

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **Ed Forliti**

Phone: **651-775-7347**

Email: **forliti4321@yahoo.com**

RECEIVED

February 24, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Matt Hieb, Auth Consulting & Associates**

Phone: **715-381-5277**

E-mail: **mhieb@authconsulting.com**

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

2. Petitioned City or Village: **Roberts**

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

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

5. Area (in acres) of the territory to be annexed: **263.16**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
042-1074-90-100, 042-1074-95-050, 042-1074-40-000, 042-1074-50-000, 042-1074-10-000, 042-1074-30-060, and part of 042-1074-70-300

Include these required items with this form:

- ☒ 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 [see attached annexation guide]
- ☒ Check or money order covering review fee [see next page for fee calculation]

(2021)

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

\$2000 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

\$2350 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**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 & form received: 2-18-2022

Payer: T BUCK INC

Check Number: 5311

Check Date: 2-11-22

Amount: 2,350⁰⁰

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).


Petition for Direct Annexation by Unanimous Approval

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following described territory of the Town of Warren, St Croix County, Wisconsin, lying contiguous to the Village of Roberts, St Croix County, Wisconsin, petition the Village Board of Roberts to annex the territory described below and shown on the attached map.


A parcel of land located in part of the Northwest Quarter and in part of the Northeast Quarter of Section 27, Township 29 North, Range 18 West, St. Croix County, Wisconsin; described as follows:

Beginning at the northeast corner of said Section 27; thence along the east line of the Northeast Quarter of said Section 27, S00°18'45"W a distance of 2664.57 feet to the East Quarter corner of said Section 27; thence along the east and west quarter line of said Section 27, S89°34'26"W a distance of 5335.99 feet to the West Quarter corner of said Section 27; thence along the west line of said Northwest Quarter of Section 27, N00°09'37"W a distance of 1735.65 feet; thence along the south line, and the westerly extension thereof, of that Certified Survey Map recorded in Volume 20 of said maps, on Page 5158, as recorded in the office of the St. Croix County Register of Deeds, S89°45'21"E a distance of 978.35 feet to the southeast corner of Lot 4 of said Certified Survey Map; thence along the east line of Lot 4 of said Certified Survey Map, N00°00'25"W a distance of 248.94 feet to the northeast corner of said Lot 4; thence along the south line, and the extension thereof, of Lot 3 of said Certified Survey Map, S89°45'21"E a distance of 385.13 feet to the east line of Division Street; thence along said line N00°11'38"E a distance of 690.00 feet to the north line of said Northwest Quarter of Section 27; thence along last said line, N89°42'47"E a distance of 160.01 feet; thence S00°11'38"W a distance of 585.82 feet; thence S89°48'22"E a distance of 814.43 feet; thence N00°08'48"E a distance of 100.00 feet; thence along the south line of that Certified Survey Map recorded in volume 25 of said maps, on Page 5847, in said office, N89°42'47"E a distance of 353.32 feet; thence along last said line, N88°52'57"E a distance of 708.57 feet; thence along last said line, N89°22'48"E a distance of 300.00 feet; thence along the east line of said Certified Survey Map, N00°37'12"W a distance of 486.45 feet to the north line of said Northeast Quarter of Section 27; thence along last said line N89°22'48"E a distance of 66.00 feet; thence S00°37'12"E a distance of 576.00 feet; thence N89°22'48"E a distance of 746.33 feet; thence N00°22'29"E a distance of 576.09 feet to said north line of the Northeast Quarter of Section 27; thence along said line, N89°22'48"E a distance of 838.04 feet to the point of beginning. Containing 263.16 acres of land.

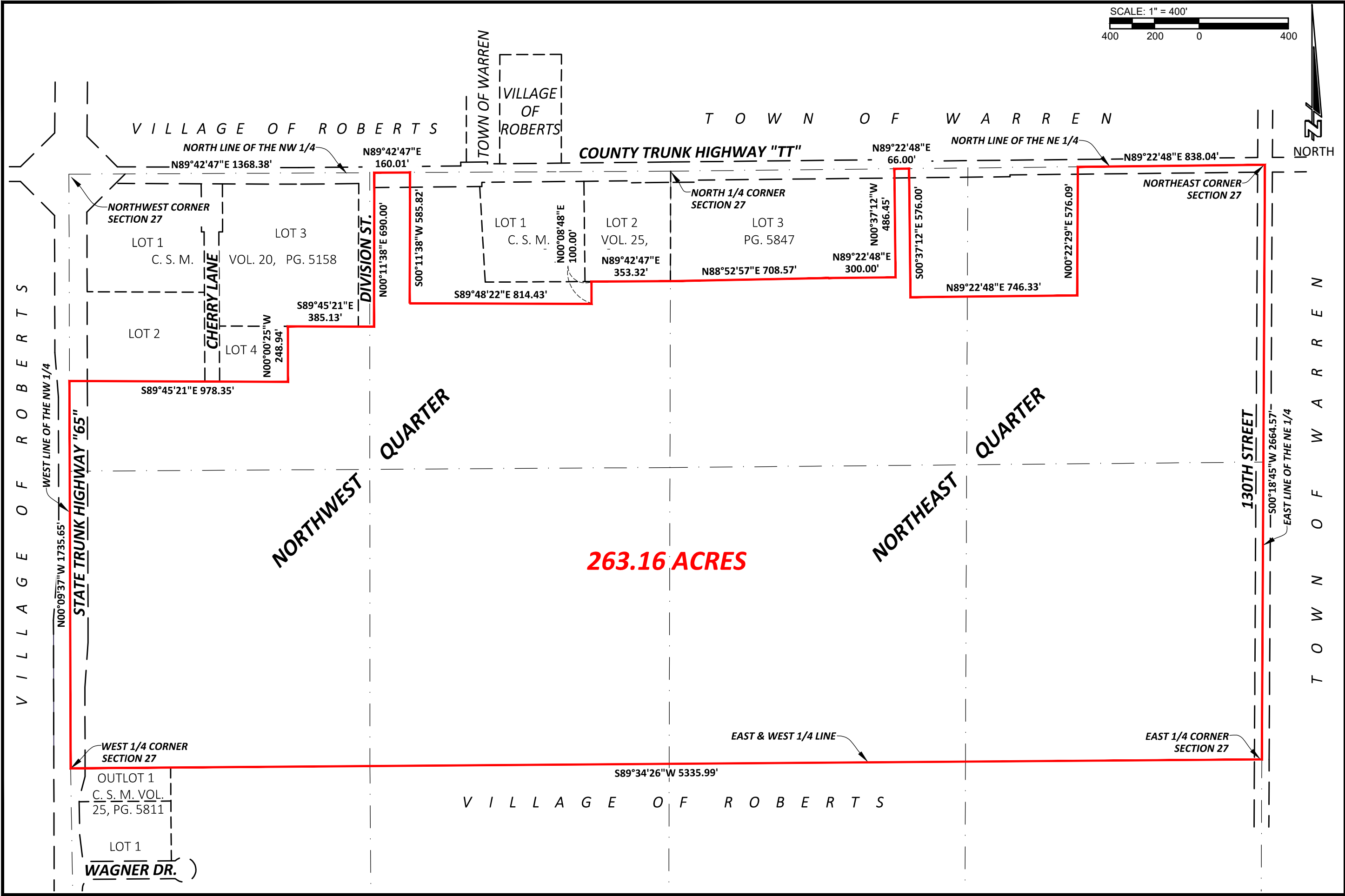
Property Owner


Ed Forliti

J.E.T. Properties of Wisconsin, LLC
1894 110th Avenue
Baldwin, WI 54002


Date

042-1074-90-100, 042-1074-95-050, 042-1074-40-000, 042-1074-50-000, 042-1074-10-000, 042-1074-30-060, and part of 042-1074-70-300



PROJECT:		J E T PROPERTIES OF WISCONSIN, LLC	
SHEET NO.		1 OF 1	
VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN		ANNEXATION MAP	
Auth-Consulting/associates		S&N Land Surveying	
CORPORATE OFFICE		BRANCH OFFICE	
400 Technology Drive East Suite 101 Keweenaw, WI 54016 Tel 715-252-4400 Fax 715-252-4400 www.authconsulting.com		2020 Lake Street Suite 101 Keweenaw, WI 54016 Tel 715-381-5577 Fax 715-381-5577 www.authconsulting.com	
DRAWN BY: DJZ		CHECKED BY:	
DATE: 01/20/22		DWG FILE: ANNEX	
REF FILE:		JOB NUMBER: 5309-003	
REVISION DESCRIPTION:		NAME:	
DATE:			

PETITION # _____

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
263.16 Acre	Warren	Roberts

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.

☐_Y___ (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:

The annexation does not create any town or village islands and is contiguous with village boundaries.

Prepared by: Brett Budrow _____
Title: Planning & Land Information
Phone: 715-386-4678 _____
Date: 02/28/2022 _____

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

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: **JET Properties of Wisconsin**

Petition Number: **14487**

1. Territory to be annexed: From **TOWN OF WARREN**

To **VILLAGE OF ROBERTS**

2. Area (Acres): 263.16

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ 4,917.46

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 3,334.40

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: _____ Total: 5

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

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

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

Residential: _____ % 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?

In the town?: AG/RES

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. _____

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? AG/RES

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: Deena Shirmet

Email: Office@townofwarren.com

Phone: 715-749-9013

Date: 2/28/22

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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: **JET Properties of Wisconsin**

Petition Number: **14487**

1. Territory to be annexed: From **TOWN OF WARREN** To **VILLAGE OF ROBERTS**

2. Area (Acres): 263.16

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ 4917.46

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$3,334.40

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: 0 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: 90% Recreational: _____% Commercial: 10% 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?

Residential or Commercial

In the town?: _____

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. Phased improvements over 20 years

Water Supply immediately ☐ ☐
or, write in number of years. Phased improvements over 20 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 Phased improvements include: water system storage \$3M, water system supply \$2M and treatment plant expansion \$5M.

If yes, identify the nature of the anticipated improvements and their probable costs: see above

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? Ag

It will come in as Ag and then be rezoned as residential or commercial as

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

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: Megan Dull

Email: vilofrbt@baldwin-telecom.net

Phone: 715-749-3126

Date: March 14, 2022

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

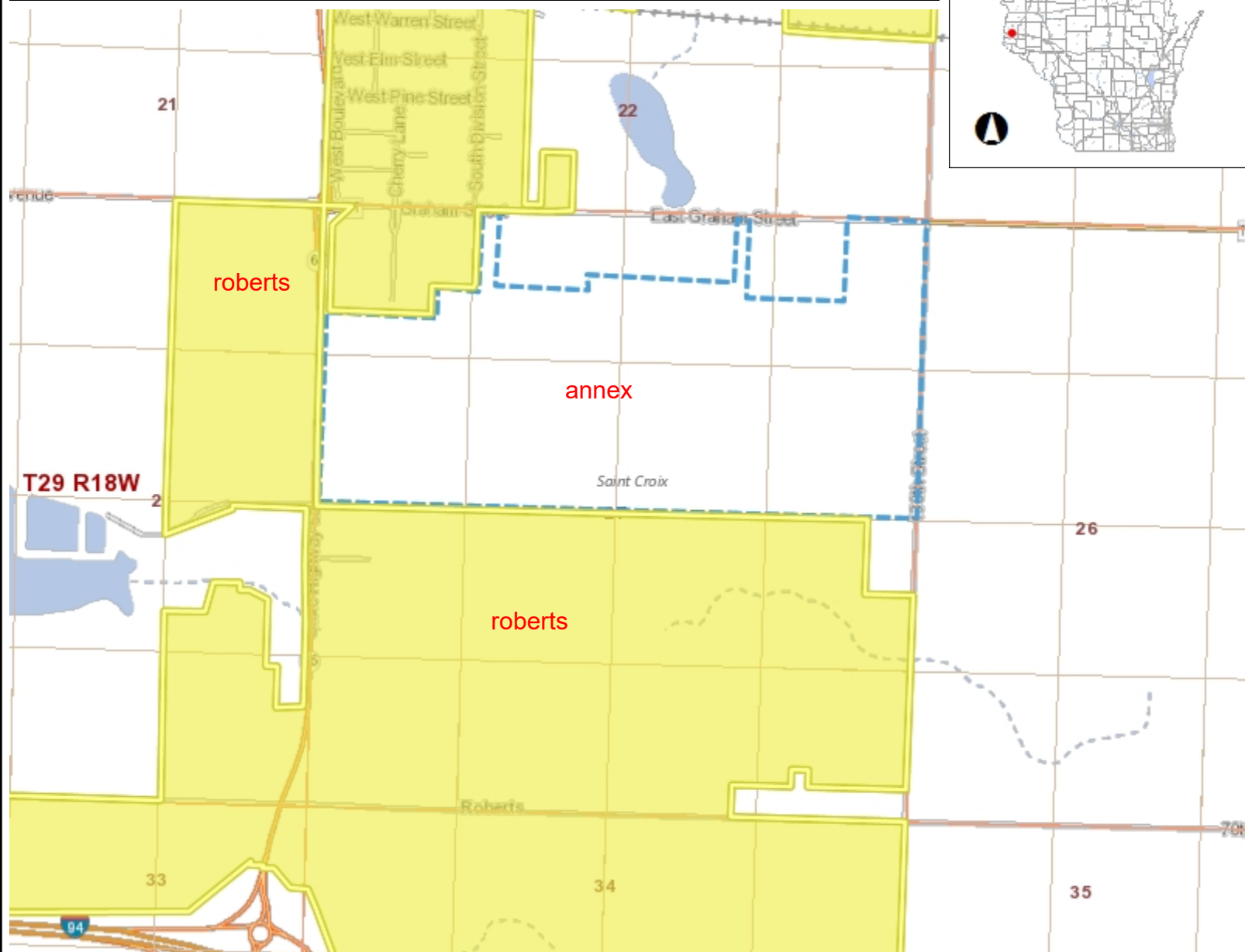
Municipal Boundary Review

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

0.5 0 0.25 0.5 Miles

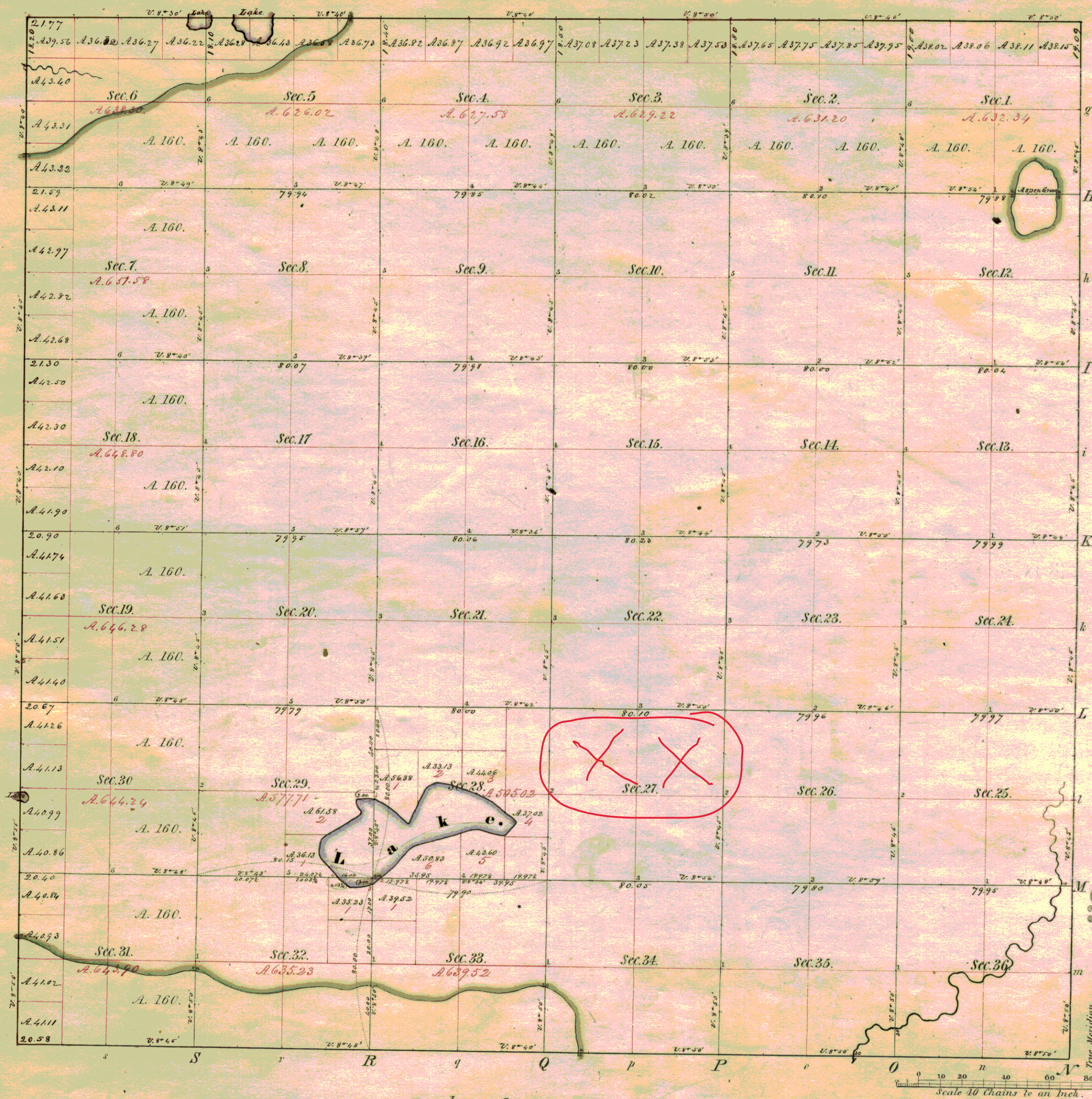
NAD_1983_HARN_Wisconsin_TM

1: 15,840

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 29 N; Range N^o 18 West 4th Mer.



Meanders of a Lake in Sec ^s 28, 29, 32 & 33						
Posts	Courses	Ch ^s	Lk ^s	Posts	Courses	Ch ^s
1	S 63° E.	10.00				
	S 46° E	10.00				
	N 24° E	20.00				
	N 72½° E	6.00				
	S 70½° E	23.50				
	S 52° E	17.00				
	S 38° N.	9.00				
	West	1.24				
	N 74½° N.	11.50				
	S 75° N.	32.50				
	S 37° N	13.00				
2	S 47° N	6.25				
3	S 33° N.	4.90				
	S 85° N.	10.00				
4	N 57½° N.	7.27				
	N 40° N.	13.00				
	N 3° E.	8.00				
	N 57° E.	21.00				
	N 11° N.	7.00				
1	N 86½° E.	8.20				
Total		2	79	41		

Total number of Acres. 22,816.94					
Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch. ^d in the Sur. ^r Gen. ^l acc. ^t
Township lines subdivisions	James M. Marsh	May 22 ^d 1847	M. Ch. ^s Lks. 23. 79. 64	October 1847	
	Henry B. Walsh	Sept ^r 20 th 1847	62. 76. 58	Nov & Dec 1847	

The above Map of Township 19 39 North of Range 19 18 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, Icty. 17th. 1848.

Geo. N. Jones
Sur. Gen.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

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>

March 16, 2022

PETITION FILE NO. 14487

MEGAN DULL, CLERK
VILLAGE OF ROBERTS
107 E MAPLE ST
ROBERTS, WI 54023-9703

DEINA SHIRMER, CLERK
TOWN OF WARREN
720 112TH ST
ROBERTS, WI 54023

Subject: JET PROPERTIES OF WISCONSIN ANNEXATION

The proposed annexation submitted to our office on February 24, 2022, 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 Roberts, which is able to provide needed municipal services.

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 14487 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=2561>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner