



Resolution No. 29 (2021)
RESOLUTION APPROVING ALTERATION OF SUPERVISORY
DISTRICT BOUNDARY - TOWN OF SOMERSET (MELVIN - 7 ACRES)

SDO47

RECEIVED

July 9, 2021

Municipal Boundary Review
Wisconsin Dept. of Admin.

COVER MEMO

TO: County Board of Supervisors

FROM: Ken Witt, County Administrator
Cindy Campbell, County Clerk, County Clerk

DATE: July 6, 2021

AGENDA ITEM: Resolution Approving Alteration of Supervisory District Boundary - Town of Somerset (Melvin - 7 Acres)

BACKGROUND INFORMATION

John Melvin and Bobbi Melvin filed a Petition of Detachment of Territory, dated July 9, 2020 with the Village of Somerset and the Town of Somerset. The petition seeks to have land owned by the Melvins located within the Village of Somerset be detached and attached to the Town of Somerset. The property is described on the attached and is approximately 7 acres.

On August 18, 2020 the Village of Somerset enacted the attached Ordinance No. A-667 Providing for Detachment of a Portion of the Village of Somerset, St. Croix County, Wisconsin to the Town of Somerset, St. Croix County, Wisconsin.

On October 7, 2020 the Town of Somerset enacted the attached Ordinance No. 2020-03 Providing for Attachment of a Portion of the Village of Somerset, St. Croix County, Wisconsin, To the Town of Somerset, St. Croix County, Wisconsin.

Per the ordinances, the property is zoned single-family residence, with a population of four (4). The property from the Village of Somerset was part of Ward 2, County Supervisor District 1. The Town of Somerset requests the parcel be made part of Ward 3, County Supervisor District 2.

The Town of Somerset requests the St. Croix County Board of Supervisors exercise its redistricting powers under Wis. Stat. 59.10(3)(c) (below).

Per Wisconsin State Statute 59.10(3)(c), "*Changes during decade*. After the enactment of a plan of supervisory districts under par. (B), a municipal incorporation, annexation, detachment or consolidation may serve as a basis for altering between federal decennial censuses the boundaries of supervisory districts, in the discretion of the board. . . ."

This resolution alters the supervisory district boundary by moving the parcel from County Supervisor District 1 to County Supervisor District 2, consisting of Ward 3 in the Town of Somerset.

Additional information:

DETERMINING IF THE CREATION OF A NEW WARD IS NECESSARY

The establishment of wards for purposes of elections and representation is provided in Section 5.15, Wis. Stats. Under that statute, the municipality annexing the territory may add the annexed territory to an existing, contiguous ward (or wards) only if the annexed territory is in the same county supervisory, assembly and congressional districts* as the ward to which it is added. If the supervisory, assembly or congressional districts in the annexed territory are different from the districts in the ward to which the territory is contiguous, a new ward must be created for the annexed territory unless the county board adopts a re-districting ordinance (moving the annexed territory into the same supervisory district as the territory to which it is annexed), because a single ward may not be located in two or more supervisory districts. Note-only a county has the authority to redraw its county supervisory district boundaries between decennial redistricting to move residents of one county supervisory district to another.

*If the annexed territory is in an assembly district or congressional district different from the assembly or congressional districts in which the existing ward is located, a new ward must be created. No exceptions.



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RESOLUTION APPROVING ALTERATION OF SUPERVISORY
DISTRICT BOUNDARY - TOWN OF SOMERSET (MELVIN - 7 ACRES)

1 **WHEREAS**, in 2011 the St. Croix County Board of Supervisors adopted a 10-year
2 supervisory district plan creating county supervisory districts, municipal aldermanic districts and
3 election wards following the 2010 Census; and
4

5 **WHEREAS**, Wisconsin Statute § 59.10(3)(c) allows a county board, in its discretion, to
6 alter the boundaries of supervisory districts based on a municipal incorporation, annexation,
7 detachment or consolidation which occur after the adoption of the 10-year supervisory district
8 plan, as long as the number of supervisory districts is not changed; and
9

10 **WHEREAS**, in 2020 the Village of Somerset and the Town of Somerset enacted
11 ordinances to detach and attached a parcel described on the attached ordinances consisting of
12 approximately 7 acres; and
13

14 **WHEREAS**, a map of the parcel, along with a copy of the ordinances has been filed with
15 the St. Croix County Clerk and are attached; and
16

17 **WHEREAS**, the parcel detached from the Village of Somerset is part of County
18 Supervisor District 1, consisting of Ward 2, in the Village of Somerset; and
19

20 **WHEREAS**, it is appropriate to move the parcel into County Supervisor District 2 in
21 Ward 3, Town of Somerset; and
22

23 **WHEREAS**, the parcel detached from the Village of Somerset and made part of Ward 3
24 in the Town of Somerset does not cross an assembly district or congressional district line; and
25

26 **WHEREAS**, the population of the annexed parcel is four; and
27

28 **WHEREAS**, this resolution does not change the number of supervisory districts.
29

30 **NOW, THEREFORE, BE IT RESOLVED** by the St. Croix County Board of
31 Supervisors that the supervisory district boundaries are hereby altered by moving the detached
32 parcel from County Supervisor District 1 to County Supervisor District 2 consisting of Ward 3 in
33 the Town of Somerset as shown on the attached.
34

35 **BE IT FURTHER RESOLVED** that the St. Croix County Clerk is hereby directed to
36 forward all notices required under Wisconsin Statutes, Chapter 59, to the Secretary of State for
37 the purpose of advising that office of said supervisory district boundary changes.

Legal – Fiscal – Administrative Approvals:

Legal Note:

Fiscal Impact: None.


Scott L. Cox, Corporation Counsel 6/7/2021


Leah Sirington, Finance Director 6/7/2021


Ken Witt, County Administrator 6/7/2021

06/15/21 Administration Committee RECOMMENDED

RESULT: RECOMMENDED [UNANIMOUS]
MOVER: Scottie Ard, Vice Chair
SECONDER: William Peavey, Supervisor
AYES: Bob Long, Carah Koch, Scottie Ard, William Peavey
EXCUSED: David Peterson

Vote Confirmation.


Bob Long Administration, Chairman 6/16/2021

St. Croix County Board of Supervisors Action:

Roll Call - Vote Requirement – Majority of Supervisors Present

RESULT: ADOPTED BY BOARD OF SUPERVISOR BY CONSENT VOTE [UNANIMOUS]
MOVER: Scottie Ard, Supervisor
SECONDER: Dave Ostness, Supervisor
AYES: Schachtner, Anderson, Long, Leaf, Koch, Hall, Berning, Ottino, Ostness, Counter, Hansen, Ard, Tellijohn, Peterson, Anderson, Achterhof, Tomtschik, Peavey

EXCUSED: Bob Feidler

This Resolution was Adopted by the St. Croix County Board of Supervisors on July 6, 2021

Cindy Campbell, County Clerk

ORDINANCE NO. A-667

AN ORDINANCE PROVIDING FOR DETACHMENT OF A PORTION OF THE VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN, TO THE TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN

WHEREAS, the Village has received a petition for detachment of land from the Village of Somerset, ST. Croix County, Wisconsin to the Town of Somerset, St. Croix County, Wisconsin for the subject property and whereas the Village Board by at least a three-fourths majority has approved the detachment petition. It is hereby ordained that the following Property is detached from the Village of Somerset and is therefore attached to the Town of Somerset:

Located in part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31 North, Range 19 West.

Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01 degree 18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01 degree 18'36"W a distance of 424.00 feet; thence S88 degree 41'24"W a distance of 661.33 feet; thence S29 degree 55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89 degree 12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6 degree 28'56", a chord that bears S87 degree 33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.

Said territory contains approximately 304,266 square feet with a current population of four (4) person as defined in Wis. Stats. 66.0227. The property is currently zoned single-family residence. A survey map reasonably showing the boundaries of said territory in relation of said territory to the municipalities involved is attached as Exhibit A.

We, the undersigned, elect that this detachment shall take effect to the full extent.

WHEREAS, it appears by affidavit on file herein that the petitioner has filed a duplicate original of said Petition for Detachment with the Town Clerk of the Town of Somerset, St. Croix County, Wisconsin; and

WHEREAS, it further appears that there is 2 electors, both petitioners, that resides in the territory proposed to be detached and the Petition has been signed by the owner of the Property within such territory; and

WHEREAS, it further appears that all of the requirements of Section 66.0227 of the Wisconsin Statutes have been fully complied with; and

6.0227 Detachment of territory. Subject to ss. 66.0301 (6) (d) and 66.0307 (7), territory may be detached from a city or village and attached to a city, village or town to which it is contiguous as follows:

- 1) A petition signed by a majority of the owners of three-fourths of the taxable land in area within the territory to be detached or, if there is no taxable land in the territory, by all owners of land in the territory, shall be filed with the clerk of the city or village from which detachment is sought, within 120 days after the date of publication of a class 1 notice, under ch. 985, of intention to circulate a petition of detachment.
- 2) An ordinance detaching the territory may be enacted within 60 days after the filing of the petition, by a vote of three-fourths of all the members of the governing body of the detaching city or village and its terms accepted within 60 days

1

after enactment, by an ordinance enacted by a vote of three-fourths of all the members of the governing body of the city, village or town to which the territory is to be attached. The failure of a governing body to adopt the ordinance under this subsection is a rejection of the petition and all proceedings are void.

- 3) The governing body of a city, village or town involved may, or if a petition conforming to the requirements of s. 8.40 signed by a number of qualified electors equal to at least 5 percent of the votes cast for governor in the city, village or town at the last gubernatorial election, demanding a referendum, is presented to it within 30 days after the passage of either of the ordinances under sub. (2) shall, submit the question to the electors of the city, village or town whose electors petitioned for detachment, at a referendum election called for that purpose not less than 70 days nor more than 100 days after the filing of the petition, or after the enactment of either ordinance. The petition shall be filed as provided in s. 8.37. If a number of electors cannot be determined on the basis of reported election statistics, the number shall be determined in accordance with s. 60.74 (6). The governing body of the municipality shall appoint 3 election inspectors who are resident electors to supervise the referendum. The ballots shall contain the words "For Detachment" and "Against Detachment". The inspectors shall certify the results of the election by their attached affidavits and file a copy with the clerk of each town, village or city involved, and none of the ordinances may take effect nor be in force unless a majority of the electors approve the question. The referendum election shall be conducted in accordance with chs. 6 and 7 to the extent applicable.
- 4) If an area which has been subject to a city or village zoning ordinance is detached from one municipality and attached to another under this section, the regulations imposed by the zoning ordinance continue in effect and shall be enforced by the attaching city, village or town until changed by official action of the governing body of the municipality, except that if the detachment or attachment is contested in the courts, the zoning ordinance of the detaching municipality prevails, and the detaching city or village has jurisdiction over the zoning in the area affected until ultimate determination of the court action.
- 5) The ordinance, certificate and plat shall be filed and recorded in the same manner as annexations under s. 66.0217 (9) (a). The requirements for the secretary of administration are the same as in s. 66.0217 (9) (b).
- 6) Because the creation of congressional, legislative, supervisory and aldermanic districts of equal population is a matter of statewide concern, any detachment action that affects a tract of land that is the subject of an ordinance enacted or resolution adopted by a city during the period from January 1, 1990, to April 1, 1991, or any later date, expressing an intent to not exercise the city's authority to annex territory before April 1, 1991, or the specified later date, taken by a municipality during the period beginning on April 1 of the year commencing after each federal decennial census of population and ending on June 30 of the year commencing after that census, is effective on July 1 of the year commencing after that census or at a later date as specified in the detachment ordinance. This subsection first applies to detachments effective after March 31, 1991.

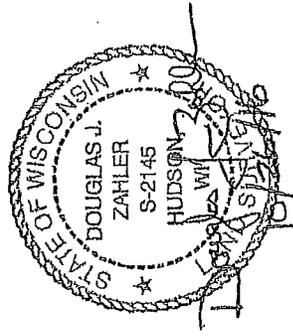
History: 1973 c. 90; 1983 a. 29; 1987 a. 391; 1989 a. 192; 1991 a. 5, 269; 1993 a. 301; 1999 a. 150 s. 66; Stats. 1999 s. 66.0227; 1999 a. 182 s. 198; 2001 a. 30; 2007 a. 43; 2011 a. 75; 2015 a. 55.

Cross-reference: See s. 62.075 for special provision for detachment of farm lands from cities.

LEGAL DESCRIPTION

A parcel of land located in part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31 North, Range 19 West, Village of Somerset, St. Croix County, Wisconsin; described as follows:

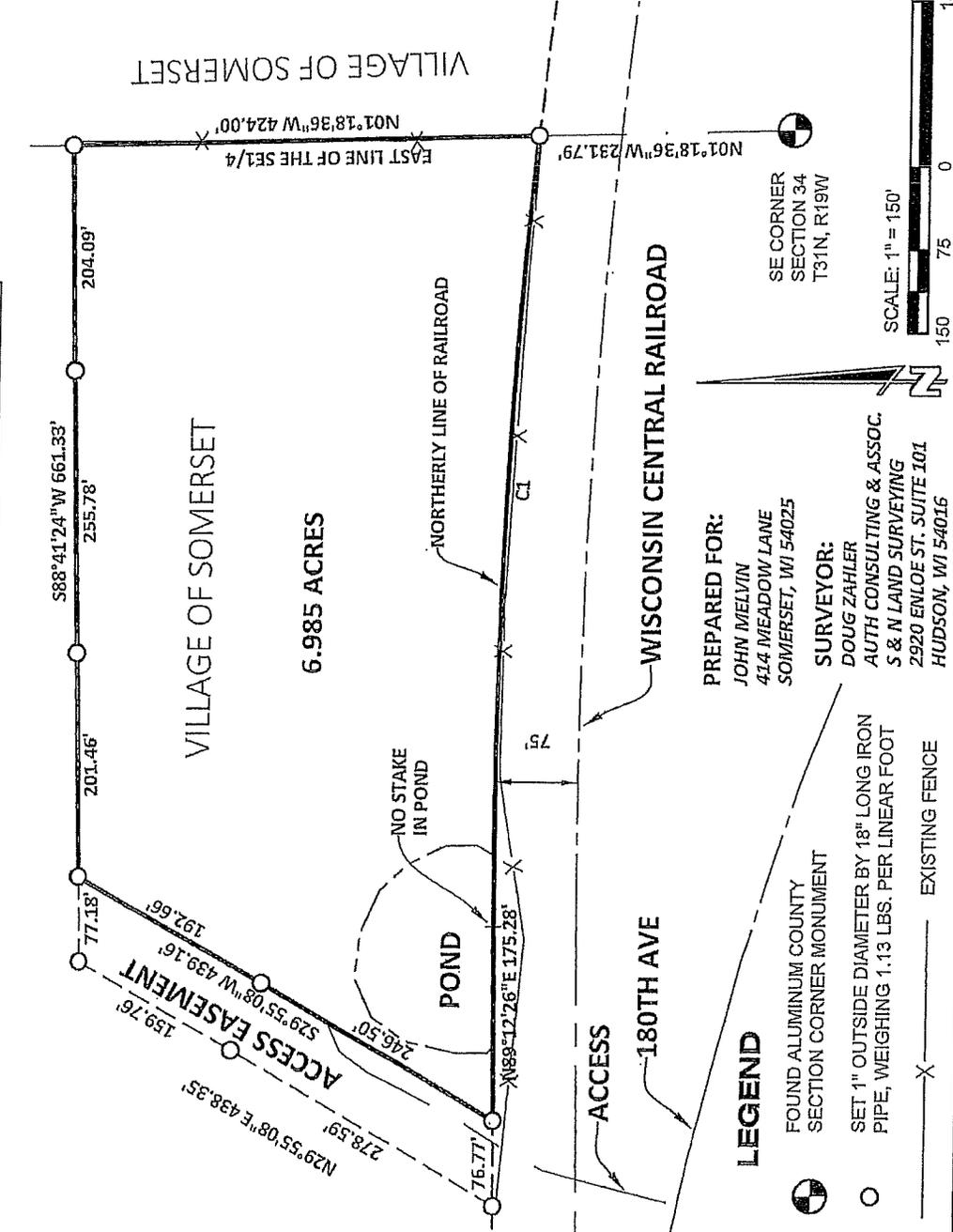
Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01°18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01°18'36"W a distance of 424.00 feet; thence S88°41'24"W a distance of 661.33 feet; thence S29°55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89°12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6°28'56"; a chord that bears S87°33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.



I, Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that the above described and mapped property was surveyed by me or under my direct supervision and that this map is a correct representation to scale of the boundaries to the best of my knowledge and belief.

DRAWN BY: DCK	
CHECKED BY: DJZ	
DATE: 10/23/16	
DWG FILE: 7537-001	
REF FILE:	
JOB NUMBER: 7537-001	
VILLAGE OF SOMERSET	REVISION DESCRIPTION:
DATE: 10/28/16	NAME: DJZ

PARCEL CURVE DATA					
NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT OUT
C1	6325.52'	6°28'56"	S87°33'05"E	715.28'	S84°18'37"E



Auth-Consulting/associates

S&N Land Surveying

CONCRETE OFFICE
408 Technology Drive East
Suite 101
Keweenaw, WI 54951
Tel: 715-292-5491
Fax: 715-292-5492
zaha@authconsulting.com

PAUSE OFFICE
2624 Babes Street
Suite 101
Madison, WI 53704
Tel: 715-981-6677
Fax: 715-981-6688
hudson@authconsulting.com

PROJECT:
JOHN MELVIN
SE1/4-SE1/4 SECTION 34, T31N, R19W
VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN

SHEET No. 1 of 1

MAP OF SURVEY

ORDINANCE NO. 2020-03

AN ORDINANCE PROVIDING FOR ATTACHMENT OF A PORTION OF THE VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN, TO THE TOWN OF SOMERSET, ST. CROIX COUNTY, WISCONSIN

WHEREAS, a Petition for Detachment of Territory, dated July 9, 2020 has been filed with the Village of Somerset and the Town of Somerset.

WHEREAS, the Petition seeks to have certain territory located within the Village of Somerset detached and attached to the Town of Somerset.

WHEREAS, the said territory is described below:

Located in part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31 North, Range 19 West.

Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01 degree 18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01degree 18'36"W a distance of 424.00 feet; thence S88 degree 41'24"W a distance of 661.33 feet; thence S29 degree 55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89 degree 12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6 degree 28'56", a chord that bears S87 degree 33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.

Said territory contains approximately 304,266 square feet with a current population of four (4) person as defined in Wis. Stats. 66.0227. The property is currently zoned single-family residence. A survey map reasonably showing the boundaries of said territory in relation of said territory to the municipalities involved is attached as Exhibit A.

We, the undersigned, elect that this attachment shall take effect to the full extent.

WHEREAS, it further appears that there are 2 electors, both petitioners, that resides in the territory proposed to be detached and the Petition has been signed by the owner of the Property within such territory; and

WHEREAS, it further appears that all of the requirements of Section 66.0227 of the Wisconsin Statutes have been fully complied with; and that in order for the detachment to be effective, the terms of the Ordinance must be accepted by the Town of Somerset by means of enacting an ordinance accepting the terms of the Village Ordinance and the attachment of the described territory.

NOW, THEREFORE, the Town Board of the Town of Somerset, St. Croix County, Wisconsin does ordain as follows:

THAT the above-described territory situated in the Village of Somerset be and the same is hereby detached and attached to the Town of Somerset, St. Croix County, Wisconsin;

THAT the property shall continue with its current zoning until such time as it is re-zoned by the Town of Somerset and St. Croix County;

THAT the Village Clerks is hereby directed to provide the Ordinance to the Town of Somerset so that the Town of Somerset may act upon the Ordinance within the time period as set forth in Wis. Stats. 66.0227. The Town Clerk is further directed to make the mailings pursuant to Wis. Stats 66.0227, i.e., to mail a copy of the Ordinance of Attachment to the Town of Somerset, to the Secretary of State of the State of Wisconsin, and the Clerk of the Somerset School District, and one copy to any company that provides any utility service to the territory detached, a copy to the Register of Deeds of St. Croix County, Wisconsin. All mailings shall occur within thirty (30) days of the date hereof pursuant to Wis. Stats. 66.0217 (9).

THAT the Village Ordinance be and hereby is accepted in accordance with its terms.

THAT the territory described above and on **Exhibit A** hereto, be and hereby is attached to the Town of Somerset effective July 1, 2021 per WSS 66.0227 (6).

TOWN OF SOMERSET

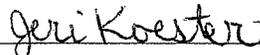
By: 
Ed Schachtner, Chair

By: 
Jeri Koester, Clerk

CERTIFICATION

The undersigned Town Clerk does hereby certify that the foregoing ordinance was duly enacted by a $\frac{3}{4}$ vote of all the member of the Town Board for the Town of Somerset at a duly noticed meeting held on 7th day of October, 2020, in accordance with all applicable law.

Dated: 10-07-2020

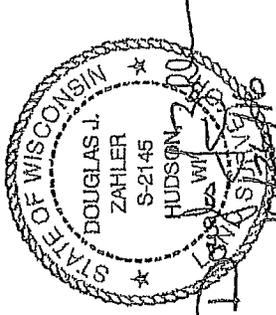
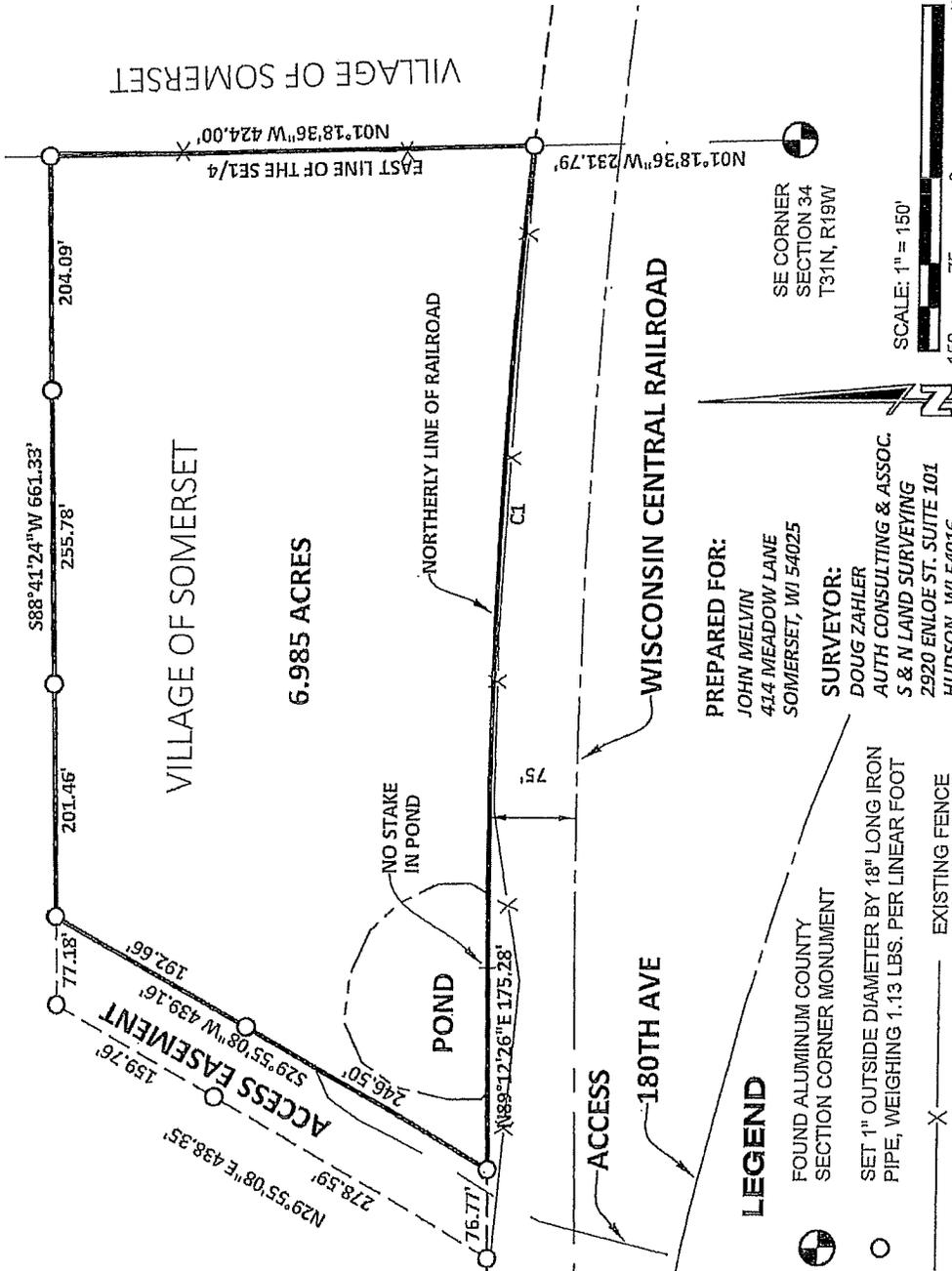
By: 
Jeri Koester, Town Clerk

LEGAL DESCRIPTION

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Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01°18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01°18'36"W a distance of 424.00 feet; thence S88°41'24"W a distance of 661.33 feet; thence S29°55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89°12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6°28'56", a chord that bears S87°33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.

PARCEL CURVE DATA							
NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	6325.52'	6°28'56"	S87°33'05"E	715.28'	715.66'	N89°12'26"E	S84°18'37"E



I, Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that the above described and mapped property was surveyed by me or under my direct supervision and that this map is a correct representation to scale of the boundaries to the best of my knowledge and belief.

DRAWN BY: DCK	DATE: 10/25/16	DWG FILE: 7537-001	REF FILE:	JOB NUMBER: 7537-001
CHECKED BY: DJZ				
VILLAGE OF SOMERSET	REVISION DESCRIPTION:	DATE	NAME	DATE

AC/A
Auth-Consulting/associates
S&N Land Surveying

PREPARED FOR:
JOHN MELVIN
414 MEADOW LANE
SOMERSET, WI 54025

SURVEYOR:
DOUG ZAHLER
AUTH CONSULTING & ASSOC.
S & N LAND SURVEYING
2920 ENLOE ST. SUITE 101
HUDSON, WI 54016

SCALE: 1" = 150'

LEGEND:
 ○ FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
 ○ SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
 — EXISTING FENCE

PROJECT:	JOHN MELVIN SE1/4-SE1/4 SECTION 34, T31N, R19W VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN
SHEET NO.	1 OF 1

NOTICE OF INTENTION TO CIRCULATE A PETITION OF DETACHMENT

PLEASE TAKE NOTICE, that the undersigned Owner of the Property will petition the Village of Somerset and the Town of Somerset for an Order to detach the following described real estate from the Village of Somerset and it will then become part of the Town of Somerset.

LEGAL DESCRIPTION

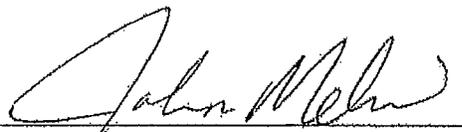
A parcel of land located in part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31 North, Range 19 West, Village of Somerset, St Croix County, Wisconsin, Described as follows:

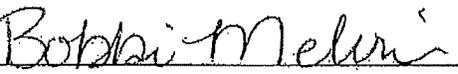
Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01°18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01°18'36"W a distance of 424.00 feet; thence S88°41'24"W a distance of 661.33 feet; thence S29°55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89°12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6°28'56", a chord that bears S87°33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.

See attached map.

PLEASE TAKE NOTICE that this Property is owned in its entirety by John and Bobbi Melvin, and they are the joint owners.

Dated this 9 day of July, 2020

By: 
John Melvin

By: 
Bobbi Melvin

REAL ESTATE PROPERTY TAX BILL FOR 2019

ST. CROIX COUNTY

Total Due For Full Payment

Bill #: 31841
 Parcel #: 181-4130-00-000
 Alt. Parcel #: 34.31.19.1107
 MELVIN, JOHN P
 MELVIN, BOBBI J
 576 180TH AVE
 SOMERSET WI 54025

By January 31, 2020
 \$8,397.71

-- OR --

Pay First Installment

By January 31, 2020
 \$4,198.86

Make Check Payable and Mail to:
 ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016
 715-386-4645



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2019

ST. CROIX COUNTY

Pay Second Installment

Bill #: 31841
 Parcel #: 181-4130-00-000
 Alt. Parcel #: 34.31.19.1107
 MELVIN, JOHN P
 MELVIN, BOBBI J
 576 180TH AVE
 SOMERSET WI 54025

By July 31, 2020
 \$4,198.85

Make Check Payable and Mail to:
 ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2019
 VILLAGE OF SOMERSET
 ST. CROIX COUNTY

BILL NO. 31841
 Correspondence should refer to parcel number
 PARCEL#: 181-4130-00-000
 ALT. PARCEL #: 34.31.19.1107

Property Address
 576 180TH AVE

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
45,000	289,100	334,100	0.7662	58,700	377,300	436,000	A star in this box means unpaid prior year taxes
							TOTAL DUE FOR FULL PAYMENT
							PAY BY January 31, 2020
							\$ 8,397.71
<p>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</p> <p>Installments may be paid as follows: 4198.86 DUE BY 01/31/2020 4198.85 DUE BY 07/31/2020</p>							
<p>FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases</p>							
Taxing Jurisdiction		Additional Taxes		Total Additional Taxes		Year Increase Ends	
SCH DIST OF SOMERSET		282,097.00		512.78		2039	

ST CROIX CNTY TREASURER
 DENISE ANDERSON
 1101 CARMICHAEL ROAD
 HUDSON WI 54016

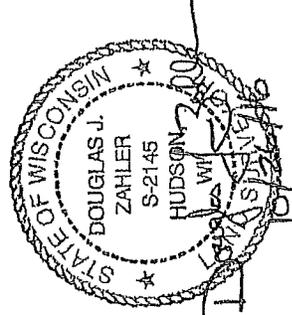
TAX BILL ENCLOSED



MELVIN, JOHN P
 MELVIN, BOBBI J
 576 180TH AVE
 SOMERSET WI 54025

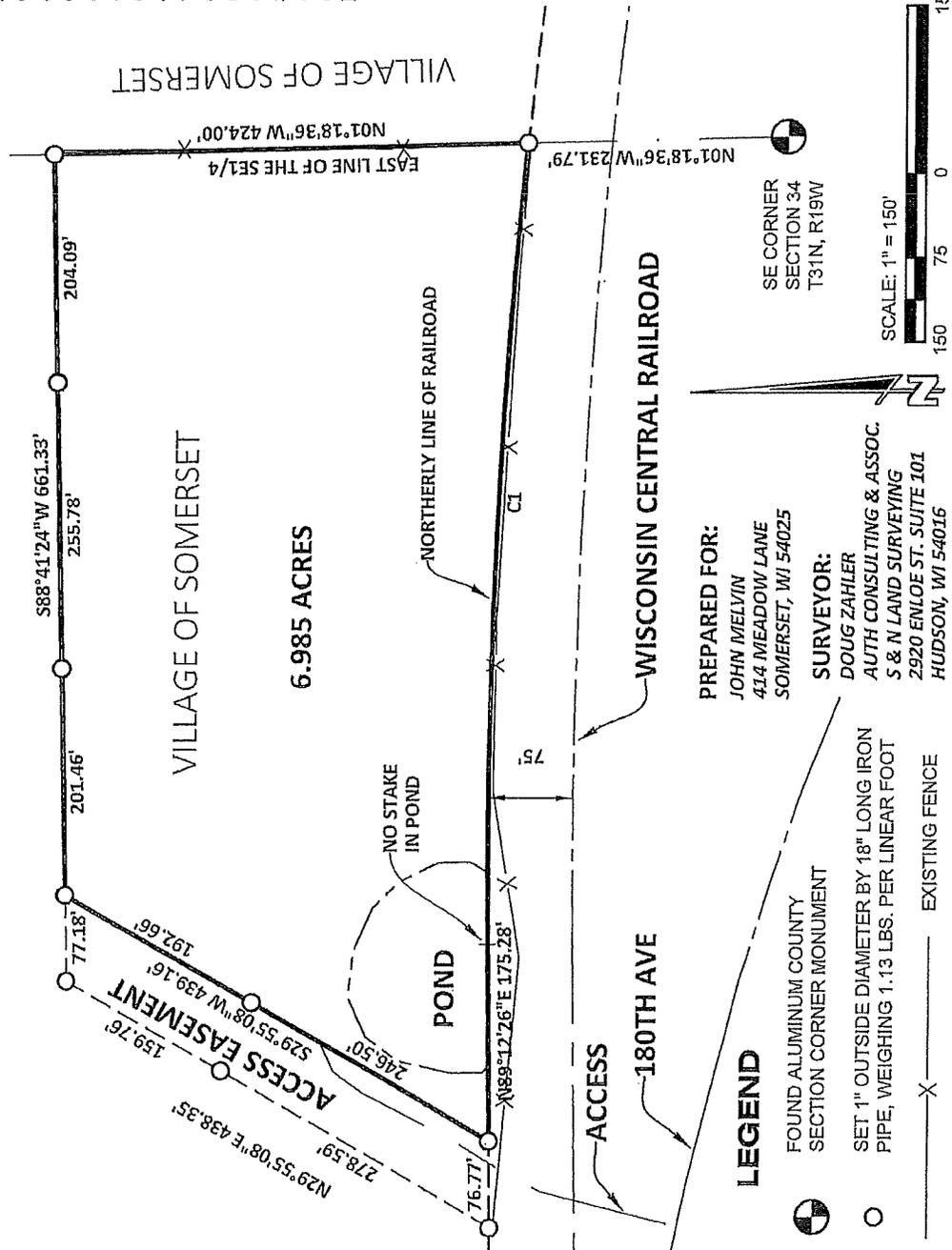
LEGAL DESCRIPTION

A parcel of land located in part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31 North, Range 19 West, Village of Somerset, St. Croix County, Wisconsin; described as follows:
 Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01°18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01°18'36"W a distance of 424.00 feet; thence S88°41'24"W a distance of 661.33 feet; thence S29°55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89°12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6°28'56", a chord that bears S87°33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.



I, Douglas J. Zahler, Professional Wisconsin Land Surveyor, hereby certify that the above described and mapped property was surveyed by me or under my direct supervision and that this map is a correct representation to scale of the boundaries to the best of my knowledge and belief.

PARCEL CURVE DATA						
NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	6325.52'	6°28'56"	S87°33'05"E	715.28'	N89°12'26"E	S84°18'37"E



		Auth-Consulting/associates Stan Land Surveying	
JOHN MELVIN SE1/4-SE1/4 SECTION 34, T31N, R19W VILLAGE OF SOMERSET, ST. CROIX COUNTY, WISCONSIN MAP OF SURVEY		DRAWN BY: DOK CHECKED BY: DJZ DATE: 10/25/16 DWG FILE: 7557-001 REF FILE: JOB NUMBER: 7557-001	
CORPORATE OFFICE 405 Technology Drive East Suite A Menasha, WI 54951 Tel: 715-232-4400 Fax: 715-232-4402 www.aacalib.com		BRANCH OFFICE 2000 Kuba Street Suite 101 Hudson, WI 54016 Tel: 715-581-8277 Fax: 715-581-8530 hudson@authsurveying.com	
SHEET NO. 1 OF 1		VILLAGE OF SOMERSET REVISION DESCRIPTION NAME DATE DJZ 10/26/16	

PETITION OF DETACHMENT OF LAND FROM THE
VILLAGE OF SOMERSET, ST CROIX COUNTY, WISCONSIN

PLEASE TAKE NOTICE, that the undersigned Owner of the following described Property lying and being in the Village of Somerset, St Croix County, Wisconsin, do hereby petition the Village of Somerset to detach said Property from the Village of Somerset and it will then become a part of the Town of Somerset.

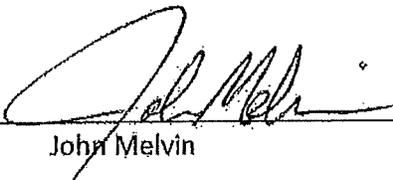
LEGAL DESCRIPTION

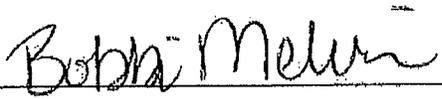
A parcel of land located in part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31 North, Range 19 West, Village of Somerset, St Croix County, Wisconsin, Described as follows:

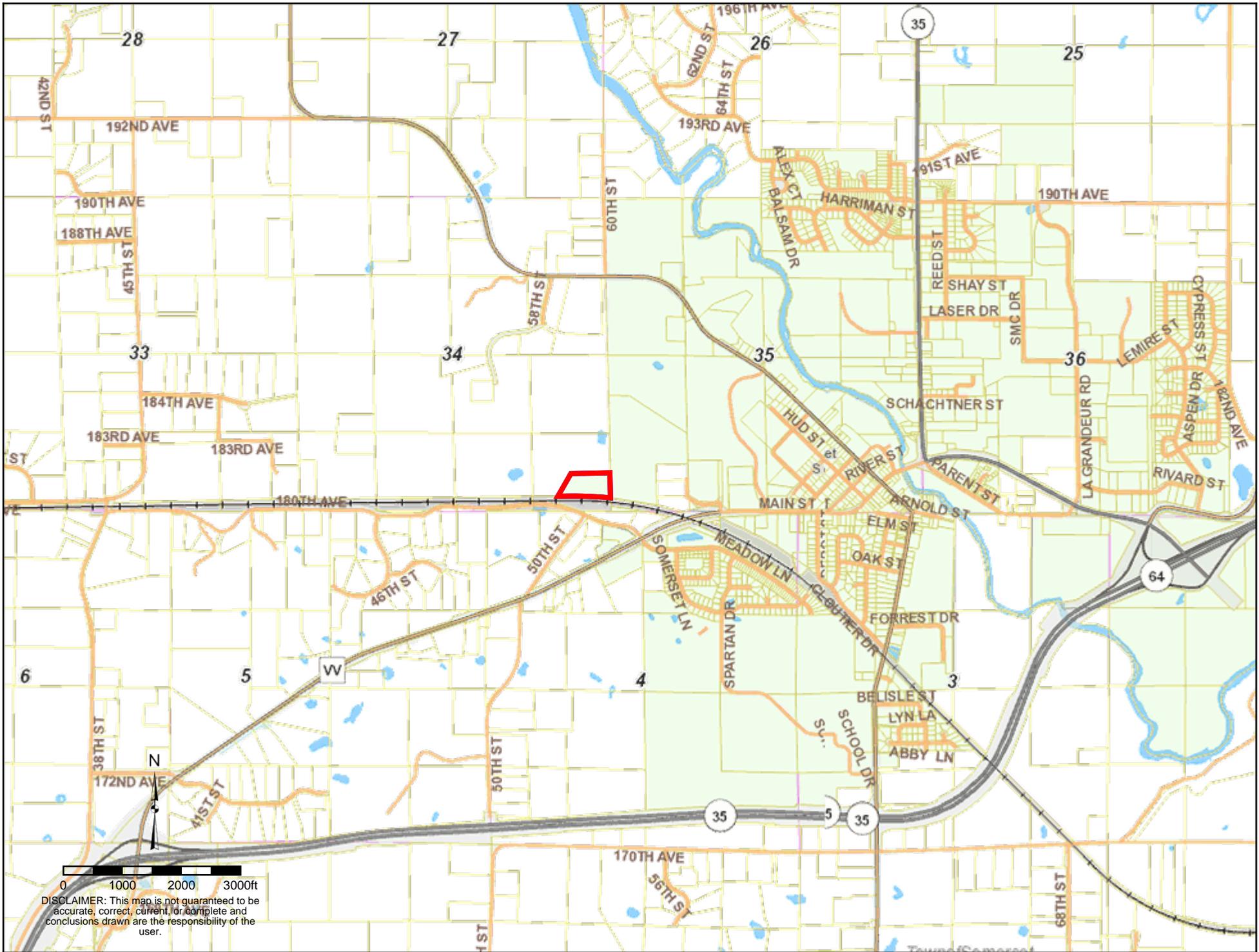
Commencing at the Southeast corner of said Section 34; thence along the east line of the southeast Quarter of said Section 34, N01°18'36"W a distance of 231.79 feet to the northerly line of the Wisconsin Central Railroad and the point of beginning; thence continuing along said line, N01°18'36"W a distance of 424.00 feet; thence S88°41'24"W a distance of 661.33 feet; thence S29°55'08"W a distance of 439.16 feet to said northerly line of the railroad; thence along said northerly line N89°12'26"E a distance of 175.28 feet to the point of curvature of a 6325.52 foot radius curve, concave southerly, with a central angle of 6°28'56", a chord that bears S87°33'05"E and measures 715.28 feet; thence easterly along said northerly line and the arc of said curve a distance of 715.66 feet to the point of beginning. Containing 6.985 Acres of land.

The undersigned verifies that this Property is owned in its entirety by John and Bobbi Melvin and contains approximately 6.98 acres more or less, and they are joint owners as defined in Wis Stats 66.0227. A survey map reasonably showing the boundaries of said territory in relation of said territory to the municipalities involved is attached hereto as Exhibit A.

Dated this 9 day of July, 2020

By: 
John Melvin

By: 
Bobbi Melvin



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.