

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

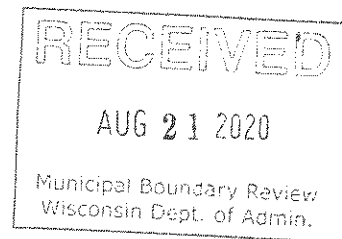
Name: Wally Nelson

Address: 2081 60th Ave.

Baldwin, WI 54002

Email:

Office use only:



1. Town where property is located: Town of Rush River

2. Petitioned City or Village: Village of Baldwin

3. County where property is located: St. Croix County

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 10.67 acres

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 028-1000-20-050

Petitioners phone:

715-698-3470

Town clerk's phone:

612-759-1030

City/Village clerk's phone:

715-684-3426

Contact Information if different than petitioner:

Representative's Name and Address:

Ron Nelson

2628 - 70th Avenue

Woodville, WI 54028

Phone: 715-760-1946

E-mail: jan@villageofwoodville.org

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

\$ \$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

\$ \$1100 **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

Check Received: 8-21-2020
Payer: Walter + Carolyn Nelson

check # 23212
Check 8-13-2020
Amount: \$1,100⁰⁰

Petition for Direct Annexation
by Unanimous Approval
Pursuant to Wisconsin Statute 66.0217(2)

I, the undersigned, constituting all of the owners of the real property in which no electors in the following territory of the Town of Rush River, St. Croix County, Wisconsin, lying contiguous to the Village of Baldwin, petition the village board of the Village of Baldwin to annex the territory described below and shown on the attached scale map to the Village of Baldwin, St. Croix County, Wisconsin:

ST. CROIX COUNTY
TOWN OF RUSH RIVER

SEC 1 T28N R17W 10.698A NE COR OF NE NE COM NE COR NE NE;
TH W 705'; TH S 662'; TH E 705';
TH N 660' TO POB EXC PT TO HWY PROJ 8070-00-21-4.02
(PARCEL 2) (623 SQ FT)

Parcel ID #028-1000-20-050
Current address: 2081 60th Ave.

The current population of such territory is 0 (zero).

I, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signed:

Date:

Address:

Kathleen W. Tuley

8-13-2020 220 Lockwood St,
Woodville, WI. 54028

Alt. Parcel #: 01.28.17.1B-05

TOWN OF RUSH RIVER
ST. CROIX COUNTY,
WISCONSIN**Owner and Mailing Address:**WALTER W NELSON
CAROLYN L NELSON
210 N LOCKWOOD ST APT 201
WOODVILLE WI 54028-9712**Co-Owner(s):**

NELSON, CAROLYN L

**Physical Property
Address(es):**

* 2081 60TH AVE

Districts:

Dist#	Description
0231	SCH D BALDWIN-WDVILLE
1700	WITC

Parcel History:

Date	Doc #	Vol/Page	Type
03/11/2015	1008907	/	QC
10/06/2006	836123	/	WD
07/23/1997		815/148	

Abbreviated Description:**Acres:** 0.000SEC 1 T28N R17W 10.698A NE COR OF NE NE
COM NE COR NE NE; TH W 705'; TH S 662'; TH E
705'; TH N 660' TO... more...**Plat****Tract (S-T-R 40% 160% GL)****Block/Condo Bldg**

* N/A-NOT AVAILABLE

01-28N-17W NE NW

2020 Valuations:Values Last Changed on
03/05/2020

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	3.698	31,300.00	257,900.00	289,200.00
G4-AGRICULTURAL	3.986	800.00	0.00	800.00
G5M-AGRICULTURAL FOREST	3.000	5,100.00	0.00	5,100.00

Totals for 2020

General Property	10.684	37,200.00	257,900.00	295,100.00
Woodland	0.000	0.00	0.00	0.00

Totals for 2019

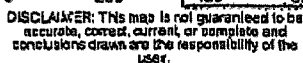
General Property	10.684	37,300.00	257,900.00	295,200.00
Woodland	0.000	0.00	0.00	0.00

2020 Taxes

Taxes have not yet been calculated.

Key* -
PrimarySEC 1 T28N R17W 10.698A NE COR OF NE NE COM NE COR NE NE; TH W 705';
TH S 662'; TH E 705'; TH N 660' TO POB EXC PT TO HWY PROJ 8070-00-21-4.02
(PARCEL 2) (623 SQ FT)

EXHIBIT A





RECEIVED

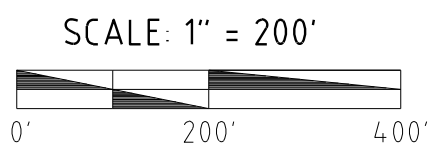
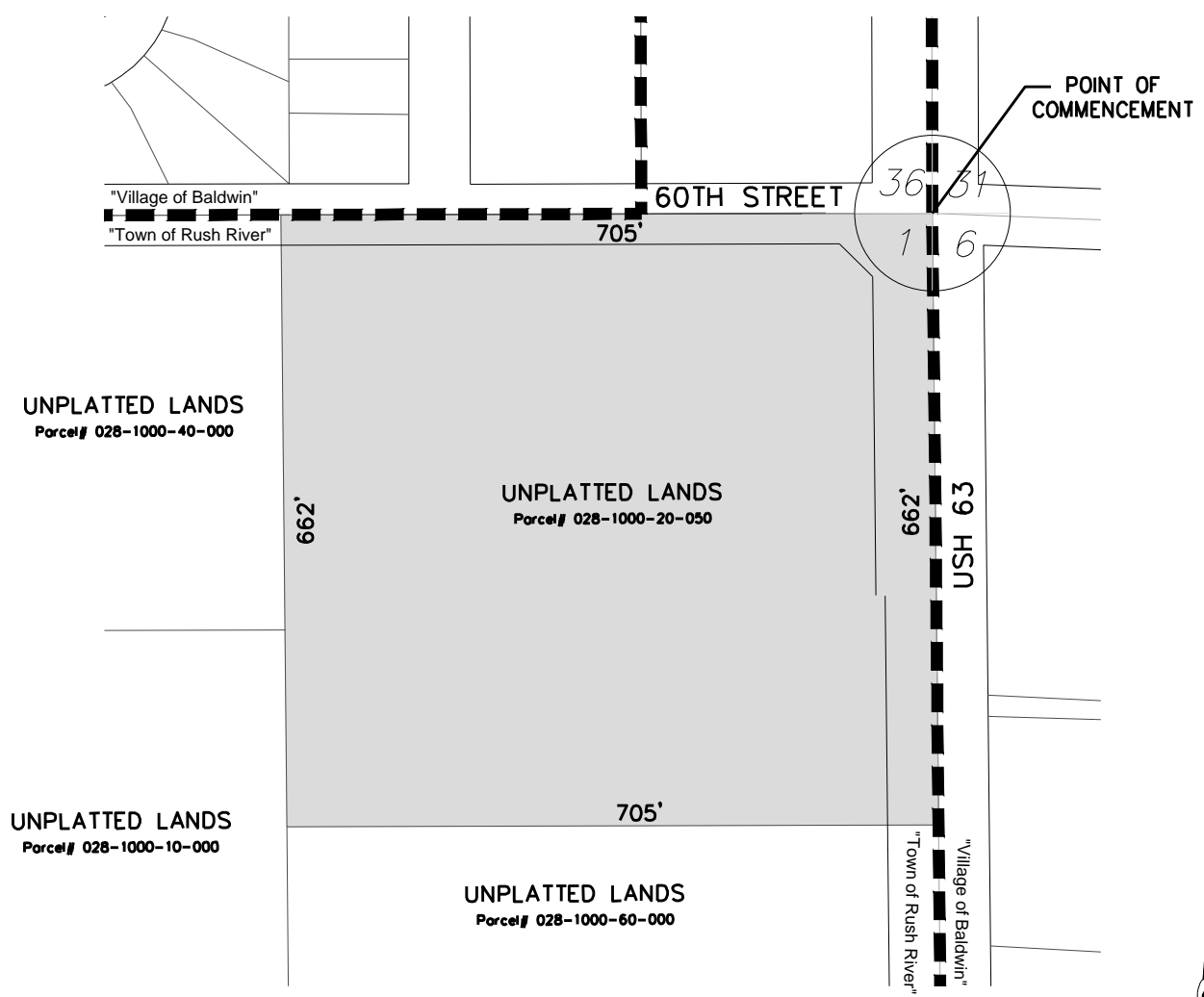
September 1, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

Legal Description:

Commencing at the Northeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section One (1), Township Twenty-eight (28) North, Range Seventeen (17) West and running thence West on the Section line 705 feet, thence South 662 feet, thence East 705 feet to the Section line, thence North to the point of beginning, said parcel of land being a part of said NE 1/4 of NE 1/4 in said Section, Town and Range.

ANNEXATION MAP VILLAGE OF BALDWIN



- = Property to be Annexed
- = Existing Corporate Boundary





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>

September 01, 2020

PETITION FILE NO. 14334

TRACY CARLSON, CLERK
VILLAGE OF BALDWIN
PO BOX 97
BALDWIN, WI 54002-0097

SANDI HAZER, CLERK
TOWN OF RUSH RIVER
1829 30TH AVE
BALDWIN, WI 54002

Subject: NELSON 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 RUSH RIVER to the VILLAGE OF BALDWIN (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 September 21, 2020. 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
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Nelson** Petition Number: **14334**

1. Territory to be annexed: From **TOWN OF RUSH RIVER** To **VILLAGE OF BALDWIN**

2. Area (Acres): 10.67

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ \$488.65

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$2443.25

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: 4 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 6.67 %

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

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

Other: 100 %

Comments: Property is being purchased by a church to be used for office space and developing a church campus

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?

East - state highway

In the town?: north - county/village road; south - residential; west - park land (owned by the Village of Baldwin)

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

☒ ☐
immed. _____

Water Supply immediately
or, write in number of years.

☒ ☐
immed. _____

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

c. How will the land be zoned and used if annexed? Open conservancy at time of annexation; permanent zoning to be determined

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:

The Village of Baldwin understands that the annexation of this property may create an "island" as adjacent land is in the Town of Rush River. Please note that the property adjacent to the west is OWNED by the Village of Baldwin and is used as a park. Land immediately to the east (across Hwy. 63) is also in the Village as are parcels to the northwest of the subject property (across a village/county road).

Prepared by: ☐ Town ☐ City ☒ Village

Name: Tracy Carlson

Email: tracy@villageofbaldwin.com

Phone: 715-684-3426

Date: Sept. 2, 2020

Please **RETURN PROMPTLY** to:

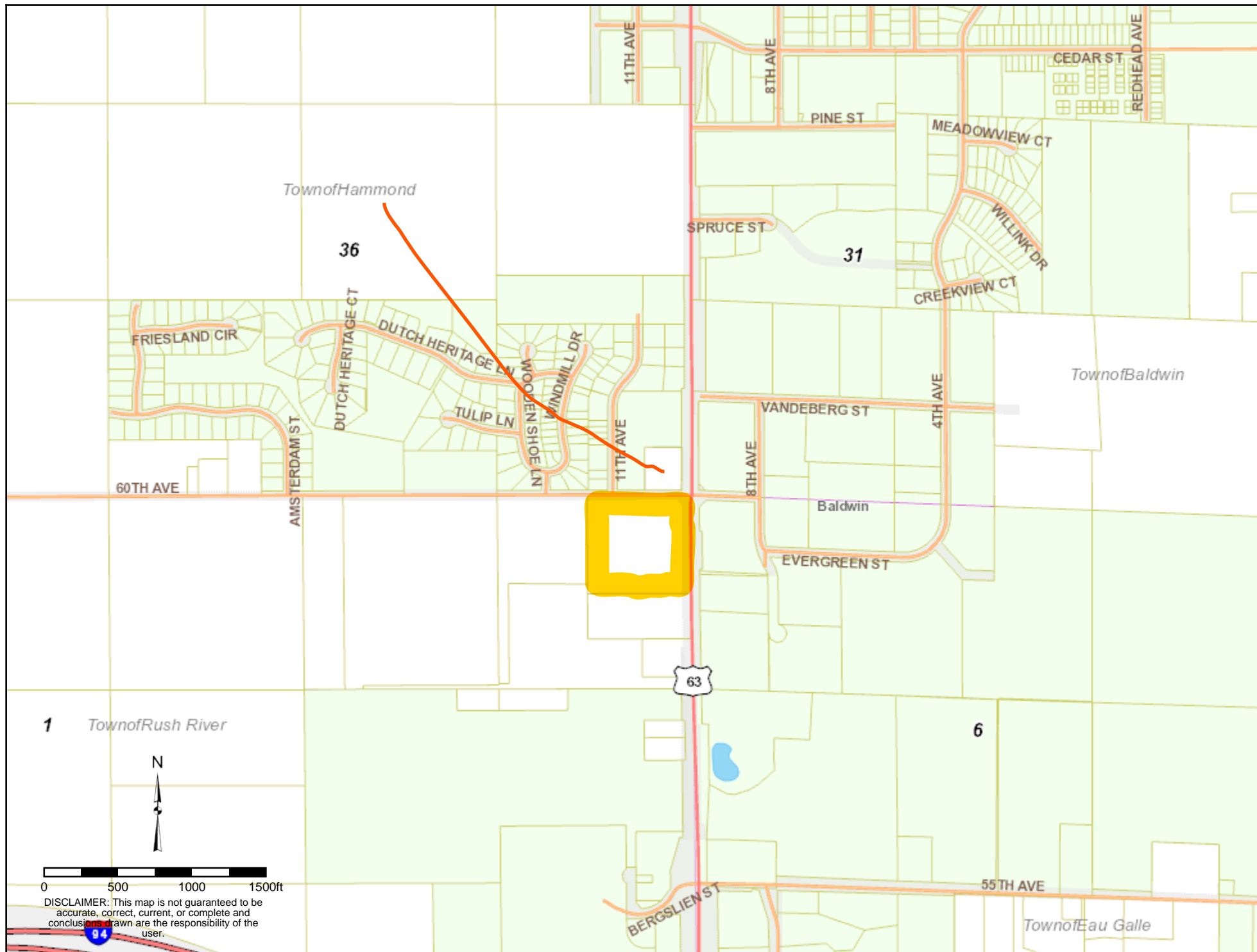
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Township N.º 28 N, Range N.º 17 West 4th Mer.

[illegible]

Total number of Acres. 23.060.18

Total number of Acres. 23,060.18					
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	James Mc. Nease	May 20 th 1847	M. Ch ^s Lks. 24. 00. 90	Sept & Oct 1847	
Subdivisions	Henry B. Melick	Sept. 20 th 1847	60. 01. 24	October & Nov 1847	

The above Map of Township No 28 North of Range No 17 West of the 4th Principal Meridian Wisconsin Territory 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,
Dubuque, Febry. 17th 1848.

Geo. N. Jones Sur.^{or} Gen.^l



TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

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September 21, 2020

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TRACY CARLSON, CLERK
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BALDWIN, WI 54002-0097

SANDI HAZER, CLERK
TOWN OF RUSH RIVER
1829 30TH AVE
BALDWIN, WI 54002

Subject: NELSON ANNEXATION

The proposed annexation submitted to our office on September 01, 2020, has been reviewed and found to be against 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 BALDWIN**, which is able to provide needed municipal services. In particular, the Village can provide sewer and water service, which is a prime motivation for this annexation.

However, this annexation would create an isolated town-island area of Town of Hammond territory located at the intersection of 60th Avenue and State Highway 63. Creation of Town islands is prohibited by s. 66.0221, Wis. Stats. To avoid creating a town island, Petitioner could include the Town of Hammond parcel as part of the annexation by utilizing s. 66.0217(2), Wis. Stats. and having that landowner also sign the petition, or by utilizing the majority consent process in s. 66.0217(3), 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 14334 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=2408>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner