

July 20, 2025

Mayor Ryan Sorenson
City of Sheboygan, City Hall
828 Center Avenue, Suite 300
Sheboygan, WI 53081

RE: Direct Annexation Request
Outlot 2 (7.836 acres)
Rolling Meadows Drive
Sheboygan, WI 53081

PETITIONOR/SOLE LANDOWNER:

Joshua L. Posthuma
Eastern Pines LLC
25 East Union Avenue
Cedar Grove WI 53013
josh@posthumahomes.com

On behalf and in conjunction with Eastern Pines, LLC, pursuant to **Wisconsin Stat 66.0217 (2) Direct Annexation by Unanimous Approval** consider the ANNEXATION of 7.836-acre parcel, within a portion of tax parcel 59024341780 from the Town of Sheboygan into the City of Sheboygan. The annexation petition is being made for a future single family subdivision.

POPULATION

For purposes of annexation, the current tax parcel 59024341780 is agricultural lands and has no individuals eligible to vote (electors) within the parcel.

CERTIFIED SURVEY MAP

As defined within the recorded Certified Survey Map generated by Cedar Creek Surveying, Outlot #2 is contiguous with City of Sheboygan Rolling Meadows Drive Right of Way to the south and tax parcel 59281636510 defined as Outlot #3 within the City of Sheboygan. The Rolling Meadow Drive Right of Way will allow for direct access and connection to City of Sheboygan public sewer and water.

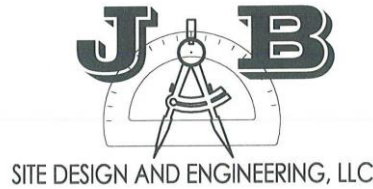
We've included a copy of the recorded Certified Survey Map.

If any additional information is required, please feel free to contact our office to discuss or contact Joshua Posthuma (landowner).

Sincerely,

Joseph Bronoski
Applicant/Agent

Joshua L. Posthuma, Eastern Pines, LLC
Landowner



July 20, 2025

Annexation Description

Outlot #2

Town of Sheboygan

West portion of Tax Parcel 59024341780

Part of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows: Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 660.06 feet along the East line of the Southeast $\frac{1}{4}$ of said Section 4; thence S88°49'06"W 245.43 feet along the South line of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 4; thence S88°49'06"W 553.18 feet along the North right-of-way line of Rolling Meadows Drive and the South line of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 4 to the POINT OF BEGINNING of this description; thence S88°49'06"W 517.26 feet thence; N00°50'42"W 659.85 feet along the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 4; thence N88°48'34"E 517.26 feet along the North line of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 4; thence S00°50'42"E 659.93 feet to the Point of Beginning.

The Town of Sheboygan parcel contains 341,326 square feet or 7.836 acres.

CERTIFIED SURVEY MAP

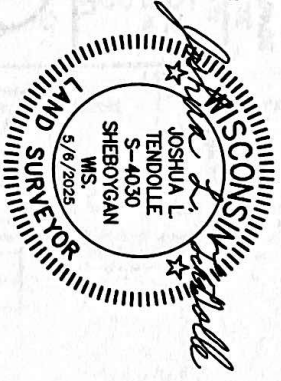
PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

NOTES:

OWNER AND SUBDIVIDER 1: CHESTER A. BAHR & LUANN BAHR
OWNER AND SUBDIVIDER 2: DALE A. BAHR & VICKY BAHR
BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 4, T15N, R23E, AS BEING N0°45'40"W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.

As no soil tests have been completed on the following lots, they are deemed as outlots. Outlots 1, 2, 3 & 4 are considered unbuildable by the Sheboygan County Planning and Conservation Department. If soil tests are received which depict areas suitable for a private onsite wastewater treatment system then the outlots will be reclassified as lots and considered to be buildable.

This instrument was drafted by Joshua L. Tendolle.



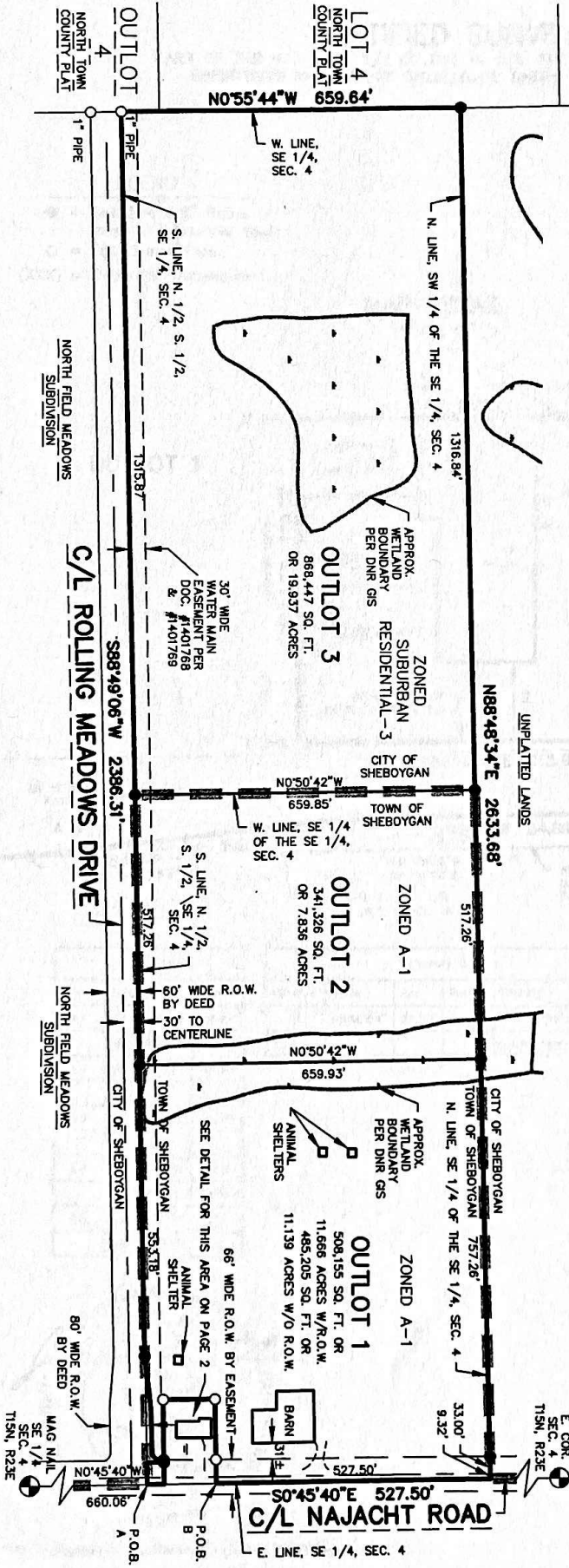
CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

100 South 10th Street
Oostburg, WI 53070
920-547-0589

FILE NO.: 20250278 DATE: 5/8/2025 PAGE: 1 OF 4

LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊕ = Section Corner Monument (XXX) = Recorded Dimension
- = Municipal Boundary



CERTIFIED SURVEY MAP

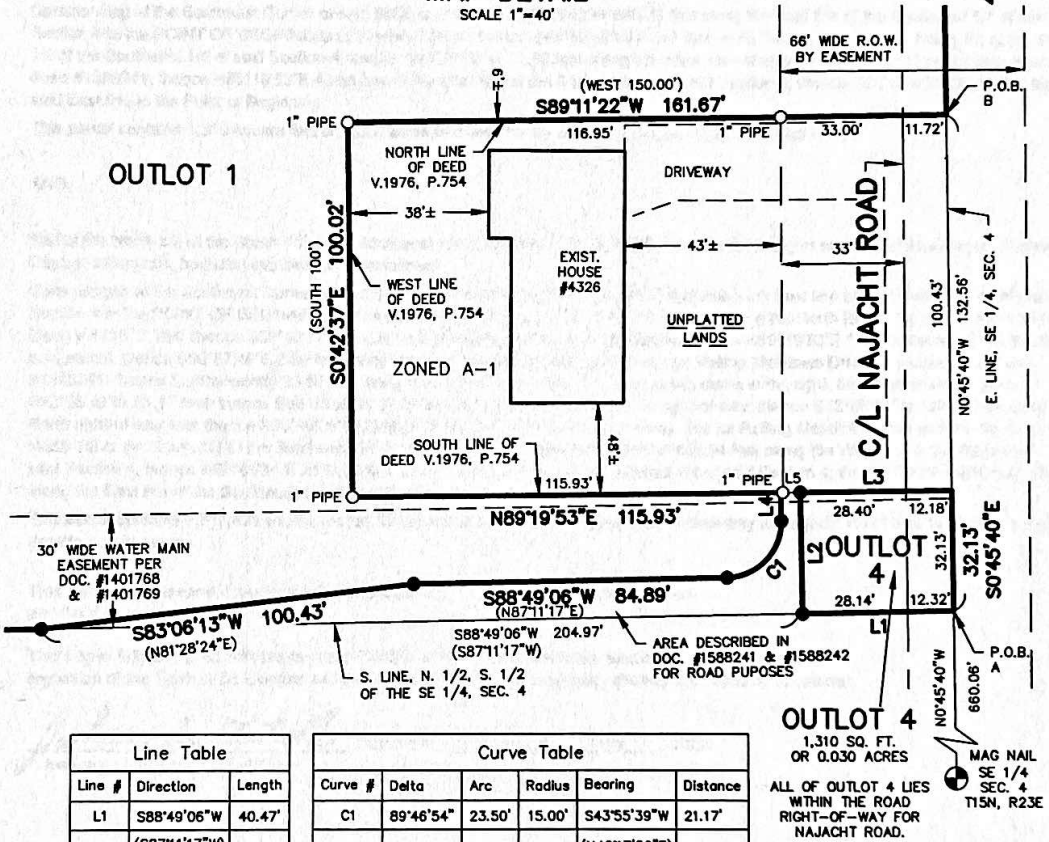
PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

LEGEND

- = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
- = Found Iron Pipe
- (XXX) = Recorded Dimension

MAP DETAIL

SCALE 1"=40'

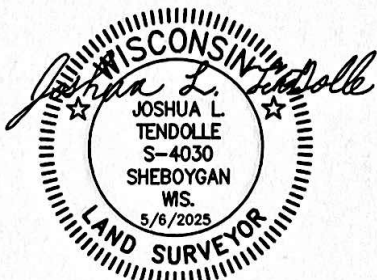


Line Table

Line #	Direction	Length
L1	S88°49'06"W	40.47'
	(S87°11'17"W)	
L2	N0°57'48"W	32.50'
	(S02°35'37"E) (33.79')	
L3	N89°19'53"E	40.58'
	(EAST)	
L4	S0°57'48"E	7.60'
	(N02°35'37"W) (8.83')	
L5	N89°19'53"W	5.25'
	(N88°59'09"E)	

Curve Table

Curve #	Delta	Arc	Radius	Bearing	Distance
C1	89°46'54"	23.50'	15.00'	S43°55'39"W	21.17'
				(N42°17'50"E)	



This instrument was drafted by Joshua L. TenDolle.

100 South 10th Street
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com

FILE No.: 2025027S DATE: 5/6/2025 PAGE: 2 OF 4

CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Joshua L. TenDolle, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 660.06 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence S88°49'06"W 40.47 feet along the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence N00°57'48"W 32.50 feet along the West right-of-way line of Najacht Road as described in deed #1588241; thence N89°19'53"E 40.58 feet to the East line of the Southeast 1/4 of said Section 4; thence S00°45'40"E 32.13 feet along said East line to the Point of Beginning.

This parcel contains 1,310 square feet or 0.030 acres and lies entirely within the Right-of-Way for Najacht Road.

AND:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 792.62 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence S89°11'22"W 161.67 feet along the North line of the parcel described in Deed V.1976, P.754; thence S00°42'37"E 100.02 feet along the West line of said parcel; thence N89°19'53"E 115.93 feet along the South line of said parcel; thence S00°57'48"E 7.60 feet along the West line of the road right-of-way for Rolling Meadows Drive as described in Deed #1588241; thence Southwesterly 23.50 feet along said right-of-way on a 15.00 foot radius curve to the right, the chord of which bears S43°55'39"W 21.17 feet; thence S88°49'06"W 84.89 feet along the North line of said right-of-way; thence S83°06'13"W 100.43 feet along said North right-of-way line; thence S88°49'06"W 2386.31 feet along said North right-of-way line for Rolling Meadows Drive and the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence N00°55'44"W 659.64 feet along the West line of the Southeast 1/4 of said Section 4; thence N88°48'34"E 2633.68 feet along the North line of the Southeast 1/4 of said Section 4; thence S00°45'40"E 527.50 feet along the East line of the Southeast 1/4 of said Section 4 to the Point of Beginning.

This parcel contains 1,717,928 square feet or 39.438 acres and is subject to highway right-of-way for Najacht Road over the Easterly portion as depicted on this map.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the Town of Sheboygan and the City of Sheboygan in surveying, dividing and mapping the same.

Joshua L. TenDolle
Joshua L. TenDolle PLS S-4030

Dated this 6th day of May, 2025



This instrument was drafted by Joshua L. TenDolle.



CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

OWNERS CERTIFICATES

As owners, we hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Sheboygan, City of Sheboygan and the Sheboygan County Planning Department for approval.

Chester A. Bahr Dated 5/16/25, 2025
Chester A. Bahr

Luanin Bahr Dated 5/16/2025, 2025
Luanin Bahr

Dale A. Bahr Dated 5-16-25, 2025
Dale A. Bahr

Dale A. Bahr P.O.A. Dated 5-16-25, 2025
Vicky Bahr

CITY PLANNING COMMISSION APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the Planning Commission of the City of Sheboygan.

on this 21st day of May, 2025.

Elise Rose
Planner

TOWN OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan is hereby approved by the town board of the Town of Sheboygan.

on this 20 day of May, 2025.

Quinn Kern
Town Chairman

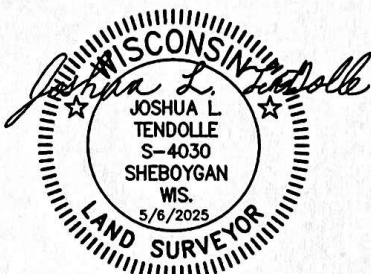
D. Bischoff
Town Clerk

COUNTY OF SHEBOYGAN PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan and City of Sheboygan is hereby approved by the Sheboygan County Planning Department.

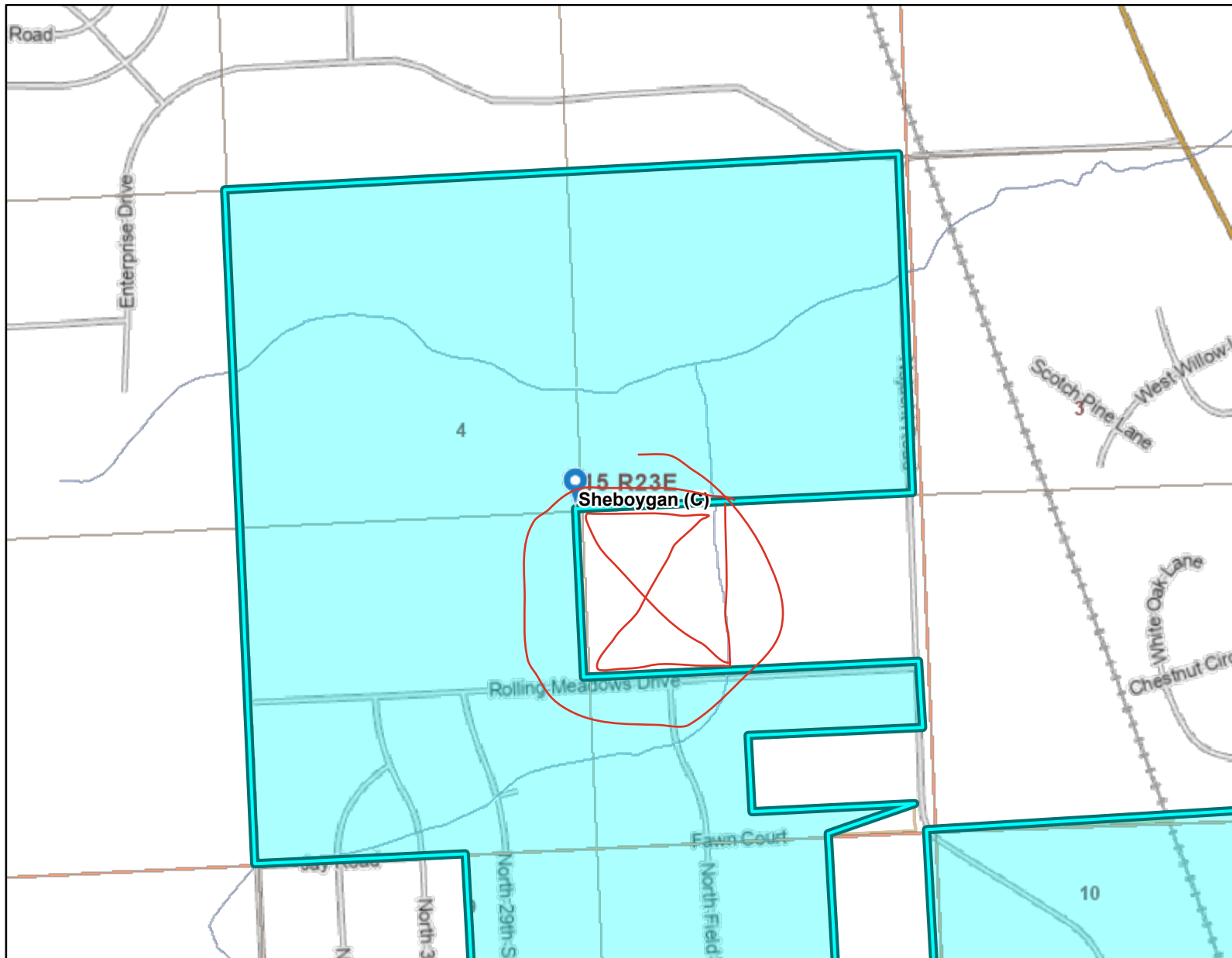
on this 21 day of May, 2025.

Tyler A. Strub
Planner Deputy Director



This instrument was drafted by Joshua L. TenDolle.





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
- City
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- County HWY
- Local Road
- Railroads

Notes:



Map: 0 530 1,060 Feet
0 150 300 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: 9/1/2025 8:27 AM

Township N^o XV Range N^o XVIII E. 1th Mer. (Wis Ter.)



Total number of Acres 17,133.09

Survey designated By whom Surveyed	Date of contract	Acres of Survey	When Surveyed	Ch. in Survey
Township lines	Mullet & Brink	July 1833	11.45.82	1.9.1834
Subdivisions	N. King	Aug. 22.1834	76.07.20	2.9.1835

The above Map of Township N^o 15 North, of Range N^o 23 East of the 4th Principal Meridian, North West Territory 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, Sept. 14. 1835

Robt. Lytle Sur. Genl.

Meanders of Kalamazoo River			
Post	Course	Dist	Post
20	150 E	3.63	N34 E 3.20
	155 E	9.00	N43 E 9.00
	164 E	8.00	N40 N 6.00
	180 E	5.00	N21 N 5.00
	160 E	3.00	N1 E 6.00
	116 E	4.00	N53 E 4.00
	143 N	2.50	N84 E 5.00
	166 N	5.00	N66 E 4.00
	147 N	4.00	N40 E 9.00
	N8 E	8.00	South 10.00
	183 E	7.00	120 E 3.00
	138 N	6.00	150 E 4.00
	164 E	11.00	166 E 13.00
	138 E	3.50	162 E 1.20
	179 E	7.50	178 E 3.00
	162 E	3.50	N22 E 2.10
	135 E	3.50	N10 E 12.00
	14 E	2.50	N67 E 5.50
	143 N	8.50	N83 E 9.00
	137 N	3.50	N54 E 4.00
	138 N	2.40	N33 E 6.00
	14 E	3.00	N3 E 5.54
	133 E	9.00	N4 N 5.50
	168 E	4.75	N23 N 7.50
	172 E	10.00	N5 E 6.00
	179 E	25.00	N37 E 4.00
	124 N	12.00	N76 E 10.10
	113 E	2.00	N73 E 7.00
	127 E	7.00	N74 E 5.00
	164 E	6.00	N88 E 8.00
	158 E	2.00	N45 E 6.00
	119 E	3.00	N50 E 3.00
	N4 N	7.00	N59 E 5.00
	N48 E	5.00	N73 E 8.00
	179 E	5.00	N68 E 8.00
	138 E	6.00	N7 E 7.00
	181 E	11.00	N5 E 8.00
	N75 E	5.00	N50 E 9.00
	N26 E	3.00	N24 E 6.50
	N29 N	3.00	N94 E 9.00
	N53 N	6.00	N49 E 4.00
	N4 E	4.00	N59 E 4.50
	N49 E	5.00	N62 E 8.50
	183 E	9.00	N86 E 10.00
	N49 E	5.00	N15 E 10.96
	N44 E	5.00	N20 E 11.00
	N1 N	4.00	N44 E 7.50
	N58 N	11.00	N50 E 10.00
	N15 E	4.00	N43 E 3.50
	N80 E	11.00	N23 E 10.00
	N31 E	5.00	N16 N 10.00
	North	3.55	N3 N 9.50
	N32 N	4.00	N50 E 5.50
	N80 N	4.00	N57 E 8.00
	N54 N	8.00	N77 E 9.00
	N49 N	12.50	N30 E 8.00
	165 N	6.00	N24 E 13.00
	N42 N	6.50	N39 E 14.00
	N14 N	8.00	N13 E 17.20
	N66 N	7.00	N32 E 7.00
	N29 N	6.00	N59 E 5.00
	N83 N	4.00	N60 E 4.30
	N69 N	6.00	N77 E 9.20
	N49 N	7.00	N44 E 4.00
	N13 N	4.00	N30 E 8.80

Scale 40 Ch. to an inch.

Var. 7.15' 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>

September 8, 2025

PETITION FILE NO. 14791

MEREDITH DEBRUIN, CLERK
CITY OF SHEBOYGAN
828 CENTER AVENUE
SHEBOYGAN, WI 53081-4442

PEGGY FISCHER, CLERK
TOWN OF SHEBOYGAN
4020 TECHNOLOGY PARKWAY
SHEBOYGAN, WI 53083-6001

Subject: EASTERN PINES LLC ANNEXATION

The proposed annexation submitted to our office on August 18, 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 Sheboygan, 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 14791 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=2865>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner