

14048

Michael & Sherry Zellner

14048	Date Sent	Reply	Status
Town Quest	8/24	8/30	
Muni Quest	8/24	9/5	
Prop. Lister	—		

TOWN OF LUXEMBURG  
VILLAGE OF LUXEMBURG  
09/12/2017

OK 9/12/17

# Request for Annexation Review

14048

Wisconsin Department of Administration

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/>

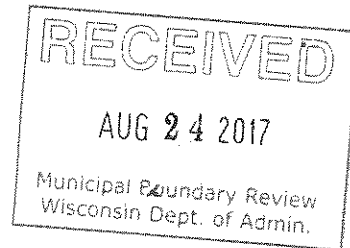
## Petitioner Information

Name: Michael & Sherry Zellner

Address: N6058 Rendezvous Road  
Luxemburg, WI 54217

Email: \_\_\_\_\_

## Office use only:



1. Town where property is located: Luxemburg
2. Petitioned City or Village: Luxemburg
3. County where property is located: Kewaunee
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 1.5
6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): 31-012 16.122

Petitioners phone:

920-845-2729

Town clerk's phone:

920-845-2872

City/Village clerk's phone:

920-845-2722

## Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

Brian J. Peot

Bay Surveying LLC

208 South 4<sup>th</sup> Avenue

Sturgeon Bay, WI 54235

Phone: \_\_\_\_\_

Phone: 920-743-6963

E-mail: \_\_\_\_\_

E-mail: brian.peot@yahoo.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

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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

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

\$ 200<sup>2</sup> **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<sup>2</sup> **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: 8/24

Payee: RICE ENGINEERING

Check Number: 8088

Check Date: 8/22

Amount: 400

**Wisconsin Annexation/Attachment/Detachment Ordinance  
Filing Checklist and Submittal Form**

14048

**Section 1**

From:	To:	County	Population	Acres
<input checked="" type="checkbox"/> Town <input type="checkbox"/> Village or <input type="checkbox"/> City of: <i>Luxemburg</i>	<input type="checkbox"/> Town <input checked="" type="checkbox"/> Village or <input type="checkbox"/> City of: <i>Luxemburg</i>	<i>Kewaunee</i>	<i>0</i>	<i>1.5</i>
<input type="checkbox"/> Town <input type="checkbox"/> Village or <input type="checkbox"/> City of:	<input type="checkbox"/> Town <input type="checkbox"/> Village or <input type="checkbox"/> City of:			

**Section 2: Type of Land Transfer**

- ☒ Type 1 Annexation by Unanimous Approval (s. 66.0217 (2) Wis.Stats.),  
One-half Approval (s. 66.0217 (3) (a) Wis.Stats.), or Referendum (s. 66.0217 (3) (b) Wis.Stats.)
- ☐ Type 2 Annexation by City or Village Initiated Referendum (s. 66.0219 Wis.Stats.)
- ☐ Type 3 Annexation of Town Islands (s. 66.0221 Wis. Stats.)
- ☐ Type 4 Annexation of Territory Owned by a City or Village (s. 66.0223 Wis.Stats.)
- ☐ Type 5 Detachment (s. 66.0227 Wis. Stats.)
- ☐ Type 6 Annexation resulting from judicial stipulations and orders (s. 66.0225 Wis. Stats.)
- ☐ Type 7 Annexation or Attachment resulting from s. 66.0301 Wis. Stats. Boundary Agreement
- ☐ Type 8 Annexation or Attachment resulting from s. 66.0307 Wis. Stats. Boundary Agreement

8/18/17 **Ordinance Effective Date**

	<b>Municipal Boundary Review (MBR) Number assigned when reviewed by DOA:</b> Annexation Petitions by Unanimous or One-Half approval require review by the Wisconsin Department of Administration (DOA) for land in counties having a population greater than 50,000. When requested DOA also reviews annexations in counties having a population less than 50,000.
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**Section 3:** The following items are required for a complete submission. Check these items if included. If not included, the ordinance will be returned to the submitting municipality to obtain the missing information.

- ☒ Map (see next page)
- ☒ Complete Legal Description (see next page)
- ☒ Parcel Number(s), if available  
(if only part of a tax parcel is being transferred, enter the number of that parcel)
- ☒ Certification of documents with original signature
- ☒ Population: Enter the number of all people living on the transferred land above. If transferring from more than one municipality, enter population for each affected municipality

See the next page if you have questions about the information on this form.

Email scanned copy of required materials (color maps or pages scan in color, scan maps full size) to [mds@wi.gov](mailto:mds@wi.gov)

OR Mail one copy of required materials to:  
 Wisconsin Department of Administration  
 Municipal Boundary Review  
 PO Box 1645, Madison WI 53701-1645

**Wisconsin Annexation/Attachment/Detachment Ordinance  
Filing Checklist and Submittal Form**

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**Section 1**

- Check Town, Village or City box, enter municipality name and county of the transferred property.
- Enter population and acres of the transferred property being sure to list population that is in each municipality when more than one municipality is involved.

**Section 2**

- Check the appropriate box for the type of property transfer.  
Type 1 transfers are initiated by property owners  
Type 2 through 6 transfers are initiated by municipalities.  
Type 3 transfers are rarely used. When a lawsuit has been settled by a stipulation and order, or boundary agreements have been adopted by municipalities, Type 1 and Type 6-8 boxes are usually checked.
- Enter the date your municipality approved the ordinance.
- Enter the Municipal Boundary Review (MBR) number if reviewed.

**Section 3**

- Use the checklist to ensure you have included all of the material our office must have before the ordinance can be accepted.
- If only part of a tax parcel is being transferred, enter the number of that parcel.

**THE MAP**

☒ The map shall be an *accurate reflection* of the legal description of the parcel being transferred. As such, it must show:

-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.

-Bearings and distances along all parcel boundaries as described.

-All adjoiners as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being transferred.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

**THE DESCRIPTION**

☒ The ordinance must include a legal description of the land to be transferred. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☒ The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

☒ State the purpose of the petition:

- Direct annexation by unanimous approval; OR
- Direct annexation by one-half approval; OR
- Annexation by referendum.

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☒ Petition must be signed by:

- All owners and electors, if by unanimous approval.
- See 66.0217 (3) (a), if by one-half approval.
- See 66.0217 (3) (b), if by referendum.

☒ State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described only by: -Aliquot part;  
-Reference to any other document (plat of survey, deed, etc.);  
-Exception or Inclusion;  
-Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:  
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.  
-Bearings and distances along all parcel boundaries as described.  
-All adjoining as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

14048

PETITION FOR DIRECT ANNEXATION  
PURSUANT TO SEC. 66.021, WISCONSIN STATUTES

We, the undersigned, constituting all of the electors and owners of the real property in the following territory of the Town of Luxemburg, Kewaunee County, Wisconsin, lying contiguous to the Village of Luxemburg, petition to the Village Board of said Village to annex the territory described below and shown on the attached scale map to the Village of Luxemburg, Kewaunee County, Wisconsin:

A parcel of land located in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 16, Township 24 North, Range 23 East, Town of Luxemburg, Kewaunee County, Wisconsin, more fully described as follows:

Commencing at the South  $\frac{1}{4}$  corner of said Section 16, T24N-R23E; thence S88°22'59"W along Section line, 665.88 feet; thence N01°02'21"W along the West line of Lot 1 of Volume 4, Certified Survey Map, Page 227 and it's extension, 165.00 feet to the point of beginning; thence S88°22'59"W, 255.50 feet; thence N01°02'21"W, 255.50 feet; thence N88°22'59"E, 255.50 feet to the West line of Lot 1 of Volume 5, Certified Survey Map, Page 133; thence S01°02'22"E, 255.50 feet to the point of beginning.

Parcel contains 65,278 square feet / 1.50 acres. ✓

No person resides in the parcel of land subject to this petition for annexation.

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

Michael J. Zellner  
Michael J. Zellner

7-18-17  
Date

Sherry A. Zellner  
Sherry A. Zellner

7-18-17  
Date

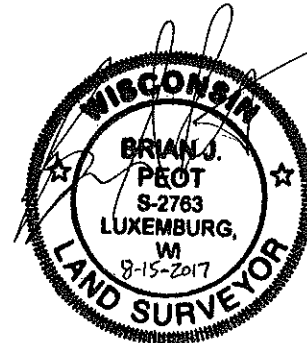
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CERTIFIED SURVEY MAP #

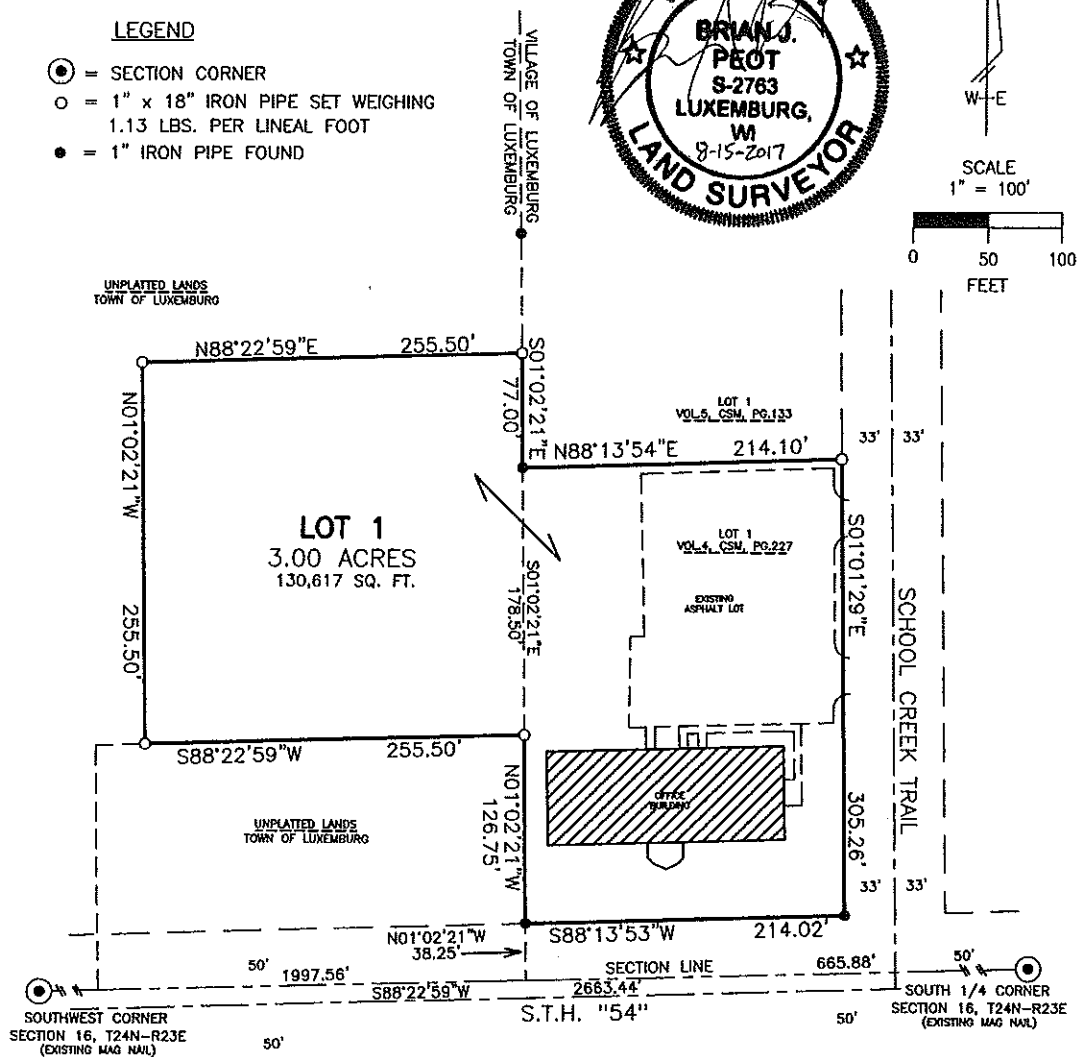
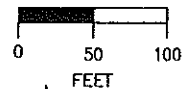
ALL OF LOT 1 OF VOLUME 4, CERTIFIED SURVEY MAP, PAGE 227,  
MAP NUMBER 762, DOCUMENT NUMBER 371208, AND  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
SECTION 16, T24N-R23E, VILLAGE OF LUXEMBURG,  
KEWAUNEE COUNTY, WISCONSIN

LEGEND

- = SECTION CORNER
- = 1" x 18" IRON PIPE SET WEIGHING  
1.13 LBS. PER LINEAL FOOT
- = 1" IRON PIPE FOUND



SCALE  
1" = 100'





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**SURVEYOR'S CERTIFICATE:**

I, Brian J. Peot, professional land surveyor #2763 for Bay Surveying LLC, do hereby certify that I have surveyed the following described parcel of land.

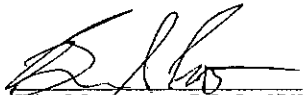
All of Lot 1 of Volume 4, Certified Survey Map, Page 227, and part of the Southeast ¼ of the Southwest ¼, Section 16, Township 24 North, Range 23 East, Village of Luxemburg, Kewaunee County, Wisconsin, more fully described as follows.

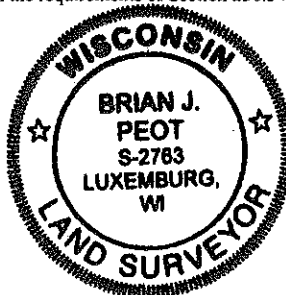
Commencing at the South 1/4 corner of said Section 16, T24N-R23E; thence S88°22'59"W along the Section line, 665.88 feet; thence N01°02'21"W, 38.25 feet to the Southwest corner of Lot 1 of Volume 4, Certified Survey Map, Page 227 and the point of beginning; thence continue N01°02'21"W along the West line of said Lot, 126.75 feet; thence S88°22'59"W, 255.50 feet; thence N01°02'21"W, 255.50 feet; thence N88°22'59"E, 255.50 feet to the West line of Volume 5, Certified Survey Map, Page 133; thence S01°02'22"E, 77.00 feet to the Northwest corner of said Lot 1 of Volume 4, Certified Survey Map, Page 227; thence N88°13'54"E, 214.10 feet to the Northeast corner of said Lot; thence S01°01'29"E, 305.26 feet to the Southeast corner of said Lot; thence S88°13'53"W, 214.02 feet to the point of beginning.

Parcel contains 130,617 square feet / 3.00 acres.

I further certify that I have surveyed, divided, and mapped the Land at the direction of the Rice Engineering and that the adjacent map is a true representation of the Land and correctly shows the exterior boundaries of the Land and the division of Land, and that I have fully complied with the requirements of Section 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the Land.

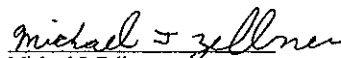
Dated this 15th day of August, 2017


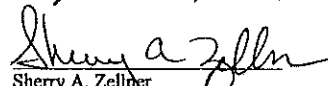
  
 Brian J. Peot P. L. S. - 2763  
 Bay Surveying LLC.  
 Luxemburg WI 54217

**OWNER'S CERTIFICATE:**

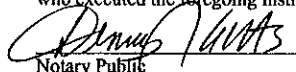
As owner, I hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map. All mortgagees associated with this property have been contacted and made aware of these property boundary changes.

Dated August 15, 2017

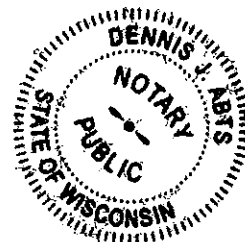
  
 Michael J. Zellner

  
 Rice Engineering Inc.  
 Mark P. Marchi, Pres./CEO  
  
 Sherry A. Zellner

Personally came before me this 15th day of August, 2017 the above named owners to me known to the persons who executed the foregoing instrument and acknowledged the same.

  
 Notary Public  
 Dennis J. Abts  
 STATE OF WISCONSIN } S S  
 COUNTY OF KEWAUNEE

My commission expires is permanent

**VILLAGE OF LUXEMBURG APPROVAL CERTIFICATE:**

Resolved, that the map described above in the Village of Luxemburg, presented by Rice Engineering has been Submitted and approved by the Village of Luxemburg.

Dated \_\_\_\_\_

*Additional Sample map*



# Kewaunee County GIS



DISCLAIMER: Kewaunee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200'

**Kewaunee County**  
Land Information Office  
810 Lincoln St  
Kewaunee, WI 54216  
920-388-7190

Print Date: 8/22/2017

**ORDINANCE (8-2017A)**  
**AN ORDINANCE ANNEXING TERRITORY**  
**TO THE VILLAGE OF LUXEMBURG, WISCONSIN**  
**FROM THE TOWN OF LUXEMBURG**

14048

The Village Board of the Village of Luxemburg, Kewaunee County, Wisconsin does ordain as follows:

**SECTION 1. Territory Annexed.** In accordance with §66.0217 (2) of the Wisconsin Statutes, and the petition for direct annexation by unanimous approval filed with the Village Clerk on the 24<sup>th</sup> day of July, 2017, signed by all of the owners of real property in the following territory of the Town of Luxemburg, Kewaunee County, Wisconsin, the following territory is annexed to the Village of Luxemburg, Wisconsin:

The parcel of land is located in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 16, Township 24 North, Range 23 East, Town of Luxemburg, Kewaunee County, Wisconsin. Described as follows: Commencing at the South  $\frac{1}{4}$  corner of said Section 16, T24N-R23E; thence S88°22'59"W along Section line, 665.88 feet; thence N01°02'21"W along the West line of Lot 1 of Volume 4, Certified Survey Map, Page 227 and it's extension, 165.00 feet to the point of beginning; thence S88°22'59"W, 255.50 feet; thence N01°02'21"W, 255.50 feet; thence N88°22'59"E, 255.50 feet to the West line of Lot 1 of Volume 5, Certified Survey Map, Page 133; thence S01°02'22"E, 255.50 feet to the point of beginning.

**SECTION 2. Effect of Annexation.** From and after the date of this ordinance the territory described in Section 1, shall be a part of the Village of Luxemburg for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Luxemburg.

**SECTION 3. Payments to Town of Luxemburg.** The Village Clerk is authorized to make five (5) annual payments to the Town of Luxemburg in an amount equal to the amount of property taxes the Town of Luxemburg levies on the annexed property, as shown on the 2017 tax roll, as required under §66.0217 (14) of the Wisconsin Statutes.

**SECTION 4. Zoning Classification.** The zoning classification for the property subject to this ordinance shall be Commercial.

**SECTION 5. Severability.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity of unconstitutionality shall not affect the other provisions or applications of this ordinance of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

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SECTION 6. Approval of Ordinance. This ordinance was approved by more than two-thirds (2/3) vote of the elected members of the Village Board of Trustees.

SECTION 7. Effective Date. This ordinance shall take effect upon passage and posting as provided by law.

DATE ADOPTED: August 15, 2017

DATE POSTED: August 18, 2017

EFFECTIVE DATE: August 18, 2017



VILLAGE OF LUXEMBURG

By: Ken Tebon  
Ken Tebon, President

Attest: MiLissa Stipe  
MiLissa Stipe, Village Clerk-Treasurer



**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 24, 2017

PETITION FILE NO. 14048

MILISSA STIPE, CLERK  
VILLAGE OF LUXEMBURG  
PO BOX 307  
LUXEMBURG, WI 54217-0307

MARILYN BARRETT, CLERK  
TOWN OF LUXEMBURG  
N5112 RENDEZVOUS RD  
LUXEMBURG, WI 54217-8101

Subject: MICHAEL & SHERRY ZELLNER 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 LUXEMBURG to the VILLAGE OF LUXEMBURG (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 September 12, 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: Michael & Sherry Zellner

Petition Number: 14048

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

2. Area (Acres): 1.5

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 9.00

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$45.00

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: 6

5. Approximate present land use of territory:

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: 100 %

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

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

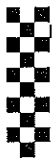
In the town?: Farm Land - farming

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 None



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

Describe: \_\_\_\_\_

b. Annual appropriation for planning? \$ \_\_\_\_\_

c. How is the annexation territory now zoned? Farm Landd. How will the land be zoned and used if annexed? commercial

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

Commercial Business — needs land for expansion and additional parking spacePrepared by: ☒ Town ☐ City ☐ VillageName: Marilyn M BarrettEmail: marilyn@barrettwi.comPhone: 920-845-2872Date: 9-21-2017Please **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: **Michael & Sherry Zellner**

Petition Number: **14048**

1. Territory to be annexed: From **TOWN OF LUXEMBURG** To **VILLAGE OF LUXEMBURG**

2. Area (Acres): **1.5**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **8.92**

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$44.81**

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: **0** % Recreational: **0** % Commercial: **0** % Industrial: **0** %

Undeveloped: **100** % (**Agricultural Land**)

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

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

**Commercial site**

In the town?: **Farm Land / Agricultural**

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. \_\_\_\_\_

City/Village

☒

Town

☐

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: this annexation will allow the contingent property (Rice Engineering) to expand their business bldg. & parking for their staff.

b. Annual appropriation for planning? \$ \_\_\_\_\_

c. How is the annexation territory now zoned? Agricultural

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

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

Prepared by: ☐ Town ☐ City ☒ Village

Name: Melissa Stipe

Email: clerk@treasurer@luxemburgusa.com

Phone: 920-845-2722

Date: 8-30-2017

Please **RETURN PROMPTLY** to:

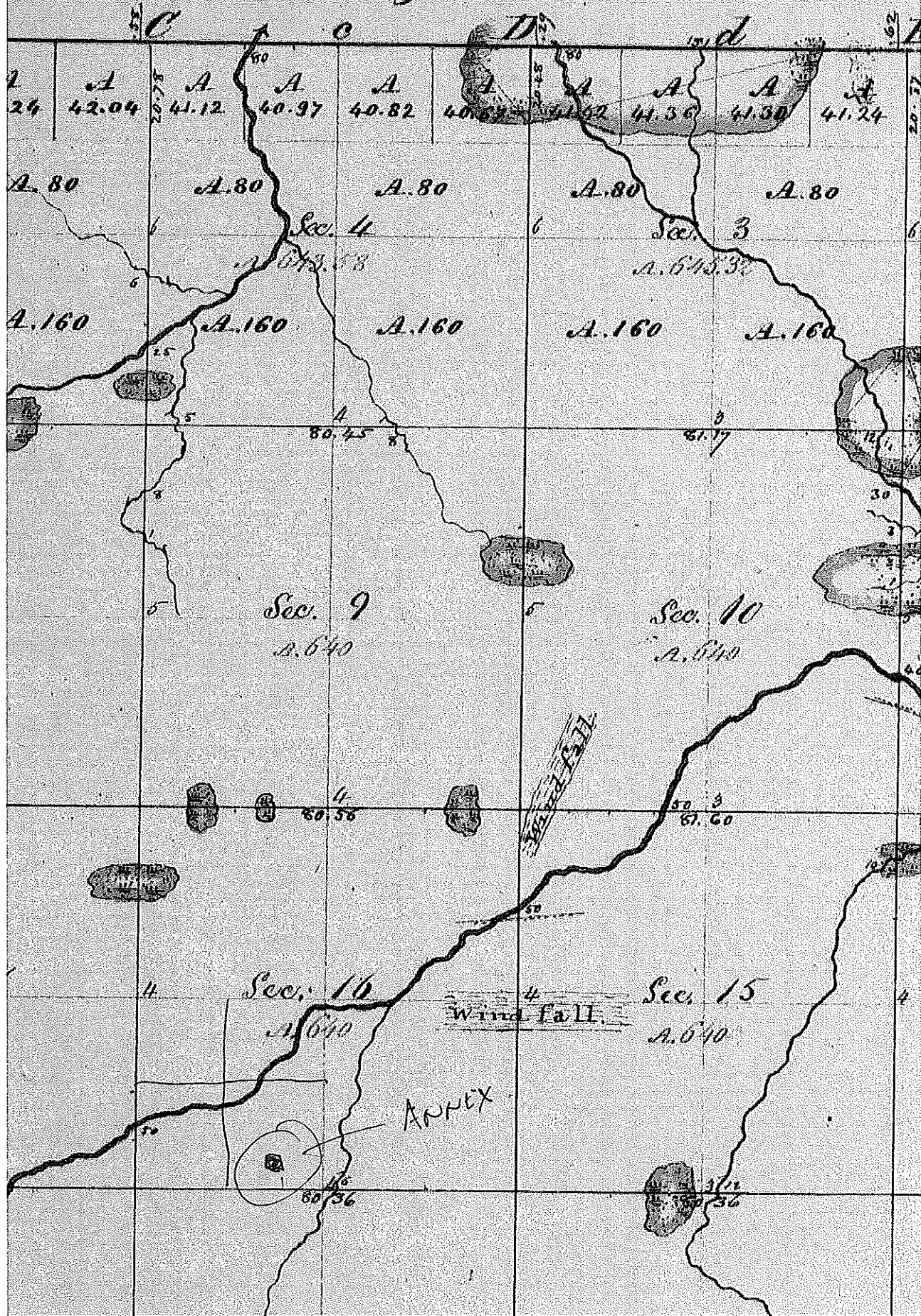
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

# *No. XXIV. Range No. XXIII E. A.*





# Kewaunee County GIS



DISCLAIMER: Kewaunee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 200 '

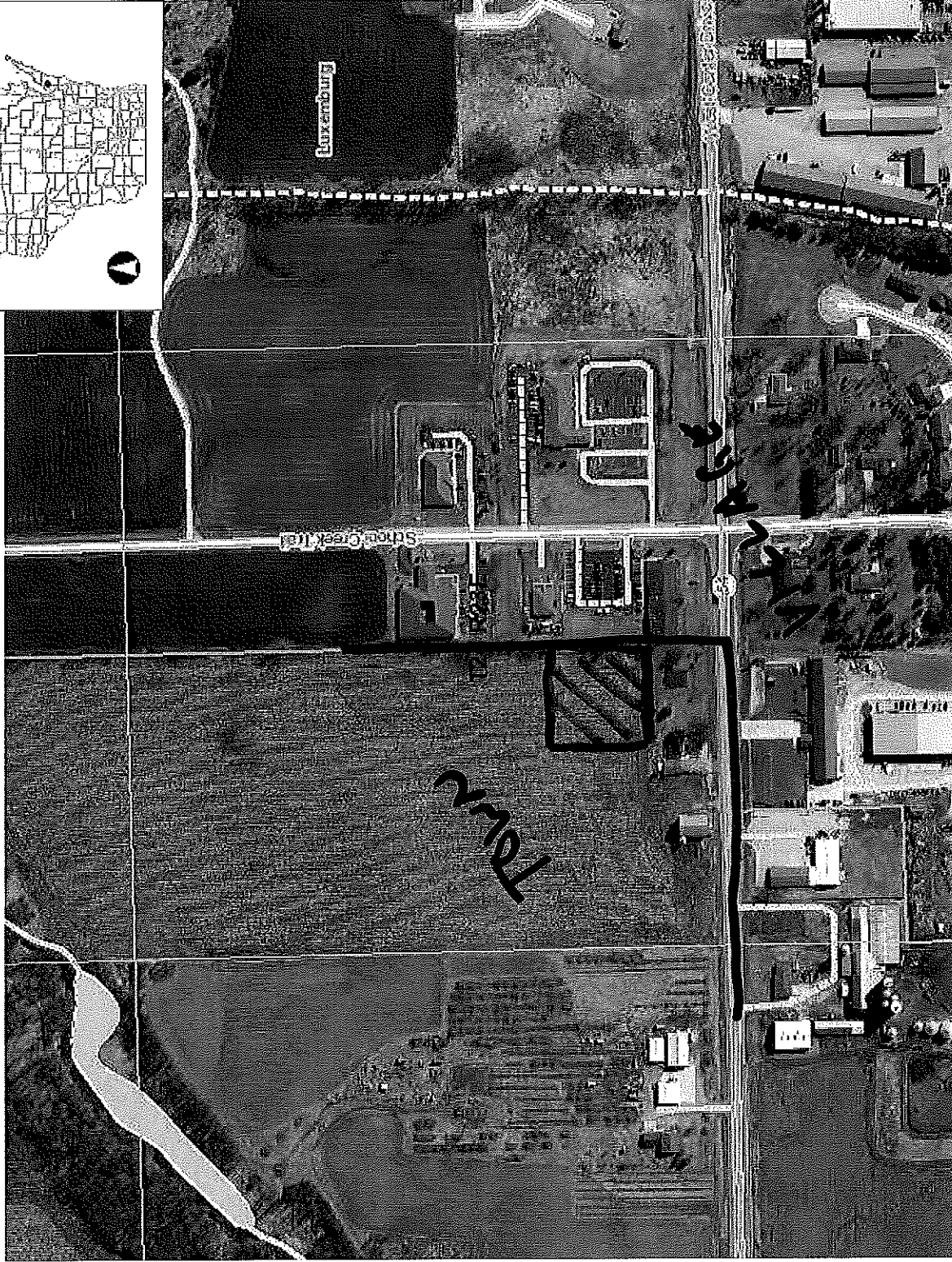
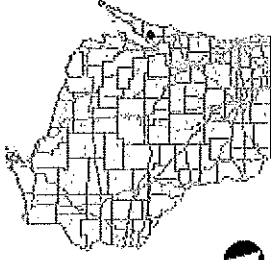
Kewaunee County  
Land Information Office  
810 Lincoln St  
Kewaunee, WI 54216  
920-388-7190

Print Date: 9/12/2017





14048



## 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/>

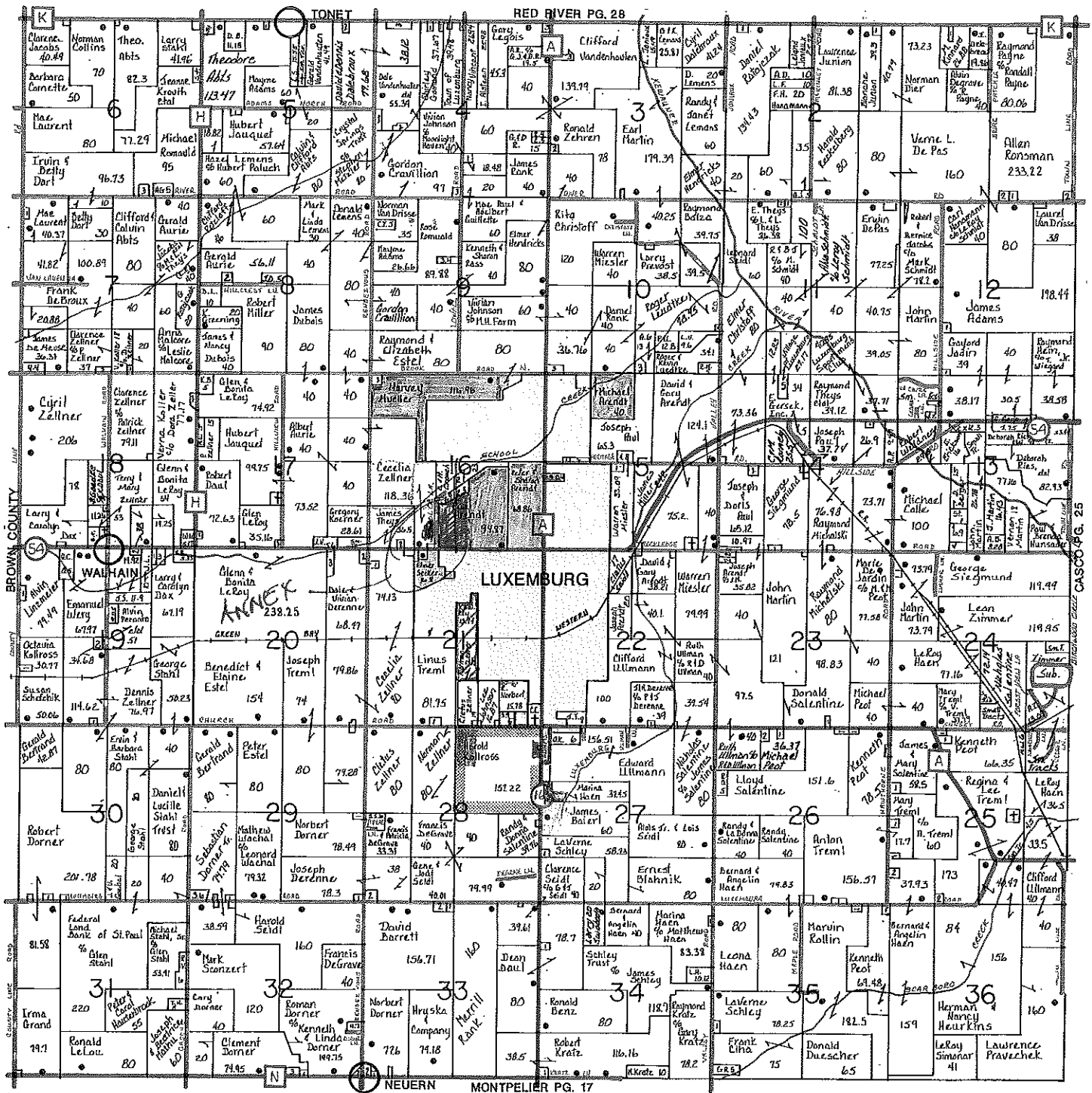
0.1 Miles

0.06

0

1: 3,960

NAD\_1983\_HARN\_Wisconsin\_TM



Member FDIC

Luxemburg: 845-2345

Dyckesville: 866-2333

Banking Center of Bellevue: 468-8400

ORGANIZED IN 1903

# BANK OF LUXEMBURG

"We Are Proud To Be Part of the Luxemburg-Casco Community"



**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/>

September 12, 2017

PETITION FILE NO. 14048

MILISSA STIPE, CLERK  
VILLAGE OF LUXEMBURG  
PO BOX 307  
LUXEMBURG, WI 54217-0307

MARILYN BARRETT, CLERK  
TOWN OF LUXEMBURG  
N5112 RENDEZVOUS RD  
LUXEMBURG, WI 54217-8101

Subject: MICHAEL & SHERRY ZELLNER ANNEXATION

The proposed annexation submitted to our office on August 24, 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 LUXEMBURG**, 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 14048 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=2119>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner