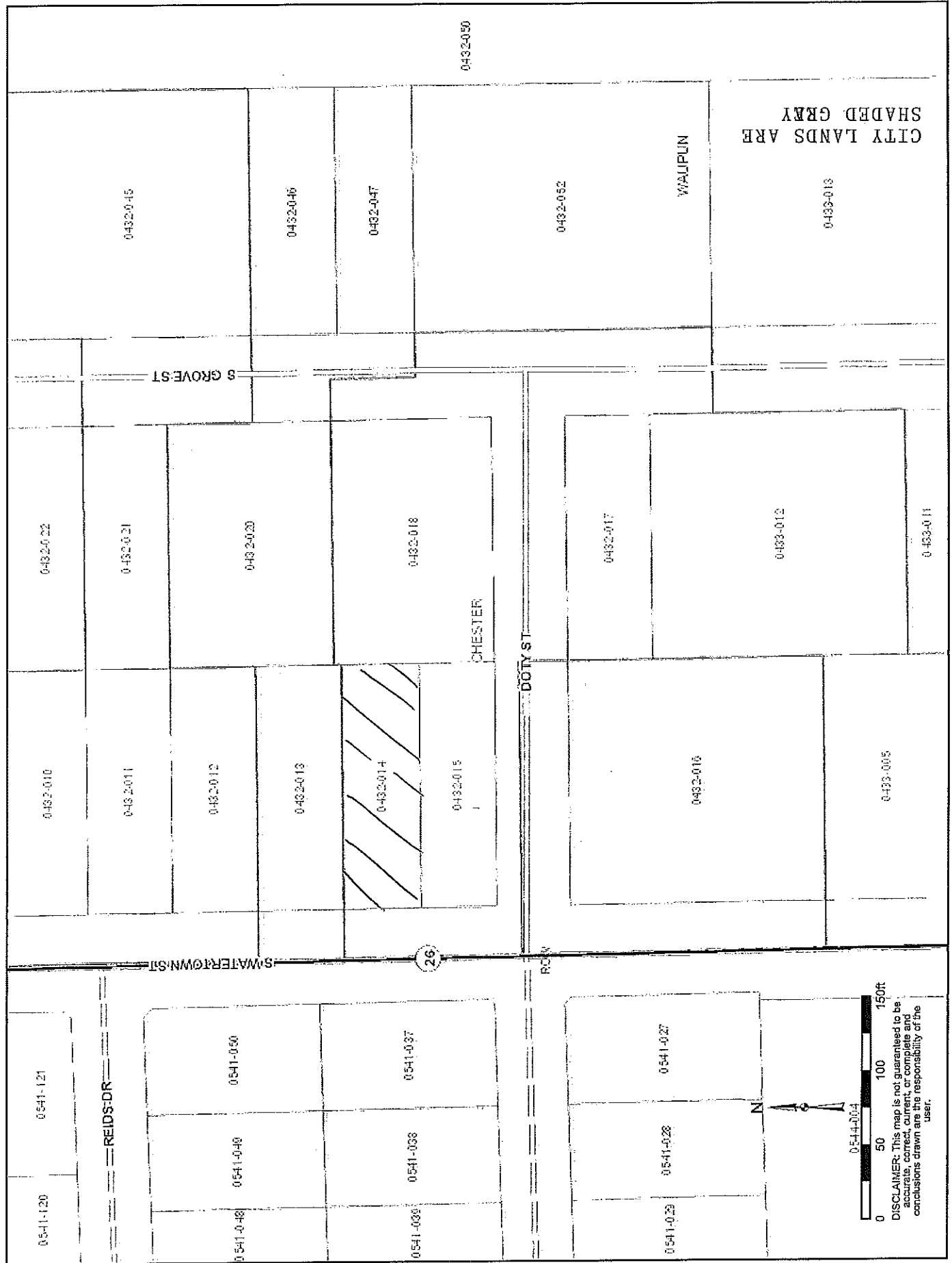
EXHIBIT "A"

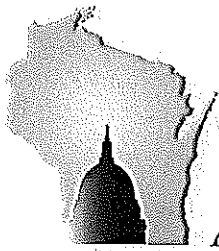
DeVRIES PROPERTY DESCRIPTION

Lot Eighteen (18) of the Plat of Libby Addition, in the Town of Chester, Dodge County, Wisconsin.

Property Address: 623 South Watertown Street, Waupun, WI 53963

Tax Parcel Number: 010-1315-0432-014





**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 09, 2017

PETITION FILE NO. 14046

ANGELA J HULL, CLERK
CITY OF WAUPUN
201 E MAIN ST
WAUPUN, WI 53963

BROOKE BORN, CLERK
TOWN OF CHESTER
W7190 REDWOOD RD
BURNETT, WI 53922-9747

Subject: WAUPUN AREA SCHOOL DISTRICT 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 CHESTER to the CITY OF WAUPUN (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 29, 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

Sime, Don R - DOA

From: Addison, Dave <daddison@co.dodge.wi.us>
Sent: Friday, August 11, 2017 8:47 AM
To: Sime, Don R - DOA
Subject: RE: Waupun annexation
Attachments: Town of Chester to City of Waupun Petition #14046.pdf

Hi Don,

The only issue I have with this one is it would not include the street in front of the lot. I am going to contact the city attorney and should get that resolved.

Thanks

David A. Addison, Senior Land Information Specialist
Property Description Office Division of
Land Resources and Parks Department, Dodge County, Wisconsin

127 East Oak Street
Juneau, WI 53039

.....
Please check out our [Land Information Search Tool](#) for ownership
information and tax maps. Also our [GIS Web Mapping Tool](#) for interactive displays.

.....
From: Sime, Don R - DOA [mailto:Don.Sime@wisconsin.gov]
Sent: Wednesday, August 09, 2017 11:37 AM
To: Addison, Dave <daddison@co.dodge.wi.us>
Subject: Waupun annexation

Attached MBR annexation review form for property listers. Please complete and return at your earliest convenience, but no later than 2 weeks from receipt.

Thank You!

This email and any files transmitted with it are private and may contain
privileged information intended solely for the use of the individual(s) or
entity(s) to whom they are addressed. If you have received this communication
in

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Tax Parcel 010-1315-0432-014	From Town of: Chester	To City/Village of: Waupun
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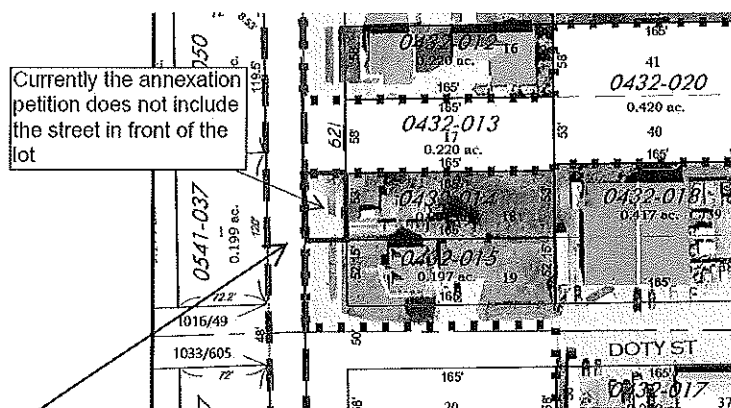
2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

- ☐ Y (1) Location description by government lot, recorded private claim, ¼ - ¼ 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.
- ☐ N/A (3) Identify parcel ID numbers being split by annexation
- ☐ Y (4) North arrow
- ☐ Y (5) Graphic Scale
- ☐ Y (6) Streets and Highways shown and identified
- ☐ N/A (7) Legend
- ☐ N (8) Total area/acreage of annexation



3. Other relevant information and comments:

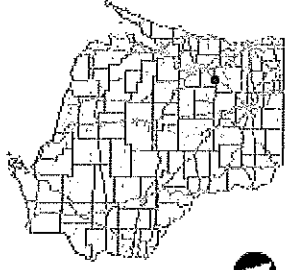
The only issue with this petition is it will leave the portion of S. Watertown Street that abuts the lot in the Town of Chester. My suggestion would be that this portion of the street is included in the annexation. That could be remedied rather easily by altering the map and/or including in the description "Also including that part of S. Watertown Street abutting said lot on the West and extending to the existing city limits."

Prepared by: David Addison
 Title: Sr. Land Info. Specialist
 Phone: 920-386-3773
 Date: 8/11/17

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



14046



Legend

- ☐ Township
- ☐ Section
- ☐ Quarter-Quarter
- ☐ County Boundary
- Cities, Towns & Villages
 - ☐ City
 - ☐ Village
 - ☐ Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf Off

Notes

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

0.1 Miles

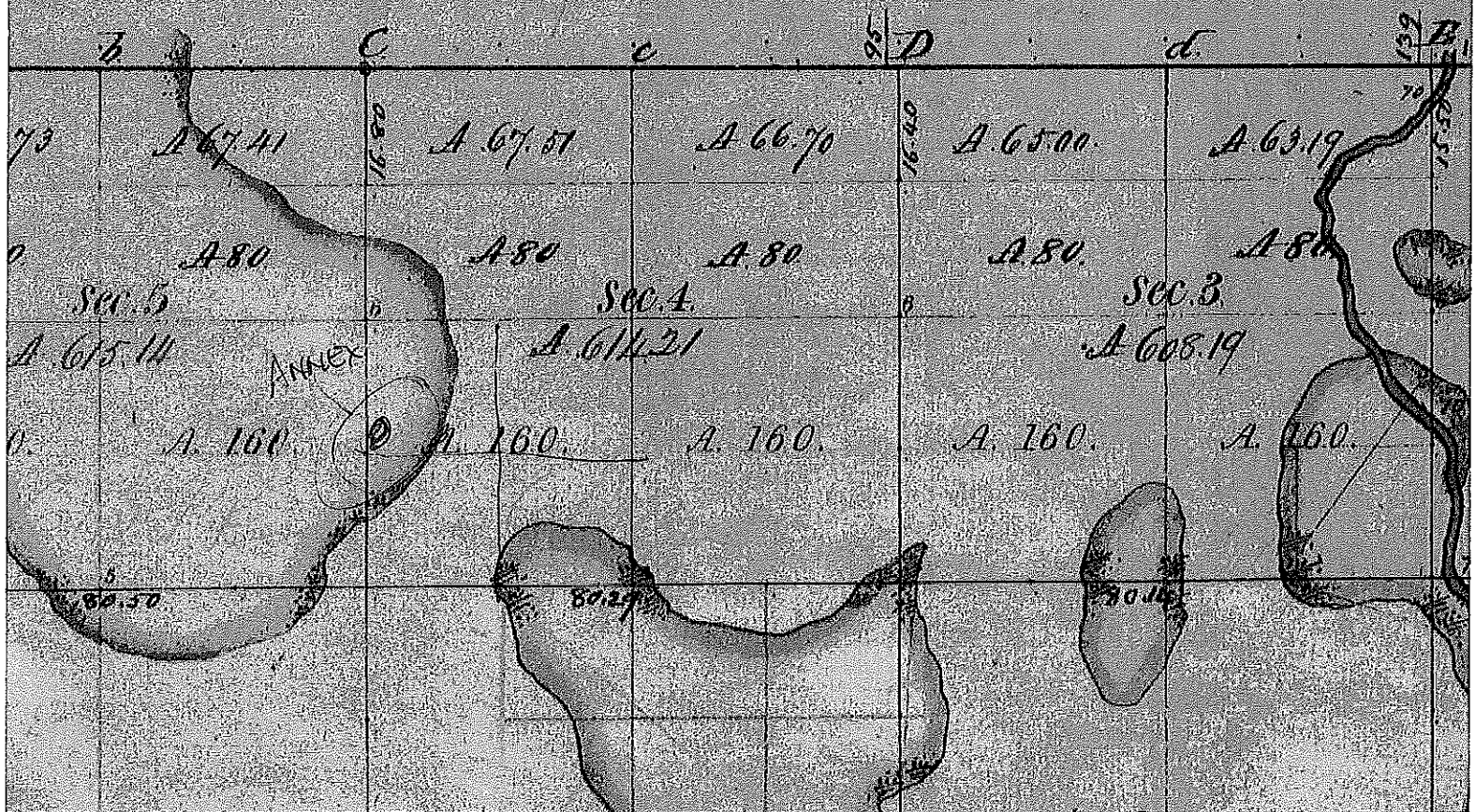
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1: 3,960

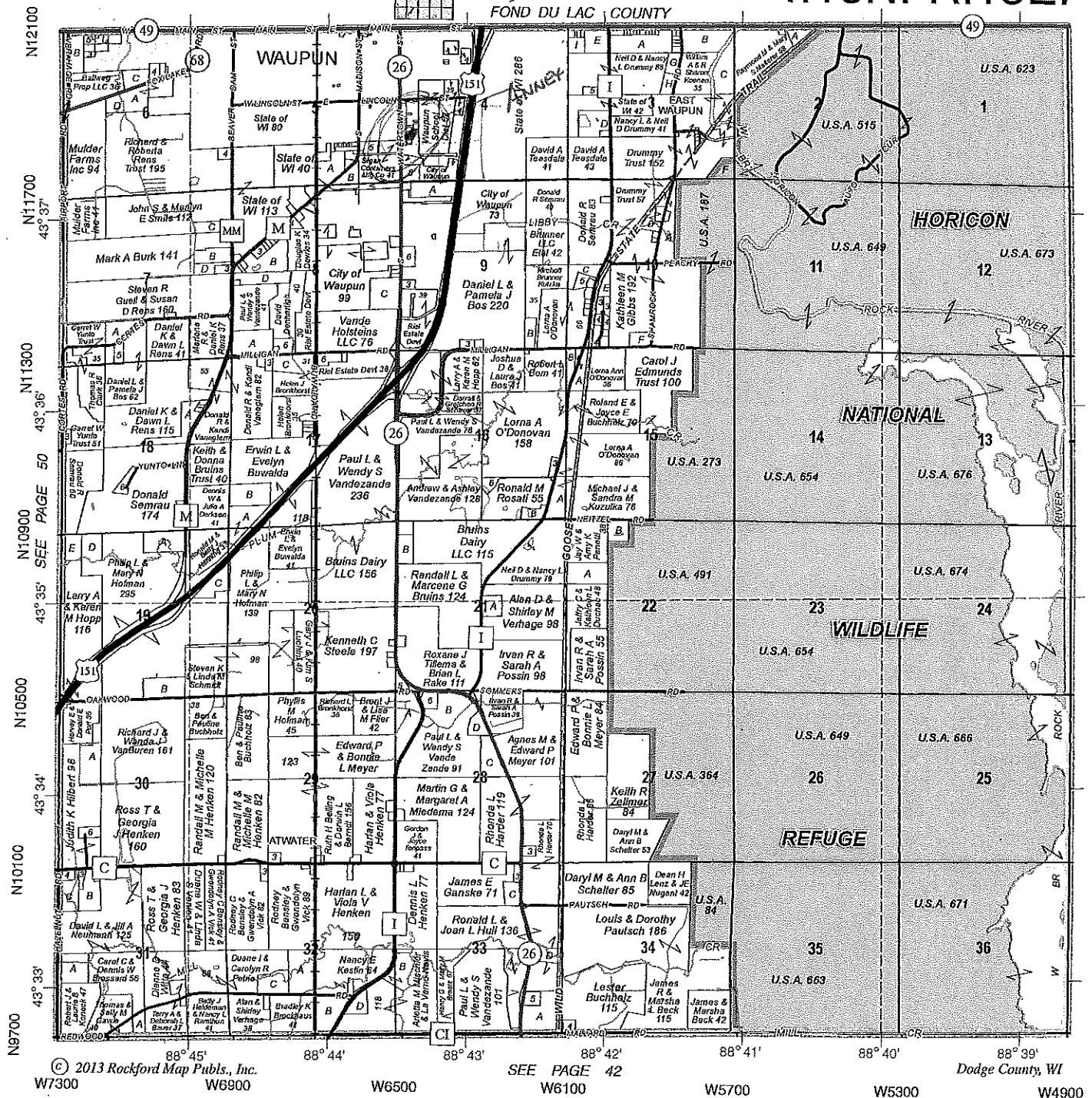
No. XIII. — Range No. XV E.



CHESTER

Refer to page 83 for keyed parcels

T.13N.-R.15E.



SEE PAGE 56

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W7300 W6900

SEE PAGE 42

Dodge County, WI
W6500 W6100 W5700 W5300 W4900

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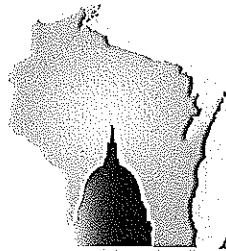
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**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

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 29, 2017

PETITION FILE NO. 14046

ANGELA J HULL, CLERK
CITY OF WAUPUN
201 E MAIN ST
WAUPUN, WI 53963

BROOKE BORN, CLERK
TOWN OF CHESTER
W7190 REDWOOD RD
BURNETT, WI 53922-9747

Subject: WAUPUN AREA SCHOOL DISTRICT ANNEXATION

The proposed annexation submitted to our office on August 09, 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 WAUPUN**, which is able to provide needed municipal services.

Note: The department recommends including the portion of STH 26/S.Watertown Street that adjoins parcel 010-1315-0432-014 in with the annexation of this 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 14046 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=2117>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner