

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>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Wisc Independent Christian Schools, Inc., Bradley Dunn, Head of School**

Phone: **920-231-9704**

Email: **bdunn@vcoshkosh.com**

RECEIVED
March 13, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Jeffrey Nau, City of Oshkosh Department of Community Development**

Phone: **920-236-5122**

E-mail: **jnau@oshkoshwi.gov**

1. Town(s) where property is located: **Town of Oshkosh**

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

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

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

5. Area (in acres) of the territory to be annexed: **36.843**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
0180063, 018006302, 018006303

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]

(November 2022)

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: 3-13-24

Payer: Valley Christian School

Check Number: 134780

Check Date: 2-23-24

Amount: \$1150.00

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN:

WHEREAS, the undersigned constituting all of the electors and all of the owners of real property in the territory proposed to be annexed;

NOW, THEREFORE, PETITION IS HEREBY MADE by unanimous approval pursuant to the provisions of Sec. 66.0217(2) of the Wisconsin Statutes, for direct annexation to the City of Oshkosh, Wisconsin, from the Town of Oshkosh, Winnebago County, Wisconsin, of the real estate hereinafter described.

That pursuant to Sec. 66.0217(2), petition is hereby made without compliance to the notice requirements of Sec. 66.0217(4) of the Wisconsin Statutes.

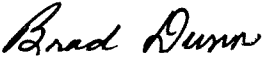

That the current population of the territory to be annexed as defined by Sec. 66.0201(2)(dm) of the Wisconsin Statutes is Zero (0).

That the territory to be annexed is contiguous to the City of Oshkosh, is located in the Town of Oshkosh, Winnebago County, Wisconsin and is described as follows:

VALLEY CHRISTIAN SCHOOL ANNEXATION

BEING ALL OF LOT 1, LOT 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 5975, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 5975 IN THE WINNEBAGO COUNTY REGISTER OF DEEDS AS DOCUMENT NUMBER 1412016, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, CONTAINING 1,604,897 SQUARE FEET OR 36.843 ACRES, MORE OR LESS.

That attached hereto is a scaled map reasonably showing the boundaries of the following described territory to be annexed and its relation to the municipalities involved.

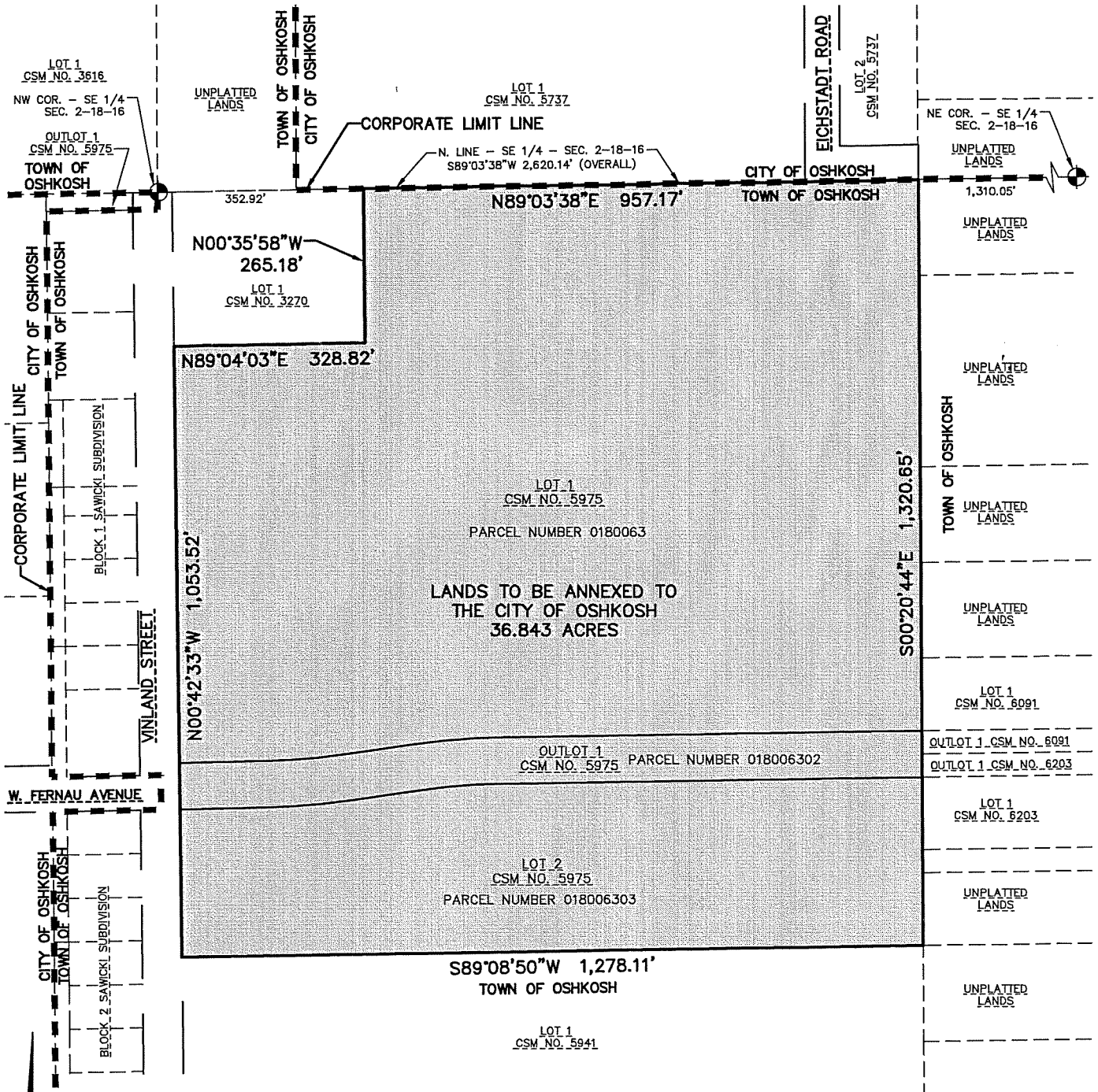
Signature of Petitioner	Printed Name	Date of Signing	Elector or Property Owner	Address or Description of Property
	Brad Dunn Head of School WI Independent Christian Schools, Inc.	3/5/2024	Owner	0 Vinland Street Oshkosh, WI 54901 Tax IDs 0180063 & 018006303
	Mark A. Rohloff City Manager City of Oshkosh, WI	3-5-2024	Owner	0 Vinland Street Oshkosh, WI 54901 Tax ID 018006302

RECEIVED

MAR 07 2024

CITY CLERK'S OFFICE

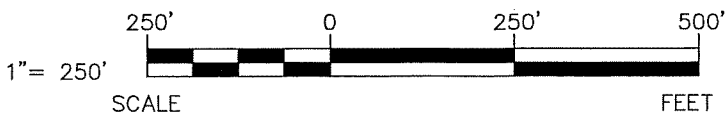
ANNEXATION EXHIBIT



RECEIVED

07 2004

CITY CLERK'S OFFICE



**100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com**

JOB NO. 2220360

PETITION FOR TEMPORARY AND PERMANENT ZONING CLASSIFICATION

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH:

WHEREAS the undersigned are electors and/or property owners in the area being sought to be annexed to the City of Oshkosh, said area being more particularly described in a certain petition for unanimous annexation to the City of Oshkosh,



Valley Christian School Annexation,

and,

WHEREAS it is acknowledged by the undersigned that the submitting of this petition does not in any matter attempt to make said petition for direct annexation conditional upon this petition or the action taken by the said Common Council pursuant to this petition.

NOW, THEREFORE, the undersigned petition the Common Council of the City of Oshkosh that the ordinance annexing said territory include a provision temporarily designating the classification for zoning purposes, pursuant to Sec. 66.0217(8) of the Wisconsin Statutes, until the zoning ordinance is amended as prescribed in Sec. 62.23(7)(d) of the Wisconsin Statutes, as follows:

Institutional Zoning District with Planned Development Overlay (I-PD)

Signature of Petitioner	Printed Name	Date of Signing	Elector or Property Owner	Address or Description of Property
	Brad Dunn Head of School WI Independent Christian Schools, Inc.	3/5/2024	Owner	0 Vinland Street Oshkosh, WI 54901 Tax IDs 0180063 & 018006303
	Mark A. Rohloff City Manager City of Oshkosh, WI	3-5-2024	Owner	0 Vinland Street Oshkosh, WI 54901 Tax ID 018006302

RECEIVED

MAR 07 2024

CITY CLERK'S OFFICE

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: **Wisconsin Independent Christian Schools Inc et al**

Petition Number: **14654**

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

2. Area (Acres): **36.843**

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ **13.08**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$65.40**

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: Electors: _____ Total: _____

5. 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: _____%

Other: **100** %

Comments: **Parcel 0063 (26.3A) New High School, 2.53A - New Road, 8.2A - Undeveloped.**

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?

North - Undeveloped

In the town?: **South - Undeveloped, East - Com & SF, West Undeveloped, SF**

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:

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? A-2, General Farming District (Tn of Oshkosh)

c. How will the land be zoned and used if annexed? I-PD, Institutional with Planned Development

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:

Request mainly for Christian High School development. Also will allow for W. Fernau Ave extension originally planned 20+ years ago.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Jeffrey Nau

Email: jnau@oshkoshwi.gov

Phone: 920-236-5122

Date: 3-14-2024

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: WI Independent Christian Schools	From Town of: Oshkosh	To City/Village of: Oshkosh
--	---------------------------------	---------------------------------------

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, 1/4 - 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 parcel ID numbers included in annexation.
- N/A (3) Identify parcel ID numbers being split by annexation
- Y (4) North arrow
- Y (5) Graphic Scale
- Y (6) Streets and Highways shown and identified
- N/A (7) Legend
- Y (8) Total area/acreage of annexation

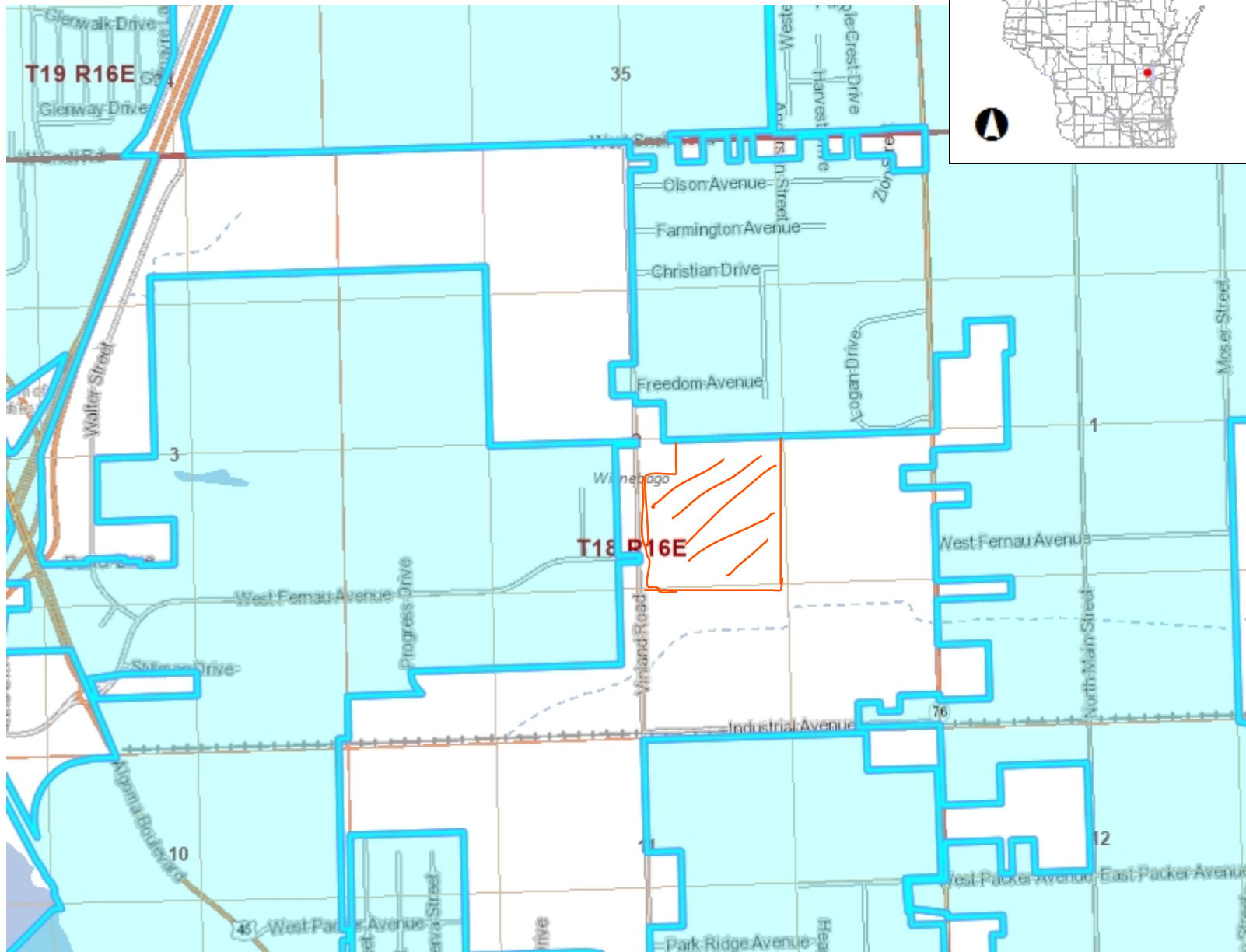
3. Other relevant information and comments:

Prepared by: **Diane Culver**
 Title: **GIS Specialist II**
 Phone: **(920) 232-3335**
 Date: **3/15/2024**

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



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 XVIII N. Range N^o XVI E. 4th Mer. (Wis. Ter.)



Meanders, of Butte des Morts Lake and Fox River.		
Posts	Courses.	Dist.
1	S. 12 E.	17.81
	S. 42 E.	2.79
	N. 12 E.	6.15
2	N. 76 E.	15.41
	East	25.26
	S. 57 E.	17.84
	S. 44 E.	17.67
	N. 88 E.	10.93
	S. 28 E.	8.09
	S. 6 W.	7.54
	S. 54 W.	20.42
	S. 24 W.	19.60
3	S. 10 E.	3.36
	S. 11 W.	2.33
	S. 34 E.	7.62
	S. 55 E.	7.33
	S. 69 E.	8.53
	N. 20 E.	5.16
4	East	8.80
	S. 62 E.	16.69
	S. 30 E.	10.89
	S. 60 E.	11.34
	N. 61 E.	7.94
	S. 62 E.	13.55
	S. 12 E.	12.00
	N. 75 E.	5.22
5	S. 27 E.	30.45
	S. 20 E.	3.84
	S. 26 E.	6.37
6	S. 20 E.	12.27
	S. 26 E.	50.55
7	S. 28 E.	13.28
	S. 36 E.	43.32
	S. 60 E.	17.40
8	S. 58 E.	11.68
	S. 72 E.	14.66
	S. 61 E.	22.80
	S. 53 E.	10.56
	East	5.92
	S. 61 E.	9.73
9	S. 3 E.	2.51
	S. 27 E.	.79
	S. 38 E.	8.78
	S. 58 E.	5.13
	S. 72 E.	4.76
10	S. 59 E.	8.93
Meanders of Lake Winnebago		
11	N. 59 W.	5.54
	N. 10 E.	16.54
12	N. 34 E.	2.79

Total number of Acres 5,724.12

Surveys Designated	By whom Surveyed	Date of Contract	Am't. of Surveys	When Surveyed	When paid for & ch'd in Surv. Genl's Ac't.
East boundary line between Sec. 24 & 25	Garret Niet	May 17. 1838	M. Chs Lk. 4. 60. 63	Jan'y. 1839	2 ^d q ^r . 1839
N. boundary & subdiv.	David Giddings	Jan'y. 24. 1839	26. 35. 28	March 1839	3 ^d q ^r . 1839

The above Map of Township N^o 18 North, Range N^o 16 East of the 4th Principal Meridian, Wisconsin Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office

A. G. Ellis,
Genl.



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 02, 2024

PETITION FILE NO. 14654

DIANE BARTLETT, CLERK
CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903-1130

JEANNETTE MERTEN, CLERK
TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901-1404

Subject: WISCONSIN INDEPENDENT CHRISTIAN SCHOOLS INC ET AL ANNEXATION

The proposed annexation submitted to our office on March 13, 2024, 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 Oshkosh, 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 14654 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=2728>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner