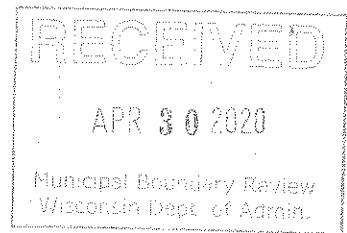


City of Fond du Lac
First on the Lake



April 13, 2020

WI Dept. Of Administration
Municipal Boundary Review
101 E Wilson Street, 9th Floor
Madison, WI 53703

Patti Supple, Clerk
Town of Fond du Lac
N5256 County Road V
Fond du Lac, WI 54937

Moraine Park Technical College
Mike Miller, Secretary
235 North National Avenue
Fond du Lac, WI 54935

Fond du Lac School District
72 West 9th Street
Fond du Lac, WI 54935

Re: Direct Annexation: Joseph Ziegler, Owner

Dear Ladies and Gentlemen:

On behalf of and at the request of the petitioner I am forwarding herewith a copy of their petition in accordance with the provisions of s. 66.0217 (2), Wisconsin Statutes.

Should you have any questions regarding the annexation, you may call the Planning Department at 920-322-3440.

Margaret Hefter
City Clerk

Attachments

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: **JOSEPH ZIEGLER - OWNER**

Address: **W2875 GOLF COURSE DRIVE**

MOUNT CAVALARY, WI 53057

Email: **ZIEGLERJOSEPH@YAHOO.COM**

Office use only:

RECEIVED

May 4, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF FOND DU LAC**

2. Petitioned City or Village: **CITY OF FOND DU LAC**

3. County where property is located: **FOND DU LAC**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **4.13**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel):
T09-15-17-12-14-006-00

Petitioners phone:

(920) 948-4666

Town clerk's phone:

(920) 923-1327

City/Village clerk's phone:

(920) 322-3433

Contact Information if different than petitioner:

Representative's Name and Address:

DYANN BENSON

CITY OF FOND DU LAC

PO BOX 150

FOND DU LAC, WI 54936-0150

Phone: **(920) 322-3440**

E-mail: **DBENSON@FDL.WI.GOV**

Surveyor or Engineering Firm's Name & Address:

JE ARTHUR & ASSOCIATES INC

DUANE HITSMAN

548 PRAIRIE ROAD

FOND DU LAC, WI 54935

Phone: **(920) 922-5703**

E-mail: **DHITSMAN@JEAAA.COM**

Required Items to be provided with submission (to be completed by petitioner):

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$200 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$200 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$400 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: 4-30-2020

Payee: J L Zigler Companies LLC

Check Number: 3708

Check Date: 4-3-20

Amount: \$400.00

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☒ The land may NOT be described by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

☐ The map shall be an ***accurate reflection*** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoiners as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

PETITION FOR DIRECT ANNEXATION

To: City Council
City of Fond du Lac, Wisconsin

We, the undersigned electors and/or landowners, pursuant to Chapter 66 of the Wisconsin Statutes, respectfully petition the City of Fond du Lac for direct annexation to the City of Fond du Lac of the following described territory which is presently in the Town of Fond du Lac, Fond du Lac County, Wisconsin.

Legal Description of Territory to be Annexed

See Exhibit A

A scale map of the territory to be annexed is attached hereto and marked Exhibit B.

In support of this petition, the petitioners say to the City Council:

1. The total number of residents in the territory proposed to be annexed is 0.
2. Your petitioners constitute the owners of all of the land in area within such territory, and in assessed value.
3. There is 0 dwelling unit(s) on the property being annexed.
4. The area will be located in the 16 Ward of the City upon annexation.

We, the undersigned, elect that this annexation shall take affect to the full extent consistent with outstanding priorities of other annexations, incorporation or consolidation proceedings, if any.

We, the petitioners herein, do affirm that we have filed a copy of this petition with the Town Clerk of the town in which this territory is located, together with a scale map of such territory and that within five (5) days of the filing of this petition we will mail a copy of said scale map and description of such territory to be annexed to the State of Wisconsin Department of Administration.

We further respectfully request that the subject property be zoned R-4 Multifamily Residential.

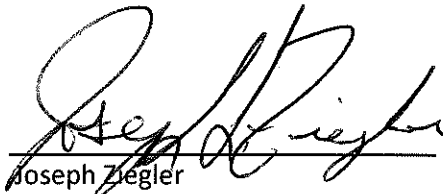
SIGNATURE

DATE

OWNER

ELECTOR

Mark with X

A handwritten signature in black ink, appearing to read 'Joseph Ziegler', written over a horizontal line.

Joseph Ziegler

W2875 Golf Course Drive

Mount Calvary, WI 53057

4-3-20

X



J. E. ARTHUR AND ASSOCIATES, INC.

ENGINEERS • SURVEYORS

548 Prairie Road
Fond du Lac WI 54935

Phone: 920/922-5703

FAX No: 920/922-5731

Project No. 586.4985

February 28, 2020

PARCEL TO BE ANNEXED TO THE CITY OF FOND DU LAC
PART OF LOT 2, CSM NO. 2663 & PART OF LOT 4, CSM NO. 2662,
BEING PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 12, T. 15 N.-R. 17 E.,
TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

Part of Lot 2, Certified Survey Map No. 2663, recorded in Volume 14, Pages 83-83B, Certified Survey Maps, Fond du Lac County Register of Deeds Office, and part of Lot 4, Certified Survey Map No. 2662, recorded in Volume 14, Pages 82-82B, Certified Survey Maps, Fond du Lac County Register of Deeds Office, being part of the South 1/2 of the Northeast 1/4 of Section 12, T. 15 N. – R. 17 E., Town of Fond du Lac, Fond du Lac County, Wisconsin, excepting a parcel described as follows:

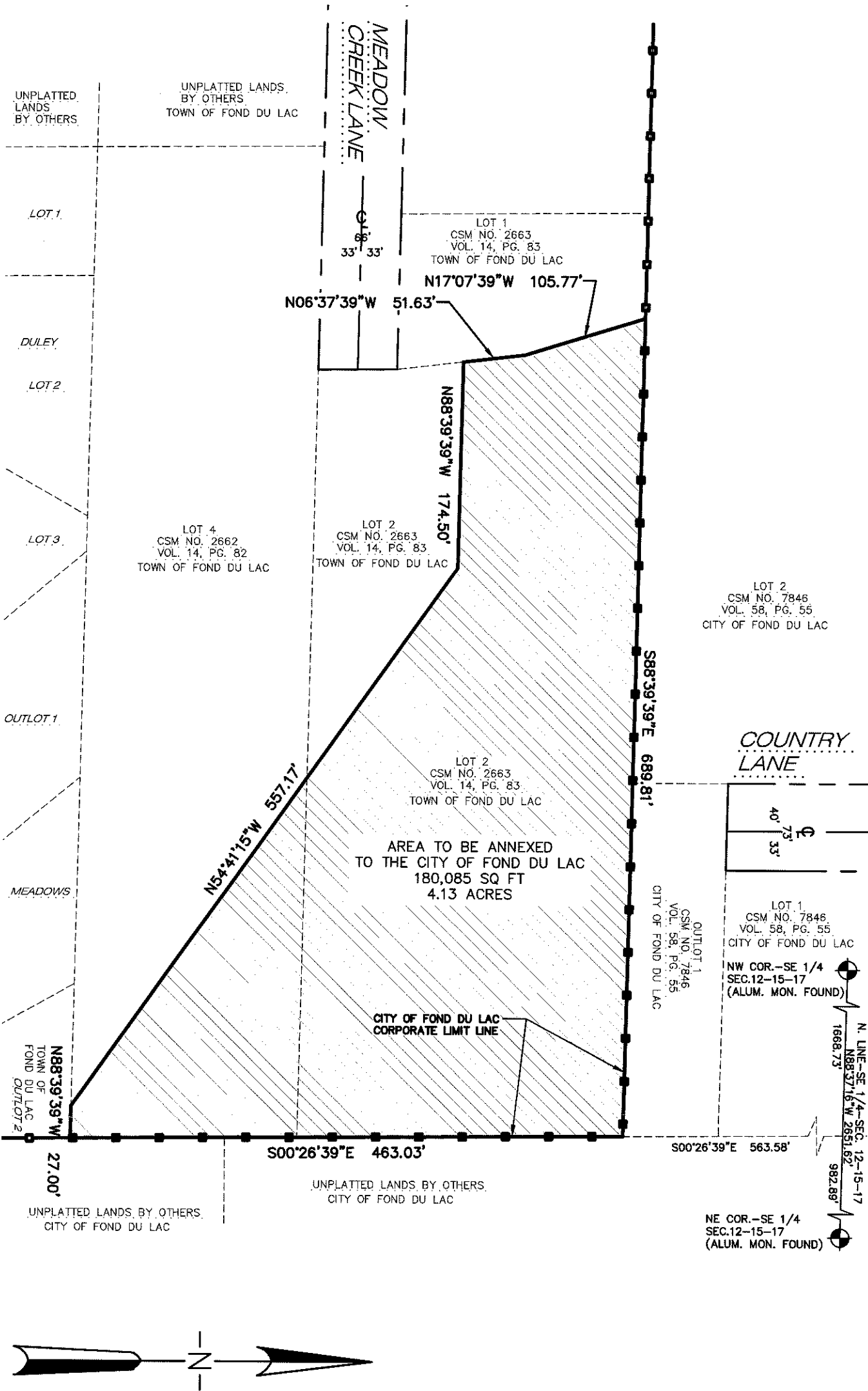
Beginning at the Northeast corner of said Lot 2; thence South 00°-26'-39" East along the east West line of said Lot 2 and Lot 4, 463.03 feet to the Southeast corner of said Lot 4; thence North 88°-39'-39" West along the South line of said Lot 4, 27.00 feet; thence North 54°-41'-15" West, 557.17 feet; thence North 88°-39'-39" West, 174.50 feet to a point on the West line of said Lot 2; thence North 06°-37'-39" West along said West line, 51.63 feet; thence North 17°-07'-39" West, along said West line, 105.77 feet to the Northwest corner of said Lot 2; thence South 88°-39'-39" East, 689.81 feet to the point of beginning and containing 4.13 acres (180,085 sq. ft.) of land, more or less.

PROJECT NUMBER: 586.4985

ANNEXATION MAP FOR
JOSEPH L. ZIEGLER

DATE: FEBRUARY 28, 2020

PART OF LOT 2, CSM NO. 2663, & PART OF LOT 4, CSM NO. 2662 BEING
PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 12, T. 15 N.-R. 17 E.,
TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN



Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner:

Joseph Ziegler - Owner

Petition Number:

1. Territory to be annexed:	From Town of: Town of Fond du Lac	To City/Village of: City of Fond du Lac
-----------------------------	--	--

2. Area (Acres): **4.13**

3. Pick one: <input type="checkbox"/> Property Tax Payments	OR	<input checked="" type="checkbox"/> Boundary Agreement
a. Annual town property tax on territory to be annexed: \$ _____		a. Title of boundary agreement <u>Please see attached</u>
b. Total that will be paid to Town (annual tax multiplied by 5 years): _____		b. Year adopted <u>2017</u>
c. Paid by: <input type="checkbox"/> Petitioner <input type="checkbox"/> City <input type="checkbox"/> Village		c. Participating jurisdictions
<input type="checkbox"/> Other:		d. Statutory authority (pick one) <input checked="" type="checkbox"/> s. 66.0307 <input type="checkbox"/> s. 66.0225 <input type="checkbox"/> s. 66.0301

4. Resident Population: Electors: **20748** Total: **44303**

5. Approximate **present land use** of territory:
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Undeveloped: **100%**

6. If territory is undeveloped, what is the **anticipated use**?
Residential: **100%** Recreational: _____% Commercial: _____% Industrial: _____%
Other:

Comments: **The proposed zoning, R4, is complimentary to the existing residential zoning in the Town to the West. Each District, both the Town's and the City's, allows for different types of residential development from single family home to multi-family developments.**

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village? **Commercial to the North**
In the town?: **Residential to the West and South; Agricultural to the East**

9. What are the **basic service needs** that precipitated the request for annexation?
☒ Sanitary sewer ☒ Water supply ☐ Storm sewers
☐ Police/Fire protection ☐ EMS ☐ Zoning
Other:

10. Is the city/village or town capable of providing needed utility services?

City/Village ☒ Yes ☐ No.

Town ☐ Yes ☒ No

If yes, approximate time table for providing service:

Sanitary Sewers immediately
or, write in number of years.

City/Village

☒

Town

☐

Water Supply immediately,
or, write in number of years.

☒

☐

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?
☐ Yes ☒ No.

If yes, identify the nature of the anticipated improvements and their probable costs:

11. Planning:

1. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

Describe: The Comprehensive Plan shows the land use as Commercial. The proposed zoning of R-4 Multifamily is consistent with the Commercial because dwellings units, including multifamily developments, are permitted in a Commercial District as a Special Use Permit. The Comprehensive Plan document also references the Intergovernmental Agreement.

2. Annual appropriation for planning? \$ 440821

3. How is the annexation territory now zoned? Residential District (Medium Density)

4. How will the land be zoned and used if annexed? R-4 Multifamily

12. Other relevant information and comments bearing upon the public interest in the annexation:

Please see attached.

Prepared by: ☐ Town ☒ City ☐ Village

Name: **Dyann Benson, Community Development Director**

Email: **dbenson@fdl.wi.gov**

Phone: **(920) 322-3440**

Date: **April 1, 2020**

(April 2013)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Parts of T09-15-17-12-14-006-00 and T09-15-17-12-14-011-00	From Town of: Fond du Lac	To City/Village of: Fond du Lac
--	------------------------------	------------------------------------

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

☐ Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

☐ Y (2) Contiguous with existing village/city boundaries

☐ N (3) Creates an island area in Township (completely surrounded by city)

☐ N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

☐ N (1) Identify owner(s) of annexed land

☐ N (2) Identify parcel ID numbers included in annexation.

☐ N (3) Identify parcel ID numbers being split by annexation

☐ Y (4) North arrow

☐ Y (5) Graphic Scale

☐ Y (6) Streets and Highways shown and identified

☐ Y (7) Legend

☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

This petition is missing a parent parcel number as well as missing an additional owner. Land being annexed is part of a proposed CSM which has not yet been approved. If approved, the legal description will need to be updated to reflect that description. If the annexation is approved prior to the approval of the CSM, the petitioner will need to obtain fee title interest in the 4.13 acres described in the petition or the additional owner could join in the petition.

Prepared by: Lisa Vercauteren
Title: Real Property Lister Coordinator
Phone: 920-929-7021
Date: May11, 2020

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

Schmidtke, Erich J - DOA

From: Benson, Dyann <dbenson@fdl.wi.gov>
Sent: Tuesday, May 19, 2020 4:34 PM
To: Schmidtke, Erich J - DOA
Subject: RE: Ziegler Annexation
Attachments: doc1484782961409393700.pdf; doc2078129849177794202.pdf

Erich-

The owners did do the sale of lands between adjacent property owners. The recorded documents are attached for reference. There will not be a CSM. Mr. Ziegler owns the property for annexation in full.

Thanks,
Dyann

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Friday, May 15, 2020 9:32 AM
To: Benson, Dyann <dbenson@fdl.wi.gov>
Subject: RE: Ziegler Annexation

[**NOTICE:** This message originated outside of the City of Fond du Lac mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ok, thank you.
If you could let us know by May 25th, that would be good – that's our review date.
Erich

From: Benson, Dyann <dbenson@fdl.wi.gov>
Sent: Thursday, May 14, 2020 4:57 PM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Subject: RE: Ziegler Annexation

Erich –

It was my understanding that they had done a transfer of land between adjoining properties and there was no CSM. The exhibit for the annexation represented the entire property to be annexed, under ownership by one individual. I will confirm and let you know.

Dyann

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Tuesday, May 12, 2020 9:34 AM
To: Benson, Dyann <dbenson@fdl.wi.gov>
Subject: RE: Ziegler Annexation

[**NOTICE:** This message originated outside of the City of Fond du Lac mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ok, we will keep our eyes out for it.

BTW, we received the County's comments (see attached). Are you aware of any other owners here who should be signing the petition?

From: Benson, Dyann <dbenson@fdl.wi.gov>
Sent: Tuesday, May 12, 2020 7:43 AM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Subject: RE: Ziegler Annexation

Erich-

The additional payment went out on Friday. I was not in the office so I believe the check was mailed without any other documentation. It might have Ziegler in the memo area. I just wanted to let you know it was mailed to the Municipal Boundary Review address, just like the original packet. If you receive a check from the City of Fond du Lac, it is the additional fee for the Ziegler annexation.

Sorry for any confusion or inconvenience.

Thanks,
Dyann

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Tuesday, May 5, 2020 10:52 AM
To: Benson, Dyann <dbenson@fdl.wi.gov>
Subject: RE: Ziegler Annexation

[**NOTICE:** This message originated outside of the City of Fond du Lac mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ok, thank you

From: Benson, Dyann <dbenson@fdl.wi.gov>
Sent: Tuesday, May 5, 2020 10:36 AM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Subject: RE: Ziegler Annexation

Erich-

It is time sensitive. We will cut the check for the difference and get reimbursed from the petitioner. We'll get that out to you shortly.

Dyann

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Tuesday, May 5, 2020 10:26 AM
To: Benson, Dyann <dbenson@fdl.wi.gov>
Subject: Ziegler Annexation

[NOTICE: This message originated outside of the City of Fond du Lac mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Dyann,

We received the proposed Ziegler annexation (see attached). It looks like Petitioners submitted the fee amount for a 2 acre or less annexation, while this is 4 acres, so they should have submitted \$950 rather than \$400. Would you like to contact them, or should I? Also, is this a time-sensitive annexation? In other words, should we put the annexation on hold until we have the full fee amount? Or keep our annexation review rolling along with a review date of May 25 with the Zieglers making up the difference between now and then?

Thanks,

Erich



Erich Schmidtke

Municipal Boundary Review - DOA

101 East Wilson Street

PO Box 1645, Madison, WI 53701

(608) 264-6102

erich.schmidtke@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

Schmidtke, Erich J - DOA

From: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Sent: Monday, May 11, 2020 1:46 PM
To: Schmidtke, Erich J - DOA
Subject: RE: Proposed Fond du Lac Annexation

It is not ROW. The lands described in the request are actually only parts of two separate tax parcels. It is part of T09-15-17-12-14-006-00 which is owned by Mr. Ziegler but it is also part of T09-15-17-12-14-011-00 which is owned by John and Diane Calkins. Both owners are listed on the proposed CSM, but like I said in my previous email, that CSM has not been approved yet.

Lisa

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Monday, May 11, 2020 1:25 PM
To: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Subject: RE: Proposed Fond du Lac Annexation

Hello Lisa,
If the land Mr. Ziegler does not own is road right-of-way, then it's ok. But is it something other than right-of-way?
Erich

From: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Sent: Monday, May 11, 2020 12:26 PM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Cc: Dietzel, Terry - DNR <terry.dietzel@fdlco.wi.gov>
Subject: RE: Proposed Fond du Lac Annexation

Erich, I have attached my review. Please note that Mr. Ziegler does not own all of the land he is requesting to be annexed. From my records, I am aware that there is a proposed CSM for this property but it has not yet been approved. I would imagine that Mr. Ziegler should either obtain a deed for the entire 4.13 acres he is requesting to be annexed or the other owner should join in the petition.

Please let me know if you have questions.

Lisa Vercauteren, Real Property Lister Coordinator
Land Information Department
Fond du Lac County
Land Information Department
160 South Macy Street
Fond du Lac, WI 54935

phone: (920) 929-7021
fax: (920) 929-7655
(☎) e-mail: lisa.vercauteren@fdlco.wi.gov
www.fdlco.wi.gov

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Tuesday, May 5, 2020 11:21 AM

To: Dietzel, Terry <Terry.Dietzel@fdlco.wi.gov>; Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>; Powers, Renee M - DOA <Renee.Powers@wisconsin.gov>

Subject: Proposed Fond du Lac Annexation

Hello Terry and Lisa

Here's an annexation to Fond du Lac for your thoughts and comments.

Thanks for your help,

Erich



Erich Schmidtke

Municipal Boundary Review - DOA

101 East Wilson Street

PO Box 1645, Madison, WI 53701

(608) 264-6102

erich.schmidtke@wisconsin.gov

<http://doa.wi.gov/municipalboundaryreview>

30
2

DOC #: 1129853
RECORDED May-19-2020 at 1:42 PM
Pages: 2 Fee: \$30.00
Transfer Fee: \$0.30

Document No.	WARRANTY DEED Document Name
--------------	--------------------------------

THIS DEED, made between

Joseph L. Ziegler

("Grantor," whether one or more), and

John G., Calkins and Diane M. Calkins, *Husband and Wife*

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Fond du Lac County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

James M. Krebs
JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via **MAIL (REGULAR)**

Recording Area

Name and Return Address:

John G., Calkins and Diane M. Calkins
Vacant Land
Fond du Lac, WI 54935

Pt. T09-15-17-12-14-006-00
Parcel Identification Number (PIN)

This is not homestead property.

Part of Lot 2, Certified Survey Map No. 2663, recorded in Volume 14, Page 83-83B, Certified Survey Maps, Fond du Lac County Register of Deeds office, being part of the North ½ of the Southeast ¼ of Section 12, Township 15 North, Range 17 East, Town of Fond du Lac, Fond du Lac County, Wisconsin and more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 00° 23' 39" West along the West line of said Lot 2, 66.01 feet; thence North 06° 37' 39" West along said West line, 56.00 feet; thence South 88° 39' 39" East, 174.50 feet; thence South 54° 41' 15" East, 217.32 feet to a point on the South line of said Lot 2; thence North 88° 39' 39" West along said South line, 344.97 feet to the point of beginning.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated: *May 14, 2020*

Joseph L. Ziegler
Joseph L. Ziegler

(Signatures may be authenticated or acknowledged. Both are not necessary.)

WARRANTY DEED

*Type name below signatures

AUTHENTICATION

Signature(s): Joseph L. Ziegler authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. 706.06)

THIS INSTRUMENT DRAFTED BY:

Tracy Kattar

Title Consultants, Inc.

Under the direction of Joseph L. Ziegler

File No.: 20-00056FDL

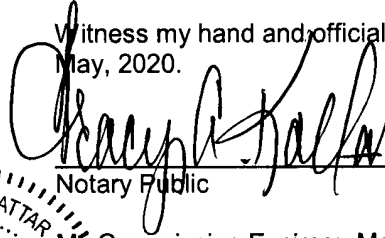
ACKNOWLEDGMENT

State of Wisconsin

County of Fond du Lac

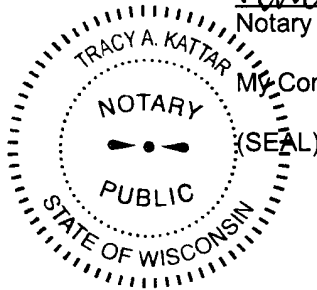
I, Tracy A. Kattar, a Notary Public for the County of
Fond du Lac and State of Wisconsin, do hereby
certify that Joseph L. Ziegler personally appeared
before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of
May, 2020.



Notary Public

My Commission Expires: March 6, 2023



(SEAL)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

WARRANTY DEED

*Type name below signatures

30/2

DOC #: 1129852
RECORDED May-19-2020 at 1:42 PM
Pages: 2 Fee:\$30.00
Transfer Fee: \$0.30

Document No.	WARRANTY DEED Document Name
--------------	---------------------------------------

James M. Krebs
JAMES M KREBS, REGISTER OF DEEDS
FOND DU LAC COUNTY, WI
Return via **MAIL (REGULAR)**

THIS DEED, made between

John G. Calkins and Diane M. Calkins, *Husband and Wife*

("Grantor," whether one or more), and

Joseph L. ~~Zieger~~ *Ziegler*

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Fond du Lac County, State of Wisconsin ("Property")(If more space is needed, please attach addendum):

Recording Area

Name and Return Address:

Joseph L. Zieger
Pt. W5036 Meadow Creek Lane
Fond du Lac, WI 54935

Pt.T09-15-17-12-14-011-00
Parcel Identification Number (PIN)

This is not homestead property.

Part of Lot 4, Certified Survey Map No. 2662, recorded in Volume 14, Page 82-82B, Certified Survey Maps, Fond du Lac County Register of Deeds office, being part of the North ½ of the Southeast ¼ of Section 12, Township 15 North, Range 17 East, Town of Fond du Lac, Fond du Lac County, Wisconsin and more particularly described as follows:

Beginning at the Southeast corner of said Lot 4; thence North 88° 39' 39" West along the South line of said Lot 4, 27.00 feet; thence North 54° 41' 15" West, 339.85 feet to a point on the North line of said Lot 4; thence South 88° 39' 39" East along said North line, 302.92 feet to the Northeast corner of said Lot 4; thence South 00° 26' 39" East along the East line of said Lot 4, 190.00 feet to the point of beginning.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated: *May 14th 2020*

John G. Calkins
John G. Calkins
Diane M. Calkins
Diane M. Calkins

(Signatures may be authenticated or acknowledged. Both are not necessary.)

WARRANTY DEED

*Type name below signatures

AUTHENTICATION

Signature(s): John G. Calkins and Diane M. Calkins
authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. 706.06)

THIS INSTRUMENT DRAFTED BY:

Tracy Kattar

Title Consultants, Inc.

Under the direction of John G. Calkins and Diane M.
Calkins

File No.: 20-00057FDL

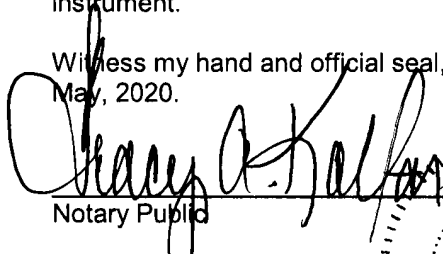
ACKNOWLEDGMENT

State of Wisconsin

County of Fond du Lac

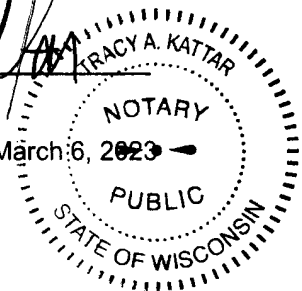
I, Tracy A. Kattar, a Notary Public for the County of
Fond du Lac and State of Wisconsin, do hereby
certify that John G. Calkins and Diane M. Calkins
personally appeared before me this day and
acknowledged the due execution of the foregoing
instrument.

Witness my hand and official seal, this the 14th of
May, 2020.


Notary Public

My Commission Expires: March 6, 2023

(SEAL)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

WARRANTY DEED

*Type name below signatures

Schmidtke, Erich J - DOA

From: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Sent: Wednesday, May 20, 2020 1:19 PM
To: Schmidtke, Erich J - DOA
Subject: RE: Proposed Fond du Lac Annexation

Hello! I wanted to quick send you a note to let you know that we have received deeds transferring title for this annexation. Joe Ziegler will be the sole owner of the property that he requested to be annexed. If you would happen to need copies of the deeds, please let me know.

Lisa Vercauteren, Real Property Lister Coordinator
Land Information Department

Fond du Lac County
Land Information Department
160 South Macy Street
Fond du Lac, WI 54935

phone: (920) 929-7021
fax: (920) 929-7655
(✉) e-mail: lisa.vercauteren@fdlco.wi.gov
www.fdlco.wi.gov

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Monday, May 11, 2020 2:24 PM
To: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Subject: RE: Proposed Fond du Lac Annexation

Ok thank you, we will look into this

From: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Sent: Monday, May 11, 2020 1:46 PM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Subject: RE: Proposed Fond du Lac Annexation

It is not ROW. The lands described in the request are actually only parts of two separate tax parcels. It is part if T09-15-17-12-14-006-00 which is owned by Mr. Ziegler but it is also part of T09-15-17-12-14-011-00 which is owned by John and Diane Calkins. Both owners are listed on the proposed CSM, but like I said in my previous email, that CSM has not been approved yet.

Lisa

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Monday, May 11, 2020 1:25 PM
To: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Subject: RE: Proposed Fond du Lac Annexation

Hello Lisa,
If the land Mr. Ziegler does not own is road right-of-way, then it's ok. But is it something other than right-of-way?
Erich

From: Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>
Sent: Monday, May 11, 2020 12:26 PM
To: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Cc: Dietzel, Terry - DNR <terry.dietzel@fdlco.wi.gov>
Subject: RE: Proposed Fond du Lac Annexation

Erich, I have attached my review. Please note that Mr. Ziegler does not own all of the land he is requesting to be annexed. From my records, I am aware that there is a proposed CSM for this property but it has not yet been approved. I would imagine that Mr. Ziegler should either obtain a deed for the entire 4.13 acres he is requesting to be annexed or the other owner should join in the petition.

Please let me know if you have questions.

Lisa Vercauteren, Real Property Lister Coordinator
Land Information Department
Fond du Lac County
Land Information Department
160 South Macy Street
Fond du Lac, WI 54935

phone: (920) 929-7021
fax: (920) 929-7655
(✉) e-mail: lisa.vercauteren@fdlco.wi.gov
www.fdlco.wi.gov

From: Schmidtke, Erich J - DOA <Erich.Schmidtke@wisconsin.gov>
Sent: Tuesday, May 5, 2020 11:21 AM
To: Dietzel, Terry <Terry.Dietzel@fdlco.wi.gov>; Vercauteren, Lisa <Lisa.Vercauteren@fdlco.wi.gov>; Powers, Renee M - DOA <Renee.Powers@wisconsin.gov>
Subject: Proposed Fond du Lac Annexation

Hello Terry and Lisa
Here's an annexation to Fond du Lac for your thoughts and comments.
Thanks for your help,
Erich

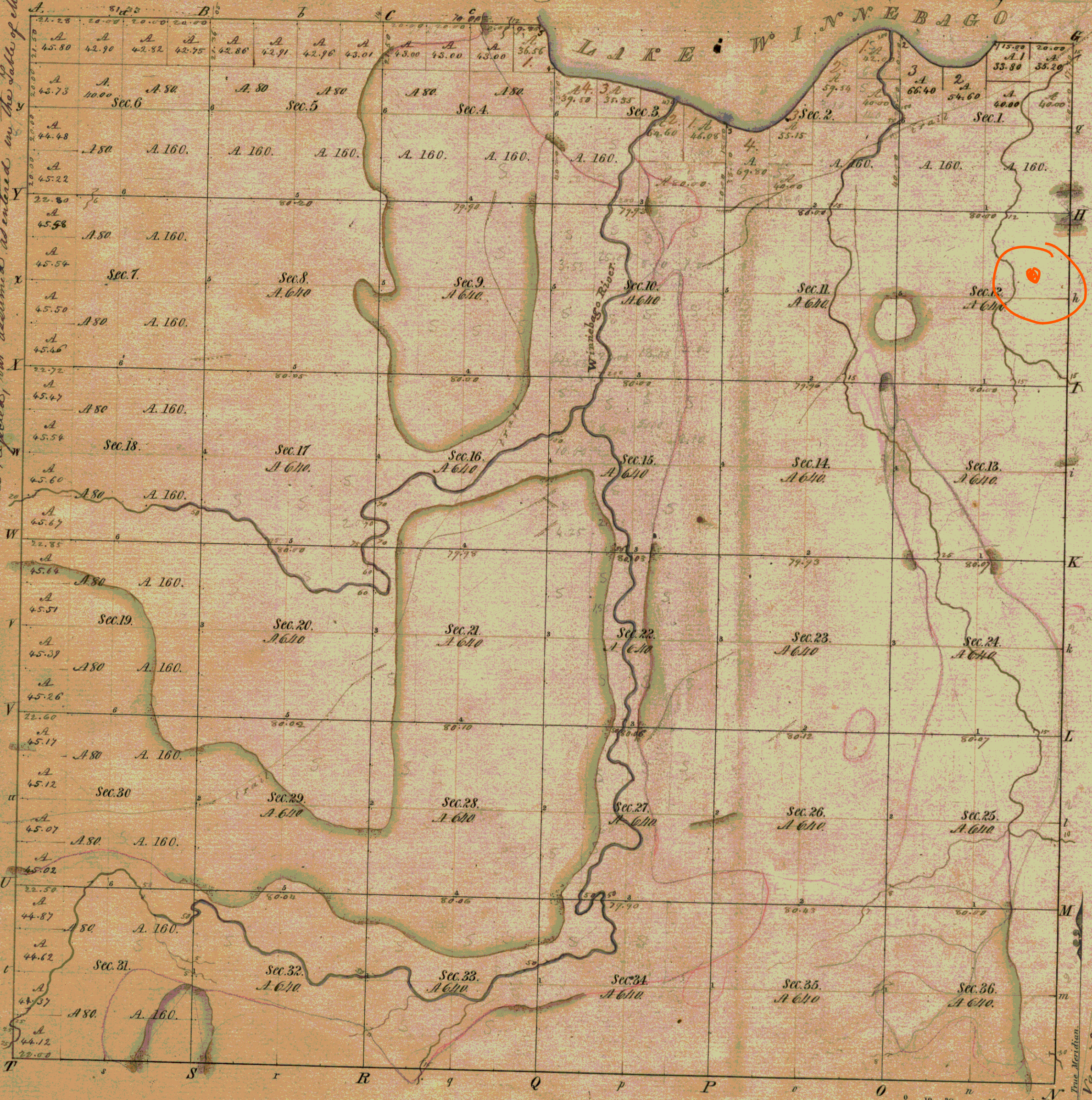


Erich Schmidtke
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
(608) 264-6102
erich.schmidtke@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

King - 15 - 17
 4th Mer. N. 17th E.
 21

Township N. 15. Range N. 17 E. 4th Mer. Wis. Ter.

The meanders in section 10, 11, are depicted, but assumed as entered in the table of alterations.



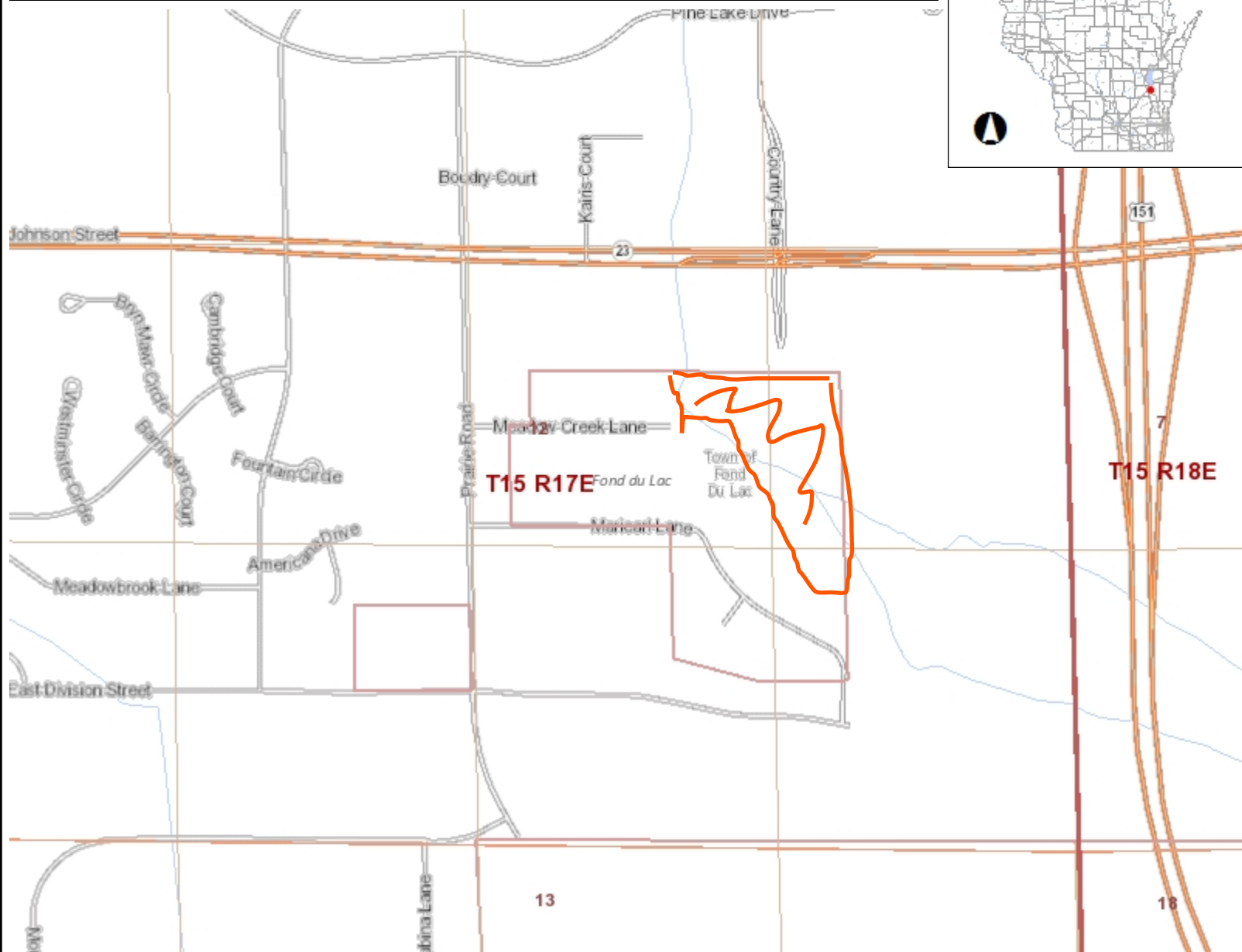
Meanders of Lake Winnabago							
Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.
1	N 47° W	15.00					
	S 39° W	1.20					
	N 45° W	26.50					
	N 70° W	12.00					
	West	16.00					
	N 60° W	3.11					
	N 29° W	14.50					
2	N 29° W	16.28					
	N 70° W	9.50					
	N 61° W	5.10					
	N 60° W	12.50					
	N 39° W	27.00					
	N 40° W	16.50					
	N 52° W	18.60					
3	N 52° W	12.30					
	N 63° W	34.00					
	N 77° W	26.00					
	West	18.00					
4	N 52° W	7.64					
	N 40° W	12.00					
	N 15° W	10.00					
	N 25° W	4.00					
5	N 47° W	43.00					

Total number of Acres 22751.54					
Survey Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p'd for and ch'd in the Sur. Gen's acc't
Township lines	Mulletty & Bink	9th July 1833	M. Chs. Lks. 21. 26. 20	1st. q. 1834	3rd. q. 1834
Subdivisions	Robt. King	22nd Aug. 1834	62. 05. 37	2nd. q. 1835	3rd. q. 1835

The above Map of Township N. 15 North, of Range N. 17 E. of the 4th Principal Meridian N. W. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved. except as stated in the margin.
 Surveyor General's Office,
 Cincinnati, Sept. 14th 1835. *Robt. King* Sur. Gen.



Surface Water Data Viewer Map



Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

May 26, 2020

PETITION FILE NO. 14304

MARGARET HEFTER, CLERK
CITY OF FOND DU LAC
160 S MACY ST
FOND DU LAC, WI 54936-4241

PATTI S. SUPPLE, CLERK
TOWN OF FOND DU LAC
N5256 COUNTY RD V
FOND DU LAC, WI 54937-9096

Subject: ZIEGLER ANNEXATION

The proposed annexation submitted to our office on May 04, 2020, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF FOND DU LAC**, which is able to provide needed municipal services.

Note: Per s. 66.0217 (1) (c) Wis. Stats. the metes and bounds description should commence from a monumented corner of the 1/4-section in which the territory to be annexed lies. It appears that the call of the first course of the description should be to the East line of said Lot 2 and Lot 4.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14304 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2378>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner