

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: **Highway T Property, LLC**

Phone: **715-830-9771**

Email: **bnodolf@nfattorneys.com**

RECEIVED

April 19, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Attorney Brian M. Nodolf**

Phone: **715-830-9771**

E-mail: **bnodolf@nfattorneys.com**

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

2. Petitioned City or Village: **City of Eau Claire**

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

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

5. Area (in acres) of the territory to be annexed: **APPROX. 166 ACRES WITH RIGHT OF WAY,
APPROX. 158 WITHOUT RIGHT OF WAY**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
**044-1564 (22810-3511-00000000); 044-1565 (22810-3512-00000000); 044-1566 (22810-3513-00000000);
044-1567 (22810-3514-00000000)**

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]

(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

\$1400 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

\$1750 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: 4-19-2022

Payer: NODOLF FLORY, LLP

Check Number: 21435

Check Date: 4-14-22

Amount: 1,750.⁰⁰



NODOLF FLORY, LLP

April 14, 2022

VIA FEDEX PRIORITY OVERNIGHT

Wisconsin Dept. of Administration
Municipal Boundary review
101 E Wilson St FL 9
Madison WI 53703

RE: **Request for Annexation Review**

Dear Sir/Madam:

Enclosed please find a Request for Annexation Review form, the required fee, and a copy of the Petition for Direct Annexation by Unanimous Approval including a scale map of the property to be annexed.

Thank you for your assistance in this matter. Please contact me if you have any questions.

Sincerely,

NODOLF FLORY, LLP

A handwritten signature in black ink that reads "Brian M. Nodolf". The signature is written in a cursive style with a large, sweeping flourish at the end.

Brian M. Nodolf

BMN:amr
Enclosure

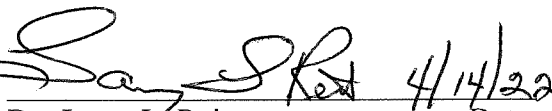
**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES**

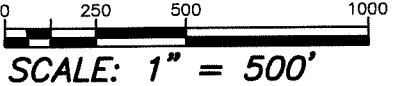
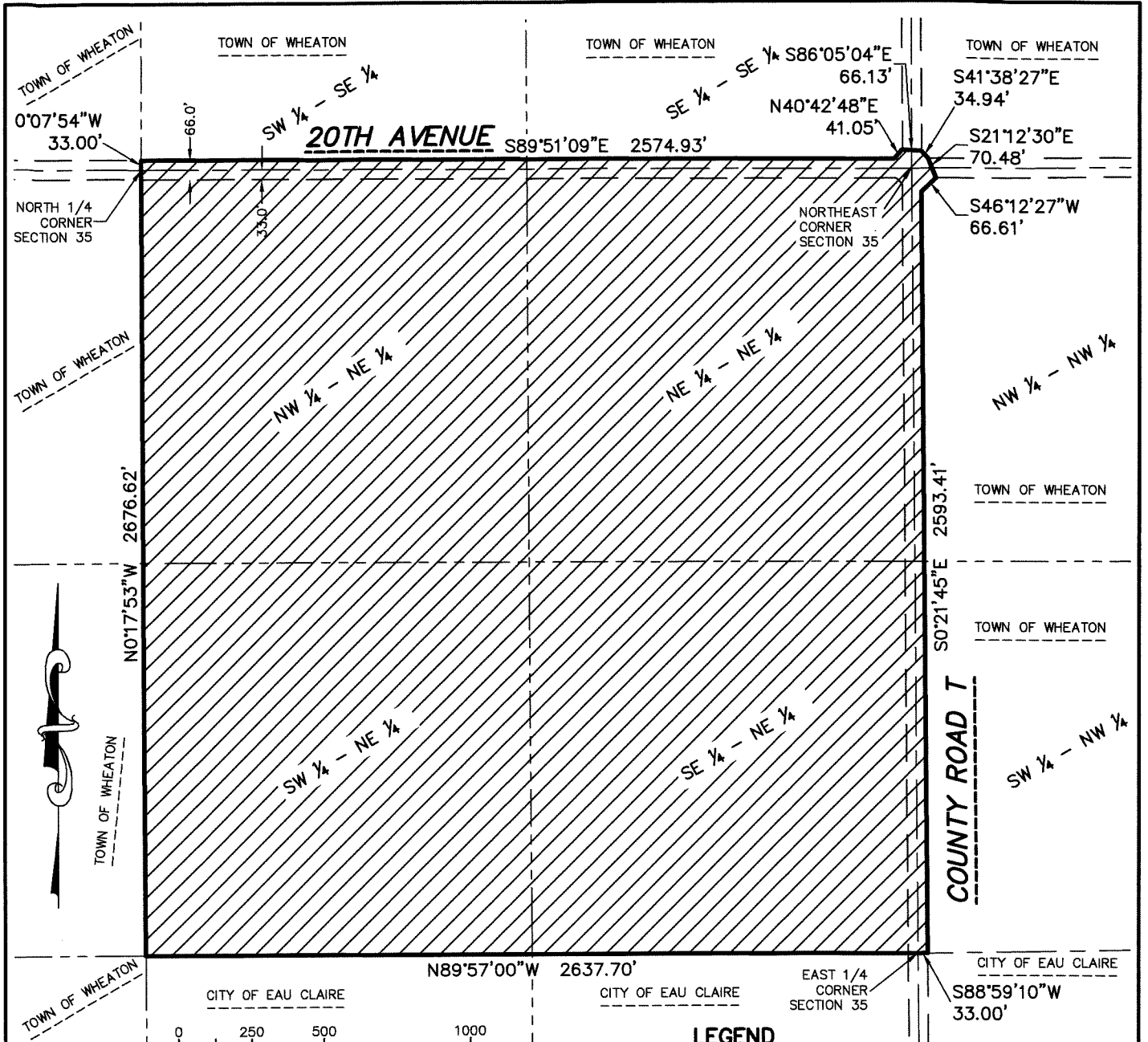
Highway T Property, LLC, a Wisconsin limited liability company, the undersigned, being the sole owner of the real property, in which no electors reside, in the following territory of the Town of Wheaton, Chippewa County, Wisconsin, lying contiguous to the City of Eau Claire, Chippewa County, Wisconsin, petitions the Common Council of the City of Eau Claire to annex the territory described below, and shown on the attached scale map, to the City of Eau Claire:

Legal Description and Map Attached Hereto as Exhibit A


The current population of such territory is zero (0).

Highway T Property, LLC elects that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signature	Owner	Elector	Address
 By: Larry L. Reit, Authorized Member		X	1711 S. Hastings Way Eau Claire WI 54701
		Date	



LEGEND

 AREA TO BE ANNEXED INTO THE CITY OF EAU CLAIRE

ANNEXATION DESCRIPTION:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 35; THENCE N.00°07'54"W., ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 20TH AVENUE; THENCE S.89°51'09"E., ALONG THE NORTH RIGHT OF WAY OF 20TH AVENUE AND AN EXTENSION OF SAID NORTH RIGHT OF WAY, A DISTANCE OF 2574.93 FEET; THENCE N.40°42'48"E., A DISTANCE OF 41.05 FEET; THENCE S.86°05'04"E., A DISTANCE OF 66.13 FEET; THENCE S.41°38'27"E., A DISTANCE OF 34.94 FEET; THENCE S.21°12'30"E., A DISTANCE OF 70.48 FEET; THENCE S.46°12'27"W., A DISTANCE OF 66.61 FEET; THENCE S.00°21'45"E., ALONG THE EAST ROAD RIGHT OF WAY OF COUNTY ROAD T, A DISTANCE OF 2593.41 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 36; THENCE S.88°59'10"W., ALONG SAID SOUTH LINE, A DISTANCE OF 33.00 FEET TO THE EAST 1/4 CORNER OF SECTION 35; THENCE N.89°57'00"W., ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 2637.70 TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 35; THENCE N.00°17'53"W., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 2676.62 FEET TO THE POINT OF BEGINNING.

ANNEXATION EXHIBIT

LOCATED IN THE NE 1/4-NE 1/4, NW 1/4-NE 1/4, SW 1/4-NE 1/4, THE SE 1/4-NE 1/4, SECTION 35, SW 1/4-SE 1/4 & SE 1/4-SE 1/4 OF SECTION 26, SW 1/4-SW 1/4 OF SECTION 25, AND THE SW 1/4 - NW 1/4 & NW 1/4 - NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 28 NORTH, RANGE 10 WEST, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN

EXHIBIT
A