

JOINT CITY OF HARTFORD-TOWN OF HARTFORD PLANNING COMMITTEE

Monday, February 19, 2018

Hartford City Hall Council Chambers

109 N. Main Street

Hartford, WI 53027

6:00 p.m. or Thereafter

AGENDA

1. Call to Order

This is a scheduled meeting of the Joint City-Town Planning Committee. Prior to this meeting, notice was given to the public by posting on the City Office Meeting Board. The Daily News (the official City newspaper), was notified of this meeting at least 24 hours ago.

2. Minutes of February 1, 2018

3. Appearances

4. Discussion on Petition for Direct Annexation by Unanimous Consent Submitted by Gary and Laura Doll for Approximately 1.8 Acres of Land Located at 7378, 7380, and 7390 State Highway 60 West

Discussion Only

5. Adjournment

“Persons with disabilities requiring special accommodations for attendance should contact the City Clerk at least one (1) business day prior to the meeting.”

“Members of the Common Council and Town Board may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N.W.2d 408 (1993) such attendance may be considered a meeting of the Common Council or Town Board. This notice is given to that members of the Common Council and Town Board may attend the meeting without violating the open meeting law.”

Joint City of Hartford / Town of Hartford Planning Committee Meeting Minutes
February 1, 2018
Council Chambers, Hartford City Hall
109 N. Main Street
Hartford, WI 53027

*Meeting was called to order at 5:30 p.m. by Dennis Regan.

*Members present: Town of Hartford Chairperson Maurice Strupp, Joint Plan Commission Member Steve Musinsky, Joint Plan Commission Member Dennis Regan; Joint Plan Commission Member Ralph Horst; City of Hartford Alderperson Robert Jewell

Absent: City of Hartford Mayor Timothy Michalak.

Also Present: City Director of Community Development Justin Drew; City Administrator Steve Volkert; City Attorney Ian Prust

*Minutes of October 5, 2017 were reviewed. Motion by Strupp, second by Horst to approve minutes. Motion carried.

Appearances: Member Regan requested appearances. Carrie Josten, 4160 N. Main, noted that if she knew appearances would be allowed she would have brought more people. Ms. Josten reviewed the history of discussion on the proposed subdivision, and noted her history of more than 20 years in the community. She stated that she does not have a problem with development but would like to see consideration of the people who have been here. She mentioned Pheasant Run subdivision, explaining that some residents in that subdivision have lived there for more than 20 years. She is hoping for a way to do the proposed development that allows people to stay in the Town, and that the development will include concessions that work around current property owners, for instance green space. Ms. Josten asked that Town residents be kept in the loop, and requested a drawing of the planned development. She asked that City and Town officials realize that they are part of the community and want to be informed.

Paul Josten, 4160 N. Main, requested that City and Town officials consider that Town residents have a certain way that they want to live, and if they wanted to live in the City, they would have bought in the City. Mr. Josten noted that he did not want to leave or be forced out, and mentioned stories about involuntary takings. Mr. Josten noted the moral obligations of City and Town officials to consider Town members' lives, feelings and lifestyle. He does not want to move and requested compassion for his life, and asked City officials to walk in his shoes – this is happening to a real person. Mr. Josten also requested a plan.

Carrie Josten appeared again, reminding members that she had a letter from City Planner Drew guaranteeing that she would not be annexed to the City. She asked if that letter still applied. Member Regan noted that committee members could not respond to direct questions but he would forward the question to Mr. Drew.

*Discussion of Proposed Intergovernmental Agreement Between the City of Hartford and The Town of Hartford: City Planner Drew reviewed the history of the proposed agreement, and noted that the City has appeared at two Town Plan Commission meetings, and the current proposed agreement has undergone some changes. Mr. Drew explained that the agreement as it currently stands has four main parts:

To allow annexation of the Neuville [and Ohm] lands along N. Main Street;

To allow Town properties to annex for sewer without considering them Town islands (Hillcrest Subdivision);

Limiting the number of sewer connections and development possibilities in the Pike Lake Sanitary District;

Allowing some Town properties to be divided into parcels smaller than 35 acres.

City Attorney Prust noted that one concern raised (by Town Chairman Strupp) was Town liability if the Town agreed not to challenge the annexation of the Neuville property. In response to this concern, the agreement has been changed to provide a mechanism for this request. Attorney Prust reviewed three ways for a property to come into the City: Direct annexation by all owners; attachment; direct annexation by ½ approval. The first, direct

annexation, is the standard method for annexation, involving a petition by all owners to the City. The second, attachment, is not functionally different but allows the City (through the agreement) to attach land to the City. The Town agrees to the attachment, the City adopts an ordinance, and there is no review by the Department of Administration. The third, annexation by $\frac{1}{2}$ approval or non-unanimous annexation, is the method the City is trying to avoid through the agreement. Attorney Prust emphasized that the point of the agreement is not to force anyone else to come in; it is not about picking up Pheasant Run or forcing the Jostens or Langeneckers into the City. The Council can approve a $\frac{1}{2}$ (non-unanimous) petition if it meets requirements. The Hillcrest subdivision portion of the agreement is to provide sewer services and recoup City costs, but even with that, the annexations would be by request.

City Administrator Volkert mentioned that Carrie Josten had called the City with her concerns. Changing the process to an attachment guarantees no annexation of other properties. Mr. Volkert noted that annexations occur because property owners approach the City with requests, not the other way around.

Mr. Drew reviewed the other primary change to the agreement, removal of the growth boundary. The previous agreement was more broad, the current agreement is stripped down and represents a substantial step back by the City.

Town of Hartford Chairperson Strupp requested to know, if the Town does not agree to this agreement, and N. Main street properties are brought into the City, wouldn't that be a forced annexation? Mr. Drew affirmed. Mr. Strupp asked if the City would take an entire property or just a strip of land? Mr. Drew noted that the City responds to annexation petitions, and does not create the annexation map that is submitted. Mr. Strupp asked if the developer would have to negotiate with the people along N. Main Street. Attorney Prust noted that the City responds to the developer's petition and reviews the submittal; it is up to the developer to formulate the map. The City and the Department of Administration review the submitted map but the developer chooses the properties on it. Mr. Strupp asked if the City has to negotiate with people along N. Main Street. Attorney Prust stated that the City does not negotiate on behalf of the developer. Mr. Drew explained that a $\frac{1}{2}$ approval annexation petition would bring owners into the City who have not signed the petition, but nothing in the process takes property away from owners. Mr. Volkert noted that part of a property can be in the town, and part in the City, but it is still owned by the property owners. The City does not want to go to a $\frac{1}{2}$ approval process, which is what an attachment process avoids. Attorney Prust pointed out that the map showed the configurations that make it contiguous to the City. Mr. Strupp asked if the agreement includes a promise by the City not to go further north. Mr. Volkert explained that the City is not asking anyone to annex and does not pursue properties – if a Town resident want to come into the City, the City responds to that request. Attorney Prust reminded members that the properties to the north have not been discussed by the Common Council, and a boundary agreement that prohibits land acquisition (like the Pike Lake portion of this agreement) would need to be discussed and reviewed by Council. Mr. Strupp asked about other steps once an agreement was signed. Mr. Drew noted that other steps would be required, such as a development agreement with the developer of the Neuville property, and an agreement regarding the Hillcrest subdivision. Mr. Volkert noted that all parts of the agreement are designed not to force properties into the City. Attorney Prust noted that the agreement is not intended to block off property owners' rights to petition to annex. Member Horst asked what a 'balloon annexation' is. Attorney Prust explained that this refers to an annexation that occurs with contiguity based on a strip of right-of-way; similar to the Neuville property request. The Department of Administration would object to that type of annexation. Mr. Horst asked who would pay for bringing infrastructure up N. Main Street. Attorney Prust replied that that would be part of the Development Agreement between the developer and the City, a step that has not been addressed yet. Mr. Strupp asked if the old buildings on the properties would be taken down. Mr. Drew stated that based on the conceptual sketch, most of the buildings on the Ohm property would remain. Member Musinsky asked how many houses, and if a developer had been secured. Mr. Drew replied that the owner is the developer, and the number of houses planned is 110. Mr. Drew noted that some land is not considered buildable due to soils and wetland, and this would allow the City to use it as wetland mitigation area. Mr. Horst asked what the density of the development would be. Mr. Drew estimated $\frac{1}{4}$ - $\frac{1}{2}$ acre lots, with most being about $\frac{1}{3}$ or an acre.

Discussion turned to the Hillcrest subdivision. Mr. Drew estimated that 4 – 5 property owners were interested in an immediate or timely annexation, with another 5 – 7 within a few years. Almost half of the septic systems in

the subdivision are more than 40 years old. Mr. Horst asked if the 4 - 5 immediate parcels were together. Mr. Drew replied that they were not. Mr. Strupp asked about service for the properties east of STH 83. Mr. Drew described a few parcels that would benefit from service, and noted that it might be more cost-effective to install at this time, but there are no plans to run service down Meadow Lane. Mr. Strupp asked about Red Oak subdivision, and if there is a lift station there. Mr. Drew replied that there is no lift station in Red Oak. Mr. Horst asked about the 5 year tax reimbursement to the Town that has been required in the past. Attorney Prust noted that with a City-Town agreement, the tax reimbursement is no longer allowed, but that could be incorporated into the agreement. Mr. Regan asked if there was any difference between an attachment and an annexation. Attorney Prust replied that there was no difference other than the method. Mr. Horst asked if the primary interest for the City in the Neuville property is the wetland acquisition. Mr. Drew explained that the City also wants to maintain a supply of single family home lots, and explained the wetlands acquired could help with mitigation of an area along Wilson Avenue that is being considered for development. Mr. Horst asked if the Hillcrest subdivision portion of the agreement could become a model for other septic systems in the town that fail. Mr. Drew stated that this is a possibility, depending on the area, and it is in the City's and Town's interest to serve citizen needs efficiently. Mr. Horst noted that city sewer is often a selling point.

Mr. Drew reminded Committee members that there is no statutory authority for an approval, but the Town board had asked for a review. He noted that the Committee could make a recommendation, and asked what the preference was. Mr. Horst stated that the City and Town should work for the residents.

Attorney Prust explained that a public hearing was required for the boundary agreement, at a joint City-Town meeting. Mr. Horst asked about annexations outside of the boundary agreement. Attorney Prust explained that there is no restriction for annexation other than the part of the agreement that restricts annexations south of the Pike Lake border for 10 years – the City will not accept annexation petitions for that area without written permission from the Town. Mr. Strupp asked if the agreement is removed in ten years; Attorney Prust affirmed. Mr. Strupp asked if a Town hearing was required. Attorney Prust stated that the Town Board would need to make a recommendation, and then the public hearing could move forward. Mr. Strupp noted that the Town Board meets on the 12th of March; Attorney Prust stated that he would need to check publication requirements before a hearing could be scheduled.

Mr. Regan requested further comments, then referred to item four on the agenda. Mr. Drew explained that this agenda item was a result of discussion at the previous meeting about the necessity of the Joint Planning Committee meeting for individual parcel annexations (as opposed to development annexations). Mr. Drew noted that no decision was made because it was not an agenda item, so it was put on this meeting's agenda. Does the Committee want to get together each time an individual requests annexation (usually for sewer), or can Mr. Drew and the Town chairperson discuss and decide on a case-by-case basis if a meeting is required. Mr. Strupp agreed with Justin's idea.

Mr. Volkert noted that the public hearing required for this has a 20 day lead time between publication and meeting date. So, the City can schedule their meeting to review and recommend prior to the 13th, possibly the Town Board could meet on the 12th for their recommendation and the joint meeting could be held on the 13th.

Mr. Strupp asked if City representatives could attend the next Town Plan Commission meeting. Mr. Drew, Mr. Volkert and Attorney Prust were all available.

Hearing no further comments or questions, Mr. Regan requested a motion to adjourn. Motion by Jewell, second by Horst to adjourn meeting. Motion carried. Meeting adjourned at 6:14 p.m.

Respectfully Submitted,

J. Justin Drew, Director of Community Development, City of Hartford

EXECUTIVE SUMMARY

Ordinance No. _____

TITLE: Petition for Direct Annexation by Unanimous Consent submitted by Gary and Laura Doll for approximately **1.8 acres** of land located at 7378, 7380, and 7390 State Highway 60 West

BACKGROUND:

Gary and Laura Doll are working with a developer, Casey's General Store, to sell two parcels (tax key numbers T6040400Y and T6040400B) for development as a gas station and convenience store. Annexation to the City is part of the process. A concept plan was approved at the January, 2018 Plan Commission meeting. If annexation is approved, further reviews and approvals of a certified survey map and site plan will be required.

ANALYSIS:

Configuration: The parcels form an irregular shape and includes frontage on both STH 60 and Liberty Avenue. The petitioned area is contiguous to the City on the north and east sides.

Petition Accuracy: A description of the subject property is part of the Petition for Annexation. The petition and legal description do not appear to have any discrepancies.

Status of Public Improvements: Sanitary sewer and water are currently available from Liberty Avenue.

Valuation Impact: According to the most recent tax bills, the properties are together assessed at \$103,500 and after development would generate City property taxes of \$5,900. As per State law, the City would be required to pay the Town of Hartford Town taxes on this property for five years. This will be approximately \$170 per year for five years.

Need: The proposed annexation would be done to meet the needs of the petitioners.

School Services Impact: The proposed annexation would have no impact on school services.

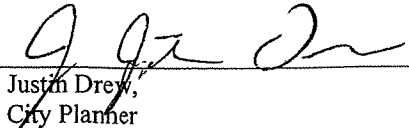
Other Service Costs: None

Consistency of Land Use and Zoning: The Smart Growth Plan calls for commercial uses in this area. The proposed annexation is in accord with the Smart Growth Plan. The property will be assigned a temporary zoning of B-5 Highway Business District.

Relation to Sanitary Sewer Service Boundary: The subject properties are within the City of Hartford's adopted 20-year sanitary sewer service boundary.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Petition for Direct Annexation by Unanimous Consent submitted by Gary and Laura Doll for approximately **1.8 acres** of land located at 7378, 7380 and 7390 STH 60 West.

Prepared By:


Justin Drew,
City Planner


Date

Reviewed By: Lori Heztel 02/07/18
Lori Heztel Date
City Clerk

Approved By: Steven Volkert 02/07/18
Steven Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 2/19/18
JOINT PLANNING COMMITTEE 2-19-18
COMMON COUNCIL 2/27/18

Ordinance No.

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF HARTFORD, WISCONSIN
7378, 7380, 7390 STH 60 West
Tax Key Numbers T6040400Y and T6040400B

The Common Council of the City of Hartford, Washington/Dodge Counties, Wisconsin, do ordain as follows:

SECTION 1: TERRITORY ANNEXED. In accordance with Section 66.0217(2) of Wisconsin Statutes, the following described territory located in the Town of Hartford, Washington County, Wisconsin is annexed to the City of Hartford, Wisconsin.

Annexation Legal Description
Tax Key Numbers T6040400Y and T6040400B

A parcel of land located in part of the East Half of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter, all in Section 19, Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 1 as designated upon C.S.M. No. 6403, recorded April 6, 2011 in Volume 48 of Certified Survey Maps on Pages 222 and 223 in the Register's Office of Washington County, Wisconsin, said point also lying in the West line of a public road designated Liberty Avenue; thence South 0 degrees 07 minutes 51 seconds West along the West line of said Liberty Avenue, a distance of 200.73 feet; thence South 53 degrees 43 minutes 34 seconds West along the West line of said Liberty Avenue, a distance of 71.53 feet to the Northeast corner of the premises conveyed by Gary J. Doll and Laura Doll to the City of Hartford, Wisconsin by Quit Claim Deed recorded April 30, 2007 as Document No. 1159103 in said Register's Office; thence North 78 degrees 57 minutes 44 seconds West along said Northerly line, a distance of 64.58 feet; thence North 58 degrees 46 minutes 44 seconds West along said Northerly line, a distance of 450.93 feet to a point in the Southerly line of the premises conveyed by John Doll and Clara Doll to Charles Mittelstadt and Nora Mittelstadt by Warranty Deed recorded May 6, 1927 in Volume 98 of Deeds on Page 169 in said Register's Office; thence North 76 degrees 42 minutes 15 seconds East along said Southerly line, a distance of 259.30 feet to a point in the West line of said Lot 1 of said C.S.M. No. 6403; thence South 0 degrees 08 minutes 30 seconds West along the West line of said Lot 1, a distance of 62.04 feet to the Southwest corner thereof; thence South 89 degrees 51 minutes 21 seconds East along the South line of said Lot 1, a distance of 254.94 feet to the Point of Beginning, containing 80,118 square feet, 1.839 acres, more or less, all being situated in the Town of Hartford, Washington County, Wisconsin.

SECTION 2: EFFECT OF ANNEXATION. From and after the date and filing of this Ordinance, the territory described in Section 1 shall be a part of the City of Hartford for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Hartford.

SECTION 3: ZONING CLASSIFICATION. The parcel of land shall be given a temporary zoning classification of B-3 Highway Business District.

SECTION 4: ALDERMANIC DISTRICT DESIGNATION. The territory described in Section 1 of this Ordinance is hereby made part of the 1st Aldermanic District of the City of Hartford, subject to the rules, ordinances and regulations of the City governing aldermanic districts.

SECTION 5: WARD DESIGNATION. Ward 33 is hereby created to encompass the territory described in Section 1 of this Ordinance.

SECTION 6: SUPERVISORY DISTRICT DESIGNATION. The territory described in Section 1 of this Ordinance is hereby made a part of the 18th Supervisory District.

SECTION 7: OFFICIAL MAP. The City of Hartford Official Map is hereby amended to include the territory described in Section 1 as a contiguous part of the City of Hartford.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect upon passage and publication as required by law.

Signed:

Timothy C. Michalak, Mayor

INTRODUCED: February 27, 2018

ADOPTED:

ATTEST:

Lori Hetzel, City Clerk

STATE OF WISCONSIN)
COUNTY OF WASHINGTON) ss
CITY OF HARTFORD)

Personally came before me this _____ day of _____, 2018 *Timothy C. Michalak, Mayor and Lori Hetzel, City Clerk*, to me known to be the person(s) who executed the foregoing instrument and to me known to be such *Mayor and City Clerk* of said foregoing instrument as such officers, pursuant to authority granted by the City of Hartford Common Council on the ____ day of _____, 2018.

Patricia A. Borlen, Notary Public
Washington County, Wisconsin
My Commission Expires _____

Drafted by: J. Justin Drew, Director of Planning and Zoning

Daily News:
February 9, 2018
February 16, 2018
9 notices sent

**NOTICE OF PUBLIC HEARING
COMMON COUNCIL**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on February 27, 2018 in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council to consider the following:

A petition to annex property to the City of Hartford. The petitioned area consists of the properties known as 7378/7380 STH 60 West, tax key number T6040400Y, and 7390 STH 60 West, tax key number T6040400B, and is described as follows:

Annexation Legal Description
Tax Key Numbers T6040400Y and T6040400B

A parcel of land located in part of the East Half of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter, all in Section 19, Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 1 as designated upon C.S.M. No. 6403, recorded April 6, 2011 in Volume 48 of Certified Survey Maps on Pages 222 and 223 in the Register's Office of Washington County, Wisconsin, said point also lying in the West line of a public road designated Liberty Avenue; thence South 0 degrees 07 minutes 51 seconds West along the West line of said Liberty Avenue, a distance of 200.73 feet; thence South 53 degrees 43 minutes 34 seconds West along the West line of said Liberty Avenue, a distance of 71.53 feet to the Northeast corner of the premises conveyed by Gary J. Doll and Laura Doll to the City of Hartford, Wisconsin by Quit Claim Deed recorded April 30, 2007 as Document No. 1159103 in said Register's Office; thence North 78 degrees 57 minutes 44 seconds West along said Northerly line, a distance of 64.58 feet; thence North 58 degrees 46 minutes 44 seconds West along said Northerly line, a distance of 450.93 feet to a point in the Southerly line of the premises conveyed by John Doll and Clara Doll to Charles Mittelstadt and Nora Mittelstadt by Warranty Deed recorded May 6, 1927 in Volume 98 of Deeds on Page 169 in said Register's Office; thence North 76 degrees 42 minutes 15 seconds East along said Southerly line, a distance of 259.30 feet to a point in the West line of said Lot 1 of said C.S.M. No. 6403; thence South 0 degrees 08 minutes 30 seconds West along the West line of said Lot 1, a distance of 62.04 feet to the Southwest corner thereof; thence South 89 degrees 51 minutes 21 seconds East along the South line of said Lot 1, a distance of 254.94 feet to the Point of Beginning, containing 80,118 square feet, 1.839 acres, more or less, all being situated in the Town of Hartford, Washington County, Wisconsin.

A temporary rezoning to B-5 Highway Business District will be heard as well as an amendment of the Official Map.

The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the requested annexation, rezoning and official map revision.

A map and legal description of the parcel can be viewed at the Department of Planning and Zoning by appointment, 109 N. Main Street, Monday – Friday between the hours of 7:30 a.m. and 4:30 p.m.

Dated this 9th day of February, 2018.

Lori Hetzel, City Clerk
City of Hartford

1901-002-003
WalMart Stores East LP
702 SW 8th Street
Bentonville, AR 72716

2901-002-005+
WalMart Real Estate
Store No. 5463-00 ATTN MS0555
P.O. Box 8050
Bentonville, AR 72716

1901-004-002
Comreco II LLC
2227 Platwood Road
Minnetonka, MN 55305

T6-0400B+
Gary and Laura Doll Revocable Trusts
5956 Log House Road
Hartford, WI 53027

T6-0405
Ronald and Sandra Roskopf
7436 STH 60
Hartford, WI 53027

T6-040600Z+
David Doll
7421 STH 60 W
Hartford, WI 53027

Town of Hartford
3360 CTH K
Hartford, WI 53027

From: Freeman Legals <freemanlegals@conley.net.com>
Sent: Monday, January 29, 2018 2:32 PM
To: Char Smelter
Subject: Re: Public Hearing Notice, Doll Annexation

Received. Thank you.

Mary Biegler
Legal Department

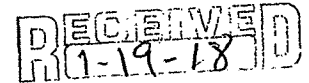
Waukesha Freeman, Oconomowoc Enterprise,
Ozaukee News Graphic and West Bend Daily News
Tel: 262-513-2697
Fax: 262-338-5271
Mon.-Fri. 8:00am-5:00pm

From: Char Smelter <csmelter@ci.hartford.wi.us>
Date: Thu, 25 Jan 2018 17:46:55 +0000
To: "freemanlegals@conley.net.com" <freemanlegals@conley.net.com>
Conversation: Public Hearing Notice, Doll Annexation
Subject: Public Hearing Notice, Doll Annexation

Please publish February 9 and 16, 2018.
Thanks - Char

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS
CONSENT**

For the following properties:



Tax Key Number: 040400Y
Property Address: 7378 and 7380 State Highway 60 West
Hartford, WI 53027

Tax Key Number: 040400B
Property Address: 7390 State Highway 60 West
Hartford, WI 53027

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Hartford, Washington County, Wisconsin, lying contiguous to the City of Hartford, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Hartford, Washington County, Wisconsin.

A parcel of land located in part of the East Half of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter, all in Section 19, Township 10 North, Range 18 East, Town of Hartford, Washington County, Wisconsin, described as follows:

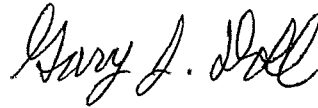
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seconds East along the South line of said Lot 1, a distance of 254.94 feet to the Point of Beginning, containing 80, 118 square feet, 1.839 acres, more or less, all being situated in the Town of Hartford, Washington County, Wisconsin.

There are no persons residing in the territory.

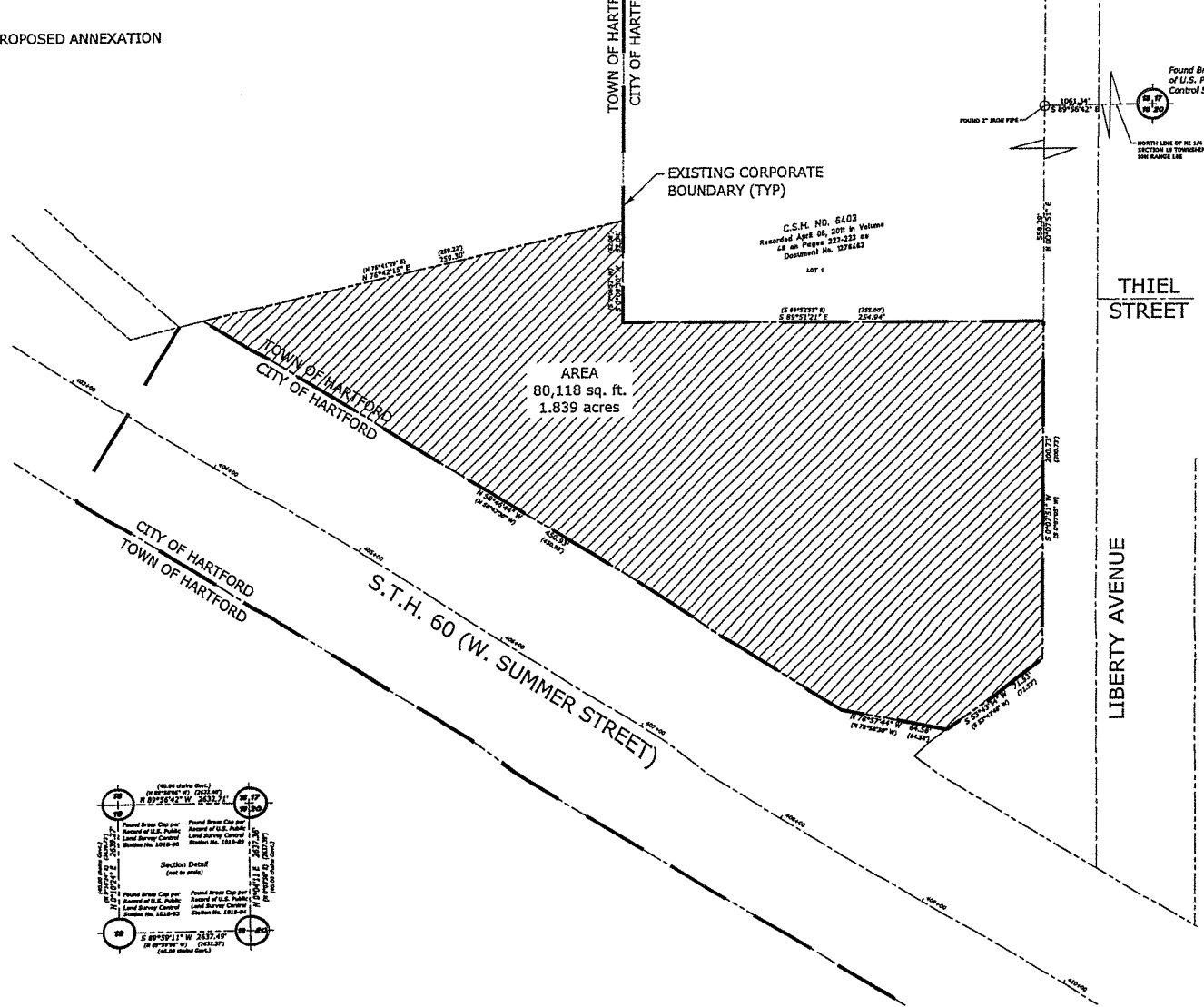
Dated this 3rd day of January, 2018

Gary J. Doll - Owner/Member
Doll - Owner/Member



Laura


 PROPOSED ANNEXATION



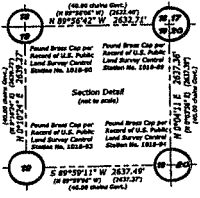
C.S.M. NO. 6403
Recorded April 08, 2011 in Volume
48 on Pages 222-223 as
Document No. 127663
LOT 1

AREA
80,118 sq. ft.
1.839 acres

THIEL STREET

LIBERTY AVENUE

S.T.H. 60 (W. SUMMER STREET)



PROJECT NAME
OWNER'S NAME
Casey's
Hartford, WI

CONTRACT NO.

REVISIONS FOR

NO.	DATE	DESCRIPTION

SHEET TITLE
MUNICIPAL
BOUNDARY
EXHIBIT

DESIGNER DRH
CHECKER LS
JOB NO. RS

PROJECT NUMBER
SHEET NUMBER
17157
EXHIBIT A

