

14071

River Falls School District

14071	Date Sent	Reply	Status
Town Quest	12/6		
Muni Quest	12/6		
Prop. Lister	12/13		

TOWN OF TROY  
CITY OF RIVER FALLS  
12/22/2017

OK - COMMENT 12/19

# Request for Annexation Review

14071

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

## Petitioner Information

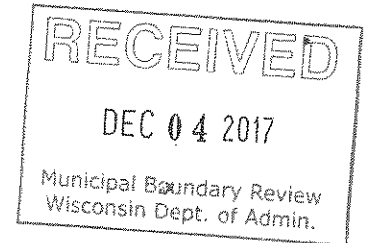
Name: **RIVER FALLS SCHOOL DISTRICT**

Address: **852 EAST DIVISION STRETT**

**RIVER FALLS WI 54022**

Email: **NA**

## Office use only:



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

2. Petitioned City or Village: **RIVER FALLS**

3. County where property is located: **ST CROIX**

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

5. Area (in acres) of the territory to be annexed: **69 +/-**

6. Tax parcel number(s) of territory to be annexed

(if the territory is part or all of an existing parcel): **040-1133-10-110;  
040-1133-20-110; 040-1132-95-100; 040-1132-95-010**

Petitioners phone:

**715-425-1800**

Town clerk's phone:

**715-425-2665**

City/Village clerk's phone:

**715-426-3408**

## Contact Information if different than petitioner:

Representative's Name and Address:

**BUDDY LUCERO, COMMUNITY  
DEVELOPMENT DIRECTION**

**CITY OF RIVER FALLS**

**222 LEWIS STREET**

**RIVER FALLS WI 54022**

Phone: **715-426-3424**

E-mail: **BLUCERO@RFCITY.ORG**

Surveyor or Engineering Firm's Name & Address:

**DOUGLAS ZAHLER**

**S & N SURVEYING**

**2920 ENLOP STREET**

**HUDSON WI 54016**

Phone: **715-381-5277**

E-mail:

**DZAHLER@AUTHCONSULTING.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.

14071

## 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

**\$1000 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

**\$1350 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: 12/4

Payee: CITY OF RIVER FALLS

Check Number: 147696

Check Date: 12/11/17

Amount: 1,350

## Exhibit A

## Legal Descriptions of Property to Annex to the City of River Falls

A parcel of land located in part of the NW1/4 of the SW1/4, part of the NE1/4 of the SW1/4, part of the SE1/4 of the SW1/4, part of the SW1/4 of the SW1/4, and part of the SW1/4 of the SE1/4, all in Section 35, T28N, R19W, St. Croix County, Wisconsin; described as follows:

Beginning at the S1/4 corner of said Section 35; thence westerly along the south line of the SW1/4 of said Section 35 a distance of 611.85 feet more or less to the easterly line of that parcel of land described on that deed recorded as Document No. 556032 in the office of the St. Croix County Register of Deeds; thence along said line N01°44'21" E a distance of 397.71 feet; thence along said line N88°11'06"W a distance of 623.12 feet; thence along said line N27°19'55"W a distance of 133.55 feet; thence along said line N39°57'15"W a distance of 311.39 feet; thence along said line N02°42'13"W a distance of 420.66 feet; thence along said line N03°58'22"E a distance of 114.66 feet; thence along said line N25°48'03"E a distance of 39.88 feet; thence along said line N33°03'25"W a distance of 4.8 feet more or less to the north line of said SW1/4 of the SW1/4; thence westerly along said line a distance of 506.2 feet more or less to the west line of said parcel in Document No. 556032; thence southerly along said line 1321.71 feet to said south line of the SW1/4; thence westerly along said line a distance of 107.36 feet to the west line of the east 25 acres of said SW1/4 of the SW1/4; thence northerly along said line a distance of 1321.82 feet more or less to the north line of said SW1/4 of the SW1/4; thence westerly along said line a distance of 492.84 feet more or less to the west line of said SW1/4; thence northerly along said line a distance of 1322.29 feet more or less to the W1/4 corner of said Section 35; thence easterly along the east-west quarter line of said Section 35 a distance of 597 feet; thence southerly parallel with said west line of the SW1/4 a distance of 596.59 feet; thence S33°03'25"E along the northerly boundary of that parcel of land described on that deed recorded as Document No. 556032 for a distance of 256.49 feet; thence easterly parallel with said east-west quarter line a distance of 836.95 feet to the west line of that parcel of land described on that deed recorded as Document No. 528928; thence southerly along said west line a distance of 513.96 feet more or less to the North line of said SE1/4 of the SW1/4; thence easterly along said line a distance of 667.05 feet more or less; thence southeasterly along the boundary of that parcel of land described on that deed recorded as Document No. 1023744 a distance of 368.53 feet more or less; thence along last said boundary southeasterly a distance of 98.10 feet more or less along the arc of a 300.00 foot radius curve concave southwesterly; thence easterly along said boundary a distance of 32.84 feet more or less; thence southerly along the east line of said SE1/4 of the SW1/4 a distance of 36.54 feet to the northerly right-of-way of Dry Run Road; thence southeasterly, radial to the curve, a distance of 33 feet to the centerline of said Dry Run Road; thence southerly along said centerline of Dry Run Road a distance of 506.9 feet more or less to the intersection of said centerline and the westerly extension of the south line of Lot 10 of the plat of Cernohous Addition; thence easterly along said extension a distance of 33 feet to the easterly right-of-way of Dry Run Road; thence southerly along said easterly right-of-way of Dry Run Road a distance of 429.34 feet more or less to the northerly right-of-way of County Trunk Highway "M"; thence westerly along said right-of-way a distance of 33.37 feet more or less to said east line of the SE1/4 of the SW1/4; thence southerly along said line a distance of 33.00 feet more or less to the point of beginning.

**PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS APPROVAL UNDER WIS. STAT. § 66.0217(2)**

To: The Common Council of the City of River Falls,  
St. Croix County and Pierce County, Wisconsin

c/o Amy White, City Clerk  
222 Lewis Street  
River Falls, WI 54022

1. The undersigned hereby petition for direct annexation of the territory described in the attached Exhibit A and shown on the scale map attached as Exhibit B (the "Territory") to the City of River Falls, Wisconsin from the Town of Troy, St. Croix County, Wisconsin pursuant to Wis. Stat. § 66.0217(2).
2. The current population of the Territory is zero.
3. No electors reside within the Territory.
4. The undersigned are the owners of all of the land within the Territory.

Electors and Owners of All Lands within the Territory Proposed to be Annexed:

OWNERS:

**RIVER FALLS SCHOOL DISTRICT**

Address: 852 East Division Street  
River Falls, WI 54022

11/28/17  
Date

By: Stacy Johnson Myers  
Stacy Johnson Myers, School Board President

11/28/17  
Date

Attest: Alan Tuchtenhagen  
Alan Tuchtenhagen, Clerk

14071

DWAYNE W. JOHNSON

Address: N 5599 1060<sup>th</sup> ST  
River Falls WI 54022

9-19-17  
Date

Dwayne W. Johnson  
Signature

CERNOHOUS & EVAN TRUST

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
\_\_\_\_\_

CITY OF RIVER FALLS

Address: 222 Lewis Street  
River Falls, WI 54022

10/24/17  
Date

By: [Signature]  
Dan Toland, Mayor

10-24-17  
Date

Attest: [Signature]  
Amy White, City Clerk

14071

DWAYNE W. JOHNSON

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

CERNOHOUS & EVAN TRUST

Address: 730 COUNTY ROAD M  
RIVER FALLS, WI. 54022

By: GERALD L. CERNOHOUS  
Gerald L. Cernohous

9/15/2017  
Date

9/15/2017  
Date

By: JOEL L. EVAN  
Joel L. Evan

CITY OF RIVER FALLS

Address: 222 Lewis Street  
River Falls, WI 54022

By: [Signature]  
Dan Toland, Mayor

10/24/17  
Date

10.24.17  
Date

Attest: [Signature]  
Amy White, City Clerk

CERTIFIED A TRUE AND CORRECT COPY OF  
THE ORIGINAL THEREOF.

[Signature]  
CLERK, CITY OF RIVER FALLS  
PIERCE & ST. CROIX COUNTIES, WISCONSIN

DATED THIS 30th DAY OF November 2017

**AFFIDAVIT**

In the matter of the Petition for Annexation filed with the City Clerk, City of River Falls, on November 29, 2017 at 8:10 a.m.

Said Petition was submitted by River Falls School District, Dwayne W. Johnson, Cernohous & Evan Trust and City of River Falls, all being the owners of all real property in the Town of Troy, for a parcel of land described as follows:

Beginning at the S1/4 corner of said Section 35; thence westerly along the south line of the SW1/4 of said Section 35 a distance of 611.85 feet more or less to the easterly line of that parcel of land described on that deed recorded as Document No. 556032 in the office of the St. Croix County Register of Deeds; thence along said line N01°44'21" a distance of 397.71 feet; thence along said line N88°11'06"W a distance of 623.12 feet; thence along said line N27°19'55"W a distance of 133.55 feet; thence along said line N39°57'15"W a distance of 311.39 feet; thence along said line N02°42'13"W a distance of 420.66 feet; thence along said line N03°58'22"E a distance of 114.66 feet; thence along said line N25°48'03"E a distance of 39.88 feet; thence along said line N33°03'25"W a distance of 4.8 feet more or less to the north line of said SW1/4 of the SW1/4; thence westerly along said line a distance of 506.2 feet more or less to the west line of said parcel in Document No. 556032; thence southerly along said line 1321.71 feet to said south line of the SW1/4; thence westerly along said line a distance of 107.36 feet to the west line of the east 25 acres of said SW1/4 of the SW1/4; thence northerly along said line a distance of 1321.82 feet more or less to the north line of said SW1/4 of the SW1/4; thence westerly along said line a distance of 492.84 feet more or less to the west line of said SW1/4; thence northerly along said line a distance of 1322.29 feet more or less to the W1/4 corner of said Section 35; thence easterly along the east-west quarter line of said Section 35 a distance of 597 feet; thence southerly parallel with said west line of the SW1/4 a distance of 596.59 feet; thence S33°03'25"E along the northerly boundary of that parcel of land described on that deed recorded as Document No. 556032 for a distance of 256.49 feet; thence easterly parallel with said east-west quarter line a distance of 836.95 feet to the west line of that parcel of land described on that deed recorded as Document No. 528928; thence southerly along said west line a distance of 513.96 feet more or less to the North line of said SE1/4 of the SW1/4; thence easterly along said line a distance of 667.05 feet more or less; thence southeasterly along the boundary of that parcel of land described on that deed recorded as Document No. 1023744 a distance of 368.53 feet more or less; thence along last said boundary southeasterly a distance of 98.10 feet more or less along the arc of a 300.00 foot radius curve concave southwesterly; thence easterly along said boundary a distance of 32.84 feet more or less; thence southerly along the east line of said SE1/4 of the SW1/4 a distance of 36.54 feet to the northerly right-of-way of Dry Run Road; thence southeasterly, radial to the curve, a distance of 33 feet to the centerline of said Dry Run Road; thence southerly along said centerline of Dry Run Road a distance of 506.9 feet more or less to the intersection of said centerline and the westerly extension of the south line of Lot 10 of the plat of Cernohous Addition; thence easterly along said extension a distance of 33 feet to the easterly right-of-way of Dry Run Road; thence southerly along said easterly right-of-way of Dry Run Road a distance of 429.34 feet more or less to the northerly right-of-way of County Trunk Highway "M"; thence westerly along said right-of-way a distance of 33.37 feet more or less to



14071

said east line of the SE1/4 of the SW1/4; thence southerly along said line a distance of 33.00 feet more or less to the point of beginning.


I, Amy White, City Clerk of the City of River Falls, being first duly sworn on oath, do hereby state that I have reviewed the Petition and determined that it has been signed by 100% of the owners of the land that is the subject of this Petition and 100% of the electors of the land that is the subject of this Petition.

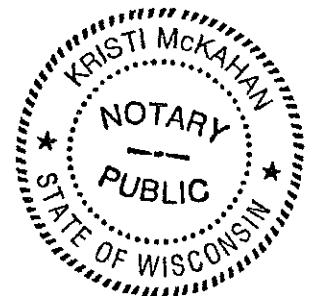
CITY OF RIVER FALLS

  
Amy White, City Clerk


STATE OF WISCONSIN }  
                                      } SS.  
COUNTY OF PIERCE }

Personally came before me this 29<sup>th</sup> day of November, 2017, the above named Amy White, City Clerk of the City of River Falls, Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledge that same.

  
Kristi McKahan, Notary Public  
Pierce County, Wisconsin  
My commission expires 3-19-18



CERTIFIED A TRUE AND CORRECT COPY OF  
THE ORIGINAL THEREOF.

  
CLERK, CITY OF RIVER FALLS  
PIERCE & ST. CROIX COUNTIES, WISCONSIN  
DATED THIS 30<sup>th</sup> DAY OF NOV 2017

CITY OF RIVER FALLS

CITY OF RIVER FALLS

Exhibit B

# ANNEXATION MAP

TOTAL AREA TO ANNEX =  
69 ACRES MORE OR LESS

CITY OF RIVER FALLS

TOWN OF TROY, ST. CROIX COUNTY

SECTION 35 T28N, R19W

TOWN OF TROY, ST. CROIX COUNTY

TOWN OF RIVER FALLS,  
PIERCE COUNTY

CITY OF RIVER FALLS



NORTH  
SCALE: 1" = 400'

DOC. NO.  
982409

DOC. NO.  
528928

DOC. NO.  
1023744

DOC. NO.  
556032

DESANCTIS PARK

CITY OF RIVER FALLS

W. DIVISION ST.

SW 1/4 CORNER SECTION 35-28-19

SW CORNER  
SECTION 35-28-19

880TH ST.

C.T.H. "M"

COUNTY LINE

LOT 1, C.S.M.  
VOL. 8, PG. 2265

DRY RUN ROAD

CERNOHOUS ADD.

MISSING CURVE?

WEST LINE OF THE  
EAST 25 ACRES OF THE  
SW 1/4 OF THE SW 1/4

EAST LINE OF  
THE SE 1/4 OF  
THE SW 1/4

LOT 10

SW 1/4 OF THE SE 1/4

SE 1/4 OF THE SW 1/4

1322.29'

492.84'

1321.82'

107.36'

1321.71'

N02°42'13"W  
420.66'

N39°57'15"W  
341.39'

N27°19'55"W  
133.55'

N88°11'06"W  
623.12'

N01°44'21"E  
397.71'

611.85'

1031ST ST.

33.37'

SW 1/4 CORNER SECTION 35-28-19

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'



**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/>

December 06, 2017

PETITION FILE NO. 14071

AMY WHITE, CLERK  
CITY OF RIVER FALLS  
222 LEWIS ST  
RIVER FALLS, WI 54022

JENNIFER K CLARK, CLERK  
TOWN OF TROY  
654 N GLOVER RD  
HUDSON, WI 54016-8201

Subject: RIVER FALLS 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 TROY to the CITY OF RIVER FALLS (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 December 22, 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

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: 040113310110, | From Town of: Troy | To City/Village of:  
 040113280000, 040113320100, 040113295100, |  
 040113295010 | River Falls

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

**Location and Position**

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

**Petition and Map Information**

- ☒ (1) Identify owner(s) of annexed land
- ☐ (2) Identify parcel ID numbers included in annexation. Miss identified two parcel numbers. #1 above for correct numbers.
- ☐ (3) Identify parcel ID numbers being split by annexation
- ☐ (4) North arrow
- ☐ (5) Graphic Scale
- ☐ (6) Streets and Highways shown and identified
- ☐ (7) Legend
- ☐ (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: Brett Budrow  
 Title: Planning & Land Info Admin  
 Phone: 715-386-4678  
 Date: 12/12/17

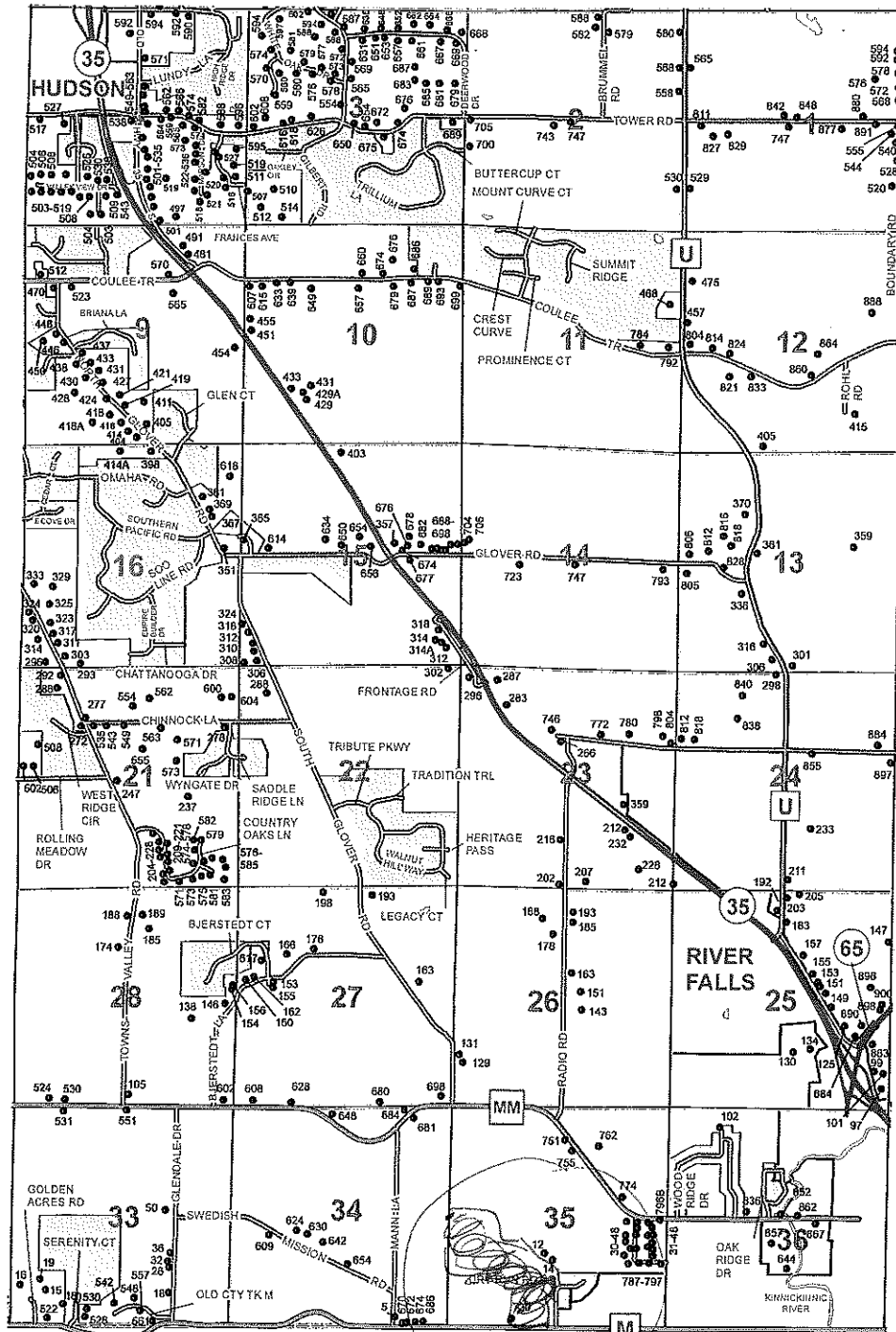
Please **RETURN PROMPTLY** to:  
 Municipal Boundary Review  
 PO Box 1645  
 Madison WI 53701  
 (608) 264-6102 FAX (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)



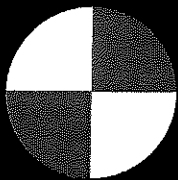
Troy (E)

Township 28N - Range 19W

Copyright © 2014 Mapping Solutions



ANNEX



**OGDEN ENGINEERING  
COMPANY, INC.**

*Civil Engineering and Land Surveying  
in St. Croix County Since 1971*

**715-425-7631**

**1234 South Wasson Lane, River Falls, WI 54022**

**www.ogdenengineeringinc.com**

Linda Klinger  
Owner

Nordic Mall  
Woodville, WI 54028

**His 'n Her**

HAIR FASHIONS & TANNING CENTER

**(715) 698-2941**

Open Mon. thru Sat.  
Mon., Tues., & Thurs. evenings



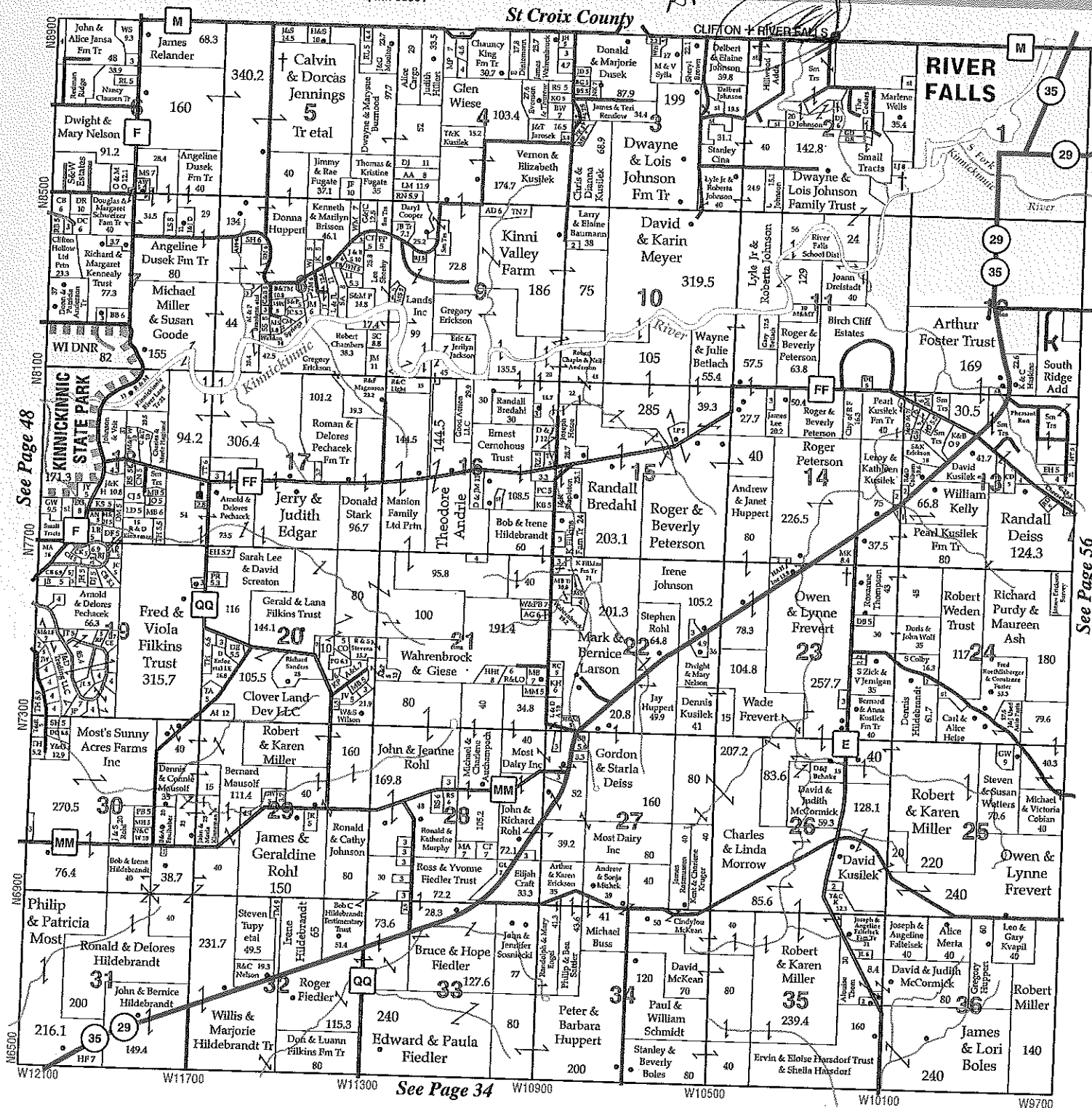
# 17. Clifton (NE), River Falls (W)

©2003 cloud cartographics, Inc. St. Cloud, MN 56301

T.27N. - R.19W.

St Croix County

CLIFTON + RIVER FALLS



## Halvorson Homes Inc.

Custom Homes - Real Estate

(715) 425-0300

703 North Main Street • River Falls, WI 54022

Fax: (715) 425-5084 • Toll Free: (866) 426-1513

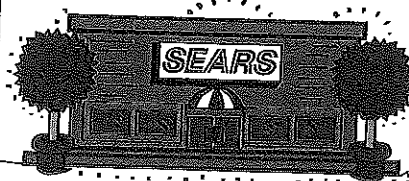
www.halvorsonhomesinc.com



Edina Realty

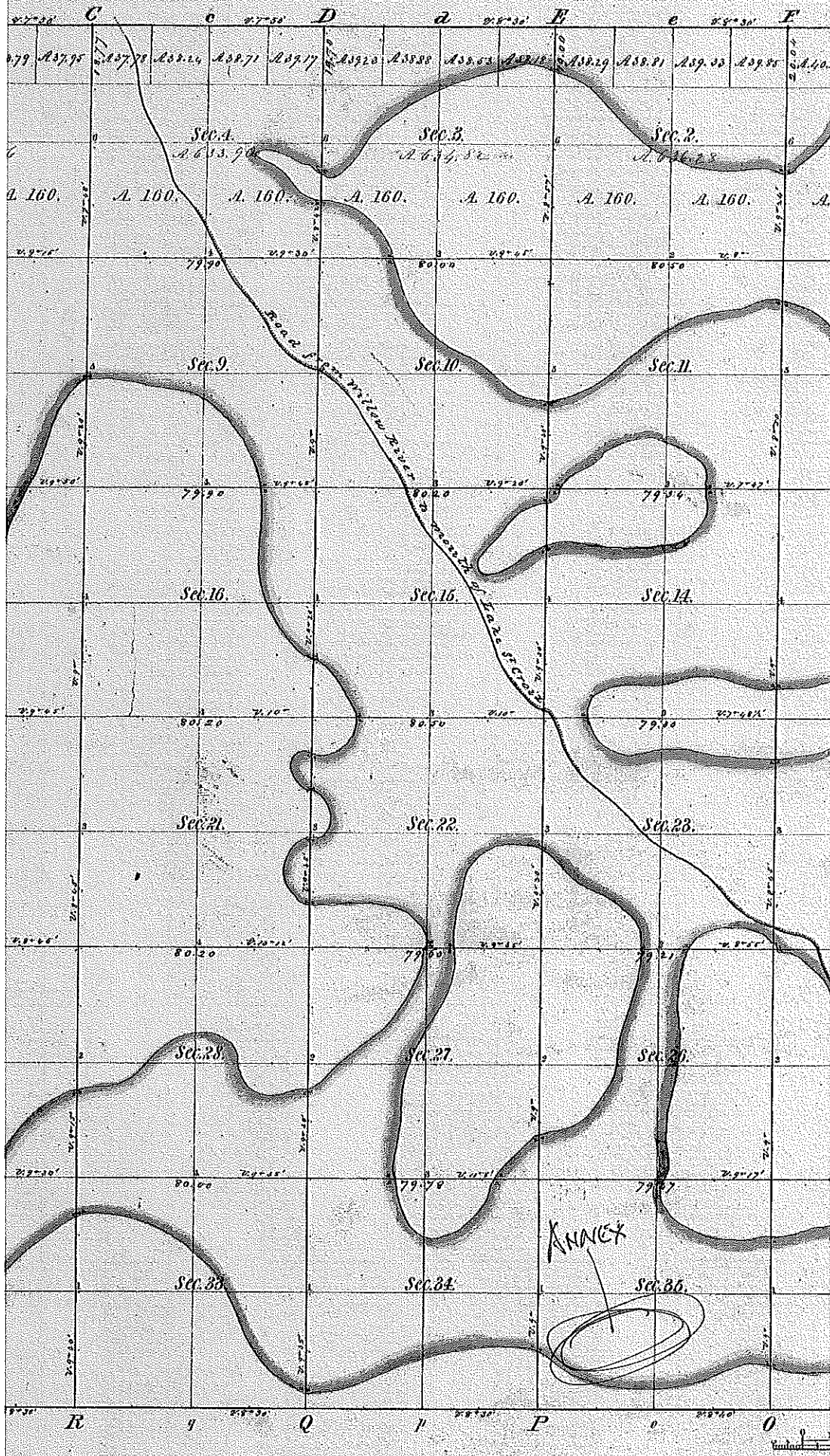
## 425-2400

River Falls

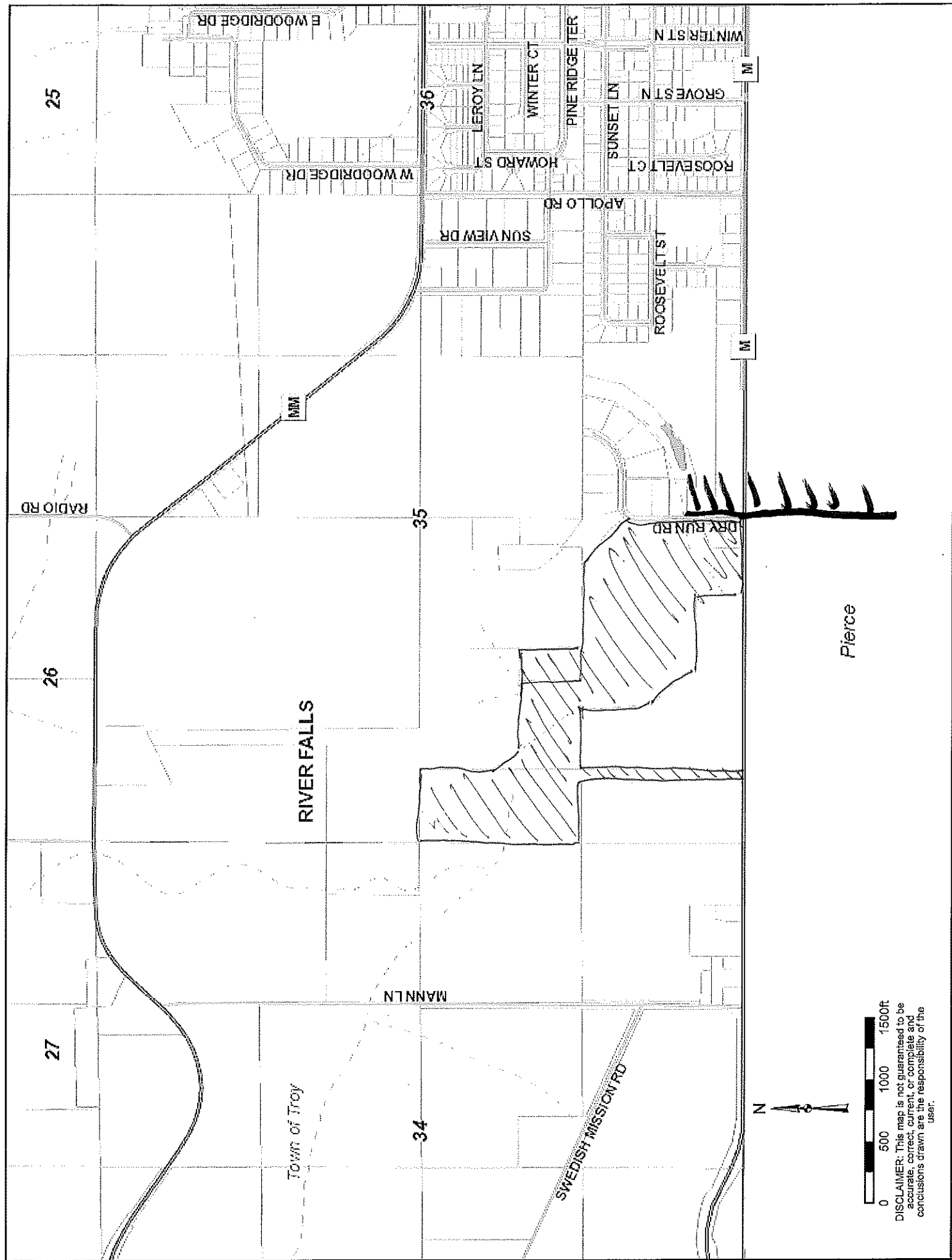


- Appliances
- Lawn & Garden
- Electronics
- Tools

*No 28 N., Range No 19 West, 4<sup>th</sup> Mer.*



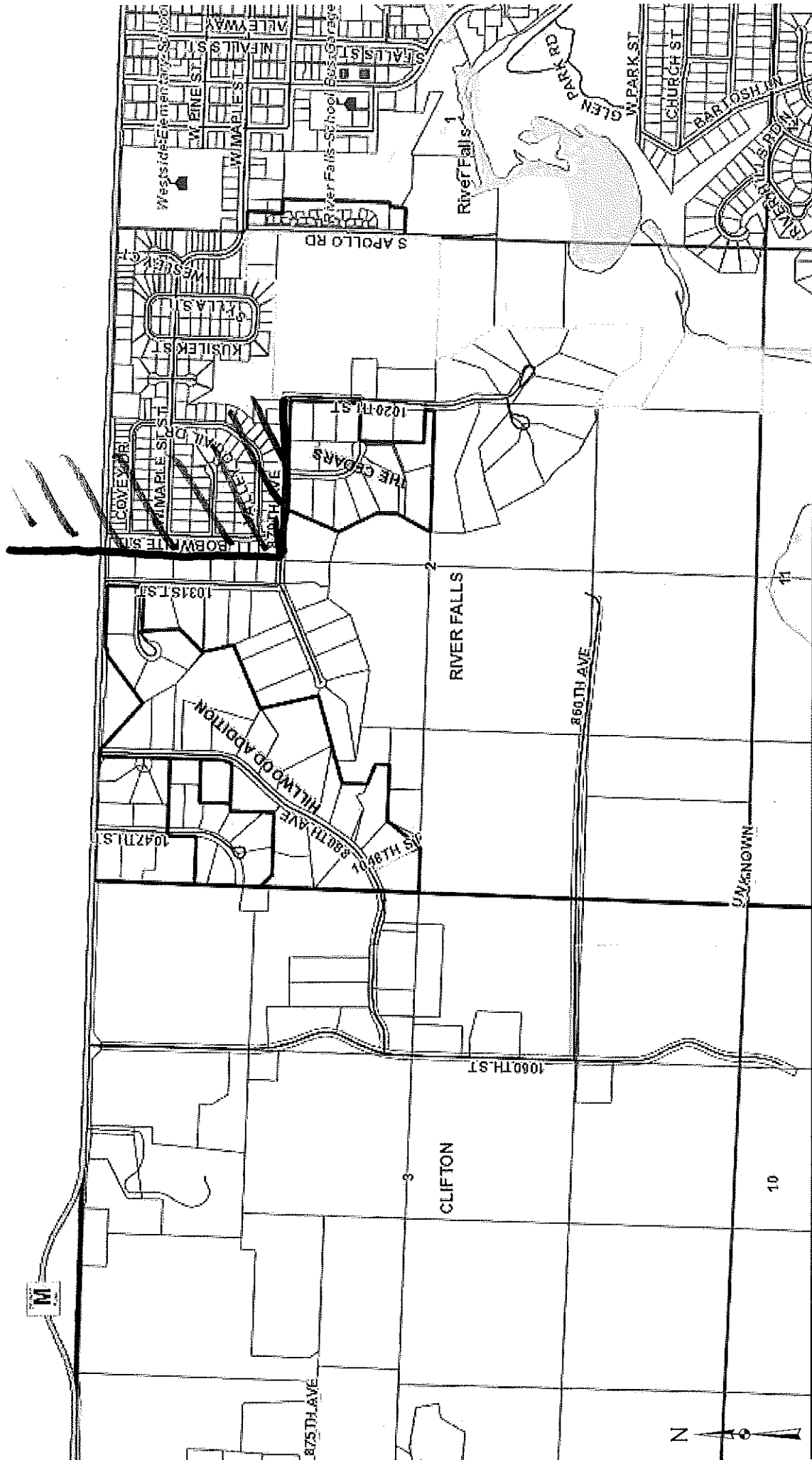




Pierce

0 500 1000 1500ft  
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:13,190

Date: 12/19/2017

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.





**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/>

December 19, 2017

PETITION FILE NO. 14071

AMY WHITE, CLERK  
CITY OF RIVER FALLS  
222 LEWIS ST  
RIVER FALLS, WI 54022

JENNIFER K CLARK, CLERK  
TOWN OF TROY  
654 N GLOVER RD  
HUDSON, WI 54016-8201

Subject: RIVER FALLS SCHOOL DISTRICT ANNEXATION

The proposed annexation submitted to our office on December 04, 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 RIVER FALLS**, which is able to provide needed municipal services.

Note: It appears that there may be a course along the centerline of Dry Run Road (a centerline curve north of the 506.9' course?) missing from the legal description of the lands to be annexed; please verify and revise the description if needed.

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 14071 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=2142>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

# 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: **River Falls School District**

Petition Number: **14071**

1. Territory to be annexed: From **TOWN OF TROY**

To **CITY OF RIVER FALLS**

2. Area (Acres): **69**

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ **55.11**

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

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

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

☐ s.66.0307

☐ s.66.0225

☐ s.66.0301

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$55.11 x 5 = \$**

c. Paid by: ☐ Petitioner

☒ City

☐ Village

**\$275.55**

☐ Other:

**SEE ATTACHED**

4. Resident Population:

Electors: \_\_\_\_\_

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: **40** %

Recreational: **10** %

Commercial: **20** %

Industrial: **30** %

Other: \_\_\_\_\_ %

Comments: **TEMPORARY ZONE AGRICULTURE - FUTURE ZONED MIXED USES**

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?

**AGRICULTURE / RESIDENTIAL**

In the town?: **AGRICULTURE/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: **THIS ANNEXATION WOULD ALLOW THE CITY OWNED**

**PROPERTY TO THE NORTHWEST TO BE CONTIGUOUS WITH THE CITY OF RIVER FALLS - SEE MAPS**

RECEIVED

DEC 21 2017

Municipal Boundary Review  
Wisconsin Dept. of Admin.

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

☒  
5-10

Town

☐

Water Supply immediately

or, write in number of years.

☒  
5-10

☐

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 SEE ABOVE

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: RESIDENTIAL MIXED USE

b. Annual appropriation for planning? \$ 0

c. How is the annexation territory now zoned? AGRICULTURE

d. How will the land be zoned and used if annexed? AT THIS TIME AGRICULTURE

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: BUDDY LUCERO

Email: blucero@rfcity.org

Phone: 715-426-3423

Date: DECEMBER 2017

Please RETURN PROMPTLY to:

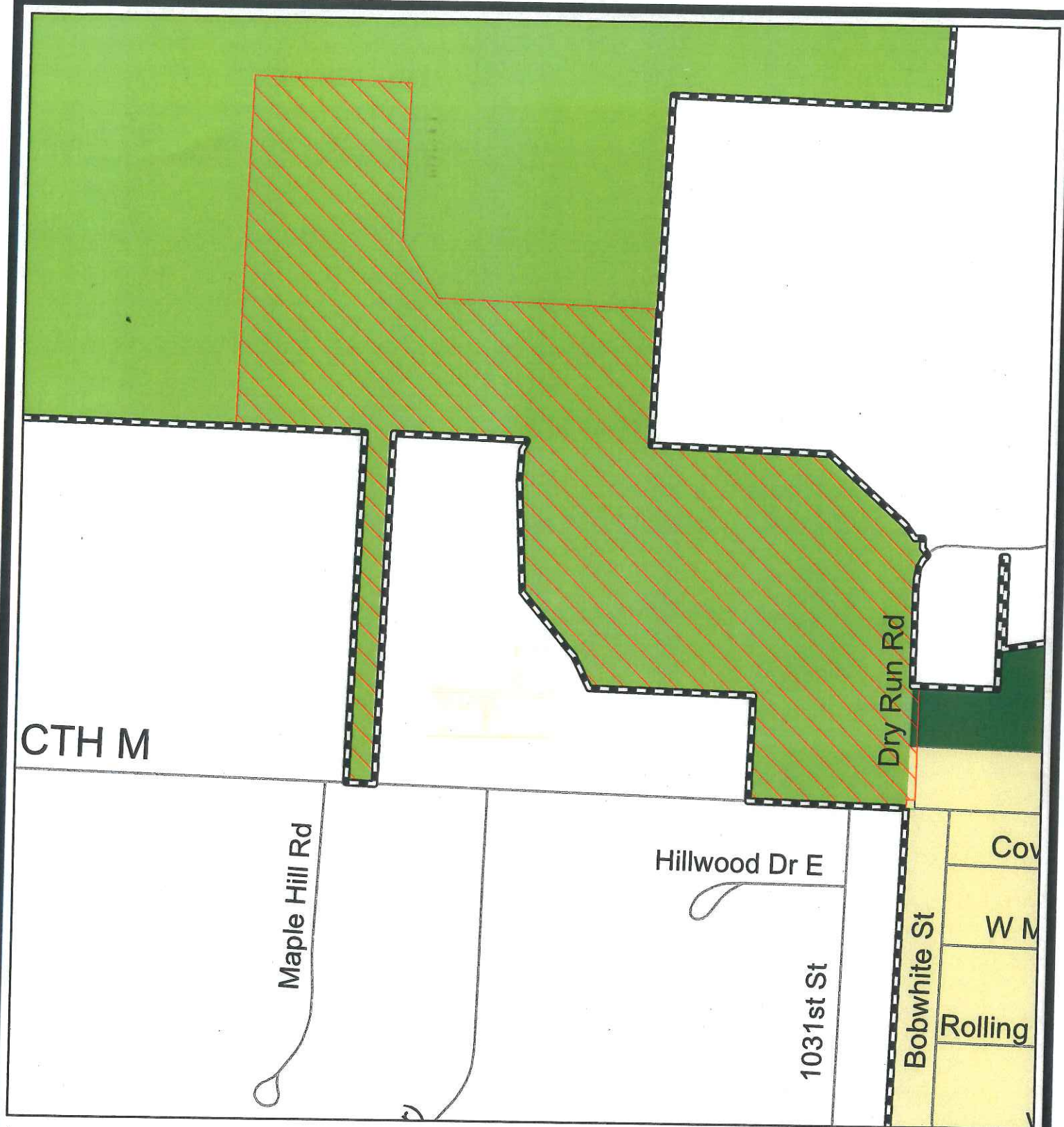
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701






Fax: (608) 264-6104



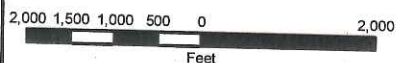


## Proposed Zoning of Proposed Annexation Area

### Legend

-  R1 - Single Family Low Density
-  A - Agriculture
-  P - Park
-  City Limits
-  Proposed Annexation Area





Certified:

City Clerk, Lu Ann Hecht

Date:

August 22, 2017 ORD 2017-17

# CITY OF RIVER FALLS PROPOSED ZONING MAP

R1 - Single Family Low Density	I1 - Industrial	PUD - Planned Unit Development
R2 - Multiple Family Medium Density	I2 - Heavy Industrial	Downtown Overlay District
R3 - Multiple Family High Density	A - Agriculture	Groundwater Protection Overlay District
MHP - Mobile Home Park	C - Conservancy	City Limits
TND - Traditional Neighborhood Development	P - Park	Township Boundaries
B1 - General Commercial	U - University	
B2 - Limited Commercial	HZ - Hospital Zone	
B3 - Highway Commercial	SZ - School Zone	

## NOTES:

1. The Common Council may amend the Official Zoning Map. Any ordinances and/or resolutions reflecting revisions that are adopted after the most recent map date shown become a part of the Official Zoning Map.
2. The Official Zoning map is considered the official version when it has been certified as correct and contains the signature of the City Clerk. If the City Clerk's signature does not appear on this map, it is not an official version. The most recent official version of the Official Zoning Map is kept on file in the City of River Falls Community Development Division.
3. Any questions regarding specific zoning issues should be directed to the City of River Falls Community Development Division, 222 Lewis St., Suite 212, River Falls, WI 54022.

**Draft**  
Town of Troy  
**Unofficial**

Town of Kinnickinnic

St Croix County

Pierce County

**Draft**  
Town of River Falls

**Unofficial**