TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 261-6097 Fax (608) 264-6104
Email: **wimunicipalboundaryreview@wi.gov**
Web: **http://doa.wi.gov/municipalboundaryreview**

February 02, 2026 PETITION FILE NO. 14825

CHARLOTTE NAGEL, CLERK
CITY OF NEENAH
211 WALNUT STREET
NEENAH, WI 54956-3026

ELLEN SKERKE, CLERK
TOWN OF NEENAH
1600 BREEZEWOOD LN
NEENAH, WI 54956-4410

Subject: DJW INVESTMENTS ANNEXATION

The proposed annexation submitted to our office on January 12, 2026, 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 Neenah, 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 14825 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=2899
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,



Bradley T. Vowels-Katter
Municipal Boundary Review – DOA
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
http://doa.wi.gov/municipalboundaryreview

cc: petitioner

PETITION FOR THE DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES, WHERE ALL PROPERTY OWNED BY THE PETITIONERS

I (WE), THE UNDERSIGNED, CONSTITUTING ALL OF THE OWNER(S) AND ELECTOR(S) OF THE REAL PROPERTY WHICH RESIDES IN THE TERRITORY OF THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN LYING CONTIGUOUS TO THE CITY OF NEENAH, PETITION THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF NEENAH TO ANNEX THE TERRITORY DESCRIBED BELOW AND SHOWN ON THE ATTACHED SCALED MAP TO THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

TERRITORY TO BE ANNEXED:

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841979; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 140.92 FEET ALONG SAID NORTHERLY LINE TO AN EAST LINE OF LOT 24 OF THE RECORDED PLAT OF "COTTAGES AT WOODSIDE GREEN"; THENCE N00°05'30"W, 50.80 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF OUTLOT 5 OF SAID RECORDED PLAT, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.00 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I (WE), THE UNDERSIGNED ELECT THAT THIS ANNEXATION SHALL TAKE EFFECT TO THE FULL EXTENT CONSISTENT WITH THE OUTSTANDING PRIORITIES OF OTHER ANNEXATIONS, INCORPORATIONS OF CONSOLIDATION PROCEEDINGS, IF ANY.

DJW INVESTMENTS, LLC

BY:_____
David J. Winkel, Sole Member

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF December, 2025, THE ABOVE-NAMED PERSON(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Valerie A. Woodrow
Valerie A. Woodrow
Notary Public, State of Wisconsin
My Commission expires 2/11/2026.

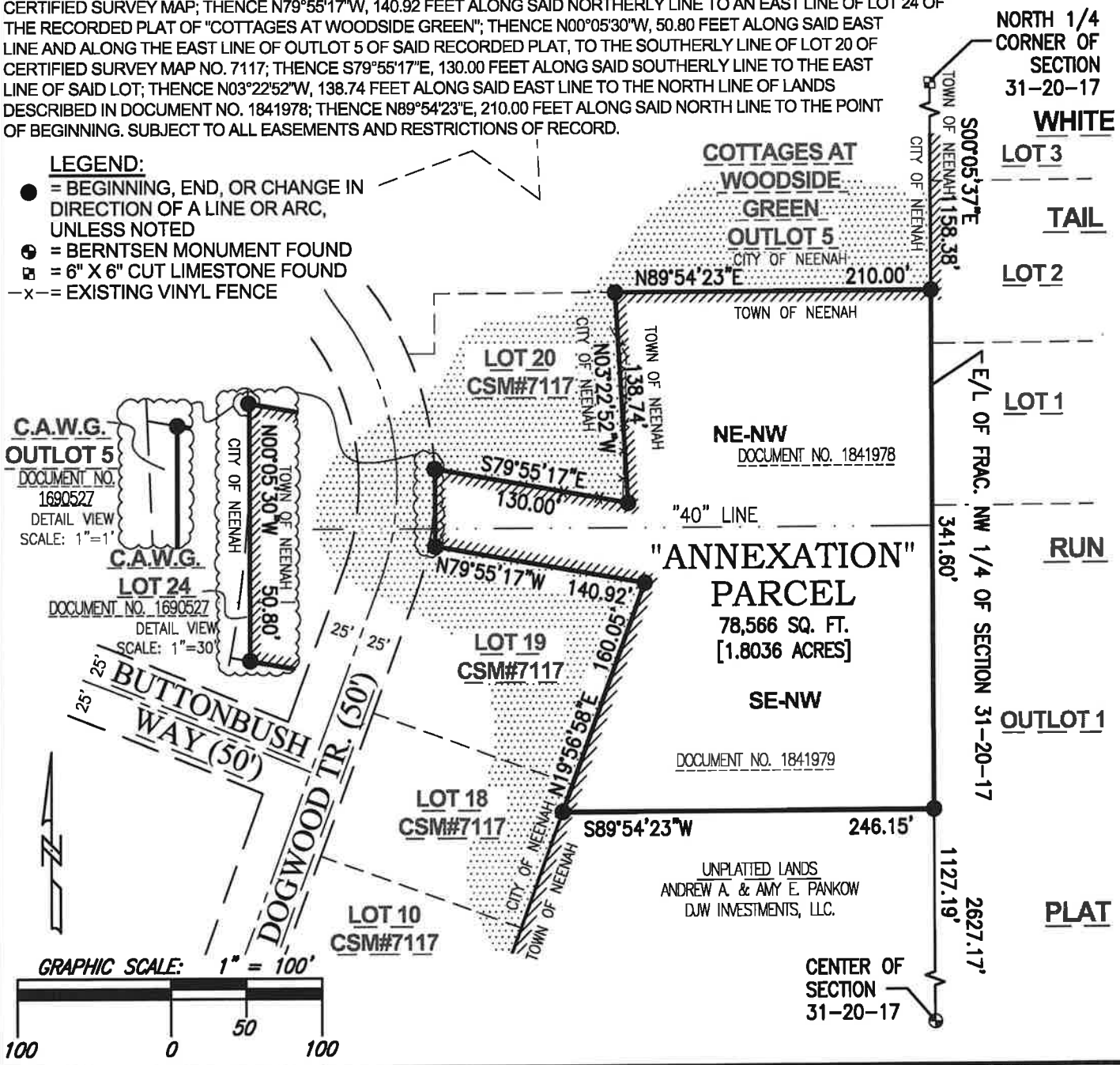
VALERIE A. WOODROW
Notary Public
State of Wisconsin

ANNEXATION MAP

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

"ANNEXATION" PARCEL DESCRIPTION:

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841979; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 140.92 FEET ALONG SAID NORTHERLY LINE TO AN EAST LINE OF LOT 24 OF THE RECORDED PLAT OF "COTTAGES AT WOODSIDE GREEN"; THENCE N00°05'30"W, 50.80 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF OUTLOT 5 OF SAID RECORDED PLAT, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.00 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



CAROW LAND SURVEYING & ENVIRONMENTAL

615 N. LYNNDALE DRIVE,
APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55,
SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

SCALE	1"=100'
DRAWN BY	NJO-12/3/2025
PROJECT NO.	A2510.43-AN

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: **DJW Investments** Petition Number: **14825**

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

2. Area (Acres): 1.80

3. Pick one: ☐ Property Tax Payments **OR** ☒ Boundary Agreement

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

b. Total that will be paid to Town
(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village
☐ Other: _____

a. Title of boundary agreement City/Town of Neenah Boundary Agreement

b. Year adopted 2003

c. Participating jurisdictions City/Town of Neenah

d. Statutory authority (pick one)
☐ s.66.0307 ☐ s.66.0225 ☒ s.66.0301

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?
Residential
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? B-3, General Business District

c. How will the land be zoned and used if annexed? R-1 - Single - Family Residence District

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: Brad Schmidt

Email: BSchmidt@reedsburgwi.gov

Phone: (920) 886-6126

Date: 1-13-2026

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

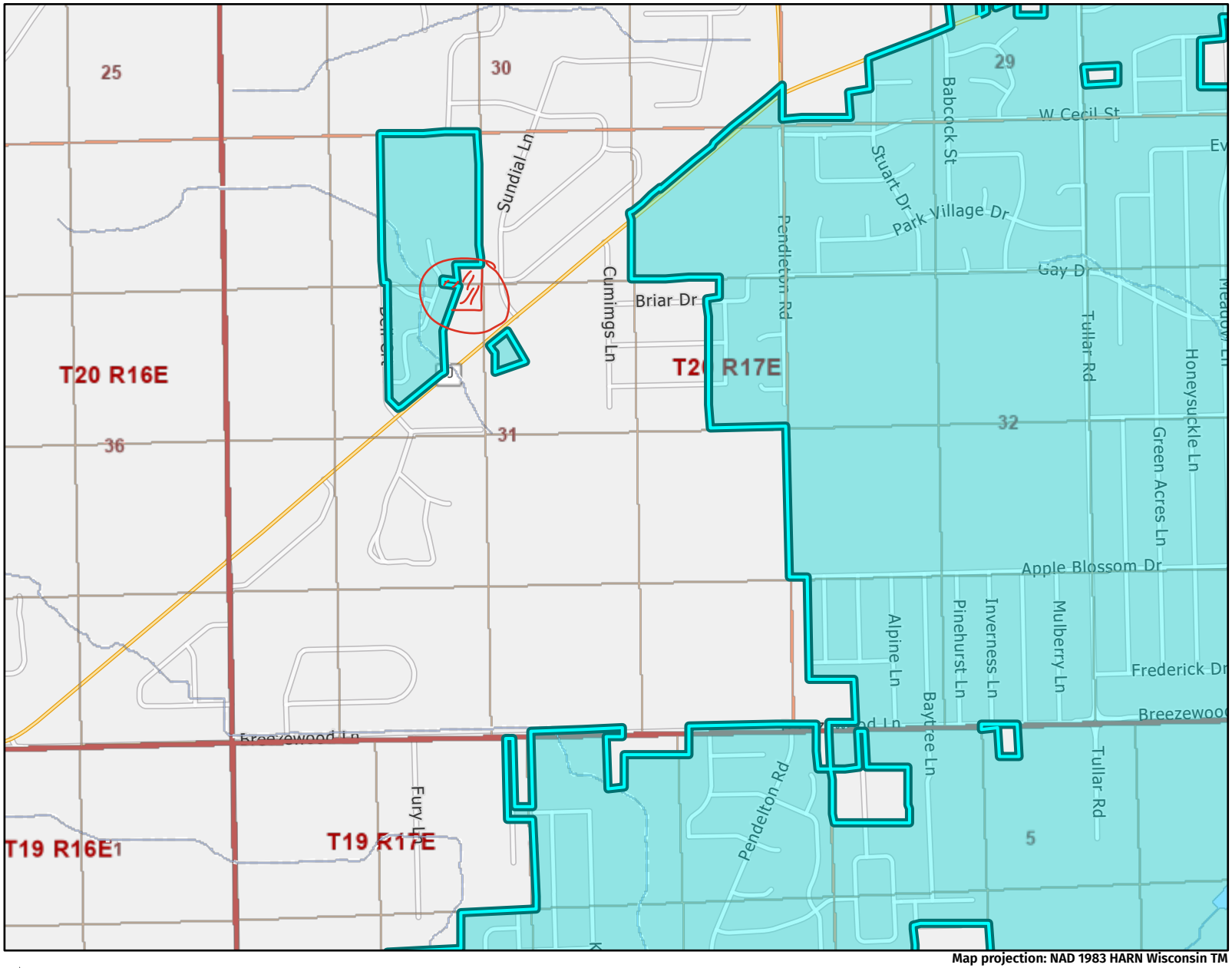
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 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 projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 1,000 2,000 Feet
0 350 700 Meters

Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Cadastral: ,
Surface Water (Cached): WiDNR, USGS, and other data

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: 2/2/2026 8:48 AM

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 261-6097 Fax (608) 264-6104
Email: **wimunicipalboundaryreview@wi.gov**
Web: **http://doa.wi.gov/municipalboundaryreview**

January 12, 2026 PETITION FILE NO. 14825

CHARLOTTE NAGEL, CLERK
CITY OF NEENAH
211 WALNUT STREET
NEENAH, WI 54956-3026

ELLEN SKERKE, CLERK
TOWN OF NEENAH
1600 BREEZEWOOD LN
NEENAH, WI 54956-4410

Subject: DJW INVESTMENTS ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF NEENAH to the CITY OF NEENAH (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of February 02, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at http://doa.wi.gov/municipalboundaryreview/.

Sincerely,



Bradley T. Vowels-Katter
Municipal Boundary Review – DOA
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
http://doa.wi.gov/municipalboundaryreview

Enclosures: Annexation Questionnaire

PETITION # **14825**

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
DJW Investments Annexation	**Neenah**	**Neenah**

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

N (3) Creates an island area in Township (completely surrounded by city)

N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

Y (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

Y (7) Legend

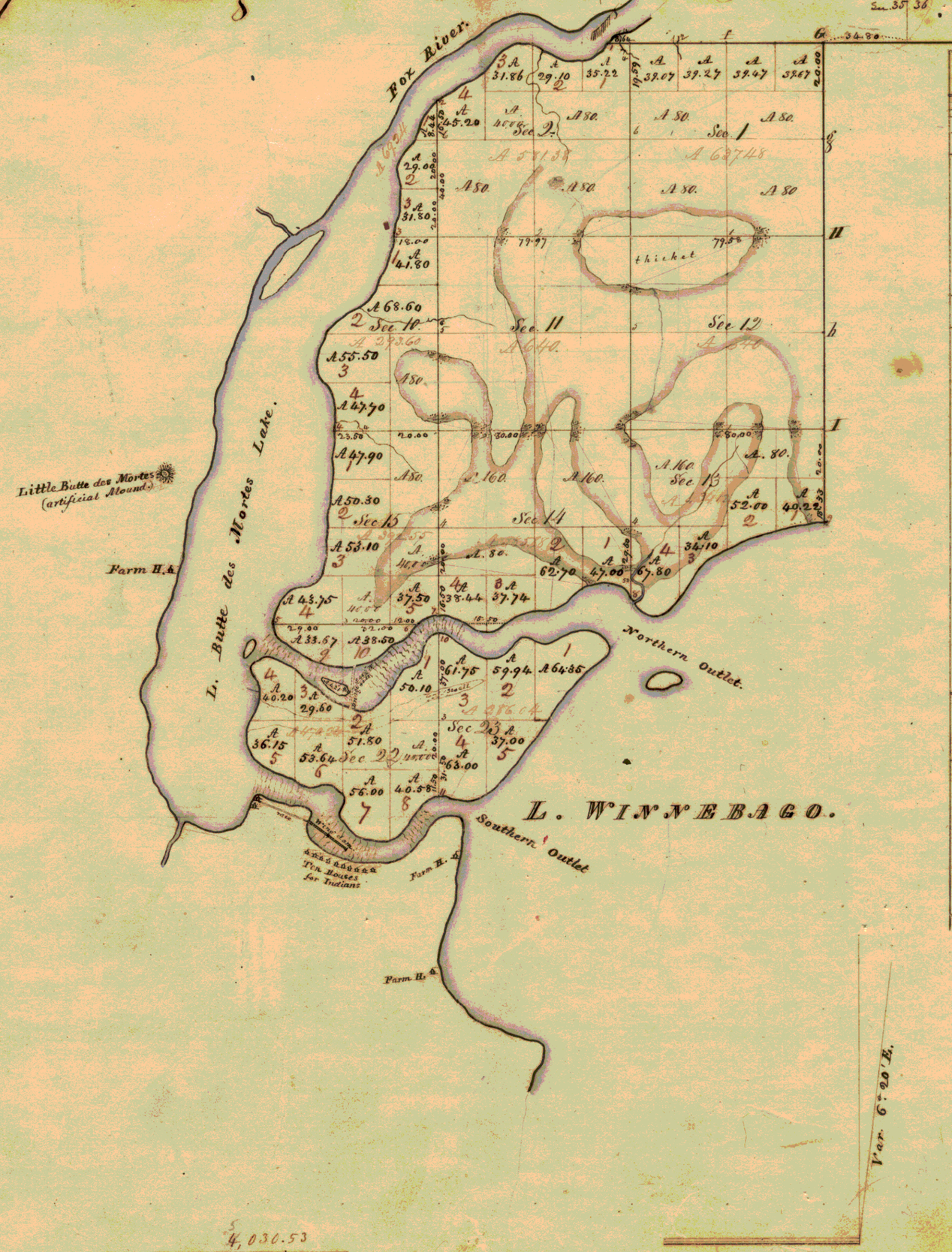
Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: **Steve Kaiser**
Title: **GIS Specialist**
Phone: **9202323334**
Date: **1/23/2026**

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

Township No. XX Range No. XVII E. 4th Mer. (Wis. Ter.)



Meanders of Lakes Little Butte des Mortes & Winnebago, Outlet & Large Island in Lake Winnebago

Posts	Courses	Chs. Lks.
	L. Winnebago Comn. on East Boundary	
9	S 75 W	2.50
	S 81 W	18.00
	S 66 W	33.00
	S 34 W	23.50
	S 72 W	4.50
	N 75 W	6.00
	N 61 W	5.00
8	N 34 W	4.27
	North Outlet down Right Bank	
8	N 2 W	3.50
	N 58½ W	7.00
	S 78 W	14.50
	S 57 W	15.00
	S 84 W	10.00
	S 62 W	11.36
	S 55 W	7.00
	N 77 W	5.00
	N 56 W	5.50
	N 66 W	7.00
7	N 85 W	5.66
	S 85 W	6.50
6	S 28 W	3.50
	S 39 W	9.50
	S 71 W	8.00
	S 50 W	10.50
	S 71 W	5.00
	West	6.00
	N 77 W	8.00
	N 57 W	12.50
5	N 46¾ W	14.23
	Lake Little Butte des Mortes, down Right Bank	
5	N 22 E	6.50
	N 31 E	8.50
	N 68 E	14.50
	N 16 E	7.00
	N 3 E	9.50
	N 4 E	17.00
	North	9.50
	N 7 E	13.00
4	North	5.67

Posts	Courses	Chs. Lks.
	N 3 E	8.50
	N 44 W	10.50
	N 44 W	6.00
	N 10 E	14.50
	N 39½ E	15.00
	N 61½ E	11.50
	N 24 E	19.00
	N 10½ E	5.00
3	N 10 E	3.01
	N 22 E	5.00
	N 4 E	16.50
	N 26 W	4.00
	N 3 W	4.00
	N 32¾ E	15.00
	N 22½ E	8.00
	N 42 E	6.50
2	N 28 E	3.72
	Fox River	
	N 56½ E	8.50
	N 67 E	6.50
	N 52½ E	26.50
	S 72 E	11.00
	S 67½ E	11.00
	N 87½ E	4.50
	N 64½ E	6.00
1	N 56 E	7.85
	Island in Lake Winnebago Rapids beginning at post on left Bank of N.E. Outlet bet. Secs. 22 & 23. down Stream	
10	S 61 W	4.00
	S 25½ W	11.00
	S 39 W	4.50
	S 81 W	4.50
	S 28 W	17.00
	S 76½ W	10.50
	N 62½ W	13.50
	N 44 W	10.00
	N 66 W	4.50
	N 44 W	9.00
	N 69 W	5.50
	S 69 W	12.50
	S 38 E	10.00
	South	6.00

Posts	Courses	Chs. Lks.
	S 36 W	12.00
	S 5 E	5.00
	S 21 E	10.00
	S 57½ E	7.00
	S 64 E	16.00
	S 89 E	7.50
	N 80½ E	3.50
	S 40 E	8.50
	S 16 W	7.00
	S 49 E	5.00
	S 31 E	6.50
	S 82 E	14.00
	N 47 E	17.50
	N 36 E	6.50
11	N 81½ E	3.41
	S 87 E	16.00
	N 49 E	18.00
	N 36 E	32.00
	N 42 E	34.00
	N 46 W	11.00
	S 74 W	7.50
	S 58 W	14.00
	N 59 W	10.00
	S 62 W	5.50
	S 39 W	6.50
	S 85½ W	8.00
	N 65 W	14.00
	N 50 W	5.00
10	N 66 W	3.00
	Island in N. outlet, Secs. 22.	
11	N 29° W	3.50
	N 66° W	8.15
	N 80° W	2.15
	S 20° W	.70
	S 37° E	2.80
	S 48° E	2.32
	S 55° E	5.00
	East	2.75
	N 63° E	1.15
11	N 19° E	.90

4,030.53

Town Line	Mullett & Brink	9th July 1833	M. chs. lks. 3. 46. 97	1st qr. 1834	3d qr. 1834
Subdivision	A. G. Ellis	22. Aug. 1834	25. 15. 17	4. qr. 1834	2d qr. 1835

The above Map of Township No. 20 North, Range No. 17 East, 4th Meridian, North West Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined & approved.

Surveyor General's Office
Cincinnati, Feb. 7th 1835

[illegible] Sur. Genl.

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: **DJW Investments** Petition Number: **14825**

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

2. Area (Acres): _____

3. Pick one: ☐ Property Tax Payments **OR** ☐ Boundary Agreement

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

$ _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: Electors: _____ Total: _____

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

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

Undeveloped: _____%

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

Residential: _____% 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?

_____

In the town?: _____

9. What are the **basic service needs** that precipitated the request for annexation?

☐ Sanitary sewer ☐ Water supply ☐ Storm sewers

☐ Police/Fire protection ☐ EMS ☐ Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village ☐ Yes ☐ No Town ☐ Yes ☐ No

If yes, approximate timetable for providing service:	City/Village	Town
Sanitary Sewers immediately	☐	☐
or, write in number of years.	____	____
Water Supply immediately	☐	☐
or, write in number of years.	____	____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☐ No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? ☐ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☐ Yes ☐ No

b. How is the annexation territory now zoned? _____

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

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:

Email:

Phone:

Date:

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

PETITION FOR THE DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES, WHERE ALL PROPERTY OWNED BY THE PETITIONERS

I (WE), THE UNDERSIGNED, CONSTITUTING ALL OF THE OWNER(S) AND ELECTOR(S) OF THE REAL PROPERTY WHICH RESIDES IN THE TERRITORY OF THE TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN LYING CONTIGUOUS TO THE CITY OF NEENAH, PETITION THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF NEENAH TO ANNEX THE TERRITORY DESCRIBED BELOW AND SHOWN ON THE ATTACHED SCALED MAP TO THE CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

TERRITORY TO BE ANNEXED:

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841979; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 140.92 FEET ALONG SAID NORTHERLY LINE TO AN EAST LINE OF LOT 24 OF THE RECORDED PLAT OF "COTTAGES AT WOODSIDE GREEN"; THENCE N00°05'30"W, 50.80 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF OUTLOT 5 OF SAID RECORDED PLAT, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.00 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I (WE), THE UNDERSIGNED ELECT THAT THIS ANNEXATION SHALL TAKE EFFECT TO THE FULL EXTENT CONSISTENT WITH THE OUTSTANDING PRIORITIES OF OTHER ANNEXATIONS, INCORPORATIONS OF CONSOLIDATION PROCEEDINGS, IF ANY.

DJW INVESTMENTS, LLC

BY:_____
David J. Winkel, Sole Member

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF December, 2025, THE ABOVE-NAMED PERSON(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Valerie A. Woodrow
Valerie A. Woodrow
Notary Public, State of Wisconsin
My Commission expires 2/11/2026.

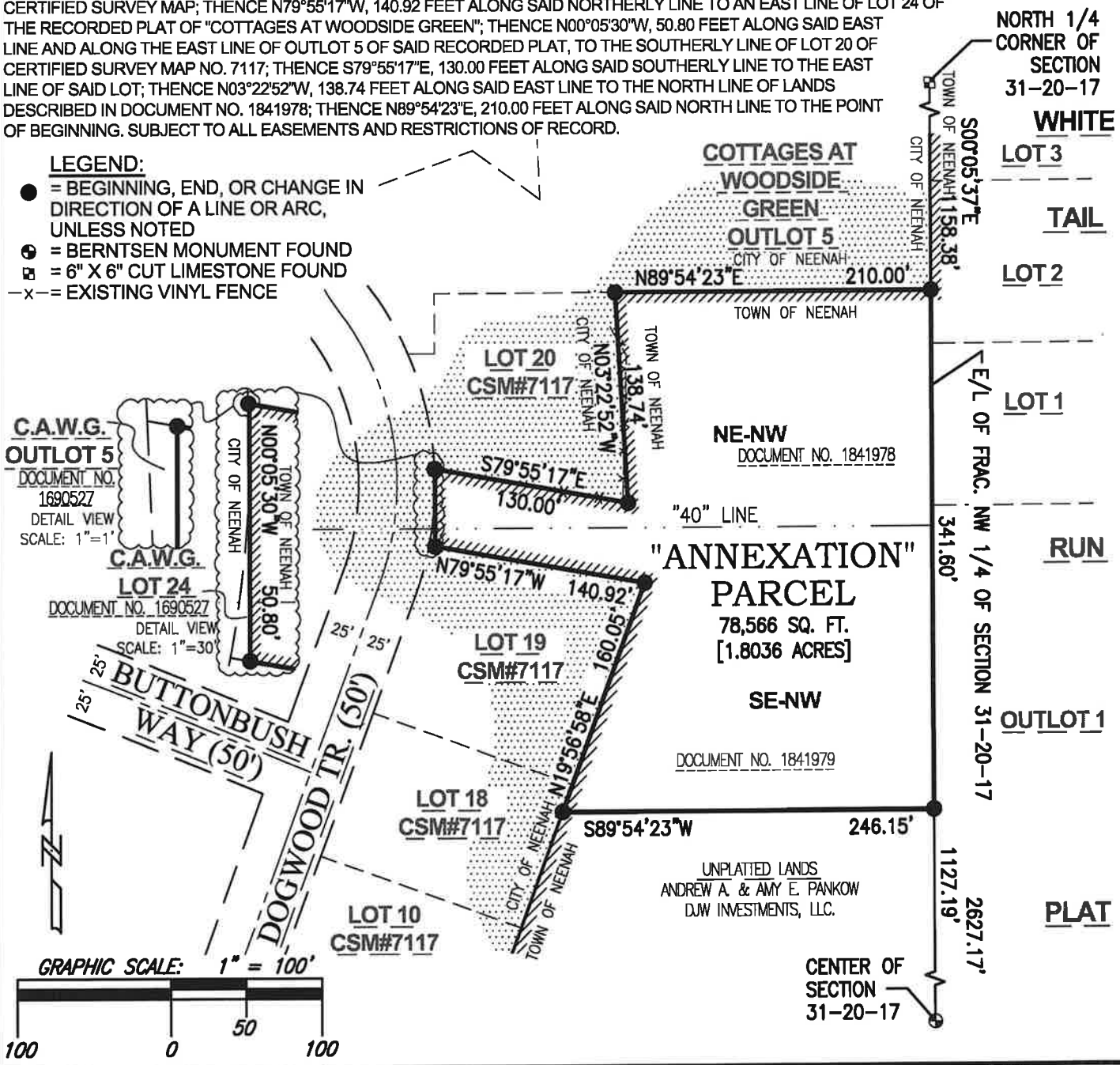
VALERIE A. WOODROW
Notary Public
State of Wisconsin

ANNEXATION MAP

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.

"ANNEXATION" PARCEL DESCRIPTION:

BEING PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S00°05'37"E, 1158.38 FEET ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°05'37"E, 341.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841979; THENCE S89°54'23"W, 246.15 FEET ALONG SAID SOUTH LINE TO AN EASTERLY LINE OF CERTIFIED SURVEY MAP NO. 7117; THENCE N19°56'58"E, 160.05 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 19 OF SAID CERTIFIED SURVEY MAP; THENCE N79°55'17"W, 140.92 FEET ALONG SAID NORTHERLY LINE TO AN EAST LINE OF LOT 24 OF THE RECORDED PLAT OF "COTTAGES AT WOODSIDE GREEN"; THENCE N00°05'30"W, 50.80 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF OUTLOT 5 OF SAID RECORDED PLAT, TO THE SOUTHERLY LINE OF LOT 20 OF CERTIFIED SURVEY MAP NO. 7117; THENCE S79°55'17"E, 130.00 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID LOT; THENCE N03°22'52"W, 138.74 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1841978; THENCE N89°54'23"E, 210.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



CAROW LAND SURVEYING & ENVIRONMENTAL

615 N. LYNNDALE DRIVE,
APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55,
SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

SCALE	1"=100'
DRAWN BY	NJO-12/3/2025
PROJECT NO.	A2510.43-AN

DIR - Request for Annexation Review

1/12/2026 10:37:17 AM

Introduction

Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

This website only accepts online payments. To pay by check use https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx instead.

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx

If you have questions please review https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx or contact us: wimunicipalboundaryreview@wi.gov or 608-264-6102

The following items will be required to submit this form:

- Legal Description meeting the requirements of s.66.0217 (1) (c)
- Map meeting the requirements of s. 66.0217 (1) (g)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx

Petitioner Information

Name: DJW Investments, LLC

Phone: (920) 470-9090

Email: djw198477@yahoo.com

Contact information if different than Petitioner

Representative Name: Brad Schmidt

Phone: (920) 886-6126

Email: BSchmidt@neenahwi.gov

Property Information

Town(s) where property is located: Neenah

Petitioned City or Village: Neenah

County where property is located: Winnebago

Are there multiple counties for this annexation?:

- [ ] Yes
- [X] No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 1.80

Is this annexation a road right-of-way only?:

- [ ] Yes
- [X] No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 0100333 AND PART OF 0100339

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: Signed Annexation Petition.pdf

s.66.0217 (1) (c)

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.

The Map

Map of the parcel being annexed: Signed Annexation Petition.pdf

s. 66.0217 (1) (g)

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 adjoiners 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.]

The Petition

Signed Petition or Notice of Intent to Circulate: Signed Annexation Petition.pdf

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)
- 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.]

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 s. 66.0217.

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).

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filling Fee: (Required with the first submittal of all petitions)
$200 - 2 acres or less
$350 - 2.01 acres or more

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

Preliminary Fee: Initial Filing Fee of (1.80 acres) $200 + Review Fee $200 = $400

Total Fee Due: $400.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102