

345 St

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<https://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Name: 345 Street, LLC

Phone: (715) 255-8507

Email: [jtbrussow@northsideelevator.com](mailto:jtbrussow@northsideelevator.com)

**RECEIVED**  
May 25, 2022  
Municipal Boundary Review  
Wisconsin Dept. of Admin.

### Contact Information if different than petitioner:

Representative's Name: Dean Schiller

Phone: (920) 585-4316

E-mail: [dean.schiller@northsideelevator.com](mailto:dean.schiller@northsideelevator.com)

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

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

3. County where property is located: **Chippewa**

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

5. Area (in acres) of the territory to be annexed: **13.5**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**22905-2734-06000000, ALTERNATE PARCEL NO. 018-0492**

### Include these required items with this form:

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

(2021)

✓ 5/23/22  
8004 - UO115

# 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

✕ **\$1,150 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: 5-24-2022

Payer: 345 Street LLC

Check Number: 8005

Check Date: 5-23-22

Amount: 1150<sup>00</sup>

## 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 annexe (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).



227 E Spring St ★ PO Box 159  
Loyal WI 54446  
(715) 255-8507  
www.northsideelevator.com

May 3, 2022

VIA HAND DELIVERY

City of Stanley  
Attn: Nicole Thiel, City Clerk  
353 South Broadway Street  
P. O. Box 155  
Stanley, WI 54768

VIA FIRST CLASS MAIL

Town of Delmar  
Attn: Julie Krcma-Peterson, Clerk  
32400 County Road X  
Boyd, WI 54726

RE: Filing of Petition for Direct Annexation

Dear Ms. Thiel and Ms. Krcma-Peterson:

Enclosed for filing is a Petition for Direct Annexation by Unanimous Approval, duly executed by 345 Street, LLC for annexation of certain lands from the Town of Delmar into the City of Stanley, pursuant to Wis. Stat. § 66.0217(2). In accordance with that statute, no further publication or notice is required.

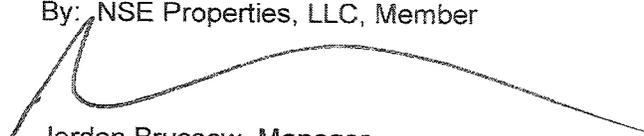
The attached Petition includes a scale map and a legal description of the land to be annexed. We are also submitting a separate request to the City of Stanley for rezoning and a conditional use permit.

Please have the City proceed to duly consider and act upon the attached petition. We will mail a copy of the petition to the Department of Administration, along with the request for review form, as required by Section 66.0217(2).

Please let me know if you have any questions or comments.

Very truly yours,

345 STREET, LLC  
By: NSE Properties, LLC, Member



Jordan Brussow, Manager

Enclosure

cc: Jenifer Kraemer, von Briesen & Roper, s.c. (via email)



## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: The Honorable Common Council of the City of Stanley

c/o Nicole Thiel, City Clerk  
353 S. Broadway Street  
P. O. Box 155  
Stanley, Wisconsin 54768-0155

345 Street, LLC ("Petitioner") hereby respectfully petitions the Honorable Common Council of the City of Stanley pursuant to Section 66.0217(2) of the Wisconsin Statutes, for the direct annexation to the City of Stanley, Chippewa County, Wisconsin (the "City"), and the detachment from the Town of Delmar (the "Town"), of the territory described below in Paragraph 6 (the "Territory"). In support of this petition, the Petitioner alleges and represents the following:

1. The Petitioner is the sole owner of all the land within the Territory.
2. No electors reside in the Territory.
3. The population of the Territory is zero (0).
4. The purpose of this petition for direct annexation of the Territory to the City is to obtain the benefits to be derived from owning land located within the limits of the City and to have this property and the contiguous parcel(s) being developed by Petitioner all in the same municipality. The Petitioner believes it to be in its own best interests and the best interests of the surrounding area to have the Territory annexed to the City.
5. The Territory is contiguous to the City.
6. The address of the Territory is Parcel No. 22905-2734-06000000, Alternate Parcel No. 018-0492, Town of Delmar, Wisconsin. The legal description of the Territory is:

The Southeast 1/4 of the Southwest 1/4 of Section 27, Township 29 North, Range 5 West, Town of Delmar, Chippewa County, Wisconsin, lying South of the railroad right-of-way. EXCEPT: The South 300 feet of the East 435 feet of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 29 North, Range 5 West, Town of Delmar, Chippewa County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 27; thence South 89°-46'-29" West along the South line of said Southwest 1/4, a distance of 435.01 feet to the point of beginning; thence continuing South 89°-46'-29" West along said South line, a distance of 879.08 feet to the West line of the Southeast 1/4 of said Southwest 1/4; thence North 00°-44'-48" West along said West line, a distance of 500.64 feet to the Southerly railroad right-of-way line; thence North 70°-32'-15" East along said Southerly right-of-way line, a distance of 750.98 feet; thence Northeasterly 620.07 feet along said Southerly right-of-way line, on a curve to the right having a radius of 2,850.00 feet, the chord of said curve bears North 76°-46'-13" East, a chord distance of 618.84 feet to the East line of said Southwest 1/4; thence South 00°-39'-11" East along said East line, a distance of 587.32 feet to the North line of the South 300 feet of the East 435 feet of said Southwest 1/4; thence South 89°-46'-29" West along said North line, a distance of 435.01 feet to the West line of said South 300 feet of the East 435 feet; thence South 00°-39'-11" East along said West line, a distance of 300.01 feet to the point of beginning and containing 18.686 acres (813,969 sq. ft.) of land more or less.

7. Attached to this Petition as Exhibit A is a scale map which depicts the boundaries of the Territory.

Dated this 3 day of May, 2022.

345 STREET, LLC  
By: NSE Properties, LLC, its sole member

By:  \_\_\_\_\_

Name: Jordan Brussow

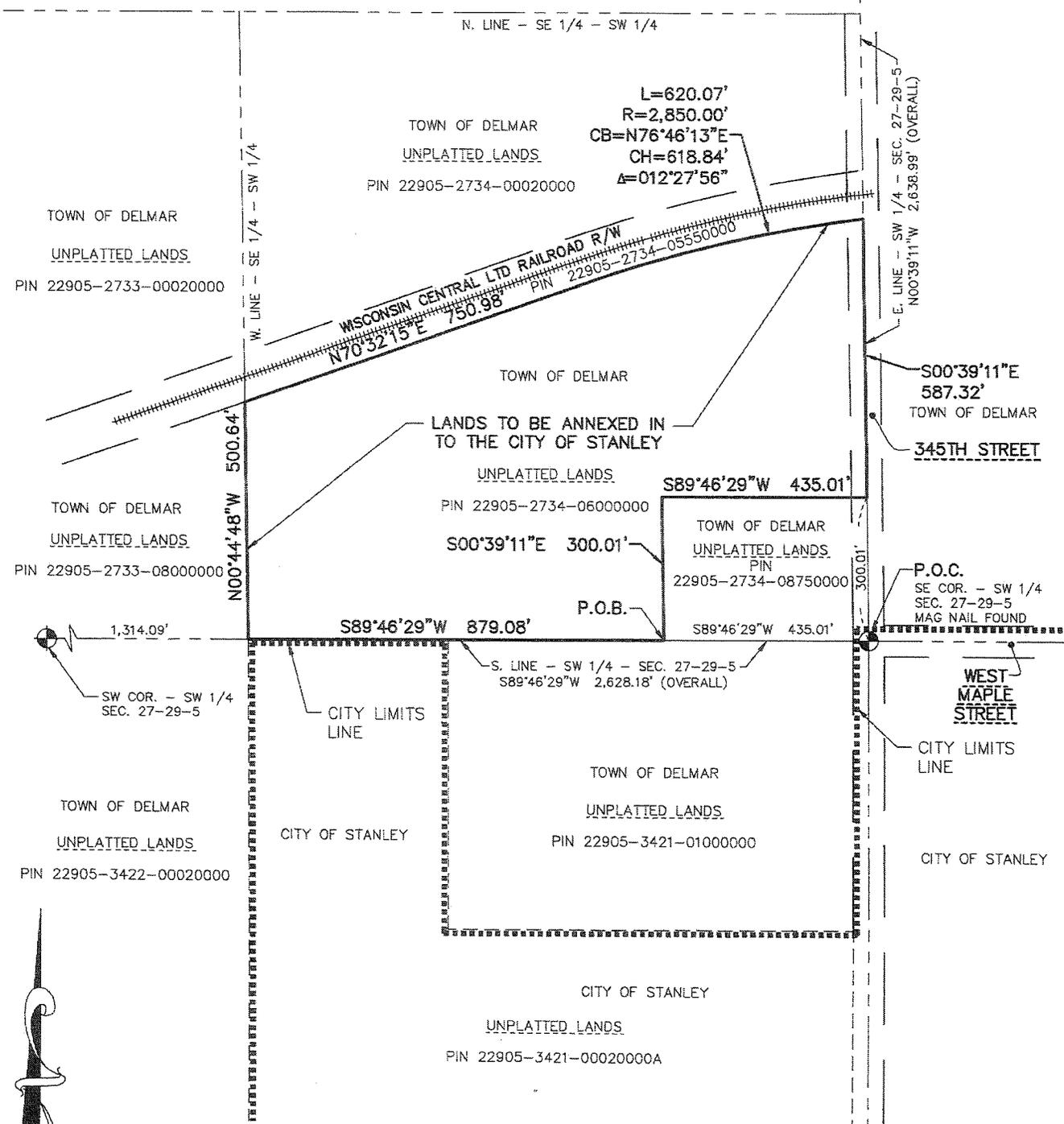
Title: Manager

**Legal Description of Lands to be Annexed**

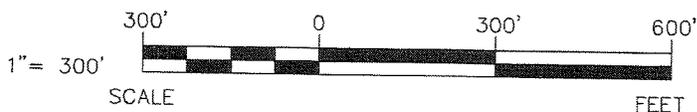
The Southeast 1/4 of the Southwest 1/4 of Section 27, Township 29 North, Range 5 West, Town of Delmar, Chippewa County, Wisconsin, lying South of the railroad right-of-way. EXCEPT: The South 300 feet of the East 435 feet of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 29 North, Range 5 West, Town of Delmar, Chippewa County, Wisconsin being more particularly described as follows:

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# ANNEXATION EXHIBIT



NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CHIPPEWA COUNTY. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27 HAS A BEARING OF SOUTH 89°-46'-29" WEST.





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100 Camelot Drive  
Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
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**JOB NO. 2183900**

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **345 Street LLC**

Petition Number: **14509**

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

2. Area (Acres): **13.5**

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ \_\_\_\_\_

a. Title of boundary agreement \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

b. Year adopted \_\_\_\_\_

c. Paid by:  Petitioner  City  Village

c. Participating jurisdictions \_\_\_\_\_

Other: \_\_\_\_\_

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: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: 100 %

Other: \_\_\_\_\_%

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: Annexation Exhibit - plan com meeting 6/6 @ 5:30p

8. What is the **nature of land use adjacent** to this territory in the city or village?

current - farm, agriculture. Plan is to rezone to ind. one small residential plot

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 Majority of land for development in City of Stanley  
rail spur is located in this property

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No Town  Yes  No

*not needed by buyer*

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? agricultural

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

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](mailto: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

Please RETURN PROMPTLY to:

Name: Nicole Thiel

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Email: nthiel@stanleywisconsin.us

Municipal Boundary Review

Phone: 715-644-5758

PO Box 1645, Madison WI 53701

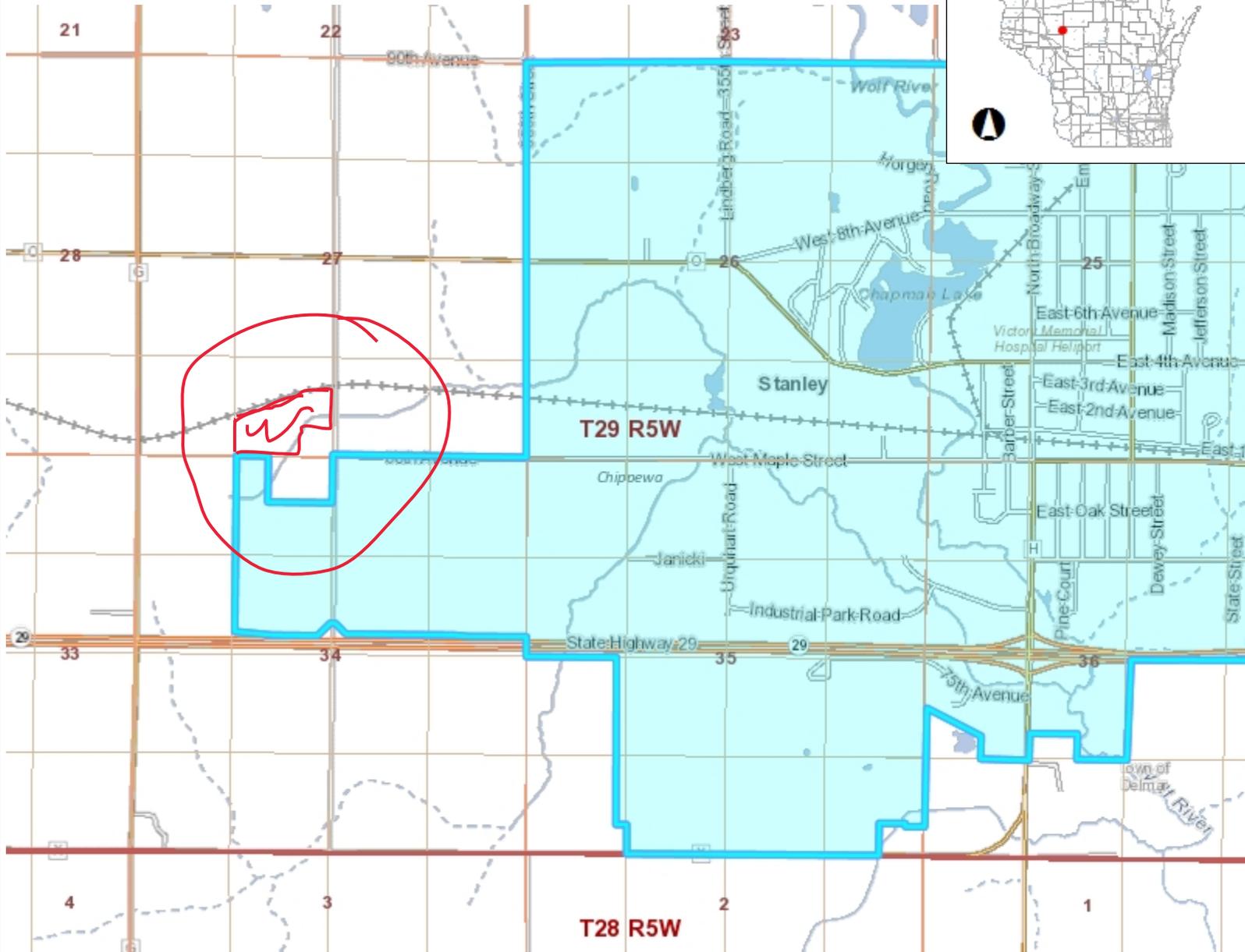
Date: 5-31-22

Fax: (608) 264-6104

(March 2018)



# 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



NAD\_1983\_HARN\_Wisconsin\_TM

1: 23,760

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





**TONY EVERS**

GOVERNOR

**KATHY BLUMENFELD**

SECRETARY-DESIGNEE

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

June 13, 2022

PETITION FILE NO. 14509

NICOLE THIEL, CLERK  
CITY OF STANLEY  
PO BOX 155  
STANLEY, WI 54768-0155

JULIE KRCMA-PETERSON, CLERK  
TOWN OF DELMAR  
32400 COUNTY ROAD X  
BOYD, WI 54726-6003

Subject: 345 STREET LLC ANNEXATION

The proposed annexation submitted to our office on May 25, 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 City of Stanley, 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 14509 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](mailto: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=2583>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner