

HOPP NEUMANN HU

RECEIVED

August 24, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

August 19, 2020

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701

Re: Request for Annexation Review
Petitioner: Acuity, a Mutual Insurance Company
To: City of Sheboygan
From: Town of Sheboygan

Greetings:

Our office is assisting Acuity with an annexation request to the City of Sheboygan from the Town of Sheboygan. Please find the following items enclosed for your review:

1. Request for Annexation Review and check in the amount of \$400.00 payable to the Department of Administration.
2. Legal description and map meeting the requirements of Wis. Stat. §§66.0217(1)(c) and 66.0217(1)(g).
3. Signed Petition for direct annexation by unanimous approval.

Should you have any questions or require additional information, please feel free to contact me.

Very truly yours,

Michael J. Bauer
e-mail: mike.bauer@hopplaw.com

MJB/ak

Enclosures

- c: Ms. Meredith DeBruin, City of Sheboygan Clerk
Ms. Peggy Fischer, Town of Sheboygan Clerk
Ms. Sheri Murphy, Acuity
Ms. Faith Opsteen, Acuity

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www.hopplaw.com

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **ACUITY, ATTN: SHERI MURPHY**

Address: **2800 SOUTH TAYLOR DRIVE**
SHEBOYGAN, WI 53081

Email: **SMURPHY@ACUITY.COM**

Office use only:

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August 24, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **SHEBOYGAN**

2. Petitioned City or Village: **SHEBOYGAN**

3. County where property is located: **SHEBOYGAN**

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

5. Area (in acres) of the territory to be annexed: **0.073**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **PART OF 59024353310**

Petitioners phone:

800-242-7666 X1918

Town clerk's phone:

920-451-2320

City/Village clerk's phone:

920-459-3364

Contact Information if different than petitioner:

Representative's Name and Address:
ATTORNEY MICHAEL J. BAUER

HOPP NEUMANN HUMKE LLP

2124 KOHLER MEMORIAL DR., SUITE 310

SHEBOYGAN, WI 53081

Phone: **920-457-8400**

E-mail: **MIKE.BAUER@HOPPLAW.COM**

Surveyor or Engineering Firm's Name & Address:
EXCEL ENGINEERING INC.

100 CAMELOT DRIVE

FOND DU LAC, WI 54935

Phone: **920-926-9800**

E-mail: **RYAN.W@EXCELENGINEER.COM**

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

- Legal Description meeting the requirements of s. 66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
- 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.**

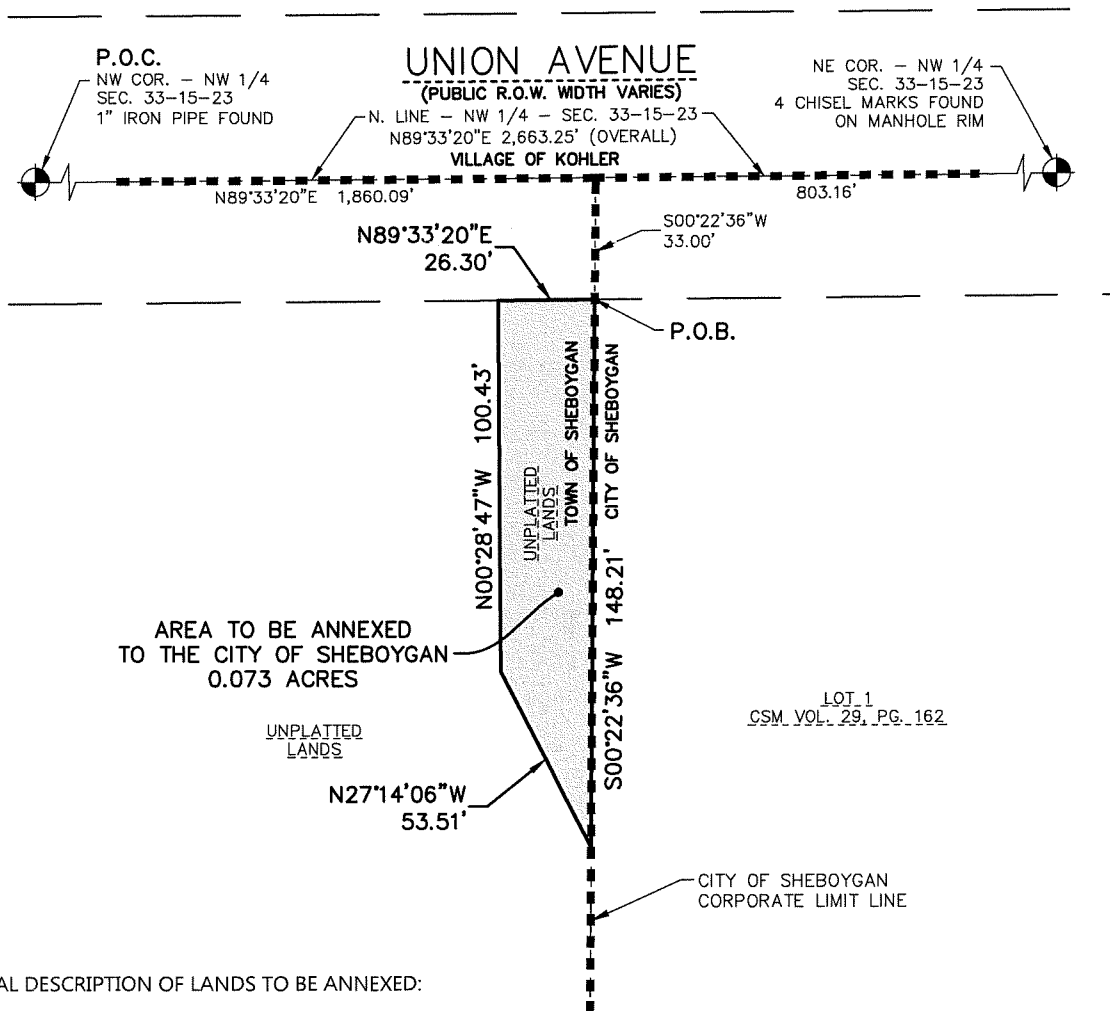
**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Date fee received: 8-21-2020 Shaded Area for Office Use Only

Payee: Acuity Insurance

Check Number: 500108
Check Date: 8-13-20
Amount: \$400.00

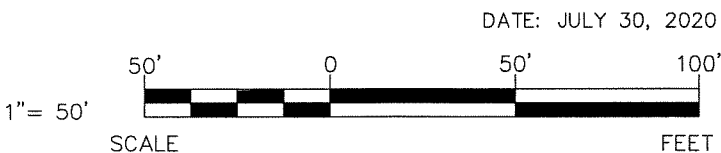
ANNEXATION EXHIBIT



LEGAL DESCRIPTION OF LANDS TO BE ANNEXED:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 33; thence North 89°-33'-20" East along the North line of said Northwest 1/4, a distance of 1,860.09 feet to a North corner of Lot 1 of Certified Survey Map recorded in the Sheboygan County Register of Deeds office in Volume 29 on Page 162 as Document No. 2081563; thence South 00°-22'-36" West along an East line of said Lot 1, a distance of 33.00 feet to the Southerly right-of-way line of Union Avenue, said point being the point of beginning; thence continuing South 00°-22'-36" West along said East line, a distance of 148.21 feet; thence North 27°-14'-06" West, a distance of 53.51 feet; thence North 00°-28'-47" West, a distance of 100.43 feet to the Southerly right-of-way line of Union Avenue; thence North 89°-33'-20" East along said Southerly right-of-way line, a distance of 26.30 feet to the point of beginning.




EXCEL
ENGINEERING Inc.
SURVEYING GROUP
PROJECT NO. 2040280

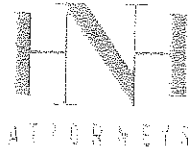
Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO WISCONSIN STATUTE § 66.0217(2)

The undersigned constituting all of the owners of real property in the following territory of the Town of Sheboygan, Sheboygan County, Wisconsin, lying contiguous to the City of Sheboygan, petition the Common Council of the City of Sheboygan to annex the territory shown on the attached **Annexation Exhibit** to the City of Sheboygan, Sheboygan County, Wisconsin:

The above-described territory contains a population of zero (0).

Signature of Petitioner	Date of Signing	Mark an "X" if Owner	Address or Description of Property
ACUITY By:  _____ Sheri Murphy, Vice President - Services & Administration	8-12-2020	X	Land South of Union Avenue, Sheboygan, WI 53081 (Part of PIN: 59024-353310)



HOPP NEUMANN HUMKE LLP

August 19, 2020

COPY

Attn: Meredith DeBruin
City of Sheboygan Clerk
CITY OF SHEBOYGAN
828 Center Avenue, Suite 103
Sheboygan, WI 53081

Re: Acuity Annexation of 0.073 Acres Being a Part of Parcel No. 59024-353310

Dear Ms. DeBruin:

I have been authorized by Acuity to file on its behalf the enclosed original Petition for Direct Annexation Pursuant to Wisconsin Statute § 66.0217(2).

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

Michael J. Bauer
e-mail: mike.bauer@hopplaw.com

MJB/ak
Enclosure

c: Wisconsin Department of Administration
cc: Mr. Daniel W. Hein, Town of Sheboygan Chairperson
Ms. Peggy Fischer, Town of Sheboygan Clerk
Ms. Sheri Murphy, Acuity
Ms. Faith Opsteen, Acuity
Mr. Mike Vandersteen, City of Sheboygan Mayor
Mr. Todd Wolf, City of Sheboygan Administrator
Mr. Steve Sokolowski, City of Sheboygan Planning & Zoning
Mr. David Biebel, City of Sheboygan Director of Public Works
Mr. Charles Adams, City of Sheboygan Attorney



HOPP NEUMANN HUMKE LLP

August 19, 2020

COPY

Attn: Peggy Fischer, Town Clerk
TOWN OF SHEBOYGAN
1512 North 40th Street
Sheboygan, WI 53081

Re: Acuity Annexation of 0.073 Acres Being a Part of Parcel No. 59024-353310

Dear Ms. Fischer:

Enclosed for the Town's records is an original Petition for Direct Annexation Pursuant to Wisconsin Statute § 66.0217(2) concerning the above.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


Michael J. Bauer
e-mail: mike.bauer@hoppplaw.com

MJB/ak
Enclosure

c: Wisconsin Department of Administration
Mr. Daniel W. Hein, Town of Sheboygan Chairperson
Ms. Meredith DeBruin, City of Sheboygan Clerk
Ms. Sheri Murphy, Acuity
Ms. Faith Opsteen, Acuity
Mr. Mike Vandersteen, City of Sheboygan Mayor
Mr. Todd Wolf, City of Sheboygan Administrator
Mr. Steve Sokolowski, City of Sheboygan Planning & Zoning
Mr. David Biebel, City of Sheboygan Director of Public Works
Mr. Charles Adams, City of Sheboygan Attorney

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Acuity**

Petition Number: **14333**

1. Territory to be annexed: From **TOWN OF SHEBOYGAN**

To **CITY OF SHEBOYGAN**

2. Area (Acres) **0.073**

3. Pick one: Property Tax Payments

OR

Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ **10.50**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town **\$52.50**
(annual tax multiplied by 5 years):

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: **0** Total: **0**

5. Approximate present land use of territory:

Residential: **100** % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

6. If territory is undeveloped, what is the anticipated use?

Residential: _____ % Recreational: _____ % Commercial: **100** % Industrial: _____ %

Other: _____ %

Comments: _____

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?

office/commercial

In the town?: **residential**

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 timetable for providing service: City/Village Town
Sanitary Sewers immediately
or, write in number of years. _____
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 & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? residential

c. How will the land be zoned and used if annexed? Suburban office

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by: Town City Village

Name: Chad Pelishek

Email: Chad.Pelishek@shelbournwi.gov

Phone: 920-459-3383

Date: 8/26/20

(March 2018)

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: | From Town of: | To **City**/Village of:
| Sheboygan | Sheboygan

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

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

**does not create islands
drs 9/14/20**

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

Petition and Map Information

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

Y (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

N (7) Legend

Y (8) Total area/acreage of annexation

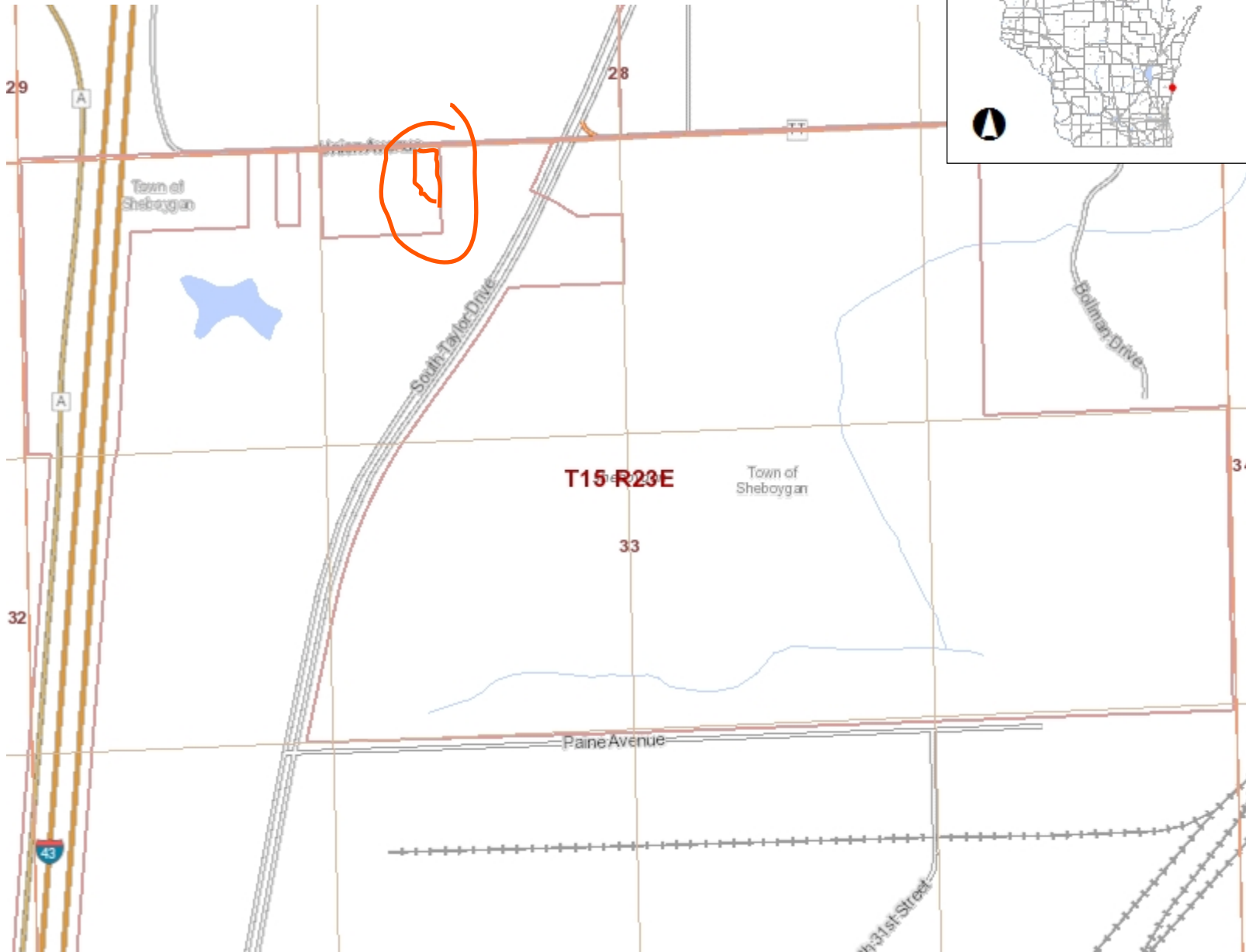
3. Other relevant information and comments:

Prepared by: Martha Marks_____
Title: LDT III_____
Phone: 920-459-3015_____
Date: 09/01/2020_____

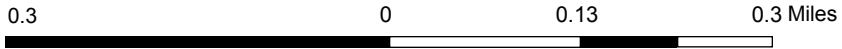
Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



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



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

Township N^o XV Range N^o XVIII E. 1th Mer. (Wis Ter.)

King 15-2

27



Total number of Acres 17,133.09

Surveys designated By whom surveyed	Date of contract	Ac ^{ts} of survey	When surveyed	When paid for
Township lines	Mullet & Brink	July 1833	11. 15. 32	1. 9. 1834
Subdivisions	N. King	Aug. 22. 1834	76. 07. 20	2. 9. 1835

The above Map of Township N^o 15 North, of Range N^o 23 East of the 11th Principal Meridian, North West Territory is strictly conformable to the field notes of the Survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Cincinnati, Sept. 14. 1835

Robt. Lytle Sur. Genl.

Meanders of Kalamazoo River			
Post	Course	Dist	Post
Left Bank			
21	N 50 E	3.63	N 34 E
	N 58 E	9.00	N 43 E
	N 64 E	8.00	N 40 W
	N 80 E	5.00	N 21 W
	N 60 E	3.00	N 1 E
	N 66 E	4.50	N 53 E
	N 43 W	2.50	N 84 E
	N 66 W	5.00	N 66 E
	N 47 W	4.00	N 40 E
	N 8 E	8.00	South
	N 83 E	7.00	N 20 E
	N 38 W	1.6	N 50 E
	N 64 E	11.00	N 6 E
	N 38 E	3.50	N 62 E
	N 79 E	7.50	N 78 E
	N 62 E	3.50	N 32 E
	N 35 E	3.50	N 10 E
	N 4 E	2.50	N 67 E
	N 43 W	8.50	N 83 E
	N 37 W	3.50	N 54 E
	N 38 W	2.40	N 33 E
	N 4 E	3.00	N 4 W
	N 33 E	9.00	N 4 W
	N 68 E	5.5	N 5 E
	N 72 E	10.00	N 37 E
	N 19 E	23.00	N 76 E
	N 34 W	12.00	N 73 E
	N 13 E	2.00	N 74 E
	N 27 E	7.00	N 88 E
	N 62 E	6.00	N 45 E
	N 58 E	2.00	N 50 E
	N 19 E	3.00	N 59 E
	N 4 W	7.00	N 56 E
	N 48 E	5.00	N 68 E
	N 38 E	6.00	N 7 E
	N 81 E	11.00	N 50 E
	N 75 E	5.50	N 24 E
	N 26 E	3.00	N 59 E
	N 29 W	3.00	N 49 E
	N 53 W	6.00	N 59 E
	N 4 E	4.00	N 79 E
	N 49 E	5.00	N 62 E
	N 5 E	9.00	N 86 E
	N 49 E	5.00	N 15 E
	N 41 E	5.00	N 20 E
	N 1 W	4.00	N 44 E
	N 58 W	11.00	N 5 E
	N 15 E	4.00	N 43 E
	N 50 E	11.00	N 23 E
	N 31 E	5.00	N 16 W
	North	3.55	N 3 W
	N 32 W	4.00	N 50 E
	N 50 W	4.00	N 57 E
	N 54 W	8.00	N 77 E
	N 49 W	12.50	N 30 E
	N 65 W	6.00	N 24 E
	N 42 W	6.50	N 39 E
	N 14 W	8.00	N 13 E
	N 66 W	7.00	N 32 E
	N 29 W	6.00	N 59 E
	N 53 W	4.50	N 64 E
	N 69 W	6.00	N 77 E
	N 49 W	7.00	N 44 E
	N 13 W	4.00	N 30 E

L A K E M I C H I G A N

Var. 7. 15' E.



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>

September 14, 2020

PETITION FILE NO. 14333

MEREDITH DEBRUIN, CLERK
CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN, WI 53081-4442

PEGGY FISCHER, CLERK
TOWN OF SHEBOYGAN
1512 N 40TH ST
SHEBOYGAN, WI 53081

Subject: ACUITY ANNEXATION

The proposed annexation submitted to our office on August 24, 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 SHEBOYGAN**, which is able to provide needed municipal services.

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 14333 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=2407>

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner