

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

To: Village of Dickeyville
Attn: Donna Timmerman
500 East Avenue
PO Box 219
Dickeyville, WI 53808

Town of Paris
Attention: Jill Langmeier
4006 Indian Creek Road
Potosi, WI 53820

The undersigned, constituting 100 percent of the owners of and electors residing in the following described territory located in the Town of Paris, Grant County, Wisconsin, lying contiguous to the Village of Dickeyville, hereby petition the Village Board of the Village of Dickeyville to annex the territory described below and shown upon the attached map as permitted under Wis. Stat. sec. 66.0217(2), to the Village of Dickeyville, Grant County, Wisconsin.

A parcel of land located in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Seven (27), in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Four (34), and in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Five (35), Town Two North (T2N), Range Two West (R2W) of the Fourth Principal Meridian, Town of Paris, Grant County, Wisconsin, more fully described as follows:

Commencing at the West corner of said Section Twenty-Seven (27);
Thence North 89°58'47" West 729.07 feet along the north line of the Southeast Quarter (SE1/4) of said Section Twenty-Seven (27) to the point of beginning;
Thence South 53°31'23" East 220.38 feet to the easterly right-of-way of U.S. Highway "151"/"61";
Thence North 86°44'27" West 60.33 feet along the easterly right-of-way of said U.S. Highway "151"/"61";
Thence South 47°37'41" West 71.70 feet along the easterly right-of-way of said U.S. Highway "151"/"61";
Thence South 09°53'59" West 167.27 feet along the easterly right-of-way of said U.S. Highway "151"/"61" to the northerly right-of-way of Red Bird Lane;
Thence South 12°19'33" West 105.02 feet along the easterly right-of-way of said U.S. Highway "151"/"61" to the southerly right-of-way of Red Bird Lane;
Thence 107.57 feet along the arc of a curve concave southerly having a radius of 2,254.15 feet, a central angle of 02°44'03", and a chord bearing North 77°48'55" West 107.56 feet along the easterly right-of-way of said U.S. Highway "151"/"61";
Thence South 41°00'06" West 145.79 feet along the easterly right-of-way of said U.S. Highway "151"/"61";
Thence South 31°24'08" West 192.46 feet along the easterly right-of-way of said U.S. Highway "151"/"61";

Thence South 24°51'15" West 643.36 feet along the easterly right-of-way of said U.S. Highway "151"/"61";

Thence South 06°27'44" West 19.49 feet along the easterly right-of-way of said U.S. Highway "151"/"61";

Thence South 29°44'30" West 53.18 feet along the easterly right-of-way of said U.S. Highway "151"/"61";

Thence 766.01 feet along the arc of curve concave westerly having a radius of 3,185.30 feet, a central angle of 13°46'43", and a chord bearing South 17°45'01" West 764.16 feet along the easterly right-of-way of said U.S. Highway "151"/"61";

Thence South 30°33'53" West 655.57 feet along the easterly right-of-way of said U.S. Highway "151"/"61" to the north line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34);

Thence South 89°40'30" East 576.36 feet along the north line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34) to the northeast corner thereof;

Thence South 89°40'30" East 1,320.26 feet along the north line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34) to the northeast corner thereof;

Thence South 89°59'46" East 1,172.34 feet along the north line of the Northwest Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-Five (35) to the westerly right-of-way of County Trunk Highway "HH";

Thence South 21°05'22" East 320.91 feet along the westerly right-of-way of said County Trunk Highway "HH";

Thence 84.41 feet along the arc of curve concave northeasterly having a radius of 1,687.02 feet, a central angle of 02°52'00", and a chord bearing South 22°33'43" East 84.40 feet along the westerly right-of-way of County Trunk Highway "HH" to the north line of Certified Survey Map No. 1047;

Thence South 89°52'47" West 348.99 feet along the north line of said Certified Survey Map No. 1047 to the northwest corner thereof;

Thence South 00°07'09" East 882.00 feet along the west line of said Certified Survey Map No. 1047 to the southwest corner thereof;

Thence North 89°52'51" East 349.47 feet along the south line of said Certified Survey Map No. 1047 to the east line of the Northwest Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-Five (35);

Thence South 00°07'09" East 70.18 feet along the east line of the Northwest Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-Five (35) to the southeast corner thereof;

Thence South 89°53'37" West 1,318.77 feet along the south line of the Northwest Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-Five (35) to the southwest corner thereof;

Thence South 00°10'01" East 1,332.06 feet along the east line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34) to the southeast corner thereof;

Thence North 89°37'21" West 1,324.39 feet along the south line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34) to the southwest corner thereof;

Thence South 00°01'13" West 1,322.43 feet along the east line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-Four (34) to the southeast corner thereof;

Thence North 89°38'55" West 1,324.15 feet along the south line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-Four (34) to the southwest corner thereof;

Thence North 00°00'36" East 1,323.03 feet along the west line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Thirty-Four (34) to the northwest corner thereof;

Thence continuing North 00°00'36" East 581.11 feet along the west line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34) to the southwest corner of Plat of Survey No. 17010;

Thence North 86°55'25" East 189.41 feet along the south line of said Plat of Survey No. 17010 to the southeast corner thereof;

Thence North 00°05'59" East 113.95 feet along the east line of said Plat of Survey No. 17010;

Thence North 89°35'32" West 37.42 feet along the east line of said Plat of Survey No. 17010;

Thence 53.55 feet along the arc of a curve concave southwesterly having a radius of 29.84 feet, a central angle of 102°49'38", and a chord bearing North 51°00'35" West 46.65 feet along the east line of said Plat of Survey No. 17010 to the northeast corner thereof;

Thence South 77°34'58" West 118.40 feet along the north line of said Plat of Survey No. 17010 to the northwest corner thereof and the west line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34);

Thence North 00°00'36" East 152.55 feet along the west line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-Four (34) to the easterly right-of-way of said U.S. Highway "151"/"61";

Thence North 66°25'44" West 349.53 feet to the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 23°34'16" East 648.49 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence 164.47 feet along the arc of a curve concave easterly having a radius of 1,488.06 feet, a central angle of 06°19'58" and a chord bearing North 13°47'43" East 164.39 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 06°00'13" East 182.51 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 38°51'02" East 244.65 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence 73.27 feet along the arc of a curve concave southeasterly having a radius of 1,488.06 feet, a central angle of 02°49'16", and a chord bearing North 34°12'48" East 73.26 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 23°34'16" East 513.91 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 23°01'25" East 698.72 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 66°58'36" West 45.00 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 23°01'26" East 50.86 feet along the westerly right-of-way of said U.S. Highway "151"/"61";

Thence North 7°38'50" East 207.42 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence North 38°24'00" East 207.42 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence North 23°01'22" East 54.15 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence South 66°58'35" East 38.82 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence North 32°47'59" East 200.18 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence 795.29 feet along the arc of a curve concave westerly having a radius of 3,699.72 feet, a central angle of 12°18'58", and a chord bearing North 14°53'39" East 793.75 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence North 81°15'57" West 20.00 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence North 7°59'33" East 95.58 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence South 82°43'17" East 20.00 feet along the westerly right-of-way of said U.S. Highway "151"/"61";
Thence 495.21 feet along the arc of a curve concave westerly, having a radius of 3,699.72 feet, a central angle of 07°40'09", and a chord bearing North 03°24'48" East 494.84 feet along the westerly right-of-way of said U.S. Highway "151"/"61" to the north line of the Southeast Quarter (SE1/4) of said Section Twenty-Seven (27);
Thence South 89°58'47" East 679.96 feet along the north line of the Southeast Quarter (SE1/4) of said Section Twenty-Seven (27) to the point of beginning;

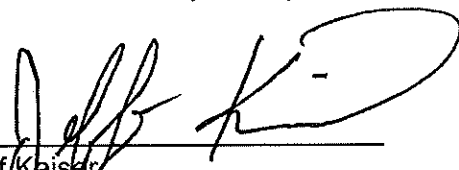
Said parcel contains 262.55 acres.

This petition is executed in duplicate for filing one copy with the Village Clerk of the Village of Dickeyville, Grant County, Wisconsin, and one copy with the Town Clerk of the Town of Paris, Grant County, Wisconsin. Attached to each copy is a scale map showing the boundary of the above-described property and showing the relationship of such territory to the Village of Dickeyville, Grant County, Wisconsin.

The purpose of the proposed annexation is provide water and sewer service to the properties.

There are no persons residing in the territory.

Dated this 10th day of May, 2023.



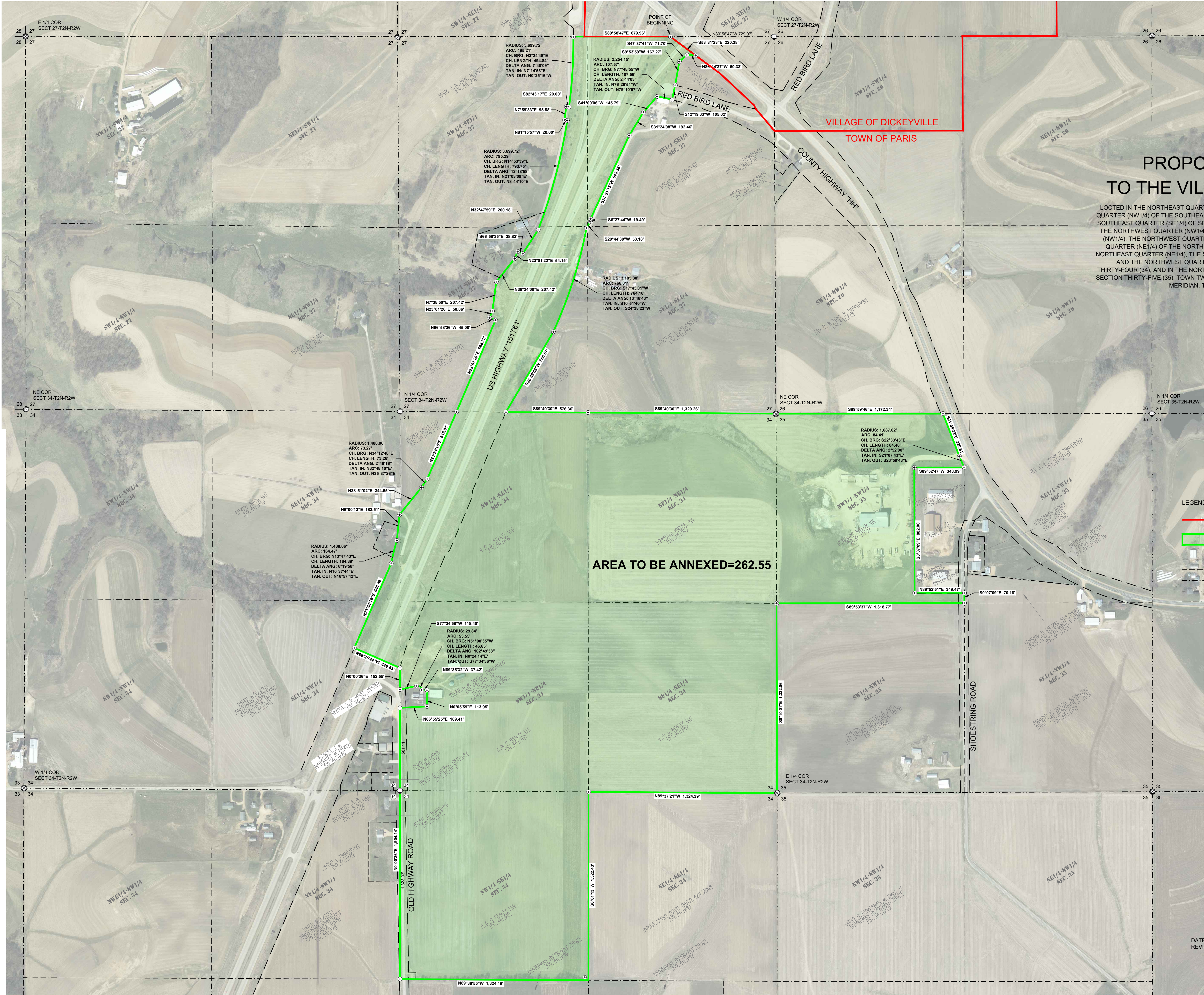
Jeff Kaiser
J&C Realty LLC

Ben Silva

Kowalski Kieler Inc.
Attn: BARD Materials

Ben Schroeder

Printed Name



PROPOSED ANNEXATION TO THE VILLAGE OF DICKEYVILLE

LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), AND IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWN TWO NORTH (T2N), RANGE TWO WEST (R2W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF PARIS, GRANT COUNTY, WISCONSIN

- LEGEND:
- VILLAGE OF DICKEYVILLE CORPORATE LIMITS
 - AREA TO BE ANNEXED
 - RIGHT-OF-WAY
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - QUARTER-QUARTER SECTION LINE
 - SECTION CORNER
 - REFERENCE POINT

AREA TO BE ANNEXED=262.55



DATE: MAY 10, 2023
REVISED: MAY 11, 2023

Request for Annexation Review

Submission Info

PetitionerName	J&C Realty / Kowalski-Kieler, Inc. (BARD Materials)
PropertyTown	Town of Paris
Petitioned	Village of Dickeyville
TaxParcelNumber	046-00985-0000, 046-00960-0000, 046-00958-0000, 046-00962-0000, 046-00957-0000, 046-01004-0000, 046-00959-0000, 046-00758-0030
Cost	2350
Receipt Id	WINMBR023102806
Receipt Date	5/11/2023 5:14:33 PM
Submission Id	1c1129a3-6db6-4445-ac62-9e6596e6cbd4
Start Date	5/11/2023 5:03:57 PM
User	192.154.14.146
Completed Date	5/11/2023 5:14:33 PM
IP Address	192.154.14.146

Response Data

Petitioner Information

Name:

J&C Realty / Kowalski-Kieler, Inc. (BARD Materials)

Phone:

708-267-9683

Email:

jkaiser@pssi.co

Representative Name:

Dan Dreessens

Phone:

608-348-5355

Email:

dreessensd@delta3eng.biz

Section Title: Property Information

Town(s) where property is located:

Town of Paris

Petitioned City or Village:

Village of Dickeyville

County where property is located:

Grant

Check this box if there are multiple counties for this annexation.:

false

List the additional counties involved in the annexation.:

Population of the territory to be annexed:

0

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

262.55

This annexation a road right-of-way only.:

false

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel):

046-00985-0000, 046-00960-0000, 046-00958-0000, 046-00962-0000, 046-00957-0000, 046-01004-0000, 046-00959-0000, 046-00758-0030

Required Items

Section Title: The Description

Legal Description of the property being annexed:

[Petition for Annexation - JC Realty and BARD \(revised 5-10-23\).pdf](#)

Section Title: The Map

Map of the parcel being annexed:

[Annexation Map - J&C Realty-BARD - \(Revised 05-10-23\).pdf](#)

Section Title: The Petition

Signed Petition or Notice of Intent to Circulate:

[Petition for Annexation - JC Realty and BARD - SIGNED \(5-10-23\).pdf](#)

Fees

Total Fee 1:

2350

Preliminary Fee:

Initial Filing Fee of (262.55 acres) \$350 + Review Fee \$2000 = \$2350

Right-of-way only:

Right-of-way only - \$2000

Total Fee Due:

\$2,350.00

Review

I confirm that this information is correct as entered.:

true

Data Fields

Counties

AdditionalCounties false

Pre-Cost 2350

SendEmailRepresentative

Representative Choice

ReviewFeeExists 1

ReviewFee 2000

FilingFee 350

road false

Quantity 1

Cost \$2,350.00

PetitionPurpose

Filing50000


FilingNotice

FilingFiled

RepresentativeEmail dreessensd@delta3eng.biz

RepresentativePhone	608-348-5355
RepresentativeZip	
RepresentativeState	
RepresentativeCity	
RepresentativeAddress2	
RepresentativeAddress1	
RepresentativeName	Dan Dreessens
Representative	
TaxParcelNumber	046-00985-0000, 046-00960-0000, 046-00958-0000, 046-00962-0000, 046-00957-0000, 046-01004-0000, 046-00959-0000, 046-00758-0030
Acres	262.55
Population	0
County	Grant
Petitioned	Village of Dickeyville
PropertyTown	Town of Paris
PetitionerEmail	jkaiser@pssi.co
PetitionerPhone	708-267-9683
PetitionerZip	
PetitionerState	
PetitionerCity	
PetitionerAddress2	
PetitionerAddress1	
PetitionerName	J&C Realty / Kowalski-Kieler, Inc. (BARD Materials)
Name	
Address1	
Address2	
City	
State	
Zip	
Phone	
Email	
CompanyName	

Payment Info

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WINMBR023102806
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Unknown
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Captured
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5/11/2023 10:14:33 PM
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5/11/2023 10:14:33 PM

Rick Manthe
222 West Washington Avenue, Suite 900
P.O. Box 1784
Madison, WI 53701-1784
RManthe@staffordlaw.com
608.259.2684

May 30, 2023

VIA EMAIL
Erich.Schmidtke@wisconsin.gov

Erich Schmidtke
Municipal Boundary Review
Department of Administration

Re: Town of Paris' Comments Opposing BARD Materials Annexation
Department of Administration File No. 14595

I serve as counsel to the Town of Paris in Grant County. I am writing on behalf of the Town in response to the Department of Administration's ("DOA") request for comments regarding a proposed annexation in the Village of Dickeyville (DOA File No. 14595).

The above referenced annexation petition is not in the public interest because it is an unlawful shape, and does not require services provided by the Village of Dickeyville. The DOA should find that the petition is not consistent with the public interest.

The DOA is charged with evaluating whether the proposed annexation is in the public interest. Wis. Stat. § 66.0217(6)(a). The term "public interest" includes an evaluation of the "shape of the proposed annexation and the homogeneity of the territory with the annexing village or city." Wis. Stat. § 66.0217(6)(c)2.

Wisconsin courts have long prohibited annexations using a shoestring narrow corridor or balloon on a stick shape. *Town of Mt. Pleasant, Racine Cnty. v. City of Racine, Racine Cnty.*, 24 Wis. 2d 41, 127 N.W.2d 757 (1964). Indeed, in *Mt. Pleasant*, the Wisconsin Supreme Court struck down an annexation because it included a long corridor with widths of 306 feet to 152 feet and 1,705 feet in length. 24 Wis. 2d at 43.

This proposed annexation is akin to the illegal *Mt. Pleasant* annexation. The petitioners use a long stretch of highway approximately 2,700 in length as the "stick" to reach the otherwise non-contiguous territory owned by the petitioners. The right-of-way "stick" is approximately 300

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feet in width for most of its length. The corridor then balloons into a large swath of territory. As in *Mt. Pleasant*, such a narrow corridor that leads to a large “balloon” is an exceptional shape against the public interest.

The other consideration of “public interest” includes an evaluation of “[w]hether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town.” Wis. Stat. § 66.0217(6)(c)1. Again, this part of the “public interest” favors the territory remaining in the Town.

A large portion of the territory includes property owned by Kowalski-Kieler, Inc. That property is fully developed. It already successfully operates without need of sewer and water utilities. Similarly, there is no need for Village zoning services because the fully developed property has a zoning permit that has been in effect since 2003. See <http://www.grantcountylandrecords.com/GCSWebPortal/Search.aspx?parcelnumber=046010040000>. Further, the Town and Village operate a joint fire and rescue department, meaning the Town would offer the same exact fire and rescue service as the Village.

This annexation is not in the public interest in any sense of the term. It is an unlawful shape, and the territory has no need for Village services. Therefore the DOA should find the annexation against the public interest.

Sincerely,

STAFFORD ROSENBAUM LLP

A handwritten signature in black ink, appearing to read "Rick Manthe", with a long horizontal flourish extending to the right.

Rick Manthe

RAM:mai