


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

The undersigned constituting all the owners of real property in the following territory of the Town of Sherman, Sheboygan County, Wisconsin, lying contiguous to the Village of Random Lake, petition the Village Board of the Village of Random Lake to annex the territory shown on the attached **Annexation Exhibit** to the Village of Random Lake, 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
John Rassel By:  John Rassel, Registered Agent	8.9.2023	X	See Attached

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO §66.0217(2), WIS. STATS., WHERE
NO ELECTORS RESIDE IN THE TERRITORY**

John Rassel, the owner of real property in which no electors reside in the Town of Sherman, Sheboygan County, Wisconsin, lying contiguous to the Village of Random Lake, petition the Village Board of the Village of Random Lake to annex the territory described below, known as JB Real Estate Holdings LLC, and shown on the attached scale map to the Village of Random Lake, Sheboygan County, Wisconsin.

All of Lot 1 of Certified Survey Map No. V29, P132-135, being part of the Southwest 1/4 of the Southwest 1/4, of Section 25, Township 13 North, Range 21 East, in the Town of Sherman, Sheboygan County, Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. V29, P132-135.

Said lands contain 195,894 square feet, 4.50 acres.

Tax parcel number(s) of lands to be annexed: Tax Key Number 59028426563.

The current population of said territory is -0-.

The undersigned is the authorized representative of JB Real Estate Holdings LLC, and elects that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

John Rassel:


John Rassel

251 Lakeview Drive
Belgium, WI 53004

Date: 8.9.2023



ANNEXATION EXHIBIT

UNPLATTED
LANDS

OWNER: SUSAN A.
DANFORTH

LEGAL DESCRIPTION

All of Lot 1 of Certified Survey Map No. V29, P132-135, being part of the Southwest 1/4 of the Southwest 1/4, of Section 25, Township 13 North, Range 21 East, in the Town of Sherman, Sheboygan County, Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. V29, P132-135.

Said lands contain 195,894 square feet, 4.50 acres.

LOT 1
CSM V25
P169-170

OWNERS:
DAN & KIM
MONDLOCH

OWNER:
SUBURBAN
MOTORS OF
GRAFTON, INC.
UNPLATTED
LANDS

OWNERS:
DAN & KIM
MONDLOCH

UNPLATTED
LANDS

MIDWAY LANE

**AREA TO BE
ANNEXED**
195,894 SQ.FT.
4.50 AC.

LOT 2
CSM V29
P132

OWNER: BADGER
TAG AND LABEL
CORP.

BADGER WAY

1" IP
SW CORNER
SEC 25-13-21

N89°14'56"E 2632.36'
S. LINE OF S.W. 1/4
SEC 25-T13N-R21E

C.T.H. "RR"
66' R/W

TOWN OF
SHERMAN
VILLAGE OF
RANDOM LAKE

1" IP
S 1/4 CORNER
SEC 25-13-21

LOT 1
CSM V17
P138-139

OWNER:
ERAL
LLC

LOT 3
CSM V30
P251-254

OWNER:
ERAL
LLC

OTLT 1
CSM V30
P251-254

OWNER:
ERAL
LLC

ERNST DR.
66' R/W

LOT 1
CSM V30
P251-254
OWNER: ERAL LLC

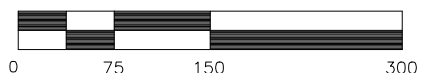


PROJECT NO.
JBREH 173517

DATE:
7-19-2023

ALL OF LOT 1 OF CSM V29 P132-135,
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF
SEC. 25, T. 13 N., R. 21 E., TOWN OF SHERMAN,
SHEBOYGAN COUNTY, WISCONSIN

SCALE: 1" = 150'



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: **Rassel**

Petition Number: **14612**

1. Territory to be annexed: From **TOWN OF SHERMAN** To **VILLAGE OF RANDOM LAKE**

2. Area (Acres): _____

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ _____

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: _____ Electors: _____ Total: _____

5. Approximate **present land use** of territory:

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Undeveloped: _____%

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

Residential: _____% Recreational: _____% Commercial: _____% 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?

village land to south of property is Commercial / Agriculture

In the town?: _____

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

4

☐

or, write in number of years.

100

Water Supply immediately

5

or, write in number of years.

1

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

unsure at this time as a formal proposal has not been made.
Capacities unknown to determine if additional expenditures needed

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?

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

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:

Current suggested use of storage/commercial business use buildings is not allowable within any zone of the village. Changes to the Code of Ordinance would need to be made to make this use allowable.

Prepared by: ☐ Town ☐ City ☒ VillagePlease **RETURN PROMPTLY** to:

Name: Stephanie Waala

wimunicipalboundaryreview@wi.gov

Email: clerk_treasurer@randomlakewi.com

Municipal Boundary Review

Phone: 920-554-4852

PO Box 1645, Madison WI 53701

Date: 8-23-2023

Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: | From Town of: | To City/Village of:
 | Sherman | Random Lake

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

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

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

__NA__ (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

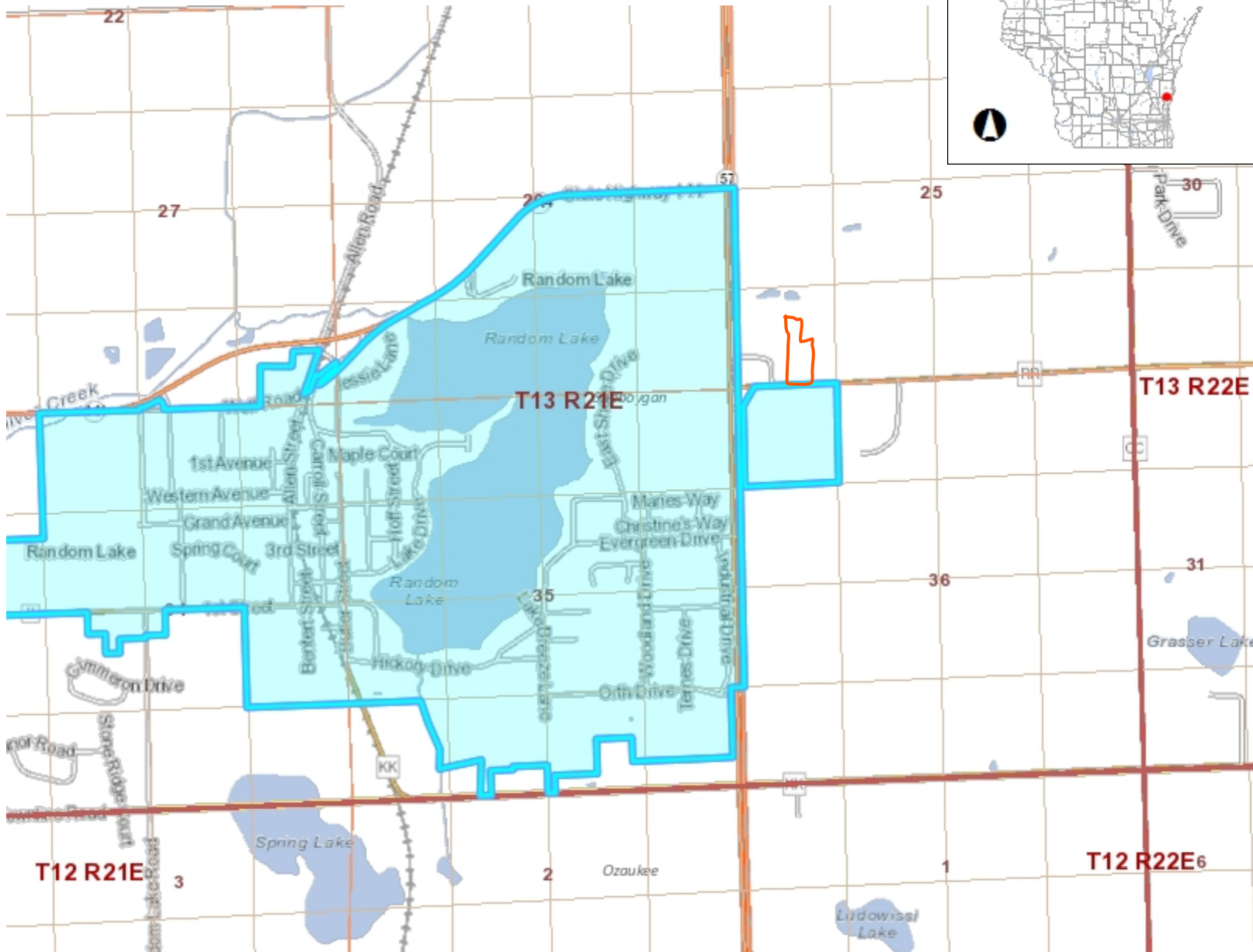
3. Other relevant information and comments: In the descriptions, the references to the CSM need to include the document number (#2076790).

Prepared by: Kurt Eigenberger
 Title: Land Description Tech
 Phone: 920-459-3124
 Date: 8/14/2023

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

0.8 0 0.38 0.8 Miles

NAD_1983_HARN_Wisconsin_TM

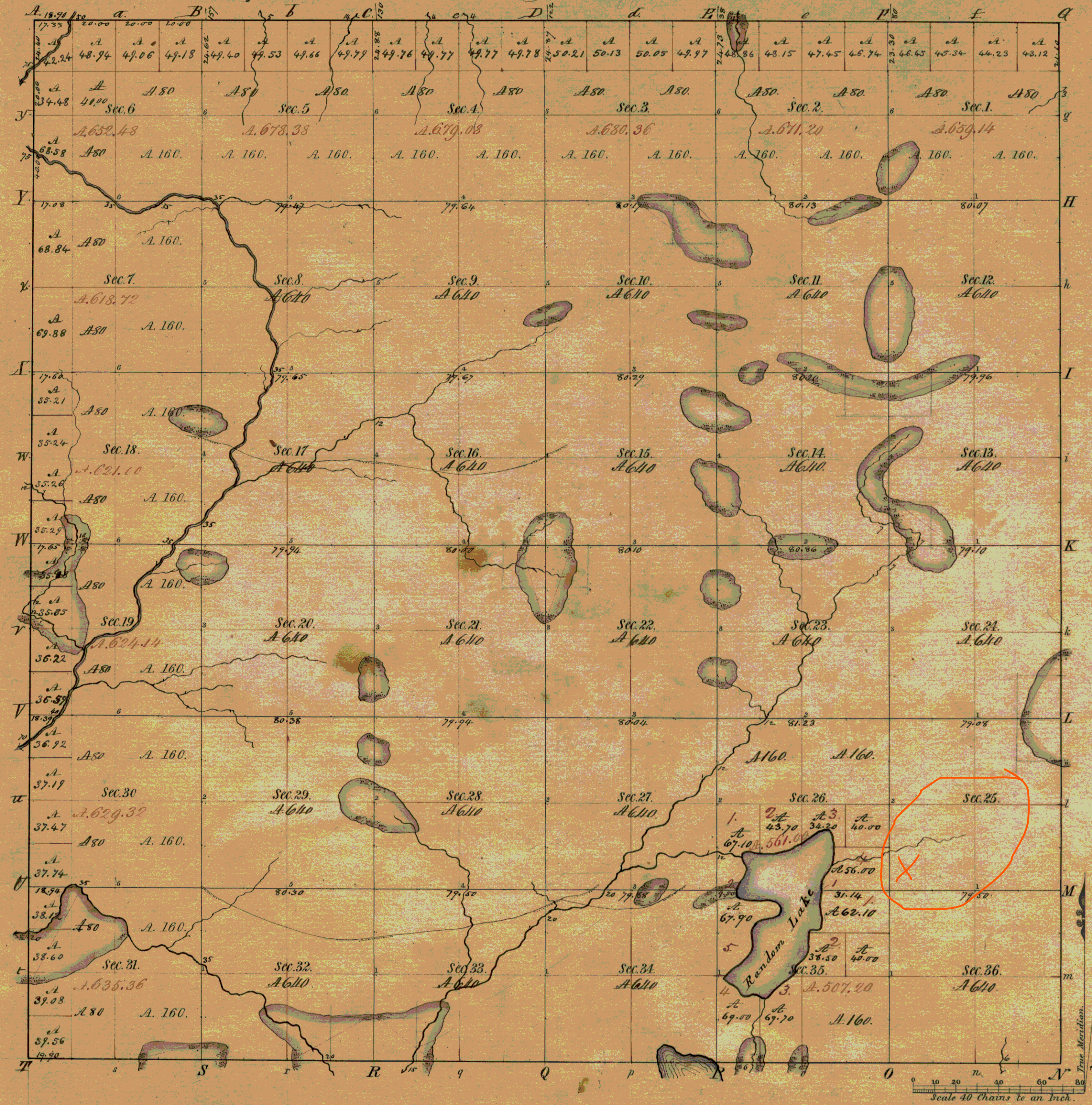
1: 23,760

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

Bunkard - 13-2
 4th Mer. 1778
 24

Township N^o XIII Range N^o XXI E. 4th Mer. Wis. Ter.



Meanders of Random Lake							
Posts	Courses	Ch.	Lk.	Posts	Courses	Ch.	Lk.
1	N. 56° E.	60.9					
	N. 40° E.	8.20					
	N. 2° E.	14.33					
	N. 79° W.	22.52					
	N. 94° W.	11.20					
	N. 34° E.	8.10					
2	N. 55° W.	10.90					
	N. 31° E.	5.62					
	N. 88° E.	17.63					
	N. 34° W.	3.52					
	N. 41° W.	3.74					
	N. 67° W.	11.00					
	N. 34° E.	9.79					
	N. 34° W.	7.39					
	N. 55° W.	11.56					
	N. 55° E.	7.57					
	N. 53° E.	8.63					
	N. 82° E.	8.40					
	N. 74° E.	3.39					
	N. 52° E.	19.01					
	N. 8° W.	3.57					
	N. 45° E.	7.29					
	N. 34° W.	10.86					
	N. 89° E.	6.37					
	N. 55° W.	13.45					
1	N. 71° E.	4.94					

Completed

Total number of Acres. 22,937.38

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Mallett & Brink	9 th July 1833	M. Ch ^s Lks. 24. 04. 50	1 st 9 th 1834	3 rd 9 th 1834
Subdivisions	Hiram Wrenham	22 nd Dec ^r 1834	63. 27. 55	1 st 9 th 1835	3 rd 9 th 1835

The above Map of Township N^o 13 North, of Range N^o 21 E. of the 4th Principal Meridian (N.W. Ter.) 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, Apr. 14, 1835
 Robt. T. Smith, Sur. Gen^l



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

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>

August 29, 2023

PETITION FILE NO. 14612

STEPHANIE WAALA, CLERK
VILLAGE OF RANDOM LAKE
PO BOX 344
RANDOM LAKE, WI 53075-0344

RHONDA KLATT, CLERK
TOWN OF SHERMAN
PO BOX 88
ADELL, WI 53001-0088

Subject: RASSEL ANNEXATION

The proposed annexation submitted to our office on August 10, 2023, 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 Village of Random Lake, which is able to provide needed municipal services..

Note: Per Sheboygan County Real Property Lister, the document number (2076790) of the Certified Survey Map of the territory being annexed should be included in the legal description of the territory.

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 14612 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=2686>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner