

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: HOLZINGER HOMES LLC
Address: 527 FAIRFAX ST
AUDONA, WI 54720
Email: holzingerhomesllc@aol.com

Office use only:

RECEIVED

JUN 30 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: WASHINGTON
2. Petitioned City or Village: EAU CLAIRE
3. County where property is located: EAU CLAIRE
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: 0.63
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 024210402000

Petitioners phone:

715-225-8473

Town clerk's phone:

City/Village clerk's phone:

Contact Information if different than petitioner:

Representative's Name and Address:

PAUL HOLZINGER
704 MITSCHER AVE
EAU CLAIRE, WI 54701
Phone: 715 225-8473
E-mail: holzingerhomesllc@aol.com

Surveyor or Engineering Firm's Name & Address:

AMERICAN LAND SURVEYING
ERIC KNAPP
3028 HARTWOOD DR.
EAU CLAIRE, WI 54703
Phone: 715 214 6508
E-mail: amsurve@charter.net

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]

(2012)

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

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

\$200 **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 **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

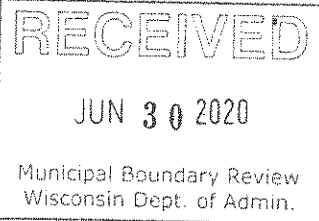
Date fee received: 6-30-20 Shaded Area for Office Use Only

Payee: Holzinger Homes LLC

Check Number: 5505

Check Date: 6-17-20

Amount: \$400.00



**Petition for Annexation
under Wisconsin Statutes 66.0217 (2)**

To the City Council of the City of Eau Claire, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described attached hereto the City of Eau Claire, Eau Claire County, State of Wisconsin.
2. Attached hereto is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing the City.
3. The current population of the territory to be annexed is 0.
4. The petition has been signed by the owners of all of the land within the territory proposed to be annexed, and by all of the electors residing within the territory proposed to be annexed.

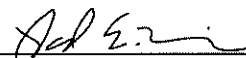
Owners of all Lands within the Territory

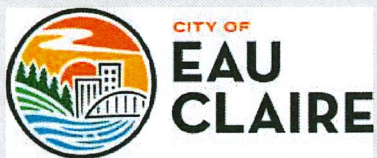
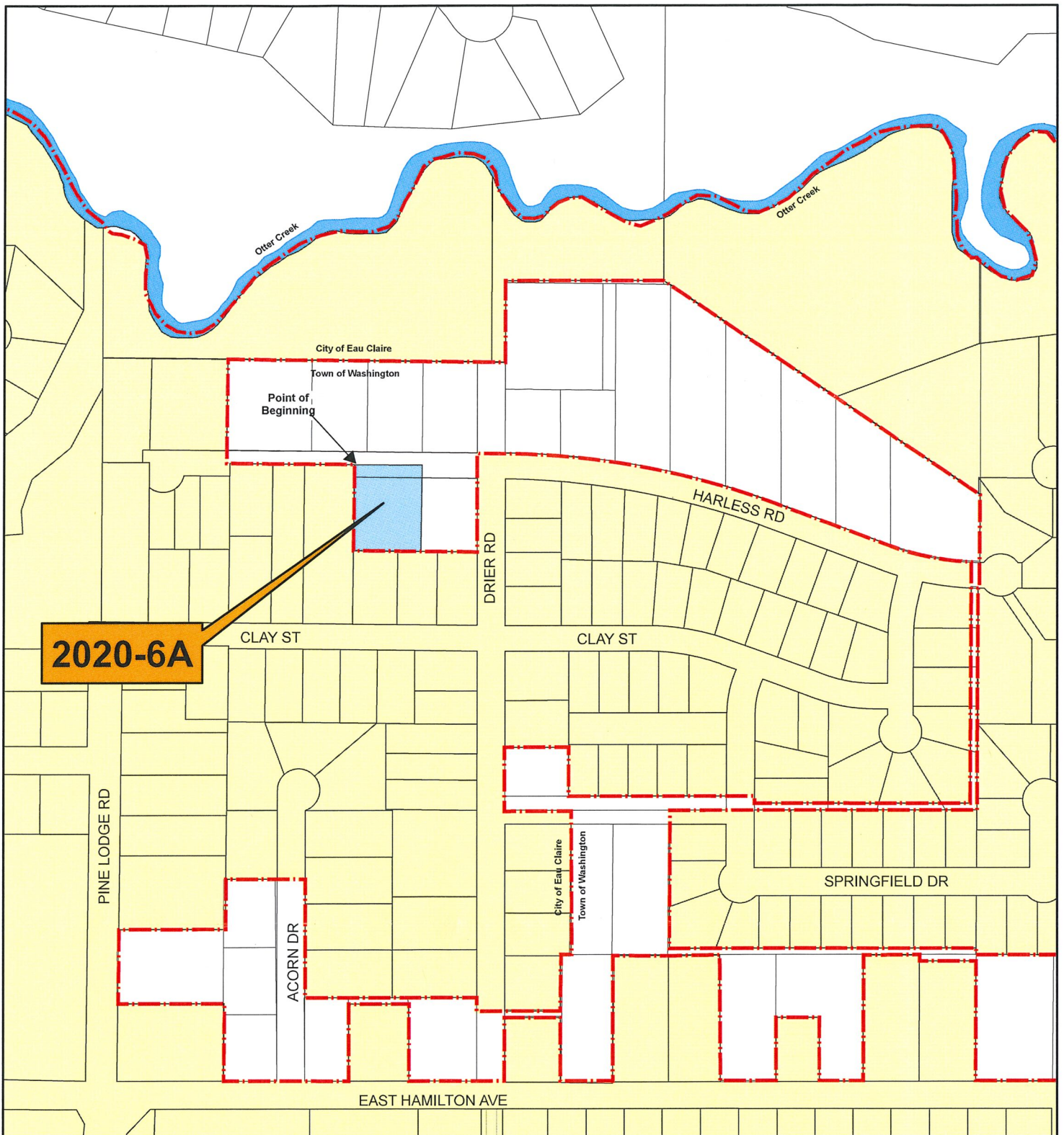
Proposed to be Annexed:

Name of the Owner: Holzinger Homes LLC

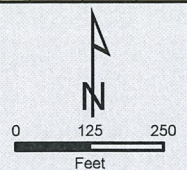
Address of Owner: 527 Fairfax St. Altoona, WI 54720

Date of Signing: 6/19/2020

Signature: 



ANNEXATION FILE # 2020-6A



DATE
6-18-20

Lands located in Section 26-27-09,
Town of Washington, Eau Claire County
(approx .75 acres)



024210206000

024210207000

024210208000

024210209000

HARLESS RD

024210402000

024210403000

CLAY ST

DRIER RD



<input checked="" type="checkbox"/>	Sewer Main	<input type="checkbox"/>	Curb & Gutter
<input type="checkbox"/>	Water Main	<input type="checkbox"/>	Bituminous Paving
<input type="checkbox"/>	Grading & Graveling	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Sidewalk		

We, the undersigned property owners on the following named street(s) do hereby respectfully request the improvement(s) be constructed.

From: APPROX 4049

in the City of Eau Claire, Wisconsin.

[illegible]

Please return completed petition form to City Clerk in City Hall at 203. S. Farwell Street, Eau Claire, WI 54701.

STATE BAR OF WISCONSIN FORM 1-2003
WARRANTY DEED

Document Number

THIS DEED, made between CHUMAS FAMILY, LLC ("Grantor",
whether one or more)
and HOLZINGER HOMES LLC ("Grantee", whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described
real estate, together with the rents, profits, fixtures and other appurtenant interests,
in EAU CLAIRE County, State of Wisconsin (the "Property"):

Lot 1, Block 3, Golfview Addition, Town of Washington, Eau Claire
County, Wisconsin.

Recording Area

Name and Return Address:

HOLZINGER HOMES LLC

795 MITSCHE AVENUE

EAU CLAIRE, WI 54701

024-2104-02-000 (18024-2-270926-320-2010)

Parcel Identification Number (PIN)

This IS NOT homestead property.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except
municipal and zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility
and municipal services, recorded building and use restriction and covenants, general taxes levied in 2020.

Dated this 14 day of May, 2020.

CHUMAS FAMILY, LLC

By: ZACHARY CHUMAS, Member

By: JAMES CHUMAS, Member

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____)

Authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Sara R. Vinopal

Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

ACKNOWLEDGMENT

STATE OF WISCONSIN

Eau Claire COUNTY

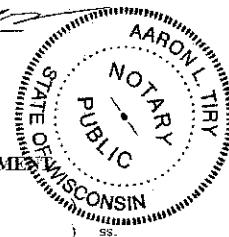
Personally came before me this 14 day of May, 2020

the above named ZACHARY CHUMAS and JAMES
CHUMAS to me known to be the person(s) who executed the
foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin

My Commission is permanent (If not, state expiration date: _____)

4-2-2023



HOLZINGER HOMES LLC ANNEXATION
Town of Washington

Being Lot 1 of Block 3 of Golfview Addition to the Town of Washington, and that part of Harless Road all located in the NW1/4-SW1/4 and in the SW1/4-SW1/4 of Section 26, T27N, R09W, Town of Washington, Eau Claire County, Wisconsin all of which is described as follows:

Commencing at the southwest corner of said Section 26;
thence north along the west line of said SW1/4 of Section 26, 1489.0 feet more or less to the centerline of Harless Road extended;
thence east along said centerline 583.0 feet more or less to the west line of said Lot 1 of Block 3 extended north and the point of beginning;
thence south along the west line of said Lot 1 Block 3 extended, 30.0 feet more or less to the northwest corner of said Lot 1 Block 3;
thence continuing south along the west line of said Lot 1 Block 3, 172.5 feet more or less to the southwest corner of said Lot 1 Block 3;
thence east along the south line of said Lot 1 Block 3, 161.0 feet more or less to the southeast corner of said Lot 1 Block 3;
thence north along the east line of said Lot 1 Block 3, 172.5 feet more or less to the northeast corner of said Lot 1 Block 3;
thence continuing north along the east line of said Lot 1 Block 3 extended, 30.0 feet more or less to the centerline of said Harless Road;
thence west along said centerline, 161.0 feet more or less to the point of beginning.

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: ~~Holtzinger~~ Holzinger Petition Number: **14324**

1. Territory to be annexed: From **TOWN OF WASHINGTON** To **CITY OF EAU CLAIRE**

2. Area (Acres): _____

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: 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?: 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: _____

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? R-1C

c. How will the land be zoned and used if annexed? R-1

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: Ryan Petrie

Email: ryan.petrie@ecwclairewi.gov

Phone: 715-839-4914

Date: 7-1-20

(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: Holtzinger

Petition Number: 14324

1. Territory to be annexed: From TOWN OF WASHINGTON To CITY OF EAU CLAIRE

2. Area (Acres) 0.63

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 18.90 $11,700 \times .001614824$

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 94.50

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: _____

5. Approximate present land use of territory:

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

Undeveloped: _____ %

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?: 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: _____

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 & 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? RL

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: Aleta Kauffman

Email: Kauffman@townofwashington.org

Phone: 715-834-3257

Date: 7/16/2020

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

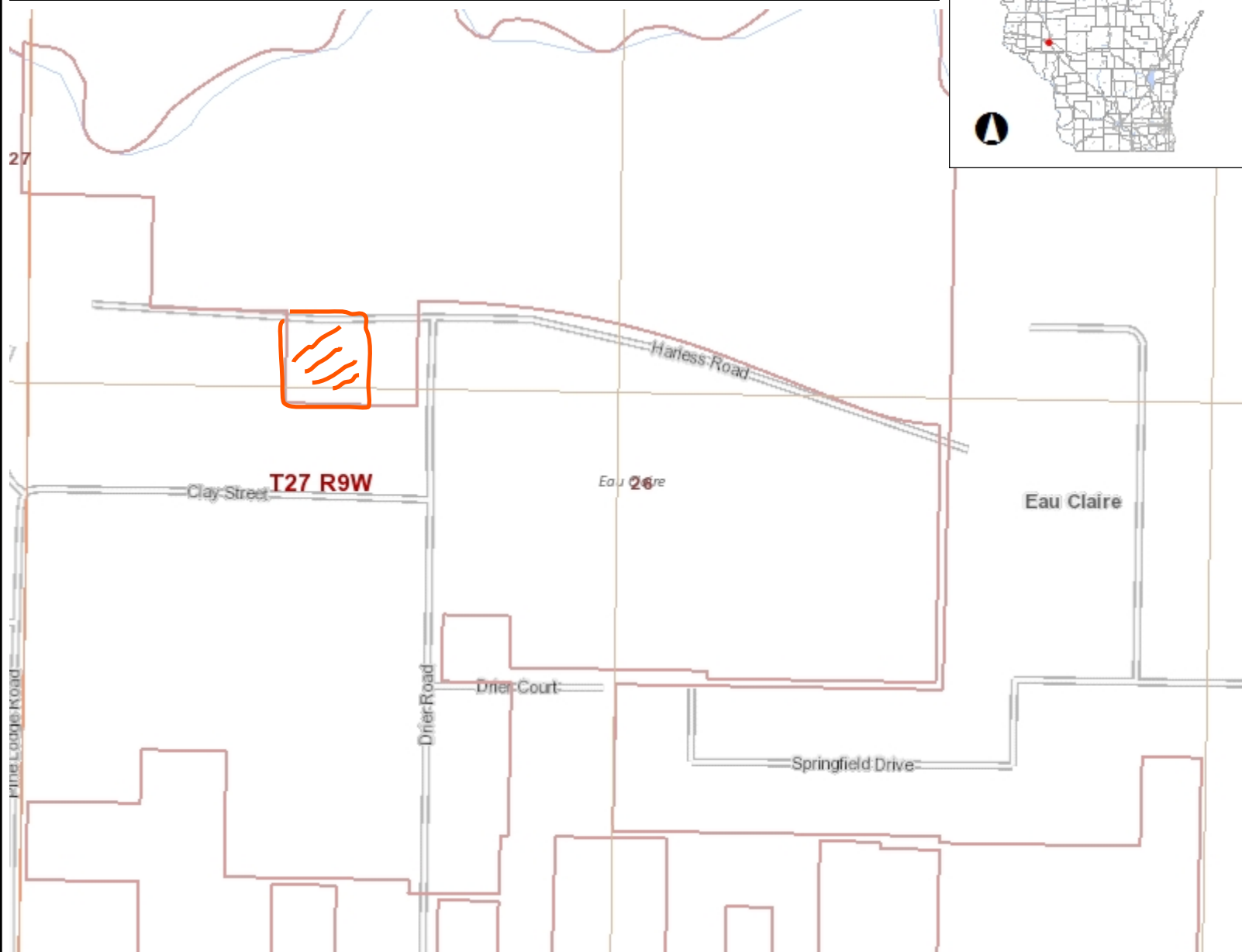


Surface Water Data Viewer Map



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



0.1 0 0.06 0.1 Miles

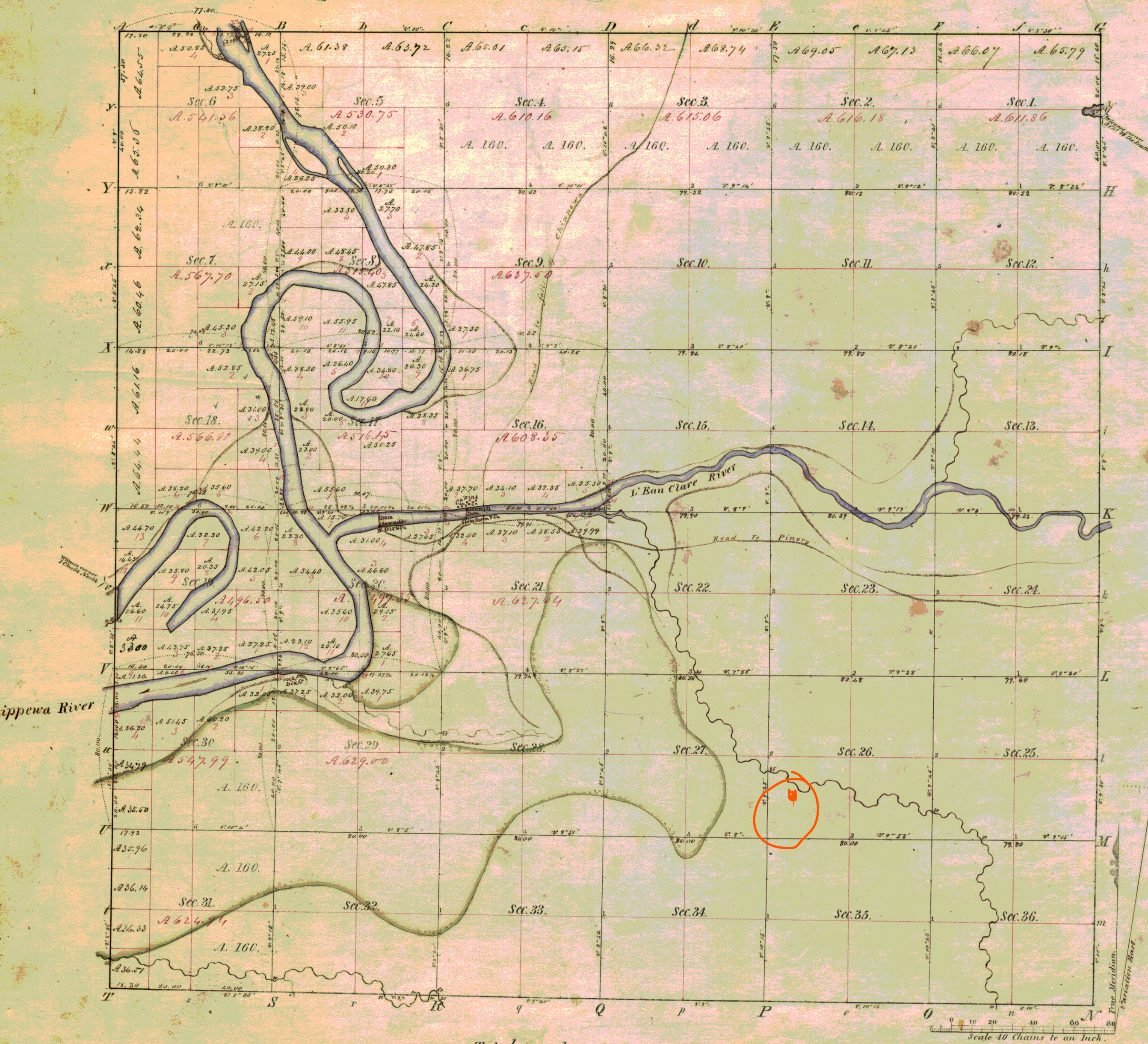
NAD_1983_HARN_Wisconsin_TM

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/>

Notes

Township N.º 27 N., Range N.º 9 West, 4th Mer.



Meanders of Chippewa, part of L'Eau Claire river &c.									
Posts	Courses	(Ch'Lk)	Posts	Courses	(Ch'Lk)	Posts	Courses	(Ch'Lk)	
Chippewa river.			L 15 E. 4.50						
Right bank, up stream.			L 7 1/2 E. 5.50			L 23 E. 5.50			
in Sec. 30.			N 8 1/2 E. 7.00			L 20 1/2 E. 7.50			
			N 7 7/2 E. 5.00			L 22 1/2 E. 15.00			
1	N 7 3/4 E.	26.00	N 48 1/2 E. 12.50			L 38 E. 7.50			
2	N 50 E.	7.10	N 55 E. 1.50			L 58 1/2 E. 13.00			
			S 77 1/2 E. 6.25			L 58 E. 13.00			
3	N 7 7/2 E.	25.00	N 45 E. 11.50			16 L 20 E. 10.00			
			N 17 E. 8.00						
			9	N 1 1/2 E.	5.31	L 22 E. 6.50			
			N 7 W.			L 17 E. 3.00			
			N 26 W.			17 South 3.00			
			N 26 1/2 W.			South 5.00			
			N 38 W.			18 L 16 1/2 W. 11.00			
			N 21 W.			L 55 1/2 W. 13.00			
			N 33 1/2 W.			L 72 W. 11.50			
			N 39 W.			L 64 W. 8.50			
			N 23 W.			L 80 W. 12.50			
			N 35 1/2 W.			L 67 1/2 W. 15.00			
			N 22 W.			N 24 1/2 W. 4.00			
			N 20 W.			N 8 1/2 W. 7.00			
			N 42 W.			N 45 E. 9.00			
			11	N 55 W.	1.67	N 61 E. 6.50			
			N 58 W.			N 40 1/2 E. 6.00			
			N 78 1/2 W.			17 N 15 1/2 E. 6.00			
			N 75 W.			N 15 E. 11.00			
			N 55 1/2 W.			N 1 1/2 W. 6.50			
			N 24 W.			N 38 W. 4.50			
			N 27 W.			N 49 1/2 W. 12.00			
			N 24 W.			N 82 1/2 W. 22.00			
			11	N 7 W.	6.87	N 70 W. 5.00			
			N 24 W.			L 40 W. 8.00			
			N 32 W.			20 L 30 W. 3.00			
			N 29 1/2 W.			L 40 W. 5.00			
			N 43 W.			L 20 W. 8.00			
			N 85 W.			L 10 W. 7.00			
			N 2 1/2 W.			21 L 5 W. 5.21			
			N 54 W.			L 52 1/2 E. 14.20			
			N 68 W.			L 27 E. 3.00			
			N 56 1/2 W.			L 20 E. 12.00			
			N 27 W.			South 4.50			
			N 21 W.			L 6 E. 9.50			
			N 2 E.			L 10 E. 32.00			
			N 13 1/2 E.			22 L 13 E. 10.00			
			12	N 3 W.	1.31				
7			Chippewa river.						
			Left bank, downstream.			L 40 1/2 E. 16.17			
						13 mouth of L'Eau Claire R.			
			13	L 11 E.	7.50	L'Eau Claire river.			
			L 31 E.			Right bank, up stream.			
			L 26 E.						
			L 29 E.			L 32 E. 2.50			
			L 27 E.			N 24 1/2 E. 4.00			
						N 64 E. 4.00			
			L 22 1/2 E.			N 67 E. 7.50			
			L 22 E.			N 33 E. 8.00			
			L 25 E.			N 57 E. 7.00			
			L 35 1/2 E.			East 5.00			
			L 29 1/2 E.			24 N 57 E. 19.85			
			L 30 E.			N 84 E. 18.00			
			L 7 1/2 E.			N 84 1/2 E. 11.00			
			L 27 1/2 E.			N 87 1/2 E. 6.00			
			13	L 30 E.	17.00				

Total number of Acres. 21,880.89					
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and charged in the Sur. ^r Gen ^l acc. ^t
Township lines	George O. Harrick	July 18 th 1848	M. ch. ^s 23. 70. 00	Sept. & Oct. 1848	
Subdivisions	Alexander Andersen	July 11 th 1849	82. 27. 44	July & Augt. 1849	

The above Map of Township No 24 North of Range No 9 West of the 4th Principal Meridian State of Wisconsin is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.
Pitauque, Decr. 11, 1849

C. H. Booth, Sur. Gen.



TONY EVERS

GOVERNOR

JOEL BRENNAN

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>

July 20, 2020

PETITION FILE NO. 14324

CARRIE RIEPL, CLERK
CITY OF EAU CLAIRE
PO BOX 5148
EAU CLAIRE, WI 54702-5148

JANELLE HENNING, CLERK
TOWN OF WASHINGTON
5750 OLD TOWN HALL RD
EAU CLAIRE, WI 54701-8948

Subject: HOLZINGER ANNEXATION

The proposed annexation submitted to our office on June 30, 2020, 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 EAU CLAIRE**, 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 14324 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=2398>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner