

Request for Annexation Review

Wisconsin Department of Administration

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

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Wayne M. Clendenin, Owner**

Phone: **920-458-5501**

Email: **zinkel@rohdedales.com**

RECEIVED

February 16, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Ryan J. Zinkel, Rohde Dales LLP, attorney for the Sanders Trust, LLC**

Phone: **920-458-5501**

E-mail: **zinkel@rohdedales.com**

1. Town(s) where property is located: **Town of Centerville**

2. Petitioned City or Village: **Village of Cleveland**

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

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

5. Area (in acres) of the territory to be annexed: **3.3057**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
00202900400300

Include these required items with this form:

- 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 [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(November 2022)

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

\$350 Initial Filing Fee (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$600 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

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

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

DON'T attach the check with staples, tape, ...

**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 & form received: 2-16-2024

Payer: Rohde Dales LLP

Check Number: 112651

Check Date: 2-12-24

Amount: 950⁰⁰

RohdeDales LLP
Attorneys and Counselors

February 12, 2024

David O. Gass
K. Allan Voss
Anthony J. Resimius
Ryan J. Zinkel
Kyle G. Borkenhagen
Adam D. Vanderheyden
R. T. Melzer
Eldon L. Bohrofen,
Of Counsel

VIA FEDERAL EXPRESS

Village of Cleveland
Attn: Village Clerk, Stacy Grunwald
1150 West Washington Avenue
PO Box 87
Cleveland, WI 53015
Phone: 920-693-8181
village@clevelandwi.gov

✓ WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, FL 9
Madison, WI 53703
Phone: 608-264-6102
wimunicipalboundaryreview@wi.gov

*Re: Petition – Request for Annexation Review to the Village of Cleveland
Manitowoc County Parcel No.00202900400300*

Dear Clerk and Department of Administration:

Enclosed to the Village of Cleveland please find the original Petition – Request for Annexation Review and attachments signed by the property Owner.

To the Department of Administration, we enclose a copy of the Petition – Request for Annexation Review along with a check in the amount of \$950.00 for the filing/review fees.

If possible, we are hoping to be scheduled on the next Village Plan Commission meeting on March 6, 2024. If you have any questions, please do not hesitate to contact me.

Sincerely yours,



Ryan J. Zinkel

909 N. 8th St.
Ste. 100
Sheboygan, WI
53081

(920) 458-5501
(920) 458-5874 FAX
mail@rohdedales.com
www.rohdedales.com

RJZ/gap
Enclosures
pc:

Town of Centerville
Attn: Town Clerk, Paulette Vogt
8525 Carstens Lake Road
Manitowoc, WI 54220
Phone: 920-758-2720
centerville@tds.net

Sheboygan Area School District
Administrative Services Building
3330 Stahl Road
Sheboygan, WI 53081
Phone: 920-459-3500

**PETITION FOR ANNEXATION OF LANDS
TO THE VILLAGE OF CLEVELAND
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: Village of Cleveland

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I the undersigned, being the sole owner and elector of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Centerville in Manitowoc County, Wisconsin, to the Village of Cleveland, Manitowoc County, Wisconsin.
2. There are no persons residing in the territory. The population of the territory to be annexed is 0.
3. Said land is contiguous to the Village of Cleveland and is presently part of the Town of Centerville, in Manitowoc County, Wisconsin.
4. I, the undersigned request that upon annexation, the land described in Exhibit "A" be zoned as A-1.
5. Area of the lands to be annexed contains 3.3057 acres.
6. Tax Parcel number(s) of lands to be annexed: 00202900400300

- Attach a copy of a complete legal description of the property.
- Attach a copy of a scale map of the property.
- Attach a copy of the most recent real estate tax bill.

Dated this 17 day of November, 2023

PROPERTY OWNER'S SIGNATURE ON FOLLOWING PAGE

SIGNATURE PAGE-WAYNE M. CLENDENIN

Dated this 17 day of November, 2023

Wayne M. Clendenin

BY: Wayne M. Clendenin

Wayne M. Clendenin

1620 W. Washington Ave.

Cleveland, WI 53015

EXHIBIT A

LEGAL DESCRIPTION

Legal Description –

PART OF THE NORTHEAST 1/4 ^{???} AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 23 EAST, IN THE TOWN OF CENTERVILLE, MANITOWOC COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89°17'45"W ALONG THE NORTH LINE OF SAID 1/4 SECTION 412.48 FEET; THENCE S00°10'49"E 1049.81 FEET; THENCE N89°49'11"E 12.50 FEET; THENCE S00°10'49"E 535.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED: THENCE S89°40'49"E 366.98 FEET TO A POINT ON THE WEST LINE OF WESTVIEW STREET; THENCE S00°10'49"E ALONG SAID WEST LINE 390.80 FEET; THENCE S89°49'11"W 366.97 FEET; THENCE N00°10'49"W 394.00 FEET TO THE POINT OF BEGINNING.

Lands Containing 143,997 Square Feet Or 3.3057 Acres.

Property Address: 1620 W. Washington Ave., Cleveland, WI 53015

Tax Parcel ID Number: 00202900400300

File: R:\2023\2313366\DWG\Survey Sheets\2313366 Exhibit - Annex Neighbor.dwg Layout: 8.5x11port User: dsanjar Plotted: Oct 26, 2023 - 11:23am

NORTHWEST CORNER
NORTHEAST 1/4
29-17-23

NORTH AVENUE







NORTHEAST CORNER
NORTHEAST 1/4
29-17-23

NORTH LINE NORTHEAST 1/4 SECTION 29

S89°17'45"W
412.48'

INTERSTATE "43"

EAST LINE NORTHEAST 1/4 SECTION 29
500'10'49"E

- LEGEND**
-  GOVERNMENT CORNER
 -  CHORD LINE
 -  RIGHT-OF-WAY LINE
 -  SECTION LINE
 -  PARCEL BOUNDARY
 -  PROPERTY LINE

N89°49'11"E
12.50'

S00°10'49"E 535.00'

VILLAGE OF CLEVELAND

S89°40'49"E
366.98'

P.O.B.

143,997 S.F.
3.3057 ACRES

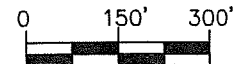
S89°49'11"W
366.97'

VILLAGE OF CLEVELAND

S00°10'49"E 390.80'

WESTVIEW STREET

SOUTHEAST CORNER
NORTHEAST 1/4
29-17-23



SCALE: 1" = 300'



MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

PROJECT:
**CLEARSKY
CLEVELAND**
WESTVIEW STREET
CENTERVILLE, WI

SHEET TITLE:
**PROPERTY
EXHIBIT
FOR ANNEXATION**

PROJECT NUMBER:
23-13366
DRAWN BY:
DHS
DATE:
10/26/23

SHEET NUMBER:
1



CLEARSKY CLEVELAND
WESTVIEW STREET
CENTERVILLE, WI

**LEGAL DESCRIPTION ADJOINING LANDS
JSD PROJECT# 23-13366**

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 17 NORTH, RANGE 23 EAST, IN THE TOWN OF CENTERVILLE, MANITOWOC COUNTY,
WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE S89°17'45"W
ALONG THE NORTH LINE OF SAID 1/4 SECTION 412.48 FEET; THENCE S00°10'49"E 1049.81 FEET;
THENCE N89°49'11"E 12.50 FEET; THENCE S00°10'49"E 535.00 FEET TO THE POINT OF
BEGINNING OF LANDS TO BE DESCRIBED: THENCE S89°40'49"E 366.98 FEET TO A POINT ON THE
WEST LINE OF WESTVIEW STREET; THENCE S00°10'49"E ALONG SAID WEST LINE 390.80 FEET;
THENCE S89°49'11"W 366.97 FEET; THENCE N00°10'49"W 394.00 FEET TO THE POINT OF
BEGINNING.

LANDS CONTAINING 143,997 SQUARE FEET OR 3.3057 ACRES.

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 002-029-004-003.DD | From Town of: Centerville | To City/Village of: Village of Cleveland
 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.
- 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
- Y (7) Legend
- Y (8) Total area/acreage of annexation

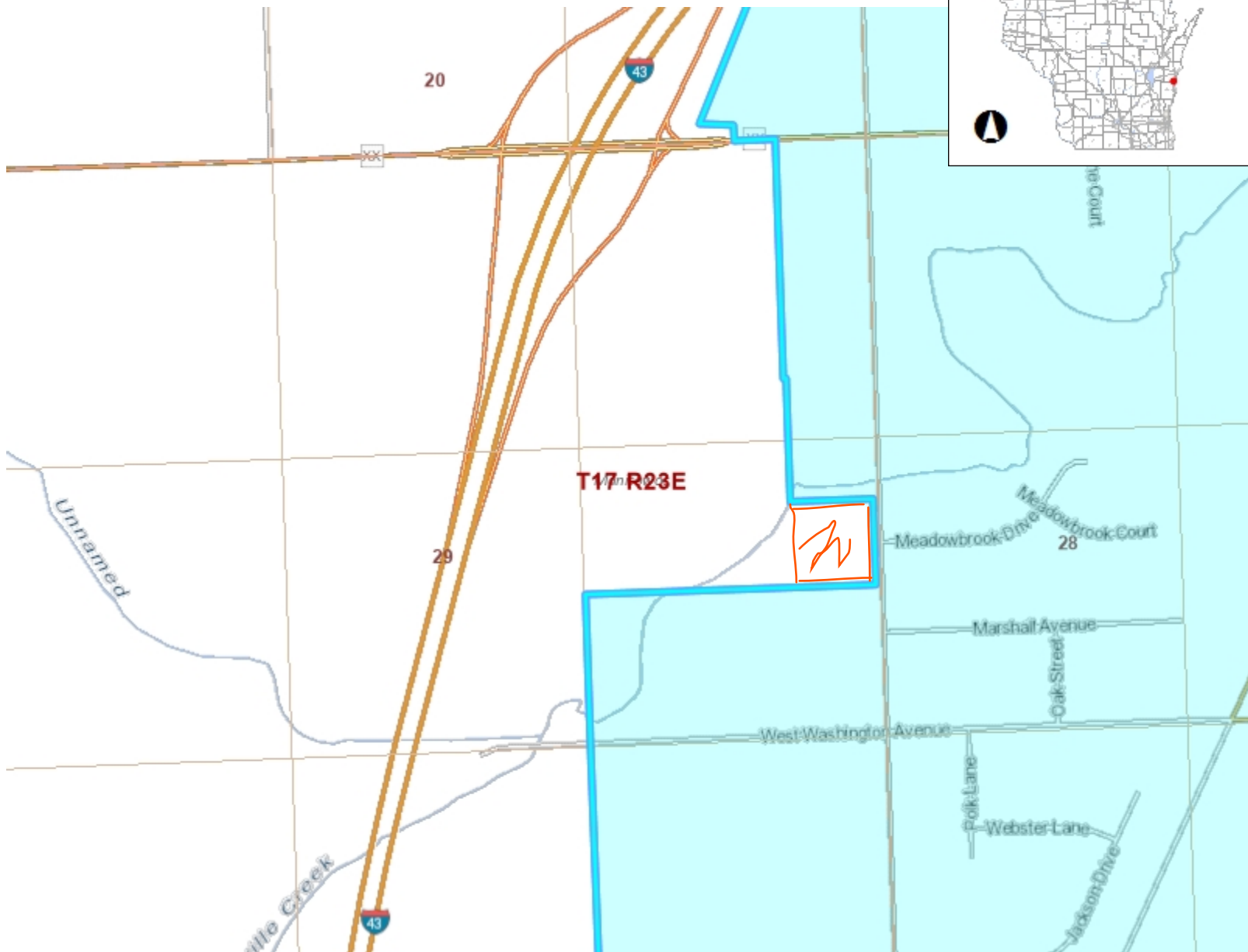
3. Other relevant information and comments:
Approved, No additional Comments

Prepared by: Aprille Caldwarts
 Title: Real Property Lister
 Phone: (920) 683-4119
 Date: 2/19/2024

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 XVII Range N^o XXIII E. 4th Mer. Wis. Ter.



Total number of Acres 16,560.57

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch. ^d in the Sur. Gen ^l 's acc. ^t
Subdivision.	Byron Kilbourn	24 th April 1834	M. Ch ^s Lk ^s 51. 16. 73	4 th q ^r . 1834	3 rd q ^r . 1835
Township lines.	Mullett's Brook	9 th July 1833	14. 52. 72	1 st q ^r . 1834	3 rd q ^r . 1834

The above Map of Township N^o 17 North, of Range N^o 23 E of the 4th Principal Meridian N.W.S. 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, July 21. 1835

Robt. Lytle Sur. Gen^l

Meanders of Lake Michigan											
Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s
1.	N 42° W	4.96	N 18° W	1.93							
	S 4° E	2.68	S 17° W	8.59							
	S 34° W	8.56	S 4° W	2.31							
	S 84° W	5.67	S 10° W	2.51							
	S 5° W	3.75	S 1° W	7.23							
	S 3° W	11.20	S 5° W	3.18							
	S 10° W	2.50	S 2° W	2.64							
	S 18° W	3.69	S 10° W	1.32							
	S 10 1/2° W	10.57	S 4° E	1.59							
	S 6° E	6.00	S 1 1/2° W	1.90							
	S 7 1/2° W	4.69	S 3 1/2° W	3.58							
	South	6.00	S 7 1/2° W	7.58							
	S 17 1/2° E	10.91	S 30 1/2° W	1.20							
2.	S 18° W	4.17	S 22° W	3.86							
	S 26° W	3.88	S 15 1/2° W	5.86							
	S 33 1/2° W	1.76	S 9 1/2° W	8.11							
	S 25° W	3.11	S 20° W	3.74							
	S 13° W	9.75	S 16° W	5.34							
	S 21° W	2.27	S 32° W	1.93							
	S 15° W	4.48	S 19° W	7.64							
	S 20° W	2.40	S 11° W	3.52							
3.	S 23° W	3.27	S 17 1/2° W	15.31							
	S 29° W	8.50	S 20 1/2° W	1.96							
	S 27° W	12.82	S 23 1/2° W	9.50							
	S 32° W	4.21	S 16 1/2° W	1.76							
	S 39 1/2° W	4.32									
	S 35° W	3.06									
	S 33 1/2° W	12.05									
	S 28° W	5.50									
	S 37° W	4.70									
	S 28° W	1.74									
4.	S 36° W	2.94									
	S 39° W	15.27									
	S 31 1/2° W	3.80									
	S 35° W	3.92									
	S 20° W	3.38									
	S 32 1/2° W	16.64									
	S 24° W	2.06									
	S 30° W	6.98									
	S 23 1/2° W	5.49									
	S 13° W	2.90									
	S 19° W	8.24									
	S 12° W	6.81									
	S 11° W	8.00									
	S 12° W	2.66									
	S 18 1/2° W	2.59									
5.	S 16° W	3.79									
	S 9° W	4.50									
	S 13 1/2° W	14.15									
	S 13 1/2° E	5.90									
	S 31° W	2.68									
	N 14 1/2° W	2.18									
	S 15° W	4.34									
	S 5 1/2° W	5.57									
	S 7 1/2° W	9.91									
	S 2 1/2° W	6.24									
	S 11° W	1.73									
6.	S 24° W	3.58									
	S 27 1/2° W	3.06									
	S 20° W	12.35									
7.	S 7° W	8.39									
	S 7 1/2° W	7.16									
	S 2° W	14.18									
	N 4 1/2° W	4.12									
	S 13° W	3.70									
	S 20° W	9.78									
	S 18 1/2° W	1.50									
	S 22° W	3.24									

Scale 40 Chains to an Inch.

True Meridian
Var. 6° 30' E.



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>

March 07, 2024

PETITION FILE NO. 14646

STACY GRUNWALD, CLERK
VILLAGE OF CLEVELAND
PO BOX 87
CLEVELAND, WI 53015-0087

PAULETTE VOGT, CLERK
TOWN OF CENTERVILLE
8525 CARSTENS LAKE ROAD
MANITOWOC, WI 54220-9545

Subject: CLENDENIN ANNEXATION

The proposed annexation submitted to our office on February 16, 2024, 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 Cleveland, which is able to provide needed municipal services.

Note: Please verify that the territory to be annexed is located in the NE 1/4 of the NE 1/4 of Section 29, and revise the legal description accordingly if needed.

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 14646 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=2720>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner