

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: **LOGTOWN DEVELOPMENT, LLC**

Address: **720 WESTBROOK DRIVE**

PLAIN, WI 53577

Email: **KKRAEMER@KRAEMERBROTHERS.COM**

Office use only:

RECEIVED

June 6, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF FRANKLIN**

2. Petitioned City or Village: **VILLAGE OF PLAIN**

3. County where property is located: **SAUK COUNTY**

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

5. Area (in acres) of the territory to be annexed: **49.04**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **014-0213-00000,**
ENTIRE 40 ACRES; 014-0214-00000, PARTIAL: 9.04
ACRES Part of 014-0218-00000

Petitioners phone:

608-588-4130

Town clerk's phone:

608-495-3354

City/Village clerk's phone:

608-546-2047

Contact Information if different than petitioner:

Representative's Name and Address:

KEVIN KRAEMER

720 WESTBROOK DRIVE

PLAIN, WI 53577

Phone: **608-588-4130**

E-mail:

KKRAEMER@KRAEMERBROTHERS.COM

Surveyor or Engineering Firm's Name & Address:

WYSER ENGINEERING

312 EAST MAIN STREET

MOUNT HOREB, WI 53572

Phone: **608-843-3388**

E-mail:

WADE.WYSE@WYSERENGINEERING.CO
M

Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ 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

\$800 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

\$1150 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: 7-1-2020

Payee: Logtown Development LLC

Check Number: 1503

Check Date: 6-26-20

Amount: \$1,150⁰⁰

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described only by:
- Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoiners as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- ☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

PETITION FOR DIRECT ANNEXATION

To: Village of Plain
Attn: Sheila Carver, Clerk/Treasurer
510 Main Street
Plain, WI 53577

Town of Franklin
Attn: Vikki Stingley
E5114 Highway B
Plain, WI 53577

Logtown Development, LLC hereby petitions the Village Board of the Village of Plain, Wisconsin for the direct annexation of all the real property in the territory more particularly described on the attached Exhibit "A" and Certified Survey Map into the Village of Plain, Wisconsin. The population of the territory to be annexed is none.

Dated this 26th day of June, 2020

Logtown Development, LLC

By: 
Kevin J. Kraemer, President

100% ownership

ANNEXATION DESCRIPTION

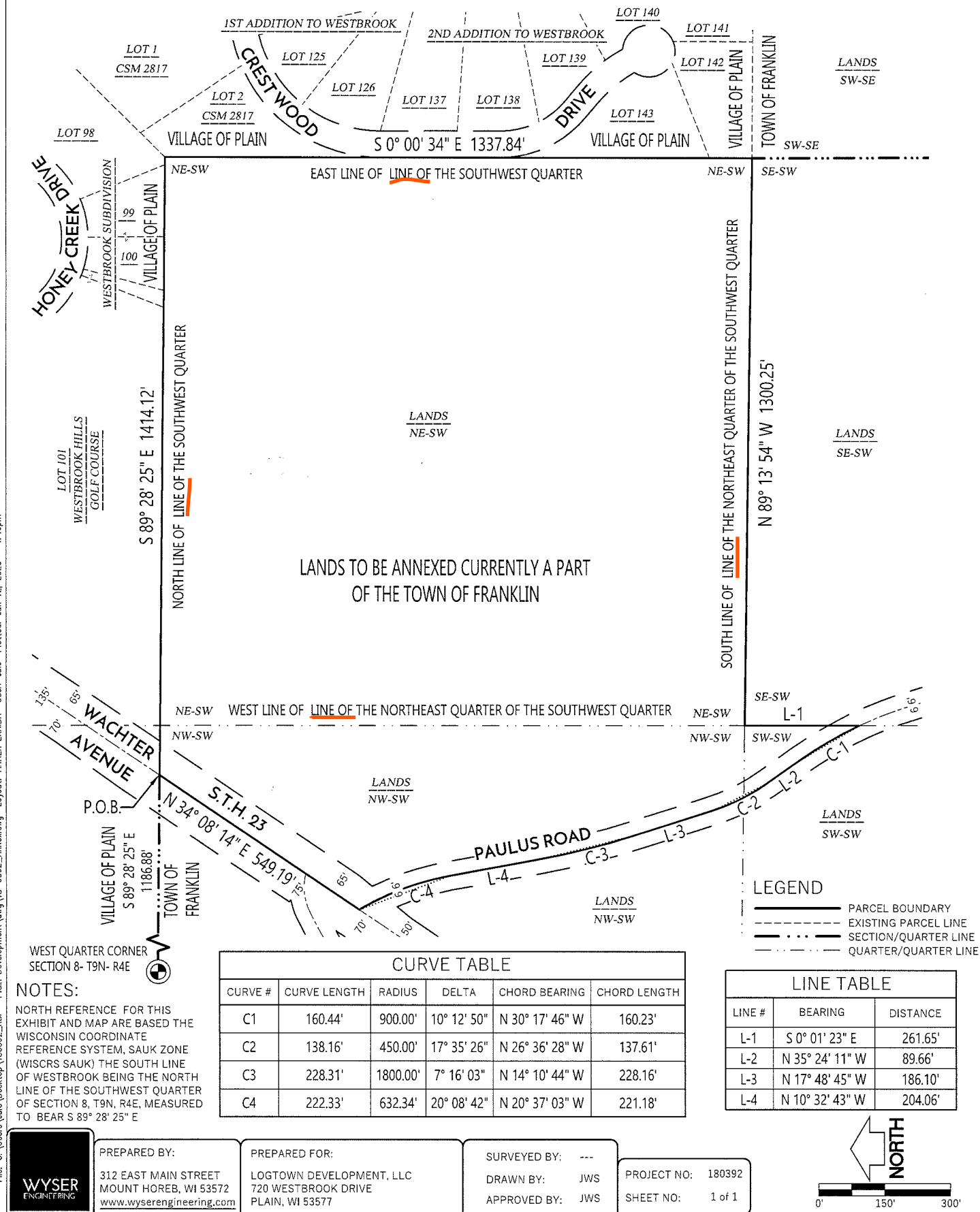
Unplatted lands being all of the Northeast Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter, all located in Section 8, Town 9 North, Range 9 East, Town of Franklin, Sauk County, Wisconsin being more particularly described as follows: 4

Commencing at the West Quarter Corner of aforesaid Section 8; thence along the North line of aforesaid Southwest Quarter of Section 8, South 89 degrees 28 minutes 25 seconds East, 1186.88 feet to the center line of Wisconsin State Trunk Highway 23 (STH 23) to the Point of Beginning;

Thence continuing along said North line of the Southwest Quarter South 89 degrees 28 minutes 25 seconds East, 1414.12 feet to the West line of the 1st Addition to Westbrook; thence along said West line of the 1st Addition to Westbrook South 00 degrees 00 minutes 34 seconds East, 1337.84 feet to the South line of the Northeast Quarter of Said Southwest Quarter of Section 8; thence along said South line of the Northeast Quarter of the Southwest Quarter North 89 degrees 13 minutes 54 seconds West, 1300.25 feet to the West line of the Southeast Quarter of said Southwest Quarter of Section 8; thence along said West line of the Southeast Quarter of the Southwest Quarter South 00 degrees 01 minutes 23 seconds East, 261.65 feet to a point of non-tangent curve at the center line of Paulus Road; thence 160.44 feet along said curving center line of Paulus Road on the arc of a curve to the left, having a radius of 900.00 feet and a long chord that bears N 30 degrees 17 minutes 46 seconds West, 160.23 feet to a point of tangent; thence continuing along said center line South 35 degrees 24 minutes 11 seconds West, 89.66 feet to a point of tangent curve; thence continuing 138.16 feet along said curving center line on the arc of a curve to the right, having a radius of 450.00 feet and a long chord that bears North 26 degrees 36 minutes 28 seconds West, 137.61 feet to a point of tangent; thence continuing along said center line North 17 degrees 48 minutes 45 seconds West, 186.10 feet to a point of tangent curve; thence continuing 228.31 feet along said curving center line on the arc of a curve to the right, having a radius of 1800.00 feet and a long chord that bears North 14 degrees 10 minutes 44 seconds West, 228.16 feet to a point of tangent; thence continuing along said center line North 10 degrees 32 minutes 43 seconds West, 204.06 feet to a point of tangent curve; thence continuing 222.33 feet along said curving center line on the arc of a curve to the left, having a radius of 632.34 feet and a long chord that bears North 20 degrees 37 minutes 03 seconds West, 221.18 feet to the non-tangent center line of aforesaid STH 23; thence along said center line of STH 23 North 34 degrees 08 minutes 14 seconds East, 549.19 feet back to the Point of Beginning.

Above described area to be Annexed is 2,136,183 square feet or 49.04 acres

UNPLATTED LANDS BEING ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 8, TOWN 9 NORTH, RANGE 4 EAST, TOWN OF FRANKLIN, SAUK COUNTY, WISCONSIN.



REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 014-0213-00000, 014-0214-00000 & 014-0218-00000; S 8-9-4 PRT SW1/4; Logtown Development LLC	From Town of: Town of Franklin	To City/Village of: Village of Plain
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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, 1/4 - 1/4 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

N (2) Identify parcel ID numbers included in annexation. Part of 014-0218-00000 not listed

N (3) Identify parcel ID numbers being split by annexation Part of 014-0218-00000 not listed

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:

Please see the attached regarding revisions that should be made to the map and description. As described, this annexation is leaving a sliver of land between the new/old ROW of Hwy 23 (part of 014-0214-00000). Deeded description goes to centerline location of old Hwy 23. This annexation goes to new centerline

Current parcels are located in Supervisory District 23, Assembly District 51, Senate District 17 & Voting Ward T1. The surrounding area in the Village is in Supervisory District 23, Assembly District 51, Senate District 17 & Voting Ward V1.
Area crosses Voting Wards T1 & V1.

Prepared by: _____
Title: _____
Phone: _____
Date: _____

Please **RETURN PROMPTLY** to:
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Address: **720 WESTBROOK DRIVE**

PLAIN, WI 53577

Email: **KKRAEMER@KRAEMERBROTHERS.COM**

Office use only:

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June 6, 2020

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Wisconsin Dept. of Admin.

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2. Petitioned City or Village: **VILLAGE OF PLAIN**

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ACRES 014-0218-00000

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KEVIN KRAEMER

720 WESTBROOK DRIVE

PLAIN, WI 53577

Phone: **608-588-4130**

E-mail:

KKRAEMER@KRAEMERBROTHERS.COM

Surveyor or Engineering Firm's Name & Address:

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312 EAST MAIN STREET

MOUNT HOREB, WI 53572

Phone: **608-843-3388**

E-mail:

WADE.WYSE@WYSERENGINEERING.CO
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COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: 7-1-2020

Payee: Logtown Development LLC

Check Number: 1503

Check Date: 6-26-20

Amount: \$1,150⁰⁰

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PETITION FOR DIRECT ANNEXATION

To: Village of Plain
Attn: Sheila Carver, Clerk/Treasurer
510 Main Street
Plain, WI 53577

Town of Franklin
Attn: Vikki Stingley
E5114 Highway B
Plain, WI 53577

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Dated this 26th day of June, 2020

Logtown Development, LLC

By: 
Kevin J. Kraemer, President

100% ownership

ANNEXATION DESCRIPTION

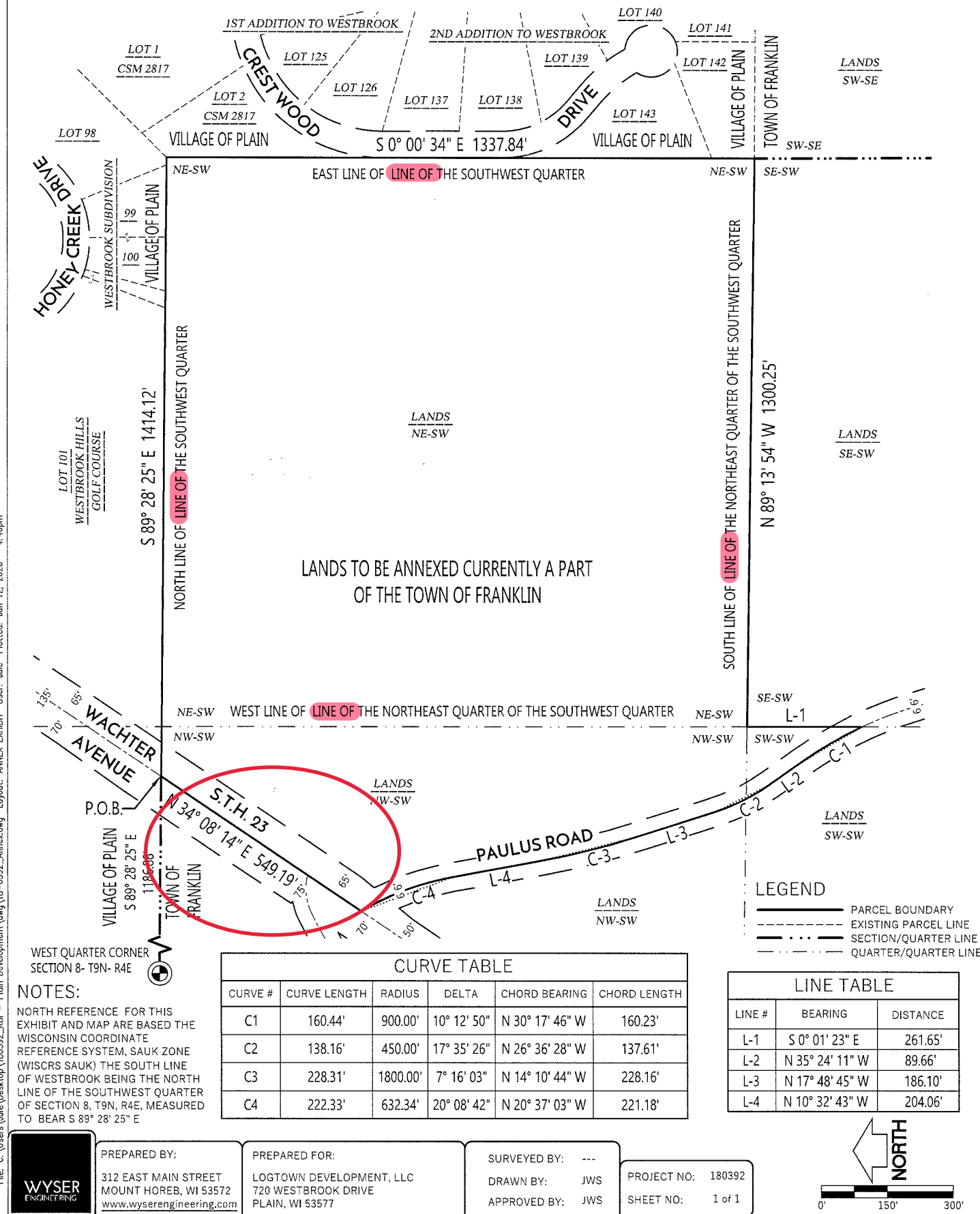
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UNPLATTED LANDS BEING ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 8, TOWN 9 NORTH, RANGE 4 EAST, TOWN OF FRANKLIN, SAUK COUNTY, WISCONSIN.



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: **Logtown Development**

Petition Number: **14325**

1. Territory to be annexed: From **TOWN OF FRANKLIN** To **VILLAGE OF PLAIN**

2. Area (Acres): 49.04

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ \$1,033.33

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$5,016.65

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: 0

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

Residential: 3 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 97 %

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

Residential: 60 % Recreational: 8 % Commercial: _____ % Industrial: _____ %

Other: 32 %

Comments: 32% Drainage, Retention Pond, Undevelopable

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

Plat Name: "Potential 47 Lot Layout" (Unofficial)

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

Residential and Golf Course

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 ☒ Immediately ☐
or, write in number of years. _____

Water Supply immediately ☒ 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? Agriculture

c. How will the land be zoned and used if annexed? Single Family 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: Sheila Carver

Email: clerk@villageofplain.com

Phone: (608) 546-2047

Date: 07/09/2020

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

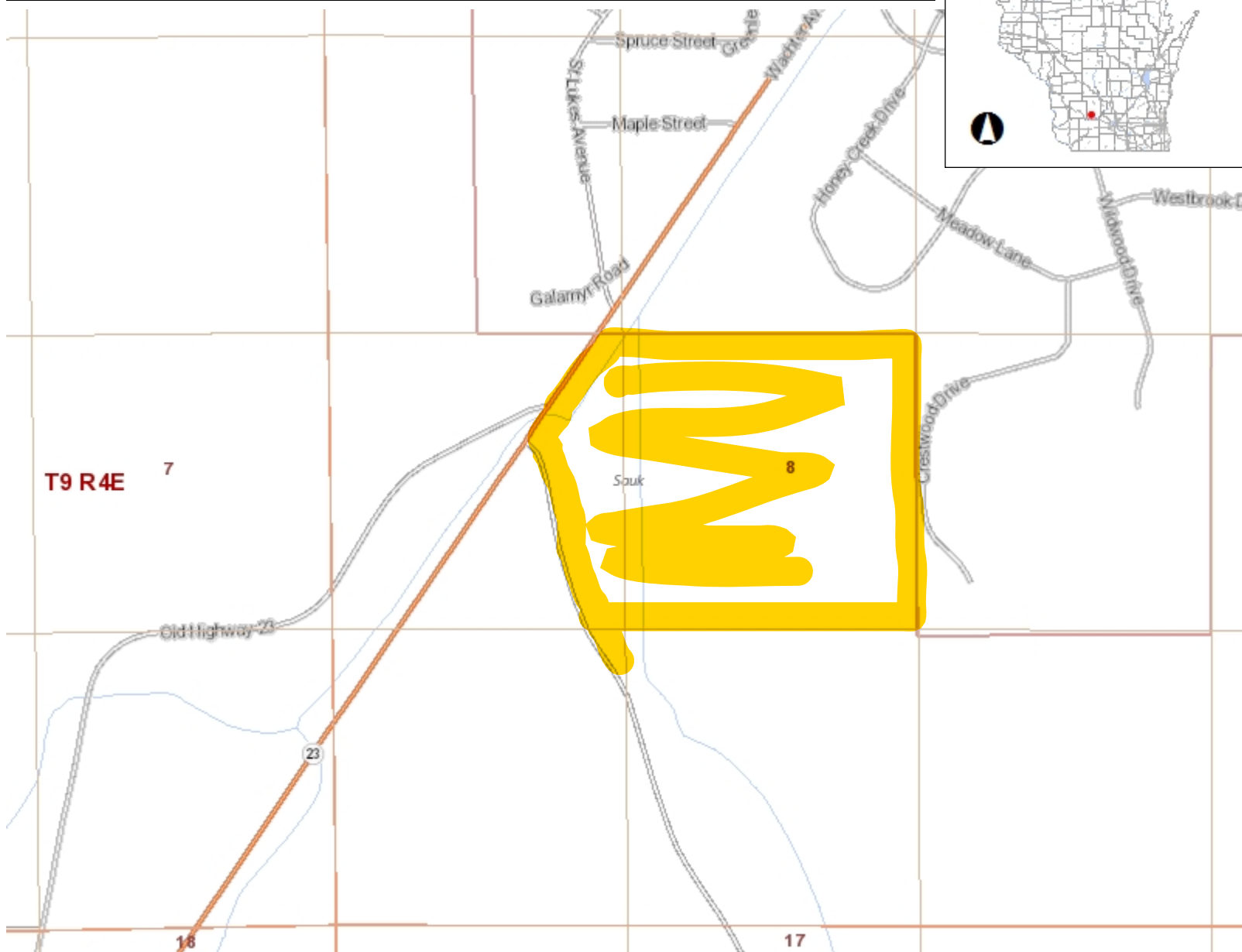
Municipal Boundary Review

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

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

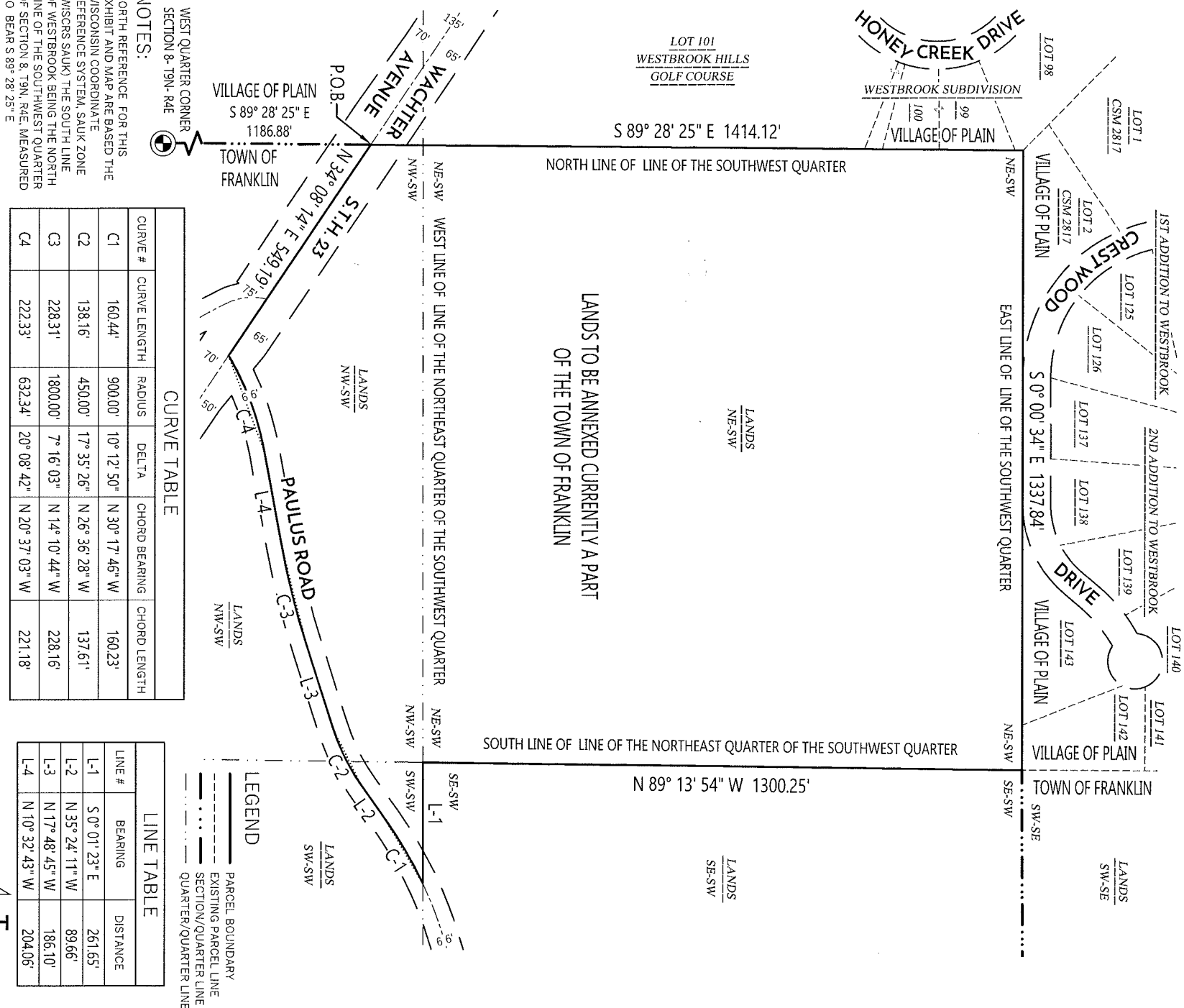
1: 7,920

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

PARCEL EXHIBIT

UNPLATTED LANDS BEING ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 8, TOWN 9 NORTH, RANGE 4 EAST, TOWN OF FRANKLIN, SAUK COUNTY, WISCONSIN.



CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	160.44'	900.00'	10° 12' 50"	N 30° 17' 45" W	160.23'
C2	138.16'	450.00'	17° 35' 26"	N 26° 36' 28" W	137.61'
C3	228.31'	1800.00'	7° 16' 03"	N 14° 10' 44" W	228.16'
C4	222.33'	632.24'	20° 08' 42"	N 20° 37' 03" W	221.18'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 0° 01' 23" E	261.65'
L-2	N 35° 24' 11" W	89.66'
L-3	N 17° 48' 45" W	186.10'
L-4	N 10° 32' 43" W	204.06'

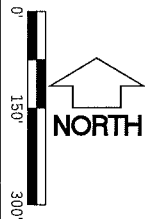
WYSER
ENGINEERING

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

LOGTOWN DEVELOPMENT, LLC
720 WESTBROOK DRIVE
PLAIN, WI 53577

SURVEYED BY: ---
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 180392
SHEET NO: 1 of 1





TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

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wimunicipalboundaryreview@wi.gov

Web:

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

July 27, 2020

PETITION FILE NO. 14325

SHEILA CARVER, CLERK
VILLAGE OF PLAIN
510 MAIN STREET
PLAIN, WI 53577

VICTORIA L. STINGLEY, CLERK
TOWN OF FRANKLIN
E4801 COUNTY ROAD GG
HILLPOINT, WI 53937-9782

Subject: LOGTOWN DEVELOPMENT ANNEXATION

The proposed annexation submitted to our office on July 06, 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 **VILLAGE OF PLAIN**, which is able to provide needed municipal services.

Note: There are several typos in the legal description and scale map that should be rectified prior to inclusion of the map and description with the annexation ordinance.

Legal Description:

- The Range number should be shown as Range 4 in the general location description.
- The bearing shown in lines 12 and 13 of the metes and bounds part of the description should be changed to North
35 degrees 24 minutes 11 seconds West.
- 'Appoint' in line 13 of the metes and bounds should be changed to 'a point'.

Scale Map: 'Line of' is repeated in the section line descriptions.

Also note the following comments from the Sauk County Property Lister:

- As described, this annexation is leaving a sliver of land between the new/old ROW of Hwy 23 (part of 014-0214-00000). The deed description goes to centerline location of old Hwy 23, while this annexation goes to new centerline.

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 14325 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=2399>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke", written in a cursive style.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner