

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

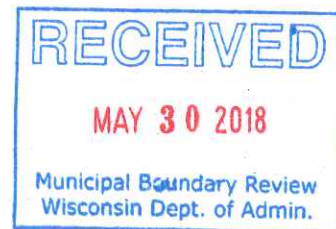
Name: **JOHN C. ANDERSON**

Address: **3019 JACKSON STREET**

OSHKOSH, WI 54901

Email: **andersonhvacllc@gmail.com**

Office use only:



1. Town where property is located: **OSHKOSH**
2. Petitioned City or Village: **OSHKOSH**
3. County where property is located: **WINNEBAGO**
4. Population of the territory to be annexed:
5. Area (in acres) of the territory to be annexed: **4.974**
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **0180074**

Petitioners phone:

920-230-6963

Town clerk's phone:

920-235-7771

City/Village clerk's phone:

920-236-5011

Contact Information if different than petitioner:

Representative's Name and Address:

JEFFREY NAU

**City of Oshkosh Department of Community
Development**

PO BOX 1130

OSHKOSH, WI 54903-1130

Phone: **920-236-5122**

E-mail: **jnau@ci.oshkosh.wi.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.

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

\$600 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

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

**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: _____

Payee: _____

Check Number: _____

Check Date: _____

Amount: _____

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN:

WHEREAS, the undersigned constituting all of the electors and all of the owners of real property in the territory proposed to be annexed;


NOW, THEREFORE, PETITION IS HEREBY MADE by unanimous approval pursuant to the provisions of Sec. 66.0217(2) of the Wisconsin Statutes, for direct annexation to the City of Oshkosh, Wisconsin, from the Town of Oshkosh, Winnebago County, Wisconsin, of the real estate hereinafter described.

That pursuant to Sec. 66.0217(2), petition is hereby made without compliance to the notice requirements of Sec. 66.0217(4) of the Wisconsin Statutes.


That the current population of the territory to be annexed as defined by Sec. 66.0201(2)(dm) of the Wisconsin Statutes is zero (0).

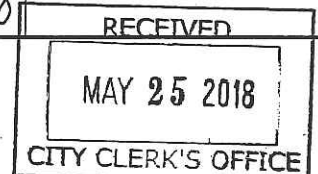
That the territory to be annexed is contiguous to the City of Oshkosh, is located in the Town of Oshkosh, Winnebago County, Wisconsin and is described as follows:

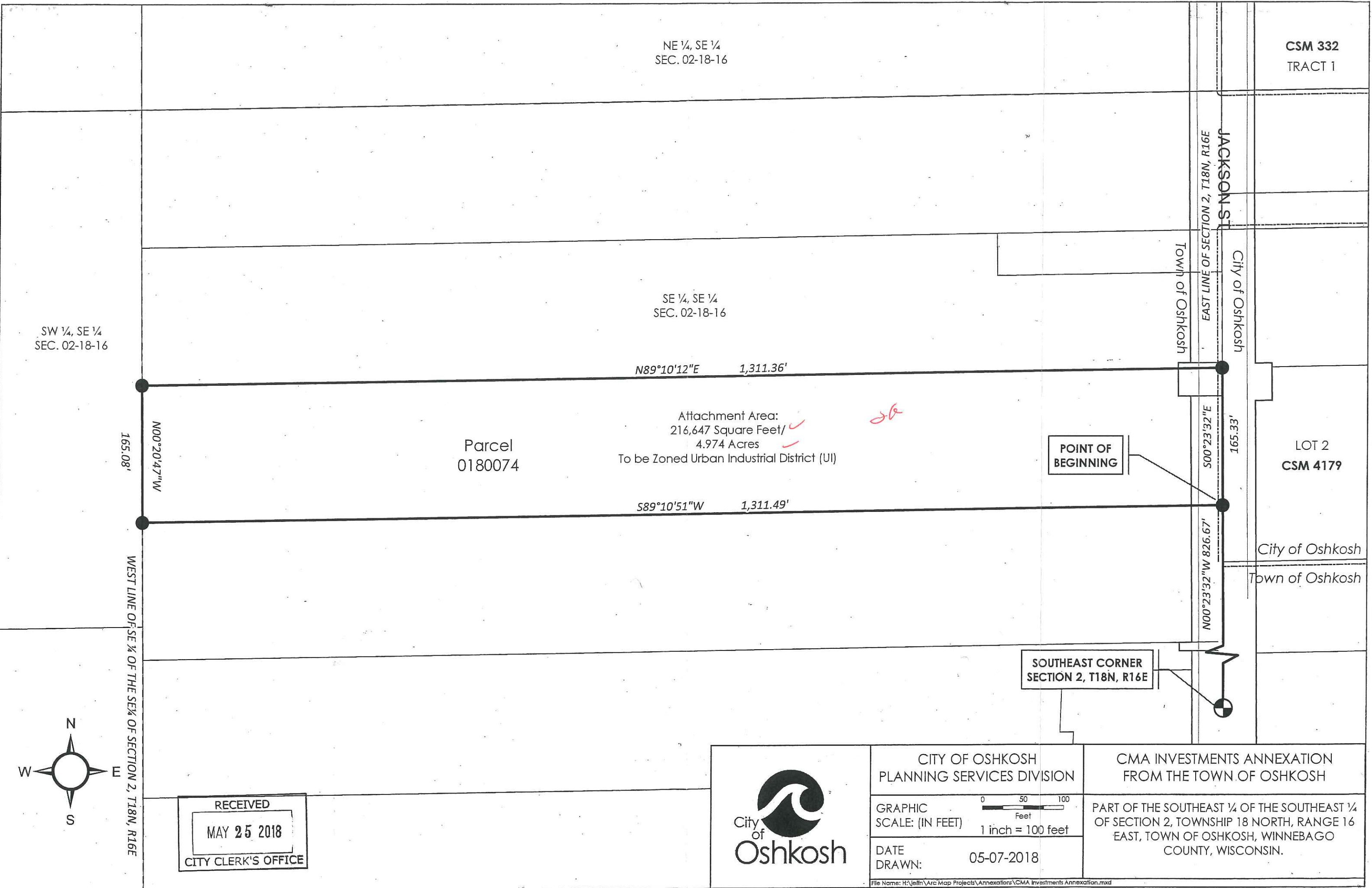
CMA INVESTMENTS ANNEXATION

ALSO KNOWN AS 3019 JACKSON STREET, CMA INVESTMENTS ANNEXATION
PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 16
EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS
FOLLOWS: COMMENCING FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE 
N00°23'32"W, 826.67 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING;
THENCE S89°10'51"W, 1,311.49 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST ¼ OF THE
SOUTHEAST ¼ OF SECTION 2; THENCE N00°20'47"W, 165.08 FEET ALONG SAID WEST LINE; THENCE
N89°10'12"E, 1,311.36 FEET TO A POINT ON SAID EAST LINE OF SECTION 2; THENCE S00°23'32"E,
165.33 ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
SAID AREA CONTAINS 216,647 SQUARE FEET OR 4.974 ACRES, MORE OR LESS.

That attached hereto is a scale map reasonably showing the boundaries of the following described territory to be annexed and its relation to the municipalities involved.

NAME	POST OFFICE ADDRESS	DATE SIGNED	QUALIFICATION (elector and/or property owner)
John C. Anderson CMA Investments, LLC	3019 Jackson Street Oshkosh, WI 54901		Owner
		5-24-18	





NE 1/4, SE 1/4
SEC. 02-18-16

CSM 332
TRACT 1

SW 1/4, SE 1/4
SEC. 02-18-16

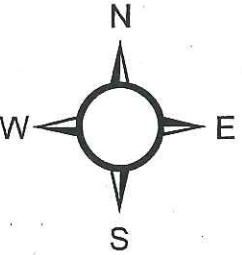
SE 1/4, SE 1/4
SEC. 02-18-16

Parcel
0180074

Attachment Area:
216,647 Square Feet/
4.974 Acres
To be Zoned Urban Industrial District (UI)

POINT OF
BEGINNING

SOUTHEAST CORNER
SECTION 2, T18N, R16E



RECEIVED
MAY 25 2018
CITY CLERK'S OFFICE



CITY OF OSHKOSH
PLANNING SERVICES DIVISION

GRAPHIC
SCALE: (IN FEET)
0 50 100
Feet
1 inch = 100 feet

DATE
DRAWN: 05-07-2018

CMA INVESTMENTS ANNEXATION
FROM THE TOWN OF OSHKOSH

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 16
EAST, TOWN OF OSHKOSH, WINNEBAGO
COUNTY, WISCONSIN.



SCOTT WALKER
GOVERNOR
ELLEN NOWAK
SECRETARY

Municipal Boundary Review
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Voice (608) 264-6102 Fax (608) 264-6104
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Web: <http://doa.wi.gov/municipalboundaryreview>

May 31, 2018

PETITION FILE NO. 14119

PAMELA R. UBRIG, CLERK
CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903-1130

JEANNETTE MERTEN, CLERK
TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901-1404

Subject: ANDERSON 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 OSHKOSH to the CITY OF OSHKOSH (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 May 21, 2018. 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
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
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Petitioner: Anderson

Petition Number: 14119

1. Territory to be annexed: From TOWN OF OSHKOSH

To CITY OF OSHKOSH

2. Area (Acres): 4.974

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 133.23

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$666.15

b. Year adopted _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

c. Participating jurisdictions _____

☐ Other: _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate present land use of territory:

Residential: _____% Recreational: _____% Commercial: _____% Industrial: 15%

Undeveloped: 85%

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?

Auto retail to east

In the town?: Auto retail to south, Agricultural to north & west

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

☒ Sanitary sewer

☒ Water supply

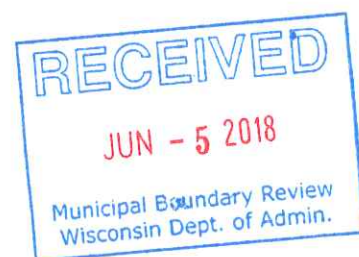
☒ Storm sewers

☐ Police/Fire protection

☐ EMS

☒ Zoning

Other _____



10. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No

Town ☐ Yes ☒ No

If yes, approximate timetable for providing service:

City/Village Town

Sanitary Sewers immediately

☒

☐

or, write in number of years. _____

Water Supply immediately

☒

☐

or, write in number of years. _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☒ No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

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

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

b. How is the annexation territory now zoned? Rural Residential (R-1)

c. How will the land be zoned and used if annexed? Urban Industrial (UI)

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: Jeffrey L. Nau

Email: jnau@ci.oshkosh.wi.us

Phone: 920-236-5122

Date: 6-5-2018

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



14119



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/>

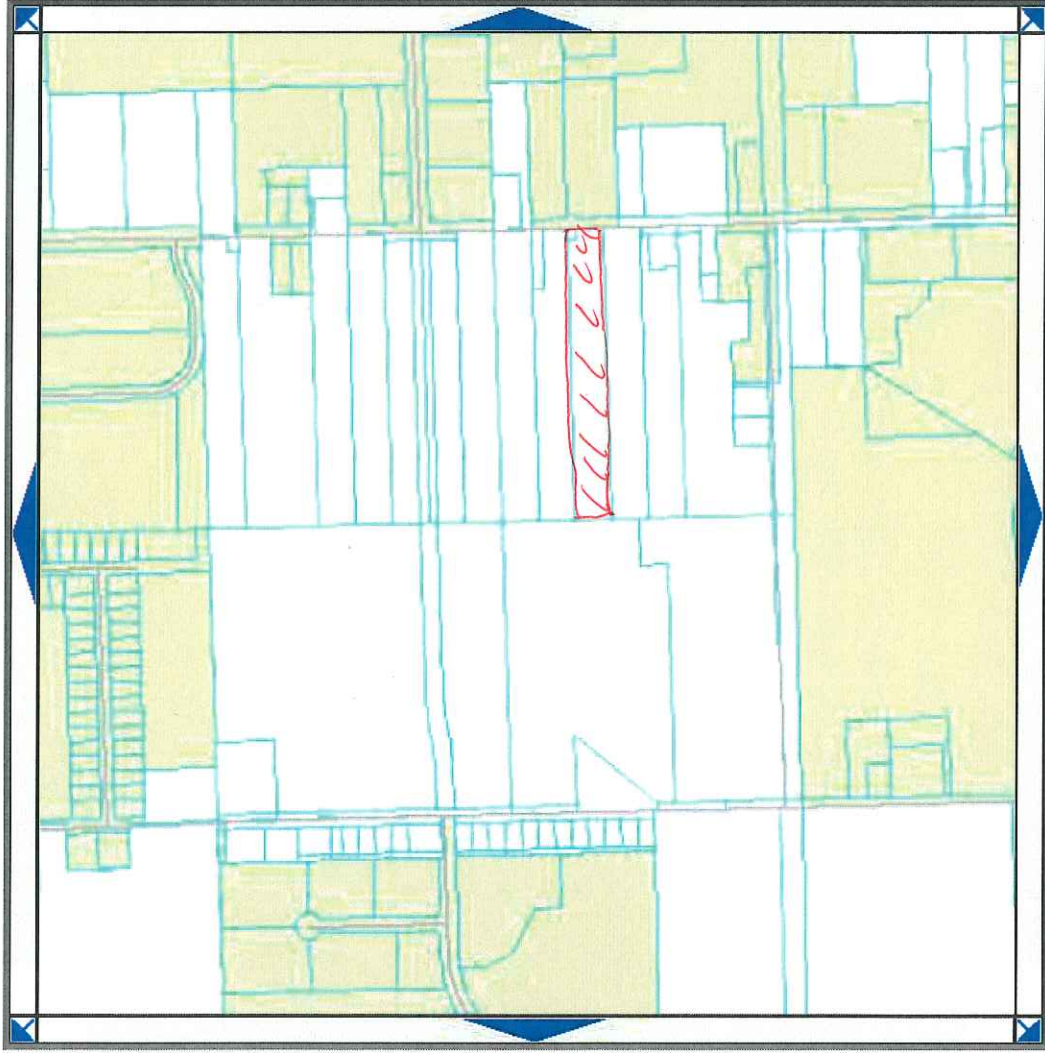
0.1 Miles



NAD_1983_HARN_Wisconsin_TM

1: 3,960

Winnebago County GIS Viewer and Property Profiler



Zoom
In



D R A W M A P



Zoom
Out

Property Profile
& Display Options

Search Options
Menu

Locator
Map

Property Information Profile

☐ ← Check This Box then click a property to initiate a 'Property Profile'. Property profiler reports the parcel information and checks interactions with multiple layers not available as part of the regular 'Display Options.' [More About Profiler!](#)

Display Options

Draw Label Symbology & Layer Names

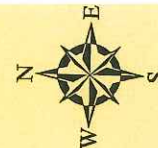
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Aerial Photos (2009)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Buildings
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Parcel Boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Parcel Dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Parcel Addresses
<input type="checkbox"/>	<input type="checkbox"/>		Certified Surveys
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Floodplain
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Navigable Streams
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Official Mapped Rds.
<input type="checkbox"/>	<input type="checkbox"/>		Public Land Survey
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Railroads
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Rights-Of-Way
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Shoreland Zoning
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Name Text
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		City & Village Limits

☒ = Not Applicable for this Layer.

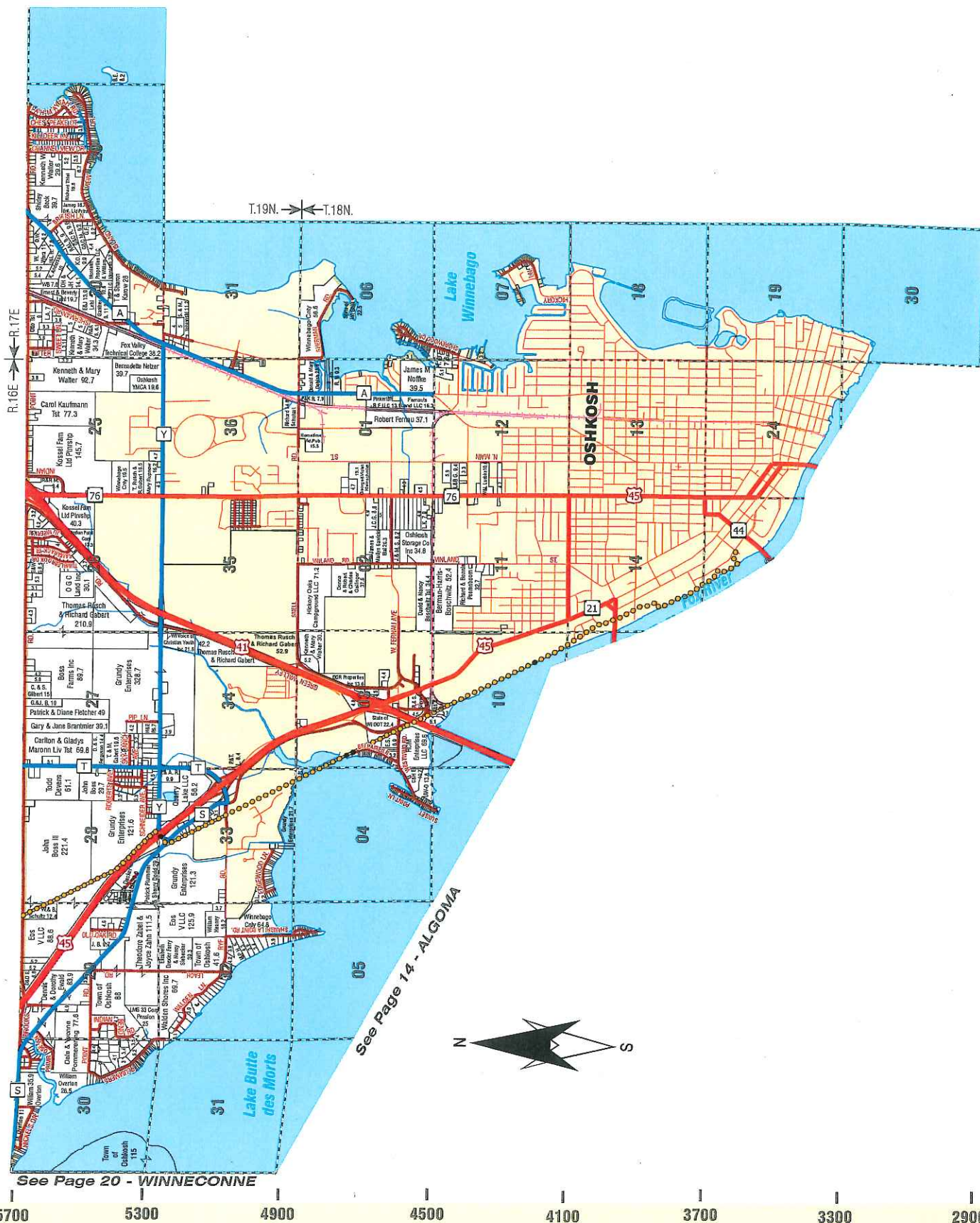


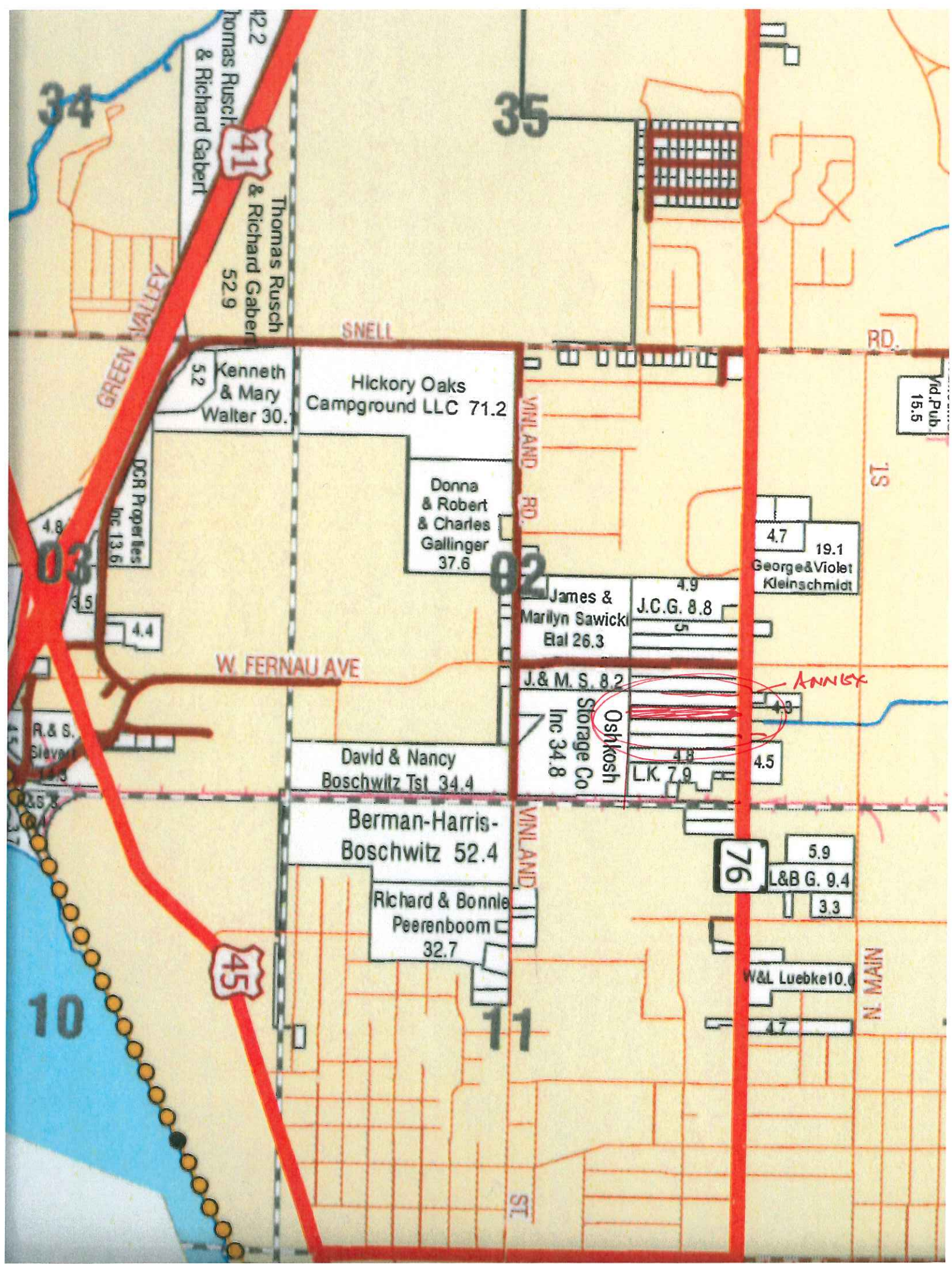
OSHKOSH

T.18N.-19N. - R.16E.-17E.



See Page 22 - VINLAND (W) / See Page 24 - NEENAH and VINLAND (E)





42.2
Thomas Rusch
& Richard Gabert
52.9

41

GREEN VALLEY

SNELL

35

52
Kenneth
& Mary
Walter 30.

Hickory Oaks
Campground LLC 71.2

Donna
& Robert
& Charles
Gallinger
37.6

WINLAND
RD.

02

James &
Marilyn Sawicki
Eal 26.3

J.C.G. 8.8

4.7
19.1
George & Violet
Kleinschmidt

W. FERNAU AVE

J. & M. S. 8.2

Oshkosh
Storage Co
Inc 34.8

David & Nancy
Boschwitz Tst 34.4

Berman-Harris-
Boschwitz 52.4

Richard & Bonnie
Peerenboom
32.7

WINLAND

11

76

5.9
L&B G. 9.4
3.3

W&L Luebke 10.6

N. MAIN

45

10

ANNEX



SCOTT WALKER

GOVERNOR

ELLEN NOWAK

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>

June 21, 2018

PETITION FILE NO. 14119

PAMELA R. UBRIG, CLERK
CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903-1130

JEANNETTE MERTEN, CLERK
TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901-1404

Subject: ANDERSON ANNEXATION

The proposed annexation submitted to our office on May 30, 2018, 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 OSHKOSH**, 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 14119 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=2192>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner