

ORD11760

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. 8 of 2023 annexing property to the City of Sheboygan Falls approved by the Common Council at their meeting held on January 18, 2023 except that the legal description for Parcel 3 was revised to correct a scrivener's error. The original ordinance is on file in the City Clerk's office. The population of the annexed territory is two (2) persons.

I further certify that the MBR number is 14548.

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



Brianna Baesemann
BRIANNA BAESEMANN, City Clerk



DocId:8626304

Tx:4465036

2147174

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: 8

Document Number

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

(MBR No. 14548)

Ordinance No. 8 of 2023

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 maps attached hereto as **Exhibit A**, to the City of Sheboygan Falls, was filed with the City Clerk/Treasurer on or about December 5, 2022.

Parcel 1:

Lot 2 C.S.M. V. 10, P. 192, Part of the East 1/2 of the Southwest 1/4 of Section 26, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of said Section 26; thence N00°35'03"E 1,240.22 feet along the East line of the Southwest 1/4 of Section 26 to the POINT OF BEGINNING of this description; thence N89°03'59"W 503.60 feet along the South line of Lot 2 C.S.M. V.10, P. 192; thence S00°35'03"W 173.00 feet along the East line of said Lot 2; thence N89°03'59"W 831.63 feet along the South line of said Lot 2; thence N00°23'22"E 330.00 feet along the West line of said Lot 2 and the West line of the East 1/2 of the Southwest 1/4 of said Section 26; thence S89°03'59"E 1,336.35 feet along the North line of said Lot 2; thence S00°35'03"W 157.00 feet along the East line of said Lot 2 and the East line of the Southwest 1/4 of said Section 26 to the point of beginning of this description. This parcel contains 353,682 square feet or 8.119 acres

Parcel No. 59026-388032

Parcel 2:

Part of the West 1/2 of the Southeast 1/4 of Section 26, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of said Section 26; thence N00°35'03"E 1,163.33 feet along the West line of the Southeast 1/4 of said Section 2 to the POINT OF BEGINNING of this description; thence N00°35'03"E 317.49 feet along said West line; thence S88°58'01"E 684.57 feet along the South Right-of-Way line of Pine Haven Avenue per C.S.M. V.26, P.160-164; thence S00°53'44"W 335.74 feet along the East line of Lot 2 C.S.M. V.28, P.253-255; thence N87°26'06"W 683.13 feet to the point of beginning of this description. This parcel contains 223,297 square feet or 5.126 acres.

Parcel No. 59026-388260

Parcel 3:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 26, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of said Section 26; thence N00°35'03"E 608.22 feet along the East line of the Southwest 1/4 of Section 26 to the POINT OF BEGINNING of this

Recording Area

Name and Return Address

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

description, thence N89°56'06"W 218.00 feet along the North line of Tract 2 C.S.M. V.7, P.350; thence N00°35'03"E 132.30 feet along the East line of said Tract 2; thence S89°03'59"E 218.00 feet; thence S00°35'03"W 129.00 feet along the East line of the Southwest 1/4 of said Section 26 to the point of beginning of this description. This parcel contains 28,481 square feet or 0.654 acres. (The acreage has been revised to correct a scrivener's error. This legal description is now consistent with Exhibit A Parcel 3.)

Parcel No. 59026-388100

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 December 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), two (2) 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

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 12 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.

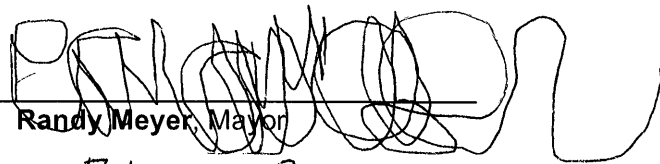
Section 5. **Population.** The current population of the annexed territory is two (2).

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 18th 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

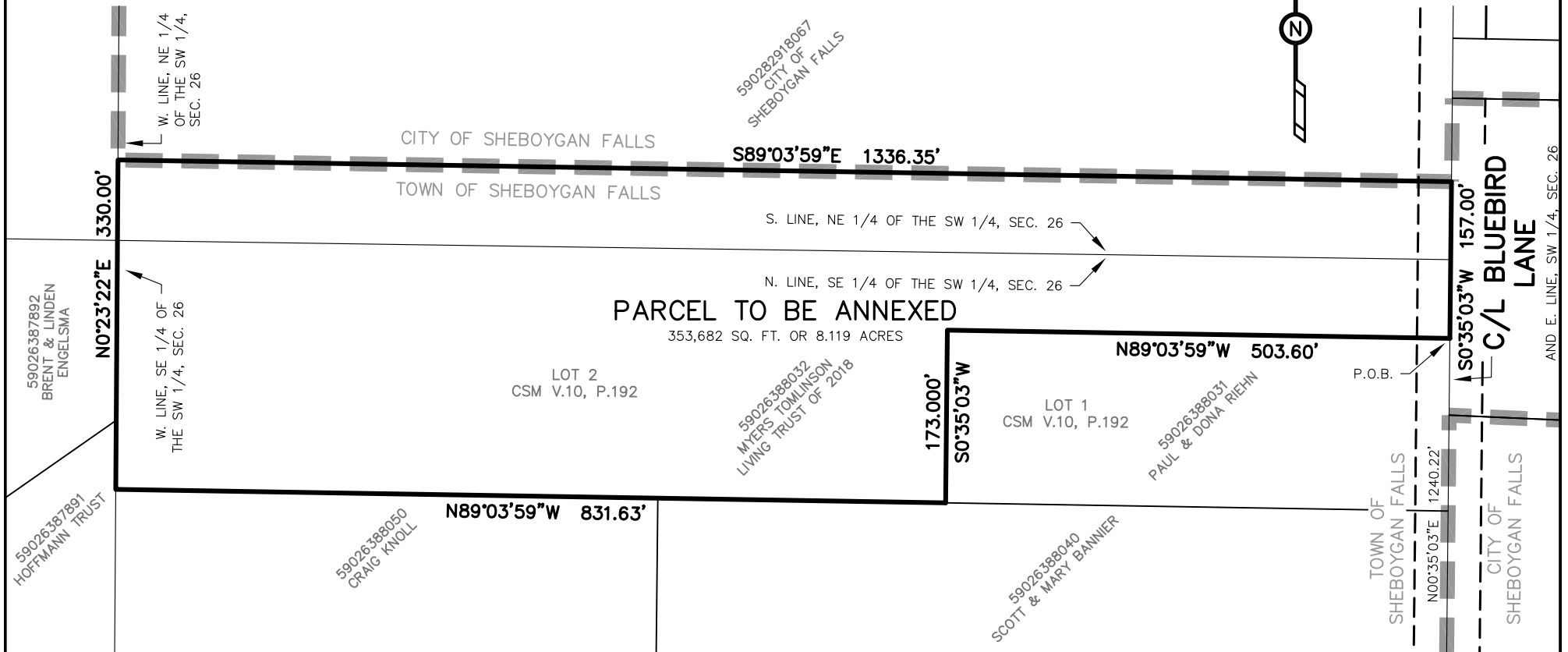
This Document Drafted By:

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

R:\CLIENT\08281\00061\00204459.DOCX

EXHIBIT "A" PARCEL 1

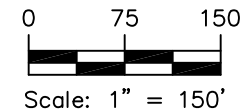
Lot 2 C.S.M. V.10, P.192, Part of the E 1/2 of the SW 1/4,
Section 26, T15N, R22E, Town of Sheboygan Falls,
Sheboygan County, Wisconsin.



Legal Description of Parcel to be Annexed:

Lot 2 C.S.M. V.10, P.192, Part of the East 1/2 of the Southwest 1/4 of Section 26, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of said Section 26; thence N00°35'03"E 1,240.22 feet along the East line of the Southwest 1/4 of Section 26 to the POINT OF BEGINNING of this description; thence N89°03'59"W 503.60 feet along the South line of Lot 2 C.S.M. V.10, P.192; thence S00°35'03"W 173.00 feet along the East line of said Lot 2; thence N89°03'59"W 831.63 feet along the South line of said Lot 2; thence N00°23'22"E 330.00 feet along the West line of said Lot 2 and the West line of the East 1/2 of the Southwest 1/4 of said Section 26; thence S89°03'59"E 1,336.35 feet along the North line of said Lot 2; thence S00°35'03"W 157.00 feet along the East line of said Lot 2 and the East line of the Southwest 1/4 of said Section 26 to the point of beginning of this description. This parcel contains 353,682 square feet or 8.119 acres.



S 1/4 COR.
SEC. 26
T15N, R22E


941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

EXHIBIT "A" PARCEL 2

Part of the W 1/2 of the SE 1/4, Section 26, T15N, R22E,
Town of Sheboygan Falls, Sheboygan County, Wisconsin.

CITY OF SHEBOYGAN FALLS

590282918019
PINE HAVEN
CHRISTIAN
HOME, INC

LOT 1
C.S.M.
V.26, P.160-164

C/L PINE HAVEN LANE

S88°58'01"E 684.57'

PARCEL TO BE ANNEXED

223,297 SQ. FT. OR 5.126 ACRES

LOT 2
C.S.M.
V.22,
P.253-255

S0°53'44"W 335.74'

TOWN OF SHEBOYGAN FALLS

590282923037
PINEVIEW PARK
APARTMENTS
LLC

59026388260
MYERS TOMLINSON
LIVING TRUST OF 2018

N87°26'06"W 683.13'

590282918053
TW REDTAIL DRIVE LLC

CITY OF SHEBOYGAN FALLS

C/L N BLUEBIRD LANE
AND W. LINE, SE 1/4, SEC. 26

N0°35'03"E 317.49'

N00°35'03"E 1163.33'

P.O.B.



0 40 80

Scale: 1" = 80'

S 1/4 COR.
SEC. 26
T15N, R22E



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

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

EXHIBIT "A" PARCEL 2

Part of the W 1/2 of the SE 1/4, Section 26, T15N, R22E,
Town of Sheboygan Falls, Sheboygan County, Wisconsin.

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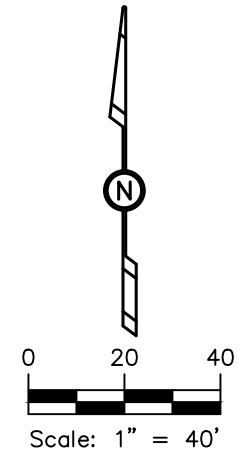
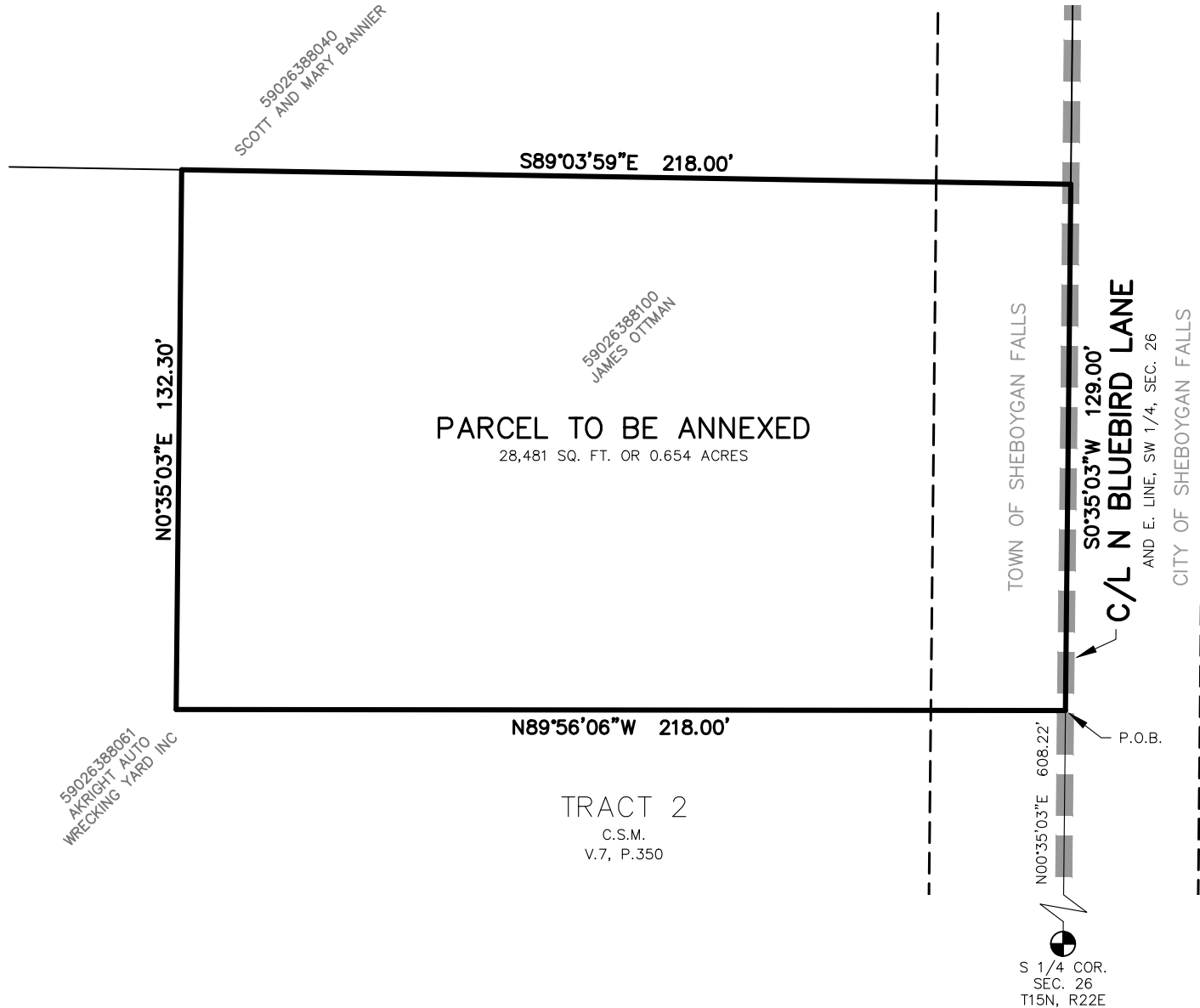


941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

EXHIBIT "A" PARCEL 3

Part of the SE 1/4 of the SW 1/4, Section 26, T15N, R22E,
Town of Sheboygan Falls, Sheboygan County, Wisconsin.




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EXHIBIT "A" PARCEL 3

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