

CHAPTER 15

ANNEXATION OF LAND

I.

ANNEXATION OF GAYLORD MEMORIAL PARK

Pursuant to section 66.025 of the Wisconsin Statutes, and the petition of the Village of Rockland etal for annexation filed with the Village of Rockland Board that certain territory be annexed to the Village of Rockland, La Crosse County, and detached from the Town of Burns, La Crosse County, by "annexation of owned territory" as provided by the Wisconsin Statutes Section 66.025

THE ROCKLAND VILLAGE BOARD, LA CROSSE COUNTY, DOES HEREBY ORDAIN that the territory hereinafter described, and as shown on the scale map attached to this ordinance be annexed to the Village of Rockland:

A parcel of land located in part of the N1/2 of the SE ¼, Section 36, T17N-R5W, La Crosse County, Wisconsin described as follows: Beginning at the E ¼ corner of said Section 36, thence West along the North line of said N ½ - SE ¼, a distance of 1304.25 feet to the Northeast corner of lands as described in Vol. 911, Page 430; thence South along the east line of said lands and the extension thereof, to the intersection with the north line of said Vol. 688, Page 254, 461.5 more or less to the Northeast corner of said lands; thence South 132 feet to the Southeast corner of said lands, same being on the north right-of-way line of the C.M. & St.P. Railroad (Soo Line Railroad); thence Northeasterly along said right-of-way line, to the intersection with the east line of said Section 36; thence North along said east line, to the Point of Beginning.

The Village Board does hereby further ordain that the Zoning Classification for this parcel shall be Agricultural and shall be governed by the Rockland Zoning Ordinance.

Adopted and passed by unanimous vote of the Rockland Village Board members at a regular Village Board meeting on April 8, 1997

Dean Ashbacher, Village President

Sue Donskey, Village Clerk

II.

ANNEXATION OF SEWER PLANT LAND

Pursuant to section 66.025 of the Wisconsin Statutes, and the petition of the Village of Rockland etal for annexation filed with the Village of Rockland Board that certain territory be annexed to the Village of Rockland, La Crosse County, and detached from the Town of

Burns, La Crosse County, by “annexation of owned territory” as provided by the Wisconsin Statutes Section 66.025

THE ROCKLAND VILLAGE BOARD, LA CROSSE COUNTY, DOES HEREBY ORDAIN that the territory hereinafter described, and as shown on the scale map attached to this ordinance be annexed to the Village of Rockland:

A parcel of land located in part of Government Lot Four (4) of Section 36, Township 17 North, Range 5 West, lying North of the following described line: Commencing on the West line of said Government Lot 4 at a point 412.5 feet North of the Southwest corner thereof; thence Southeasterly 165.0 feet; thence Northeasterly to the East line of said Government Lot 4 at a point 844.8 feet North of the Southeast corner thereof, and the terminus of this line description AND Government Lot Five (5) of Section 36, Township 17 North, Range 5 West, EXCEPT the following described parcel: Commencing at the Southeast corner of said Government Lot 5, thence West, along the South line thereof, 614.8 feet to the point of beginning of this EXCEPTION; thence West 145.2 feet, thence North 300.0 feet, thence East 145.2 feet; thence South 300.0 feet to the point of beginning of this EXCEPTION. AND possibly Government Lots One (1) and Two (2) of Section 36, Township 17 North, Range 5 West.

The Village Board does hereby further ordain that the Zoning Classification for this parcel shall be Agricultural and shall be governed by the Rockland Zoning Ordinance.

Adopted and passed by unanimous vote of Rockland Village Board members at a regular Village Board meeting on April 8, 1997

Dean Ashbacher, Village President

Sue Donskey, Village Clerk

III.

ANNEXATION OF BECKER/QUAMME PROPERTY

Tax Parcel ID # 3-778-001

Pursuant to section 66.021(7) of the Wisconsin Statutes, and the petition of Joseph Becker and James Quamme et al for annexation filed with the Village of Rockland Board that certain territory be annexed to the Village of Rockland, La Crosse County, and detached from the Town of Burns, La Crosse County,

THE ROCKLAND VILLAGE BOARD, LA CROSSE COUNTY, DOES HEREBY ORDAIN that the territory hereinafter described, and as shown on the scale map attached to this ordinance be annexed to the Village of Rockland:

Part of the SW ¼ of the SE ¼ of Section 36, Township 17 North, Range 5 West of the Town of Burns, La Crosse County, Wisconsin, located southerly and adjacent to the Village limits of the Village of Rockland, Wisconsin, westerly of Meadow Park Estates Addition, northerly of Interstate 90, and easterly of lands in the Town of Burns, tax description number 3-778-0, described as follows: Commencing in the Village of Rockland, at the intersection of the east line of County Road J with the south line of Water Street, thence southerly 167.5 feet along the east line of County Road J, thence 1239.61 feet to the point of beginning of this description and the west line of Meadow Park addition to the Village of Rockland, thence due south to the northerly line of U.S. Highway I-90, thence along the northerly right-of-way line of U.S. Highway I-90 446.3 feet; thence northwesterly 234.83 feet to a point on the Village limits of the Village of Rockland which point is 504.95 feet west of the point of beginning of this description; thence 504.95 feet due east to the point of beginning of this description intending to describe approximately 1.58 acres.

The Village Board does hereby further ordain that the Zoning Classification for this parcel shall be Agricultural and shall be governed by the Rockland Zoning Ordinance.

Adopted and passed unanimous vote of the Village of Rockland board members at a regular Village Board meeting on April 8, 1997.

Dean Ashbacher, Village President

Sue Donskey, Village Clerk

IV.

ANNEXATION OF CLARK EVERSON PROPERTY

Tax Parcel ID # 3-757-0

Pursuant to section 66.021(7) of the Wisconsin Statutes, and the petition of Clark Everson for annexation filed with the Village of Rockland Board that certain territory be annexed to the Village of Rockland, La Crosse County, and detached from the Town of Burns, La Crosse County,

THE ROCKLAND VILLAGE BOARD, LA CROSSE COUNTY, DOES HEREBY ORDAIN that the territory hereinafter described, and as shown on the scale map attached to this ordinance be annexed to the Village of Rockland:

A parcel of land containing 14.36 acres (625,621 sq. ft) located in the SW ¼ of the NE ¼ of Section 36, Township 17 North, Range 5 West of the Town of Burns, La Crosse County, Wisconsin, commencing at the center of Section 36; thence N03o23'4" E 555.05' to a point where the east line of County Highway "J" intersects with the north line of the Village of Rockland corporate limits and the point of beginning of this description;

thence N00°00'27" W along with east line of said County Highway "J" 249.96';

thence N00 ° 92'12" W along the east line of said County Highway "J" 237.36;

thence N89 ° 52'7" E parallel with the south line of the NE ¼ of said section 1,282.74 to the west line of the Village of Rockland corporate limits;

thence S00 ° 17'4" E along said west line 487.31';

thence S89 ° 52'7" W along the north line of the Village of Rockland Corporate limits 1284.97' to the point of beginning and there terminating.

The Village Board does hereby further ordain that the Zoning Classification for this parcel shall be Agricultural and shall be governed by the Rockland Zoning Ordinance.

Adopted and passed unanimous vote of the Village of Rockland board members at a special Village Board meeting on August 30, 2005.

Dan Brooks, Village President

Sue Donskey, Village Clerk

V.

ANNEXATION ORDINANCE: KATHRYN E. SCHMITZ, ROBERT SCHMITZ, CLARK J. EVERSON REVOCABLE TRUST, AND SMALL TOWN INVESTMENTS LLC

AN ORDINANCE ANNEXING TERRITORY IN PART OF THE SE ¼ OF THE NW ¼ AND PART OF THE NW ¼ OF THE NE ¼ OF SECTION 36, TOWN 17N, RANGE 5W, TOWN OF BURNS, LA CROSSE COUNTY, WISCONSIN.

WHEREAS, the owners of all of the real property described below, there being 2 qualified electors residing in the territory, having filed a Petition for Direct Annexation by unanimous approval pursuant to Sec. 66.0217 (2), Wis. Stats., together with scale maps and legal descriptions of the properties involved in the Office of the Clerk for the Village of Rockland;

WHEREAS, a copy of said Petition for Direct Annexation along with the scale maps and legal descriptions having been filed with the Clerk for the Town of Burns and a copy of the petition, scale maps and legal descriptions having also been filed with the State of Wisconsin Department of Administration;

WHEREAS, there having been no objection to said Petition for Direct Annexation having been filed by the Town of Burns;

WHEREAS, the Wisconsin Department of Administration having found that the proposed annexation is in the public interest and the Village Board of the Village of Rockland having considered the findings of the Department of Administration;

WHEREAS, the notice requirements of Sec. 66.0217 (4), Wis. Stats., do not apply to annexation of property pursuant to Sec, 66.0217 (2), Wis. Stats.;

WHEREAS, the Village Board of the Village of Rockland has determined that the annexation is in the public interest;

NOW, THEREFORE, the Village Board of the Village of Rockland do ordain:

Territory Annexed. In accordance with Wis. Stat. Sec. 66.0217 (2), and the Petition for Annexation of owned property filed with the Village Clerk of the Village of Rockland on the 7th day of July, 2025, with Kathryn E. Schmitz, Robert Schmitz, Clark J. Everson Revocable Trust, and Small Town Investments LLC being owners and electors of all of the land in this territory, the following described property in the Town of Burns, La Crosse County, Wisconsin shall be annexed to the Village of Rockland, to-wit:

A parcel of land containing 33.770 acres (1,471,005 square feet) located in the SE ¼ of the NW ¼, the SW ¼ of the NE ¼, and Government Lot 6 of Section 36, Town 17 North, Range 5 West, Town of Burns, La Crosse County, Wisconsin, further described as follows:

Commencing at the North Quarter Corner of said Section 36; thence S00°12'54"E along the west line of the NE 1/4 of said Section 36, 1319.85 feet to the **Point of Beginning**;

Thence continuing along said west line, S00°12'54"E, 124.25 feet;

Thence N89°47'06"E, 37.21 feet to the east right-of-way of CTH "J";

Thence N87°09'05"E, 117.47 feet;

Thence N81°53'18"E, 264.17 feet;

Thence N43°00'34"E, 80.44 feet;

Thence N34°23'01"E, 215.96 feet;

Thence N89°48'42"E, 724.83 feet to the west line of Hummingbird Heights First Addition;

Thence S00°17'00"E along the west line of Hummingbird Heights First Addition and the west line of Hummingbird Heights, 434.33 feet;

Thence S89°53'17"W, 1282.61 feet to the east right-of-way of CTH "J";

Thence S00°00'09"E along the east right-of-way of CTH "J", 487.32 feet to the northwest corner of Lot 1 of CSM Vol. 20, P. 5, recorded as Document #1804589;

Thence S89°45'32"W, 78.14 feet to the southeast corner of Lot 1 of CSM Vol. 5, P. 53;

Thence S89°34'05"W along the south line of said Lot 1 and the westerly extension thereof, 1278.13 feet to the west line of the SE 1/4 of the NW 1/4 of said Section 36;

Thence N00°18'12"W along said west line, 767.54 feet to the northwest corner of the SE 1/4 of the NW 1/4 of said Section 36;

Thence N89°38'49"E along the north line of the SE 1/4 of the NW 1/4 of said Section 36, 1322.59 feet to the **Point of Beginning**.

(1) Temporary Zoning Classification. The territory annexed to the Village of Rockland by this ordinance is temporarily assigned the Residence District zoning classification and shall be designated as such on the Village zoning map.

(2) Future Taxation. After annexation is effective, the property described in subsection (1) shall be exempt from further taxation in the Town of Burns and henceforth shall be subject to taxation and assessments as part of the Village of Rockland.

(3) Tax Reimbursement. Pursuant to Wis. Stat. § 66.0217(14)(a), the Village of Rockland agrees to pay annually to the Town of Burns for five (5) years an amount equal to the amount of property taxes levied by the Town of Burns on the annexed territory, as shown by the tax roll, in the year in which the annexation is final.

(4) Effect on School District. The annexed territory, being currently a part of the School District of Bangor, will have no effect upon the size or shape of said school district.

(5) Effective Date of Annexation. This ordinance shall take effect upon enactment.

Approved by the Village Board of the Village of Rockland this 26th day of August, 2025.

VILLAGE OF ROCKLAND

Jon Hohlfeld, Village President

Melody Bruggeman, Village Clerk/Treasurer