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://appengine.egov.com/apps/wi/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: Habitat for Humanity Lakeside, Inc.
Phone: (920) 458-5501
Email: mprimozic@rohdedales.com
Contact Information if different than petitioner: Representative's Name: Matthew Primozic, Rohde Dales LLP, attorney for Habitat for Humanity Lakeside, Inc.
Phone: (920) 458-5501
E-mail: mprimozic@rohdedales.com
1. Town(s) where property is located: Town of Sheboygan
2. Petitioned City or Village: City of Sheboygan
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: .34
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 59024346880
nclude these required items with this form:
1. \(\sum \) Legal Description meeting the requirements of

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

\$200 Initial Filing Fee (required with the first submittal of all petitions)

\$200 - 2 acres or less

\$350 - 2.01 acres or more

\$200 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

\$400 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

∅ /> Şhaded Area for Office Use Only	
Date fee & form received:	0
Payer: Habitat Dor Humanity Laterside	Check Number: 2330
	Check Date: <u>9-/6-25</u>
	Amount: \$\(\frac{\partial}{400}\)

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 approvalSee <u>66.0217 (3) (a)</u> , if by one-half approvalSee <u>66.0217 (3) (b)</u> , if by referendum.
State the population of the land to be and	nexed.
[It is beneficial to include Parcel ID or Tax (Village or City) in the petition.]	numbers, the parcel area, and identify the annexee (Town) and annexor
reference to the government lot, private clair	legal description of the land to be annexed. The land must be described by m, quarter-section, section, town and range in which the land lies. The land must emmencing from a monumented corner of the section or quarter-section, or the land reservation, in which the land lies; OR
	a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified to the lot (s) and/or block (s) therein, along with the name of the plat or the retified survey map.
The land may NOT be described only by	y: -Aliquot part; -Reference to any other document (plat of survey, deed, etc.); -Exception or Inclusion; -Parcel ID or tax number.
-A tie line from the parcel to the monumente	
The map must include a graphic scale .	
The map must show and identify the exist	sting municipal boundary, in relation to the parcel being annexed.
[It is beneficial to include a North arrow, an	d identify adjacent streets and parcels on the map.]
s. 66.0217 FILING The petition must be filed with the Clerk is located.	of the annexing City or Village and with the Clerk of the Town in which the land
If the annexation is by one-half approval required by <u>s. 66.0217 (4)</u> .	l, or by referendum, the petitioner must post notice of the proposed annexation as



September 12, 2025

Kyle G. Borkenhagen

David O. Gass

Reilly C. Kulas

R. T. Melzer

Matthew Primozic

Anthony J. Resimius

Adam D. Vanderheyden

K. Allan Voss

Duna I Zinlal

Ryan J. Zinkel

Eldon L. Bohrofen,

Of Counsel

Wisconsin Department of Administration

Municipal Boundary Review

PO Box 1645

Madison, WI 53701

Re: Request for Annexation Review

To Whom it May Concern:

On behalf of our client, Habitat for Humanity Lakeside, Inc., please find the eclosed documents:

- 1. Request for Annexation Review Form;
- 2. Check in the Amount of \$400.00 for Filing and Review Fees;
- 3. Copy of the Petition for Annexation of Lands to the City of Sheboygan Direct Annexation by Unanimous Consent;
- 4. Exhibit A- Legal Description; and
- 5. Survey Map of the Property.

Please feel free to contact my office if you have any questions.

Sincerely yours,

Matthew V. Primozic

909 N. 8th St.

Ste. 100

Sheboygan, Wl

53081

MVP/kak

(920) 458-5501

(920) 458-5874 FAX

mail@rohdedales.com

www.rohdedales.com

cc: Habitat for Humanity Lakeside, Inc

Enclosures

PETITION FOR ANNEXATION OF LANDS

TO THE CITY OF SHEBOYGAN

DIRECT ANNEXATION BY UNANIMOUS CONSENT

TO: City of Sheboygan

- 1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Sheboygan in Sheboygan County, Wisconsin, to the City of Sheboygan, Sheboygan County, Wisconsin.
- 2. There are no persons residing in the territory. The population of the territory to be annexed is 0.
- 3. Said land is contiguous to the City of Sheboygan and is presently part of the Town of Sheboygan, in Sheboygan County, Wisconsin.
- 4. I/We, the undersigned request that upon annexation, the land described in Exhibit "A" be zoned as SR-5 (Suburban Residential 5 District).
- 5. Area of the lands to be annexed contains .34 acres.
- 6. Tax Parcel number(s) of lands to be annexed: Part of Parcel Number 59024346880
 - Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.

Dated this 10th day of September, 2025

PROPERTY OWNERS' SIGNATURES ON FOLLOWING PAGES

SIGNATURE PAGE – HABITAT FOR HUMANITY LAKESIDE, INC.

Dated this 10th day of September, 2025

Habitat for Humanity Lakeside, Inc.

BY:

1911 N. 8th St.

Le'Shay Guy

Sheboygan, WI 53081

EXHIBIT A

LEGAL DESCRIPTION

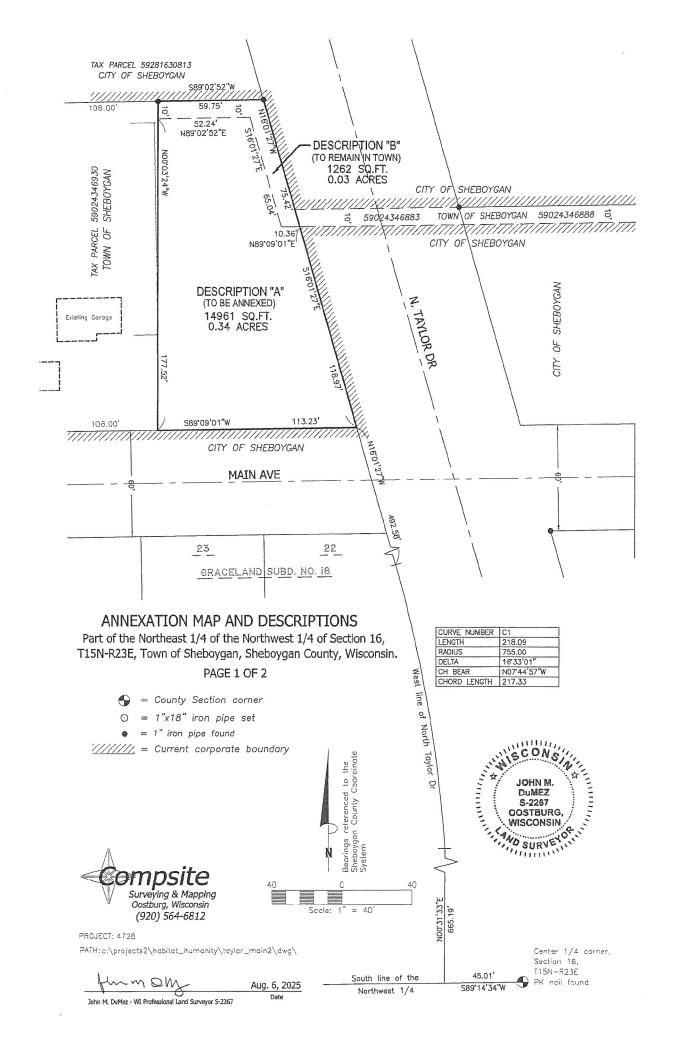
Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin described as:

Commencing at the Center 1/4 corner of Section 16, T15N-R23E; thence along the south line of the Northwest 1/4 of said Section 16, S89°14'34"W 45.01 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N00°31'33"E 665.19 feet; thence along said west line, 218.09 feet along a 755.00-foot radius curve to the left with a chord bearing of N07°44'57"W and a chord length of 217.33 feet; thence along said west line, N16°01'27"W 492.58 feet to the south line of Main Avenue and the point of beginning; thence along said south line, S89°09'01"W 113.23 feet; thence N00°03'24"W 177.52 feet; thence N89°02'52"E 52.24 feet; thence S16°01'27"E 65.04 feet; thence N89°09'01"E 10.36 feet to the west right-of-way line of North Taylor Drive; thence along said west line, S16°01'27"E 118.97 feet to the point of beginning.

Lands containing 14,961 square feet or .34 acres.

Property Address: Vacant land along N. Taylor Dr., Sheboygan, WI 53081

Tax Parcel ID Number: 59024346880





N2472 Mentink Road Oostburg, WI 53070 Phone: (920) 564-6812 Emall: john@compsitesurveying.com

John M. DuMez - Wisconsin Professional Land Surveyor S-2267

Page 2 of 2

DESCRIPTION "A" - TO BE ANNEXED INTO THE CITY OF SHEBOYGAN

Part of the Northeast ¼ of the Northwest ¼ of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin described as:

Commencing at the Center ¼ corner of Section 16, T15N-R23E; thence along the south line of the Northwest ¼ of said Section 16, S89°14′34′′W 45.01 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N00°31′33′′E 665.19 feet; thence along said west line, 218.09 feet along a 755.00-foot radius curve to the left with a chord bearing of N07°44′57′′W and a chord length of 217.33 feet; thence along said west line, N16°01′27′′W 492.58 feet to the south line of Main Avenue and the point of beginning; thence along said south line, S89°09′01′′W 113.23 feet; thence N00°03′24′′W 177.52 feet; thence N89°02′52′′E 52.24 feet; thence S16°01′27′′E 65.04 feet; thence N89°09′01′′E 10.36 feet to the west right-of-way line of North Taylor Drive; thence along said west line, S16°01′27′′E 118.97 feet to the point of beginning.

SAID DESCRIPTION "A" CONTAINS 14961 SQ. FT. (0.34 ACRE) OF LAND.

DESCRIPTION "B" - TO REMAIN IN THE TOWN OF SHEBOYGAN

Part of the Northeast ¼ of the Northwest ¼ of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin described as:

Commencing at the Center ¼ corner of Section 16, T15N-R23E; thence along the south line of the Northwest ¼ of said Section 16, S89°14′34′′W 45.01 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N00°31′33′′E 665.19 feet; thence along said west line, 218.09 feet along a 755.00-foot radius curve to the left with a chord bearing of N07°44′57′′W and a chord length of 217.33 feet; thence along said west line, N16°01′27′′W 492.58 feet to the south line of Main Avenue; thence along said south line, S89°09′01′′W 113.23 feet; thence N00°03′24′′W 177.52 feet to the point of beginning; thence N89°02′52′′E 52.24 feet; thence S16°01′27′′E 65.04 feet; thence N89°09′01′′E 10.36 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N16°01′27′′W 75.42 feet; thence S89°02′52′′W 59.75 feet; thence S00°03′24′′E 10.00 feet to the point of beginning. SAID DESCRIPTION "B" CONTAINS 1262 SQ. FT. (0.03 ACRE) OF LAND.

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: Habitat for Human	nity Lakeside		Petition Number: 14799
1. Territory to be annexed: From TOWN OF SHEBOYGAN To		To CITY OF SHEBOYGAN	
2. Area (Acres):34			
3. Pick one: 🛛 Property Tax	Payments	OR 🗆 B	oundary Agreement
a. Annual town property tax o	n territory to be annexed:	a. Title	of boundary agreement
\$ <u>0</u> . ∞ b. Year adopted		adopted	
b. Total that will be paid to To	tal that will be paid to Town c. Participating jurisdictions		cipating jurisdictions
(annual tax multiplied by 5	(annual tax multiplied by 5 years): O. O d. Statutory authority (pick one)		utory authority (pick one)
c. Paid by: 🅦 Petitioner □	City □ Village	□ s.66.0307 □ s.66.0225 □ s.66.0301	
☐ Other:			
	Electors: Total: _		
5. Approximate present land	use of territory:		
Residential:%	Recreational:% Co	mmercial: _	% Industrial:%
Undeveloped: 100 %			
6. If territory is undeveloped,	what is the anticipated use?	A	
Residential: 100 %	Recreational:% Co	mmercial: _	% Industrial:%
Other:%			
Comments:	English Julyan	JE .	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
7. Has a ☐ preliminary or ☐ f	nal plat been submitted to the F	lan Commis	sion: □ Yes 💢 No
Plat Name:		is Tables	A
8. What is the nature of land	use adjacent to this territory in	the city or vi	llage?
residential	g/ar por resident		, in
In the town?: resider	Hial		
9. What are the basic service	e needs that precipitated the red	quest for ann	exation?
Sanitary sewer	₩ater supply □	Storm sewer	rs
☐ Police/Fire protection		Zoning	
Other			

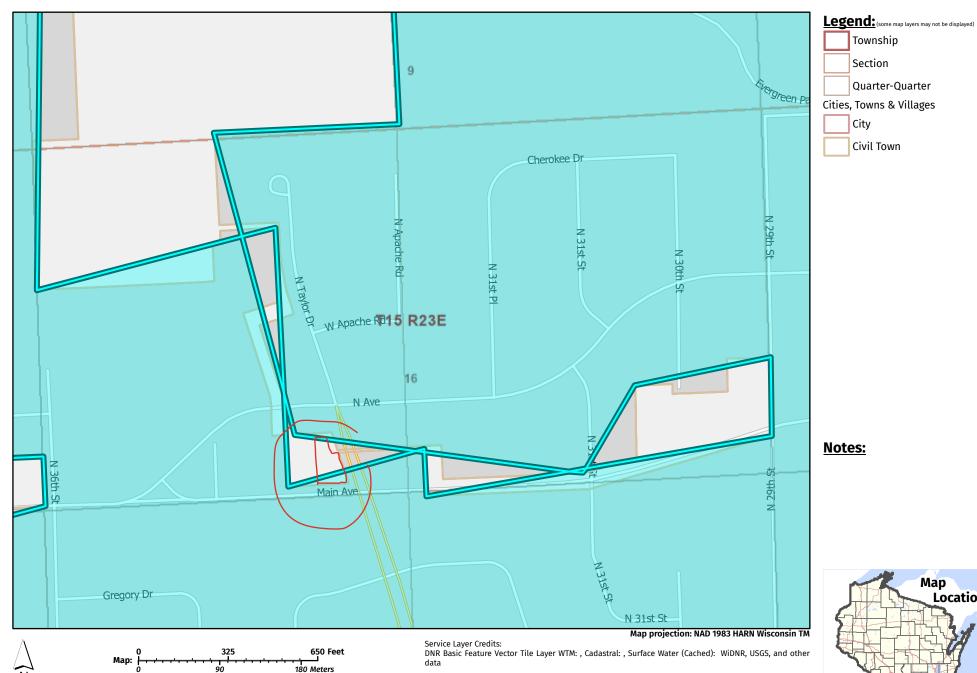
10. Is the city/village	ge or town capable of providing needed ι	ıtility serv	/ices?			TEN ST	1138311
City/Village	∜ Yes □ No Town		es/es		No		
If yes, appro	ximate timetable for providing service:	City/\	/illage		Town		
SEVER TO THE	Sanitary Sewers immediately	×					
	or, write in number of years.				alleri i		
	Water Supply immediately	Ø					
	or, write in number of years.				<u>- 11 - 1</u> 111111		
If yes, identify the	ne nature of the anticipated improvement	s and the	eir prob	oable	costs:		
		s and the	eir bror	able	costs.		
11. Planning & Zo		/T0	70	ń v	-		
	a comprehensive plan for the City/Village ation consistent with your comprehensive		<u>حر</u> _	(Y∙ ∃ Y			
	nnexation territory now zoned? <u>R-1</u>		N-	1 1			
c. How will the I	and be zoned and used if annexed? \leq	ubur	ocur	K	esidentia	15	
12. Elections: ☐ I more information,	New ward or A Existing ward? Will the a please contact the Wisconsin Election Coist here: http://elections.wi.gov/forms/e	nnexation ommissio	n creat	te a i	new ward or joi	n an existin	g ward? For gov or see the
13. Other relevant	information and comments bearing upor	the pub	lic inte	rest	in the annexation	on:	1/80
Down awad bees	Town III Oile II William		21-	-	TUDN SSC:	DTI V	- V
	Town ☑ City ☐ Village				TURN PROM		
Name: TA	YLOR ZEINERT	<u>v</u>	vimun	icipa	alboundaryrev	iew@wi.go	v
Name: TA	YLOR ZEINERT 1388 @SHEBOYGANNI. GOV	<u>v</u>	<mark>vimun</mark> Junicip	<mark>icipa</mark> oal B	alboundaryrev oundary Revie	i <mark>ew@wi.go</mark> w	v
Name: TA	YLOR ZEINERT	N	vimun Municip PO Box	icipa bal B x 164	alboundaryrev	i <mark>ew@wi.go</mark> w	v

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 590243946880	From Town of: Sheboygan	To City/Village of: Sheboygan
2. Checklist: (Y) Yes; (N) No; (NA)	Not applicable; (NC) Not checked	
Location and Position		
	ernment lot, recorded private claim, ½ - ½ s	section, section, township, range and county
Y (2) Contiguous with existing vill	-	,
	wnship (completely surrounded by city)	
N (4) Creates an island area in City		
Petition and Map Informati		
Y(1) Identify owner(s) of annexed		
Y(2) Identify parcel ID numbers i		
_Y(3) Identify parcel ID numbers b	being split by annexation	
Y(4) North arrow		
Y(5) Graphic Scale		
Y(6) Streets and Highways shown	and identified	
Y(7) Legend		
Y(8) Total area/acreage of annexa	ition	
3. Other relevant information and con	mments:	
Prepared by: Kurt Eigenberg	ver Please RETUR	RN PROMPTLY to:
Title: Land Description	on Specialist Municipal Boun	
Phone: 920-459-3124_ Date: 9/23/2025	PO Box 1645 Madison WI 53	701

(608) 264-6102 **FAX** (608) 264-6104 <u>wimunicipalboundaryreview@wi.gov</u>







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.

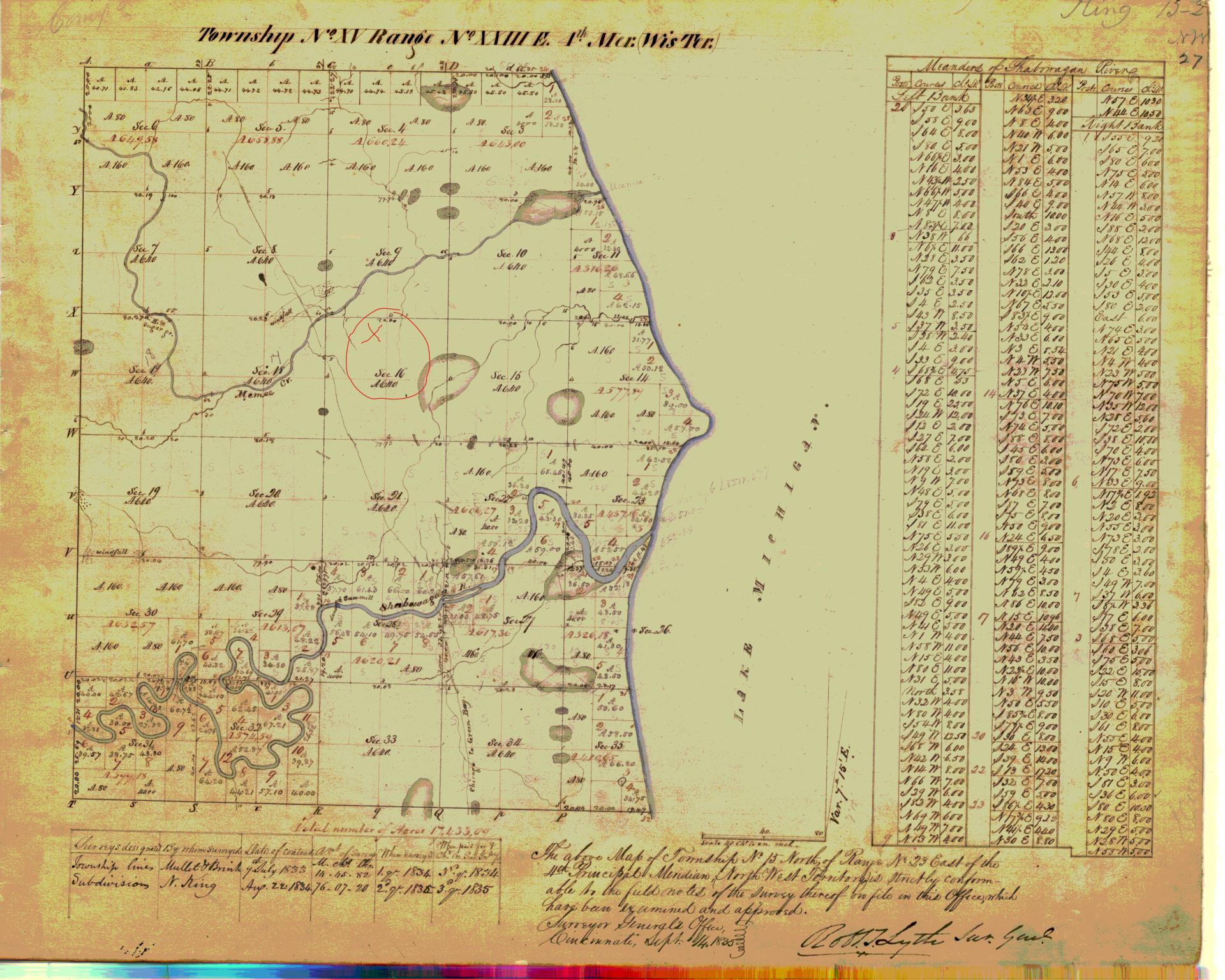
Township Section

City Civil Town

Quarter-Quarter

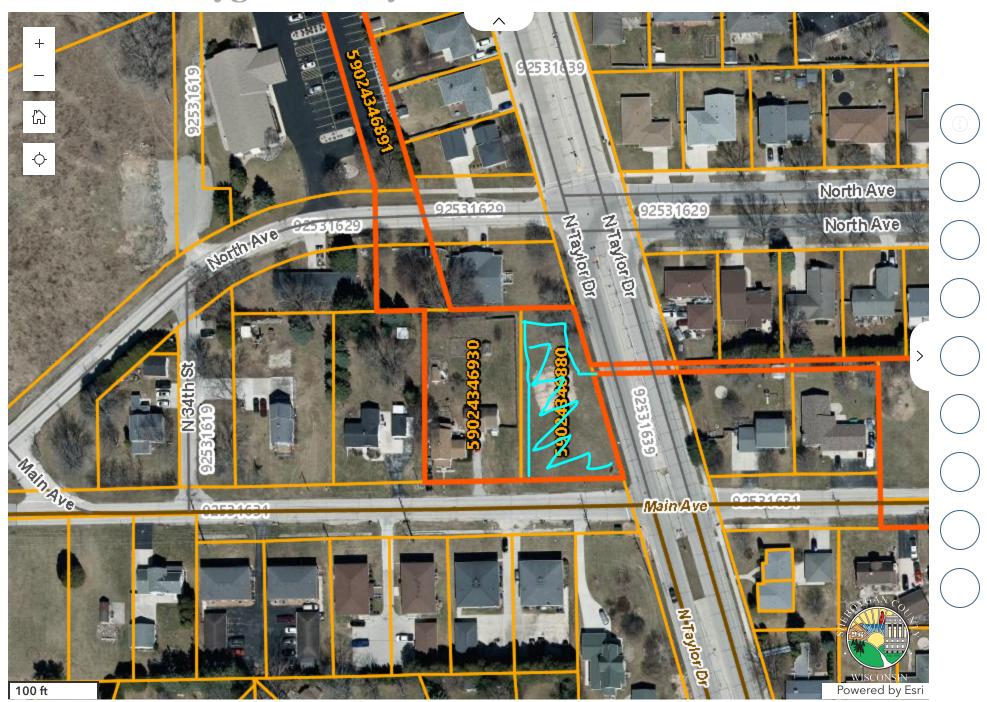
Мар

Location



Sheboygan County I-







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

October 8, 2025

PETITION FILE NO. 14799

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: HABITAT FOR HUMANITY LAKESIDE ANNEXATION

The proposed annexation submitted to our office on September 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.

Notes: 1)The legal description should call to the North line of Main Avenue (two places in the description).

2) The City may want to include the strip of town territory which extends east from the annexation territory to eliminate this potentially confusing strip.

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 14799 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=2873
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner