

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: **STEVEN L. WIGGINS / WURZER BUILDERS**

Address: **4319 JEFFERS RD STE 150,**

EAU CLAIRE, WI 54703

Email: **SLWIGGINS@LIVE.COM**

Office use only:

RECEIVED

December 4, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **WASHINGTON**

2. Petitioned City or Village: **CITY OF 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: **70.5 ACRES**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **024112003000,**
024112502000, 024112003030

Petitioners phone:

715-577-0092

Town clerk's phone:

715-839-4741

City/Village clerk's phone:

715-839-4912

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

PETER GARTMANN

1360 INTERNATIONAL DRIVE

EAU CLAIRE WI 54701

Phone: **715-514-4116**

Phone:

E-mail:

E-mail: **PGARTMANN@RLSWI.COM**

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

\$1000 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

\$1350 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: 12-2-2020

Payee: Real Land Surveying

Check Number: 7808

11-24-20 Check Date: 11-24-20

Amount:

\$1,350.00

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 adjoining 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.]

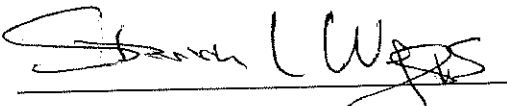
Petition for Direct Annexation
Pursuant to Section 66.0217(2) WIS. STATS.

We, the undersigned, consulting all of the electors and all of the owners of the real property in the following territory of the Town of Washington, Eau Claire County, Wisconsin, lying contiguous to the City of Eau Claire, petition the City of Eau Claire to annex the territory described in EXHIBIT A and show on scaled map in EXHIBIT B to the City of Eau Claire, Eau Claire County, Wisconsin.

Legal Description of the proposed territory to be annexed is attached (Exhibit A). Scaled map of proposed territory to be annexed is attached (Exhibit B) parcel #**024112502000, 024112003000, 024112003030**.

The current population of such territory is 0.

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

 11/18/20
Steven L. Wiggins / Vice President / Wurzer Builders Inc. Dated


 11/18/20
Steven Wurzer / President / Wurzer Builders Inc. Dated

EXHIBIT "A"

ANNEXATION DESCRIPTION:

BEING ALL OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 2, TOWNSHIP 26 NORTH RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN

BEING ALL OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 1, TOWNSHIP 26 NORTH RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN,

INCLUDING THE SOUTH 66 FEET OF LOT 1, CERTIFIED SURVEY MAP NUMBER 148, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 180

EXCEPT ALL OF LOTS 1 AND 2 CERTIFIED SURVEY MAP NUMBER 148, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 180, EXCLUDING THE SOUTH 66 FEET OF SAID LOT 1.



2019 Property Record | Eau Claire County, WI

Assessed values not finalized until after Board of Review
Property search information is updated nightly.
Parcel and address geometry is updated monthly or as needed.

OWNERS

ARLYSS NEWTON - HALE

IN CARE OF

MAILING ADDRESS

ARLYSS NEWTON - HALE
1014 JOHNSTON ST
BAKER LA
70714-3543

PROPERTY INFORMATION

Computer No: 024112003000
PIN: 1802422609013300001
Historical Map ID: 26.9.1.3-3-A
School District: Eau Claire

Section	Town	Range
01	26N	09W

Property Address:

Municipality:

Town Of Washington

Document History:

P770/132-133 P631/522 209/80

PROPERTY DESCRIPTION

SW-SW EX PRT OF LOT 1 OF CSM 1/180 & EX ALL OF LOT 2 CSM
1/180

ZONING

Zoning Code	Description
A1	Exclusive Agriculture

TAX INFORMATION

Gross Tax:	365.99
School Credit:	39.29
Lottery Credit:	.00
First Dollar Credit:	.00
Net Tax:	326.70

LAND USE

Land Use Code	Description
AA	Agriculture-General

LAND VALUATION

	Amt Due	Amt Paid	Balance
RE Net Tax	326.70	326.70	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delq Utility	.00	.00	.00
MFL	.00	.00	.00
RE Interest	3.27	3.27	.00
Other Interest	.00	.00	.00
Penalty	1.63	1.63	.00
TOTAL	331.60	331.60	.00

	Acres	Land	Improve	Total
G4	18.900	3,400.00	.00	3,400.00
G5	.300	50.00	.00	50.00
GM	11.120	20,000.00	.00	20,000.00
	30.320	23,450.00	.00	23,450.00

Total Acres: 30.320

Mill Rate: 0.013931679

Fair Market Value: 24,300.00

Assessment Ratio: .9700

INSTALLMENTS

Period	End Date	Amount
1	1/31/2020	163.35
2	7/31/2020	163.35

PAYMENT HISTORY (POSTED PAYMENTS)

Please allow up to 7 days for your payments to display.

Date	Receipt #	RE Tax	Other Tax	RE Int	Other Int	Penalty	Total
02/02/2020	000201668 00	326.70	.00	3.27	.00	1.63	331.60



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OWNERS

ARLYSS NEWTON - HALE

IN CARE OF

MAILING ADDRESS

ARLYSS NEWTON - HALE
1014 JOHNSTON ST
BAKER LA
70714-3543

PROPERTY INFORMATION

Computer No: 024112003030
PIN: 1802422609013309002
Historical Map ID: 26.9.1.3-3-D
School District: Eau Claire

Section	Town	Range
01	26N	09W

Property Address:

Municipality:

Town Of Washington

Document History:

P770/132-133 P631/522 209/80

PROPERTY DESCRIPTION

THE S 66' OF LOT 1 CSM V.1 PG.180 (#148) LYG IN THE SW-SW

ZONING

Zoning Code	Description
A1	Exclusive Agriculture

TAX INFORMATION

Gross Tax: 85.84
School Credit: 9.22
Lottery Credit: .00
First Dollar Credit: .00
Net Tax: 76.62

LAND USE

Land Use Code	Description
RV	Residential-Vacant

LAND VALUATION

	Amt Due	Amt Paid	Balance
RE Net Tax	76.62	76.62	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delq Utility	.00	.00	.00
MFL	.00	.00	.00
RE Interest	.77	.77	.00
Other Interest	.00	.00	.00
Penalty	.38	.38	.00
TOTAL	77.77	77.77	.00

Acres	Land	Improve	Total
G1 .490	5,500.00	.00	5,500.00
.490	5,500.00	.00	5,500.00

Total Acres:

0.490

Mill Rate:

0.013931679

Fair Market Value:

5,700.00

Assessment Ratio:

.9600

INSTALLMENTS

Period	End Date	Amount
1	1/31/2020	76.62
2	7/31/2020	.00

PAYMENT HISTORY (POSTED PAYMENTS)

Please allow up to 7 days for your payments to display.

Date	Receipt #	RE Tax	Other Tax	RE Int	Other Int	Penalty	Total
03/03/2020	000391669-20	76.62	.00	.77	.00	.38	77.77

NOTES



2019 Property Record | Eau Claire County, WI

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Parcel and address geometry is updated monthly or as needed.

OWNERS

ARLYSS NEWTON - HALE

IN CARE OF

MAILING ADDRESS

ARLYSS NEWTON - HALE
1014 JOHNSTON ST
BAKER LA
70714-3543

PROPERTY INFORMATION

Computer No: 024112502000
PIN: 1802422609024400001
Historical Map ID: 26.9.2.4-4
School District: Eau Claire

Section	Town	Range
02	26N	09W

PROPERTY DESCRIPTION

SE-SE

Property Address:

Municipality:

Town Of Washington

Document History:

P770/132-133 110/537

ZONING

Zoning Code	Description
A2	Agriculture/Residential

TAX INFORMATION

Gross Tax: 905.23
School Credit: 97.18
Lottery Credit: .00
First Dollar Credit: .00
Net Tax: 808.05

LAND USE

Land Use Code	Description
AA	Agriculture-General

LAND VALUATION

	Amt Due	Amt Paid	Balance
RE Net Tax	808.05	808.05	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delq Utility	.00	.00	.00
MFL	.00	.00	.00
RE Interest	8.08	8.08	.00
Other Interest	.00	.00	.00
Penalty	4.04	4.04	.00
TOTAL	820.17	820.17	.00

	Acres	Land	Improve	Total
G4	2.350	400.00	.00	400.00
GM	37.650	57,600.00	.00	57,600.00
	40.000	58,000.00	.00	58,000.00

Total Acres: 40.000
Mill Rate: 0.013931679
Fair Market Value: 60,200.00
Assessment Ratio: .9600

INSTALLMENTS

Period	End Date	Amount
1	1/31/2020	404.03
2	7/31/2020	404.02

PAYMENT HISTORY (POSTED PAYMENTS)

Please allow up to 7 days for your payments to display.

Date	Receipt #	RE Tax	Other Tax	RE Int	Other Int	Penalty	Total
03/03/2020	000391670-20	808.05	.00	8.08	.00	4.04	820.17

Exhibit "B"

City E.C.



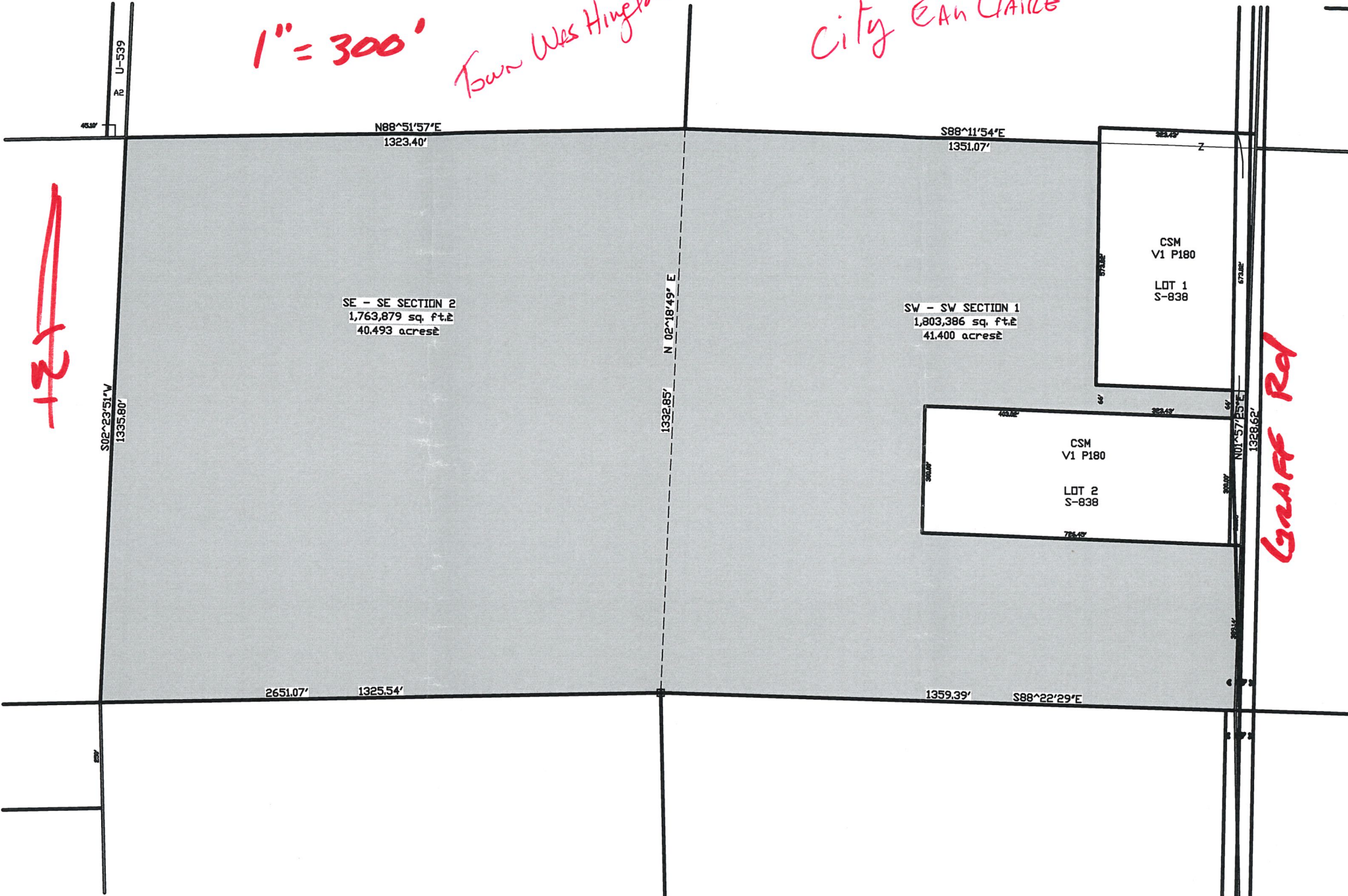
1" = 300'

Town of Hingham

City of Fairport

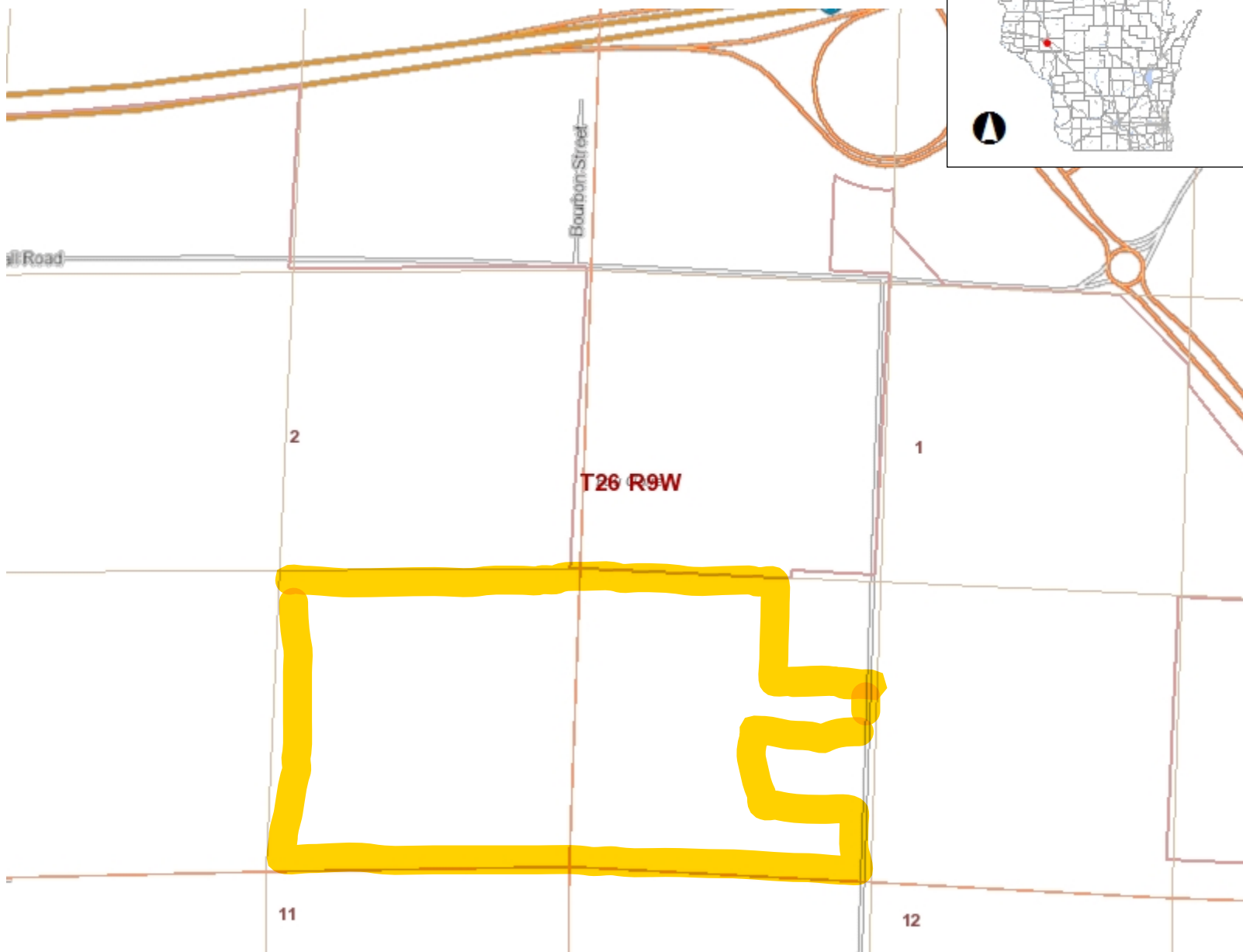
121

Graft Rd





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

Nov 28 1892 Sat - The West Mountain



Scale 40 Chains to an Inch

The above Map of Township No 26 North of Range No 9 West of the 4th Principal Meridian 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, } C. K. Booth
Dubuque May 5th 1850. } Sur. Genl

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>

December 21, 2020

PETITION FILE NO. 14361

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: WURZER BUILDERS ANNEXATION

The proposed annexation submitted to our office on December 04, 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.

Note: The territory being annexed must be described by metes and bounds commencing from a monumented corner of a 1/4-section in which the territory lies (ref: s. 66.0217 (1) (c), 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 14361 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=2435>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

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>

RECEIVED
DEC 23 2020
Municipal Boundary Review
Wisconsin Department of Administration

Petitioner: **Wurzer Builders**

Petition Number: **14361**

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

2. Area (Acres): 70.5

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 140.50

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 702.52

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

Undeveloped: 100% Agricultural

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?

Future Residential Development

In the town?: Residential "Agricultural"

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

City/Village ☐

Town ☐

or, write in number of years. _____

Water Supply immediately

City/Village ☐

Town ☐

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? 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>

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: 12/7/2020

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104