

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: J/D Manske Family Land Holdings, LLC

Address: 4833 Sheboygan Ave #320

Madison, WI 53705

Email: jmmmske@gmail.com

Office use only:

RECEIVED

April 9 2021

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: Town of Medary

2. Petitioned City or Village: City of Onalaska

3. County where property is located: La Crosse

4. Population of the territory to be annexed: ONE

5. Area (in acres) of the territory to be annexed: 35.32 acres

6. Tax parcel number(s) of territory to be annexed 9-13-0, 9-13-3,
(if the territory is part or all of an existing parcel): 9-14-0, 9-23-0

Petitioner's phone:
608 - 220 - 7348

Town of Medary Clerk's phone:
608-781-2275

City of Onalaska City Clerk's phone:
608-781-9530

Representative's Name and Address:
James Manske

4833 Sheboygan Ave. #320

Madison WI 53705

City State Zip

Phone: 608 - 220 - 7348

E-mail: jmmmske@gmail.com

Surveyor or Engineering Firm's Name & Address:

ISG Engineering

201 Main Street Suite #1020

La Crosse WI 54601

City State Zip

Phone: 608-789-2034 ATT: Kris

E-mail: Kristopher.Roppe@ISGInc.com

Required Items to be provided with Submission:

- ☒ Legal Description meeting requirements of Sec. 66.0217 (1) (c), Wis. Stats. (see attached checklist).
- ☒ Map meeting the requirements of Sec. 66.0217 (1) (g), Wis. Stats. (see attached checklist).
- Indicate Statutory annexation method used:
 - ☒ Unanimous per Sec. 66.0217 (2), Wis. Stats. **OR**
 - ☐ Direct by one-half approval per Sec. 66.0217 (3), Wis. Stats.
- ☒ Review Fees (see next page for Fee Calculations).

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by Secs.16.53 (4) and 66.0217, Wis. Stats.

Required Fees:

The State of Wisconsin requires two (2) fees as shown below. Subsequently, the City of Onalaska requires an additional fee of \$300.00 to process the annexation application.

\$250 **DOA Filing Fee:**
\$200.00: 2 acres or less
\$350.00: 2.01 acres or more

\$800 **DOA Review Fee:** (required for all annexations except those consisting ONLY of road right-of-way)
\$200.00: 2 acres or less
\$600.00: 2.01 - 10 acres
\$800.00: 10.01 - 50 acres
\$1,000.00: 50.01 - 100 acres
\$1,400.00: 100.01 - 200 acres
\$2,000.00: 200.01 to 500 acres
\$4,000.00: Over 500 acres

\$1150.00 **TOTAL STATE FEE DUE** (Add Filing Fee to Review Fee)

\$300 **City of Onalaska Application Fee:**
\$300.00: Processing Fee
**Additional fees/assessments based upon the location of the annexation may include: curb and gutter, sidewalks, water, sewer, etc. Contact the City of Onalaska for a list of required fees.*

**Attach one (1) check for the State of Wisconsin fees,
made payable to:**

Department of Administration

Received: 4-9-2021

Payer: Jason OEFSTEDAHL

check # 1099
3-31-2021
\$1,150.00

**Attach one (1) check for the City of Onalaska fee(s),
made payable to:
City of Onalaska**

**The City of Onalaska will not process an annexation petition without
payment of applicable fees. For questions related to fees, please contact
the Planning Department at 608-781-9590.**

PETITION FOR ANNEXATION

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, J/D Manske Family Land Holdings, LLC (Owner) , Michael Manske (Elector)

(Printed Name(s))
J/D Manske Family Land Holdings, LLC (Owner) , Michael Manske (Elector)

do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the Township of Medary, County of La Crosse, Wisconsin to the City of Onalaska and that the subject property be zoned

R-1

upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein.

This instrument constitutes a Petition for direct annexation pursuant to Sec. 66.0217(2), Wis. Stats. The number of electors residing within the boundaries of this property is ONE and the undersigned are the sole owners and fee title holders to this/these property(ies). Therefore, pursuant to Sec. 66.0217(4), Wis. Stats., no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Sec. 66.0217(6), Wis. Stats., along with the requisite Wisconsin Department of Administration Annexation Fee.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

SIGNATURES OF PETITIONERS

ADDRESS OF PROPERTY

DATE OF SIGNATURE



N4590 Crestwood Pl, Onalaska, WI 54650

3/17/2021

J/D MANSKE FAMILY LAND HOLDINGS, LLC

N4590 Crestwood PL, Onalaska, WI 54650

3-22-2021

Tax Parcel Identification Numbers: 9-13-0, 9-13-3, 9-14-0, 9-23-0

Contact Person: James Manske, MANSKE LLC

Telephone (808) 220-7348

Address: 4833 Shabeygan Ave #320, Madison, WI 53705

Email: jmmanske@gmail.com

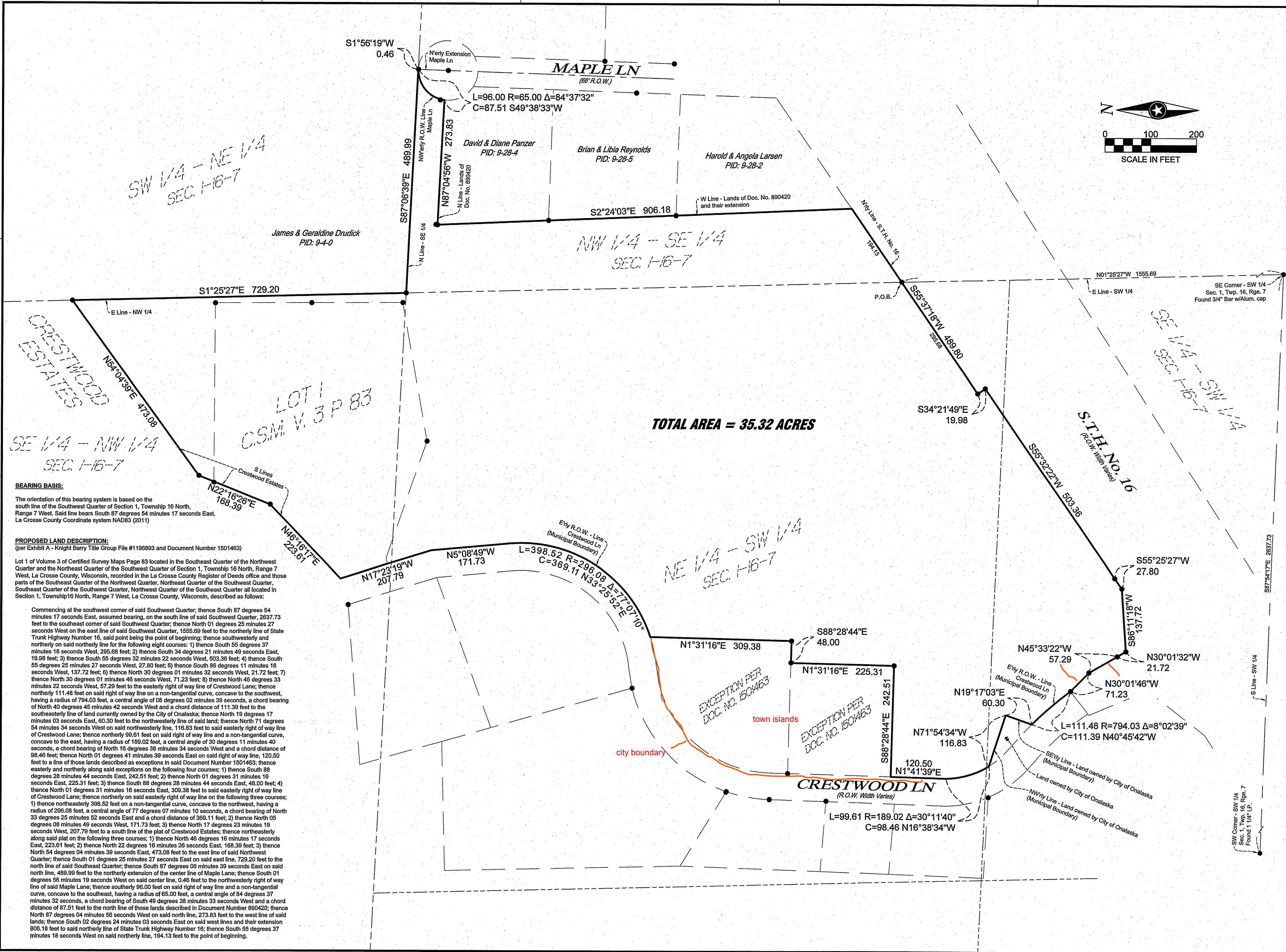
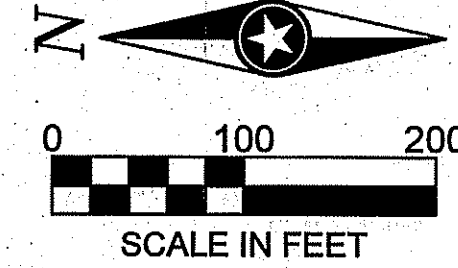
PROPOSED LAND DESCRIPTION:

(per Exhibit A - Knight Barry Title Group File #1196893 and Document Number 1501463)

Lot 1 of Volume 3 of Certified Survey Maps Page 83 located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 7 West, La Crosse County, Wisconsin, recorded in the La Crosse County Register of Deeds office and those parts of the Southeast Quarter of the Northwest Quarter, Northeast Quarter of the Southwest Quarter, Southeast Quarter of the Southwest Quarter, Northwest Quarter of the Southeast Quarter all located in Section 1, Township 16 North, Range 7 West, La Crosse County, Wisconsin, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence South 87 degrees 54 minutes 17 seconds East, assumed bearing, on the south line of said Southwest Quarter, 2637.73 feet to the southeast corner of said Southwest Quarter; thence North 01 degrees 25 minutes 27 seconds West on the east line of said Southwest Quarter, 1555.69 feet to the northerly line of State Trunk Highway Number 16, said point being the point of beginning; thence southwesterly and northerly on said northerly line for the following eight courses: 1) thence South 55 degrees 37 minutes 18 seconds West, 295.68 feet; 2) thence South 34 degrees 21 minutes 49 seconds East, 19.98 feet; 3) thence South 55 degrees 32 minutes 22 seconds West, 503.36 feet; 4) thence South 55 degrees 25 minutes 27 seconds West, 27.80 feet; 5) thence South 86 degrees 11 minutes 18 seconds West, 137.72 feet; 6) thence North 30 degrees 01 minutes 32 seconds West, 21.72 feet; 7) thence North 30 degrees 01 minutes 46 seconds West, 71.23 feet; 8) thence North 45 degrees 33 minutes 22 seconds West, 57.29 feet to the easterly right of way line of Crestwood Lane; thence northerly 111.48 feet on said right of way line on a non-tangential curve, concave to the southwest, having a radius of 794.03 feet, a central angle of 08 degrees 02 minutes 39 seconds, a chord bearing of North 40 degrees 45 minutes 42 seconds West and a chord distance of 111.39 feet to the southeasterly line of land currently owned by the City of Onalaska; thence North 19 degrees 17 minutes 03 seconds East, 60.30 feet to the northwesterly line of said land; thence North 71 degrees 54 minutes 34 seconds West on said northwesterly line, 116.83 feet to said easterly right of way line of Crestwood Lane; thence northerly 99.61 feet on said right of way line and a non-tangential curve, concave to the east, having a radius of 189.02 feet, a central angle of 30 degrees 11 minutes 40 seconds, a chord bearing of North 16 degrees 38 minutes 34 seconds West and a chord distance of 98.46 feet; thence North 01 degrees 41 minutes 39 seconds East on said right of way line, 120.50 feet to a line of those lands described as exceptions in said Document Number 1501463; thence easterly and northerly along said exceptions on the following four courses; 1) thence South 88 degrees 28 minutes 44 seconds East, 242.51 feet; 2) thence North 01 degrees 31 minutes 16 seconds East, 225.31 feet; 3) thence South 88 degrees 28 minutes 44

seconds East, 48.00 feet; 4) thence North 01 degrees 31 minutes 16 seconds East, 309.38 feet to said easterly right of way line of Crestwood Lane; thence northerly on said easterly right of way line on the following three courses; 1) thence northeasterly 398.52 feet on a non-tangential curve, concave to the northwest, having a radius of 296.08 feet, a central angle of 77 degrees 07 minutes 10 seconds, a chord bearing of North 33 degrees 25 minutes 52 seconds East and a chord distance of 369.11 feet; 2) thence North 05 degrees 08 minutes 49 seconds West, 171.73 feet; 3) thence North 17 degrees 23 minutes 19 seconds West, 207.79 feet to a south line of the plat of Crestwood Estates; thence northeasterly along said plat on the following three courses; 1) thence North 46 degrees 16 minutes 17 seconds East, 223.61 feet; 2) thence North 22 degrees 16 minutes 26 seconds East, 168.39 feet; 3) thence North 54 degrees 04 minutes 39 seconds East, 473.08 feet to the east line of said Northwest Quarter; thence South 01 degrees 25 minutes 27 seconds East on said east line, 729.20 feet to the north line of said Southeast Quarter; thence South 87 degrees 06 minutes 39 seconds East on said north line, 489.99 feet to the northerly extension of the center line of Maple Lane; thence South 01 degrees 56 minutes 19 seconds West on said center line, 0.46 feet to the northwesterly right of way line of said Maple Lane; thence southerly 96.00 feet on said right of way line and a non-tangential curve, concave to the southeast, having a radius of 65.00 feet, a central angle of 84 degrees 37 minutes 32 seconds, a chord bearing of South 49 degrees 38 minutes 33 seconds West and a chord distance of 87.51 feet to the north line of those lands described in Document Number 890420; thence North 87 degrees 04 minutes 56 seconds West on said north line, 273.83 feet to the west line of said lands; thence South 02 degrees 24 minutes 03 seconds East on said west lines and their extension 906.18 feet to said northerly line of State Trunk Highway Number 16; thence South 55 degrees 37 minutes 18 seconds West on said northerly line, 194.13 feet to the point of beginning.



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PROJECT

GRANDVIEW ESTATES

LA CROSSE COUNTY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	21-25072
FILE NAME	X-25072-EX-SITE-S
DRAWN BY	JRO
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

SKETCH OF DESCRIPTION

SHEET

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Manske	From Town of: Medary	To City/Village of: City Onalaska
---------------------------------------	-------------------------	--------------------------------------

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

☐ Y (3) Creates an island area in Township (completely surrounded by city) PRCLS 9-14-2 & 9-14-4 & R/W 9-32-105
Crestwood PL which connects to Medary prcls to the southwest which would now be an island also

☐ 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

☐ (6) Streets and Highways shown and identified Doesn't show Crestwood PL

☐ N (7) Legend

☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Part of Crestwood Lane was vacated in doc no. 1728889 and a parcel was created in the City of Onalaska 18-4483-501 in J D Manske Family Land Holdings LLC which is a little piece north of parcel 18-4453-32 and also a little piece south of that parcel but the map and the calls in the legal description call to the right of way with no mention of these little pieces already in the City of Onalaska.

The csm lot in the heading will need the document number added to it.

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

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

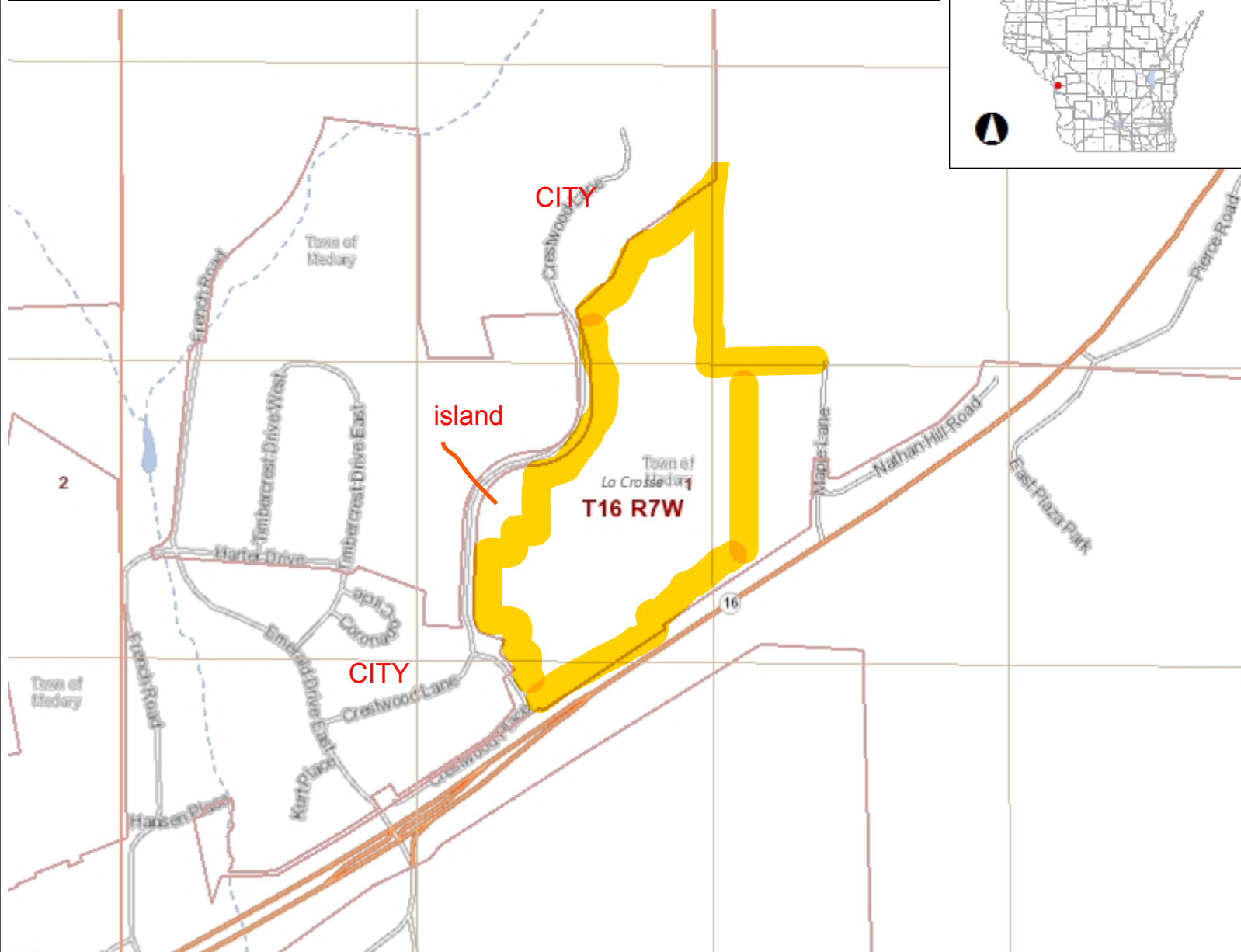


Surface Water Data Viewer Map



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

Township N^o 16 N, Range N^o 7 West, 4th Mer.



Total number of Acres. 9142.95

Survey Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Uriah Briggs	August 16 th 1845	M. Ch ^s Lks. 22 20 15	September 1845	
Subdivisions	A. S. Brown	October 7 th 1846	105 48 62	November 1846	

The above Map of Township N^o 16 North of Range N^o 7 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 April 5th 1847.

Lionel Jones
Sur. Gen^l

Meanders of Black La Crosse Mississippi river, a slough, bayou & island								
Posts	Courses	Ch ^s	Lk ^s	Posts	Courses	Ch ^s	Lk ^s	
Black River, 12 bank down stream				1	S. 22° W.	13.50	S. 23° W.	7.00
1	S. 62° E.	3.50	9	S. 31° E.	22.50	N. 10° E.	5.00	
	S. 58° E.	9.50		S. 18° W.	9.50	S. 68° W.	1.50	
	S. 72° E.	18.00		S. 15° E.	12.25	S. 1° W.	10.00	
	S. 67° E.	7.00		S. 6° E.	4.50	S. 17° E.	4.00	
	S. 65° E.	8.00		S. 5° W.	6.50	S. 19° E.	3.00	
2	S. 73½° E.	9.65	10	S. 16° W.	2.00	S. 21° E.	5.00	
	S. 71° E.	4.50		S. 80° W.	6.50	S. 74° W.	2.50	
	S. 62° E.	23.00		N. 69° W.	9.00	S. 16° W.	14.50	
	S. 62° E.	10.00		N. 39° W.	3.00	S. 1° E.	5.50	
	S. 39° E.	6.50		N. 12° W.	8.42	S. 28° E.	13.50	
3	S. 17° E.	6.50	11	N. 5° W.	2.50	14	S. 20° E.	12.50
	S. 19° E.	9.00		S. 6° E.	6.00	S. 4° E.	19.50	
	S. 20° E.	4.00		S. 25° E.	18.00	S. 6° W.	14.00	
	S. 27° E.	5.50		S. 39° W.	3.50	S. 26° W.	9.00	
	S. 17° E.	3.75		S. 5° E.	11.00	S. 39° W.	6.50	
4	S. 5° E.	2.50	12	S. 19° E.	5.50	S. 59° W.	2.50	
	S. 10° W.	2.50		S. 4° E.	12.00	S. 2° E.	6.50	
	S. 23° W.	2.00		S. 7° E.	18.00	S. 80° W.	1.00	
	N. 62° W.	1.00		S. 38° E.	6.50	S. 5° W.	5.00	
	N. 7° E.	5.00		S. 30° W.	2.20	S. 57° W.	3.00	
5	S. 75° W.	6.00	13	S. 8° E.	8.00	15	S. 26° W.	6.50
	N. 15° W.	3.15		S. 46° E.	10.50	S. 25½° W.	3.95	
	N. 15° W.	12.55		S. 60° W.	4.50	N ^o 16 bank of slough, down stream		
	S. 80° W.	3.50		S. 30° W.	7.50	16	S. 55° E.	5.00
	S. 13° W.	6.50		S. 1° E.	4.00	S. 67° E.	2.50	
6	S. 47° W.	2.50	14	S. 45° W.	5.10	S. 62° E.	5.00	
	S. 20° W.	3.80		S. 50° W.	8.00	S. 33° E.	6.00	
	S. 37° W.	1.00		S. 3° E.	10.00	S. 23° E.	3.50	
	S. 41° E.	9.50		S. 47° W.	13.50	S. 16° E.	5.50	
	S. 35° E.	2.50		S. 13° W.	19.50	S. 5° E.	10.00	
7	S. 19° E.	5.50	15	S. 11° E.	10.00	17	S. 2° W.	12.50
	S. 1° W.	8.00		S. 13° E.	6.50	S. 44° W.	3.00	
	S. 87° W.	11.00		S. 25° E.	6.50	S. 20° W.	3.75	
	S. 32° W.	6.50		S. 48° E.	4.00	S. 16° W.	4.00	
	S. 9° W.	23.50		S. 19° W.	4.00	S. 91° W.	1.50	
8	S. 25° W.	22.70	16	S. 55° W.	5.00	S. 9° E.	3.50	
	S. 16° E.	14.00		S. 10° E.	3.00	S. 1° W.	5.00	
	S. 17° E.	3.00		S. 67° E.	3.50	S. 50° W.	4.00	
	S. 28° E.	30.00		S. 13° E.	3.00	S. 12° W.	14.50	
	S. 5° E.	7.00		S. 15° E.	4.00	S. 6° E.	16.50	
9	S. 35° W.	3.50	17	S. 20° E.	6.00	S. 33° E.	12.50	
	S. 18° W.	3.50		S. 10° E.	13.50	S. 12° W.	2.00	
	S. 77° W.	1.00		S. 18° W.	10.50	S. 65° W.	2.00	
	S. 2° W.	1.50		S. 74° W.	1.50	18	S. 68° W.	9.50
	S. 75° W.	3.00		S. 30° W.	4.00	Black River 16½ bank down stream		
10	S. 2° E.	7.50	18	S. 61° W.	3.00	19	S. 45° E.	1.70
	S. 10° E.	5.50		S. 10° W.	10.00	S. 47° E.	4.00	
	S. 55° W.	3.50		S. 13° E.	4.00	S. 64° E.	3.00	
	S. 26° W.	9.50		S. 20° E.	3.50	S. 85° E.	6.50	
	S. 55° W.	4.50		S. 4° E.	6.50	20	S. 65° E.	30.50
11	S. 80° W.	11.00	19	S. 10° W.	2.50	21	S. 76° E.	6.50
	S. 24° W.	14.10		S. 57° W.	6.00		S. 16° W.	3.00
	S. 57° W.	6.00		S. 42° W.	16.50		S. 40° W.	5.50
	S. 30° W.	13.00		S. 1° E.	9.50		S. 69° W.	2.50
	S. 68° W.	4.00		S. 55° W.	3.50		22	S. 65° W.
12	S. 70° W.	2.50	20	S. 29° W.	4.50	S. 52° W.		4.50
	S. 2° E.	3.50		S. 2° E.	3.50	S. 80° E.		4.50
	S. 62° W.	1.50		S. 24° W.	5.00	S. 35° E.		3.00
	S. 28° W.	4.00		S. 5° W.	10.00	S. 66° E.		8.20
	S. 15° W.	7.50						



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>

April 28, 2021

PETITION FILE NO. 14386

JOANN MARCON, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650-2953

DIANE ELSEN, CLERK
TOWN OF MEDARY
N3393 SMITH VALLEY RD
LA CROSSE, WI 54601-2988

Subject: J/D MANSKE FAMILY LAND HOLDINGS LLC ANNEXATION

The proposed annexation submitted to our office on April 09, 2021, 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 ONALASKA**, which is able to provide needed municipal services.

Notes:

-It appears that the N 45deg 33min 22sec W, 57.29' and the N 30deg 01min 46sec 71.23' courses along the SW part of the parcel boundary are transposed on the scale map.

-The entire existing municipal boundary that adjoins or is adjacent to the parcel must be clearly shown and identified on the scale map (ref: s. 66.0217 (1) (g), 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 14386 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=2460>

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', with a stylized, flowing script.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner