



State of Wisconsin Department of Administration

Tony Evers, Governor

Kathy Blumenfeld, Secretary

Dawn Vick, Division Administrator

Division of Intergovernmental Relations

Date: July 28, 2026

PETITION FILE NO. 14861

To: AMY MOLITOR, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911-4702

KAYLA RAATZ, CLERK
TOWN OF GRAND CHUTE
1900 W GRAND CHUTE BOULEVARD
GRAND CHUTE, WI 54913-9613

From: **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>

Subject: KNUTH ANNEXATION

The proposed annexation submitted to our office on July 08, 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 APPLETON**, 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 14861 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=2937>
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



CITY OF APPLETON

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY

I/We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the town(s) of Grand Chute, Outagamie County, Wisconsin, lying contiguous to the City of Appleton petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scaled map to the City of Appleton, Outagamie County, Wisconsin.

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 33; THENCE S89°57'29"W, 48.89 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD TRACK NO. 2, THENCE S00°22'06"E, 33.00 FEET ALONG SAID EXTENSION TO THE SOUTH RIGHT-OF-WAY LINE OF W. SPENCER STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S00°22'06"E, 220.16 FEET ALONG THE WEST LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD TRACK NO. 2; THENCE SOUTHERLY, 280.67 FEET ALONG THE ARC OF A 717.88 FOOT RADIUS CURVE OF SAID WEST LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S10°27'11"E AND IS 278.88 FEET IN LENGTH, TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33; THENCE S00°21'45"E, 92.45 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FOX VALLEY AND WESTERN RAILROAD; THENCE N45°14'15"W, 340.76 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD; THENCE NORTHEASTERLY, 378.22 FEET ALONG THE ARC OF A 1486.62 FOOT RADIUS CURVE OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS N23°08'00"E AND IS 377.20 FEET IN LENGTH, TO THE SOUTH RIGHT-OF-WAY LINE OF W. SPENCER STREET; THENCE N89°57'29"E, 41.16 FEET ALONG SAID SOUTH RIGHT-OF-WAY 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 outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from AG Agricultural District to a zoning classification of M-2 General Industrial District.

Area of lands to be annexed contains 1.3658 acres m/l.

Tax Parcel number of lands to be annexed: 101147000.

The current population of such territory is 0.

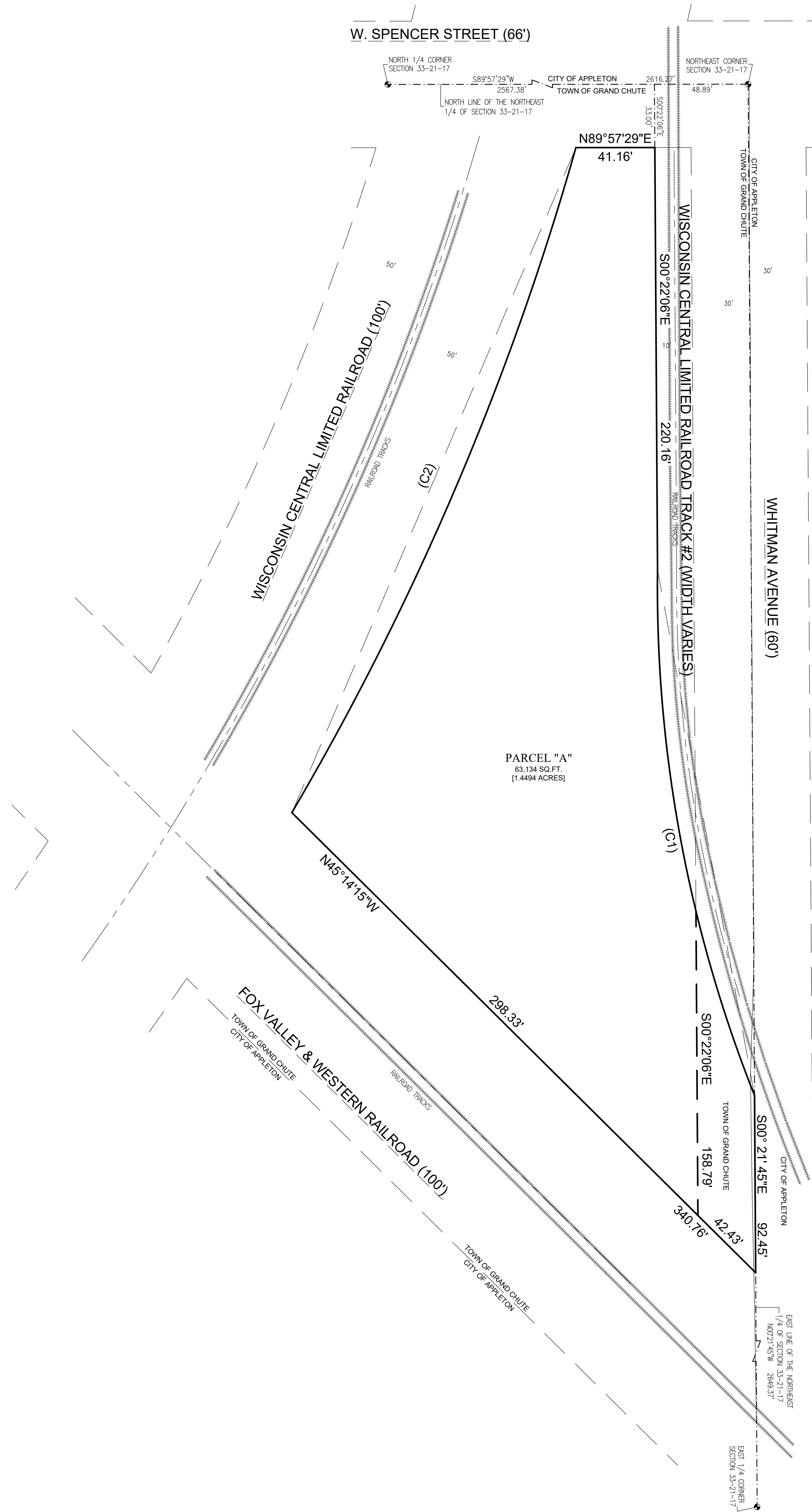
Signature of Petitioner/Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	7/7/26	2 Reid Ct., Appleton, WI 54914
Teresa Knuth, Representative for Fox Valley Holdings, LLC		

LEGAL DESCRIPTION OF PARCEL "A" (PROPOSED TERRITORY TO BE ANNEXED TO THE CITY OF APPLETON)

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 33; THENCE S89°57'29"W, 48.89 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD TRACK NO. 2, THENCE S00°22'06"E, 33.00 FEET ALONG SAID EXTENSION TO THE SOUTH RIGHT-OF-WAY LINE OF W. SPENCER STREET AND THE POINT OF BEGINNING; THENCE CONTINUING S00°22'06"E, 220.16 FEET ALONG THE WEST LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD TRACK NO. 2; THENCE SOUTHERLY, 280.67 FEET ALONG THE ARC OF A 717.88 FOOT RADIUS CURVE OF SAID WEST LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S10°27'11"E AND IS 278.88 FEET IN LENGTH, TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33; THENCE S00°21'45"E, 92.45 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FOX VALLEY AND WESTERN RAILROAD; THENCE N45°14'15"W, 340.76 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN CENTRAL LIMITED RAILROAD; THENCE NORTHEASTERLY, 378.22 FEET ALONG THE ARC OF A 1486.62 FOOT RADIUS CURVE OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS N23°08'00"E AND IS 377.20 FEET IN LENGTH, TO THE SOUTH RIGHT-OF-WAY LINE OF W. SPENCER STREET; THENCE N89°57'29"E, 41.16 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

"EXHIBIT MAP FOR ANNEXATION "

1893 W. SPENCER STREET
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY, WISCONSIN
PARCEL ID: 101147000

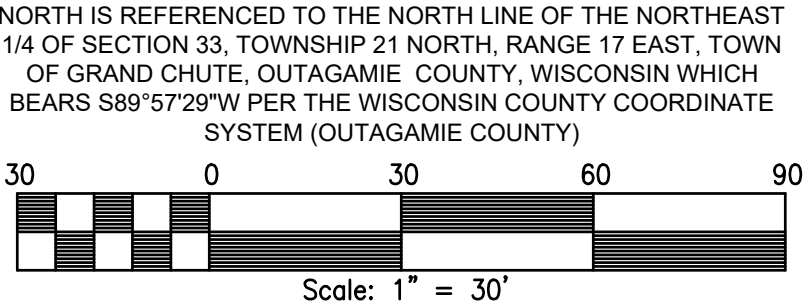


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CURVE TABLE:					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	717.88'	22°24'04"	280.67'	278.88'	S10°27'11"E
C2	1486.62'	14°34'38"	378.22'	377.20'	N23°08'00"E

LEGEND:
COUNTY MONUMENT

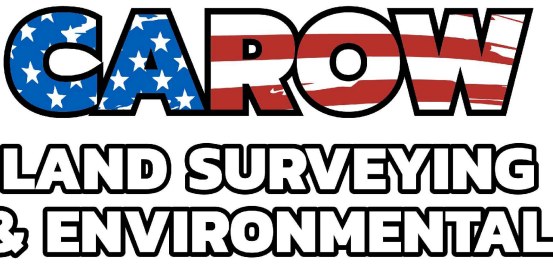


TERESA KNUTH

2 REID COURT
APPLETON, WI 54912

PROJECT: EXHIBIT MAP TO BE USED IN ANNEXATION

DESIGNED
DRAWN
BT
L
CHECKED
FNZ



CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETION, WISCONSIN 54914
PHONE: (920)731-4168
N5841 STATE HIGHWAY 47-55, SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

INT.	DATE	REVISIONS
BTL	3/26/2026	BOUNDARY

1/1

SHEET NO.

SCALE
1" = 30'
DATE
2/27/2026
PROJECT NO.
C943.26-26

DIR - Request for Annexation Review

7/7/2026 11:02:59 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_2026.docx instead.

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: wimunicipalboundaryreview@wi.gov or 608-261-6097

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: Teresa Knuth

Phone: (920) 427-9473

Email: teresa.lingg@gmail.com

Contact information if different than Petitioner

Representative Name:

Phone:

Email:

Property Information

Town(s) where property is located: Town of Grand Chute

Petitioned City or Village: City of Appleton

County where property is located: Outagamie

Are there multiple counties for this annexation?:

☐ Yes

☒ No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 1.3658

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

☐ Yes

☒ No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 101147000

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

Required Items

The Description

Legal Description of the property being annexed: [1893 W. Spencer St - Annexation Legal Description rev.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: [C943.26.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 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.]

The Petition

Signed Petition or Notice of Intent to Circulate: [Scanned from a Xerox Multifunction Printer.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 Filing Fee: (Required with the first submittal of all petitions)

\$300 - 2 acres or less

\$525- 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (1.3658 acres) \$300 + Review Fee \$300 = \$600

Total Fee Due: \$600.00

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



State of Wisconsin Department of Administration

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Dawn Vick, Division Administrator
Division of Intergovernmental Relations

Date: July 08, 2026

PETITION FILE NO. 14861

To: AMY MOLITOR, CLERK
CITY OF APPLETON
100 N APPLETON ST
APPLETON, WI 54911-4702

KAYLA RAATZ, CLERK
TOWN OF GRAND CHUTE
1900 W GRAND CHUTE BOULEVARD
GRAND CHUTE, WI 54913-9613

From: **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>

Subject: KNUTH 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 GRAND CHUTE to the CITY OF APPLETON (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 July 28, 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

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>

1893 W. Spencer Street – Knuth Annexation

Petitioner: Teresa Knuth, Representative for Fox Valley Holdings, LLC

Petition Number: 14861

1. Territory to be annexed: From **TOWN OF GRAND CHUTE** To **CITY OF APPLETON**

2. Area (Acres): 1.3658

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:
Intermunicipal Agreement

b. Year adopted: 1992

c. Participating jurisdictions:
City of Appleton and Town of Grand Chute

d. Statutory authority: 66.027 and 66.30

4. Resident Population: 0 Electors: 0 Total: 0

5. Approximate **present land use** of territory: Industrial 100%

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

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

Comments: _____

7. Has a ☐ preliminary or ☐ final plat been submitted to the Plan Commission: ☐ Yes ☒ No

Plat Name: N/A

8. What is the **nature of land use adjacent** to this territory in the city or village?

In the City? **West: Town of Grand Chute, Residential; North, East, and South: City of Appleton, Industrial**

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? (water only)

City/Village **X Yes** ☐ No Town ☐ Yes **X No**

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately **X No*** No

*The City currently does not have sanitary sewer extensions included in our 5-year plan or budget, per Department of Public Works, Engineering Division. The property owner would be required to request and pay for sanitary sewer extension and connection.

Water Supply immediately **X Yes** No

or, write in number of years. N/a

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)?

X Yes, for sanitary sewer X No, for water supply.

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

*The City currently does not have sanitary sewer extensions included in our 5-year plan or budget, per Department of Public Works, Engineering Division. The owner must request and pay for sanitary sewer extension and connection to this parcel. The approximate cost is \$150,0000.

11. Planning & Zoning:

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

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

b. How is the annexation territory now zoned? (**IND – Industrial District, Town of Grand Chute Zoning**)

c. How will the land be zoned and used if annexed? **M-2 General Industrial District**

12. Elections: ☐ New ward or **X Existing ward**? Will the annexation create a new ward or join an existing ward?

Existing Ward Number 26 and Aldermanic District 9

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: **N/A**

Prepared by: ☐ Town ☒ City ☐ Village

Name: Colin Kafka, Principal Planner

Email: colin.kafka@appletonwi.gov

Phone: 920-832-6476

Date: 07/13/2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

PETITION # _____

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 101147000	From Town of: TOWN OF GRAND CHUTE	To City/Village of: CITY OF APPLETON
--	--------------------------------------	---

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

__???__ (8) Total area/acreage of annexation **SEE NOTES**

3. Other relevant information and comments:

WE ARE QUESTIONING THE ACREAGE OF 1.3658 ON PAGE 1 OF THE PETITION, SHOULD IT BE 1.449 ACRES OR IS THE DESCRIPTION INCORRECT TO INCLUDE PART OF THE ROW???

Prepared by: TERRI A LISON
Title: REAL PROPERTY LISTER
Phone: 920-832-5665
Date: 7/13/26

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