

ORD11759

RECEIVED

02/05/2024

Municipal Boundary Review  
Wisconsin Dept. of Administration

## CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN     )  
  )  
COUNTY OF SHEBOYGAN   )

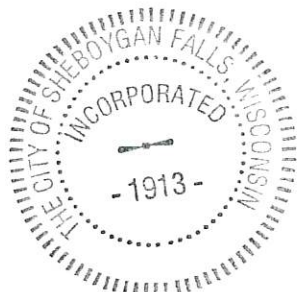
I, Brianna Baesemann, hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Sheboygan Falls, Sheboygan County, Wisconsin and as such have charge of the official records of the City.

I further certify that the attached is a true and correct copy of Ordinance No. 6 of 2022 annexing property to the City of Sheboygan Falls approved by the Common Council at their meeting held on December 16, 2022. The original ordinance is on file in the City Clerk's office. The population of the annexed territory is zero (0) persons.

I further certify that the MBR number is 14537.

I further certify that the attached is a true and correct copy of Ordinance No. 7 of 2023 approved by the Common Council at their meeting held on January 18, 2023 amending the voter ward of Ordinance No. 6 of 2022. The original ordinance is on file in the City Clerk's office.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Sheboygan Falls this 5<sup>th</sup> day of February, 2024.



*Brianna Baesemann*  
BRIANNA BAESEMANN, City Clerk

**AN ORDINANCE ANNEXING TERRITORY  
FROM THE TOWN OF SHEBOYGAN FALLS  
TO THE CITY OF SHEBOYGAN FALLS  
PURSUANT TO WIS. STAT. § 66.0217(2)**

Document Number

(MBR No. 14537)

**Ordinance No. 6 of 2022**

**WHEREAS**, a Petition for direct annexation of the following territory in the Town of Sheboygan Falls, Sheboygan County, Wisconsin, more particularly and legally described below and as shown on the scale map attached hereto as **Exhibit A**, to the City of Sheboygan Falls, was filed with the City Clerk/Treasurer on or about October 5, 2022.

Part of the North 1/2 of the Southeast 1/4 of Section 35, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the East 1/4 Corner of said Section 35; thence N89°01'16"W 119.98 feet along the North line of the Southeast 1/4 of said Section 35 and the Centerline of Mill Road to the POINT OF BEGINNING of this description; thence S01°08'54"W 150.00 feet along the West line of Lot 1, Block 6 of Assessment Subdivision Number 8; thence N89°01'16"W 192.50 feet; thence S37°26'31"W 26.14 feet along the South line of WisDOT property; thence Southwesterly 1826.67 feet along said South line on a 1978.94 foot radius curve to the right, the chord of which bears S63°22'26"W 1762.51 feet; thence N89°25'10"W 123.41 feet along said South line; thence Westerly 95.41 feet along said South line on a 2344.64 foot radius curve to the right, the chord of which bears N87°43'12"W 95.40 feet; thence N00°58'44"E 100.10 feet; thence Easterly 95.65 feet along the North line of the WisDOT property on a 2244.64 foot radius curve to the left, the chord of which bears S87°39'54"E 95.64 feet; thence S89°25'10"E 121.15 feet along said North line; thence Northeasterly 1734.37 feet along said North line and the South line of Richardson Subdivision on a 1878.94 foot radius curve to the left, the chord of which bears N63°22'26"E 1673.45 feet; thence N37°26'31"E 139.65 feet along said North line; thence S89°01'16"E 206.44 feet along the North line of Southeast 1/4 and the Centerline of Mill Street to the point of beginning of this description. This portion of land as described contains 238,041 square feet or 5.465 acres.

Parcel Nos. 59026-392150, 59026-391750 and 59026-391760

**WHEREAS**, a Petition for Direct Annexation of territory from Town of Sheboygan Falls to City of Sheboygan Falls was filed with the City of Sheboygan Falls Clerk and Town of Sheboygan Falls Clerk together with a scale map and legal description of the property to be annexed on or about October 5, 2022; and

**WHEREAS**, the City Clerk has investigated the Petition and has advised that the Petition is in compliance with Wisconsin Statute § 66.0217(2), zero (0) electors reside within the territory, and the owners of all of the land in area within the territory have signed the Petition; that such Petition was properly filed with the City Clerk together with a scale map and a legal description of the property showing the boundaries of the property to be annexed and its relationship to the City; that copies were timely filed with the Town Clerk of the Town of Sheboygan Falls; and that copies thereof were mailed to the Wisconsin Department of Administration; and

**WHEREAS**, prior to its action on the herein Ordinance, this Common Council has reviewed the advice of the Department of Administration finding that the annexation is in the public interest; and

**Recording Area**

**Name and Return Address**

Attorney Michael J. Bauer  
HOPP NEUMANN HUMKE LLP  
2124 Kohler Memorial Drive, Suite 310  
Sheboygan, WI 53081

**NOW, THEREFORE,** the Common Council of the City of Sheboygan Falls does ordain as follows:

Section 1. **Adequacy of Petition.** That the above Petition for direct annexation of the property described was signed by the owners of all of the land in area within in the territory; and therefore, it is a sufficient and legal Petition conforming to the requirements of Wisconsin Statute § 66.0217(2).

Section 2. **Annexation of Territory.** The territory described is hereby annexed to the City of Sheboygan Falls. The City Clerk is hereby instructed to file immediately with the Secretary of Administration a certified copy of the Ordinance, Certificate and Map, and to send one copy to each company that provides any utility service in the area that is annexed. The City Clerk shall also record the Ordinance with the Sheboygan County Register of Deeds and file a signed copy of the Ordinance with the Clerk of the Sheboygan Falls School District, all in accordance with Wisconsin Statute § 66.0217.

Section 3. **Zoning Designation.** Pursuant to City Code § 17.24 upon annexation, the territory shall be placed in the Agricultural District until definite boundaries and regulations are recommended by the Plan Commission and adopted by the City Council, such adoption to be completed within ninety (90) days of the annexation.

Section 4. **Election Ward.** The territory described is hereby made a part of Election Ward 6 of the City of Sheboygan Falls. In addition, the City Clerk shall file with the County Clerk the report required by Wis. Stat. § 5.15(4)(b) confirming the boundaries of the City and all election wards.

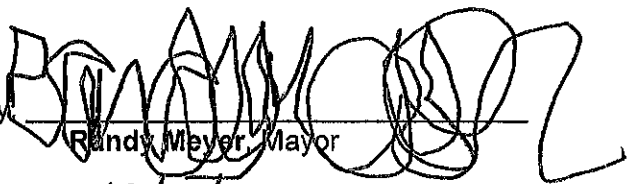
Section 5. **Population.** The current population of the annexed territory is zero (0).

Section 6. **Agreement to Pay Property Taxes.** Pursuant to Wis. Stat. § 66.0217(14), the City of Sheboygan Falls does hereby agree to pay annually to the Town of Sheboygan Falls, for five (5) years, an amount equal to the property taxes that the Town of Sheboygan Falls levied on the herein described annexed territory, as shown by the Tax Roll under Wis. Stat. § 70.65, in the year in which the annexation is final.

Section 7. **Effective Date.** All ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, and this Ordinance shall be in effect from and after its passage.

Enacted on this 16<sup>th</sup> day of December, 2022.

**CITY OF SHEBOYGAN FALLS**


By   
Randy Meyer, Mayor  
Dated: 12/9/, 2022.

*[The rest of this page left blank;  
Clerk's Certificate appears on the following page.]*

**CLERK'S CERTIFICATE OF ENACTMENT**

I hereby certify that the foregoing Ordinance was duly enacted by the City of Sheboygan Falls Common Council and approved by the Mayor on the dates indicated above.

Dated: 12/8/2022, 2022

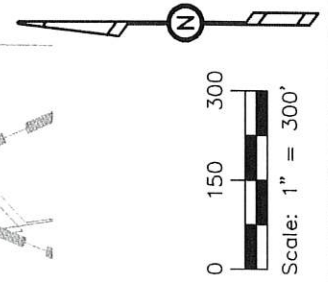
  
\_\_\_\_\_  
Paul Seymour, Clerk

This Document Drafted By:

Attorney Michael J. Bauer  
HOPP NEUMANN HUMKE LLP  
2124 Kohler Memorial Drive, Suite 310  
Sheboygan, WI 53081  
T: (920) 457-8400  
F: (920) 457-8411

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Part of the North 1/2 of the Southeast 1/4, Section 35, T15N, R22E,  
Town of Sheboygan Falls, Sheboygan County, Wisconsin.



**CEDAR CREEK SURVEYING, LLC**  
www.cedarcreeksurveying.com

This exhibit and description is not a monumented land survey and should not be relied upon as such for the transfer of fee ownership.



DocId:8626303

Tx:4465036

2147173

SHEBOYGAN COUNTY, WI

RECORDED ON

02/13/2023 10:44 AM

ELLEN R. SCHLEICHER

REGISTER OF DEEDS

RECORDING FEE: 30.00

TRANSFER FEE:

EXEMPTION #

Cashier ID: 7

PAGES: 4

Document Number

**AN ORDINANCE AMENDING AN  
ORDINANCE ANNEXING TERRITORY  
FROM THE TOWN OF SHEBOYGAN FALLS  
TO THE CITY OF SHEBOYGAN FALLS  
PURSUANT TO WIS. STAT. § 66.0217(2)**

Ordinance No. 7 of 2023

**WHEREAS**, Ordinance No. 6 of 2022 annexing the following territory in the Town of Sheboygan Falls, Sheboygan County, Wisconsin, more particularly and legally described below and as shown on the scale map attached hereto as **Exhibit A**, from the Town of Sheboygan Falls to the City of Sheboygan Falls, was enacted on December 7, 2022.

Part of the North 1/2 of the Southeast 1/4 of Section 35, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the East 1/4 Corner of said Section 35; thence N89°01'16"W 119.98 feet along the North line of the Southeast 1/4 of said Section 35 and the Centerline of Mill Road to the POINT OF BEGINNING of this description; thence S01°08'54"W 150.00 feet along the West line of Lot 1, Block 6 of Assessment Subdivision Number 8; thence N89°01'16"W 192.50 feet; thence S37°26'31"W 26.14 feet along the South line of WisDOT property; thence Southwesterly 1826.67 feet along said South line on a 1978.94 foot radius curve to the right, the chord of which bears S63°22'26"W 1762.51 feet; thence N89°25'10"W 123.41 feet along said South line; thence Westerly 95.41 feet along said South line on a 2344.64 foot radius curve to the right, the chord of which bears N87°43'12"W 95.40 feet; thence N00°58'44"E 100.10 feet; thence Easterly 95.65 feet along the North line of the WisDOT property on a 2244.64 foot radius curve to the left, the chord of which bears S87°39'54"E 95.64 feet; thence S89°25'10"E 121.15 feet along said North line; thence Northeasterly 1734.37 feet along said North line and the South line of Richardson Subdivision on a 1878.94 foot radius curve to the left, the chord of which bears N63°22'26"E 1673.45 feet; thence N37°26'31"E 139.65 feet along said North line; thence S89°01'16"E 206.44 feet along the North line of Southeast 1/4 and the Centerline of Mill Street to the point of beginning of this description. This portion of land as described contains 238,041 square feet or 5.465 acres.

Parcel Nos. 59026-392150, 59026-391750 and 59026-391760

**WHEREAS**, the annexed parcels were made a part of Election Ward 6 of the City of Sheboygan Falls; and

**WHEREAS**, the City Clerk has investigated and determined that the parcels need to be part of a new Election Ward; and

**NOW, THEREFORE**, the Common Council of the City of Sheboygan Falls does ordain as follows:

Section 1. **Election Ward**. The territory described is hereby made a part of Election Ward 11 of the City of Sheboygan Falls. In addition, the City Clerk shall file with the County Clerk the report required by Wis. Stat. § 5.15(4)(b) confirming the boundaries of the City and all election wards.

Section 2. **Effective Date.** All ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, and this Ordinance shall be in effect from and after its passage.

Enacted on this 18<sup>th</sup> day of January, 2023.

**CITY OF SHEBOYGAN FALLS**


By:   
Randy Meyer, Mayor

Dated: February 2, 2023.

**CLERK'S CERTIFICATE OF ENACTMENT**

I hereby certify that the foregoing Ordinance was duly enacted by the City of Sheboygan Falls Common Council and approved by the Mayor on the dates indicated above.

Dated: February 2, 2023

  
Paul Seymour, Clerk

This Document Drafted By:

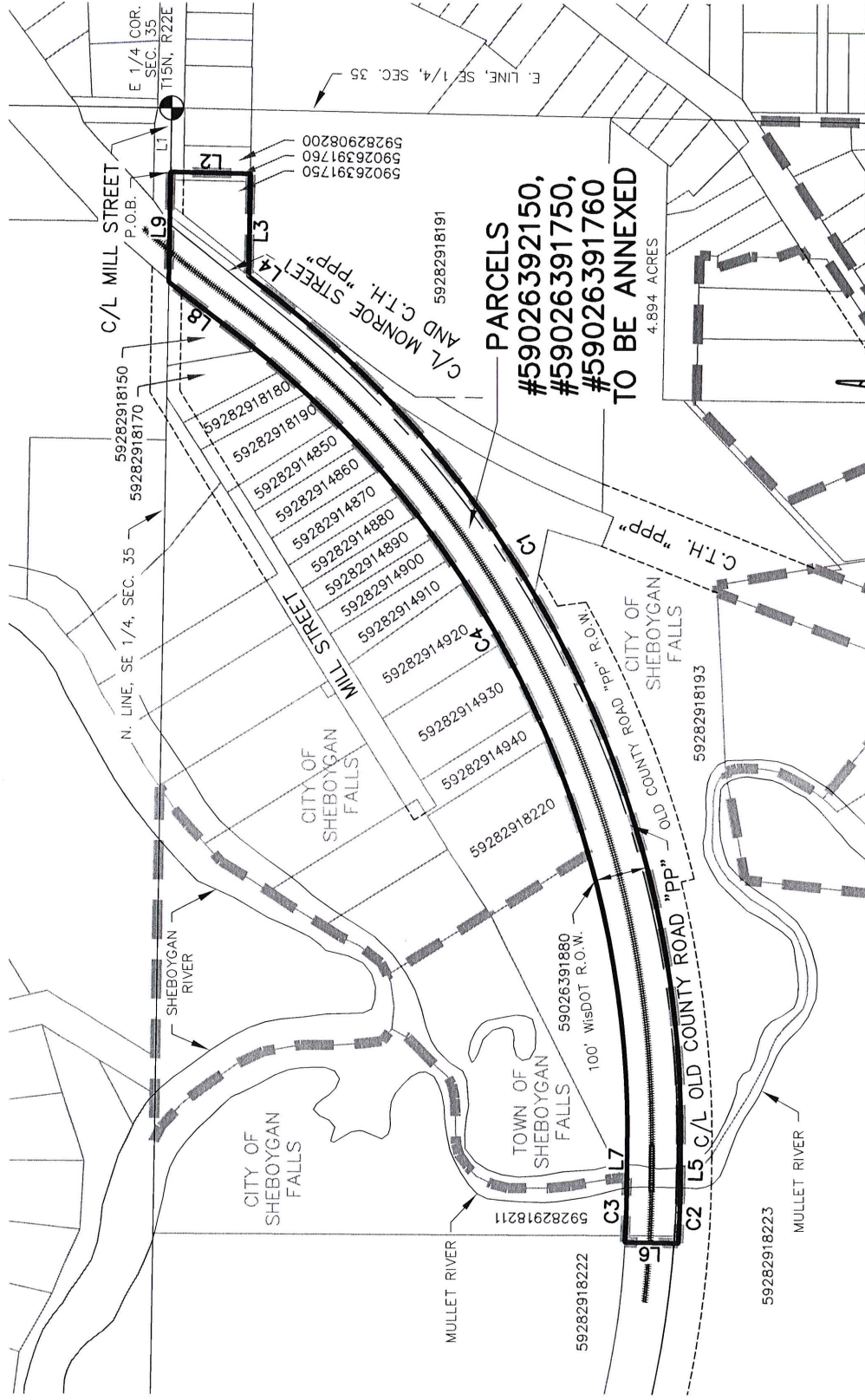
Attorney Michael J. Bauer  
HOPP NEUMANN HUMKE LLP  
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Sheboygan, WI 53081  
T: (920) 457-8400  
F: (920) 457-8411

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# EXHIBIT "A"

Part of the North 1/2 of the Southeast 1/4, Section 35, T15N, R22E,  
Town of Sheboygan Falls, Sheboygan County, Wisconsin.



**CEDAR CREEK SURVEYING LLC**  
[www.cedarcreeksurveying.com](http://www.cedarcreeksurveying.com)

941 Center Avenue, Suite 1  
 Oostburg, WI 53070  
 920-547-0599

FILE No.: 2021085    DATE: 6/6/2022    PAGE: 1 OF 2

This exhibit and description is not a monumented land survey and should not be relied upon as such for the transfer of fee ownership.



## EXHIBIT "A"

Part of the North 1/2 of the Southeast 1/4, Section 35, T15N, R22E,  
Town of Sheboygan Falls, Sheboygan County, Wisconsin.

Part of the North 1/2 of the Southeast 1/4 of Section 35, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the East 1/4 Corner of said Section 35; thence N89°01'16"W 119.98 feet along the North line of the Southeast 1/4 of said Section 35 and the Centerline of Mill Road to the POINT OF BEGINNING of this description; thence S01°08'54"W 150.00 feet along the West line of Lot 1, Block 6 of Assessment Subdivision Number 8; thence N89°01'16"W 192.50 feet; thence S37°26'31"W 26.14 feet along the South line of WisDOT property; thence Southwesterly 1826.67 feet along said South line on a 1978.94 foot radius curve to the right, the chord of which bears S63°22'26"W 1762.51 feet; thence N89°25'10"W 123.41 feet along said South line; thence Westerly 95.41 feet along said South line on a 2344.64 foot radius curve to the right, the chord of which bears N87°43'12"W 95.40 feet; thence N00°58'44"E 100.10 feet; thence Easterly 95.65 feet along the North line of the WisDOT property on a 2244.64 foot radius curve to the left, the chord of which bears S87°39'54"E 95.64 feet; thence S89°25'10"E 121.15 feet along said North line; thence Northeasterly 1734.37 feet along said North line and the South line of Richardson Subdivision on a 1878.94 foot radius curve to the left, the chord of which bears N63°22'26"E 1673.45 feet; thence N37°26'31"E 139.65 feet along said North line; thence S89°01'16"E 206.44 feet along the North line of Southeast 1/4 and the Centerline of Mill Street to the point of beginning of this description. This portion of land as described contains 238,041 square feet or 5.465 acres.

| CURVE TABLE |           |          |          |                      |
|-------------|-----------|----------|----------|----------------------|
| NUM         | DELTA     | ARC      | RADIUS   | DISTANCE             |
| C1          | 52°53'14" | 1826.67' | 1978.94' | S63°22'26"W 1762.51' |
| C2          | 2°19'53"  | 95.41'   | 2344.64' | N87°43'12"W 95.40'   |
| C3          | 2°26'29"  | 95.65'   | 2244.64' | S87°39'54"E 95.64'   |
| C4          | 52°53'14" | 1734.37' | 1878.94' | N63°22'26"E 1673.45' |

| LINE TABLE |              |          |
|------------|--------------|----------|
| NUM        | BEARING      | DISTANCE |
| L1         | N89°01'16"W  | 119.98'  |
| L2         | S 1°08'54" W | 150.00'  |
| L3         | N89°01'16"W  | 192.50'  |
| L4         | S37°26'31"W  | 26.14'   |
| L5         | N89°25'10"W  | 123.41'  |
| L6         | N 0°58'44"E  | 100.10'  |
| L7         | S89°25'10"E  | 121.15'  |
| L8         | N37°26'31"E  | 139.65'  |
| L9         | S89°01'16"E  | 206.44'  |

This exhibit and description is not a monumented land survey and should not be relied upon as such for the transfer of fee ownership.