



Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202-3197

Telephone: 414.298.1000
Facsimile: 414.298.8097
reinhartlaw.com

June 20, 2025

**DELIVERED BY CERTIFIED MAIL -
RETURN RECEIPT REQUESTED & EMAIL**

Wisconsin Department of Administration
Municipal Boundary Review
101 East Wilson Street, 9th Floor
Madison, WI 53703
Attn: Erich Schmidtke

Dear Erich,

Re: Third Petition for Direct Annexation by Unanimous
Approval

Together with this letter, I sent you various documents in connection with the second annexation this time of approximately 204 acres of territory located in the Town of Port Washington, Ozaukee County, Wisconsin contiguous at the north to the current City of Port Washington, Ozaukee County, Wisconsin boundary. If those 204 acres are annexed, owners and electors desire to annex an additional approximately 457 acres in the Town of Port Washington, Ozaukee County, Wisconsin abutting and extending further north of such 204 acres. This third annexation also is proposed by unanimous approval under Wisconsin Statutes Section 66.0217(2) and will be consistent with the Supplemental Agreement between the City and Town of Port Washington. This third annexation will be in the public interest for the same reasons that MBR No. 14753 and the second 204 acre annexation are in the public interest.

Enclosed are the following documents for the third annexation:

1. Request for Annexation Review; and
2. Petition for Direct Annexation by Unanimous Approval (copy).

Please feel free to contact me at 414-298-8331 or dtomczyk@reinhartlaw.com if you need additional information to opine as to whether the proposed annexation is in the public interest.

Yours very truly,



Deborah C. Tomczyk

54097312

Encs.

cc Ms. Tracye Herrington (via email)
Mr. Scott Troise (via email)
Mr. Andrew Stewart (via email)
Mr. Christopher Smith (via email)
Mr. Samuel Schultz (via email)
Mr. Joseph J. Franke (via email)

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://wi.accessgov.com/public/Forms/Page/doa-dir/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: **VDC WISCO REALTY INVESTMENTS 2, LLC**

Phone: **Tracye Herrington | 303-550-1580**

Email: **tracye.herrington@vantage-dc.com**

Contact Information if different than petitioner:

Representative's Name: **Deborah C. Tomczyk**

Phone: **414-298-8331**

E-mail: **dtomczyk@reinhardtlaw.com**

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

2. Petitioned City or Village: **City of Port Washington**

3. County where property is located: **County of Ozaukee**

4. Population of the territory to be annexed: **six (6) electors**

5. Area (in acres) of the territory to be annexed: **approximately 457 acres**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
See Exhibit A attached hereto

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]~~ Online Payment

(June 2024)

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

\$2,000 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

\$2,350 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: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

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 only 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

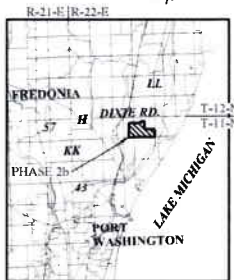
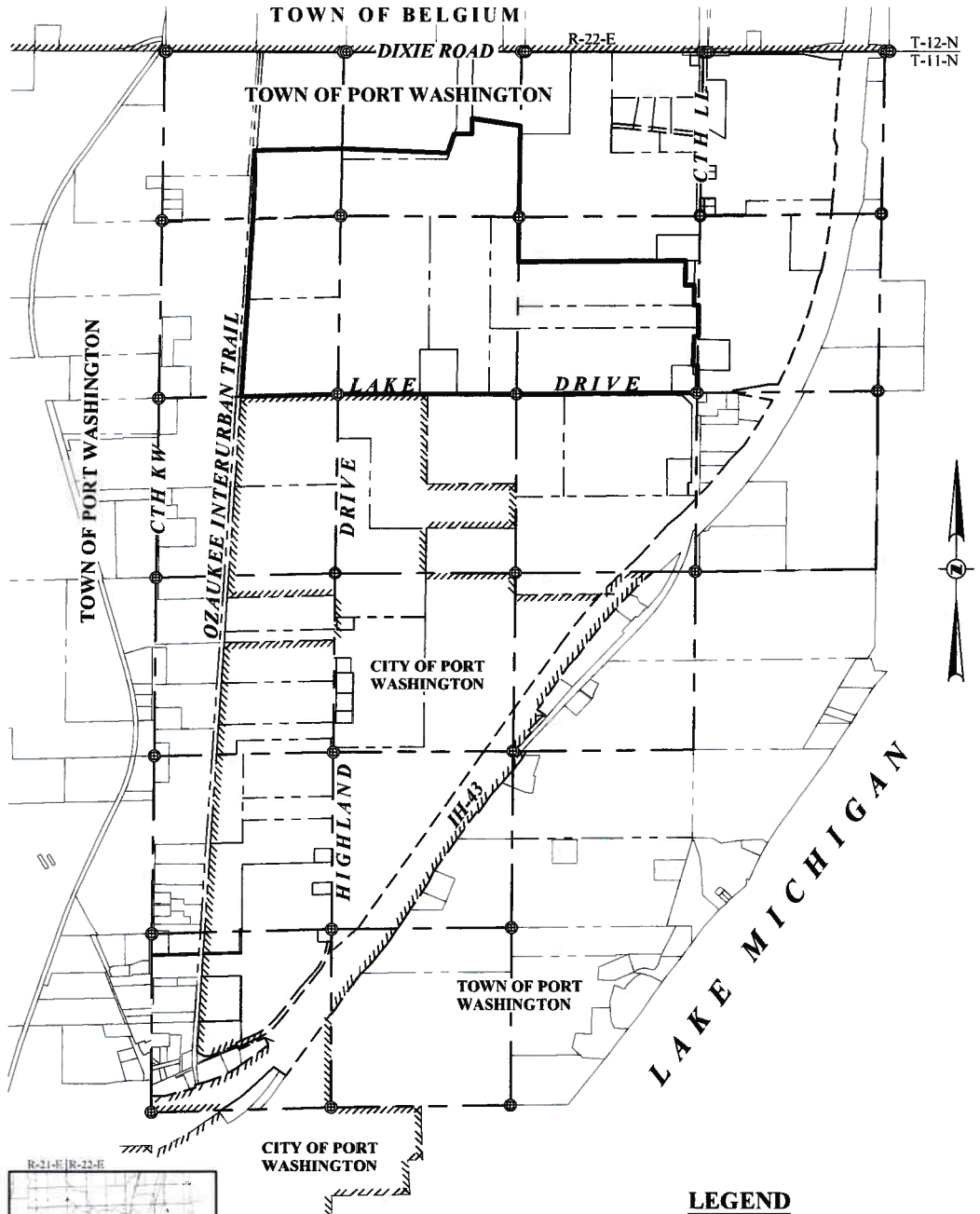
- ☐ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

EXHIBIT A
TAX PARCEL NUMBERS OF TERRITORY TO BE ANNEXED

[SEE NEXT PAGES]

ANNEXATION SCALE MAP

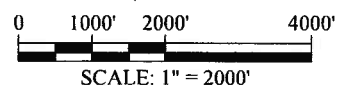
THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

LEGEND

- POB POINT OF BEGINNING
- ⊕ SECTION CORNER
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH LINE
- PROPERTY LINE
- EXTERIOR BOUNDARY LINE
- //// CORPORATE LIMITS



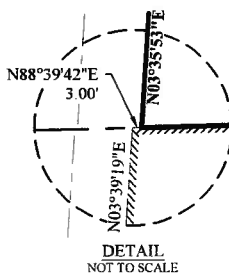
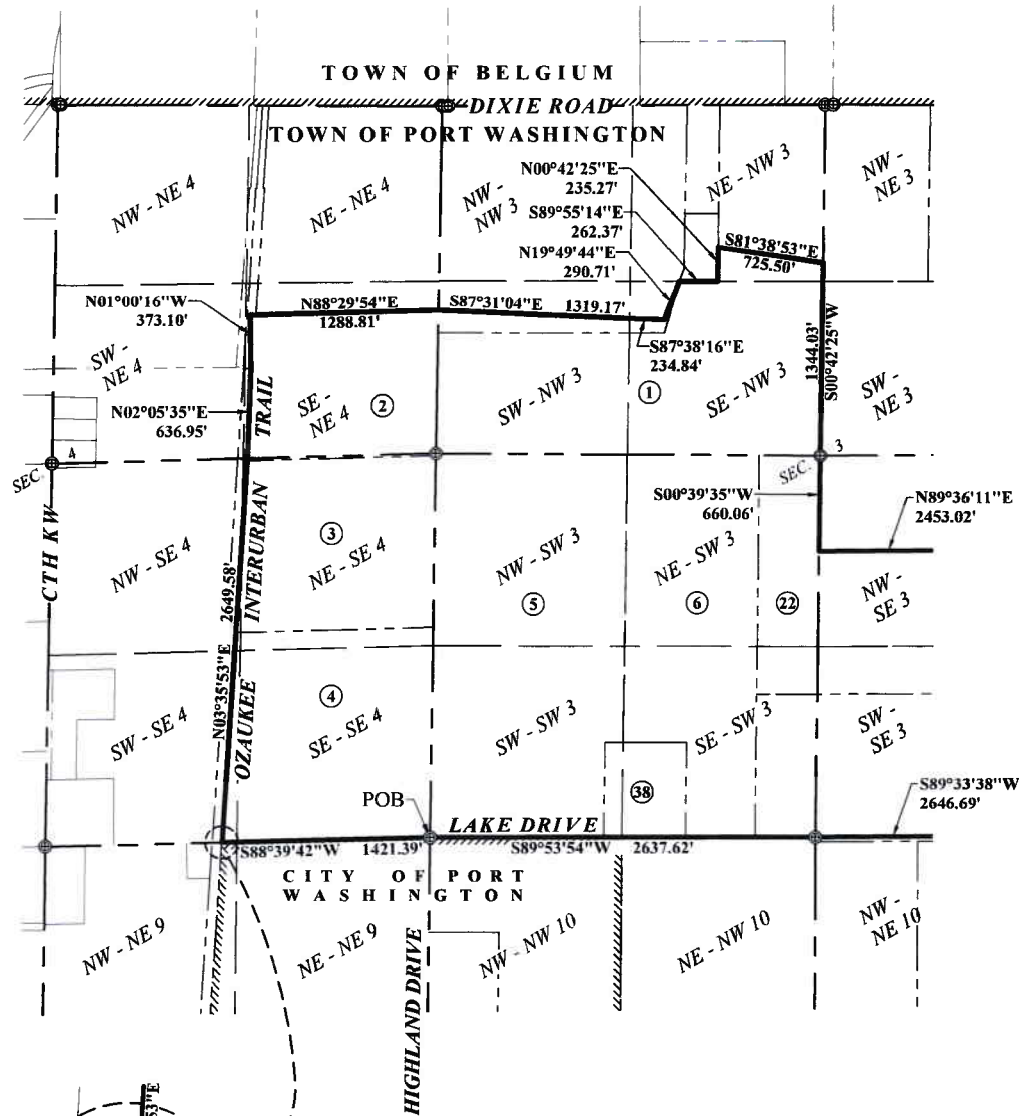
GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500
www.graef-usa.com

Date: 06/20/2025
Project No: 20240162.00
Drawn By: LFG
Sheet No: 1 OF 4

ANNEXATION SCALE MAP

THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

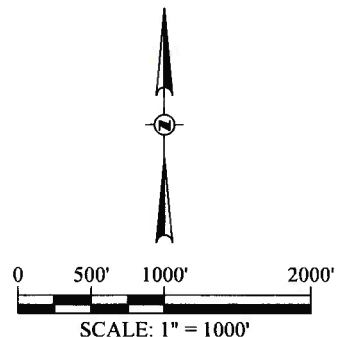


NOTE:
SEE TABLE ON PAGE 3 FOR ASSOCIATED
OWNER AND TAX KEY INFORMATION.

GRAEF

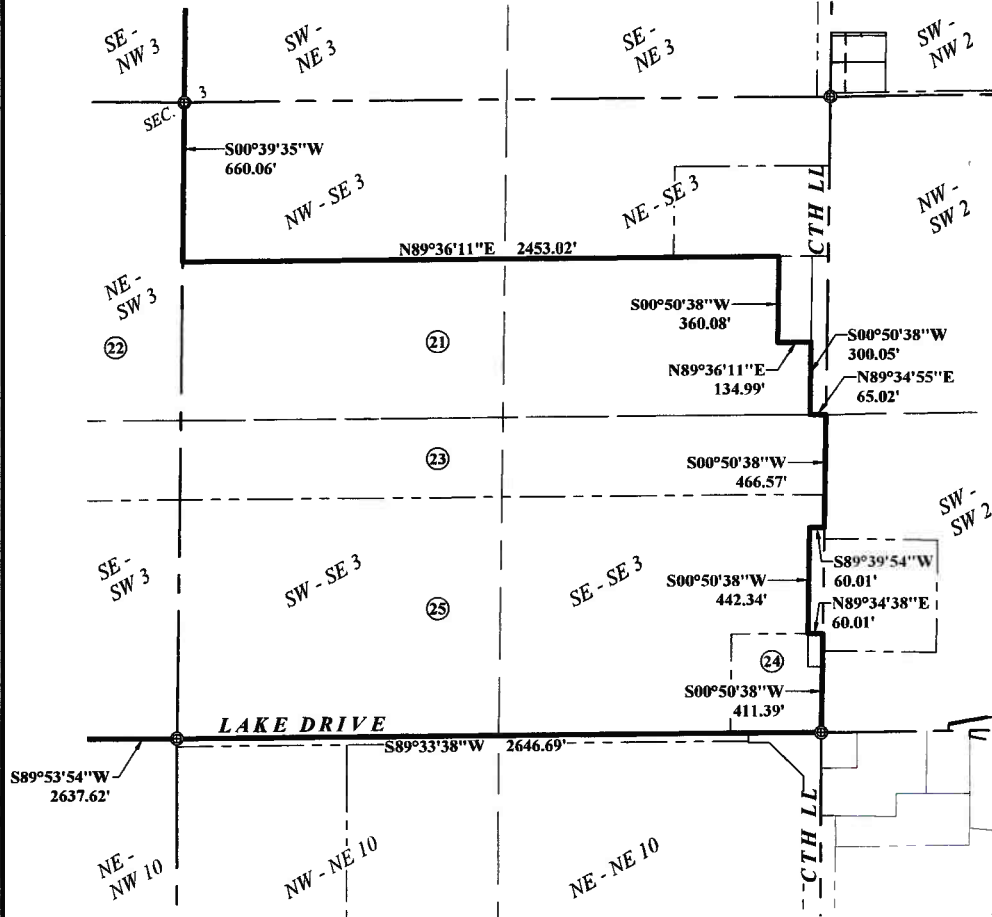
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Drawn By: LFG
Sheet No: 2 OF 4



ANNEXATION SCALE MAP

THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

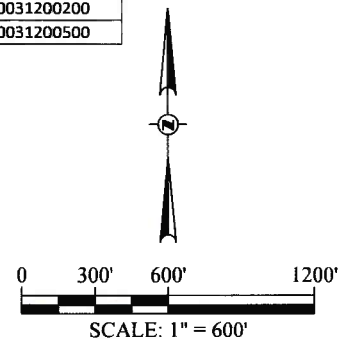


TAX KEY TABLE		
MAP #	PARCEL OWNERS	TAX KEY #
1	R&B Karrels Farms, LLC	070030700300
2	R&B Karrels Farms, LLC	070040400200
3	Brian Karrels	070041300200
4	R&B Karrels Farms, LLC	070041600100
5	R&B Karrels Farms, LLC	070031000100
6	R&B Karrels Farms, LLC	070030900200
21	George and Deborah Roberts Family LLC	070031300200
22	George and Deborah Roberts Family LLC	070030900100
23	George and Deborah Roberts Family LLC	070031500100
24	Jennifer M. Schlenvogt formerly known as Jennifer M. Rychtik	070031600300
25	Earl W. Schlenvogt and Bonnie L. Schlenvogt Family Trust	070031200200
38	Patricia L. Didier as to a Life Estate, and Owen Didier, as to the remainder	070031200500

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Date: 06/20/2025
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Drawn By: LFG
Sheet No: 3 OF 4



ANNEXATION SCALE MAP

THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

All those parts of the Southeast 1/4 and the Northeast 1/4 of Section 4, and the Northwest 1/4 and the Southwest 1/4 and the Southeast 1/4 of Section 3 all lying in Township 11 North, Range 22 East, Town of Port Washington, Ozaukee County, Wisconsin being more particularly described as follows:

Beginning at the Southeast corner of said Section 4; thence South 88°39'42" West along the south line of said Section 4, a distance of 1,421.39 feet to the east right-of-way line of a Wisconsin Electric Power Company utility right-of-way; thence North 03°35'53" East along said east right-of-way line, a distance of 2,649.58 feet; thence North 02°05'35" East along said east right-of-way line, 636.95 feet; thence North 01°00'16" West along said east right-of-way line, 373.10 feet to the northwest corner of lands described in Document No. 977527 as recorded in the Office of the Register of Deeds, Ozaukee County, Wisconsin; thence North 88°29'54" East along the north line of lands described in said Document No. 977527, a distance of 1,288.81 feet to the northwest corner of lands described in Document No. 141452 as recorded in said Office of the Register of Deeds; thence South 87°31'04" East along the north line of lands described in said Document No. 141452, a distance of 1,319.17 feet; thence South 87°38'16" East along said north line, a distance of 234.84 feet; thence North 19°49'44" East along said north line, a distance of 290.71 feet; thence South 89°55'14" East, 262.37 feet to the southwest corner of lands described in Document No. 1145442 as recorded in said Office of the Register of Deeds; thence North 00°42'25" East along the west line of lands described in said Document No. 1145442, a distance of 235.27 feet to the northwest corner of lands described in said Document No. 1145442; thence South 81°38'53" East along the north line of lands described in said Document No. 1145442, a distance of 725.50 feet to the northeast corner of lands described in said Document No. 1145442, said point also lying on the east line of the Northwest 1/4 of said Section 3; thence South 00°42'25" West along the east line of lands described in said Document No. 1145442, and the east line of lands described in Document 129331 as recorded in said Office of the Register of Deeds, and the east line of said Northwest 1/4, a distance of 1344.03 feet to the southeast corner of said Northwest 1/4, said point also lying on the west line of Lot 2, Certified Survey Map No. 3278 recorded as Document No. 669619 in said Office of the Register of Deeds; thence South 00°39'35" West along the east line of the Southwest 1/4 of said Section 3 and said west line, a distance of 660.06 feet to the southwest corner of said Lot 2, Certified Survey Map No. 3278; thence North 89°36'11" East along the south line of said Lot 2 Certified Survey Map No. 3278 and along the south line of Lot 1 of said Certified Survey Map No. 3278, a distance of 2,453.02 feet to the northwest corner of lands described in Document No. 1046562 in said Office of the Register of Deeds; thence South 00°50'38" West along the west line of lands described in said Document No. 1046562, a distance of 360.08 feet to the southwest corner of lands described in said Document No. 1046562; thence North 89°36'11" East along the south line of lands described in said Document No. 1046562, a distance of 134.99 feet to the southeast corner of lands described in said Document No. 1046562, said point lying on the west right-of-way line of CTH LL; thence South 00°50'38" West along said west right-of-way line, 300.05 feet to a point on the north line of lands described in Document No. 807062 in said Office of the Register of Deeds; thence North 89°34'55" East along said north line, 65.02 feet to a point on the east line of the Southeast 1/4 of said Section 3; thence South 00°50'38" West along said east line, 466.57 feet to the northeast corner of lands described in Document No. 150524; thence South 89°39'54" West along the north line of lands described in said Document No. 150524, a distance of 60.01 feet to the west right-of-way line of said CTH LL; thence South 00°50'38" West along said west right-of-way line, 442.34 feet to the northwest corner of lands described in Document No. 630842 in said Office of the Register of Deeds; thence North 89°34'38" East along the north line of lands described in said Document No. 630842, 60.01 feet to a point lying on said east line of the Southeast 1/4 of said Section 3; thence South 00°50'38" West along said east line, 411.39 feet to the southeast corner of said Section 3; thence South 89°33'38" West along the south line of said Southeast 1/4, a distance of 2,646.69 feet to the southwest corner of said Southeast 1/4; thence South 89°53'54" West along the south line of the Southwest 1/4 of said Section 3, a distance of 2,637.62 feet to the point of beginning.

Said described land containing 457.193 acres more or less.



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Date: 06/20/2025
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Sheet No: 4 OF 4





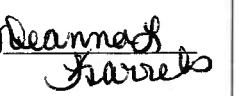
**PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL**


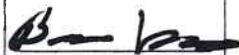

The undersigned hereby petition the City of Port Washington, Ozaukee County, Wisconsin, for annexation to the City of Port Washington of the territory contiguous to the City of Port Washington but lying in the Town of Port Washington, Ozaukee County, Wisconsin, as legally described and depicted on the scale map attached hereto as Exhibit A.

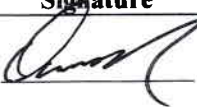

This Petition is for direct annexation by unanimous approval under Wisconsin Statutes Section 66.0217(2). Those signing this Petition constitute all of the electors residing in the territory to be annexed (according to the Wisconsin Elections Commission website, www.myvote.wi.gov). Those signing this Petition also represent all of the owners of the land within the territory to be annexed. The population of the total territory to be annexed, based on representations from Petition signers, is estimated to be six (6) electors.


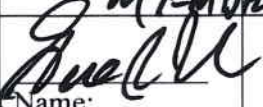
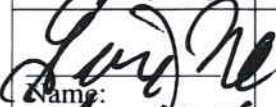
The purpose of the annexation is to expand the City's growth area, to make City of Port Washington services available to the territory and to ready the territory for development of a data center campus consistent with the I-3 Technology Campus District City of Port Washington Code Section 485-172. Those signing this Petition request that the territory be rezoned to such I-3 Technology Campus District immediately following adoption of an annexation ordinance.


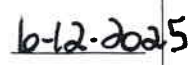
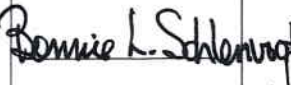
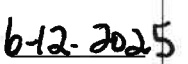
See attached pages for signatures.

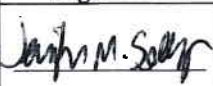
ELECTOR OR OWNER					
Signature	Name/Entity	Elector/Owner	Tax ID & Acreage	Property Address	Date Signed
 Brian Karrels Member	R&B Karrels Farms, LLC	Owner	070041600100 46.22 acres	1518-1522 Lake Dr., Port Washington, Wisconsin 53074	<u>10-12-25</u>
 Brian Karrels Member	R&B Karrels Farms, LLC	Owner	070031000100 78.49 acres	North of Lake Dr., Port Washington, Wisconsin 53074	<u>10-12-25</u>
 Brian Karrels Member	R&B Karrels Farms, LLC	Owner	070030900200 48.73 acres	North of Lake Dr., Port Washington, Wisconsin 53074	<u>10-12-25</u>
 Brian Karrels	Brian Karrels	Elector	070041600100 46.22 acres	1518-1522 Lake Dr., Port Washington, Wisconsin 53074	<u>10-12-25</u>
 Deanna Lynn Karrels	Deanna Lynn Karrels	Elector	070041600100 46.22 acres	1518-1522 Lake Dr., Port Washington, Wisconsin 53074	<u>10-12-25</u>

ELECTOR OR OWNER					
Signature	Printed Name/Entity	Elector/Owner	Tax ID & Acreage	Property Address	Date Signed
 Brian Karrels Member	R&B Karrels Farms, LLC	Owner	070030700300 67.41 acres	East of Ozaukee Interurban Trail, Port Washington, Wisconsin 53074	<u>6-19-25</u>
 Brian Karrels Member	R&B Karrels Farms, LLC	Owner	070040400200 29.75 acres	East of Ozaukee Interurban Trail, Port Washington, Wisconsin 53074	<u>6-19-25</u>
 Brian Karrels	Brian Karrels	Owner	070041300200 35.90 acres	East of Ozaukee Interurban Trail, Port Washington, Wisconsin 53074	6-25 <u>6-19-25</u>

ELECTOR OR OWNER					
Signature	Printed Name/Entity	Elector/Owner	Tax ID & Acreage	Property Address	Date Signed
	Owen Thomas Didier	Owner & Elector	070031200500 8.41 acres	1374 Lake Dr., Port Washington, Wisconsin 53074	<u>6-16-25</u>
	Bridget Nicole Collins	Elector	070031200500 8.41 acres	1374 Lake Dr., Port Washington, Wisconsin 53074	<u>6/16/25</u>

ELECTOR OR OWNER					
Signature	Name/Entity	Elector/Owner	Tax ID & Acreage	Property Address	Date Signed
 Name: Its: MANAGING MEMBER	George and Deborah Roberts Family LLC	Owner	070030900100 15.48 acres	West of County Road LL, Port Washington, Wisconsin 53074	6/12/25
 Name: Its: MANAGING MEMBER	George and Deborah Roberts Family LLC	Owner	070031300200 38.09 acres	West of County Road LL, Port Washington, Wisconsin 53074	6/12/25
 Name: Its: MANAGING MEMBER	George and Deborah Roberts Family LLC	Owner	070031500100 19.58 acres	West of County Road LL, Port Washington, Wisconsin 53074	6/12/25

ELECTOR OR OWNER					
Signature	Printed Name/Entity	Elector/Owner	Tax ID & Acreage	Property Address	Date Signed
 Bonnie L. Schlenvogt Trustee	Earl W. Schlenvogt and Bonnie L. Schlenvogt Family Trust	Owner	070031200200 65.17 acres	1234 Lake Dr., Port Washington, Wisconsin 53074	
 Bonnie L. Schlenvogt	Bonnie L. Schlenvogt	Elector	070031200200 65.17 acres	1234 Lake Dr., Port Washington, Wisconsin 53074	

ELECTOR OR OWNER					
Signature	Printed Name/Entity	Elector/Owner	Tax ID & Acreage	Property Address	Date Signed
	Jennifer M. Schlenvogt	Owner & Elector	070031600300 2.56 acres	1122 Lake Dr., Port Washington, Wisconsin 53074	<u>6/12/25</u>

The undersigned has contracted to purchase all of the territory included in this Petition and joins with the owners and electors in petitioning for annexation of the territory to the City of Port Washington, Ozaukee County, Wisconsin.

CONTRACT PURCHASER

VDC WISCO REALTY INVESTMENTS 2, LLC,
a Delaware limited liability company

By: _____


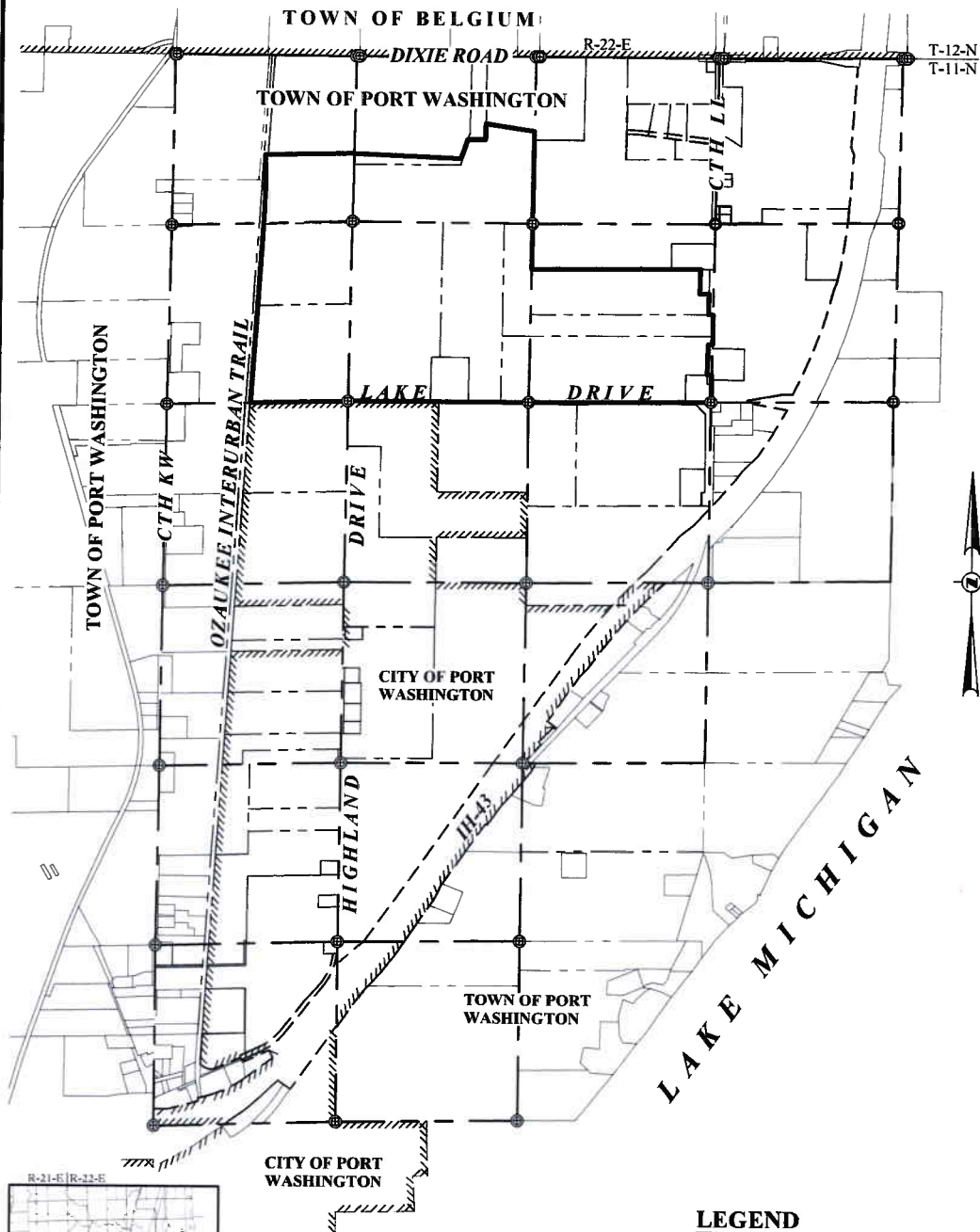

Tracye Herrington
Authorized Signatory

EXHIBIT A
LEGAL DESCRIPTION AND SCALE MAP OF TERRITORY TO BE ANNEXED

[SEE NEXT PAGES]

ANNEXATION SCALE MAP

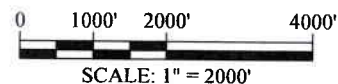
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VICINITY MAP
NOT TO SCALE

LEGEND

- POB POINT OF BEGINNING
- ⊕ SECTION CORNER
- SECTION LINE
- QUARTER SECTION LINE
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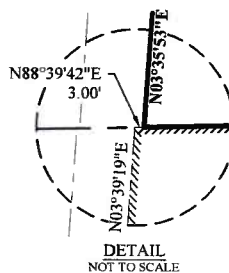
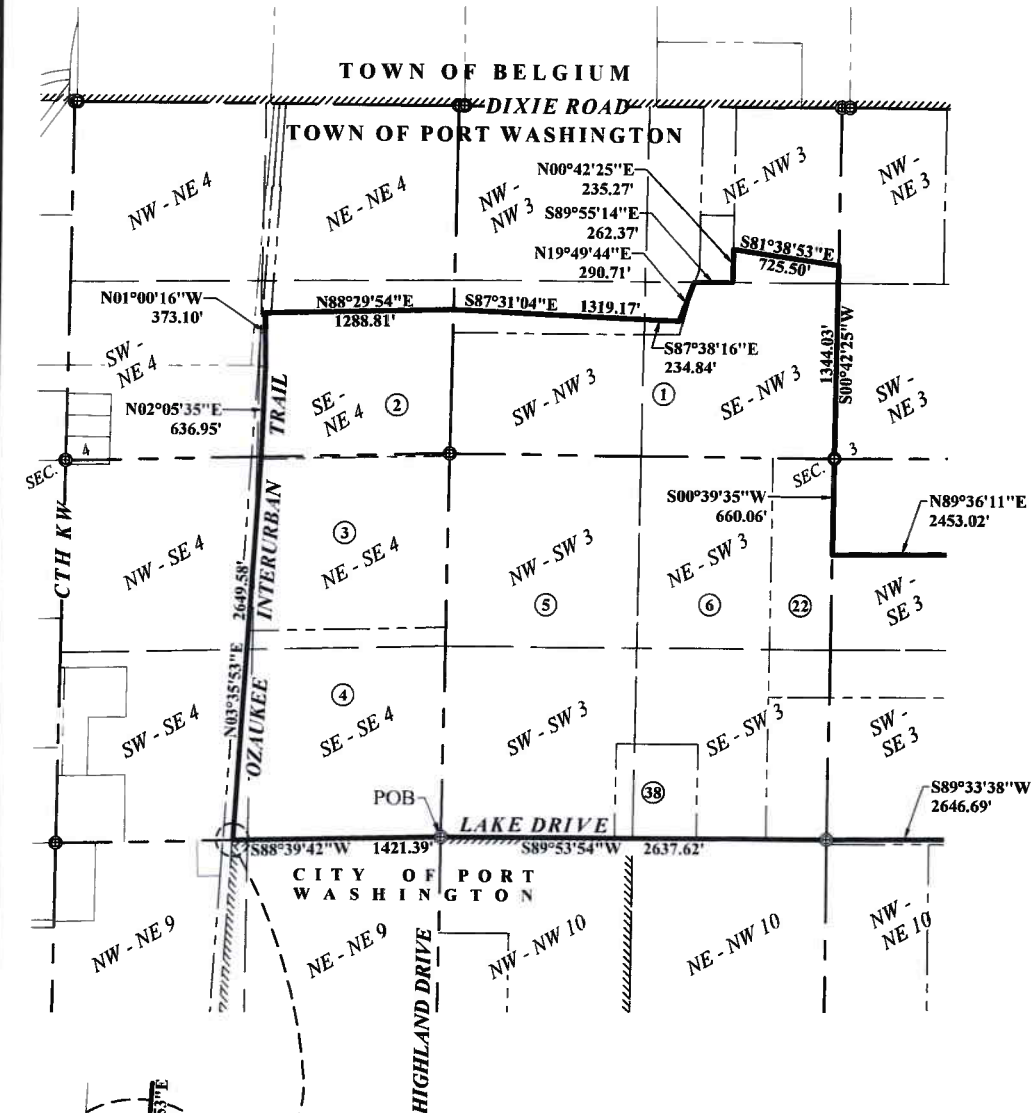
GRAEF

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Sheet No: 1 OF 4

ANNEXATION SCALE MAP

THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

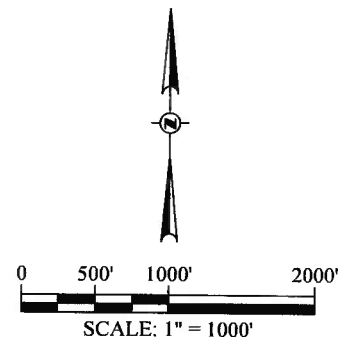


NOTE:
SEE TABLE ON PAGE 3 FOR ASSOCIATED
OWNER AND TAX KEY INFORMATION.

GRAEF

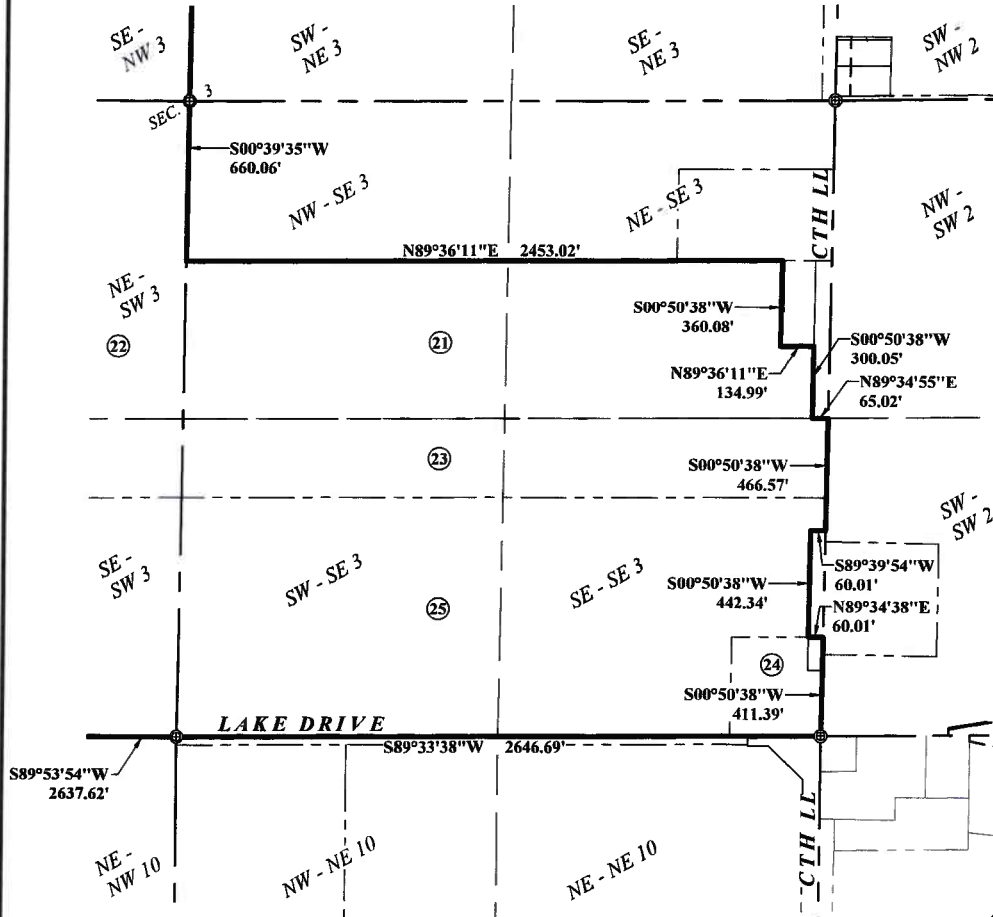
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259-1500
www.graef-usa.com

Date: 06/20/2025
Project No: 20240162.00
Drawn By: LFG
Sheet No: 2 OF 4



ANNEXATION SCALE MAP

THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

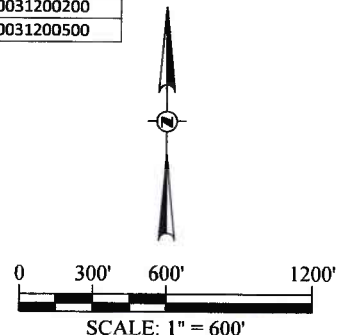


TAX KEY TABLE		
MAP #	PARCEL OWNERS	TAX KEY #
1	R&B Karrels Farms, LLC	070030700300
2	R&B Karrels Farms, LLC	070040400200
3	Brian Karrels	070041300200
4	R&B Karrels Farms, LLC	070041600100
5	R&B Karrels Farms, LLC	070031000100
6	R&B Karrels Farms, LLC	070030900200
21	George and Deborah Roberts Family LLC	070031300200
22	George and Deborah Roberts Family LLC	070030900100
23	George and Deborah Roberts Family LLC	070031500100
24	Jennifer M. Schlenvogt formerly known as Jennifer M. Rychtik	070031600300
25	Earl W. Schlenvogt and Bonnie L. Schlenvogt Family Trust	070031200200
38	Patricia L. Didier as to a Life Estate, and Owen Didier, as to the remainder	070031200500

GRAEF

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Date: 06/20/2025
Project No: 20240162.00
Drawn By: LFG
Sheet No: 3 OF 4



ANNEXATION SCALE MAP

THOSE PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 4, AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, ALL LYING IN TOWNSHIP 11 NORTH, RANGE 22 EAST, TOWN OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

All those parts of the Southeast 1/4 and the Northeast 1/4 of Section 4, and the Northwest 1/4 and the Southwest 1/4 and the Southeast 1/4 of Section 3 all lying in Township 11 North, Range 22 East, Town of Port Washington, Ozaukee County, Wisconsin being more particularly described as follows:

Beginning at the Southeast corner of said Section 4; thence South 88°39'42" West along the south line of said Section 4, a distance of 1,421.39 feet to the east right-of-way line of a Wisconsin Electric Power Company utility right-of-way; thence North 03°35'53" East along said east right-of-way line, a distance of 2,649.58 feet; thence North 02°05'35" East along said east right-of-way line, 636.95 feet; thence North 01°00'16" West along said east right-of-way line, 373.10 feet to the northwest corner of lands described in Document No. 977527 as recorded in the Office of the Register of Deeds, Ozaukee County, Wisconsin; thence North 88°29'54" East along the north line of lands described in said Document No. 977527, a distance of 1,288.81 feet to the northwest corner of lands described in Document No. 141452 as recorded in said Office of the Register of Deeds; thence South 87°31'04" East along the north line of lands described in said Document 141452, a distance of 1,319.17 feet; thence South 87°38'16" East along said north line, a distance of 234.84 feet; thence North 19°49'44" East along said north line, a distance of 290.71 feet; thence South 89°55'14" East, 262.37 feet to the southwest corner of lands described in Document No. 1145442 as recorded in said Office of the Register of Deeds; thence North 00°42'25" East along the west line of lands described in said Document No. 1145442, a distance of 235.27 feet to the northwest corner of lands described in said Document No. 1145442; thence South 81°38'53" East along the north line of lands described in said Document No. 1145442, a distance of 725.50 feet to the northeast corner of lands described in said Document No. 1145442, said point also lying on the east line of the Northwest 1/4 of said Section 3; thence South 00°42'25" West along the east line of lands described in said Document No. 1145442, and the east line of lands described in Document 129331 as recorded in said Office of the Register of Deeds, and the east line of said Northwest 1/4, a distance of 1344.03 feet to the southeast corner of said Northwest 1/4, said point also lying on the west line of Lot 2, Certified Survey Map No. 3278 recorded as Document No. 669619 in said Office of the Register of Deeds; thence South 00°39'35" West along the east line of the Southwest 1/4 of said Section 3 and said west line, a distance of 660.06 feet to the southwest corner of said Lot 2, Certified Survey Map No. 3278; thence North 89°36'11" East along the south line of said Lot 2 Certified Survey Map No. 3278 and along the south line of Lot 1 of said Certified Survey Map No. 3278, a distance of 2,453.02 feet to the northwest corner of lands described in Document No. 1046562 in said Office of the Register of Deeds; thence South 00°50'38" West along the west line of lands described in said Document No. 1046562, a distance of 360.08 feet to the southwest corner of lands described in said Document No. 1046562; thence North 89°36'11" East along the south line of lands described in said Document No. 1046562, a distance of 134.99 feet to the southeast corner of lands described in said Document No. 1046562, said point lying on the west right-of-way line of CTH LL; thence South 00°50'38" West along said west right-of-way line, 300.05 feet to a point on the north line of lands described in Document No. 807062 in said Office of the Register of Deeds; thence North 89°34'55" East along said north line, 65.02 feet to a point on the east line of the Southeast 1/4 of said Section 3; thence South 00°50'38" West along said east line, 466.57 feet to the northeast corner of lands described in Document No. 150524; thence South 89°39'54" West along the north line of lands described in said Document No. 150524, a distance of 60.01 feet to the west right-of-way line of said CTH LL; thence South 00°50'38" West along said west right-of-way line, 442.34 feet to the northwest corner of lands described in Document No. 630842 in said Office of the Register of Deeds; thence North 89°34'38" East along the north line of lands described in said Document No. 630842, 60.01 feet to a point lying on said east line of the Southeast 1/4 of said Section 3; thence South 00°50'38" West along said east line, 411.39 feet to the southeast corner of said Section 3; thence South 89°33'38" West along the south line of said Southeast 1/4, a distance of 2,646.69 feet to the southwest corner of said Southeast 1/4; thence South 89°53'54" West along the south line of the Southwest 1/4 of said Section 3, a distance of 2,637.62 feet to the point of beginning.

Said described land containing 457.193 acres more or less.



275 West Wisconsin Avenue
Suite 300
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Date: 06/20/2025
Project No: 20240162.00
Drawn By: LFG
Sheet No: 4 OF 4

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: **R & B Karrels Farms et al**

Petition Number: **14770**

1. Territory to be annexed: From **TOWN OF PORT WASHINGTON** To **CITY OF PORT WASHINGTON**

2. Area (Acres): 457

3. Pick one: ☒ ~~Property Tax Payments~~ Payments to Town per Agreement

OR

☒ Boundary Agreement

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

\$ 150,000

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$750,000

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ Other: _____

a. Title of boundary agreement Supplemental Agreement

(copy attached)

b. Year adopted 2025

c. Participating jurisdictions Town and City of Port Washington

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☒ s.66.0301

4. Resident Population: Electors: 6 in 2025 Total: 6 adults

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

Residential: 2 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 98 %

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

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

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?

Commercial

In the town?: Agricultural

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: To be negotiated with Developer and annexed territory.

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? A-1 Exclusive Agriculture

c. How will the land be zoned and used if annexed? I-3 Technology Campus District.

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: Christopher R. Smith

Email: christopher.smith@vonbriesen.com

Phone: 414-287-1499

Date: 7-2-2025

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

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>

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

\$ 150,000

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(annual tax multiplied by 5 years): \$750,000

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(copy attached)

b. Year adopted 2025

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☐ s.66.0307 ☐ s.66.0225 ☒ s.66.0301

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

Other: _____ %

Comments: _____

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Plat Name: _____

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☒ Water supply

☒ Storm sewers

☒ Police/Fire protection

☒ EMS

☒ Zoning

Other _____

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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. _____ _____

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

Prepared by: ☒ Town ☐ City ☐ Village

Name: Heather Krueger

Email: clerk@townofportwashingtonwi.gov

Phone: 262-284-5235

Date: 07/02/2025

(March 2018)

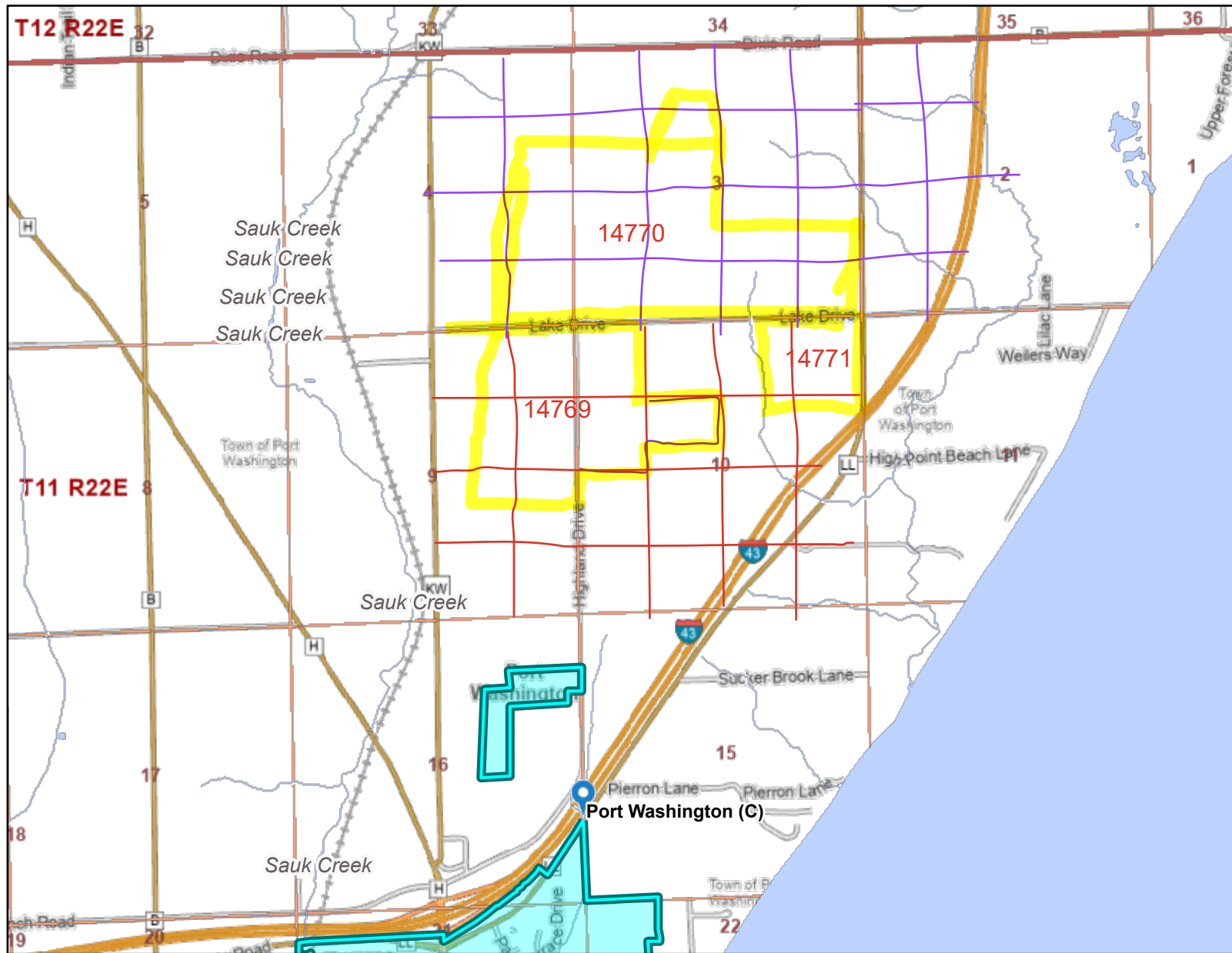
Please **RETURN PROMPTLY** to:

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
- water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- Interstate Highway
- State Highway
- County and Local Roads
- County HWY
- Local Road

Notes:



Map: 0 2,000 4,000 Feet
0 730 1,460 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.

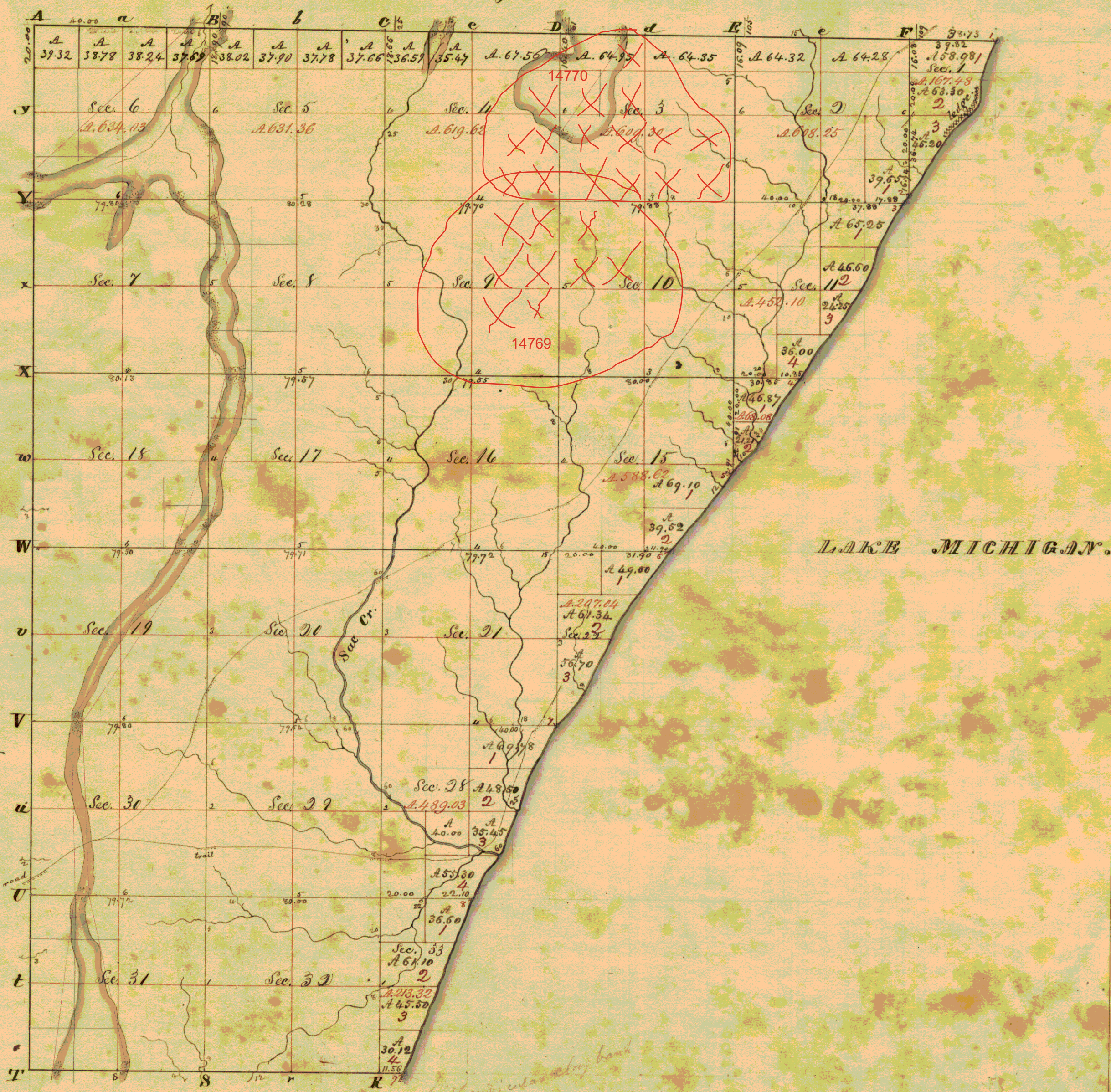
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound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

Date Printed: 7/10/2025 12:07 PM



Township N. 11, Range 22 East 4th Mer. Wis. Ter.

24-6



Meanders of Lake Michigan					
Posts	Courses	Chalk	Posts	Courses	Chalk
1	S 33 1/4 N	15.12	6	S 36 1/4 N	27.32
	S 12 N	13.00		S 38 1/4 N	19.57
	S 5 E	5.21		S 36 1/4 N	35.00
	S 45 N	21.19		S 27 N	38.86
2	S 33 N	31.03		S 32 N	16.00
3	S 33 N	3.89	7	S 49 1/2 N	6.40
	S 38 N	17.22		S 37 1/2 N	19.91
	S 33 1/4 N	23.72		S 34 1/4 N	15.33
	S 31 N	14.23		S 19 1/4 N	30.35
	S 35 1/4 N	32.45		S 36 N	6.06
	S 33 1/4 N	3.91	8	S 28 N	17.42
4	S 31 1/4 N	2.77	9	S 21 1/4 N	25.66
	S 37 1/2 N	16.15			
	S 36 N	20.30			
5	S 41 N	16.09			

LAKE MICHIGAN.

Var. 6:30' E.

Total number of Acres 14,248.23

Surveys Designated	By whom surveyed	Date of Contract	Amount of Sur.	When surveyed	When perfect & chd. in the Sur. Gen. acc.
Township lines	Mullett & Brink	9 th July 1833	M. 13. 50. 39	4 th of 1833	3 rd of 1834
Subdivisions	Wm. A. Burt	26. Dec. 1835	44. 62. 17	1 st of 1835	4 th of 1835

The above Map, of Township N. 11 North, of Range N. 22 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 & approved.

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

Robt. J. Lyth Sur. Gen.



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>

July 11, 2025

PETITION FILE NO. 14770

SUSAN WESTERBEKE, CLERK
CITY OF PORT WASHINGTON
PO BOX 307
PORT WASHINGTON, WI 53074-0307

HEATHER KRUEGER, CLERK
TOWN OF PORT WASHINGTON
3715 HIGHLAND DR
PORT WASHINGTON, WI 53074-9702

Subject: R & B KARRELS FARMS ET AL ANNEXATION

The proposed annexation submitted to our office on June 20, 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 Port Washington, which is able to provide needed municipal services.

Note: To assure contiguity, the City may wish to adopt annexation petitions numbers 14769, 14770, and 14771 simultaneously, or in an order that provides contiguity. For example, 14770 appears to depend upon 14769 for contiguity.

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 14770 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=2844>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner