

Request for Annexation Review

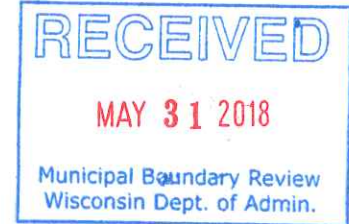
Wisconsin Department of Administration

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

Petitioner Information

Name: Burton Development, LLC.
Address: 521 17th Avenue
Bloomer, WI 54724
Email: _____

Office use only:



1. Town where property is located: Town of Woodmohr
2. Petitioned City or Village: City of Bloomer
3. County where property is located: Chippewa
4. Population of the territory to be annexed: Zero
5. Area (in acres) of the territory to be annexed: 20.65 Acres
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 23009-0522-00020000

Petitioners phone:
715-933-2309

Town clerk's phone:
715-568-4789

City/Village clerk's phone:
715-568-3032

Contact Information if different than petitioner:

Representative's Name and Address:

Linda Zwiefelhofer
521 17th Ave.
Bloomer, WI 54724
City State Zip
Phone: 715-933-2309
E-mail: _____

Surveyor or Engineering Firm's Name & Address:

John Midekash, R.L.S.
Chippewa Surveying Inc
12059 115th Ave.
Chippewa Falls WI 54729
City State Zip
Phone: 715-723-4600
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

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

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$ ✓ **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

\$ 1,150 **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**

PETITION FOR ANNEXATION

TO: City Clerk
City of Bloomer
1503 Main Street
Bloomer, WI 54724

TO: Town Clerk
Town of Woodmohr
16738 125th Street
Bloomer, WI 54724

We, the undersigned, Burton Development, LLC.

(Printed Name(s))

do hereby respectively petition the City of Bloomer, Wisconsin, to annex the real estate described hereinafter to the City of Bloomer, which is to be detached from the township of Woodmohr, County of Chippewa, Wisconsin and that the subject property be zoned _____ upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Bloomer. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a unanimous petition for direct annexation pursuant to Section 66.0217(2), Wisconsin Statutes. The number of electors residing within the boundaries of this property is Zero
(0)

and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee. See Annexation Review Fee Guide.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

SIGNATURES OF PETITIONERS

ADDRESS OF PROPERTY

DATE OF SIGNATURE

Tax Parcel Identification Numbers: 23009-0522-00020000

Contact Person: Linda Zwiefelhofer Telephone # (715) 933-2309

Address: 521 17th Avenue, Bloomer WI 54724

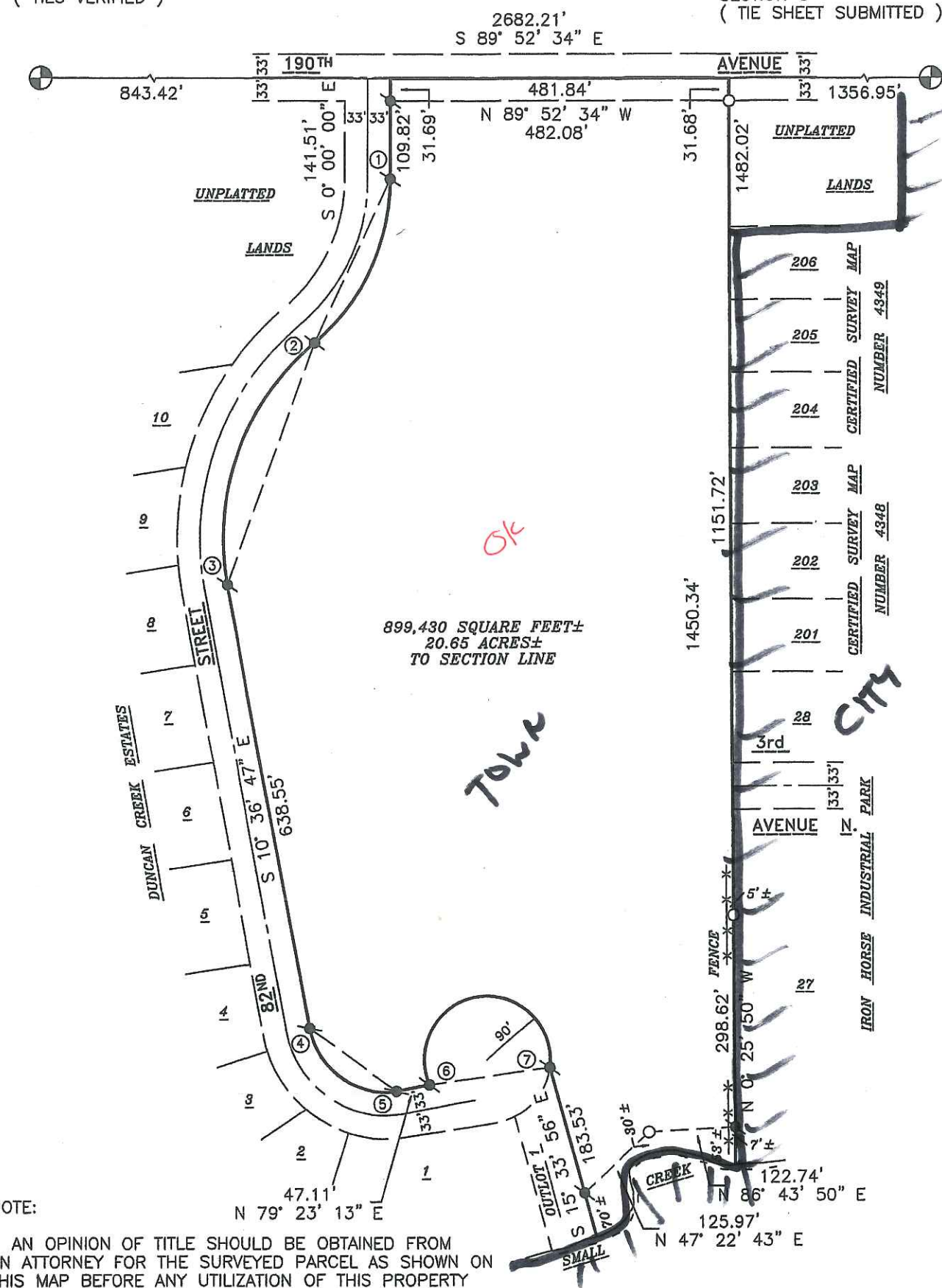
Email: _____

Linda Zwiefelhofer 5-24-18
For office use: Date: 5-24-2018 Initials: sf
Enc.: ☒ Fee ☒ Petition ☒ Legal Description ☒ Map

Signature of Circulator

FOUND MAG NAIL
NORTHWEST CORNER
SECTION 5
(TIES VERIFIED)

SET MAG NAIL
(PER COUNTY TIES)
NORTH QUARTER CORNER
SECTION 5
(TIE SHEET SUBMITTED)



CURVE DATA TABLE

CURVE	LOT	RADIUS	CHORD	CHORD BEARING	ARC	CENTRAL ANGLE	1st TANGENT	2nd TANGENT
1-2		300.14'	255.25'	S 25° 09' 52" W	263.64'	50° 19' 44"	S 0° 00' 00" E	S 50° 19' 44" W
2-3		358.91'	364.01'	S 19° 51' 28.5" W	381.75'	60° 56' 31"	S 50° 19' 44" W	S 10° 36' 47" E
4-5		110.04'	152.88'	S 54° 36' 46" E	169.01'	87° 59' 58" ²⁶	S 10° 36' 47" E	N 81° 23' 15" E
6-7		90.00'	173.78'	N 82° 06' 39" E	330.20'	210° 12' 42"	S 22° 59' 43" ²⁷ F	S 7° 13' 09" W

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 9 WEST, TOWN OF WOODMOHR, CHIPPEWA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SECTION 5,
THENCE S 89° 52' 34" E ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER 843.42 FEET TO THE POINT OF BEGINNING;
THENCE S 0° 00' 00" E 141.51 FEET; THENCE ALONG THE
ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 300.14 FEET
AND WHOSE CHORD BEARS S 25° 09' 52" W 255.25 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A
RADIUS OF 358.91 FEET AND WHOSE CHORD BEARS S 19° 51' 01"
28.5" W 364.01 FEET; THENCE S 10° 36' 47" E 638.55 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS
OF 110.04 FEET AND WHOSE CHORD BEARS S 54° 36' 46" E
152.88 FEET; THENCE N 79° 23' 13" E 47.11 FEET; THENCE
ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF
90.00 FEET AND WHOSE CHORD BEARS N 82° 06' 39" E 173.78
FEET; THENCE S 15° 33' 56" E 183.53 FEET TO THE BEGINNING
OF A MEANDER LINE WHICH LIES 70 FEET MORE OR LESS FROM THE
WATERS EDGE OF A SMALL CREEK; THENCE N 47° 22' 43" E
ALONG THE MEANDER LINE 125.97 FEET; THENCE N 86° 43' 50" E
122.74 FEET TO THE END OF A MEANDER LINE WHICH LIES 53
FEET MORE OR LESS FROM THE WATERS EDGE OF A SMALL CREEK;
THENCE N 0° 25' 50" W 1482.02 FEET TO THE NORTH LINE
OF THE NORTHWEST QUARTER OF SECTION 5; THENCE N 89° 52'
34" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER
481.84 FEET TO THE POINT OF BEGINNING.

INCLUDING ALL THAT LAND LYING BETWEEN THE
MEANDER LINE AND THE WATERS EDGE OF A SMALL
CREEK.

SCALE : 1" = 200'

LEGEND

O SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE
WEIGHING 1.68 POUNDS / LINEAL FOOT

- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" REBAR

SURVEYOR'S CERTIFICATE

I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND
ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS
OF RECORD.

JOHN D. MICKESH

DATED THIS _____ DAY OF APRIL, 2018.

CHIPPEWA SURVEYING INC.
CHIPPEWA FALLS. WISCONSIN

BURTON DEVELOPMENT, LLC. SURVEY, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 9 WEST, TOWN OF WOODMOHR, CHIPPEWA COUNTY, WISCONSIN.

4 / 3 / 2018

17-95C



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>

May 31, 2018

PETITION FILE NO. 14120

SANDI FRION, CLERK
CITY OF BLOOMER
1503 MAIN ST
BLOOMER, WI 54724-1640

ANN JENNEMAN, CLERK
TOWN OF WOODMOHR
18130 125TH ST
BLOOMER, WI 54724

Subject: BURTON DEVELOPMENT 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 WOODMOHR to the CITY OF BLOOMER (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 June 20, 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

CITY OF BLOOMER & UTILITIES

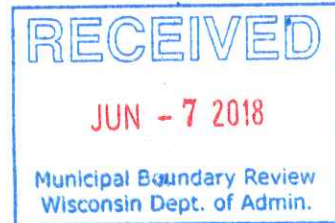
1503 Main Street Bloomer, WI 54724

Utilities
715-568-3331

City
715-568-3032

Fax
715-568-3969

June 4, 2018



Erich Schmidtke
WI Dept. of Administration
PO Box 1645
Madison, WI 53701

Dear Mr. Schmidtke:

Enclosed please find a copy of the completed Annexation Review Questionnaire per your request.

The original petition was filed with the City Clerk for the City of Bloomer with a copy of the Petition being mailed to the Town Clerk of the Town of Woodmohr.

Please advise of any questions or additional information needed.

Very truly yours,

A handwritten signature in black ink that reads "Sandra L. Frion". The signature is fluid and cursive, with the first name "Sandra" being the most prominent part.

Sandra L. Frion
City of Bloomer
Administrator/Clerk/Treasurer

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

Petitioner: **Burton Development**

Petition Number: **14120**

1. Territory to be annexed: From **TOWN OF WOODMOHR** To **CITY OF BLOOMER**

2. Area (Acres): **20.05**

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **130.51**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$652.55**

c. Participating jurisdictions _____

c. Paid by: ☒ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one)

☐ 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: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Undeveloped: **100**%

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

Residential: **100**% Recreational: _____% Commercial: _____% Industrial: _____%

Other: _____%

Comments: _____

7. Has a ☒ preliminary or ☐ final plat been submitted to the Plan Commission: ☒ Yes ☐ No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential

In the town?: **Some residential some undeveloped**

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?

Residential

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

Residential

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: Sandi Trion

Email: strion@ci.bloomer.wi.us

Phone: 715-668-3032

Date: 6-4-2018

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

Wisconsin Department of Administration

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

Petitioner: **Burton Development**

Petition Number: **14120**

1. Territory to be annexed: From **TOWN OF WOODMOHR** To **CITY OF BLOOMER**

2. Area (Acres): 20.65 ?

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 130.51

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 652.55

c. Participating jurisdictions _____

c. Paid by: ☒ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: 0 Electors: 0 Total: 0

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

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

Undeveloped: 100 % Ag. use at present

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

Residential: 100 % Recreational: _____% Commercial: _____% Industrial: _____%

Other: _____%

Comments: _____

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential

In the town?: Agriculture

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

☐ Sanitary sewer ☐ Water supply ☐ Storm sewers

☐ Police/Fire protection ☐ EMS ☒ Zoning

Other: _____

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

City/Village ☒ Yes ☐ No

Town ☐ Yes ☒ No

If yes, approximate timetable for providing service:

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

The town has no knowledge of the required capital expenditures.

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? Agricultural

c. How will the land be zoned and used if annexed? Residential

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> (No one lives here.)

The Town of Woodmohr has no knowledge of the election needs of this area.

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

None at this time

Prepared by: ☒ Town ☐ City ☐ Village

Name: Ann Jennerman, Clerk

Email: jennette@bloomer.net

Phone: 715-568-4789

Date: 6/5/18

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

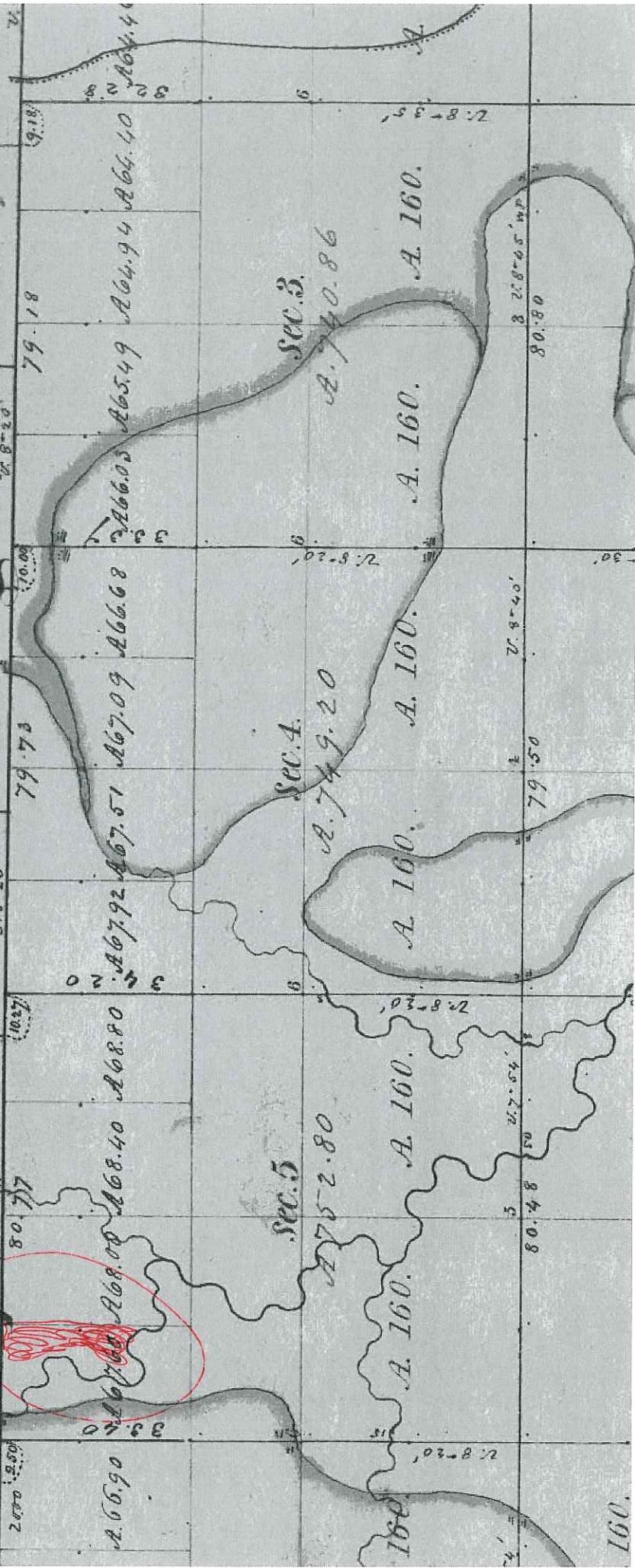
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

2825

Ship. No 30. N. Range. No 9 West





14120



Legend

- 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

NAD_1983_HARN_Wisconsin_TM

1: 3,960

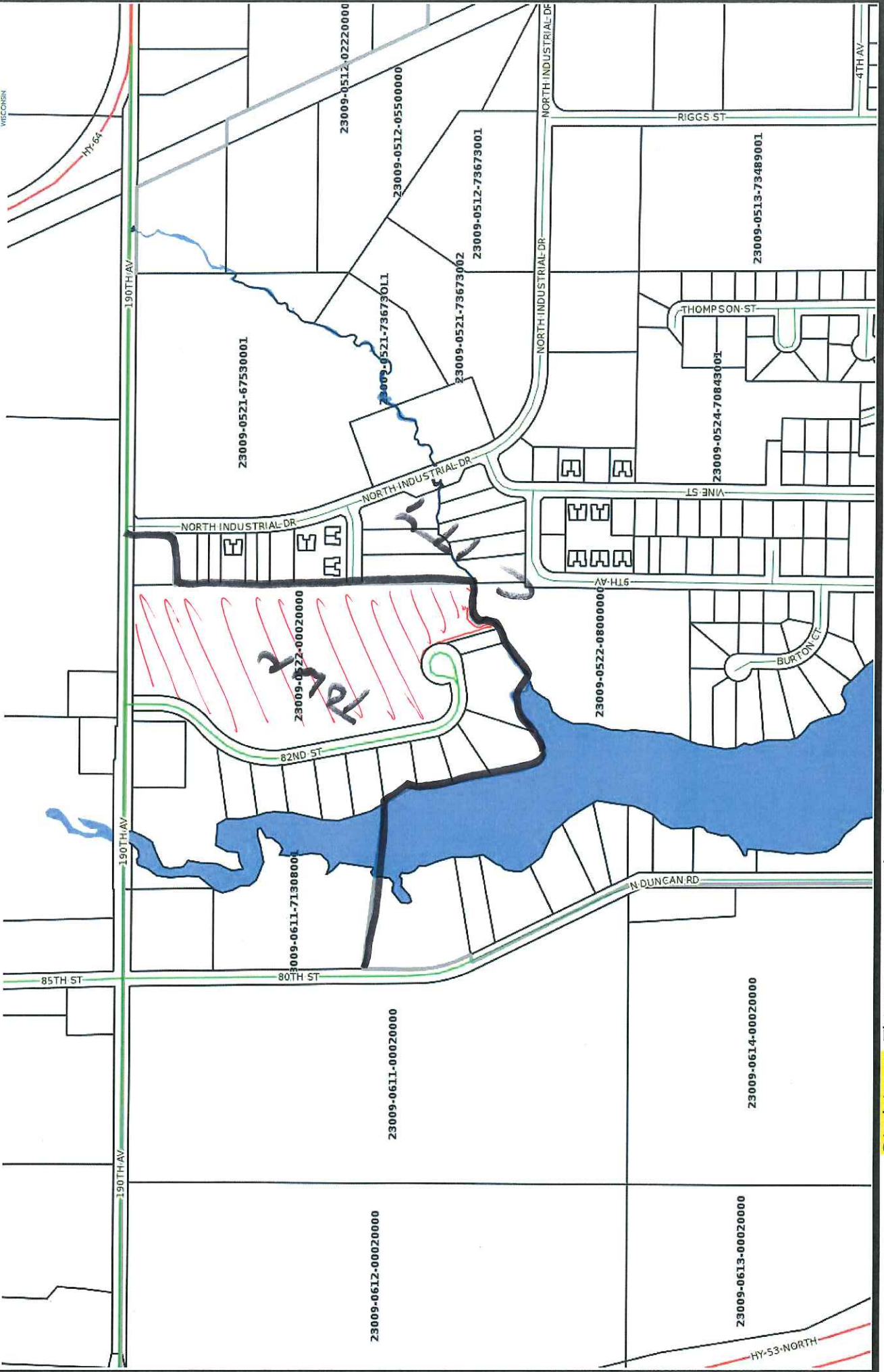
Map

Printed 06/14/2018

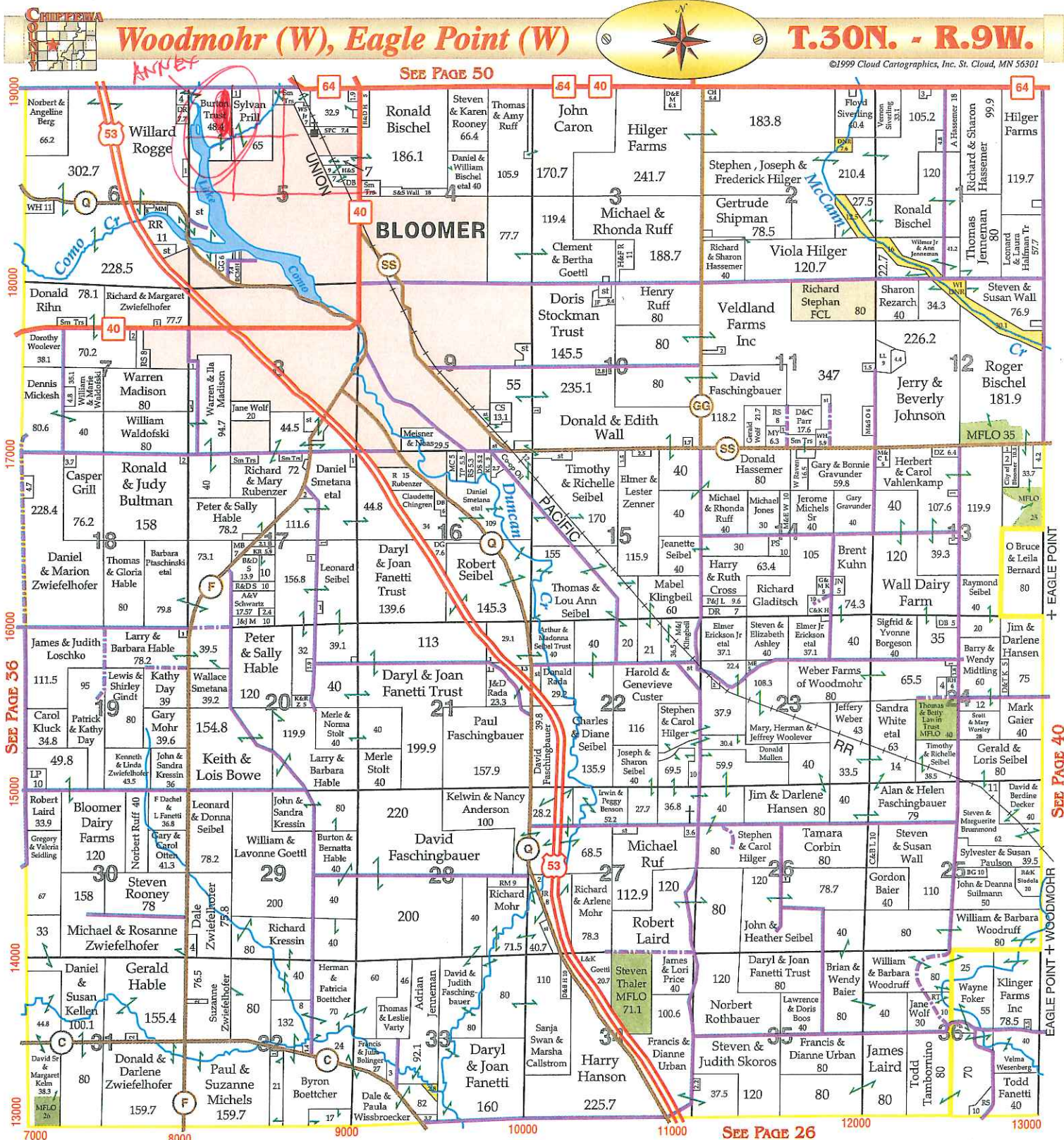
Scale = 1:561'



CHIPPewa COUNTY
Wisconsin



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



Ken's Septic Cleaning

Septic • Holding • Manure Pits
Portable Toilets • Radio Dispatch

26100 260th Ave
Holcombe, WI 54745
(715) 595-4892



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Deli • Groceries • Ice • Off-Sale Liquor, Beer & Wine
Oil • Canoe Rental • Tourist Information



Lucky 13 Weigh-In Station
DNR Registration



— OPEN YEAR AROUND — 7 DAYS A WEEK —

26452-2760th St Holcombe, WI 54745-9495
PH/FAX (715) 595-4293 Butch & Nancy Wendell





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 20, 2018

PETITION FILE NO. 14120

SANDI FRION, CLERK
CITY OF BLOOMER
1503 MAIN ST
BLOOMER, WI 54724-1640

ANN JENNEMAN, CLERK
TOWN OF WOODMOHR
18130 125TH ST
BLOOMER, WI 54724

Subject: BURTON DEVELOPMENT ANNEXATION

The proposed annexation submitted to our office on May 31, 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 BLOOMER**, which is able to provide needed municipal services.

Note: The City of Bloomer municipal boundary as it exists prior to annexing this territory must be shown and identified on the scale map of the territory being annexed (ref: S. 66.0217 (1) (g), Wis. Stats.).

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 14120 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=2193>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner