

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: Scenic Valley Properties, LLC
Address: 2371 Cobblestone Cove
Onalaska, WI 54650

Email: refindhome@hotmail.com

Office use only:

RECEIVED

April 9, 2021

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: Town of Onalaska

2. Petitioned City or Village: City of Onalaska

3. County where property is located: La Crosse

4. Population of the territory to be annexed: Ø

5. Area (in acres) of the territory to be annexed: 1.39

6. Tax parcel number(s) of territory to be annexed 010000001001
(if the territory is part or all of an existing parcel):

Petitioner's phone:
608- 792 - 4604

Town of Onalaska Clerk's phone:
608-783-4958

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

Representative's Name and Address:

Amy Lorentz
2371 Cobblestone CV
Onalaska, WI 54650

City State Zip

Phone: 608-792-4604

E-mail: ReFindHome@hotmail.com

Surveyor or Engineering Firm's Name & Address:

Paragon and Associates

632 Copeland Ave

La Crosse WI 54603

City State Zip

Phone: 608 - 781 - 3110

E-mail: info@paragon-assoc.biz

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.

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

\$ ✓ **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

400
\$ ~ **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: Scenic Valley Properties LLC

Check # 1
3-31-2021
\$400.00

**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: Town of Onalaska
Town Clerk
N5589 Commerce Road
Onalaska, WI 54650

We, the undersigned, Scenic Valley Properties, LLC
(Printed Name(s))
Amy and Marty Lorentz

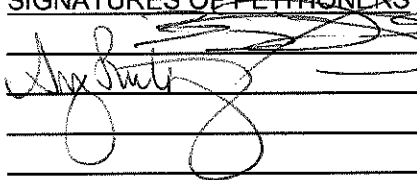
do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the Township of Onalaska, County of La Crosse, Wisconsin to the City of Onalaska and that the subject property be zoned residential (R1) 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 2 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.

<u>SIGNATURES OF PETITIONERS</u>	<u>ADDRESS OF PROPERTY</u>	<u>DATE OF SIGNATURE</u>
	Green Coulee Rd outlot 1	03/30/2020
	Green Coulee Rd outlot 1	03/30/2020

Tax Parcel Identification Numbers: 010000001001

Contact Person: Amy Lorentz

Address: 2371 Cobblestone CV, Onalaska

Telephone (608-781-4604) 608-792-4604

Email: Refindhome@hotmail.com

Refindhome@
hotmail.com

Exhibit B

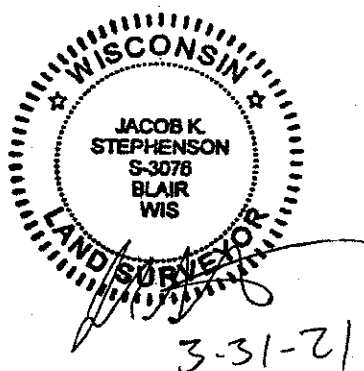
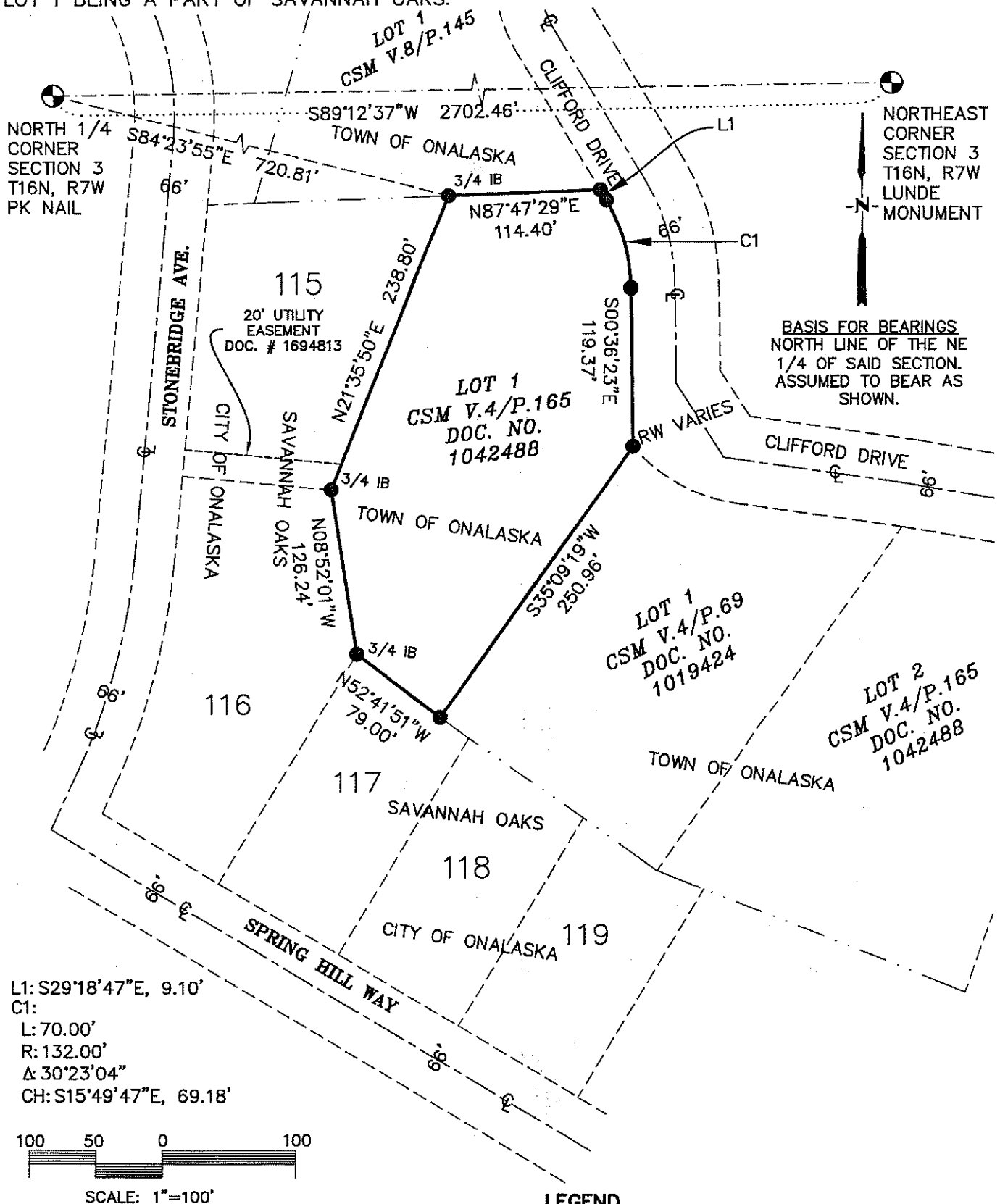
Parcel B Legal Description

Lot 1 of La Crosse County Certified Survey Map filed September 25, 1990 in Volume 4 of Certified Survey Maps, Page 165 as Document No. 1042488, being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 16 North, Range 7 West, in the Town of Onalaska, La Crosse County, Wisconsin, EXCEPT that part of said Lot 1 being a part of Savannah Oaks.

ANNEXATION SURVEY

DESCRIPTION

LOT 1 OF LA CROSSE COUNTY CERTIFIED SURVEY MAP FILED SEPTEMBER 25, 1990 IN VOLUME 4 OF CERTIFIED SURVEY MAPS, PAGE 165 AS DOCUMENT NO. 1042488, BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE TOWN OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, EXCEPT THAT PART OF SAID LOT 1 BEING A PART OF SAVANNAH OAKS.



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: **Scenic Valley Properties LLC**

Petition Number: **14387**

1. Territory to be annexed: From **TOWN OF ONALASKA** To **CITY OF ONALASKA**

2. Area (Acres): 1.39 acres

3. Pick one: ☐ Property Tax Payments

OR ☒ Boundary Agreement

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

\$ _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: _____

a. Title of boundary agreement City of Onalaska,
Village of Holmen, Town of Onalaska Boundary
Agreement

b. Year adopted 2016

c. Participating jurisdictions City of Onalaska,
Town of Onalaska, & Village of Holmen

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☒ s.66.0301

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: Future intended use is a single-family residential dwelling.

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?

Single family residential dwellings.

In the town?: Single family residential dwellings and vacant land.

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. Immediate _____

Water Supply immediately ☒ ☐
or, write in number of years. Immediate _____

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? Recreation/Natural Resource District

c. How will the land be zoned and used if annexed? Low Density Residential (R-1) District

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: Katie Aspenson

Email: kaspenson@onalaskawi.gov

Phone: 608-781-9590

Date: 4/22/2021

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
	T Onalaska	City Onalaska

Scenic valley properties

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, ¼ - ¼ 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

__Y__ (2) Identify parcel ID numbers included in annexation. But hard to read no dashes – the parcel no. is 10-1-1

__N/A__ (3) Identify parcel ID numbers being split by annexation

__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:

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

Annexation Review Questionnaire

Wisconsin Department of Administration

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Petitioner: **Scenic Valley Properties LLC**

Petition Number: **14387**

1. Territory to be annexed: From **TOWN OF ONALASKA** To **CITY OF ONALASKA**

2. Area (Acres): 1.39

3. Pick one: ☐ Property Tax Payments

OR

☐ Boundary City of Onalaska, Town of Onalaska
Village of Holmen Boundry aggreemen

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

\$ _____

a. Title of boundary agreement _____

b. Year adopted 2016

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions City of Onalaska,

d. Statutory authority (pick one) Town of Onalaska

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

Undeveloped: 100 %

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

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

Other: _____%

Comments: unknown

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?

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 unknown

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? Rec/Natural Resource

c. How will the land be zoned and used if annexed? _____

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: Mary Rinehart

Email: mary.rinehart@townofalaska.org

Phone: 608-783-4958

Date: April 14, 2021

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

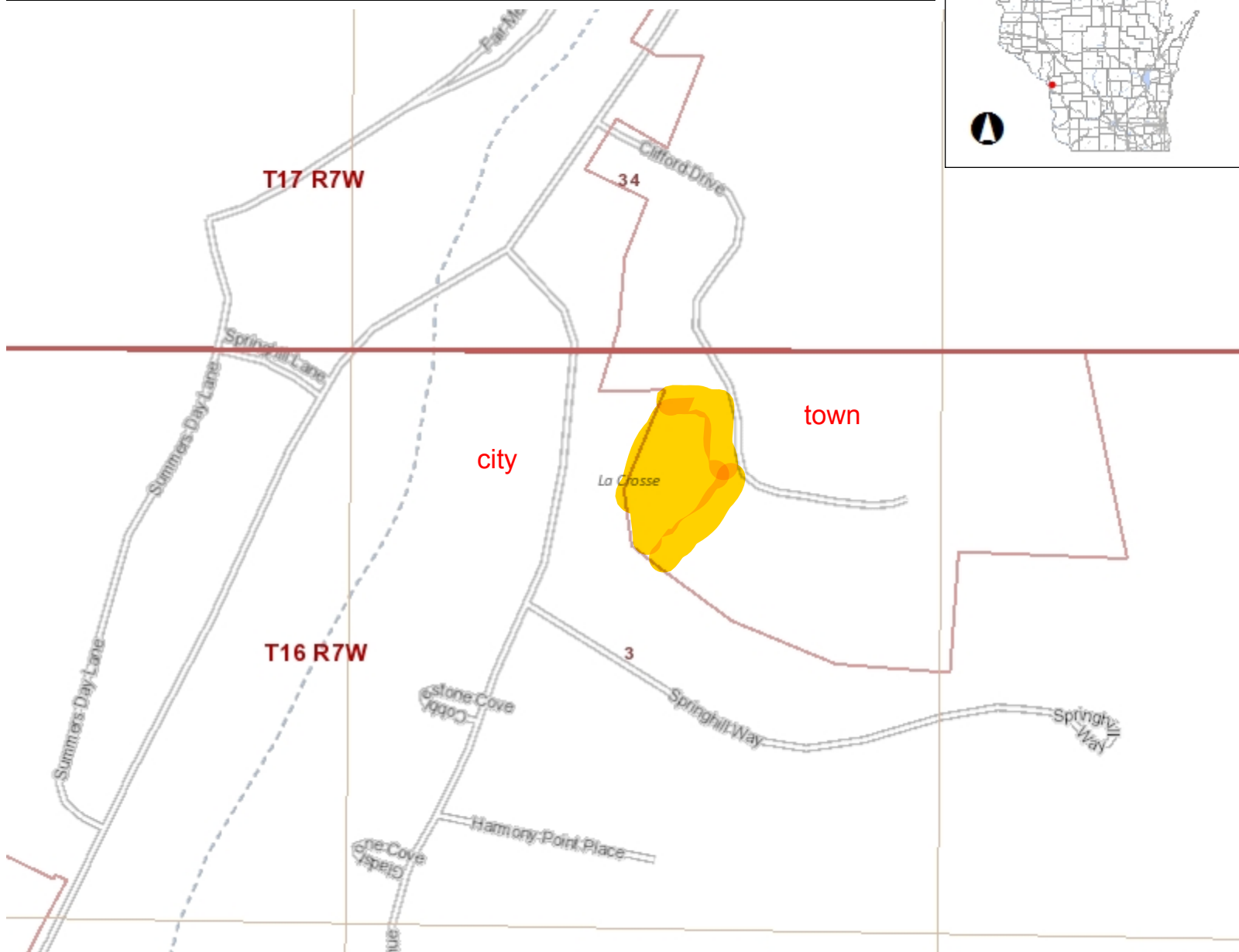


Surface Water Data Viewer Map



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

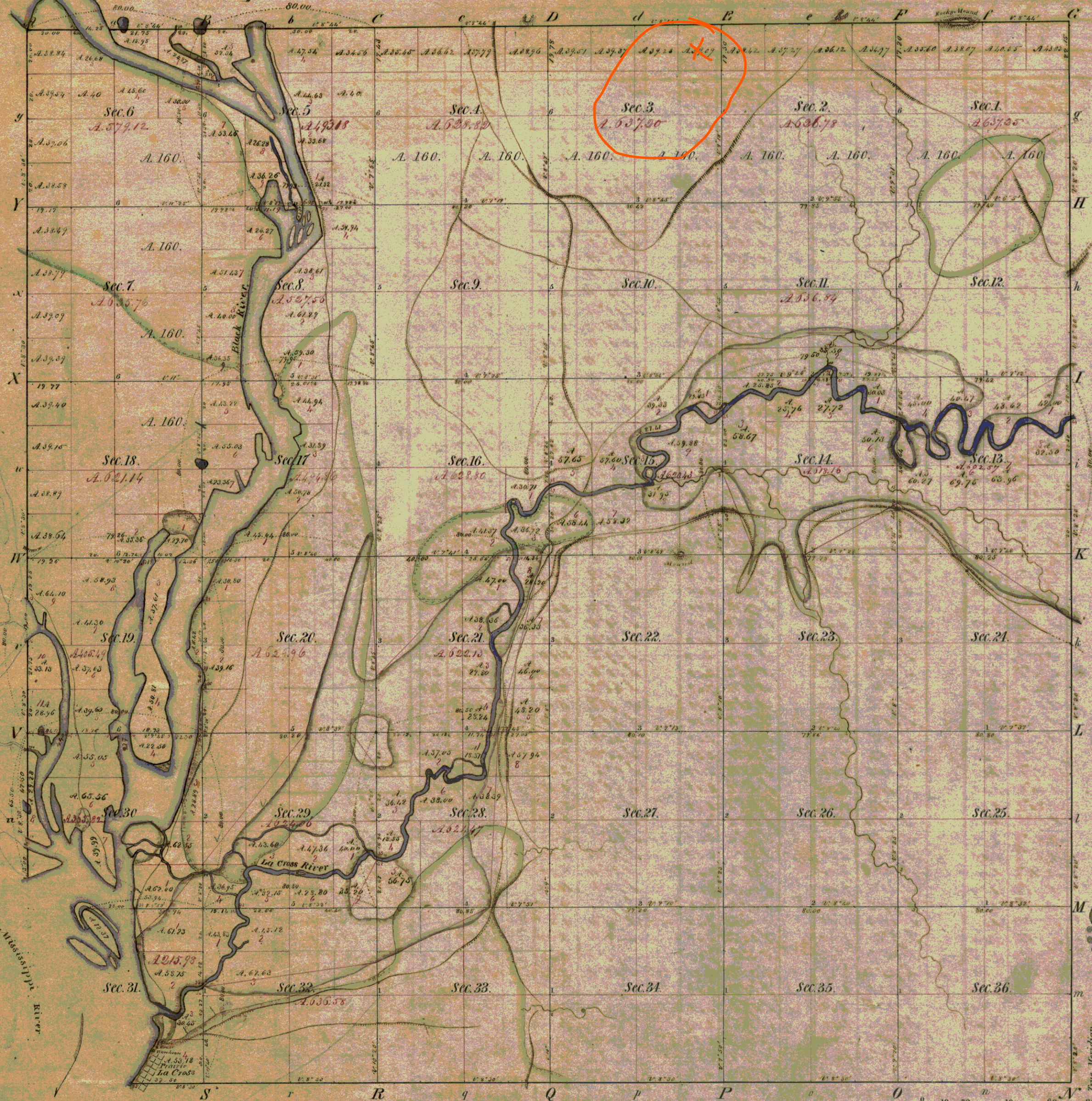
NAD_1983_HARN_Wisconsin_TM

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 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. A. 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, & through bayonet Island			
Posts	Courses	Ch ^s Lks.	Posts
Black River, 12 bank down stream			
1	S. 62° E. 2.50		1. 23° W. 7.00
	S. 58° E. 9.50		S. 10° E. 5.00
	S. 72° E. 18.00		S. 68° W. 1.50
	S. 67° E. 7.00		S. 17° E. 4.00
	S. 65° E. 8.00		S. 19° E. 3.00
2	S. 73° E. 9.00		S. 21° E. 5.00
	S. 71° E. 4.50		S. 24° W. 2.00
	S. 62° E. 3.00		S. 18° W. 14.50
	S. 58° E. 10.00		S. 1° E. 5.50
	S. 59° E. 6.50		S. 28° E. 13.50
	S. 17° E. 6.50		S. 2° E. 12.50
	S. 19° E. 9.00		S. 4° E. 19.50
	S. 20° E. 4.00		S. 6° W. 14.00
	S. 27° E. 5.50		S. 26° W. 9.00
3	S. 17° E. 3.75		S. 5° E. 11.00
	S. 5° E. 2.50		S. 19° E. 5.50
	S. 10° W. 2.50		S. 4° E. 12.00
	S. 33° W. 2.00		S. 7° E. 18.00
	S. 62° W. 1.00		S. 38° E. 6.50
	S. 7° E. 5.00		S. 5° W. 5.00
	S. 75° W. 6.00		S. 57° W. 3.00
4	S. 15° W. 3.15		S. 26° W. 6.50
	S. 6° E. 4.50		S. 25° W. 3.95
	S. 60° W. 4.50		
	S. 15° W. 12.55		
	S. 18° W. 3.50		
	S. 13° W. 6.50		
	S. 47° W. 2.50		
5	S. 20° W. 3.80		
	S. 35° W. 8.00		
	S. 3° E. 10.00		
	S. 47° W. 13.50		
	S. 15° E. 19.50		
	S. 11° E. 10.00		
	S. 19° E. 5.50		
	S. 1° W. 8.00		
	S. 67° W. 11.00		
	S. 32° W. 6.50		
	S. 9° W. 23.50		
6	S. 25° W. 22.70		
	S. 15° E. 14.00		
	S. 17° E. 3.00		
	S. 22° E. 38.00		
	S. 5° E. 7.00		
	S. 35° W. 3.50		
	S. 18° W. 3.50		
	S. 77° W. 1.00		
	S. 2° W. 6.00		
	S. 75° W. 3.00		
	S. 2° E. 7.50		
	S. 10° E. 5.50		
	S. 55° W. 2.50		
	S. 26° W. 9.50		
	S. 35° W. 4.50		
	S. 50° W. 11.00		
7	S. 25° W. 14.10		
	S. 35° W. 6.00		
	S. 30° W. 13.00		
	S. 15° W. 3.50		
	S. 68° W. 4.00		
	S. 70° W. 2.50		
8	S. 2° E. 8.50		
	S. 28° W. 1.00		
	S. 15° W. 7.50		
	S. 5° W. 10.00		
	S. 66° E. 8.20		

1847



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. 14387

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

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: SCENIC VALLEY PROPERTIES 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.

Note:

- The 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 territory subject to annexation must be described by metes and bounds commencing from a monumented corner of the 1/4-section in which the territory lies; description by exception is not provided for by this section. (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 14387 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=2461>
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