

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: **Dan Rank**

Phone: **920-536-0101**

Email: **None**

Contact Information if different than petitioner:

Representative's Name: **MiLissa Stipe**

Phone: **920-845-2722**

E-mail: **clerktreasurer@luxemburgusa.com**

RECEIVED

September 13, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **Town of Luxemburg**

2. Petitioned City or Village: **Village of Luxemburg**

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

4. Population of the territory to be annexed: **1**

5. Area (in acres) of the territory to be annexed: **40.52**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
31-012-10.111 AND 31-012-10.112

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

\$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

\$1150 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: 9-12-2022

Payer: Daniel T. Rank

Check Number: 3294

Check Date: 9-6-22

Amount: 4150⁰⁰

PETITION FOR ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SEC. 66.0217 (2), WISCONSIN STATUTES

We, the undersigned, constituting all of the electors and owners of the real property in the following territory of the Town of Luxemburg, Kewaunee County, Wisconsin, lying contiguous to the Village of Luxemburg, petition to the Village Board of said Village to annex the territory described below and shown on the attached scale map to the Village of Luxemburg, Kewaunee County, Wisconsin:

Two parcels of land (012-00010-0260/31-012-10.112 Part of SW1/4 of SW1/4 S10; Lot I of 10CSM-183 MAP #1831) and (012-00010-0240/31-012-10.111 Part of SW1/4 of SW1/4 S10; LOT 2 of 10CSM-1831), Town of Luxemburg, Kewaunee County, Wisconsin. Mailing address of: E1342 Northbrook Road, Luxemburg, WI 54217

Parcels contains 40.52 acres. One person resides in the parcel of land subject to this petition for annexation.

The current population of such territory is 1.

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


Dan Rank

SEPTEMBER 6, 2022
Date

CERTIFIED SURVEY MAP NO. 1831

SHEET 3 OF 4

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 24 NORTH, RANGE 23 EAST, TOWN OF LUXEMBURG,
KEWAUNEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 24 North, Range 23 East, Kewaunee County, Wisconsin containing 1,764,657 square feet (40.512 acres) of land and described as follows:

Beginning at the Southwest corner of said Section 10; thence N02°24'16"W, 1323.94 feet along the West line of said Southwest 1/4; thence N88°07'08"E, 1339.82 feet along the North line of said Southwest 1/4 of the Southwest 1/4; thence S02°01'38"E, 1318.87 feet along the East line of said Southwest 1/4 of the Southwest 1/4; thence S87°54'09"W, 1331.10 feet along the south line of said Southwest 1/4 of the Southwest 1/4 to the Point of Beginning.

That I have made this survey under the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the chapter 26 of the Kewaunee County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this 3rd day of October, 2019.

David M. Schmalz

David M. Schmalz, Professional Land Surveyor S-1284



NOTES:

- NO TITLE POLICY WAS PROVIDED BY THE OWNER FOR THIS SURVEY.
- THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN DOCUMENT No. 311519 (VOLUME 232 PAGE 98) & DOCUMENT NO. 313414 (VOLUME 234 PAGE 602)
- THE PROPERTY OWNER OF RECORD IS DANIEL T. RANK
- THIS CERTIFIED SURVEY MAP IS ALL OF PARCEL ID.'S 3101210.112 & 3101210.111

RECEIVED FOR RECORD
10/24/2019 9:10:31 AM
GERMAINE L. BERTRAND
REGISTER OF DEEDS, KEWAUNEE COUNTY WISCONSIN

RECEIPT# 75186, STATION 1
\$30.00 CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP NO. 1831

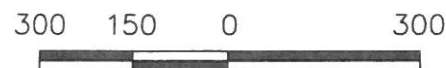
SHEET 1 OF 4

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 24 NORTH,
RANGE 23 EAST, TOWN OF LUXEMBURG, KEWAUNEE COUNTY, WISCONSIN

LEGEND

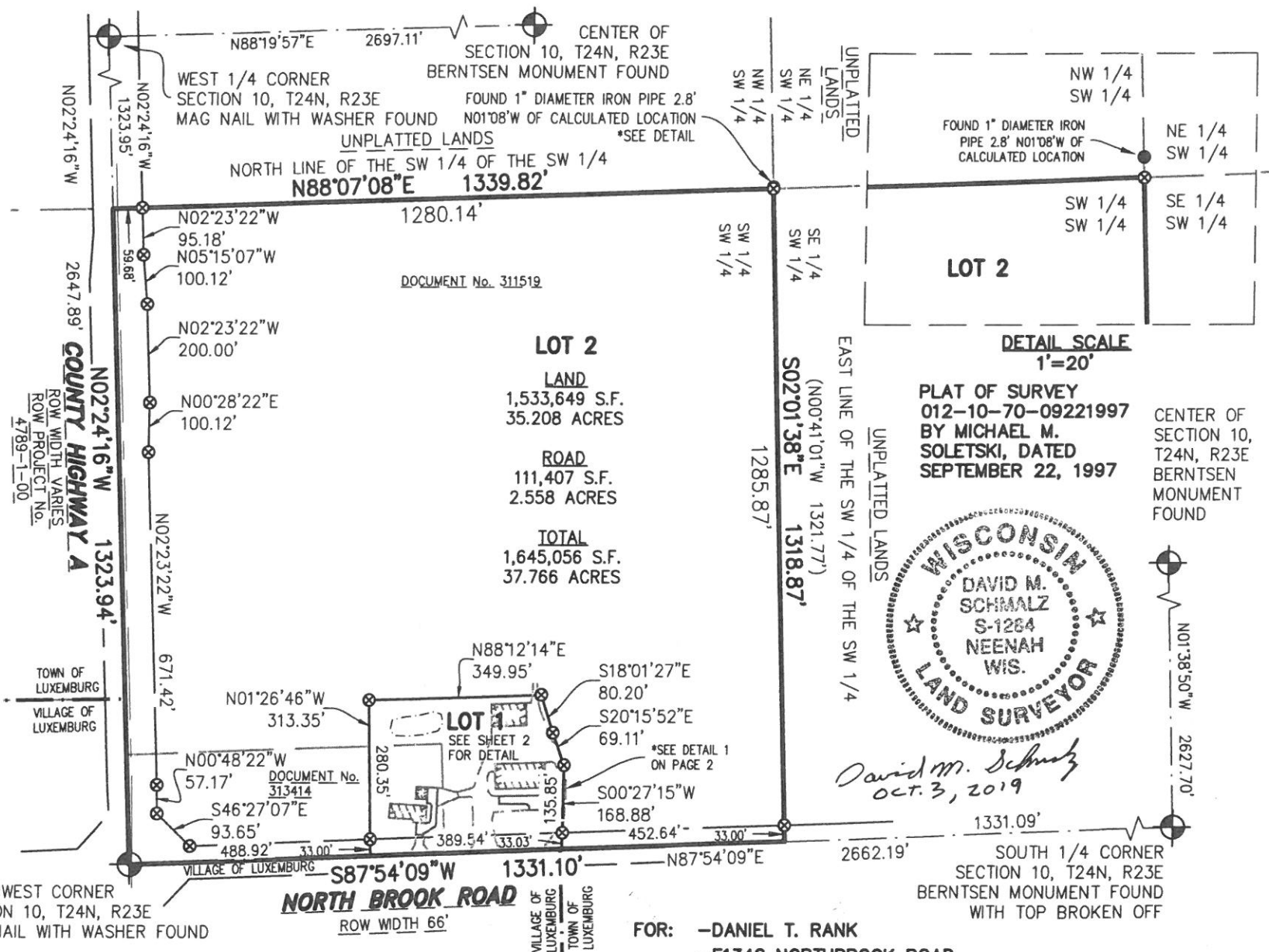
- ⊗ - 1.315" O.D. X 24" IRON PIPE WEIGHING
1.68 Lbs./Lineal Ft. SET WITH CAP
- ⊕ - CERTIFIED LAND CORNER
KEWAUNEE COUNTY
- () - RECORDED BEARING AND/OR
DISTANCE
- S.F. - SQUARE FEET

S.F. - SQUARE FEET



SCALE - FEET
1"=300'

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 23 EAST, TOWN OF LUXEMBURG, KEWAUNEE COUNTY, WISCONSIN, WHICH BEARS S87°54'09"W PER THE KEWAUNEE COUNTY COORDINATE SYSTEM.



FOR: -DANIEL T. RANK
-E1342 NORTHBROOK ROAD
-LUXEMBURG, WI 53217

DRAFTED BY: Kyle J. Tesky P.L.S.

CERTIFIED SURVEY MAP NO. 1831

SHEET 4 OF 4

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 24 NORTH, RANGE 23 EAST, TOWN OF LUXEMBURG,
KEWAUNEE COUNTY, WISCONSIN

OWNER's CERTIFICATE

Daniel T. Rank As Owner(s), I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that all mortgagees associated with this property have been contacted and made aware of these property boundary changes and that this Certified Survey Map is required by s. 236.10 or 236.12 of the Wisconsin Statutes to be submitted to the following for approval.

Town of Luxemburg
Village of Luxemburg
Kewaunee County

Dated this 7 day of OCTOBER, 2019

Daniel T. Rank

Daniel T. Rank

State of Wisconsin)

Kewaunee)ss
County)

Personally appeared before me on the 7 day of October, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

[Signature]
Notary Public

Kewaunee County, WI

My commission expires April 17, 2020



TOWN OF LUXEMBURG APPROVAL CERTIFICATE:

Resolved, that the map described above in the Town of Luxemburg, presented by Daniel T. Rank has been submitted and approved by the Town of Luxemburg on this 22 day of Oct., 2019.

David W Barrett
David Barrett
Town Chairperson

VILLAGE BOARD APPROVAL

Approved by the Village of Luxemburg, Kewaunee County, Wisconsin, by the Village Board on the 8 day of OCTOBER, 2019.

Ken Tebon 10-8-19
Village President Date

MiLissa Stipe 10-8-19
Village Clerk Date
MiLissa Stipe



CSM Review Completed
and filed in
Kewaunee County
Land Information Office

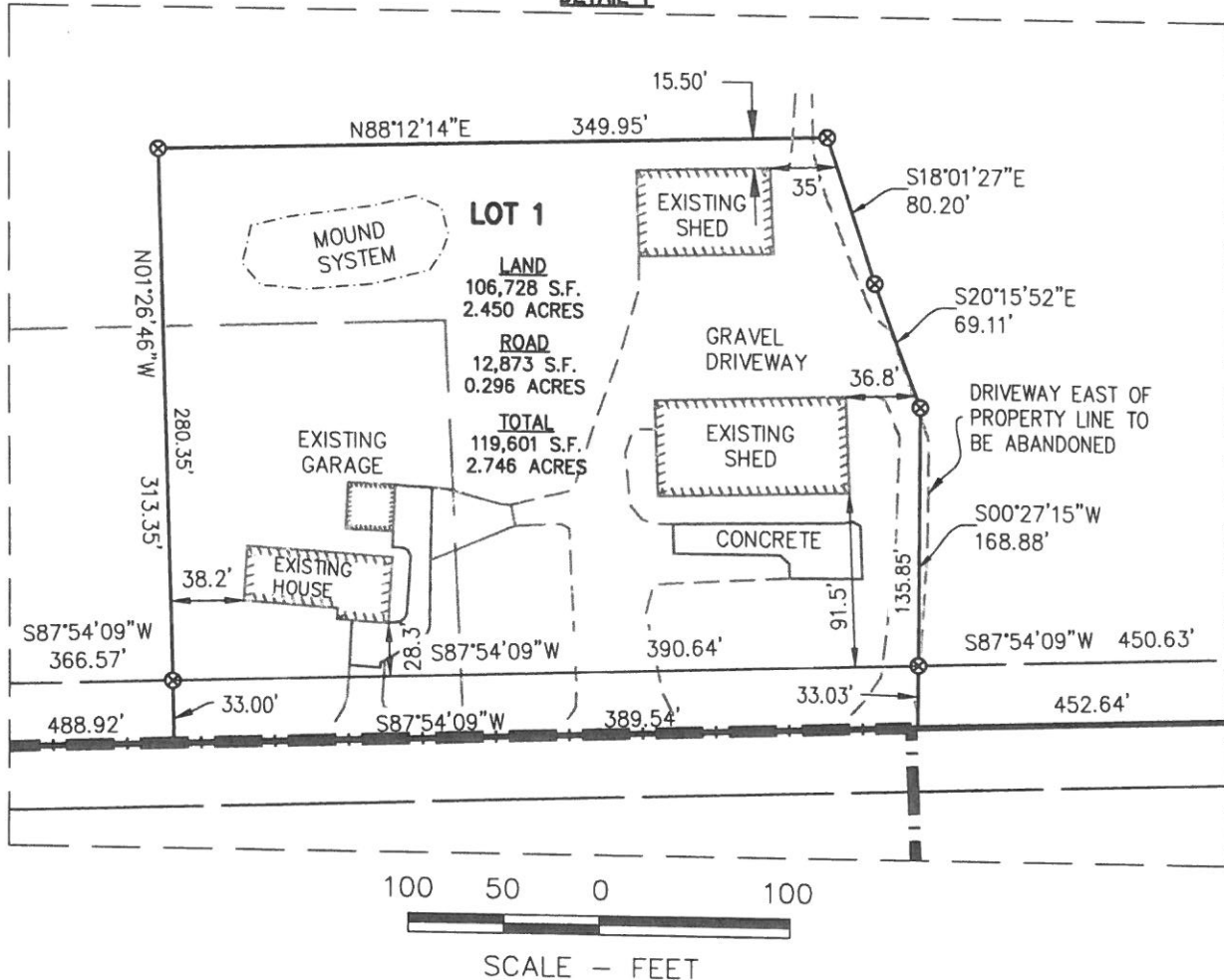
David M. Schmalz
OCT. 3, 2019

CERTIFIED SURVEY MAP NO. 1831

SHEET 2 OF 4

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 24 NORTH, RANGE 23 EAST, TOWN OF LUXEMBURG,
KEWAUNEE COUNTY, WISCONSIN

DETAIL 1



David M. Schmalz
OCT. 3, 2019

VOL 10
CSMP184

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PETITION # _____

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
31 012 10,111 and 31 012 10.112	Luxemburg	Luxemburg

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, $\frac{1}{4}$ - $\frac{1}{4}$ 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 parcelID numbers included in annexation.
- NA (3) Identify parcelID 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: Tammy Malach
Title: Land Information Coordinator
Phone: 920-388-7130
Date: September 19, 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: Rank

Petition Number: 14531

1. Territory to be annexed: From TOWN OF LUXEMBURG

To VILLAGE OF LUXEMBURG

2. Area (Acres): 40.52

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 434.47

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2172.35

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: 1 Total: _____

5. Approximate present land use of territory:

Residential: 7 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 4 % Agriculture 89 %

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?

In the town?: Agriculture

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? Agriculture/undeveloped/residential

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: Glenda Daul

Email: clerk.k@tn.luxemburg-wi.gov

Phone: 920-536-1245

Date: 9/22/2022

(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: Rank

Petition Number: 14531

1. Territory to be annexed:	From TOWN OF LUXEMBURG	To VILLAGE OF LUXEMBURG
2. Area (Acres): 40.52		
3. Pick one: <input checked="" type="checkbox"/> Property Tax Payments		OR <input type="checkbox"/> Boundary Agreement
a. Annual town property tax on territory to be annexed: \$ 434.47 (2021 taxes)		a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): \$2172.35		b. Year adopted _____
c. Paid by: <input type="checkbox"/> Petitioner <input type="checkbox"/> City <input checked="" type="checkbox"/> Village		c. Participating jurisdictions _____
<input type="checkbox"/> Other: _____		d. Statutory authority (pick one) <input type="checkbox"/> s.66.0307 <input type="checkbox"/> s.66.0225 <input type="checkbox"/> s.66.0301
4. Resident Population:	Electors: 1	Total: 1
5. Approximate present land use of territory:		
Residential: 7 % Recreational: _____ % Commercial: _____ % Industrial: _____ %		
Undeveloped: 4 % Agricultural 89 %		
6. If territory is undeveloped, what is the anticipated use?		
Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %		
Other: _____ %		
Comments: _____		
7. Has a <input type="checkbox"/> preliminary or <input type="checkbox"/> final plat been submitted to the Plan Commission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Plat Name: _____		
8. What is the nature of land use adjacent to this territory in the city or village?		
Residential		
In the town?: _____		
9. What are the basic service needs that precipitated the request for annexation?		
<input checked="" type="checkbox"/> Sanitary sewer <input checked="" type="checkbox"/> Water supply <input checked="" type="checkbox"/> Storm sewers		
<input type="checkbox"/> Police/Fire protection <input type="checkbox"/> EMS <input type="checkbox"/> 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. 1 year _____

Water Supply immediately ☒ ☐
or, write in number of years. 1 year _____

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: 500,000⁰⁰

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 / undeveloped³ Residential

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> Ward 5

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☐ Town ☐ City ☒ Village

Name: MiLissa Stipe

Email: clerk@treasurer@Luxemburgwa.com

Phone: 920-845-2722

Date: 9-26-2022

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Kewaunee County GIS

DISCLAIMER: Kewaunee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



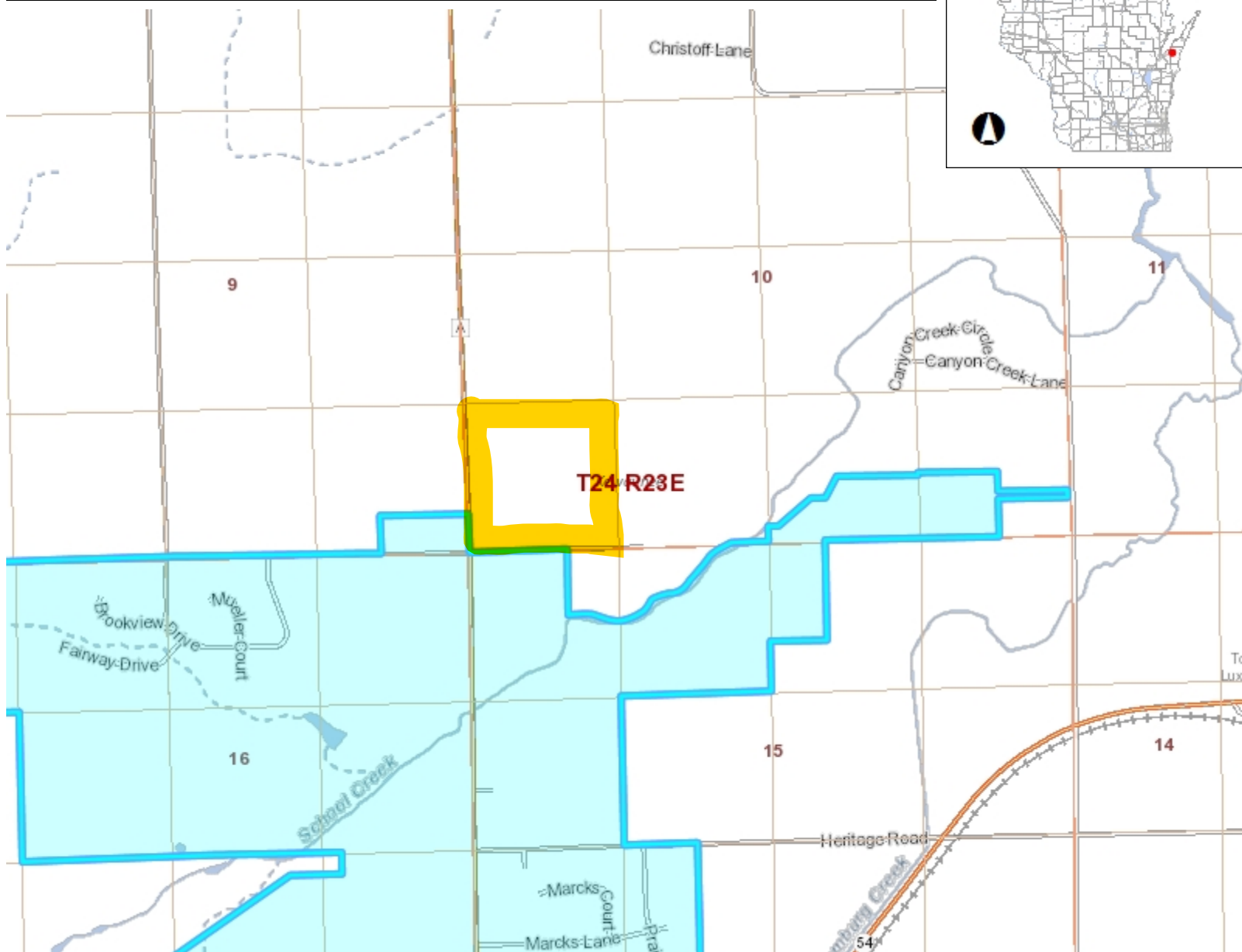
Kewaunee County
Land Information Office
810 Lincoln St
Kewaunee, WI 54216
920-388-7190

SCALE: 1" = 338 '

Print Date: 10/3/2022



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

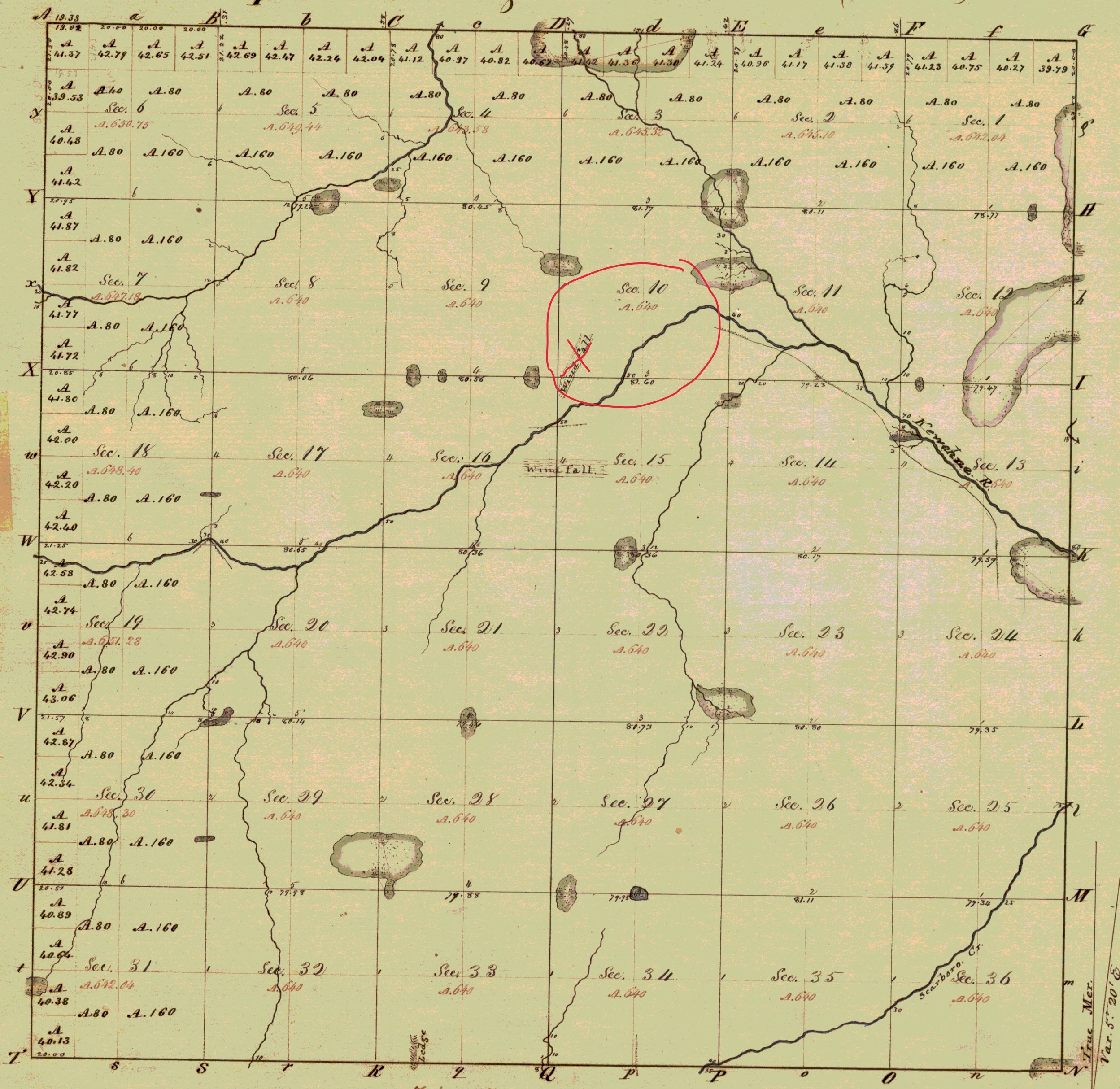
1: 15,840

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 XXIV. Range N^o XXIII E. 4th Mer. (Wis. Ter.)

27-15



Total number of Acres 33,113.43

Scale 40 chs to an inch.

Uncolored, Mar 20 1835.

Survey Designated	By whom Surveyed	Date of Contract	Acres Surveyed	When Surveyed	When Surveyed in
Subdivision	Coshua Hathaway	23 rd Apr. 1834	60.08.77	3 rd 7 th 1834	1 st 7 th 1835
Town lines	John Mullett & John Brink	1 st July 1833	24.00.83	1 st 7 th 1834	3 rd 7 th 1834

The above Map of Township N. 24 N., Range N. 23 E., 4th Meridian (N.W.P.) is thielly conformable to the field notes of the Survey thereof on file in this Office, which have been examined and approved.
 Surveyor General's Office
 M. T. Williams

2 Pages



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

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

October 03, 2022

PETITION FILE NO. 14531

MILISSA STIPE, CLERK
VILLAGE OF LUXEMBURG
PO BOX 307
LUXEMBURG, WI 54217-0307

GLEND A DAUL, CLERK
TOWN OF LUXEMBURG
PO BOX 28
LUXEMBURG, WI 54217-0028

Subject: RANK ANNEXATION

The proposed annexation submitted to our office on September 14, 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 Luxemburg, 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 14531 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=2605>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner