



## CITY OF APPLETON

### **PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY**

I/We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the town(s) of Grand Chute, Outagamie County, Wisconsin, lying contiguous to the City of Appleton petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scaled map to the City of Appleton, Outagamie County, Wisconsin.

*Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 3,149,161 Square Feet (72.2948 Acres) of land described as follows:*

*Beginning at the East 1/4 Corner of Section 06, Township 21 North, Range 18 East; thence S00°02'25"E along the east line of the Southeast 1/4 of said Section 06, 41.27 feet to the intersection of said east line with the east extension of the north line of Emerald Valley; thence N89°27'33"W along said extension line and along said north line, 1307.67 feet to the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 06; thence N00°12'16"E along said west line, 41.27 feet to the south line of the Fractional Northeast 1/4 of said Section 06; thence N89°27'33"W along said south line, 1307.49 feet to the Center of said Section 06 as monumented; thence N89°27'19"W along the south line of the Fractional Northwest 1/4 of said Section 06, 625.06 feet to the east line of Apple Ridge 2; thence N01°36'33"E along said east line, 119.15 feet; thence N05°33'54"W along said east line, 247.09 feet; thence N55°27'06"W along said east line, 135.41 feet; thence N28°25'33"W along said east line, 55.45 feet; thence N00°20'17"E along said east line, 456.72 feet to the south line of Lot 1, Certified Survey Map No. 8359 and to the north line of the Southeast 1/4 of the Fractional Northwest 1/4 of said Section 06; thence S89°39'43"E along said south line of said Lot 1 and along said north line of said 1/4-1/4 and along the south line of Certified Survey Map No. 7511, 788.41 feet to the southeast corner of said Map No. 7511 and to the west line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06; thence N00°27'15"E along said east line of said Map No. 7511 and along said west line, 1.45 feet to the north line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06 as monumented and to the south line of Certified Survey Map No. 8122; thence S89°37'46"E along said north line as monumented and the south line of said Map No. 8122 and the south line of Certified Survey Map No. 6740 and the south line of Certified Survey Map No. 4280 and along the north line of the Southeast 1/4 of the Fractional Northeast 1/4 said Section 06 as monumented, 2291.51 feet to the west line of lands described in Doc. 1763227; thence S01°26'43"W along said west line and the west line of Lands Described in Doc. 799879, 259.41 feet to the south line of said Doc. 799879; thence S88°09'17"E along said south line, 340.00 feet to the east line of the Fractional Northeast 1/4 of said Section 06; thence S01°26'43"W along said east line, 689.84 feet to the Point Of Beginning. Described Lands are subject to easements and restrictions of record.*


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

I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from AG Agricultural District to a zoning classification of R-2 Two-Family District.

Area of lands to be annexed contains 72.2948 acres m/l.

Tax Parcel number of lands to be annexed: 101156900, 101154800, 101154900.

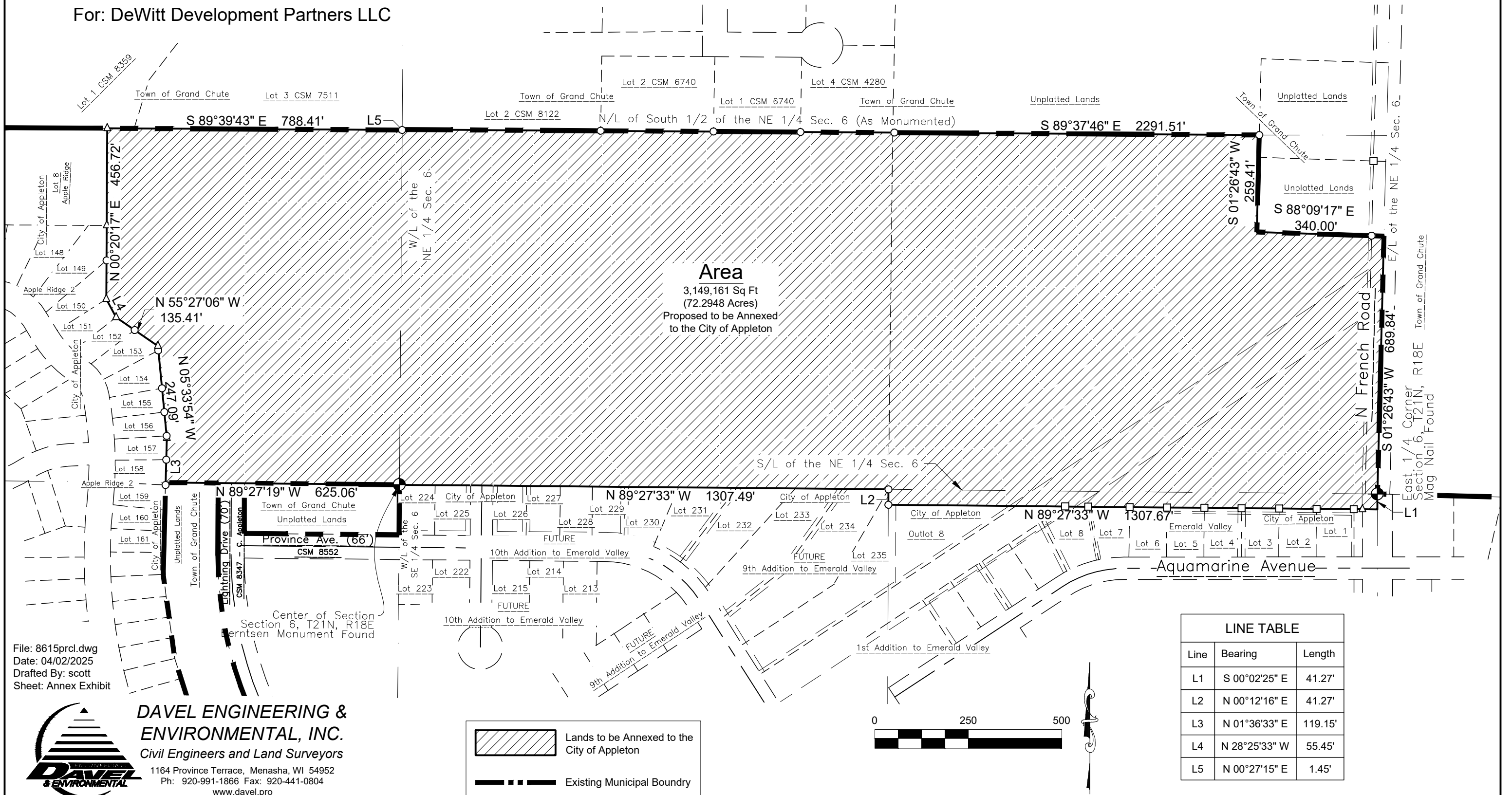
The current population of such territory is 0.

Signature of Petitioner/Owner	Date of Signing	Address of Petitioner (Include Zip Code)
<div><div>DocuSigned by:</div><div></div></div>	4/9/2025	3405 Commerce Ct., Suite C Appleton, WI 54911
<div><div>C-085CF70B7A824E7...</div><div>Scott Dewitt, Representative Dewitt Development Partners, LLC</div></div>		

# Annexation Map

Currently Town of Grand Chute, Outagamie County, WI

For: DeWitt Development Partners LLC



**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**  
*Civil Engineers and Land Surveyors*

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
[www.davel.pro](http://www.davel.pro)

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

### Dewitt Development Partners LLC Annexation

Petitioner: Scott Dewitt for Dewitt Development Partners LLC

Petition Number:

1. Territory to be annexed: From **Town of Grand Chute** To **CITY OF APPLETON**

2. Area (Acres): 72.2948 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  
Intermunicipal Agreement

b. Year adopted 1992

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

c. Participating jurisdictions  
City of Appleton and Town of Grand Chute

d. Statutory authority 66.027 and 66.30

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: \_\_\_\_\_

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

5. Approximate **present land use** of territory: **Undeveloped, Agricultural 100%**

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

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

Comments: **Anticipated for future residential development.**

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

Plat Name: N/A

8. What is the **nature of land use adjacent** to this territory in the city or village?

In the City?: **North: Town of Grand Chute, Agricultural & Residential, South: Single-family, East: Town of Grand Chute, Agricultural & Residential, and West: Single-family.**

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? **(AGD General Agricultural District, Town of Grand Chute Zoning)**

c. How will the land be zoned and used if annexed? **R-2 Two-family District.**

---

12. Elections:   ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward?

**Existing Ward Number 39 and Aldermanic District 13.**

For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto: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: **N/A**

---

---

Prepared by:   ☐ Town    ☒ City    ☐ Village

Name: Lindsey Smith, Principal Planner

Email: [lindsey.smith@appletonwi.gov](mailto:lindsey.smith@appletonwi.gov)

Phone: 920-832-3943

Date: 3/18/2025

---

(March 2018)

---

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

---

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Dewitt Development Partners**

Petition Number: **14757**

1. Territory to be annexed: From **TOWN OF GRAND CHUTE** To **CITY OF APPLETON**

2. Area (Acres): 72.2948

3. Pick one: ☐ Property Tax Payments

OR ☒ Boundary Agreement

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

\$ \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: \_\_\_\_\_

a. Title of boundary agreement Intermunicipal Agreement Between

b. Year adopted 1992

the City of Appleton and Town of

Grand Chute

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

☒ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: \_\_\_\_\_ Electors: 0 Total: 0

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

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: 100 %

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?

In the town?: Agricultural Crop Production and Woodland/Forest

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?   AGD General Agricultural District

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](mailto: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:   Kayla Raatz

Email:   [kayla.raatz@grandchutewi.gov](mailto:kayla.raatz@grandchutewi.gov)

Phone:   920-380-2952

Date:   5/2/2025

(March 2018)

---

Please **RETURN PROMPTLY** to:

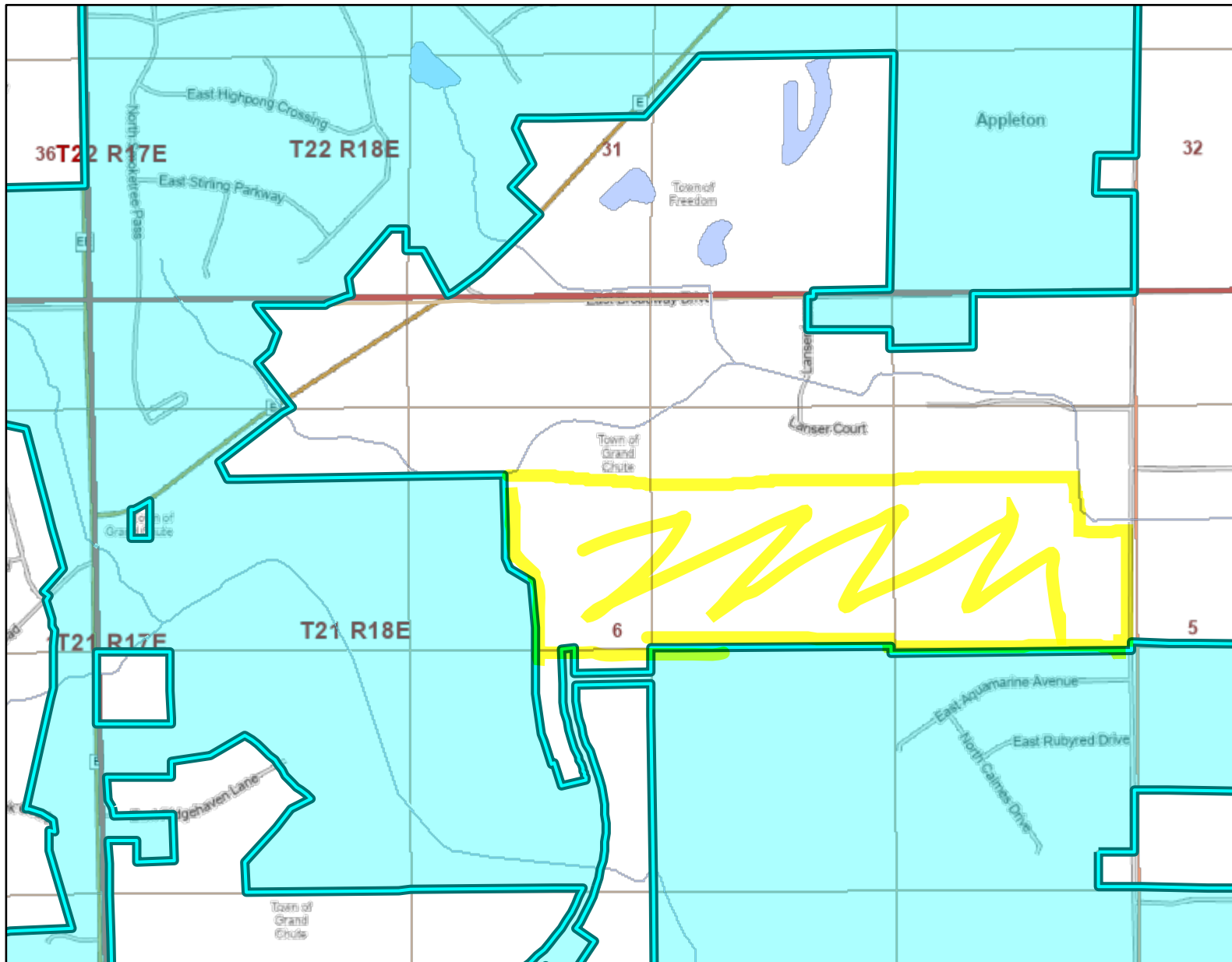
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

---



**Legend:** (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- County HWY
- Local Road

**Notes:**



Map: 0 750 1,500 Feet  
0 220 440 Meters

Service Layer Credits:  
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 5/18/2025 8:32 AM



# Township N<sup>o</sup> 21 N, Range N<sup>o</sup> 18 East, 4<sup>th</sup> Mer.



Meanders of Fox River.								
Posts	Courses	Ch <sup>s</sup> Lk <sup>s</sup>	Posts	Courses	Ch <sup>s</sup> Lk <sup>s</sup>	Posts	Courses	Ch <sup>s</sup> Lk <sup>s</sup>
Left bank, down stream.								
				S 53½ E	4.00			
1	N 73° E	3.50		N 74½ E	3.00			
	S 68 E	6.00	23	N 26½ E	1.95			
	S 88 E	4.50						
	N 88½ E	7.50		N 26½ E	2.05			
	N 72 E	6.50		N 9½ E	5.50			
	N 49 E	2.00		N 3 E	10.50			
	N 44 E	7.50		N 54 E	5.00			
	N 33 E	4.50	6	S 87½ E	3.30			
	N 22 E	4.50						
2	N 32 E	4.00		S 84 E	5.00			
				N 88 E	4.50			
	N 38 E	4.50		N 55 E	11.50			
	N 39½ E	9.00		N 70 E	5.00			
	N 88½ E	1.50		N 51 E	6.00			
	N 30 E	4.00		N 47½ E	8.00			
	N 8 E	4.50		N 42½ E	7.00			
	N 34 E	3.50		N 49½ E	11.50			
	N 50 E	9.00		N 62 E	12.50			
	N 68 E	5.00		N 52½ E	4.50			
	N 81 E	6.00		N 62½ E	6.50			
	S 66½ E	8.00		N 87 E	3.50			
3	S 59½ E	4.50		S 65½ E	7.00			
			7	S 75 E	2.61			
	S 72 E	4.89						
	S 73½ E	4.50		S 67½ E	4.50			
	S 83½ E	9.50		S 54 E	7.50			
	N 35 E	8.00		S 64 E	6.50			
	N 61½ E	3.00	8	S 59 E	8.94			
	N 83½ E	6.00						
	S 74½ E	9.50						
	N 78 E	7.00						
	N 56 E	5.00						
	N 52 E	9.50						
	N 70 E	6.50						
	N 86 E	3.00						
	N 78½ E	9.50						
4	S 56½ E	3.50						
	S 73½ E	8.50						
	N 72 E	7.00						
	N 45 E	10.00						
	N 78 E	4.00						
	S 74½ E	5.50						
	S 64 E	2.50						
	N 82 E	3.50						
	S 47 E	14.00						
	S 34 E	6.21						
	S 68 E	5.50						
	S 44 E	5.50						
	S 22 E	6.50						
	S 70 E	7.00						
	N 86½ E	4.50						
5	S 64 E	8.00						
	S 63 E	12.00						
	East	4.00						
	N 71 E	7.50						
	N 80 E	8.50						
	S 82 E	3.00						
	S 68 E	6.00						
	N 78 E	3.50						
	N 76½ E	4.00						
	S 89 E	6.00						
	S 69½ E	6.00						
	S 28 E	6.50						
24	S 24 E	5.50						

Total number of Acres 11,343.74					
Surveys Designated.	By Whom Surveyed.	Date of Contract.	Amount of Surveys. M. Ch <sup>s</sup> Lk <sup>s</sup>	When Surveyed.	When Charged in the Sur <sup>t</sup> Gen <sup>l</sup> 's acc <sup>t</sup>
Township lines.	A. G. Ellis	May 13, 1843	13. 77. 32	June 1843	1 <sup>st</sup> Qr. 1844
Subdivisions.	John Baunister	August 10 <sup>th</sup> 1843	38. 72. 54	4 <sup>th</sup> Qr. 1843	4 <sup>th</sup> Qr. 1844

The above Map of Township N<sup>o</sup> 21 North, of Range N<sup>o</sup> 18 East of the 4<sup>th</sup> Principal Meridian, Wisconsin Territory is strictly conformable to the field notes of the survey thereupon filed in this Office, which have been examined and approved.

Surveyor General's Office, *Geo. H. Jones* Sur<sup>t</sup> Gen<sup>l</sup>.

Dubuque July 29<sup>th</sup> 1847.





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](mailto:wimunicipalboundaryreview@wi.gov)

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

May 20, 2025

PETITION FILE NO. 14757

KAMI LYNCH, CLERK  
CITY OF APPLETON  
100 N APPLETON ST  
APPLETON, WI 54911-4702

KAYLA RAATZ, CLERK  
TOWN OF GRAND CHUTE  
1900 W GRAND CHUTE BOULEVARD  
GRAND CHUTE, WI 54913-9613

Subject: DEWITT DEVELOPMENT PARTNERS ANNEXATION

The proposed annexation submitted to our office on May 01, 2025, 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 Appleton, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must accurately show and identify the existing City of Appleton municipal boundary in relation to 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 14757 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](mailto: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=2831>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner