

PETITION FOR ANNEXATION

(Direct Annexation by Unanimous Approval)

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Rockland, Brown County, Wisconsin lying contiguous to the City of De Pere, Wisconsin, petition the Honorable Mayor and Common Council of De Pere to annex the territory described below and shown upon the attached map as permitted by Chapter 66 of the Wisconsin Statutes, to the City of De Pere, Brown County, Wisconsin. Said annexation is for the purpose of more dense development of the vacant land than currently permitted and for vacant lands to be served by municipal sewer and water.

The annexed property is legally described as:

Boundary Description (Parcels R-29-1, R-39, R-110 & R-114)

All of Lot 1 and Outlot 1 of Volume 45, Certified Survey Maps, Page 13 (Map 6699-Document #1956414), Brown County Records; and part of the Northeast 1/4 of the Southwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; and part of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; and part of the Northwest 1/4 of the Northeast 1/4; and part of the Northeast 1/4 of the Northwest 1/4 of Section 10, T22N-R20E, Town of Rockland, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 corner of Section 3, T22N-R20E; thence N89°54'21"E, 309.16 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence N0°44'49"E, 696.07 feet along the East line of Document #2816989, Brown County Records; thence S89°54'21"W, 318.86 feet along the North line of said document; thence N0°03'06"W, 631.49 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence S89°58'35"W, 200.00 feet along the South line of Lot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699, Document #1956414), Brown County Records, said line also being the South line of Northeast 1/4 of the Southwest 1/4 of said Section 3; thence N0°03'06"W, 871.03 feet along the West line of said lot to the centerline of Deer Point Lane; thence N86°31'43"E, 128.72 feet along said centerline; thence 48.42 feet along said centerline being the arc of a 100.00 foot radius curve to the right whose long chord bears S79°36'05"E, 47.95 feet; thence S65°43'53"E, 34.10 feet along said centerline; thence S0°09'28"E, 373 feet, more or less, to the centerline of the East River; thence Southeasterly, 866 feet, more or less, along said river to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 3; thence N89°52'30"E, 691 feet, more or less, along said line; thence S0°15'28"W, 1328.23 feet along the East line of said quarter-quarter; thence S89°54'21"W, 265.01 feet along the South line of said quarter-quarter; thence S0°26'33"W, 369 feet, more or less, along the West line of Volume 3, Certified Survey Maps, Page 351 (Map #860, Document #708675), Brown County Records, to the centerline of a creek; thence Southeasterly, 294 feet, more or less, along said creek; thence S00°26'33"W, 865 feet, more or less, along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 10, T22N-R20E; thence S89°58'37"W, 1,329.59 feet along the South line of said quarter-quarter; thence N89°55'18"W, 1,079 feet, more or less, along the South line of the Northeast 1/4 of the Northwest 1/4 of said section to the centerline of a creek, said point being 244 feet, more or less, from the centerline of Ryan Road; thence Northerly, 690 feet, more or less, along said creek to the North line of Document #2758767, Brown County Records; thence N89°53'39"W, 199 feet, more or less, along said line to the West line of said quarter-quarter; thence N0°04'48"E, 457.58 feet along the West line of said quarter-quarter; thence S89°53'39"E, 253 feet, more or less, along the South line of Document #3076670, Brown County Records, to the centerline of said creek; thence Northeasterly 532 feet, more or less, along said creek to the North line of said Northeast 1/4 of the Northwest 1/4, Section 10; thence S89°53'39"E, 344 feet, more or less, along said line; thence S0°06'21"W, 35.00 feet; thence 18.85 feet along Volume 3, Certified Survey Maps, Page 403 (Map# 884, Document #714268), Brown County Records, being the arc of a 12.00 foot radius curve to the left, whose long chord bears S45°06'16"W, 16.98 feet; thence 98.63 feet along said map, being the arc of a 200.00 foot radius foot curve to the left, whose long chord bears S14°01'19"E, 97.63 feet; thence S28°08'59"E, 338.18 feet along the West line of said map; thence N61°51'01"E, 273.69 feet along said map; thence N0°06'21"E, 310.00

feet along said map to the North line of said Northeast 1/4 of the Northwest 1/4; thence S89°53'39"E, 83.00 feet along said line to the point of beginning.

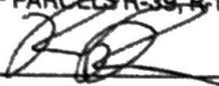
Boundary containing 4,926,714 square feet / 113.1 acres, more or less. The above-described property is depicted in attached Exhibit A.

The annexed area totals 113.1 acres.

There are four people residing in the territory.

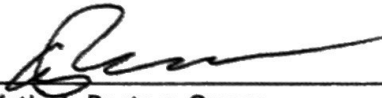
Dated this 21 day of August, 2025

OWNER OF PARCELS R-39, R-110, R-114



Ryan P Radue, CEO, Radue Homes, Inc
2585 S Broadway
Green Bay, WI 54304

OWNER OF PARCEL R-29-1 & RESIDENT/VOTER WITHIN THE ANNEXED TERRITORY

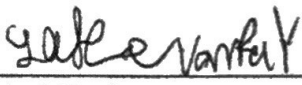


Kathy L. Peeters, Owner

RESIDENTS/VOTERS WITHIN THE ANNEXED TERRITORY



Scott W. Kasten

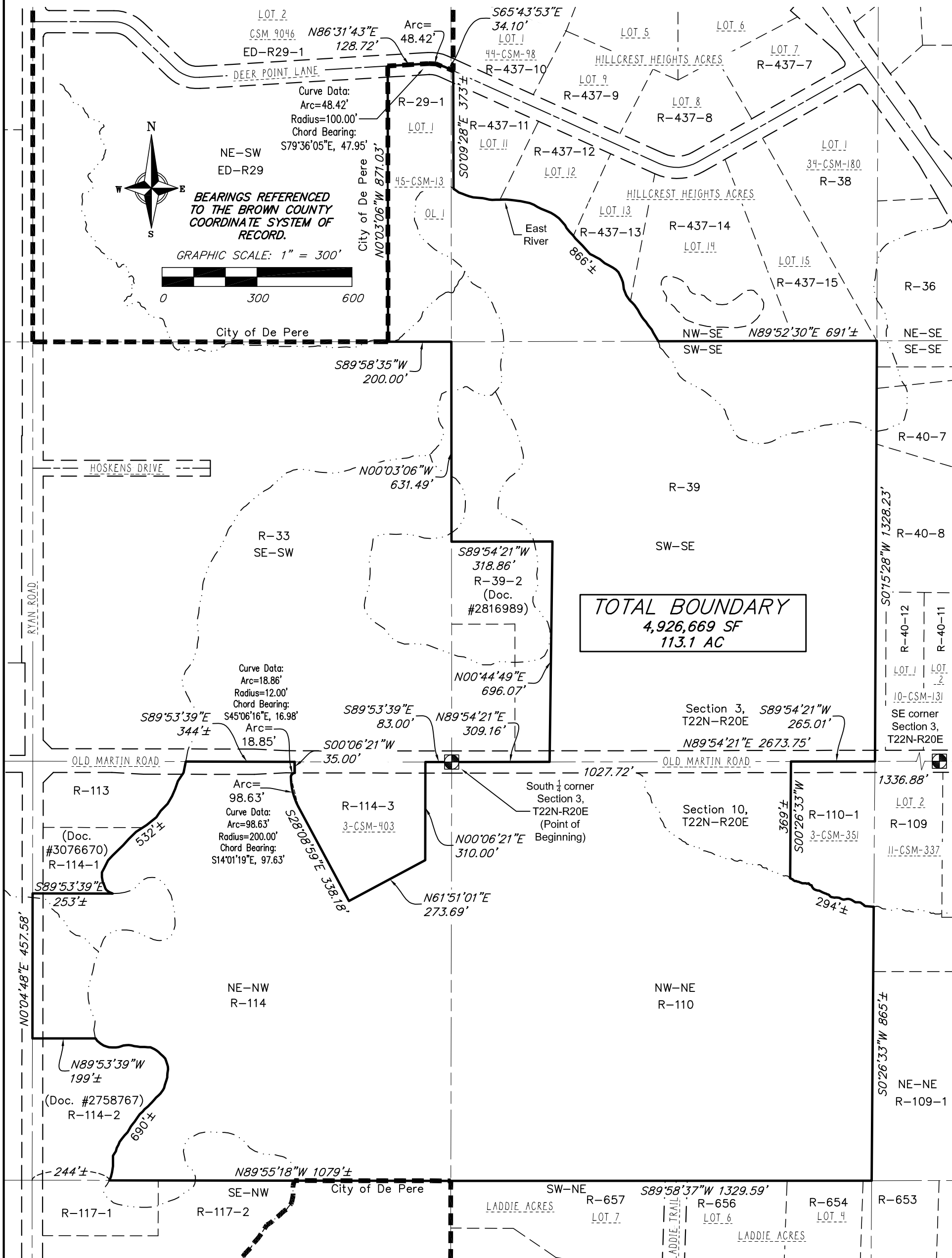


Lake J. Van Pay



Summer A. Van Pay

All of Lot 1 and Outlot 1 of Volume 45, Certified Survey Maps, Page 13 (Map 6699—Document #1956414), Brown County Records, said map located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; and also part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying within Deer Point Lane; part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ all of Section 3, T22N—R20E; and also part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; and part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all of Section 10, T22N—R20E, Town of Rockland, Brown County, Wisconsin



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: **Radue Homes Inc**

Petition Number: **14812**

1. Territory to be annexed: From **TOWN OF ROCKLAND** To **CITY OF DE PERE**

2. Area (Acres): 113.1

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 7,521.20

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$37,606

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: 4 Total: 4

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

Residential: 0.84% % Recreational: 43.24% % Commercial: _____ % Industrial: _____ %

Undeveloped: 53.70% %

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

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

Other: _____ %

The City of De Pere Comprehensive Plan illustrates 100% residential, however, as the lands are developed there will likely be required conservation areas or natural resources dedications

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 of Rockland (N, E, and S), Undeveloped in Rockland and De Pere (w)

In the town?: Rockland

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. 1-2 _____

Water Supply immediately ☐ ☐
or, write in number of years. 1-2 _____

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: See attached.

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-Farmland Preservation (AG-FP) (Town of Rockland)

c. How will the land be zoned and used if annexed? Agriculture (AG) until a preliminary plan has been submitted

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:

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. The addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary. Moreover, this annexation will also connect an isolated city-owned island parcel that was previously annexed into the City, making the entire City boundary contiguous. The improvement of the area will enable the City to grow and active the parkland island adjacent to the development.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Daniel Lindstrom, Development Services Director

Email: dlindstrom@deperewi.gov

Phone: 920-339-2370

Date: 11/3/2025

Please **RETURN PROMPTLY** to:

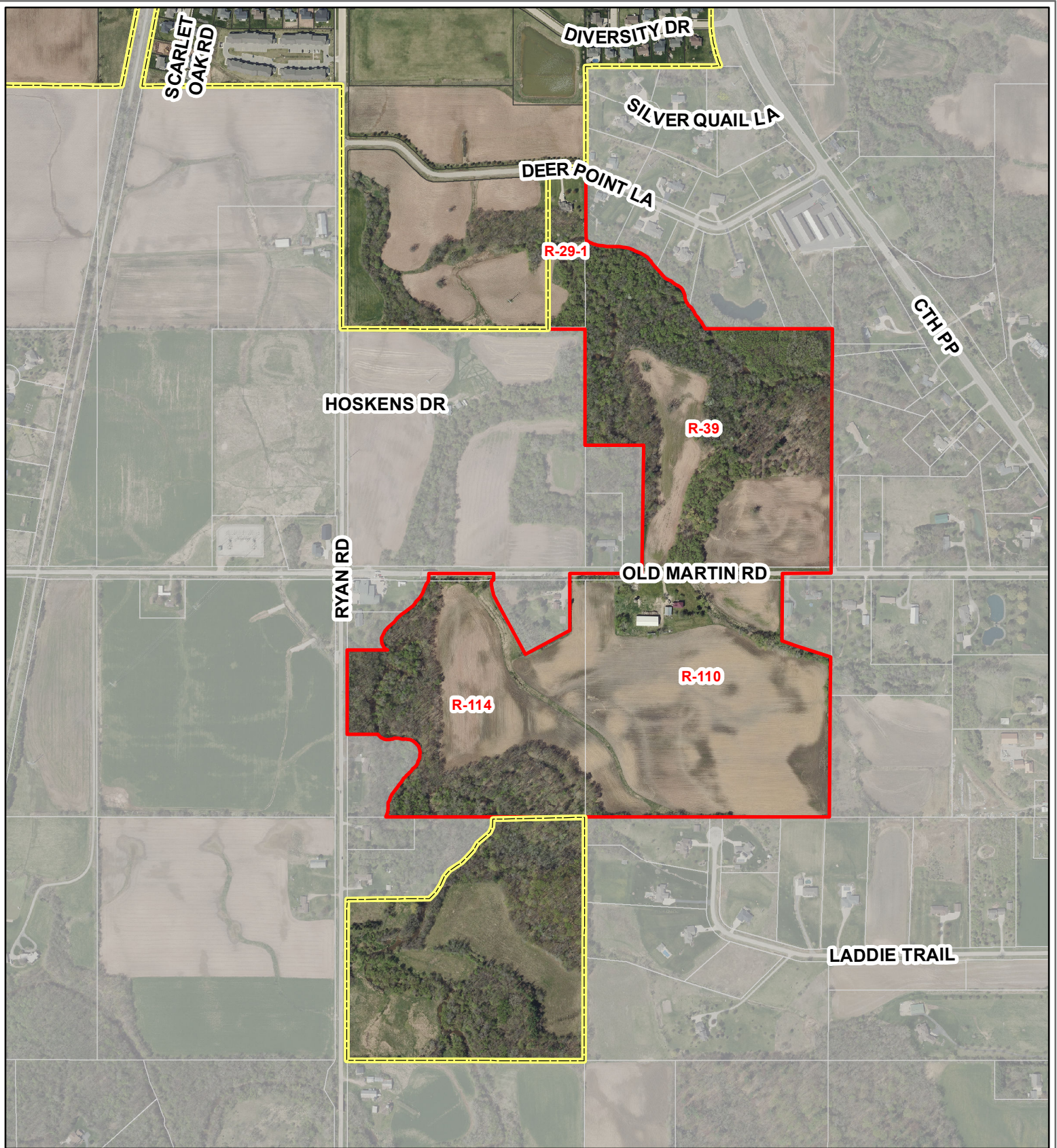
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



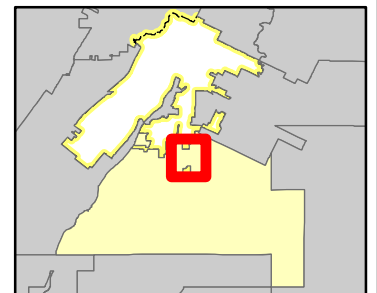
Radue/VanPay Annexation Request

City of De Pere

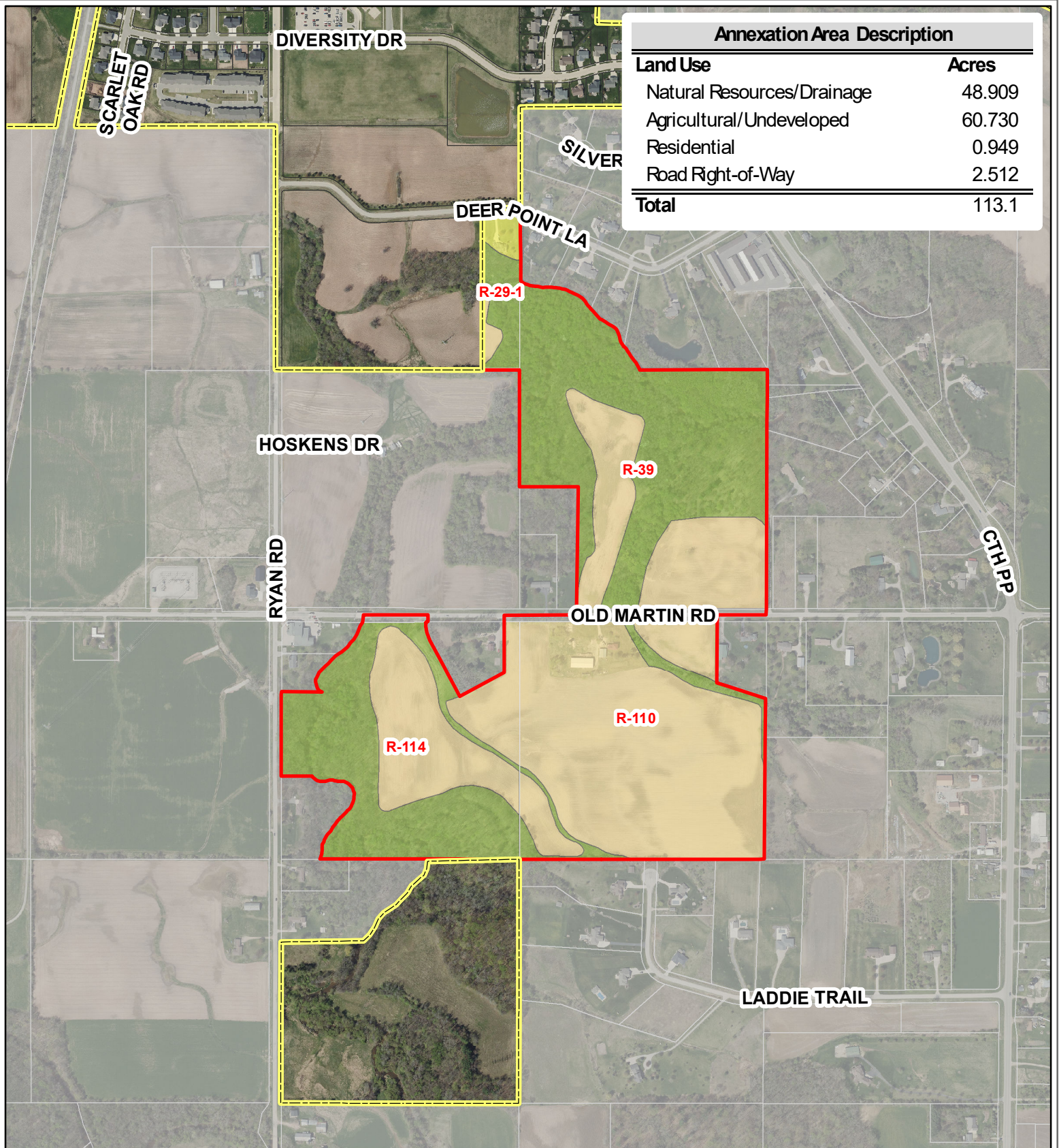
0 250 500 1,000 1,500 2,000 Feet

This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

File Path: X:\GIS\Administration\Planning\Planning\Annexations\Radue\2. Mapping



Data Source: City of De Pere, Brown County



Annexation Area Description	
Land Use	Acres
Natural Resources/Drainage	48.909
Agricultural/Undeveloped	60.730
Residential	0.949
Road Right-of-Way	2.512
Total	113.1



Radue/VanPay Annexation Request - Existing Land Use

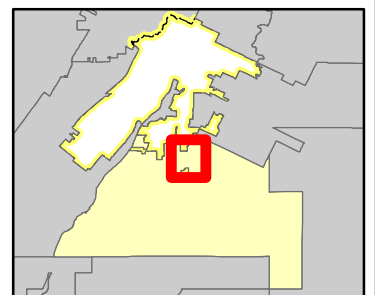
City of De Pere

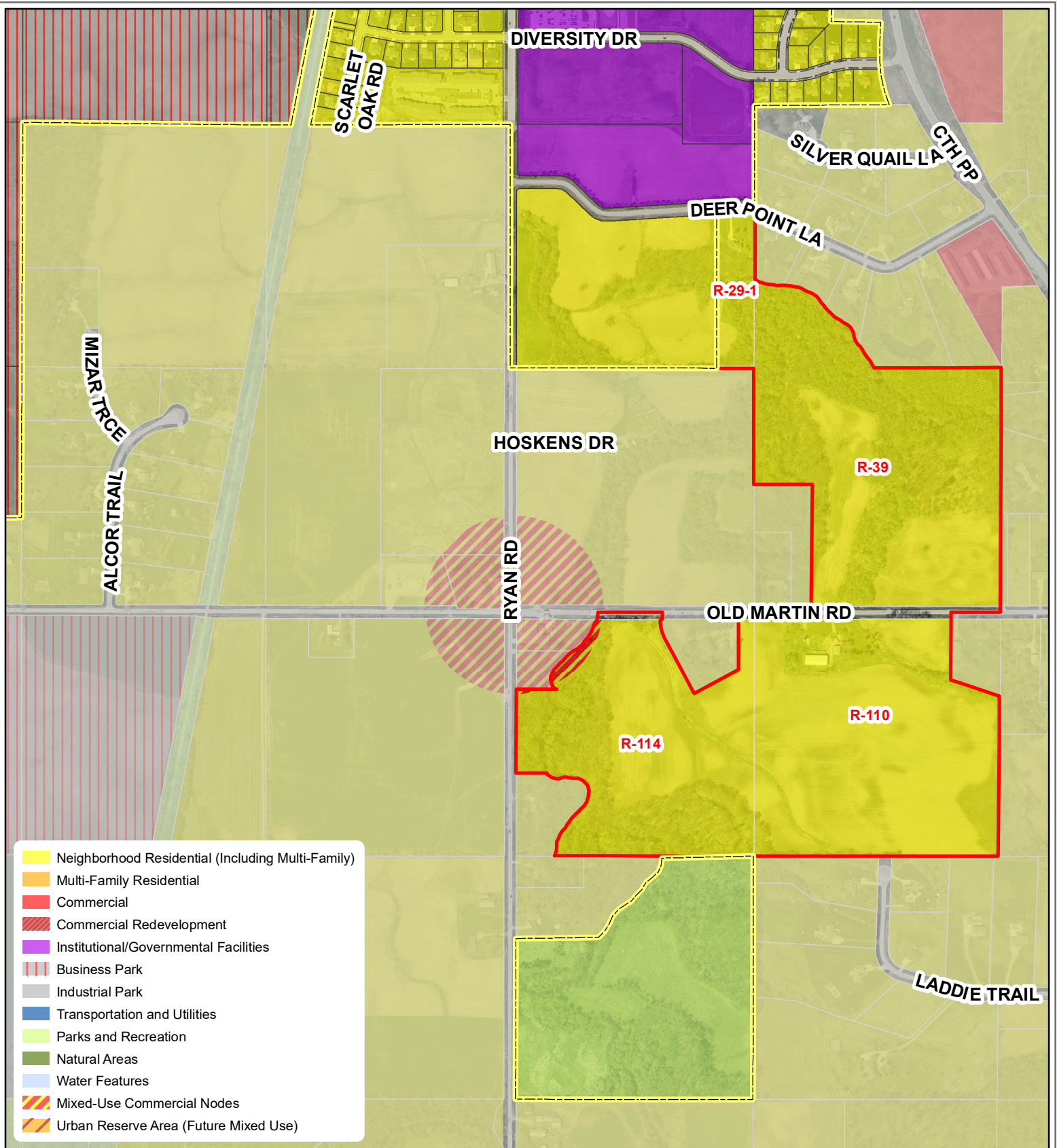
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- Agricultural/Undeveloped
- Natural Resources/Drainage
- Residential
- Road Right-of-Way





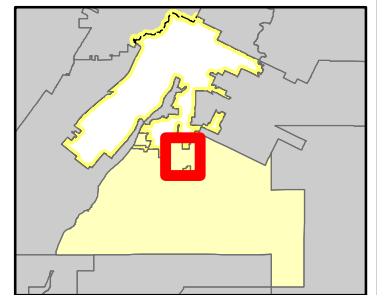
Radue/VanPay Annexation Request - Future Land Use

City of De Pere

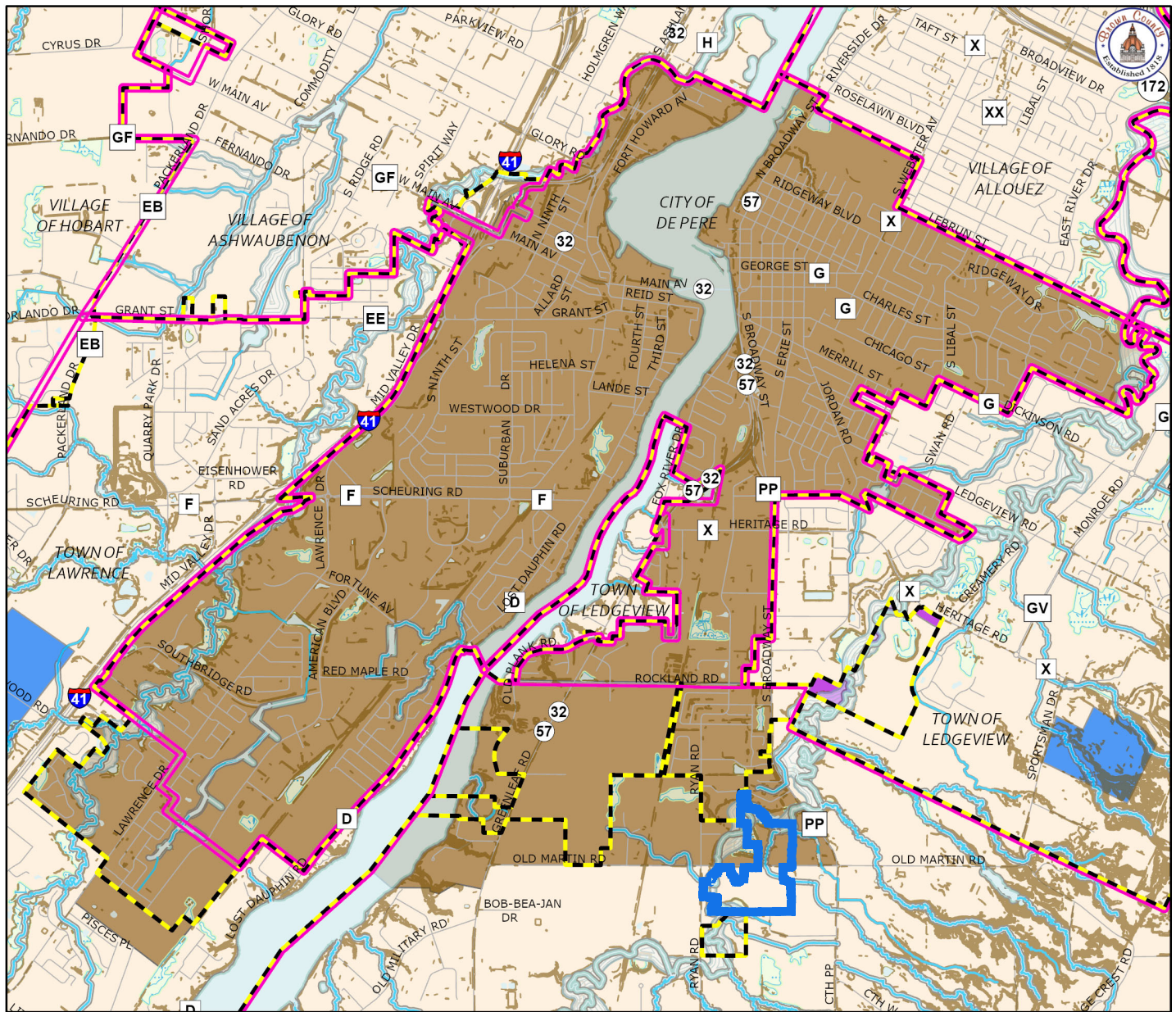
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City of De Pere SSA



Legend

Sewer Service Areas (SSA)

SSA Name

De Pere

Proposed SSAs to Add - 2022

Areas to be Added

Areas to be Removed

Sanitary District

Environmentally Sensitive Areas

Streams

Surface Water

Navigable Stream 75-foot Buffer

Navigable River 75-foot Buffer

FEMA Floodways 30-foot Buffer

Non-Navigable Waterway 25-foot Buffer

Approximate Proposed Annexation Area

Slopes 20% or Greater with 20-foot Buffer

2022 DNR Designated Wetlands

2022 DNR Designated Wetlands 50-foot Buffer

Street Centerline

Adjacent Counties

Municipalities

Data Sources:

Wetlands - WDNR

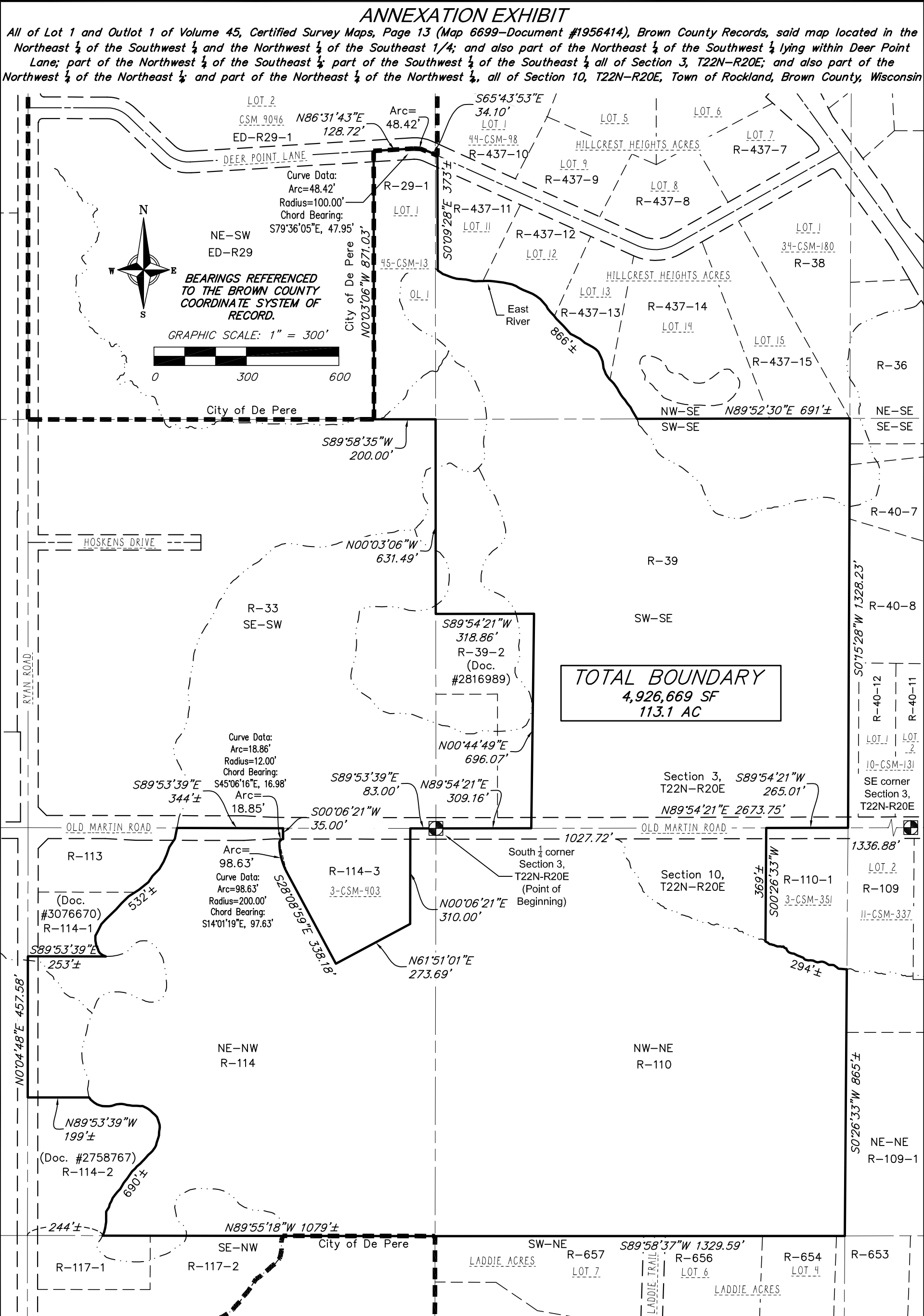
Floodways - FEMA

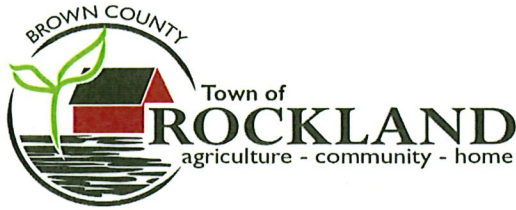
Other Data - Brown County Planning Commission

0 ¼ ½ 1 Miles



Disclaimer: All data portrayed on this map is approximate. If development activity is proposed in or near an ESA, the municipality and Brown County Planning and Land Services - Planning Division should be contacted. It is the responsibility of the land owner to determine if there are any regulated environmental features (wetland, floodplain, stream, etc.) on the property prior to development. No warranties are implied.





1712 Bob Bea Jan Road
De Pere, WI 54115
Phone: (920) 336-2814
www.townofrockland.org
Dennis Cashman – Chairman
Julie Koenig - Clerk

November 10, 2025

Mr. Erich Schmidtke
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
(608) 264-6102
erich.schmidtke@wisconsin.gov

RE: Annexation Review Questionnaire to Petition #14812 Radue/Peeters

Dear Mr. Schmidtke,

Thank you for allowing the Town of Rockland to submit comments concerning the application to annex 113.1 acres of land from the Town to the City of De Pere.

Please consider this letter to be our formal objection to the annexation request. It is our belief that the Town of Rockland is in a better position to supply all governmental services, including zoning to Parcels R-29-1, R-39, R-110 and R-114. For such reason, we would ask that the Department of Administration find that it is not in the best interest of the public to allow the Radue/Peeters annexation petition to be granted.

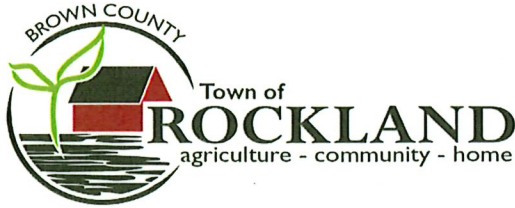
The documents submitted by the City reflect the properties to be largely zoned Agricultural-Farmland Preservation. Mr. Radue requested that the Town approve a Planned Unit Development for 110 acres of this proposed annexation and rezoning the planned units to Estate Residential 2- acre, which was adopted by Ordinance 2022-05 on October 3, 2022. We were working diligently with him to make such a Planned Unit Development happen.

There are several issues that need to be addressed from a Town perspective. I attach the recommendation from the City of De Pere staff as presented to the City of De Pere Planning Commission dated October 27, 2025. (Attached for your review)

In the Rockland Comprehensive Plan, dated 2015, the pending annexation was shown to be Agricultural-Farmland Preservation. The 2025 Comprehensive Plan reflects the area in question to be set aside for future residential use. The Comprehensive Plan is guidance and not absolute.

As a threshold matter, the Town hereby requests that the DOA review the proposed annexation to determine that all parts of the proposed territory are in fact contiguous, pursuant to 66.0217 (6)(d)(1)(a). We believe that the legal descriptions and parcel numbers used to show likely portions of the proposed annexation that are not contiguous.

Sanitary Sewer/Municipal water: In 2007, the City of De Pere blocked Green Bay Metropolitan Sewerage District (now NEW Water) from working within the Town of Rockland. That agreement sunsets in Feb of 2028. We anticipate being able to discuss the water and sewer needs of Rockland residents in the near



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future. It is interesting to note that the 2040 Brown County Urban Service Area Water Quality Plan does not have a plan for the Town of Rockland. When reviewing the City of De Pere SSA, the City's plan shows intended growth up to Old Martin Road. A full 66 acres of this annexation is south of Old Martin Road. Rockland is able to provide water and sewer options to Rockland residents by using wells and mounds to handle their water and sewer needs. There is potential for water and sewer once the restriction with NEW Water sunsets. The only issue at hand is De Pere's strong arm tactic of not permitting parcels of less than ten acres. This tactic forces developers to annex in order to capitalize on the value of the land.

Road Service: The Town services all of Old Martin Road, and with this attempted annexation, the City will have control of a quarter mile of roadway - an interruption of Town services. This makes service of the road difficult as the Town commonly experiences difficulty when servicing Ryan Road. Chip seal, wear and tear on the bridge and snow plowing will all be disrupted with De Pere maintaining only .25 miles along a 3 mile stretch. The Town also provides snow plowing service much quicker than residential plowing within the City.

Solid Waste Collection: Rockland has garbage & recycling collection weekly.

Street lighting: not needed

Sidewalks/trails: the Fox River Trail is nearby for residents to use.

Parks: while not a Rockland park, Altmeyer does have playground equipment and green space.

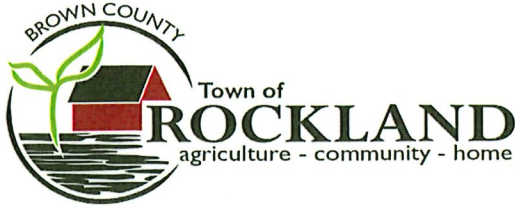
Police: Brown County Sheriff patrols the Town.

Fire/Rescue – Greenleaf Fire Department already services this area for the Town, and they have all the equipment necessary to handle fires without proximity to hydrants.

The Town of Rockland is currently experiencing a lack of growth because of De Pere's 10 acre extraterritorial subdivision review. The City inhibits Rockland's planning efforts by their extraterritorial restrictions. The City is in effect saving Rockland's property as a land bank for the future growth of the City of De Pere. Meanwhile, Rockland residents who wish to capitalize on their property ownership are precluded from using the property as they would like because of De Pere's land grab and ten acre reviews.

In 2006, Rockland lost 158 acres in the northwest part of Town along STH 32/57. As of today, nothing has been done to that property by the City of De Pere: NO sewer or water, NO expansion since they annexed it. Adjacent property already has sewer and water. If they have such a dearth of developable land, why has this not been developed? In a review of the City of De Pere's Draft Comprehensive Plan is undertaken, we learned the City intends to put high density residential along STH 32/57, yet not one inch of soil has been moved.

In 2008, the City of De Pere, annexed 32 acres on Ryan Road for a future park. And as of today, that property, parcel ED-R117 –has not been developed into a park. Most of the 32 acres are in ESA - and floods 3-6 times a year. That annexation should be considered suspect because it was not contiguous to any other parcel within the municipality of De Pere.



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In 2016, the City of De Pere annexed 21 acres along CTH PP, parcel ED-R20. Once again, nothing has been done to that property and sewer and water is adjacent to this property. Residential use is directly across CTH PP.

Since 2006, the City of De Pere has annexed over 212 acres from Rockland and no development has taken place. Water and sewer services are right there. The Town submits this new annexation is a land grab. The costs of developing this property with water and sewer are well over a million dollars. The City of De Pere taxpayers will be responsible for that- development.

Rockland can certainly provide for residents within the proposed annexation area. The situation is that we have a developer who wishes for the City to bear the costs of building roads, bringing in water and sewer, and utilities so he can sell postage stamp sized lots and make a fortune. Because of De Pere's excessive extraterritorial review restriction on Rockland, the same opportunity is not available to the Town.

Sincerely,

Dennis J. Cashman
Chairman
Town of Rockland, Brown County

cc. Attorney Andy Rossmeissl

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: **Radue Homes Inc**

Petition Number: **14812**

1. Territory to be annexed: From **TOWN OF ROCKLAND** To **CITY OF DE PERE**

2. Area (Acres): 113.1

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 1504

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 7520

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: 4 Total: 4

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

Residential: 3.4 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 96.6 %

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

Residential: 60 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: 40 %

Comments: 40% conservation with East River and floodzones/ESA

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?

Agricultural

In the town?: Agricultural, conservation, limited 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 Rockland can provide in 2028

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

City/Village Town

☐

☒

or, write in number of years. _____

2.5 to 3 years

Water Supply immediately

☐

☒

or, write in number of years. _____

2.5 to 3 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? Estate Residential 2 acre w/Planned Unit Development overlay

c. How will the land be zoned and used if annexed? May not be developed

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:

Please see letter from Chairman Dennis J. Cashman

Prepared by: ☒ Town ☐ City ☐ Village

Name: Dennis J. Cashman

Email: dcashman@rocklandbrownwi.gov

Phone: 920-360-9603

Date: Nov 10, 2025

(March 2018)

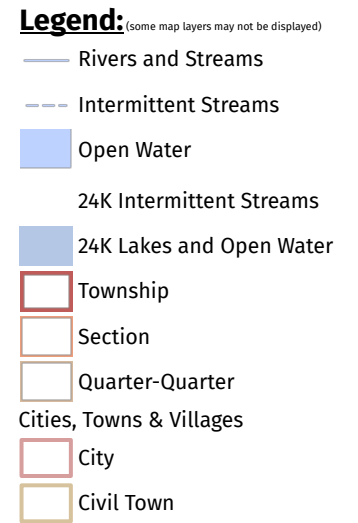
Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

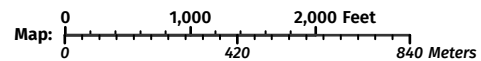
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Notes:



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

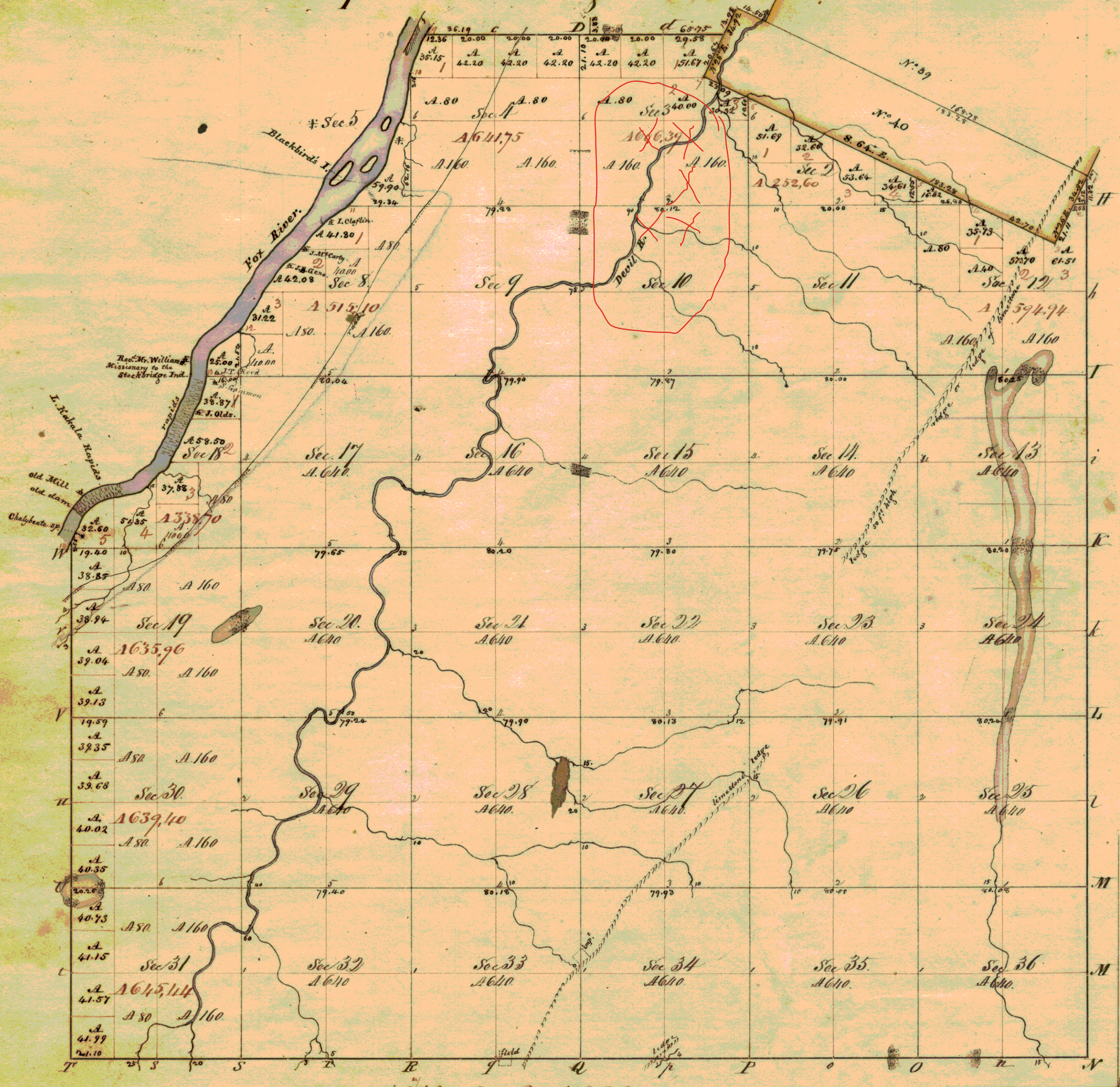
This map is a product generated by a DNR web mapping application.

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>.

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Township N^o XXII Range N^o XX E. 4th Mer. (Wis. Ter.)

28-131 W.



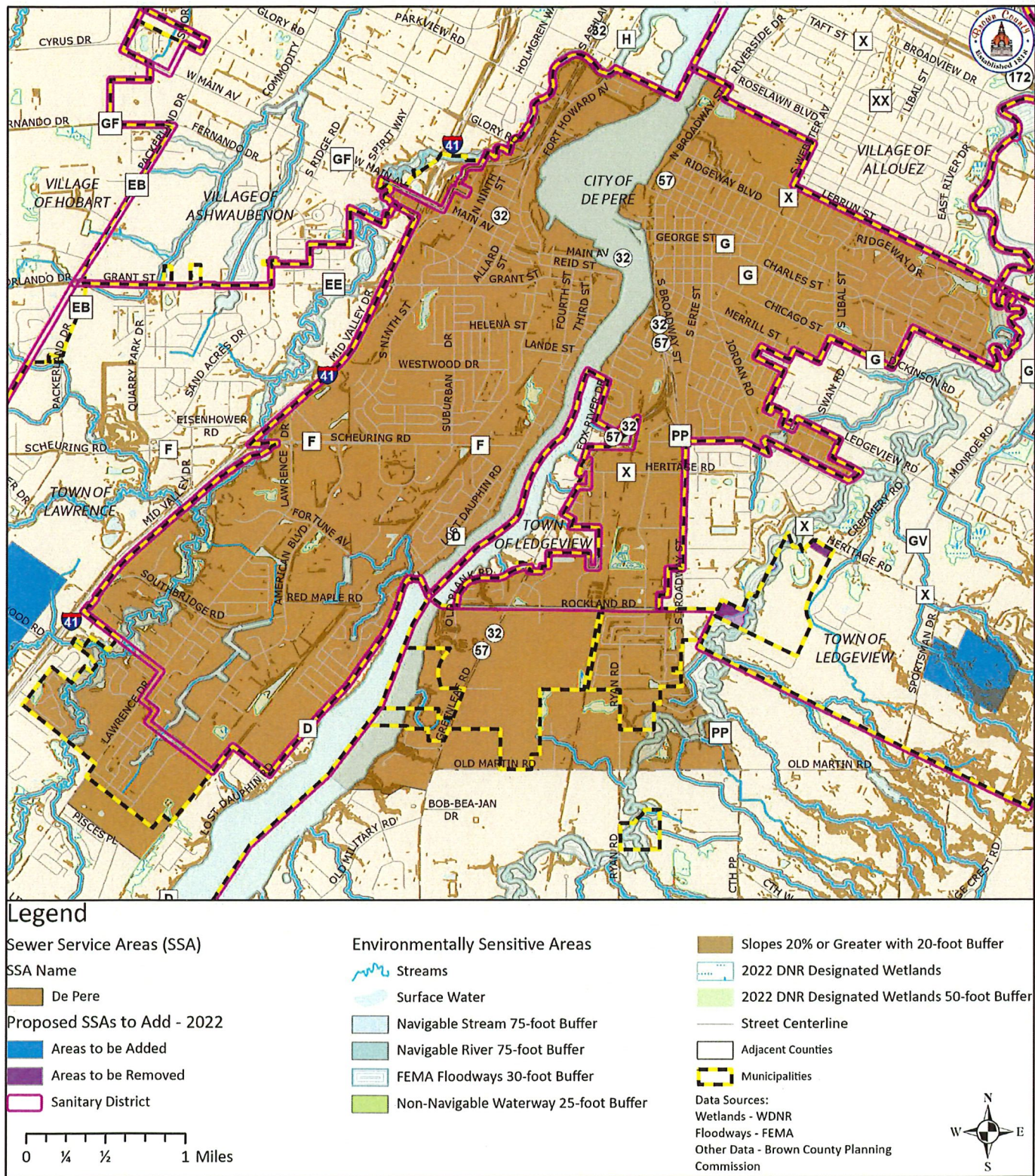
Post	Course	Ch. Ls	Post	Course	Ch. Ls
12.	N 23 E	5.31	11.	N 38 E	1.95
	N 21 E	2.57		N 42 E	8.30
	N 21 E	4.26		N 32 E	1.66
	N 37 E	3.38		N 57 E	5.66
	N 45 E	4.62		N 33 E	8.00
	N 60 E	1.46		N 18 E	2.54
	N 70 E	3.59		N 15 E	8.45
	N 84 E	9.68		N 26 E	12.32
	N 72 E	5.46		N 13 E	6.82
	N 53 E	7.00		N 19 E	7.22
	N 33 E	2.60		N 5 E	5.98
	N 39 E	4.08		N 64 E	5.39
	N 58 E	4.50	10.	N 20 E	15.10
	N 35 E	0.84		N 24 E	3.69
	N 23 E	7.78	9.	N 47 E	1.75
	N 12 E	2.28			
	N 32 E	17.41			
	N 22 E	16.28			
	N 12 E	2.37			
	N 8 E	4.46			
13.	N 3 E	6.24			
	N 4 E	3.36			
	N 14 E	1.44			
	N 39 E	2.00			
	N 65 E	5.31			
	N 32 E	11.80			
10.	N 28 E	16.10			
	N 33 E	6.18			
	N 39 E	2.37			
	N 43 E	4.70			
	N 35 E	2.37			
	N 44 E	4.70			
	N 48 E	10.50			
	N 41 E	4.07			
	N 37 E	3.93			
	N 43 E	1.84			
	N 52 E	1.74			
	N 48 E	6.11			
	N 37 E	9.00			
	N 48 E	5.00			

Total number of Acres 19,695.12

Survey Designated	By Whom Surveyed	Date of Contract	Amt. of Survey	When Surveyed	When first set in the field
Subdivisions	A. G. Ellis	17 th Mar. 1834	58.63.13	2 nd of 1834	1 st of 1835
Town Lines	Mullet & Brink	9 th July 1833	15.76.91	1 st of 1834	3 rd of 1834

The above Map of Township N^o XXII R. Range N^o XX E. 4th Meridian (W.T.T.) is strictly conformable to the field notes of the survey being on file in this Office, which have been examined and approved.
 Surveyor Genl's Office
 Cincinnati Mar. 30. 1835 M. T. Williams
 Sur. Genl.

City of De Pere SSA



Disclaimer: All data portrayed on this map is approximate. If development activity is proposed in or near an ESA, the municipality and Brown County Planning and Land Services - Planning Division should be contacted. It is the responsibility of the land owner to determine if there are any regulated environmental features (wetland, floodplain, stream, etc.) on the property prior to development. No warranties are implied.



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>

November 12, 2025

PETITION FILE NO. 14812

CAREY E. DANEN, CLERK
CITY OF DE PERE
335 S BROADWAY ST
DE PERE, WI 54115-2526

JULIE KOENIG, CLERK
TOWN OF ROCKLAND
1712 BOB BEA JAN ROAD
DE PERE, WI 54115-8632

Subject: RADUE HOMES INC ANNEXATION

The proposed annexation submitted to our office on October 23, 2025, has been reviewed and found to be against the public interest.

In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine the shape of the proposed annexation and the homogeneity of the territory with the annexing village or city 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.

In this case, the shape of the proposed annexation somewhat protrudes and cuts down into Town of Rockland territory. However, contiguity of the proposed annexation appears adequate and the annexation would also connect an island of city-owned territory further to the south which was previously annexed under s. 66.0223, Wis. Stats.

Regarding services to the territory, the questionnaires returned by the City and Town indicate that sewer and water service is a key service motivating this annexation and the landowner's proposal for higher-density type development. However, as shown by the attached map, a majority of the annexation territory lies outside of De Pere's approved Sewer Service Area. This means that provision of a key service, sewer service in this case, will not be possible under De Pere's current Sewer Service Area boundary limits. Petitioners may wish to reduce the size of their annexation and proposed development so as to align with De Pere's current approved Sewer Service Area, or the City may wish to apply for an amendment to their Sewer Service Area. Additionally, the communities may wish to consider developing a boundary agreement under sections 66.0301 or 66.0307 to proactively and mutually resolve the type of land use and intergovernmental issues raised by this proposed annexation and development.

Should the City decide to enact an ordinance accepting this annexation, 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 14812 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=2886>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

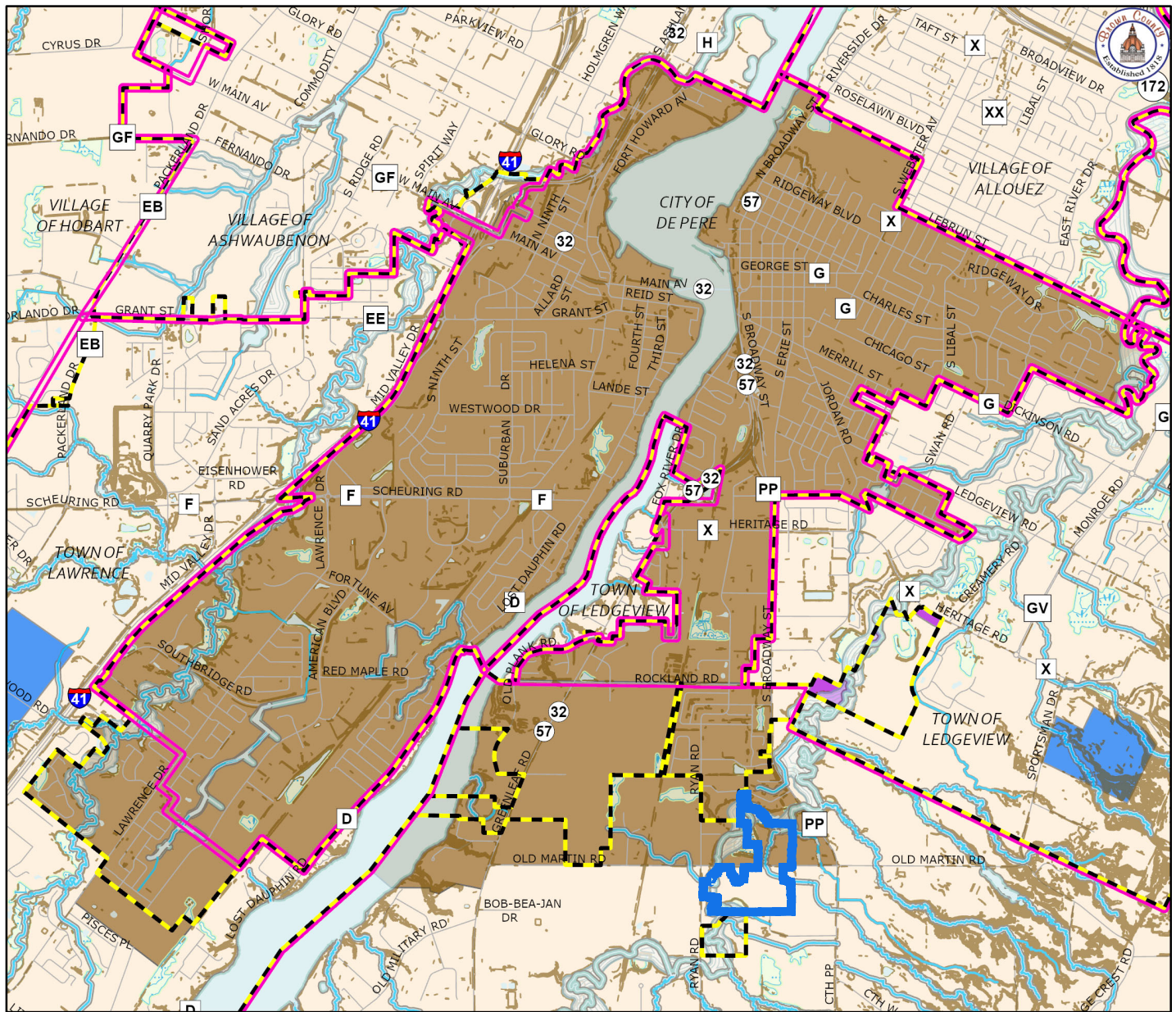
Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive, with a large, stylized initial "E".

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

City of De Pere SSA



Legend

Sewer Service Areas (SSA)

SSA Name

De Pere

Proposed SSAs to Add - 2022

Areas to be Added

Areas to be Removed

Sanitary District

Environmentally Sensitive Areas

Streams

Surface Water

Navigable Stream 75-foot Buffer

Navigable River 75-foot Buffer

FEMA Floodways 30-foot Buffer

Non-Navigable Waterway 25-foot Buffer

Approximate Proposed Annexation Area

Slopes 20% or Greater with 20-foot Buffer

2022 DNR Designated Wetlands

2022 DNR Designated Wetlands 50-foot Buffer

Street Centerline

Adjacent Counties

Municipalities

Data Sources:

Wetlands - WDNR

Floodways - FEMA

Other Data - Brown County Planning Commission



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