

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: **Plymouth Industrial Development Corporation**

Phone: **920-893-1271**

Email: **melblanke@yahoo.com**

Contact Information if different than petitioner:

Representative's Name: **Crystal Fieber**

Phone: **920-457-8400**

E-mail: **crystal.fieber@hopplaw.com**

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

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

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

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

5. Area (in acres) of the territory to be annexed: **115.416**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
59016-222380, 59016-222373, 59016-222390, AND 59016-222404

Include these required items with this form:

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

(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

\$1400 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

\$1750 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: 9-4-25

Payer: Plymouth Industrial Dev Corp

Check Number: 1543

Check Date: 8-26-25

Amount: \$1750

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) (e) 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 adjoining 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).



HOPP NEUMANN HUMKE^{LLP}

August 27, 2025

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701

Re: Request for Annexation Review
Petitioner: Plymouth Industrial Development Corporation
Town of Plymouth, Wisconsin

To Whom It May Concern:

I am the attorney for the City of Plymouth and our office is assisting Petitioner, Plymouth Industrial Development Corporation, with a petition for annexation. Enclosed please find for review the *Request for Annexation Review* form, the *Petition for Direct Annexation by Unanimous Approval Pursuant to Wisconsin Statute § 66.0217(2)*, scale map with legal description, and Plymouth Industrial Development Corp. check number 1543 in the amount of \$1,750.00 for the review and filing fee.

Please do not hesitate to contact me, should you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Crystal H. Fieber', written over a horizontal line.

Crystal H. Fieber
e-mail: CHFcrystal.fieber@hopplaw.com

CHF/cb
Enclosures

ec: Mr. Mel Blanke
Mr. Timothy Blakeslee

C:\9431\355544.docx

www.hopplaw.com

Michael J. Bauer • Herbert C. Humke • Paul A. Dirkse • Crystal H. Fieber • Oliver M. Bauer • Kelly L. Del Ponte
OF COUNSEL J. Phil Mueller
Alexander Hopp 1955-1999 • Roland M. Neumann 1986-2008 • H.C. Humke 1963-2009

2124 Kohler Memorial Drive | Suite 310 | Sheboygan, WI 53081 | PH 920-457-8400 | FX 920-457-8411

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO WISCONSIN STATUTE § 66.0217(2)

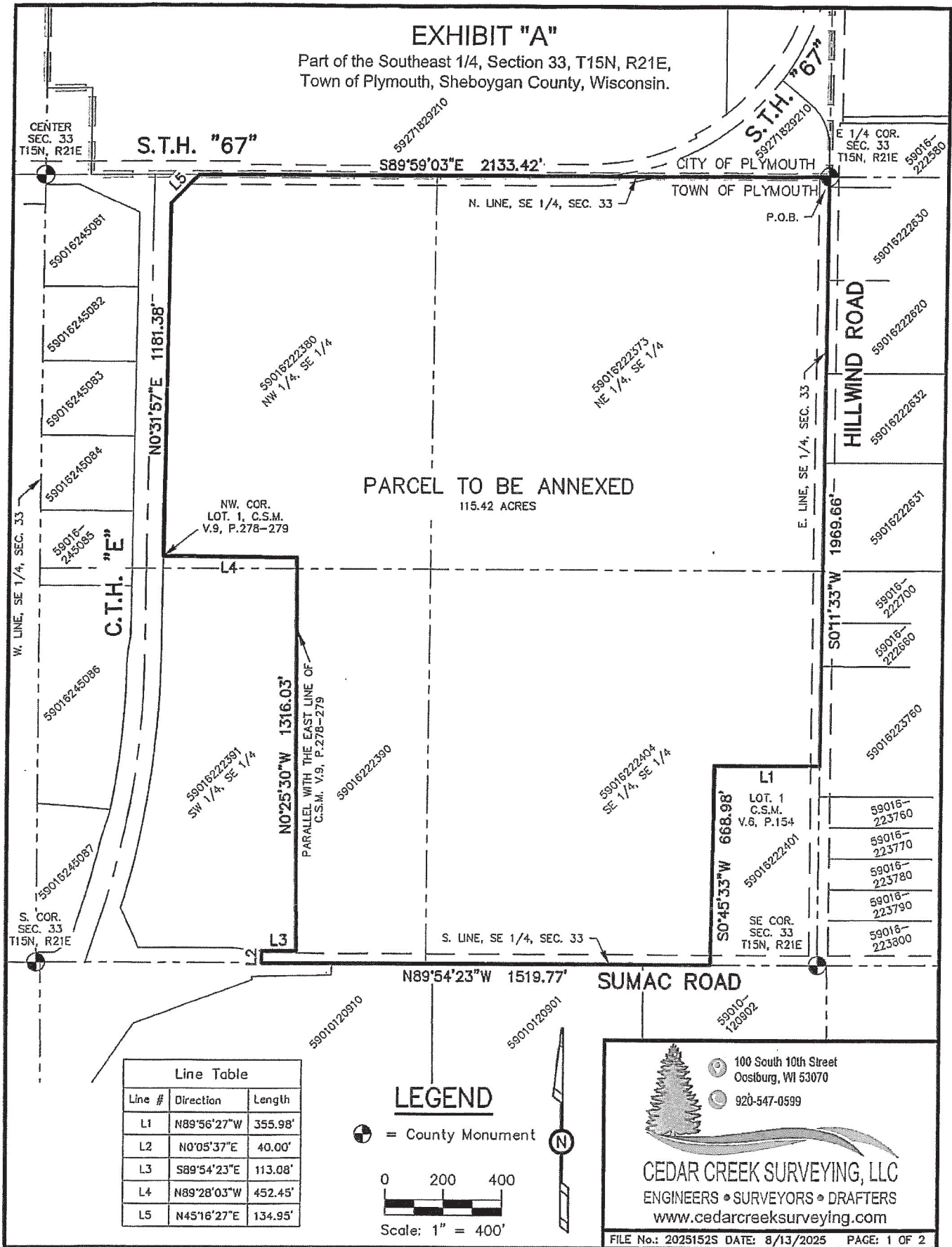
The undersigned, constituting all of the electors residing in the territory and all of the owners of real property in the following territory of the Town of Plymouth, Sheboygan County, Wisconsin, lying contiguous to the City of Plymouth, petition the Common Council of the City of Plymouth to annex the territory described and as shown on the attached **Exhibit A**, legal description and scale map to the City of Plymouth, Sheboygan County, Wisconsin:

The above-described territory contains a population of zero (0).

Signature of Petitioner	Date of Signing	Mark an "X" if Owner	Mark an "X" if Elector	Address or Description of Property
PLYMOUTH INDUSTRIAL DEVELOPMENT CORPORATION By: <u>Mel H Blanke</u> Mel Blanke, President	8/22/25	X		Vacant 26.38-acre parcel on the southeast corner of County Road E and State Highway 67 (PIN: 59016-222380)
PLYMOUTH INDUSTRIAL DEVELOPMENT CORPORATION By: <u>Mel H Blanke</u> Mel Blanke, President	8/22/25	X		Vacant 39.18-acre parcel on the southeast corner of County Road E and State Highway 67 (PIN: 59016-222373)
PLYMOUTH INDUSTRIAL DEVELOPMENT CORPORATION By: <u>Mel H Blanke</u> Mel Blanke, President	8/22/25	X		Vacant 14.49-acre parcel on the southeast corner of County Road E and State Highway 67 (PIN: 59016-222390)
PLYMOUTH INDUSTRIAL DEVELOPMENT CORPORATION By: <u>Mel H Blanke</u> Mel Blanke, President	8/22/25	X		Vacant 34.48-acre parcel on the southeast corner of County Road E and State Highway 67 (PIN: 59016-222404)

EXHIBIT "A"

Part of the Southeast 1/4, Section 33, T15N, R21E,
Town of Plymouth, Sheboygan County, Wisconsin.



Line Table		
Line #	Direction	Length
L1	N89°56'27"W	355.98'
L2	N0°05'37"E	40.00'
L3	S89°54'23"E	113.08'
L4	N89°28'03"W	452.45'
L5	N45°16'27"E	134.95'

LEGEND

● = County Monument



Scale: 1" = 400'



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

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

FILE No.: 2025152S DATE: 8/13/2025 PAGE: 1 OF 2

EXHIBIT "A"

Part of the Southeast 1/4, Section 33, T15N, R21E,
Town of Plymouth, Sheboygan County, Wisconsin.

Legal description of property to be annexed:

That part of the Southeast 1/4 of Section 33, T15N, R21E, Town of Plymouth, Sheboygan County, Wisconsin, described as:

BEGINNING at the East 1/4 corner of said Section 33; thence $S0^{\circ}11'33''W$ 1969.66 feet along the East line of said Southeast 1/4; thence $N89^{\circ}56'27''W$ 355.98 feet along the North line of Lot 1, C.S.M. V.6, P.154; thence $S0^{\circ}45'33''W$ 668.98 feet along the West line of said Lot 1; thence $N89^{\circ}54'23''W$ 1519.77 feet along the South line of said Southeast 1/4; thence $N0^{\circ}05'37''E$ 40.00 feet; thence $S89^{\circ}54'23''E$ 113.08 feet along the North right-of-way line of Sumac Road; thence $N0^{\circ}25'30''W$ 1316.03 feet parallel with the East line of Lot 1, C.S.M. V.9, P.278-279; thence $N89^{\circ}28'03''W$ 452.45 feet to the Northwest corner of said Lot 1; thence $N0^{\circ}31'57''E$ 1181.38 feet along the East right-of-way line of C.T.H. "E"; thence $N45^{\circ}16'27''E$ 134.95 along said right-of-way line; thence $S89^{\circ}59'03''E$ 2133.42 feet along the North line of said Southeast 1/4 to the point of beginning.

This parcel contains 5,027,539 square feet, or 115.416 acres.



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

CEDAR CREEK SURVEYING, LLC
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Annexation Review Questionnaire

Wisconsin Department of Administration

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

Petitioner: **Plymouth Industrial Development Corporation**

Petition Number: **14795**

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

2. Area (Acres): **115.414**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **291.26**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **1,456.30**

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ 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: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: **100** %

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

Residential: **100** % 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?

City - Agricultural Town - Light 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 **City Growth**

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:

Sanitary Sewers immediately

☒

☐

or, write in number of years.

5-10

Water Supply immediately

☒

☐

or, write in number of years.

5-10

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: 3 million

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? Agricultural

c. How will the land be zoned and used if annexed? Agricultural

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: Anna Voigt

Email: avoigt@plymouthgov.com

Phone: (920) 893-1471

Date: 9/24/25

(March 2018)

Please **RETURN PROMPTLY** to:

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

Petitioner: **Plymouth Industrial Development Corporation**

Petition Number: **14795**

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

2. Area (Acres): **114.53**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **16.05**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **80.25**

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ 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: _____% Commercial: _____% Industrial: _____%

Undeveloped: **100** %

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

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

Other: _____%

Comments: **Unknown**

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?: **Residential**

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? A-1

c. How will the land be zoned and used if annexed? unknown

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: Debra Schwind

Email: Clerk@TownofPlymouth.WI.GOV

Phone: 920 893 5713

Date: 9/8/2025

(March 2018)

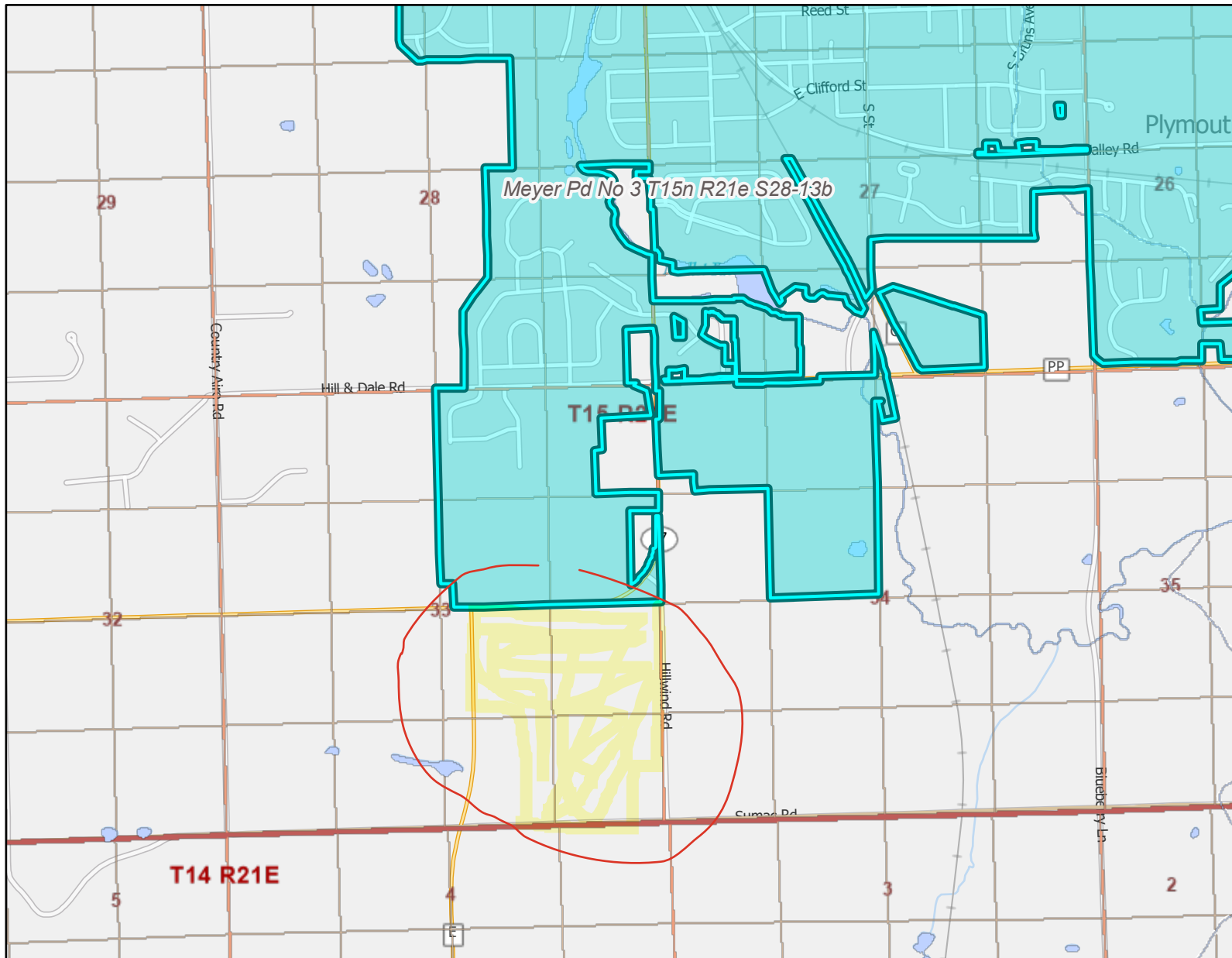
Please **RETURN PROMPTLY** to:

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
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town

Notes:



Map: 0 1,000 2,000 Feet
0 490 980 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

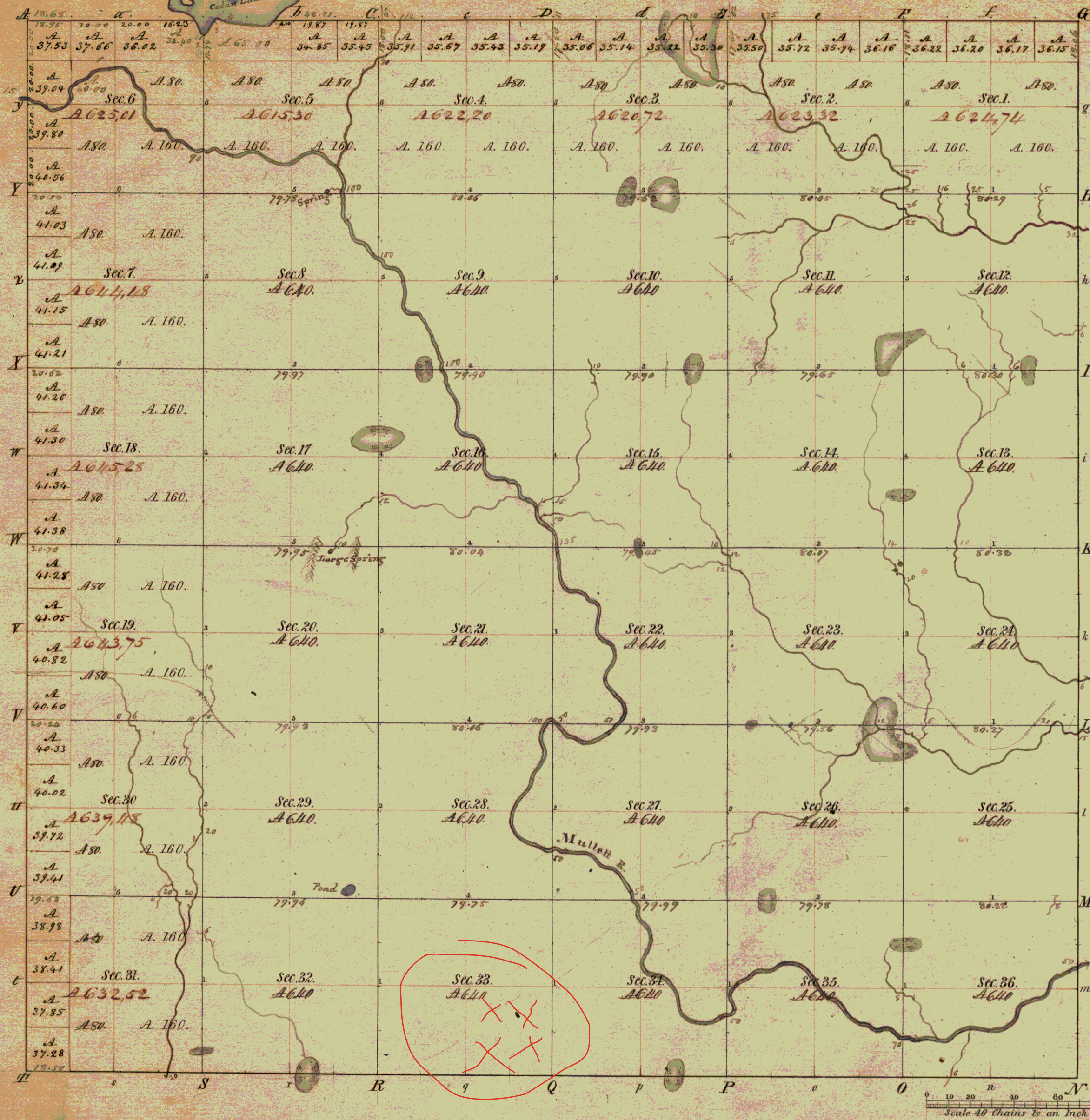
This map is a product generated by a DNR web mapping application.

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: 9/23/2025 3:46 PM

Township N^o XIV. Range N^o XXI E. 4th Mer. Wis. Ter.

Meanders of Cedar Lake							
Posts	Courses	Ch. Lk.		Posts	Courses	Ch. Lk.	
1	P 376	6.97					
2	N 320	5.90					
3	S 846	21.50					
4	N 1426	3.03					
		56.70					



Total number of Acres 22,936.80

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Mullett & Smith	9 th July 1833	M. Ch ^s Lks. 23. 75. 24	1 st p ^d 1834	3 rd p ^d 1834
Subdivisions	Richemish King	2 nd Aug. 1834	60. 21. 47	1 st p ^d 1835	3 rd p ^d 1835

The above Map of Township N^o 15 North of Range N^o 21 E of the 4th Principal Meridian N.M.T. 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.

W. B. T. J. T. H. Sur. Gen^l



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 25, 2025

PETITION FILE NO. 14795

ANNA VOIGT, CLERK
CITY OF PLYMOUTH
P.O. BOX 107
PLYMOUTH, WI 53073-0107

DEBRA SCHWIND, CLERK
TOWN OF PLYMOUTH
120 SUHRKE RD
PLYMOUTH, WI 53073-1101

Subject: PLYMOUTH INDUSTRIAL DEVELOPMENT CORPORATION ANNEXATION

The proposed annexation submitted to our office on September 04, 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 Plymouth, 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 14795 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=2869>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner