

A few things you should know about

Annexation into the City of Wentzville



City of Wentzville
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This brochure is intended as a guide and may not answer every question raised about your Annexation petition or the process.

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ANNEXATION

Annexation is the process whereby a municipality amends its boundary to take in unincorporated land and make it a part of the City of Wentzville. Once property has been annexed, the owners may be entitled to a full range of services provided by the City to residents. In almost all cases annexations are voluntary, that is, the property owner requests the City to annex a parcel of property. A second type of annexation is provided by the Missouri Statutes, called an involuntary annexation, but this process is lengthy, involving the Circuit Court and an election. This brochure is not intended to advise any individual who is subject to an involuntary annexation effort. This brochure is intended to provide general information to the property owner who wishes to annex property voluntarily. Voluntary Annexation is a simple process, and can be accomplished in a short timeframe.

HOW TO ANNEX PROPERTY INTO THE CITY LIMITS OF WENTZVILLE

Property can be annexed into the City only if it is adjacent to (i.e. touches) the existing City boundary. If you do not know whether your property is adjacent to the City boundary of Wentzville, call the Community Development Department at (636) 639-2031 and we will determine this for you. Whether your property is contiguous or non-contiguous will determine what you do next.

PETITION FOR CONTIGUOUS PROPERTY

If your property is contiguous to the City limits, a petition for Voluntary Annexation should be completed (forms are available at the Community Development Department). Fill in the information about your property and yourself requested on the first

page. (All individuals whose names appear on the deed to your property must sign and be included in the petition.) Signatures on the petition shall be notarized by a Notary Public on the second page. After a petition has been completed, return it to the Community Development Department. An ordinance annexing the property into the City will be prepared and placed on the next available agenda of the Board of Aldermen. Two separate readings are required at the Board of Aldermen meetings. After the second reading the Board will pass the ordinance. The ordinance will then go to the Mayor for their signature. Once signed your property will officially be a part of the City of Wentzville. All that is required of the property owner is a completed Annexation Petition. The City completes the process at no cost to you.

NON-CONTIGUOUS PROPERTY

If your property is not contiguous to the City of Wentzville, it cannot be annexed. However, in many cases the owners of property between your parcel and the city limits may wish to connect (currently or at some future date) to the City's water and wastewater utilities. Contacting those owners to request incorporation into the City should be explored. As explained in this brochure, annexation into the City has no negative affect on property.

ZONING

Property is annexed into the City of Wentzville with the most equivalent Zoning District to its St. Charles County Zoning until the City Zoning process is completed. In most cases that is the Agricultural Zoning District. The City's Agricultural Zoning District mirrors

the County's Agricultural District. Use of land in the Agricultural District, including setbacks, height, and provisions for animals are the same. Property use issues may be discussed prior to a petition for annexation where areas of concern exist. Existing property conditions may remain at the time of Annexation.

WHY WENTZVILLE?

This brochure is intended to let you know more about the City of Wentzville and about Annexation. Wentzville is growing into one of the larger municipalities in St. Charles County and provides a large service base, retail base, employment base, and housing opportunities. City services available are:

- Police protection
- Water and Sewer Utility Services (City-owned and operated)
- Parks and Recreation amenities and programs
- Street maintenance and repair, on public streets
- Snow removal service, on public streets
- Building, Planning and Economic Development services
- Trash services
- Animal Control services

A full-time staff of more than 200 employees is provided to respond to and maintain City services to its residents. The City also offers opportunity for citizen participation via governmental boards.

Real Estate and Personal Property taxes for the City of Wentzville are billed by the St. Charles County Collector of Revenue. The 2018 tax rate is 0.7095 for \$100 assessed valuation.

Annexation has no effect on School District taxing and all other County taxes after Annexation.

WENTZVILLE'S ANNEXATION POLICY

The City's Annexation Policy is found within the City of Wentzville Comprehensive Plan. This policy intends to determine and ensure that properties annexed, occur in a well-planned manner, and aids City staff in evaluating a petition for Annexation in comparison to the Comprehensive Plan.

