

14123

Pease Leasing Co. Inc.

| 14123        | Date Sent | Reply | Status |
|--------------|-----------|-------|--------|
| Town Quest   | 6/14      |       |        |
| Muni Quest   | 6/14      | 6/19  |        |
| Prop. Lister | 6/14      | 6/15  | OK     |

TOWN OF BLOOMFIELD  
VILLAGE OF GENOA CITY  
07/03/2018

OK- COMMENTS 7/3/18

# Request for Annexation Review

Wisconsin Department of Administration

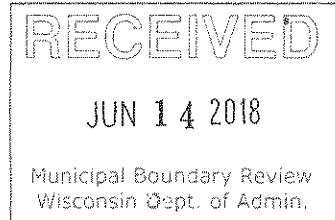
WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
wimunicipalboundaryreview@wi.gov  
http://doa.wi.gov/municipalboundaryreview/

14 123

## Petitioner Information

## Office use only:

Name: Pease Leasing Co. Inc.  
Address: 2113 Wright Rd  
McHenry IL 60050  
Email: path@rocksolidsr.com



1. Town where property is located: Bloomfield
2. Petitioned City or Village: Genoa City
3. County where property is located: Walworth
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 5.47
6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): MB3600003

## Petitioners phone:

847-312-6357

## Town clerk's phone:

262-279-6039

## City/Village clerk's phone:

262-279-6472

## Contact Information if different than petitioner:

### Representative's Name and Address:

Pat Hill  
  
  
  
  
Phone: Same  
E-mail: Same

### Surveyor or Engineering Firm's Name & Address:

Farris, Hansen & Assoc Inc  
7 Ridgway Ct PO Box 437  
Elkhorn WI 53121  
  
Phone: 262-723-2098  
E-mail: warrenhansen@farrishansen.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]

Village of Genoa City

Walworth County

State of Wisconsin

In the matter of the Direct Annexation of  
Land to the Village of Genoa City, Walworth  
County, Wisconsin. }

PETITION FOR DIRECT  
ANNEXATION  
WI. STAT 66.0217

The undersigned, Pease Leasing Co. Inc. as property owners, respectively, hereby petition the Village of Genoa City (hereinafter the "Village") for direct annexation (to the Village) of the property described in paragraph 1, below, and in this regard, request and represent as follows:

1. Pease Leasing Co. Inc. owners, respectively, of the real property located in the Town of Bloomfield, Walworth County, Wisconsin, which is described on the attached Exhibit "A". The real property, as described on attached Exhibit "A", shall hereinafter be referred to as the "territory to be annexed." Further, owners respectively, of a majority of the territory to be annexed." Further, owners respectively, of a majority of the territory to be annexed, are decisions of having said real estate detached from the Town of Bloomfield and annexed to the Village and the purpose of this Petition for direct annexation of the said territory to the Village.
2. That scale map showing the boundaries of the above described territory to be annexed, and showing the relation thereof to the municipalities involved is attached hereto marked as Exhibit "A", and made a part hereof by this reference.
3. That territory to be annexed is contiguous to the Village.
4. That there are electors residing in the territory to be annexed and are owners of the property.
5. That the undersigned further requests that the following zoning classifications be temporarily assigned to the territory to be annexed: M1 - Light Industrial
6. That the undersigned, Pease Leasing Co. Inc., reserve the right to withdraw this Petition at any time prior to adoption of the Annexation Ordinance should it appear (to them, or either of them) that the Village will not be able to provide the necessary zoning, or such other matter which would vitiate the development plans of the property owner.

WHEREFORE, the undersigned Petitioners respectively request direct annexation of the territory described in Paragraph 1, herein above, to the Village of Genoa City, pursuant to the provisions of 66.0217, WI., Stats., and for temporary zoning to be dated

this 1st of June 2018.

Property Owners:

Jonathan Pease

President

Address: 2113 Wright Rd  
McHenry, IL 60050

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



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](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview>

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June 14, 2018

PETITION FILE NO. 14123

CLAUDIA JUREWICZ, CLERK  
VILLAGE OF GENOA CITY  
PO BOX 428  
GENOA CITY, WI 53128-0428

CINDY HOWARD, CLERK  
TOWN OF BLOOMFIELD  
PO BOX 609  
PELL LAKE, WI 53157-0609

Subject: PEASE LEASING CO. INC. 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 BLOOMFIELD to the VILLAGE OF GENOA CITY (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 July 03, 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 Fee Schedule

14 12 3

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**

# 2387

PERSE LEASING CO. INC

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

\$ 950

6/11/18

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

|   |   |  |
|---|---|--|
| 1. Territory to be annexed:<br>MB 3600003 | From Town of:<br>Bloomfield<br><b>B</b> | To City/Village of:<br>Village of Genoa City |
|---|---|--|

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

**Location and Position**

  Y   (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

  Y   (2) Contiguous with existing village/city boundaries

  N   (3) Creates an island area in Township (completely surrounded by city)

  N   (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

  Y   (1) Identify owner(s) of annexed land

  Y   (2) Identify parcel ID numbers included in annexation.

  N/A   (3) Identify parcel ID numbers being split by annexation

  Y   (4) North arrow

  Y   (5) Graphic Scale

  Y   (6) Streets and Highways shown and identified

  Y   (7) Legend

  Y   (8) Total area/acreage of annexation

3. Other relevant information and comments:

This annexation will help to clear up an island created in the past.

Prepared by: Sue Finster  
 Title: Property Lister  
 Phone: 262-741-4255  
 Date: 06/15/2018

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)

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: Pease Leasing Co. Inc.

Petition Number: 14123

1. Territory to be annexed: From TOWN OF BLOOMFIELD To VILLAGE OF GENOA CITY

2. Area (Acres): 5.47

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ \_\_\_\_\_

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

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

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?

Industrial and Business Park Districts adjacent to Village

In the town?: no

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 To obtain continuity w/ owners businesses on adjacent parcel

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? \_\_\_\_\_

c. How will the land be zoned and used if annexed? M-1 Light Industrial

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](mailto: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:

*Parcel is currently an island surrounded by the Village. New owner has M-1 Industrial business adjacent to this property within the village.*

Prepared by: ☐ Town ☐ City ☒ Village

Name: Claudia Jurewicz

Email: gcclerk@charter.net

Phone: 262-279-6472

Date: 6-19-18

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

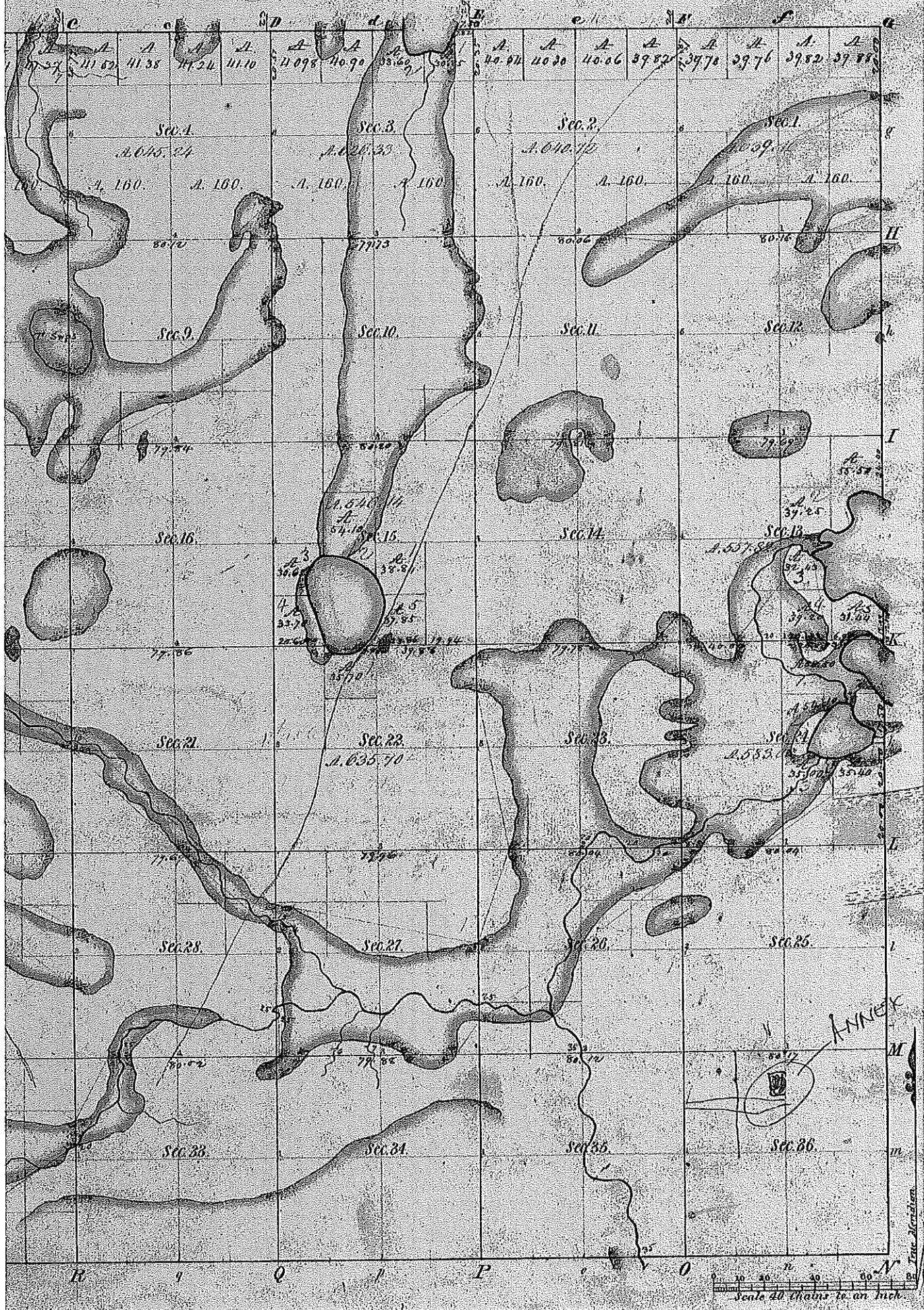
PO Box 1645, Madison WI 53701

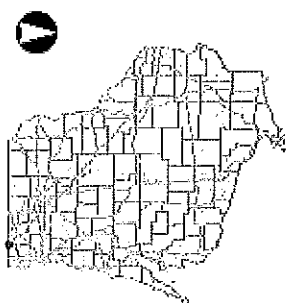
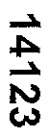
Fax: (608) 264-6104

(March 2018)



























*Range No 18 East 4<sup>th</sup> Mer. Wis. Ter.*





- 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

0.1 0 0.06 0.1 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

1:3,960

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/>



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](mailto:wimunicipalboundaryreview@wi.gov)

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

July 03, 2018

PETITION FILE NO. 14123

CLAUDIA JUREWICZ, CLERK  
VILLAGE OF GENOA CITY  
PO BOX 428  
GENOA CITY, WI 53128-0428

CINDY HOWARD, CLERK  
TOWN OF BLOOMFIELD  
PO BOX 609  
PELL LAKE, WI 53157-0609

Subject: PEASE LEASING CO. INC. ANNEXATION

The proposed annexation submitted to our office on June 14, 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 **VILLAGE OF GENOA CITY**, which is able to provide needed municipal services.

Note: It appears that the course shown as NORTH 88 DEGREES 36 MINUTES EAST 366.27 FEET in the legal description of the territory to be annexed must be changed to SOUTH 88 DEGREES 39 MINUTES 55 SECONDS WEST 366.27 FEET to agree with the scale map of the territory.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14123 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=2196>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner