

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: **Dale G. Planert** and **Frank Lippert**

Phone: **715-829-7017** & **715-835-2300**

Email: **dgplanert@gmail.com** & **franklippert2300@gmail.com**

Contact Information if different than petitioner:

Representative's Name: **Mark A. Erickson, P.E.**

Phone: **715-831-0654**

E-mail: **MARK@ESELLC.CO**

RECEIVED

March 15, 2023

Municipal Boundary Review
Wisconsin Dept. of Admin.

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

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

3. County where property is located: **Eau Claire**

4. Population of the territory to be annexed: **2**

5. Area (in acres) of the territory to be annexed: **122.13**

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

18024-2-270819-310-0002, 18024-2-270819-340-0002, 18024-2-270830-210-9000, 18024-2-270830-220-9000, 18024-2-270830-210-0005, 18024-2-270830-0004, 18024-2-270830-220-0002, 18024-2-270819-330-0003 AND 18024-2-270819-430-0001

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)

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

\$1,400 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

\$1,750 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: 3-15-23

Payer: Bakke Norman JC

Check Number: 118976

Check Date: 3-10-23

Amount: \$1750.00

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 adjoiners 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).

WILLIAM E. WALLO
ATTORNEY

Direct: (715) 231-4730
Facsimile: (815) 927-0411
wwallo@bakkenorman.com

Bakke Norman, S.C.
7 South Dewey Street
Suite 220
Eau Claire, WI 54701

March 10, 2023

VIA U.S. MAIL

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 5370

Re: Proposed Annexation to the City of Altoona

Dear To whom it may concern:

Pursuant to Wis. Stat. § 66.0217(6), enclosed please find (i) the notice of intent to circulate a petition for annexation of certain property from the Town of Washington into the City of Altoona, together with a scale map and (ii) the documentation relating to the fees for Department review. The notice was published as a Class 1 notice in the Eau Claire Leader Telegram on Thursday, March 9, 2023, and the mailing of a copy of the notice is therefore timely as it was mailed to the Department, together with the fee, within five (5) days of the publication. Also enclosed is a check for \$1,750.00, which represents the fee for the Department's review of this proposed annexation.

Our firm was engaged by Everyday Surveying and Engineering, LLC, the engineering firm assisting the proponents of the proposed annexation, to facilitate compliance with the notice provisions of the annexation statutes. As you are aware, the Department is to review the proposed annexation and provide an opinion as to whether the annexation is in the public interest as defined in § 66.027(6)(c).

That statute provides that the "public interest" is determined after consideration of (i) whether governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town or the city, and (ii) the shape of the proposed annexation and the homogeneity of the territory with the annexing city. Under separate cover, we anticipate either Everyday Surveying or the proponents of the proposed annexation will supply additional information regarding these topics to assist with the Department's review.

If you have any questions, please contact the undersigned.

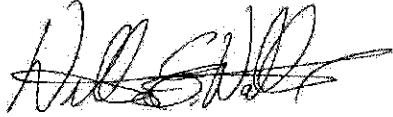
Wisconsin Department of Administration

March 10, 2023

Page 2

Sincerely,

BAKKE NORMAN, S.C.

A handwritten signature in black ink, appearing to read 'W. Wallo', with a stylized flourish at the end.

William E. Wallo

WEW:ke

Enclosures

cc: Jannelle Henning (Town Clerk, Town of Washington) – w/enclosure – via US mail
Mark Erickson (P.E., Everyday Surveying & Engineering) – w/enclosure – via US mail

NOTICE OF INTENT TO CIRCULATE AN ANNEXATION PETITION

NOTICE IS HEREBY GIVEN that, pursuant to Wis. Stat. §§ 66.0217(3)(a) and 66.0217(4), the undersigned intends to circulate a petition for direct annexation by one-half approval of the territory described below to the City of Altoona, Eau Claire County, Wisconsin, from the Town of Washington, Eau Claire County, Wisconsin. Circulation of the petition for direct annexation shall commence not less than 10 days nor more than 20 days after the date of publication of this notice.

A scale map depicting the territory proposed to be annexed is attached to this notice. A copy of the scale map of the territory proposed for annexation may be inspected at the office of the Clerk for the Town of Washington, 5750 Old Town Road, Eau Claire, Wisconsin 54701 and at the office of the City Clerk of the City of Altoona, 1303 Lynn Avenue, Altoona, Wisconsin 54720.

The territory proposed to be annexed is legally described as follows:

Part of the Southwest Quarter of the Southeast Quarter, and part of the fractional Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter Section 19, Township 27 North, Range 8 West, and part of the fractional Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter, Section 30, Township 27 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin, including part of Lot 4 of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Pages 208-209 as Document Number 617948 and all of Lot 1 and Lot 2 of Certified Survey Map Number 3752 recorded in Volume 22 of Certified Survey Maps on Page 45-46 as Document Number 1229611.

Commencing at the North Quarter Corner of Section 30;

Thence S00°46'10"W, 33.12 feet along the North-South Quarter Line of said Section 30 and the West line of Otto's Acres recorded in Volume 12 of Plats on Page 71 A & B as Document Number 889604 to the Southerly right-of-way line of County Road "SS" also known as Nine Mile Creek Road and the Point of Beginning;

Thence continuing S00°46'10"W, 655.27 feet along said East-West Quarter line and said West line Otto's Acres and a southerly extension thereof to a southeasterly extension of the Southerly right-of-way line of County Road "SS" also known as Nine Mile Creek Road;

Thence N70°54'19"W, 963.12 feet along said right-of-way and the southeasterly extension thereof to the Northeast corner of Lot 2 Certified Survey Map Number 3752 recorded in Volume 22 on Pages 45-47 as Document number 1229611;

Thence S00°45'57"W, 953.92 feet to the Southeast corner of said Lot 2;

Thence S88°03'25"W, 1324.24 feet along the South line of Lot 2 and Lot 1 of said Certified Survey Map Number 3752 to the Southwest corner of said Lot 1 and the West line of the Northwest Quarter of said Section 30 ;

Thence N00°08'40"W, 1286.60 feet along the West line of said Certified Survey Map Number 3752 to the Northwest corner of said Section 30;

Thence N00°02'14"W, 537.22 feet along said West line and a northerly extension thereof to the West line of Certified Survey Map Number 339 recorded in Volume 2 of Certified Survey Maps on Page 115-116, and a northwesterly extension of the Northerly right-of-way line of County Highway "KB" also known as Nine Mile Creek Road;

Thence S68°34'23"E, 121.00 feet along said right-of-way line and a northwesterly extension thereof;

Thence S74°17'11"E, 201.00 feet along said right-of-way line to the Southwest corner of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Page 208-209 as Document Number 617948;

Thence S68°38'21"E, 402.23 feet along the South line of said Certified Survey Map Number 823 and said right-of-way line;

Thence S62°42'17"E, 196.25 feet along said south line and said right-of-way line;

Thence S70°10'26"E, 77.88 feet along said south line and said right-of-way line to the Southeast Corner of said Certified Survey Map Number 823;

Thence N00°41'44"E, 1175.13 along the East line of said Certified Survey Map Number 823;

Thence S87°56'25"W, 45.38 feet to a southerly extension of the East line of Pinewood Acres recorded in Volume 11 of Plats on Page 91A as Document Number 482463;

Thence N00°16'20"W, 450.15 feet along the East line of said Pinewood Acres and a southerly extension thereof to the South line of Certified Survey Map Number 1511 recorded in Volume 8 of Certified Survey Maps on Pages 121-122 as Document Number 745248;

Thence N87°58'12"E, 40.06 feet to the Southeast corner of said Certified Survey Map Number 1511;

Thence N00°19'14"W, 414.41 feet along said East line of said Certified Survey Map number 1511 and the East line of Certified Survey Map Number 3483 recorded in Volume 19 of Certified Survey Maps on Pages 316-319 as Document Number 1177920 to the Southwest corner of Certified Survey Map Number 1648 recorded in Volume 9 on Pages 39-40;

Thence N88°03'25"E, 269.26 feet to the Southeast corner of said Certified Survey Map Number 1648;

Thence N00°12'56"W, 133.97 feet along the East line of said Certified Survey Map Number 1648 to the South right-of-way line of Red Pine Drive;

Thence N88°00'26"E, 66.03 feet along said right-of-way line to the Northwest corner of Certified Survey Map Number 2019 recorded in Volume 11 of Certified Survey Maps on Pages 59-60 as Document Number 854120;

Thence S00°13'14"E, 334.59 feet to the Southwest corner of said Certified Survey Map Number 2019;

Thence N87°56'33"E, 296.57 feet to the Southeast corner of said Certified Survey Map Number 2019 to the West line of Whitetail Ridge recorded in Volume 11 of Plats on Pages 189 A & B as Document Number 719442;

Thence S00°29'47"E, 663.16 to the West corner of said Whitetail Ridge;

Thence N87°56'57"E, 1348.91 feet along the South line of said Whitetail Ridge;

Thence S00°46'41"E, 1285.51 feet along the West line of said Whitetail Ridge to a point on the

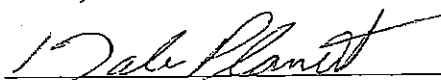
Northerly right-of-way of Nine Mile Creek Rd;
Thence S88°29'15"W, 677.82 feet along said right-of-way line to the North-South Quarter line of said Section 19;
Thence N00°39'46"W, 387.07 feet along said North-South Quarter line;
Thence S87°49'53"W, 676.45 feet;
Thence S00°28'45"E, 450.61 feet to a point on the South right-of-way line of County Road "SS" also known as Nine Mile Creek Rd;
Thence N88°02'39"E, 677.01 feet along said South right-of-way line to the Point of Beginning.

Said Parcel contains 5,319,853 square feet or 122.13 total acres, more or less.

All nine parcels currently have a total of 2 residents. Eau Claire County has a total population of 104,646 as of 2019.

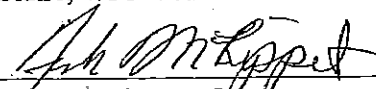
Dale G. Planert
2140 Nine Mile Creek
Eau Claire, WI 54701

By:


Dale G. Planert, Owner

Frank Lippert
6900 Nine Mile Creek
Eau Claire, WI 54701

By:


Frank Lippert, Owner

ANNEXATION BOUNDARY

Part of the Southwest Quarter of the Southeast Quarter, and part of the fractional Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter Section 19, Township 27 North, Range 8 West, and part of the fractional Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter, Section 30, Township 27 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin, including part of Lot 4 of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Pages 208-209 as Document Number 617948 and all of Lot 1 and Lot 2 of Certified Survey Map Number 3752 recorded in Volume 22 of Certified Survey Maps on Page 45-46 as Document Number 1229611.

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Thence S62°42'17"E, 196.25 feet along said south line and said right-of-way line;

Thence S70°10'26"E, 77.88 feet along said south line and said right-of-way line to the Southeast Corner of said Certified Survey Map Number 823;

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Thence S00°13'14"E, 334.59 feet to the Southwest corner of said Certified Survey Map Number 2019;

Thence N87°56'33"E, 296.57 feet to the Southeast corner of said Certified Survey Map Number 2019 to the West line of Whitetail Ridge recorded in Volume 11 of Plats on Pages 189 A & B as Document Number 719442;

Thence S00°29'47"E, 663.16 to the West corner of said Whitetail Ridge;

Thence N87°56'57"E, 1348.91 feet along the South line of said Whitetail Ridge;

Thence S00°46'41"E, 1285.51 feet along the West line of said Whitetail Ridge to a point on the Northerly right-of-way of Nine Mile Creek Rd;

Thence S88°29'15"W, 677.82 feet along said right-of-way line to the North-South Quarter line of said Section 19;

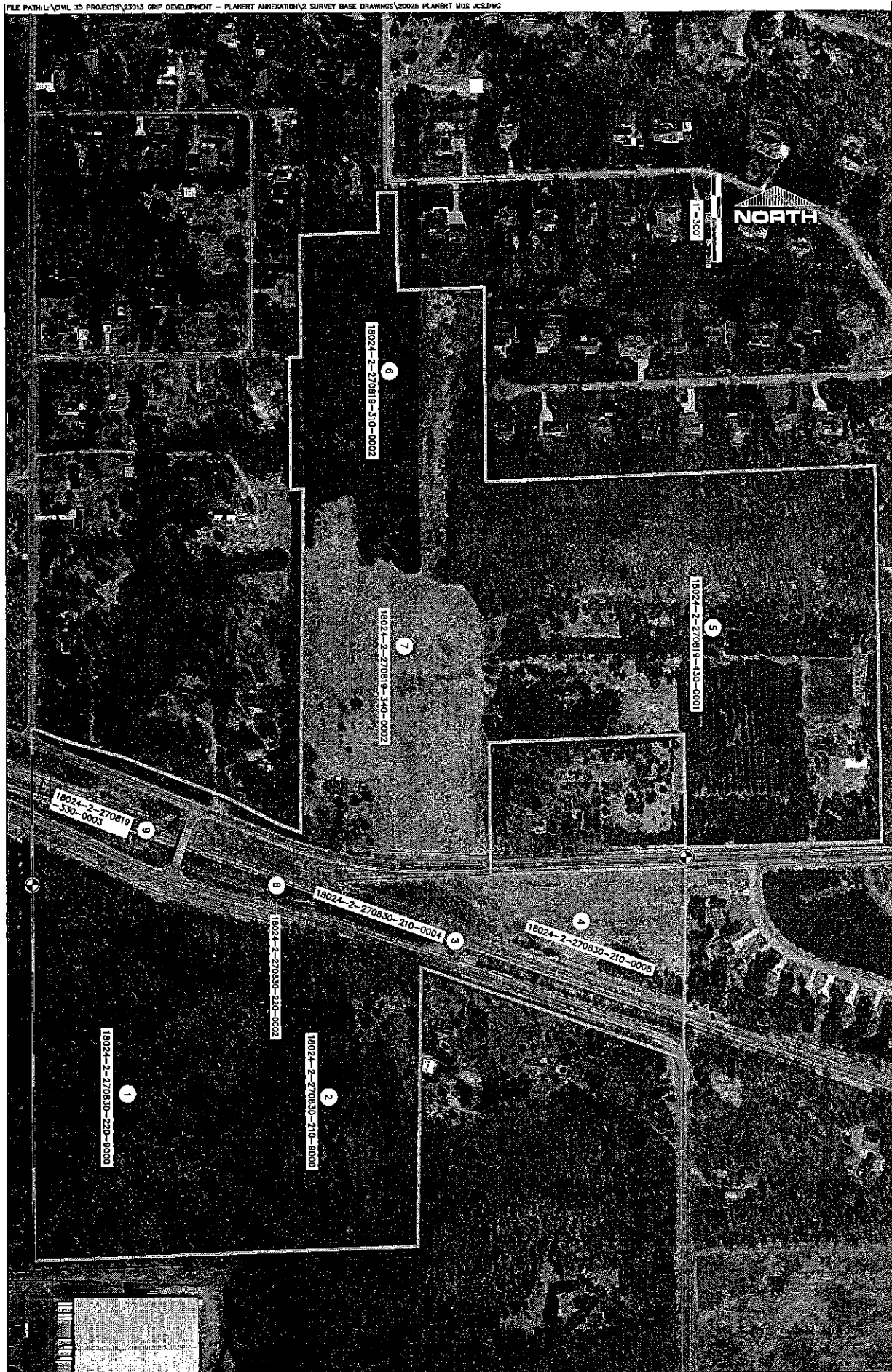
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Said Parcel contains 5,319,853 square feet or 122.13 total acres, more or less.

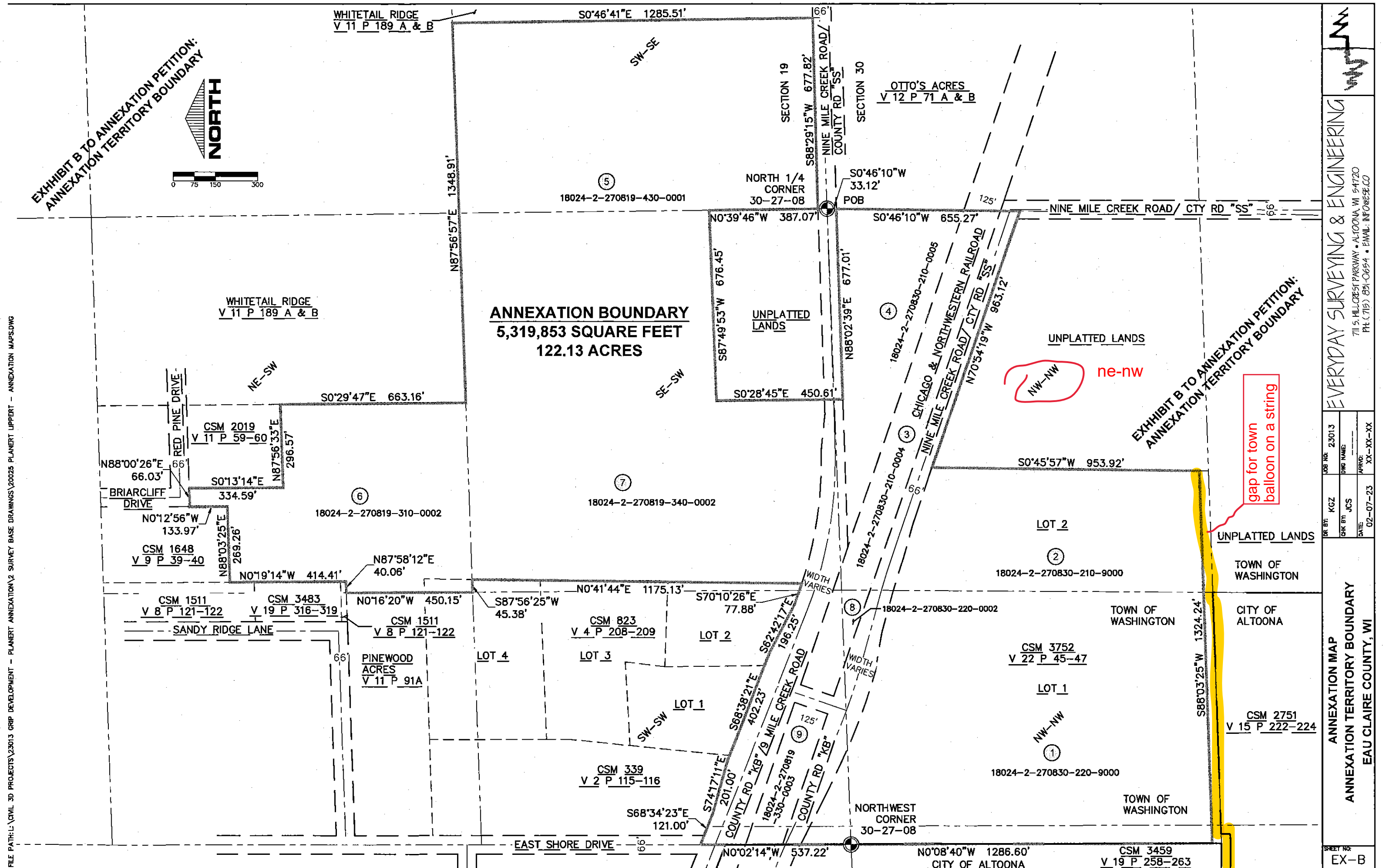
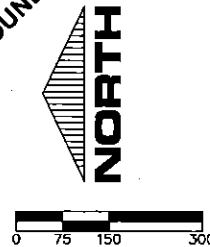




Planert & Lippert Annexation

Tax Parcel Legend for Exhibit Maps

| Number Identified on ESE Maps | Owner | Parcel ID Number | Lot Address | Mailing Address | GIS Acres |
|-------------------------------------|---------------------|-------------------------|--|--|-----------|
| 1 | Dale Planert | 18024-2-270830-220-9000 | N/A | 2140 Nine Mile Creek RD Eau Claire, WI 54701 | 25.94 |
| 2 | Dale Planert | 18024-2-270830-210-9000 | N/A | 2140 Nine Mile Creek RD Eau Claire, WI 54701 | 10.29 |
| 3 | Union Pacific RR CO | 18024-2-270830-210-0004 | N/A | 1400 Douglas ST Stop 1640 Omega, NE 68179 | 4.08 |
| 4 | Mark Nodland | 18024-2-270830-210-0005 | N/A | 986 Lakeview DR Eau Claire, WI 54701 | 6.18 |
| 5 | Frank Lippert | 18024-2-270819-430-0001 | 6900 Nine Mile Creek RD Eau Claire, WI 54701 | 6900 Nine Mile Creek RD Eau Claire, WI 54701 | 33.80 |
| 6 | Dale Planert | 18024-2-270819-310-0002 | N/A | 2140 Nine Mile Creek RD Eau Claire, WI 54701 | 11.47 |
| 7 | Dale Planert | 18024-2-270819-340-0002 | 663 Nine Mile Creek RD Eau Claire, WI 54701 | 2140 Nine Mile Creek RD Eau Claire, WI 54701 | 18.85 |
| 8 | Union Pacific RR CO | 18024-2-270830-220-0002 | N/A | 1400 Douglas ST Stop 1640 Omega, NE 68179 | 0.31 |
| 9 | Union Pacific RR CO | 18024-2-270819-330-0003 | 6485 S Beach DR Altoona, WI 54720 | 1400 Douglas ST Stop 1640 Omega, NE 68179 | 2.00 |



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: **Planert & Lippert**

Petition Number: **14574**

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

2. Area (Acres): 122.13

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 _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: 2 Electors: 2 Total: 2

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

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

Undeveloped: 60 %

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

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

Other: _____ %

Comments: this will be developed upon annexation

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, vacant

In the town?: Single family, vacant

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: _____

being expanded by Altoona as part of annexation

offered by Altoona already

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

*in progress -
sanitary completion*
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

sanitary water lines: \$850K

If yes, identify the nature of the anticipated improvements and their probable costs: \$2,000,000

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? RH & A2 (Rural Homes & Agriculture Residential)

c. How will the land be zoned and used if annexed? initially R-1 then rezoned for multi-family

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:

The City is aware of and supportive of the annexation

Prepared by: ☐ Town ☒ City ☐ Village

Name: Taylor Greenwell

Email: taylor@greenwell.wi.us

Phone: 715-225-4211

Date: 3/30/23

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

PLANNING DEPARTMENT

Annexation Narrative

March 30, 2023

TO: Erich Schidtke, DOA

FROM: Taylor Greenwell, Planning Director

CC: Mike Golat, City Administrator

RE: Planert / Lippert Annexation Narrative

The City of Altoona has received a notice of intent to annex 122.13 acres from the Town of Washington into the City. The petitioner's contacted the city to request a narrative of support for the proposed annexation. The City is aware of the annexation proposal and is in full support, in fact it is investing approximately \$850,000 to expand utilities to the properties in the annexation to support future development efforts. As requested, the City has provided a narrative summarizing the current and proposed conditions relating to Emergency Services, Public Infrastructure, Water Quality, and Schools.

Police / Fire / Rescue

The City of Altoona already provides emergency services to the proposed annexation area. The annexation would merely bring the territory into the City of Altoona proper.

Public Infrastructure & Water Quality

The proposed annexation falls within the established Sewer Service Area as defined in the Chippewa Falls-Eau Claire Urban Sewer Service Area Plan for 2025, as well as within the City's ETJ. The City of Altoona will be extending municipal water and sewer to the property from the current endpoint near the Altoona Elementary School driveway. A consultant has been retained to complete design, bidding, and construction management, with a construction commitment anticipated by the beginning of September 2023. The City is also actively constructing two new municipal wells to accommodate recent and continuing growth of the city.

Access to City sanitary sewer will avoid the need for numerous on-site septic systems. This may be beneficial to the water quality of Lake Altoona, as it is in proximity to the proposed annexation and subsequent residential development.

The City has a 1.5 mile ETJ and restricts subdivision of land less than 10 acres in size. The purpose of this is to encourage compact development and connectivity to city utility systems. Annexing this property would only serve as a benefit in terms of Altoona's long-term land use and utility planning.

Schools

The Altoona School district is aware of the potential annexation and the capacity increase that it will bring. The proposed annexation is for the purpose of a proposed residential development that will add approximately 250 households to the City of Altoona and the district. The school did not indicate distress at the proposed numbers, but is waiting until the completion of a referendum for establishment of additional school facilities to provide a

complete response to the proposed annexation. This referendum concludes on April 4, 2023 and the City will forward on any comments from Altoona School District.

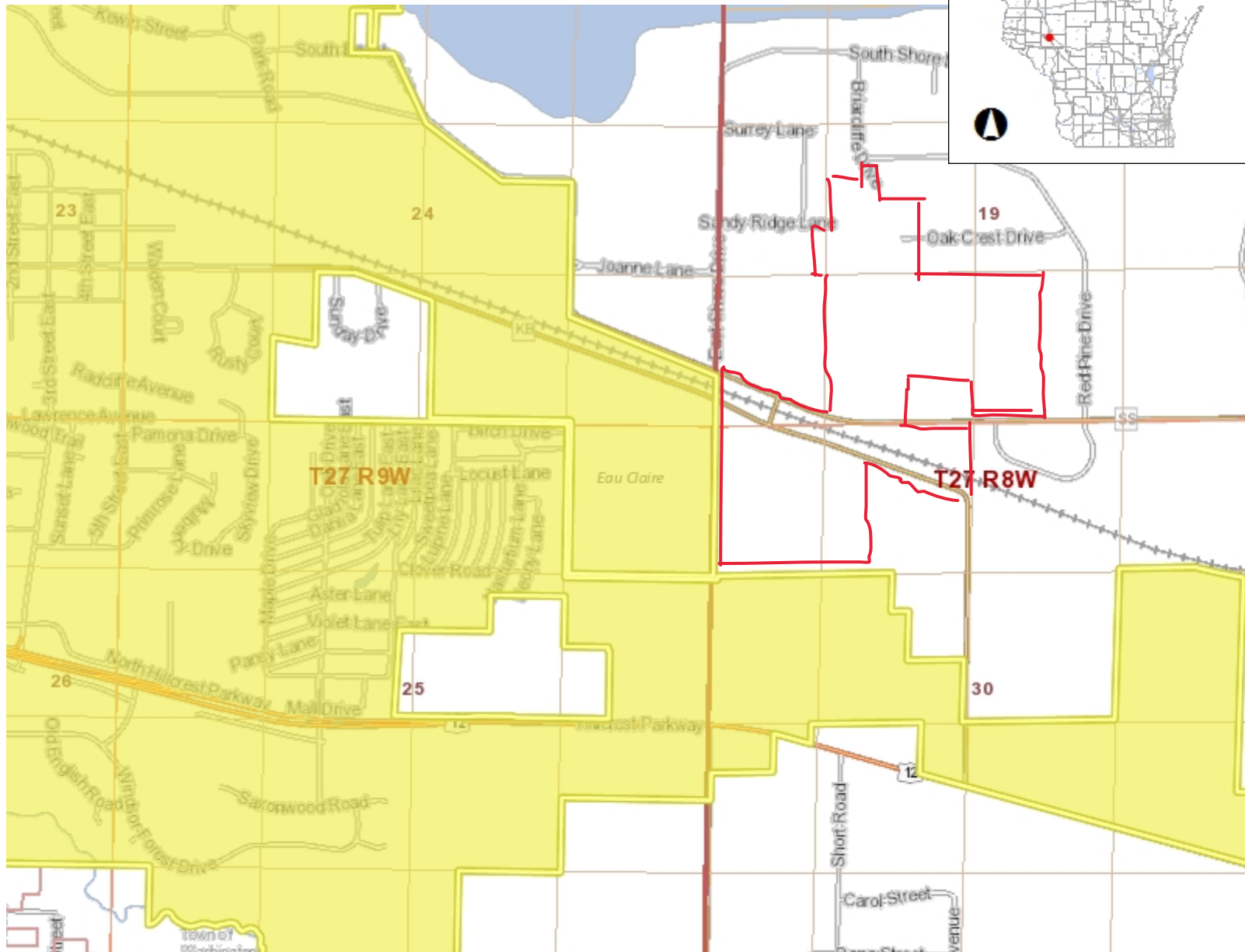
Please do not hesitate to contact me with any questions or concerns about the above narrative contents, either at taylorg@ci.altoona.wi.us or (534) 444-5430.

Sincerely,

Taylor Greenwell
Altoona Planning Director



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

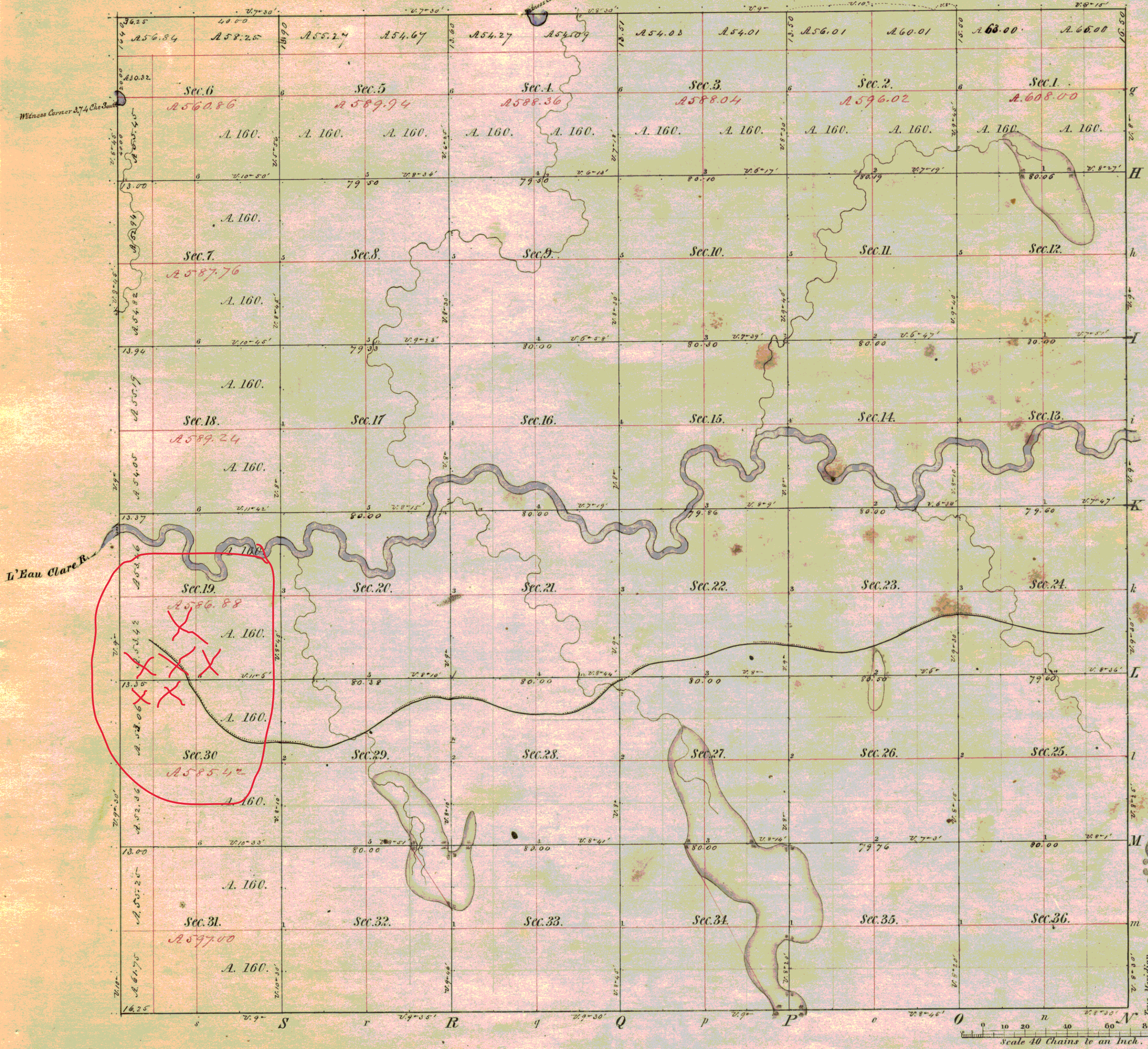
NAD_1983_HARN_Wisconsin_TM

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 27 N, Range N.º 8 West 4th Mer.

[illegible]

| Surveys Designated | By Whom Surveyed | Date of Contract | Amount of Surveys | When Surveyed | When p ^d for and ch ^d in the Sur. Gen ^l acc ^t |
|--------------------|-------------------|----------------------------|---------------------------------|---------------------------|---|
| Township lines | Geo. Ord. Harris. | July 18 th 1848 | M. 23. 00 ⁰⁰ Lks. 40 | Sept 9 th 1848 | |
| Subdivisions | Henry Maddox | Sept 8 th 1849 | 59. 15. 35 | September 1849 | |

The above Map of Township N. 9 27 North of Range N. 9 8 West of the 1st the Principal Meridian Wisconsin 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. } C. K. Booth
Dubuque, May 8th 1856. } Sur. Genl.

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: **Planert & Lippert**

Petition Number: **14574**

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

2. Area (Acres): **112.91**, note: 122.13 indicated in request is inaccurate

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ **1,188.68**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **5,943.40**

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: Electors: **2** Total: **2**

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

Residential: **25** % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: **75** %

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

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

Other: _____ %

Comments: **See Supplement to Annexation Questionnaire**

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?: **Rural Housing and Agricultural and Rail Road**

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? Rural Housing and Agricultural and Rail Road

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:

See Supplement to Annexation Questionnaire

Prepared by: ☒ Town ☐ City ☐ Village

Name: Aleta Kauffman

Email: Kauffman@townofwashington.wi.gov

Phone: 715-834-3257

Date: March 23, 2023

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Supplement to Annexation Questionnaire

The Town of Washington can provide orderly, compatible, and appropriate development to this already residentially zoned property and is in a better position to provide services. Additionally, 64 acres of the territory proposed to be annexed is not homogenous with the City of Altoona. For these reasons, the annexation is not in the public interest.

The land is desired for residential development and is currently zoned rural residential in the Town of Washington. A residential development in the Town would be commensurate and compatible with the existing surrounding single-family neighborhood. See Exhibit 1.

The annexation of the full 112 acres is precipitated by a city high density, multi-family residential development on the far 3 parcels (approximately 64 acres) north of CTH SS and the railroad crossing.

The railroad property running parallel to CTH KB (S. Beach Dr) and CTH SS (Nine Mile Creek Road) has served as the property separating the Town of Washington and area anticipated to be in the City of Altoona on the east side of the City. The land in the Town of Washington to the north of the railroad property is a rural residential neighborhood. The three outlined properties shown on Exhibit 1 have been anticipated as Town residential growth; a plan that City of Altoona staff has supported. A plan from a planning standpoint of significant merit given its location, the surrounding established neighborhood, the current character of the area, and the continuity and integration of similar development. Additionally, this plan is suitable given the limited capacity of the narrow, non-signalized railroad bridge and associated intersections (See Exhibit 2) serving this area and a school district that is currently overburdened. A dense multi-family city development thrust into the middle of a Town rural residential neighborhood and bottlenecked by the existing insufficient transportation infrastructure and strained educational system is not necessary, advised, and the result of sound planning.

In addition to the proposed territory north of the RR crossing not being homogeneous to the City of Altoona, its shape causes 2 parcels, 024108002000 and 024108004000, to become an island. This is not conducive to uniform and intuitive municipal boundaries.

Land to the south of the railroad and along USH 12, a major transportation corridor, has seen and will see exponential Altoona growth through annexation. 56 acres of mixed use/multi-family developments line the southside of USH 12 from Winchester Way to Mayer Rd. At the end of the March, the City is moving forward with plans for the 80-acre "East Neighborhood Planned Unit Development" at CTH SS and USH 12 encompassing mixed use/multi-family development. See the yellow shaded areas on Exhibit 3. This is an area open and consisting of adequate infrastructure to handle such development. The sixty four (64) acres in the territory slated to be annexed and developed into a multi-family development, north of the RR crossing is not.

The Town has been supportive of a municipal boundary agreement with the City of Altoona. This would allow the municipalities to agree to a long-term plan to identify win-win growth solutions

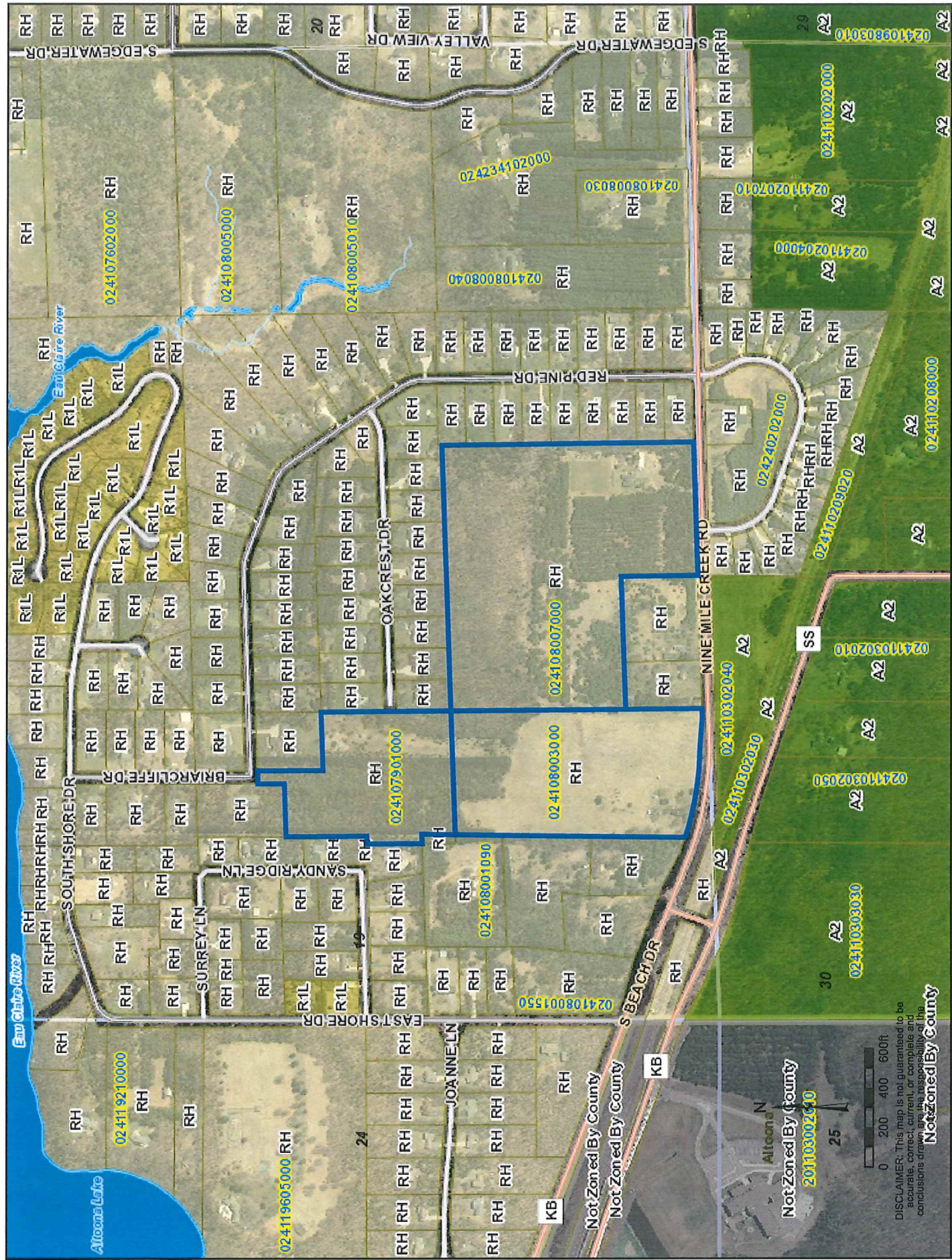
and mutually acknowledge the regional assets and growth needs of both the Town and the City. While such talks were initialized the fall of 2021, after months of delay, the City withdrew.

The soils in the proposed territory are supportive of well and septic systems typical of Town development. The City of Altoona is planning to install city water and sewer services under the railroad at a cost approaching one million dollars. Said utilities would then require a lift station and distribution lines to serve a city development of these 3 parcels; cost unknown.

In terms of services, the Town is in a better position to provide fire protection, snow plowing and road maintenance services to the territory, a service it already provides to its over 7,500 residents. The City has grown, is growing and will continue to grow. This fast growth has challenged the city's ability to deliver said services. They currently have one 56 acre development in process and are ready to begin the other 80 acre development indicated above.

The other entity struggling with this growth is the Altoona School District. Not only have they had to adapt to an increased student population even after the build of a new elementary school but, are financial encumbered due to the City's extensive use of tax increment financing. The Altoona School District has a referendum on the April 4, 2023 ballot requesting "...\$26 additional million. for the public purpose of paying the cost of a school building and facility improvement project. ..."

It is for the reasons stated above, that this annexation and the resulting development are not in the public interest.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the conclusions drawn are the responsibility of the Not Zoned By County

Exhibit 2

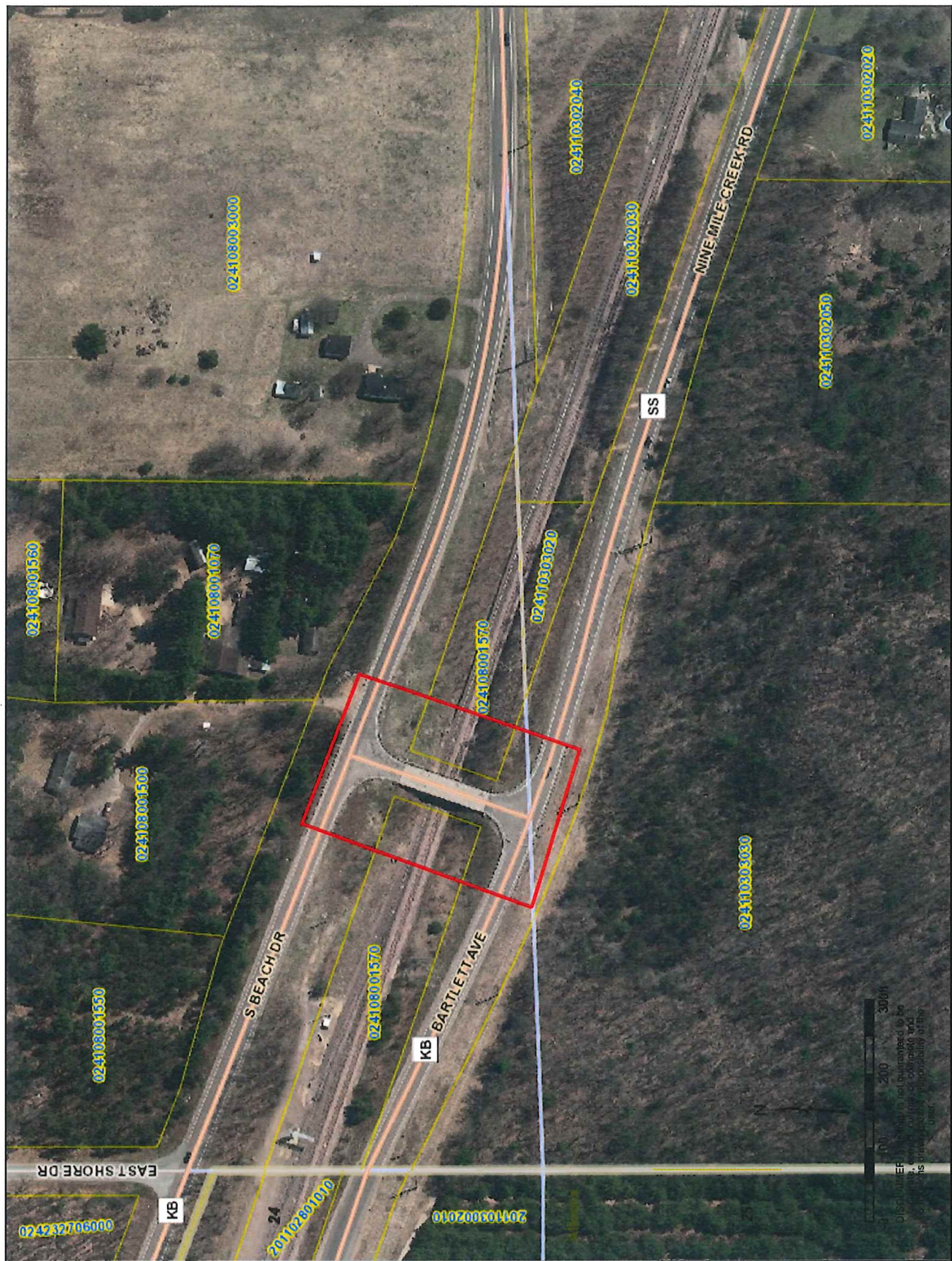
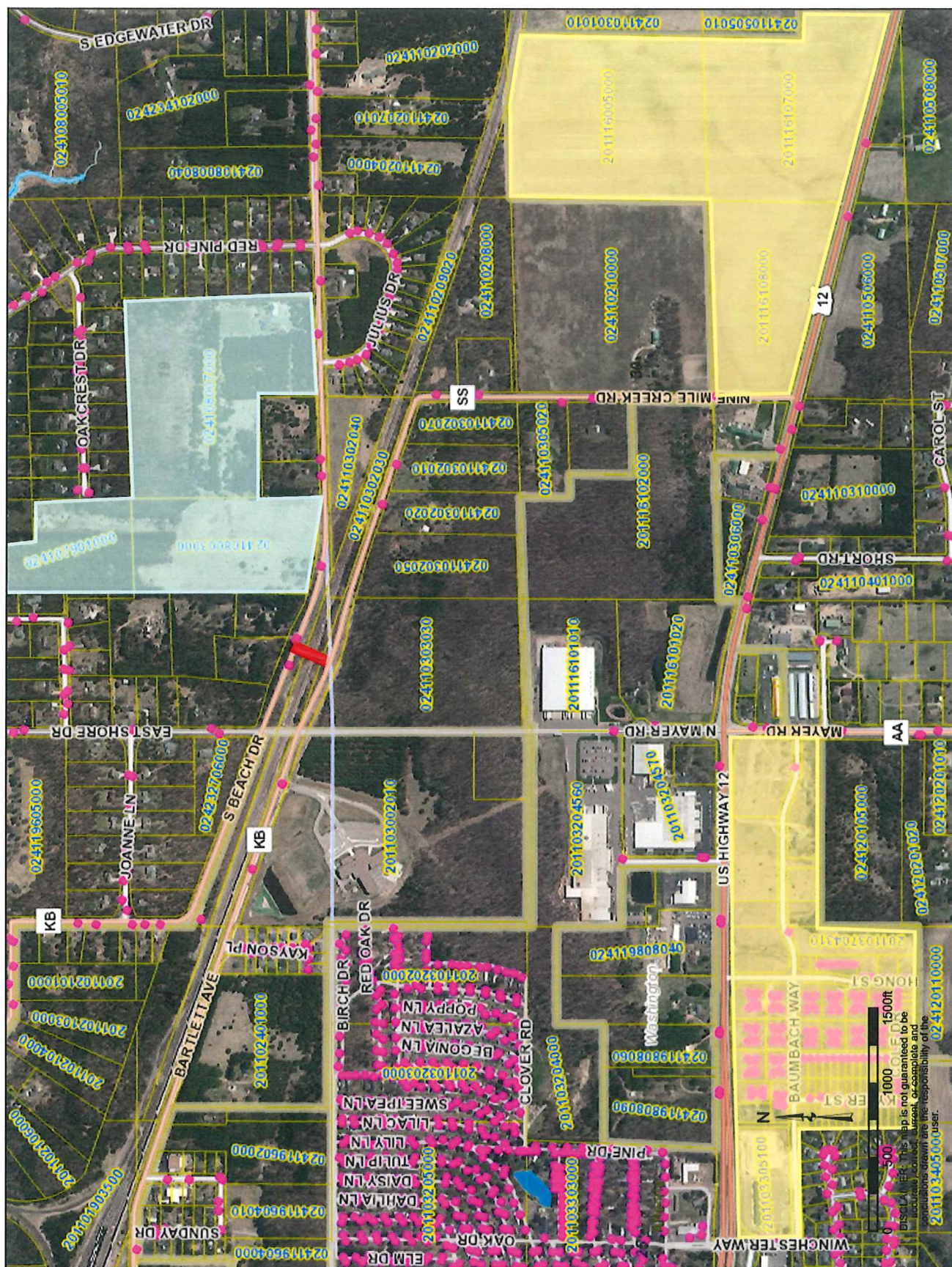


Exhibit 3





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>

April 4, 2023

PETITION FILE NO. 14574

CYNTHIA BAUER, CLERK
CITY OF ALTOONA
1303 LYNN AVE
ALTOONA, WI 54720-1942

JANELLE HENNING, CLERK
TOWN OF WASHINGTON
5750 OLD TOWN HALL ROAD
EAU CLAIRE, WI 54701-8948

Subject: PLANERT & LIPPERT ANNEXATION

The proposed annexation submitted to our office on March 15, 2023, 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 Altoona, 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:

Note: The NE 1/4 of the NW 1/4 of Section 30 is mis-labeled as the NW 1/4 of the NW 1/4 on the map; reference to the East-West Quarter line should be changed to the North-South Quarter line in the first course of the metes and bounds description.

"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 14574 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=2648>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner