

ORDINANCE 2025-02
ANNEXING TERRITORY TO THE CITY OF RICHLAND CENTER, WISCONSIN
(Tri -Elite Holdings LLC - Parcel 022-2623-2000)

WHEREAS, a petition for annexation was filed on December 9, 2024 with the City Clerk; and

WHEREAS, Wis. Stat. § 66.0217(2) is by unanimous approval of the Wisconsin Statutes and the petition filed with the City clerk authorizes and provides procedures for annexation of property initiated by a petition signed by all the owners of real property; and

WHEREAS, the Common Council has determined that such property should be annexed into the City; and

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Richland Center as follows:

SECTION 1. TERRITORY ANNEXED. In accordance with Wis. Stat. § 66.0217(2) and the abovementioned petition received by the City, the territory described below and in the attached Certified Survey Map, both incorporated by reference as Exhibits A, respectively, in the Town of Richland (“Town”), Richland County, Wisconsin is annexed to the City of Richland Center, Richland County, Wisconsin:

SEE ATTACHED LEGAL DESCRIPTION (Exhibit B)

SECTION 2. EFFECT OF ANNEXATION. From and after the effective date of this ordinance, the territory described in SECTION 1/Exhibit A, which has a current population of zero (0), shall be a part of the City of Richland Center 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 Richland Center.

SECTION 3. ZONING CLASSIFICATION. The territory annexed to the City of Richland Center by this ordinance is zoned Commercial General (C-G). The territory annexed shall be subject to the appropriate Richland County Shoreland Protection Ordinance(s) in effect on the date of the territory’s annexation.

SECTION 4. WARD DESIGNATION. The territory described in SECTION 1 is hereby made part of Ward 17 of the City and is subject to all the rules and regulations governing the same.

SECTION 5. PAYMENT TO THE TOWN OF RICHLAND. Pursuant to Wis. Stat. § 66.0217(14)(a), the Common Council agrees to pay annually to the Town, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under Wis. Stat. § 70.65 for the year 2024. The 2024 Property taxes for parcel 022-2623-2000 payable in 2025: \$337.12 equaling a five-year total of \$1685.60.

SECTION 6. SEVERABILITY. If any provision of this ordinance is held to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance, which can be given effect without the invalid or unconstitutional provision or application.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect as provided by law. Adopted by the Common Council of the City of Richland Center this 4th day of March 2025.

APPROVED:

ATTEST:

Todd Coppernoll, Mayor

Amanda Keller, Clerk

AYES:

NAYS:

Publication Date:

Effective Date:

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Exhibit B

Legal Description

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26;
THENCE NORTH 89°33'38" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 147.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR UNITED STATES HIGHWAY 14 AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED;
THENCE NORTH 84°26'31" WEST, ALONG SAID RIGHT-OF-WAY, 67.48 FEET;
THENCE NORTH 33°23'10" WEST, ALONG SAID RIGHT-OF-WAY, 65.37 FEET;
THENCE NORTH 67°28'40" WEST, ALONG SAID RIGHT-OF-WAY, 53.19 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;
THENCE NORTH 00°48'40" EAST, ALONG SAID WEST LINE, 579.60 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 89°40'13" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1350.11 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 00°08'53" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 673.10 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 89°33'38" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALSO BEING THE NORTH LINE OF RICHLAND COUNTY CERTIFIED SURVEY MAP NUMBER 287 AND THE NORTH LINE OF RICHLAND COUNTY CERTIFIED SURVEY MAP NUMBER 896, A DISTANCE OF 1210.48 FEET TO THE POINT OF BEGINNING.