

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<https://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Name: Beyer Investments, LLC - Rick Beyer  
Phone: 608-790-2070  
Email: Ibuyland2@yahoo.com

## Contact Information if different than petitioner:

Representative's Name:	<u>Rick Beyer</u>
Phone:	
E-mail:	

1. Town where property is located:	
2. Petitioned City or Village:	<u>Onalaska, WI 54650</u>
3. County where property is located:	<u>La Crosse, WI</u>
4. Population of the territory to be annexed:	<u>1.48 Acre</u>
5. Area (in acres) of the territory to be annexed:	<u>1.48 Acre</u>
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):	

## Include these required items with this form:

1.	<input type="checkbox"/>	Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2.	<input type="checkbox"/>	Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3.	<input type="checkbox"/>	Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4.	<input type="checkbox"/>	Check or money order covering review fee [see next page for fee calculation]

(2021)

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# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

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## Required Fees

There is an initial filing fee and a variable review fee

\$200 **Initial Filing Fee** (required with the first submittal of all petitions)  
→ \$200 – 2 acres or less  
\$350 – 2.01 acres or more

\$200 **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

\$400 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

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**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: 04/29/25

Payer: Beyer Investments LLC

Check Number: 10515

Check Date: 4/3/25

Amount: \$400.00



**City of Onalaska**  
**Annexation Application**

Phone: (608) 781-9590 • Fax: (608) 781-9506  
415 Main St. Onalaska, WI 54650  
Planning/Zoning: [dg-planningzoning@onalaskawi.gov](mailto:dg-planningzoning@onalaskawi.gov)  
<http://www.cityofonalaska.com>

To: City Clerk  
415 Main Street  
Onalaska, WI 54650

We, the undersigned, Beyer Investments, LLC

do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the Township of Onalaska, County of La Crosse, Wisconsin to the City of Onalaska and that the subject property be zoned R-4 upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein.

This instrument constitutes a Petition for direct annexation pursuant to Sec. 66.0217(2), Wis. Stats. The number of electors residing within the boundaries of this property is 0 and the undersigned are the sole owners and fee title holders to this/these property(ies). Therefor, pursuant to Sec. 66.0217(4), Wis. Stats., no notice or publication is required.

A copy of this A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Sec. 66.0217(6), Wis. Stats., along with the requisite Wisconsin Department of Administration Annexation Fee.

**A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.**

Tax Parcel #: <u>10-01205-000</u>	Tax Parcel #:	Tax Parcel #:
Property Address: <u>N49 23 East Ave, Onalaska, WI 54650</u>		
Property Address:		
Property Address:		

<b>Name of Owner:</b> (printed)		
Beyer Investments, LLC		
Address	City, State, Zip	Phone Number
1415 Nakomis Ave	La Crosse, WI 54601	(608) 790-2070
Signature	Date	Email
[Signature]	4/3/25	Ibuyland2@yahoo.com
<b>Name of Owner:</b> (printed)		
Address	City, State, Zip	Phone Number
Signature:	Date	Email
<b>Name of Owner:</b> (printed)		
Address	City, State, Zip	Phone Number
Signature:	Date	Email
<b>Name of Owner:</b> (printed)		
Address	City, State, Zip	Phone Number
Signature:	Date	Email
<b>Name of Owner:</b> (printed)		
Address	City, State, Zip	Phone Number
Signature:	Date	Email

# ANNEXATION SURVEY

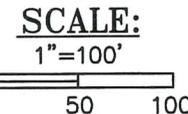
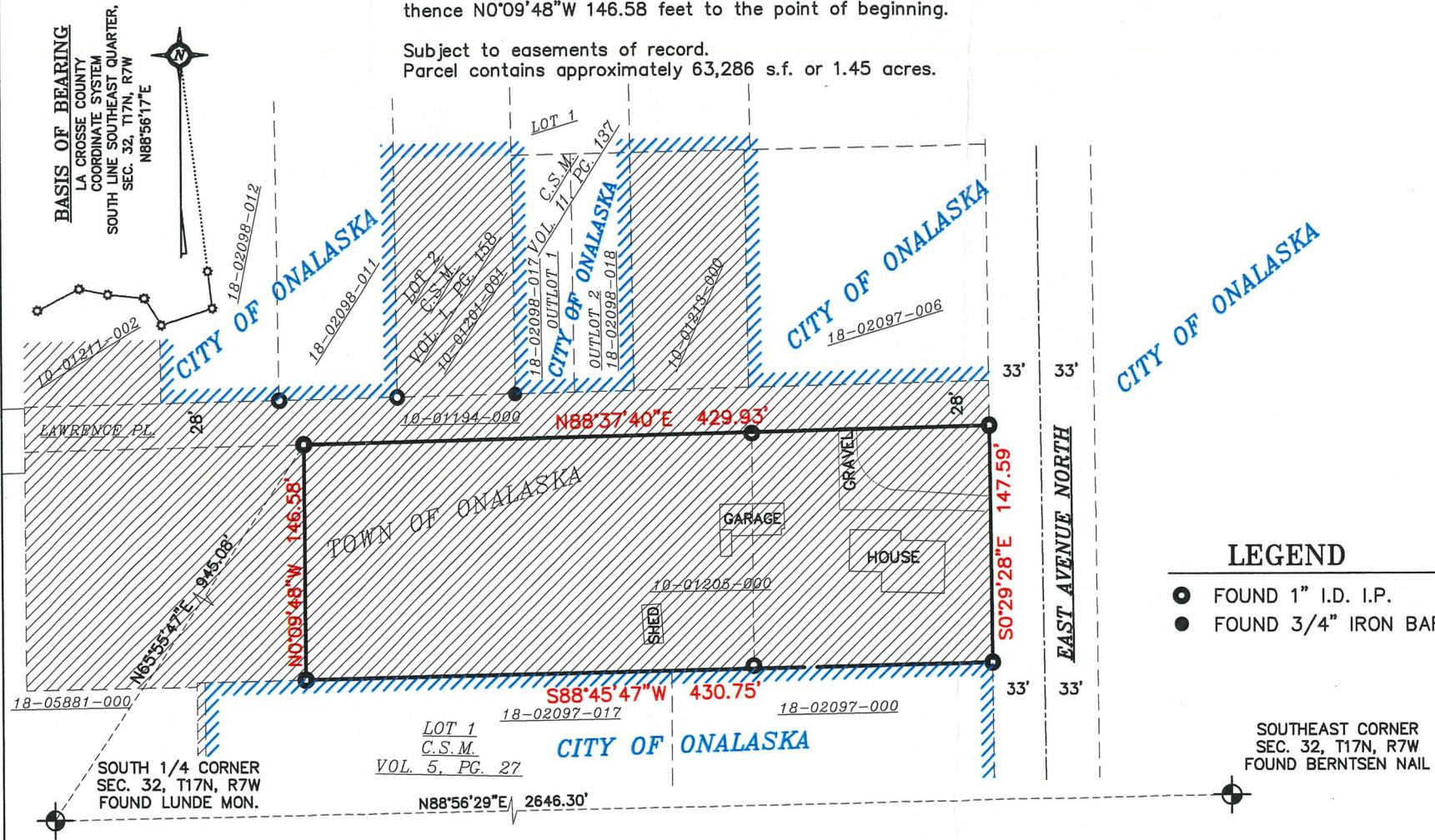
PART OF SW 1/4 OF THE SE 1/4, ALL IN SECTION 32, TOWNSHIP 17 NORTH, RANGE 7 WEST, TOWN OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

## ANNEXATION DESCRIPTION:

Part of SW 1/4 of the SE 1/4, in Section 32, Township 17 North, Range 7 West, Town of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the S 1/4 Corner of said Section 32;  
 thence N65°55'47"E 945.08 feet to the South right of way of Lawrence Place and the point of beginning;  
 thence N88°37'40"E along said south right of way 429.93 feet to the West right of way of East Avenue;  
 thence S0°29'28"E along said West right of way 147.59 feet;  
 thence S88°45'47"W 430.75 feet;  
 thence N0°09'48"W 146.58 feet to the point of beginning.

Subject to easements of record.  
 Parcel contains approximately 63,286 s.f. or 1.45 acres.



## LEGEND

- FOUND 1" I.D. I.P.
- FOUND 3/4" IRON BAR

**SURVEYED FOR:**  
 RICK BEYER  
 403 GILLETTE ST  
 LA CROSSE, WI 54603

**SURVEYED BY:**  
 LA CROSSE ENGINEERING &  
 SURVEYING CO., INC.  
 1206 S. THIRD ST.  
 LA CROSSE, WI 54601

**SOUTHEAST CORNER**  
 SEC. 32, T17N, R7W  
 FOUND BERNTSEN NAIL

# 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: **Beyer Investments**

Petition Number: **14756**

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

2. Area (Acres): 1.45

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

*City of Onalaska, Town of Onalaska,  
Village of Holmen  
Boundary Agreement*

b. Year adopted 2016

c. Participating jurisdictions City of Onalaska, Town of

d. Statutory authority (pick one) Village of Holmen, Onalaska,

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 0 Total: 0

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

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

Undeveloped: \_\_\_\_\_ %

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?

Single family, two family, & multi-family, - mobile home park

In the town?: residential & commercial

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? Residential A

c. How will the land be zoned and used if annexed? R-4 = High Density Residential District

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

Name: Katie Aspenson

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

Email: kaspenson@ortaskawwi.gov

Municipal Boundary Review

Phone: 608-781-9590

PO Box 1645, Madison WI 53701

Date: 5/12/2025

Fax: (608) 264-6104

(March 2018)

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

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3. Pick one:  Property Tax Payments

OR

Boundary Agreement

City of Onalaska ,  
Town of Onalaska  
Village of Holmen Boundry agreeem

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

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

a. Title of boundary agreement

b. Year adopted 2016

b. Total that will be paid to Town

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

c. Participating jurisdictions

City of Onalaska ,  
Town of Onalaska  
Village of Holmen

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: 0 Total: 0

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

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

Undeveloped: \_\_\_\_\_ %

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?: single family residential

9. What are the **basic service needs** that precipitated the request for annexation?

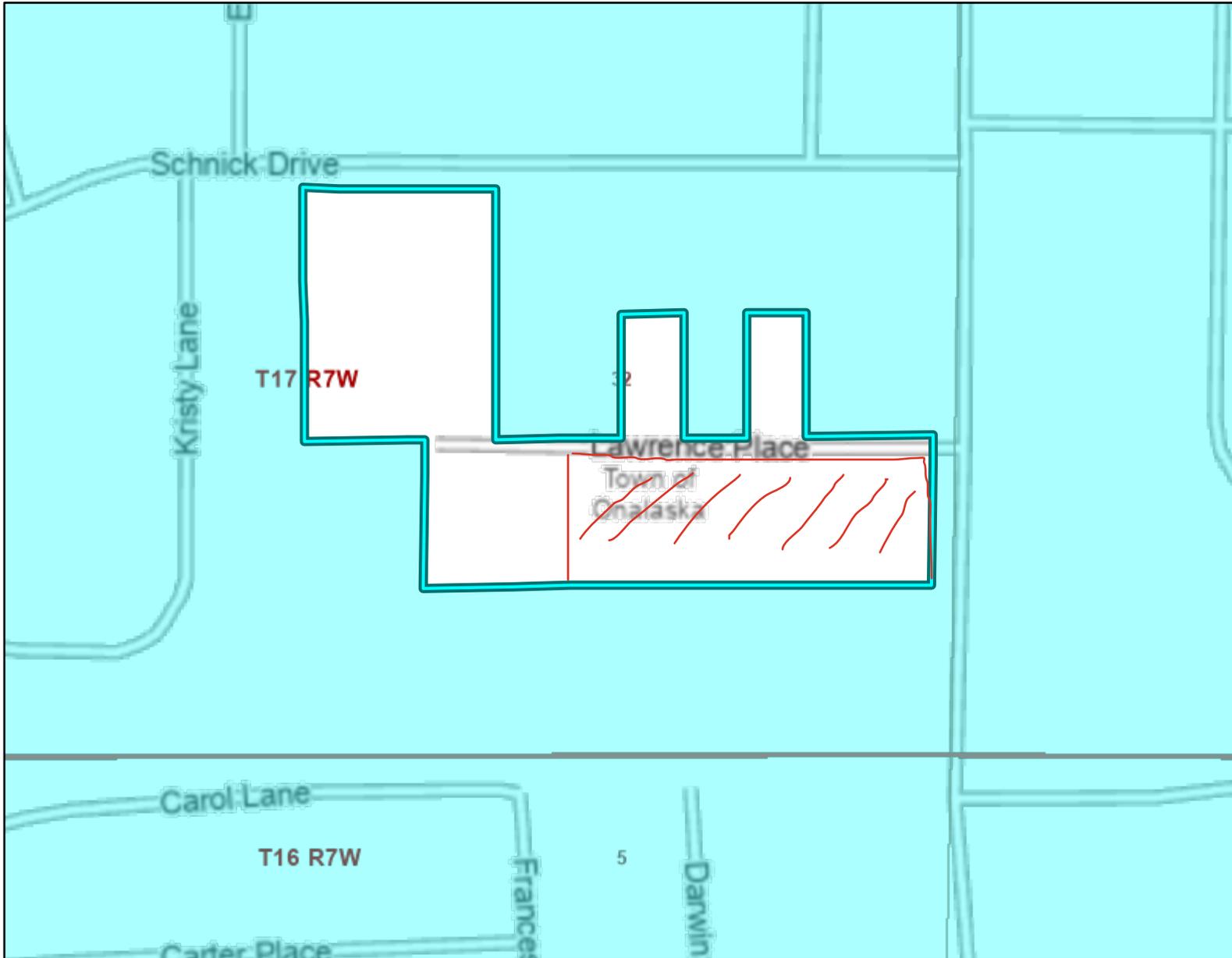
Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other \_\_\_\_\_



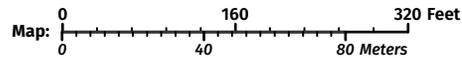




**Legend:** (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- Local Road

**Notes:**



Service Layer Credits:  
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

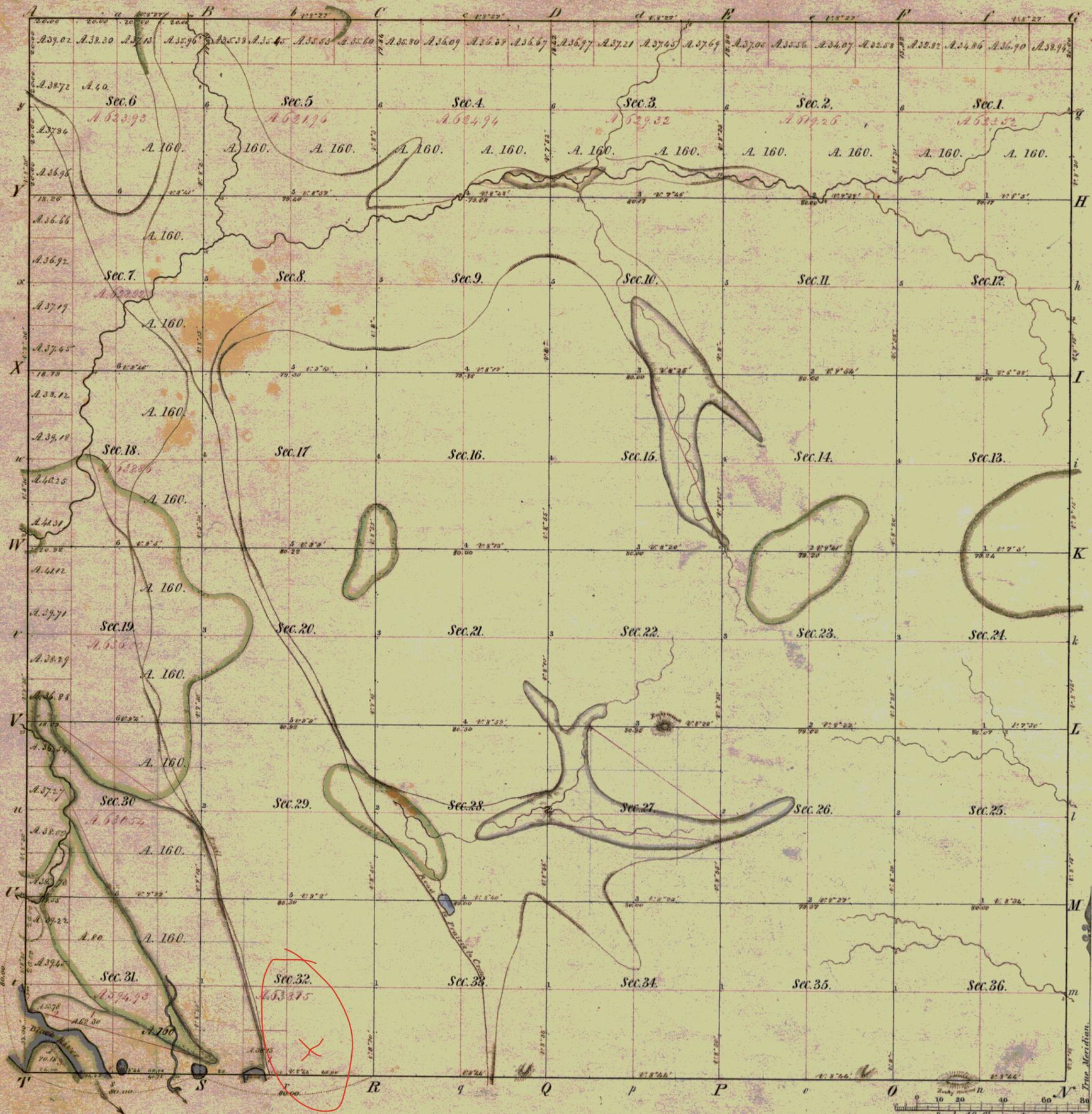
Map projection: NAD 1983 HARN Wisconsin TM

**This map is a product generated by a DNR web mapping application.**

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 5/17/2025 8:25 AM

Township N<sup>o</sup> 17 N; Range N<sup>o</sup> 7 West, 1<sup>th</sup> Mer.



*Meanders of Black River*

Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.
<i>Blk river by the downstream</i>											
1	1.16	E	5.50								
	2.89	E	5.50								
	1.17	E	6.50								
	1.68	E	7.00								
	1.86	E	10.00								
	1.20	E	5.50								
	1.22	E	7.50								
	1.32	E	10.00								
	1.15	E	2.50								
<i>right bank downstream</i>											
3	1.20	E	11.00								
	1.03	E	5.50								
	1.88	E	4.50								
	1.40	E	17.90								
<i>Head of Lake</i>											
5	1.64	E	5.50								
	1.88	E	4.50								
	1.18	E	2.50								
<i>Miles One Two</i>											
1 - 22 - 90											

Total number of Acres: 22,869.63

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p <sup>d</sup> for and ch <sup>d</sup> in the Sur. Gen <sup>l</sup> acc <sup>t</sup>
Township lines	Wm. Briggs	August 16 <sup>th</sup> 1845	M. Ch. 24. 00. 00	November 1845	
Subdivisions	A. S. Brown	October 9 <sup>th</sup> 1846	61 - 10 - 94	Nov. 23 <sup>rd</sup> Dec <sup>r</sup> 1846	

The above Map of Township N<sup>o</sup> 17 North, of Range N<sup>o</sup> 7 West, of the 1<sup>th</sup> 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,  
Duluth, April 5<sup>th</sup> 1847.

*Geo. M. Jones*  
Sur. Gen<sup>l</sup>



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](mailto:wimunicipalboundaryreview@wi.gov)

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

May 20, 2025

PETITION FILE NO. 14756

JOANN MARCON, CLERK  
CITY OF ONALASKA  
415 MAIN ST  
ONALASKA, WI 54650-2953

MARY RINEHART, CLERK  
TOWN OF ONALASKA  
N5589 COMMERCE ROAD  
ONALASKA, WI 54650-9266

Subject: BEYER INVESTMENTS ANNEXATION

The proposed annexation submitted to our office on April 29, 2025, 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 Onalaska, which is able to provide needed municipal services.

Note: this annexation would reduce the size of an existing area of town island territory.

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 14756 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to [mds@wi.gov](mailto:mds@wi.gov) or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2830>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner