

PETITION FOR DIRECT ANNEXATION
PURSUANT TO SEC. 66.021, WISCONSIN STATUTES


We, the undersigned, constituting all of the electors and owners of the real property in the following territory of the Town of Luxemburg, Kewaunee County, Wisconsin, lying contiguous to the Village of Luxemburg, petition to the Village Board of said Village to annex the territory described below and shown on the attached scale map to the Village of Luxemburg, Kewaunee County, Wisconsin:

A parcel of land (Part of Southwest one-quarter of the Northwest one quarter, Section 27, Township 24 North, Range 23 East, Town of Luxemburg, Kewaunee County, Wisconsin). Commencing at Northwest corner of said Section 27, T24N-R23E; thence S00°55'36"E along the Section line, 2170.78 feet; thence N88°26'41"E, 250.04 feet to the Southeast corner of Lot 1 of Volume 3, Certified Survey Maps, Page 51 and the point of beginning; thence N00°54'52"W along the East line of said Lot, 186.36 feet; thence N88°28'15"E, 115.92 feet; thence S00°55'36"E, 186.31 feet to the North line of Lot 2 of said Certified Survey Map; thence S88°26'41"W along said North line, 115.96 feet to the point of beginning. Mailing address of 1800 Main St, Luxemburg, WI 54217 with parcel address of N5540 County Rd AB Luxemburg, WI 54217

Parcel contains 21,603 square feet / 0.50 acres of land No person resides in the parcel of land subject to this petition for annexation.

The current population of such territory is 0.

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.


David L. Simonar

7-24-25
Date

Request for Annexation Review

Wisconsin Department of Administration

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

Petitioner Information

Office use only:

Name: David Simonar Trust

Address: 1800 Main St
Luxembury WI 54217

Email: David@Simonarsports.com

1. Town where property is located: Luxembury

2. Petitioned City or Village: Village

3. County where property is located: Kewaunee

4. Population of the territory to be annexed:

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

6. Tax parcel number(s) of territory to be annexed 012-00027
(if the territory is part or all of an existing parcel): 0300

Petitioners phone:

920 536 0083

Town clerk's phone:

City/Village clerk's phone:

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

Bay Surveyer LLC

208 S 4th Ave

Sturgeon Bay WI 54235

Phone: 920 495 1000

Phone:

E-mail:

E-mail:

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

1. ☐ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☐ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☐ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - ☐ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☐ Check or money order covering review fee [see next page for fee calculation]

CERTIFIED SURVEY MAP #

**PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 27,
T24N-R23E, TOWN OF LUXEMBURG, KEWAUNEE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE:

I, Brian J Peot, professional land surveyor #2763 for Bay Surveying LLC, do hereby certify that I have surveyed the following described land.

Part of the Southwest one-quarter of the Northwest one-quarter, Section 27, Township 24 North, Range 23 East, Town of Luxemburg, Kewaunee County, Wisconsin, more fully described as follows.

Commencing at Northwest corner of said Section 27, T24N-R23E; thence S00°55'36"E along the Section line, 2170.78 feet; thence N88°26'41"E, 250.04 feet to the Southeast corner of Lot 1 of Volume 3, Certified Survey Maps, Page 51 and the point of beginning; thence N00°54'52"W along the East line of said Lot, 186.36 feet; thence N88°28'15"E, 115.92 feet; thence S00°55'36"E, 186.31 feet to the North line of Lot 2 of said Certified Survey Map; thence S88°26'41"W along said North line, 115.96 feet to the point of beginning.

Parcel contains 21,603 square feet / 0.50 acres of land.

I further certify that I have surveyed, divided, and mapped the Land at the direction of the David L. Simonar Trust, and that the adjacent map is a true representation of the Land and correctly shows the exterior boundaries of the Land and the division of Land, and that I have fully complied with the requirements of Section 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the Land.

Dated this ____ day of _____, 2025

Brian J. Peot PLS-2763

OWNER'S CERTIFICATE:

As owner, I hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map. All mortgagees associated with this property have been contacted and made aware of these property boundary changes.

Dated this ____ day of _____, 2025 _____

Personally came before me this ____ day of _____, 2025 the above named owner to me known to the persons who executed the foregoing instrument and acknowledged the same.
My commission expires _____

Notary

NOTARY, STATE OF WISCONSIN, COUNTY OF KEWAUNEE

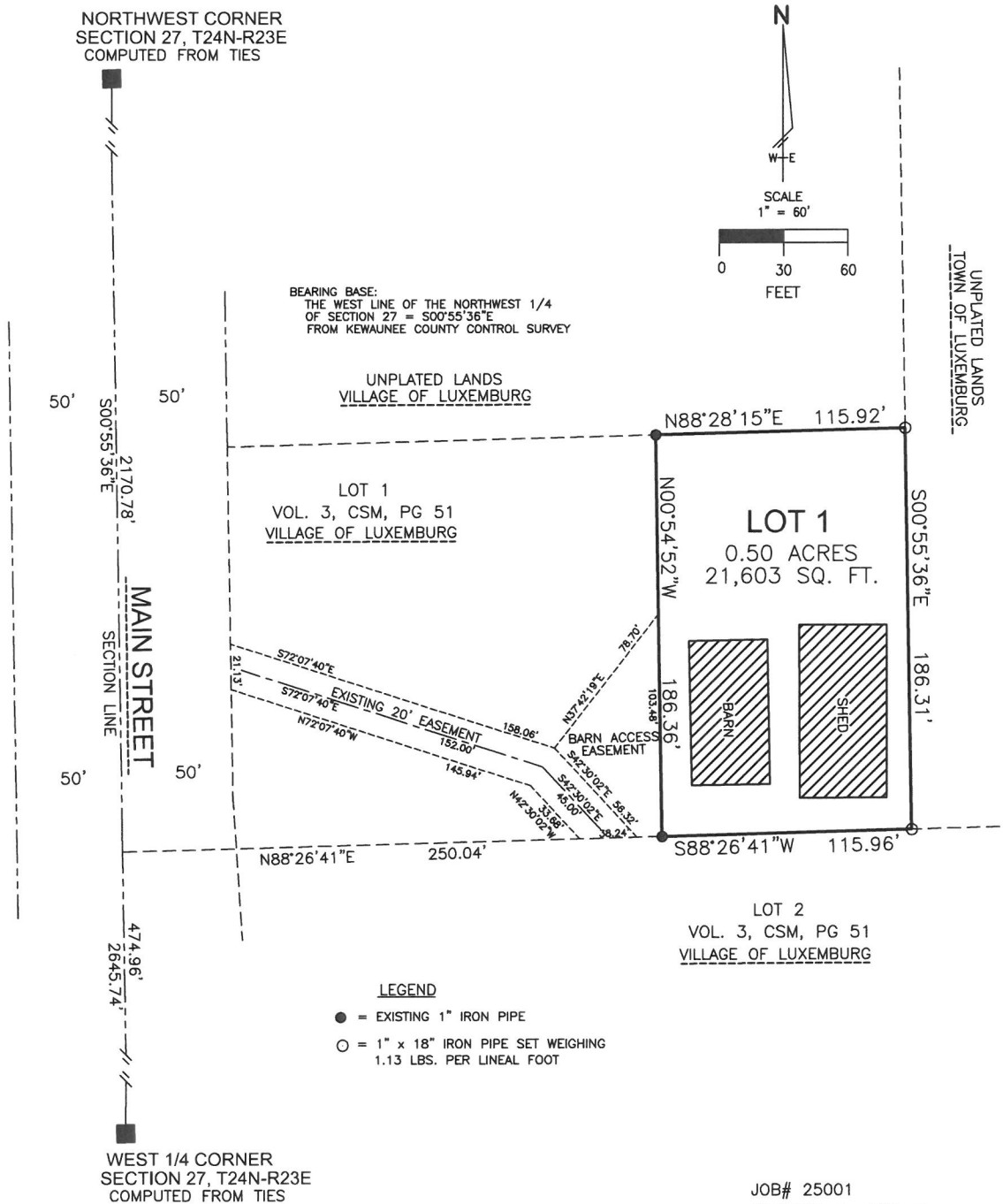
TOWN OF LUXEMBURG APPROVAL CERTIFICATE:

Approved for the Town of Luxemburg this ____ day of _____, 2025.

VILLAGE OF LUXEMBURG APPROVAL CERTIFICATE:

Approved for the Village of Luxemburg this ____ day of _____, 2025.

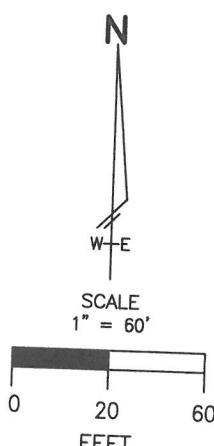
CERTIFIED SURVEY MAP #
**PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 27,
 T24N-R23E, TOWN OF LUXEMBURG, KEWAUNEE COUNTY, WISCONSIN**



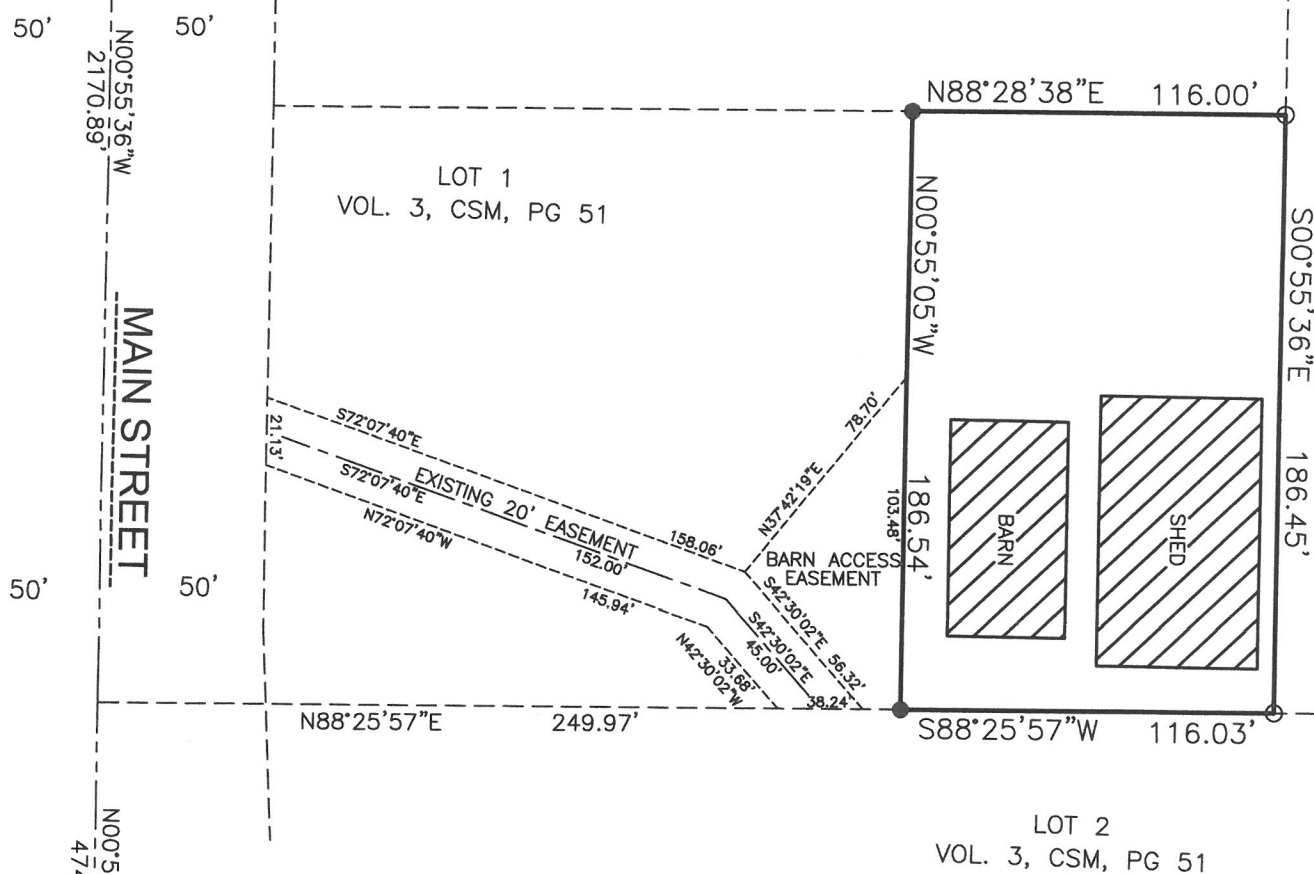
CERTIFIED SURVEY MAP #

**PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 27,
SECTT24N-R23E, TOWN OF LUXEBURG, KEWAUNEE COUNTY, WISCONSIN**

NORTHWEST CORNER
SECTION 27, T24N-R23E
COMPUTED FROM TIES



BEARING BASE:
THE WEST LINE OF THE NORTHWEST 1/4
OF SECTION 27 = N00°55'36"W
FROM KEWAUNEE COUNTY CONTROL SURVEY



LEGEND

- = EXISTING 1" IRON PIPE
- = 1" x 18" IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT

WEST 1/4 CORNER
SECTION 27, T24N-R23E
COMPUTED FROM TIES

54 D - 82

793-393

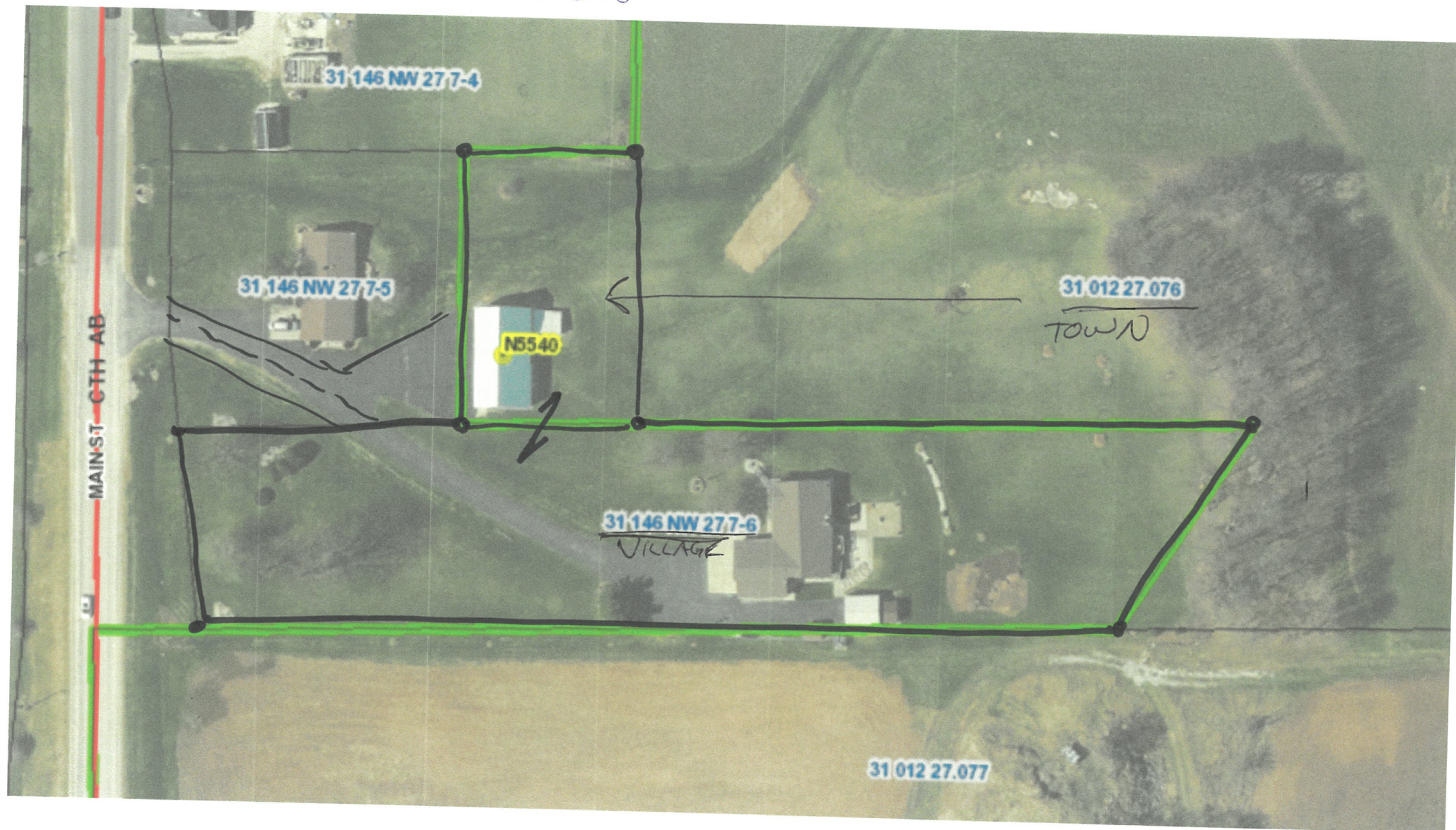
93 D - 183

744-522

253-686

281-572

711-775 OR 276-568



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: **Simonar**

Petition Number: **14781**

1. Territory to be annexed: From **TOWN OF LUXEMBURG** To **VILLAGE OF LUXEMBURG**

2. Area (Acres): 0.50

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 163.30

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 816.50

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

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

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

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

Undeveloped: 100%

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

Residential: _____% Recreational: 100% 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?

Residential

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 ☒ ☐
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? Agriculture

c. How will the land be zoned and used if annexed? R1 - Residential

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:

wants to have water for building (sewer) to connect to Village since his house is already in the Village

Prepared by: ☐ Town ☐ City ☒ Village

Name: Tammy Skarban

Email: clerk@treasurer.e.villageofluxemburgwi.gov

Phone: 920-845-2722

Date: 8-13-25

Please **RETURN PROMPTLY** to:

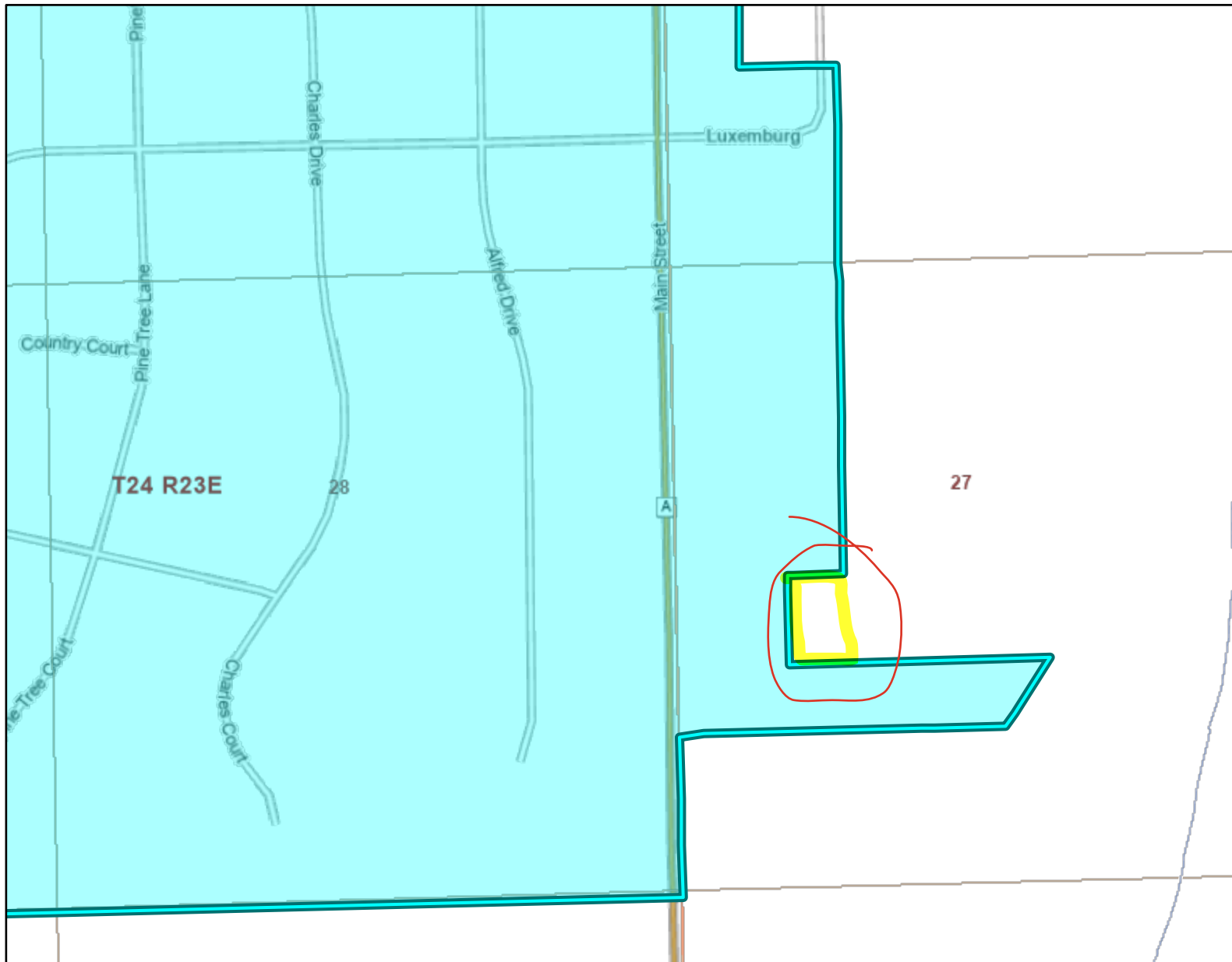
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Legend: (some map layers may not be displayed)

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

Notes:



Map: 0 290 580 Feet
0 80 160 Meters

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

Map projection: NAD 1983 HARN Wisconsin TM

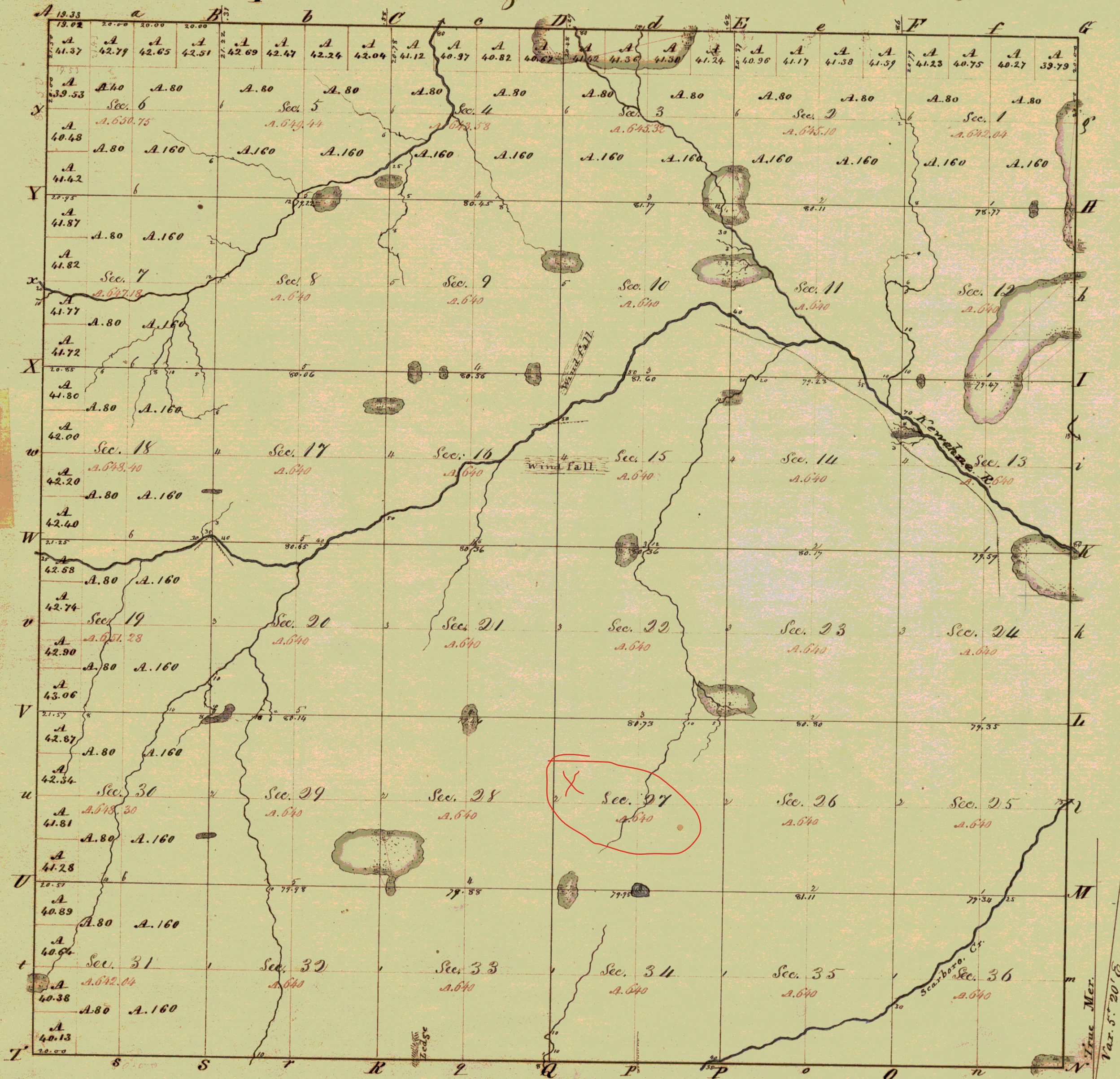
This map is a product generated by a DNR web mapping application.

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: 8/16/2025 8:32 AM

Township N^o XXIV. Range N^o XXIII E. 4th Mer. (Wis. Ter.)

27-15



Total number of Acres 33,113.43

Scale 40 ch. to an inch.

Survey Designated	By whom Surveyed	Date of Contract	Acres Surveyed	When Surveyed	When Surveyed in Sec. 1835
Subdivision	Coshua Hathaway	23 rd Apr. 1834	60.08.77	3 rd 7 th 1834	1 st 7 th 1835
Town lines	John Mullett & John Brink	1 st July 1833	24.00.83	1 st 7 th 1834	3 rd 7 th 1834

The above Map of Township N. 24 N., Range N. 23 E., 4th Meridian (N.W.P.) is thielly conformable to the field notes of the Survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office

M. T. Williams

2 Pages

Sec. 31

Uncollected, Mar 30 1835



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 18, 2025

PETITION FILE NO. 14781

TAMMY SKARBAN, CLERK
VILLAGE OF LUXEMBURG
PO BOX 307
LUXEMBURG, WI 54217-0307

KIM BOSMAN, CLERK
TOWN OF LUXEMBURG
PO BOX 28
LUXEMBURG, WI 54217-0028

Subject: SIMONAR ANNEXATION

The proposed annexation submitted to our office on July 28, 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 Village of Luxemburg, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14781 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=2855>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner