

14067

Wilson land Holdings

14067	Date Sent	Reply	Status
Town Quest	11/16		
Muni Quest	11/16		
Prop. Lister	11/16	11/17	SEE COMMENTS

TOWN OF WILSON
CITY OF SHEBOYGAN
12/05/2017

OK- COMMENTS 12/5

Request for Annexation Review

Wisconsin Department of Administration

14067

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: **WILSON LAND HOLDINGS LLC JAMES
ZEMEZONAK AND KEVIN DRETZKA**

Address: **C/O ATTY. GREGORY C. COLLINS**

2 EAST MIFFLIN ST., SUITE 200

MADISON, WI 53703

Email: **GCOLLINS@AXLEY.COM**

Office use only:

RECEIVED

NOV 15 2017

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **TOWN OF WILSON**

2. Petitioned City or Village: **CITY OF SHEBOYGAN**

3. County where property is located: **SHEBOYGAN COUNTY**

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

5. Area (in acres) of the territory to be annexed: **93.872**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **SEE EXHIBIT C**

Petitioners phone:

602-361-8716

Town clerk's phone:

920-208-2390

City/Village clerk's phone:

920-459-3361

Contact Information if different than petitioner:

Representative's Name and Address:
GREGORY C. COLLINS

AXLEY BRYNELSON, LLP

2 EAST MIFFLIN STREET, SUITE 200

MADISON, WI 53703

Phone: **608-283-6749**

E-mail: **GCOLLINS@AXLEY.COM**

Surveyor or Engineering Firm's Name & Address:
AECOM

2985 S. RIDGE ROAD, SUITE B

GREEN BAY, WI 54304

Phone: **920-468-1798**

E-mail:
REBECCA.DESROCHERS@AECOM.COM

Required Items to be provided with submission (to be completed by petitioner):

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

14067

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$1000 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

\$1350 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: Department of Administration

171830

AXLEY

\$ 1,350

11/15

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

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

14067

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]



14067

AXLEY BRYNELSON, LLP

• • • • •

GREGORY C. COLLINS
gcollins@axley.com
608.283.6749

November 15, 2017

HAND DELIVERED

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703

Re: Wilson Land Holdings, LLC
Our File: 9664.68710

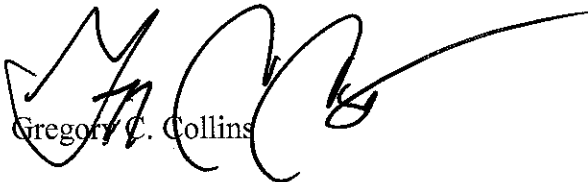
Dear Sir/Madam:

Enclosed is our Request for Annexation Review together with a copy of our Petition for Direct Annexation by Unanimous Approval which we filed with the City of Sheboygan and the Town of Wilson on behalf of the owners, Wilson Land Holdings, LLC, James Zemezouak and Kevin Dretzka. Finally, enclosed is our check in the amount of \$1,350 for the review fee.

If you have any questions, please advise.

Sincerely,

AXLEY BRYNELSON, LLP



Gregory C. Collins

GCC:mah

Enclosure

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

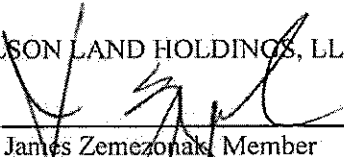
TO: The Honorable City Council of the City of Sheboygan
c/o City Clerk
828 Center Avenue, Suite 100
Sheboygan, WI 53081

Wilson Land Holdings, LLC, James Zemezouak, and Kevin Dretzka (collectively, the "*Petitioners*") hereby respectfully petition the City Council of the City of Sheboygan, Sheboygan County, Wisconsin, pursuant to §66.0217(2) of the Wisconsin Statutes, for the direct annexation to the City of Sheboygan, Sheboygan County, Wisconsin (the "*City*"), and the detachment from the Town of Wilson, Sheboygan County, Wisconsin (the "*Town*"), of the territory described in the attached Exhibit A (the "*Territory*").

In support of this petition, the Petitioners allege and represent the following:

1. The Petitioners are the owners of all the land within the Territory.
2. There are no electors residing in the Territory and the population of the Territory is zero.
3. The purpose of this petition for direct annexation of the Territory to the City is to obtain the benefits to be derived from owning land located within the limits of the City, including, but not limited to having access to municipal services. The Petitioners believe it to be in their own best interests and the best interests of the affected communities to have the Territory annexed to the City.
4. The Territory is contiguous to the City.
5. The legal description of the Territory is as set forth on Exhibit A, and a scale map which reasonably shows the boundaries of the Territory is attached to this Petition as Exhibit B.
6. The filing of this Petition was duly authorized by the undersigned, and may be signed in counterparts, which when taken together shall have the same effect as if all signatures appeared on a single instrument.

Dated: November 14, 2017.

ELECTORS	OWNERS
None.	Stahl Road Sheboygan, WI 53081 PIN: 59030458974 PIN: 59030458975 PIN: 59030458976 PIN: 59030459071 WILSON LAND HOLDINGS, LLC By:  James Zemezouak, Member

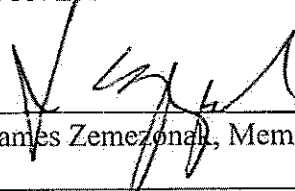
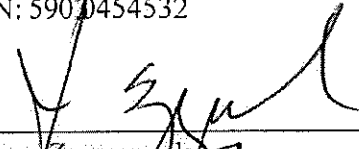
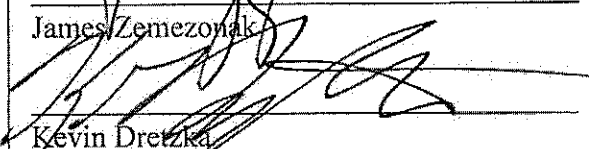
	<p>South Business Drive Sheboygan, WI 53081 PIN: 59030459142 PIN: 59030459145</p> <p>WILSON LAND HOLDINGS, LLC</p> <p>By:  James Zemezouak, Member</p> <hr/> <p>No Street Address PIN: 59030454532</p> <p> James Zemezouak</p> <p> Kevin Dretzka</p>
--	---

EXHIBIT A

Legal Description

Part of the SE 1/4 of the SW 1/4 of Section 9, part of the NE 1/4 of the NW 1/4 of Section 16, part of the NW 1/4 of the NW 1/4 of Section 16, part of the SW 1/4 of the NW 1/4 of Section 16, and part of the SE 1/4 of the NW 1/4 of Section 16, all in Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the northwest corner of said Section 16; thence ¹⁰⁵⁹⁻⁸⁷ S88°29'52"E, along the north line of the NW 1/4 of said Section 16, 289.89 feet to the Point of Beginning of this description; thence continuing S88°29'52"E, along said north line of the NW 1/4, 1216.44 feet; thence N00°31'54"E, 694.60 feet to the north line of the South 1/2 of the SW 1/4 of said Section 9; thence S88°42'46"E, along said north line, 1059 feet; thence S09°29'57"W, 24.54 feet; thence S18°01'48"W, 614.87 feet; thence S54°58'44"W, 41.78 feet; thence N88°04'19"W, 72.08 feet; thence S62°50'57"W, 57.11 feet to the north right-of-way line of Stahl Road; thence S01°33'23"W, 33.00 feet to the north line of the NW 1/4 of said Section 16; thence N88°29'52"W, along said north line, 60.58 feet to the northeast corner of Lot 3 of a Certified Survey Map in Volume 15 of Certified Survey Maps, Pages 179-182; thence S16°43'49"W, along the east line of said Lot 3, 375.93 feet to an angle point; thence S84°58'33"E, 181.18 feet; thence S23°41'38"W, 57.44 feet; thence S17°59'00"W, 225.00 feet; thence S06°17'05"W, 118.02 feet to the west right-of-way line of C.T.H. "OK"; thence S73°10'43"E, 45.00 feet to the centerline of C.T.H. "OK"; thence S16°49'17"W, along said centerline, 324.54 feet; thence N87°55'31"W, 273.98 feet; thence S16°54'14"W, 200.21 feet; thence S88°02'47"E, 106.00 feet; thence S17°45'17"W, 153.74 feet; thence S88°05'42"E, 170.06 feet to the centerline of C.T.H. "OK"; thence S17°36'12"W, along said centerline, 241.25 feet to an angle point in said centerline; thence S17°52'15"W, along said centerline, 16.95 feet; thence N72°07'45"W, 45.00 feet to the west right-of-way line of C.T.H. "OK"; thence S41°01'34"W, 46.00 feet; thence N86°31'36"W, 50.00 feet; thence S81°13'58"W, 102.33 feet to the north right-of-way line of Sunset Road; to the centerline of C.T.H. "OK"; thence S87°06'13"E, along said right-of-way line 210.12 feet to the centerline of C.T.H. "OK"; thence S17°52'15"W, along said centerline, 68.18 feet; thence N87°06'13"W, 192.15 feet along the south right-of-way line of Sunset Road; thence S66°10'51"W, 101.19 feet; thence S17°49'58"W, 50.00 feet; thence S06°31'22"W, 152.97 feet; thence S17°49'58"W, 12.35 feet to the south line of the North 1/2 of the South 1/2 of the NW 1/4 of said Section 16; thence N87°18'30"W, 1447.85 feet to the east right-of-way line of Interstate Highway "43", said point being on the arc of a curve to the left, having its radius point bearing westerly, 22,981.28 feet; thence northerly 486.76 feet along the arc of said curve, the long chord of which bears N00°50'16"E, 486.75 feet to the end of said curve; thence N00°13'52"E, along said east right-of-way line, 1512.67 feet to the Point of Beginning and the end of this description.

Containing 93.872 acres of land, 87.803 acres of which is exclusive of road right-of-way.

14067

EXHIBIT C

PARCEL NUMBERS

59030458974
59030458975
59030458976
59030459071
59030459142
59030459145
59030454532



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

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 16, 2017

PETITION FILE NO. 14067

SUSAN RICHARDS, CLERK
CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN, WI 53081-4442

GEORGENE LUBACH, CLERK
TOWN OF WILSON
5935 S BUSINESS DR
SHEBOYGAN, WI 53081-8930

Subject: WILSON LAND HOLDINGS 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 WILSON to the CITY OF SHEBOYGAN (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 December 05, 2017. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. 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,

Erich Schmidtke

Enclosures

Petition # 14067

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: <u>7 parcels</u>	From Town of: <u>Wilson</u>	To <u>City</u> /Village of: <u>Sheboygan</u>
---	--------------------------------	---

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, 1/4 - 1/4 section, section, township, range and county
- N (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
- * N (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
- N (7) Legend
- Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

* parcel S9030450000 represents multiple R/W dedications and/or
hwy deeds to Town Wilson. It is being split by this annexation.
This may or may not affect the annexation process and is just being
provided for informational purposes. ALSO two errors in legal.

Prepared by:
Title:
Phone:
Date:

Peggy Armstrong
LDT III
920-459-3015
11-17-17

Please RETURN PROMPTLY to:
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison, WI 53702-0001
(608) 264-6102 (608) 267-6917 FAX
wimunicipalboundaryreview@wi.gov

EXHIBIT A

Legal Description

Part of the SE 1/4 of the SW 1/4 of Section 9, part of the NE 1/4 of the NW 1/4 of Section 16, part of the NW 1/4 of the NW 1/4 of Section 16, part of the SW 1/4 of the NW 1/4 of Section 16, and part of the SE 1/4 of the NW 1/4 of Section 16, all in Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the northwest corner of said Section 16; thence S88°29'52"E, along the north line of the NW 1/4 of said Section 16, 289.89 feet to the Point of Beginning of this description; thence continuing S88°29'52"E, along said north line of the NW 1/4, 1216.44 feet; thence N00°31'54"E, 694.60 feet to the north line of the South 1/2 of the SW 1/4 of said Section 9; thence S88°42'46"E, along said north line, 1059 feet; thence S09°29'57"W, 24.54 feet; thence S18°01'48"W, 614.87 feet; thence S54°58'44"W, 41.78 feet; thence N88°04'19"W, 72.08 feet; thence S62°50'57"W, 57.11 feet to the north right-of-way line of Stahl Road; thence S01°33'23"W, 33.00 feet to the north line of the NW 1/4 of said Section 16; thence N88°29'52"W, along said north line, 60.58 feet to the northeast corner of Lot 3 of a Certified Survey Map in Volume 15 of Certified Survey Maps, Pages 179-182; thence S16°43'49"W, along the east line of said Lot 3, 375.93 feet to an angle point; thence S84°58'33"E, 181.18 feet; thence S23°41'38"W, 57.44 feet; thence S17°59'00"W, 225.00 feet; thence S06°17'05"W, 118.02 feet to the west right-of-way line of C.T.H. "OK"; thence S73°10'43"E, 45.00 feet to the centerline of C.T.H. "OK"; thence S16°49'17"W, along said centerline, 324.54 feet; thence N87°55'31"W, 273.98 feet; thence S16°54'14"W, 200.21 feet; thence S88°02'47"E, 106.00 feet; thence S17°45'17"W, 153.74 feet; thence S88°05'42"E, 170.06 feet to the centerline of C.T.H. "OK"; thence S17°36'12"W, along said centerline, 241.25 feet to an angle point in said centerline; thence S17°52'15"W, along said centerline, 16.95 feet; thence N72°07'45"W, 45.00 feet to the west right-of-way line of C.T.H. "OK"; thence S41°01'34"W, 46.00 feet; thence N86°31'36"W, 50.00 feet; thence S81°13'58"W, 102.33 feet to the north right-of-way line of Sunset Road; to the centerline of C.T.H. "OK" thence S87°06'13"E, along said right-of-way line 210.12 feet to the centerline of C.T.H. "OK"; thence S17°52'15"W, along said centerline, 68.18 feet; thence N87°06'13"W, 192.15 feet along the south right-of-way line of Sunset Road; thence S66°10'51"W, 101.19 feet; thence S17°49'58"W, 50.00 feet; thence S06°31'22"W, 152.97 feet; thence S17°49'58"W, 12.35 feet to the south line of the North 1/2 of the South 1/2 of the NW 1/4 of said Section 16; thence N87°18'30"W, 1447.85 feet to the east right-of-way line of Interstate Highway "43", said point being on the arc of a curve to the left, having its radius point bearing westerly, 22,981.28 feet; thence northerly 486.76 feet along the arc of said curve, the long chord of which bears N00°50'16"E, 486.75 feet to the end of said curve; thence N00°13'52"E, along said east right-of-way line, 1512.67 feet to the Point of Beginning and the end of this description.

Containing 93.872 acres of land, 87.803 acres of which is exclusive of road right-of-way.

Unnecessary
fragment

Direction
Error
Should Be
"E"

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Wilson land Holdings

Petition Number: 14067

1. Territory to be annexed: From TOWN OF WILSON

To CITY OF SHEBOYGAN

2. Area (Acres): 88

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ approximately \$25/year

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$125.00

b. Year adopted _____

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

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

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

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

Undeveloped: 100 %

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

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

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?

Industrial / Commercial

In the town?: Residential / Commercial

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village

☒

Town

☒

Water Supply immediately
or, write in number of years.

☒

☐

Not Available

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: Approx \$10M

11. Planning:

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

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

Describe: Shows expansion of city limits to this area

b. Annual appropriation for planning? \$ 386,000

c. How is the annexation territory now zoned? Agricultural

d. How will the land be zoned and used if annexed? Industrial

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☐ Town ☒ City ☐ Village

Name: Chad Pelishek

Email: chad.pelishek@sheboygan.wi.gov

Phone: 920-459-3383

Date: 11/21/17

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Wilson land Holdings		Petition Number: 14067
1. Territory to be annexed: From TOWN OF WILSON		To CITY OF SHEBOYGAN
2. Area (Acres): 88.334		
3. Pick one: <input checked="" type="checkbox"/> Property Tax Payments		OR <input type="checkbox"/> Boundary Agreement
a. Annual town property tax on territory to be annexed: \$ 79.04		a. Title of boundary agreement _____
b. Total that will be paid to Town (annual tax multiplied by 5 years): \$395.20		b. Year adopted _____
c. Paid by: <input checked="" type="checkbox"/> Petitioner <input checked="" type="checkbox"/> City <input type="checkbox"/> Village		c. Participating jurisdictions _____
<input type="checkbox"/> Other: _____		d. Statutory authority (pick one) <input type="checkbox"/> s.66.0307 <input type="checkbox"/> s.66.0225 <input type="checkbox"/> s.66.0301
4. Resident Population: Electors: 0 Total: 0		
5. Approximate present land use of territory: Zoned HC		
Residential: _____% Recreational: _____% Commercial: 100 % Industrial: _____%		
Undeveloped: 100 %		
6. If territory is undeveloped, what is the anticipated use ?		
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%		
Other: _____%		
Comments: unknown		
7. Has a <input type="checkbox"/> preliminary or <input type="checkbox"/> final plat been submitted to the Plan Commission: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Plat Name: _____		
8. What is the nature of land use adjacent to this territory in the city or village?		
In the town?: Ag - Residential, Light Industrial, Park		
9. What are the basic service needs that precipitated the request for annexation?		
<input type="checkbox"/> Sanitary sewer <input type="checkbox"/> Water supply <input type="checkbox"/> Storm sewers		
<input type="checkbox"/> Police/Fire protection <input type="checkbox"/> EMS <input type="checkbox"/> Zoning		
Other: unknown		

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. _____

0

Water Supply immediately

☐

☒

or, write in number of years. _____

e

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: unknown

11. Planning:

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

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

Describe: unknown

b. Annual appropriation for planning? \$ unknown

c. How is the annexation territory now zoned? Highway Commercial

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

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: ☒ Town ☐ City ☐ Village

Name: GEORGENE LUBARH

Email: CLERK@TOWNWILSON.COM

Phone: 920-808-2390

Date: 11-22-17

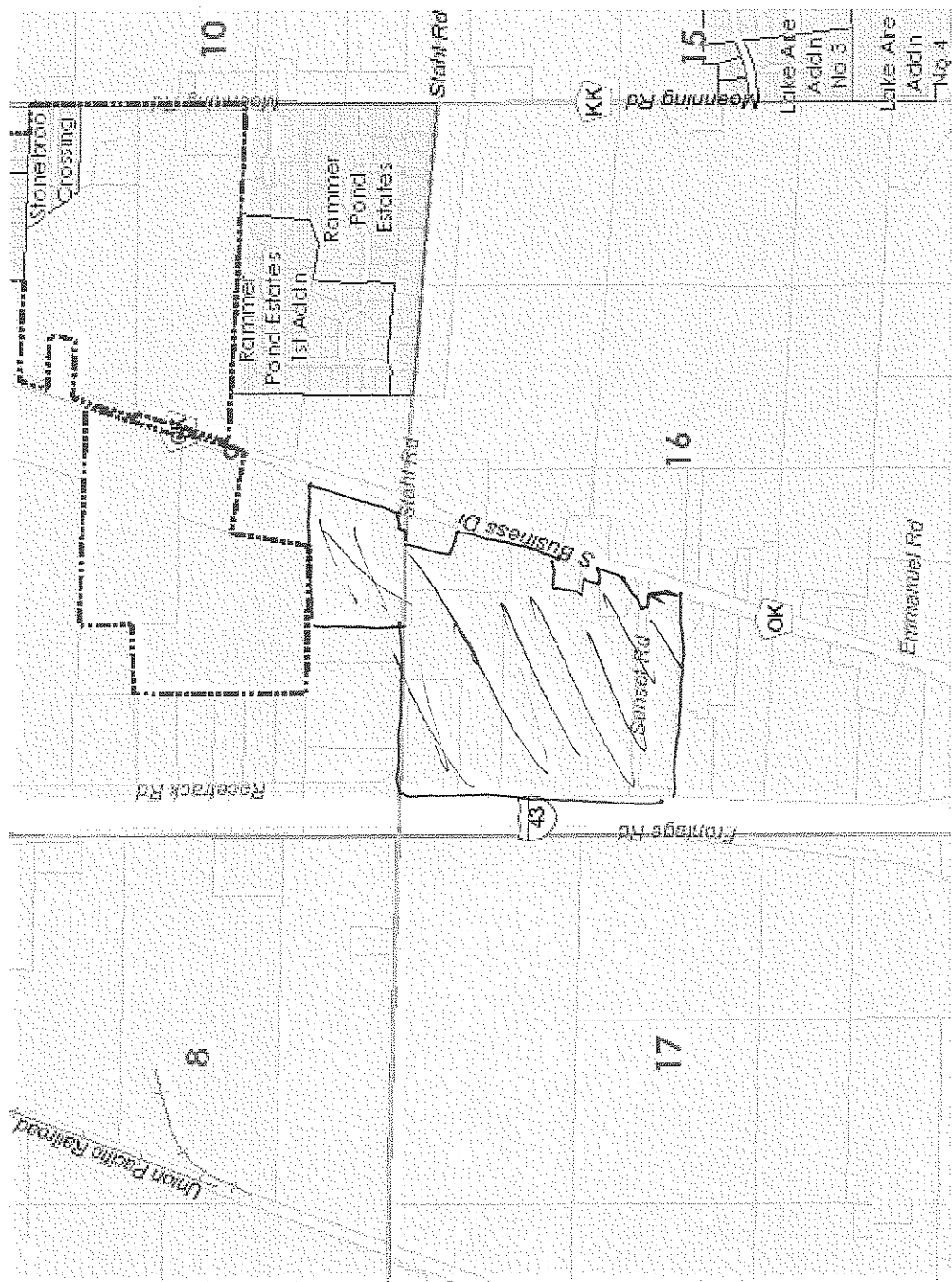
Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

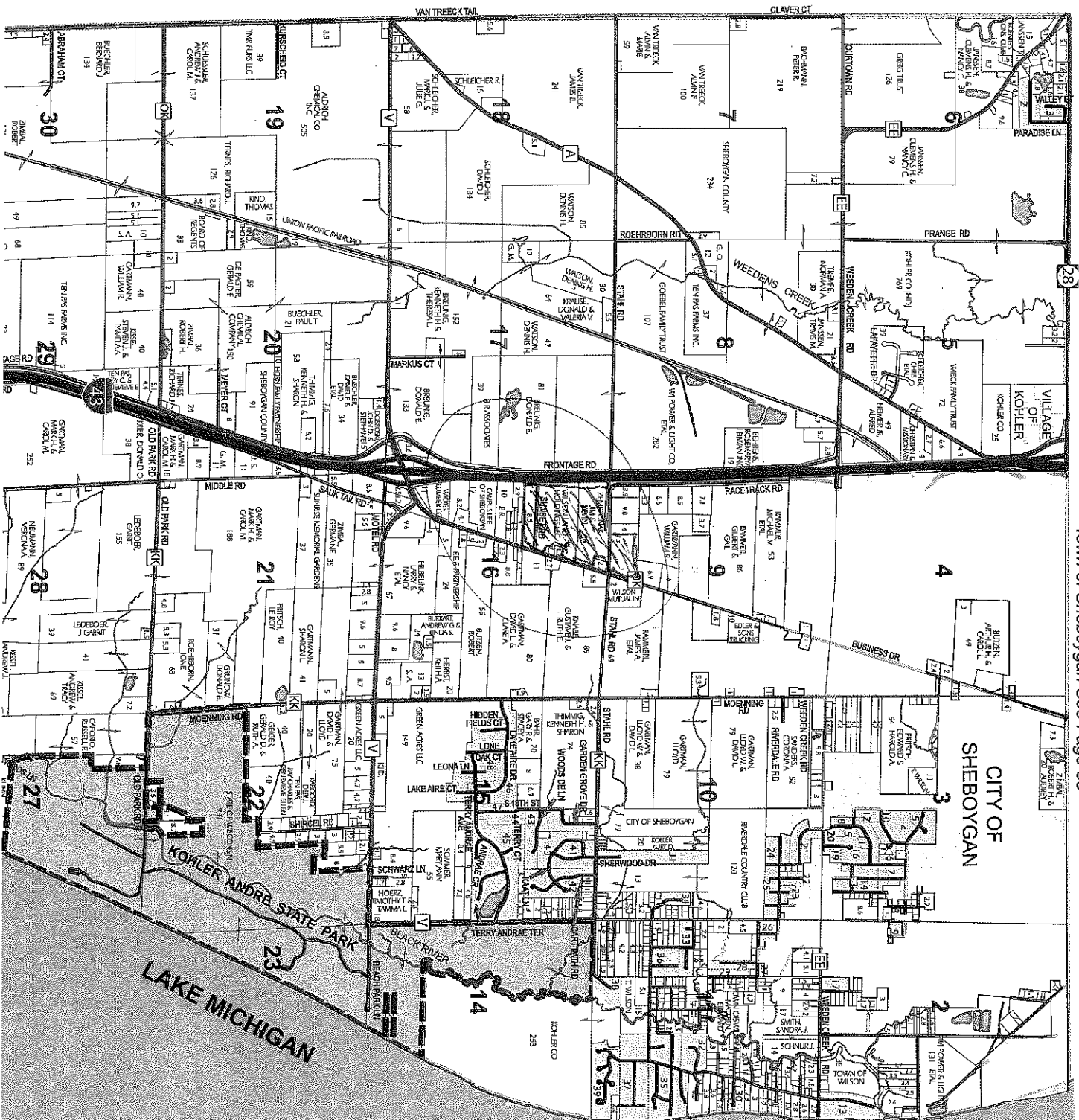


T.14N. - R.23E.

Town of Lima See Page 25

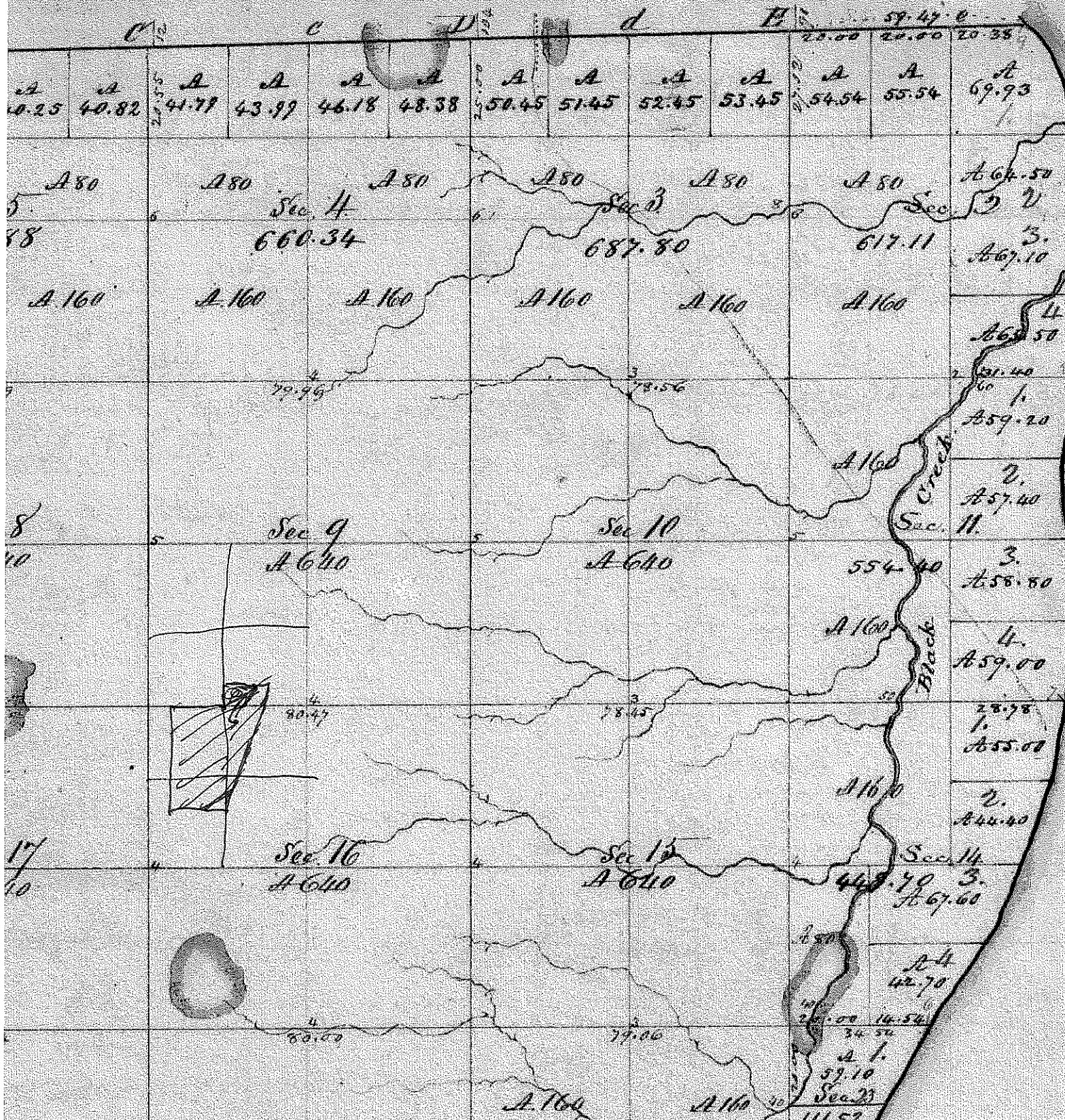
Plat Maps

Town of Wilson ~ T.14N.-R.23E.
Town of Sheboygan See Page 33



- | SUBMISSION NAME EXT | |
|---------------------|-----------------------------|
| 2 | Paradise Subd |
| 3 | Valley High Subd |
| 4 | Plainwood |
| 5 | 2nd Addn to Plainwood |
| 6 | Woodlea |
| 7 | Sunnyvale Subd |
| 8 | Sunnyvale Subd |
| 9 | Summer Heights |
| 10 | 2nd Addn to Plainwood |
| 11 | 1st Addn to Plainwood |
| 12 | 5th Addn to Plainwood |
| 13 | Leaving Beach Subd |
| 14 | Marvey Meadows |
| 15 | Plainwood |
| 16 | 3rd Addn to Plainwood |
| 17 | Sandy Hill Subd |
| 18 | 5th Addn to Plainwood |
| 19 | 4th Addn to Plainwood |
| 20 | Plainwood |
| 21 | Maple Grove Subd Addn No. 1 |
| 22 | Maple Meadows |
| 23 | 1st Addn to Mapley Meadows |
| 24 | Maple Grove Subd |
| 25 | Kath's Subdivision |
| 26 | Deer Mount Subd |
| 27 | Deer Mount Subd |
| 28 | Wadsworth Brook Subd |
| 29 | Maple Brook Subd |
| 30 | Juniper Beach Subd |
| 31 | Shenwood Forest Est |
| 32 | Woodhaven |
| 33 | Nelson-Smyth Est |
| 34 | Avalanche Est |
| 35 | Wahogony |
| 36 | Timberline Est |
| 37 | Edgewater Beach |
| 38 | River Trails |
| 39 | Timberlake |
| 40 | Homeside Est |
| 41 | Home View Subd |
| 42 | 1st Addn to Deer View Subd |
| 43 | Unplanned |
| 44 | Lake Park Addn No. 1 Subd |
| 45 | Lake Park |
| 46 | Lakeview Subd |
| 47 | Green Acres |
| 48 | Lakeview Addn No. 1 |

Nº 14 North, Range Nº 23 East





**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

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/>

December 05, 2017

PETITION FILE NO. 14067

SUSAN RICHARDS, CLERK
CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN, WI 53081-4442

GEORGENE LUBACH, CLERK
TOWN OF WILSON
5935 S BUSINESS DR
SHEBOYGAN, WI 53081-8930

Subject: WILSON LAND HOLDINGS ANNEXATION

The proposed annexation submitted to our office on November 15, 2017, 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 regarding the metes and bounds portion of the Legal Description marked "Exhibit A": -The length shown 1059' in line 5 should be changed to 1059.87' to agree with the map in "Exhibit B"; -There is an extraneous call "...to the centerline of CTH "OK"..." in line 20; -The bearing shown S 66deg 10min 51sec W in line 23 must be changed to S 66deg 10min 51sec E (and also in the description with the map in Exhibit B).

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 14067 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=2138>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

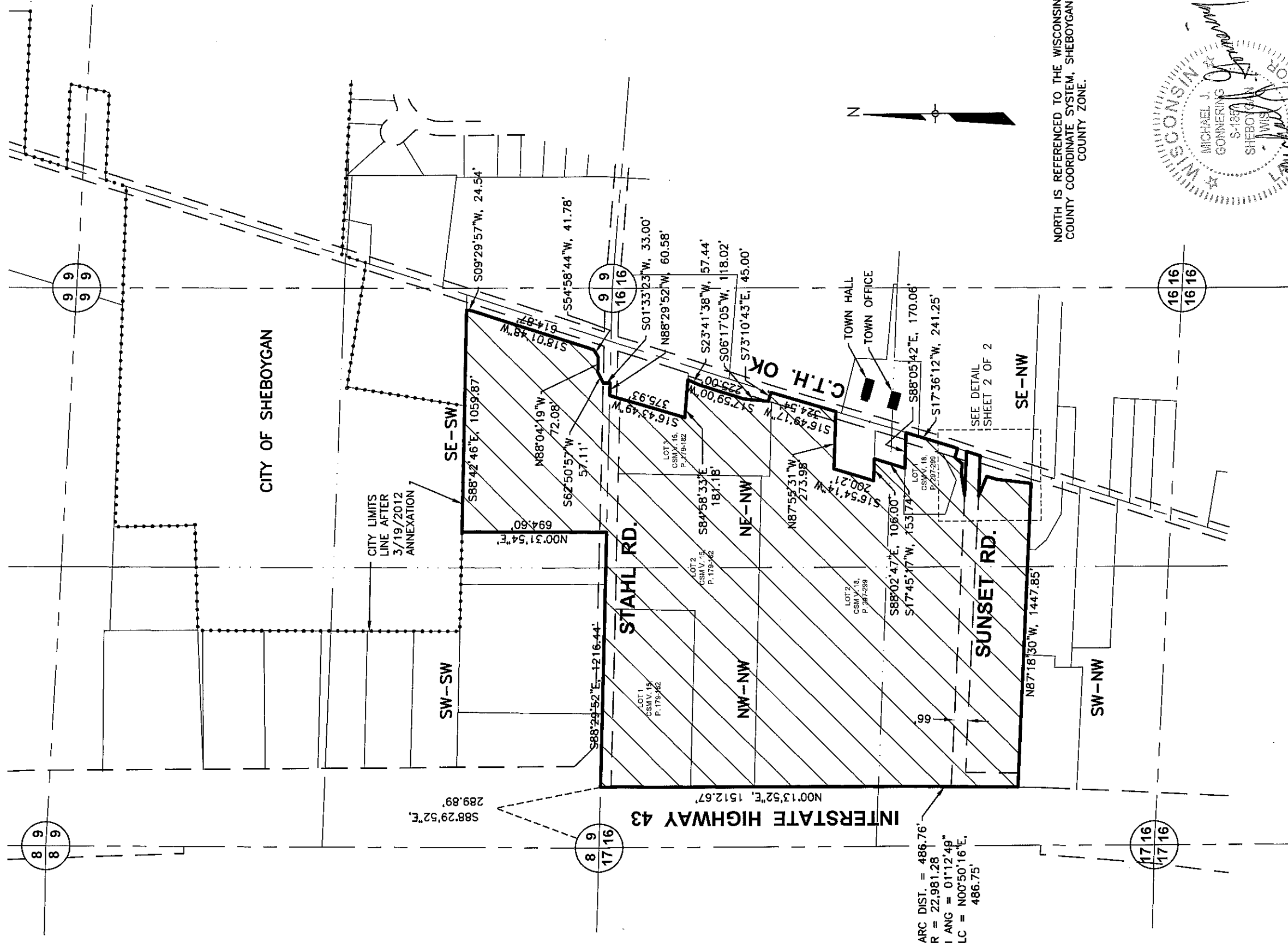
cc: petitioner

Exhibit B

PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

PARTS OF SECTIONS 9 & 16, T.14N., R.23E.
TOWN OF WILSON, SHEBOYGAN COUNTY, WI
NOVEMBER, 2017

14067



2985 S. RIDGE ROAD
SUITE B
GREEN BAY, WI 54304
920-468-1798

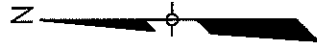
SCALE 0' 250' 500' 1000'

AECOM

PROPOSED ANNEXATION TO
THE CITY OF SHEBOYGAN

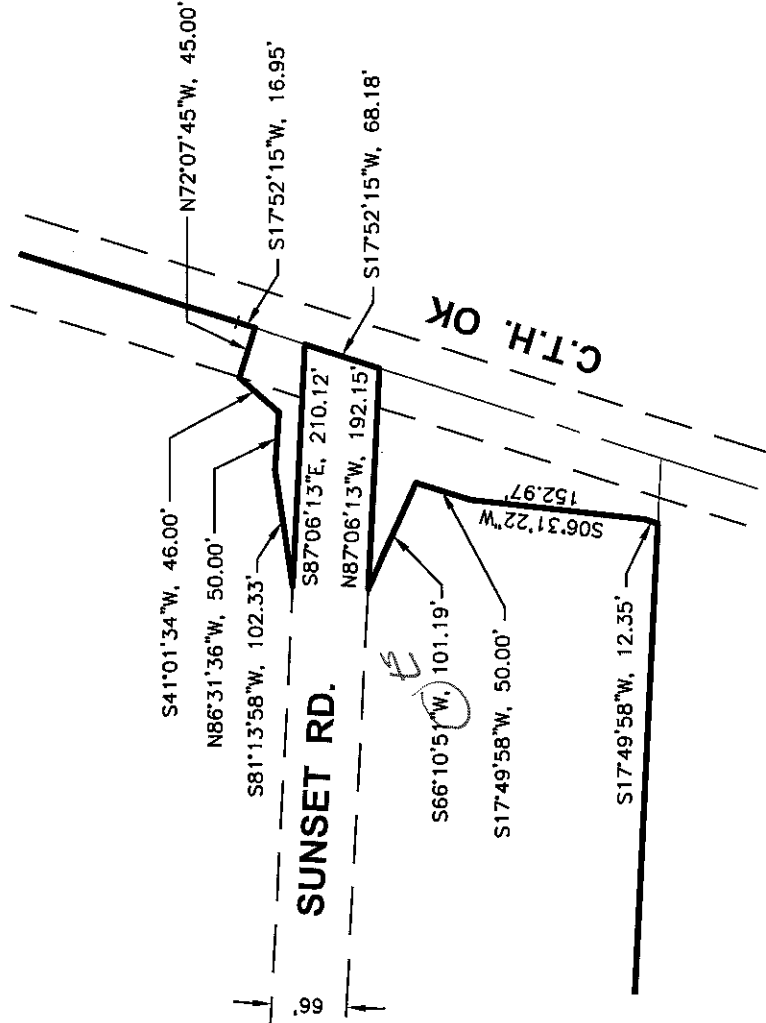
PARTS OF SECTIONS 9 & 16, T.14N., R.23E.
TOWN OF WILSON, SHEBOYGAN COUNTY, WI
NOVEMBER, 2017

14067



NORTH IS REFERENCED TO THE WISCONSIN
COUNTY COORDINATE SYSTEM, SHEBOYGAN
COUNTY ZONE.

DETAIL



DESCRIPTION OF PROPOSED ANNEXATION
TO THE CITY OF SHEBOYGAN

Part of the SE 1/4 of the SW 1/4 of Section 9,
part of the NE 1/4 of the NW 1/4 of Section 16,
part of the NW 1/4 of the NW 1/4 of Section 16,
part of the SW 1/4 of the NW 1/4 of Section 16,
and part of the SE 1/4 of the NW 1/4 of Section 16,
all in Township 14 North, Range 23 East, Town of Wilson,
Sheboygan County, Wisconsin, being more particularly
described as:

Commencing at the northwest corner of said Section 16;
thence S88°-29'-52"E, along the north line of the NW 1/4 of
said Section 16, 289.89 feet to the Point of Beginning of this
description;
thence continuing S88°-29'-52"E, along said north line of the
NW 1/4, 1216.44 feet;
thence N00°-31'-54"E, 694.60 feet to the north line of the
South 1/2 of the South 1/2 of the SW 1/4 of said Section 9;
thence S88°-42'-46"E, along said north line, 1059.87 feet;
thence S09°-29'-57"W, 24.54 feet;
thence S18°-01'-48"W, 614.87 feet;
thence S54°-58'-44"W, 41.78 feet;
thence N88°-04'-19"W, 72.08 feet;
thence S62°-50'-57"W, 57.11 feet to the north right-of-way
line of Stahl Road;
thence S01°-33'-23"W, 33.00 feet to the north line of the NW
1/4 of said Section 16;
thence N88°-29'-52"W, along said north line, 60.58 feet to
the northeast corner of Lot 3 of a Certified Survey Map in
Volume 15 of Certified Survey Maps, Pages 179-182;
thence S16°-43'-49"W, along the east line of said Lot 3,
375.93 feet to an angle point;
thence S84°-58'-33"E, 181.18 feet;
thence S23°-41'-38"W, 57.44 feet;
thence S17°-59'-00"W, 225.00 feet;
thence S06°-17'-05"W, 118.02 feet to the west right-of-way
line of C.T.H. "OK";
thence S73°-10'-43"E, 45.00 feet to the centerline of C.T.H.
"OK";
thence S16°-49'-17"W, along said centerline, 324.54 feet;
thence S17°-55'-31"W, 273.98 feet;
thence S16°-54'-14"W, 200.21 feet;
thence S88°-02'-47"E, 106.00 feet;
thence S17°-45'-17"W, 153.74 feet;
thence S88°-05'-42"E, 170.06 feet to the centerline of C.T.H.
"OK";
thence S17°-36'-12"W, along said centerline, 241.25 feet to
an angle point in said centerline;
thence S17°-52'-15"W, along said centerline, 16.95 feet;
thence N72°-07'-45"W, 45.00 feet to the west right-of-way
line of C.T.H. "OK";
thence S41°-01'-34"W, 46.00 feet;
thence N86°-31'-36"W, 50.00 feet;
thence S81°-13'-58"W, 102.33 feet to the north right-of-way
line of Sunset Road;
thence S87°-06'-13"E, along said right-of-way line 210.12
feet to the centerline of C.T.H. "OK";
thence S17°-52'-15"W, along said centerline, 68.18 feet;
thence N87°-06'-13"W, 192.15 feet along the south
right-of-way line of Sunset Road;
thence S66°-10'-51"W, 101.19 feet;
thence S17°-49'-58"W, 50.00 feet;
thence S06°-31'-22"W, 152.97 feet;
thence S17°-49'-58"W, 12.35 feet to the south line of the
North 1/2 of the South 1/2 of the NW 1/4 of said Section 16;
thence N87°-18'-30"W, 1447.85 feet to the east right-of-way
line of Interstate Highway "43", said point being on the arc
of a curve to the left, having its radius point bearing westerly,
22.98128 feet;
thence northerly 486.76 feet along the arc of said curve, the
long chord of which bears N00°-50'-16"E, 486.75 feet to the
end of said curve;
thence N00°-13'-52"E, along said east right-of-way line,
1512.67 feet to the Point of Beginning and the end of this
description.
Containing 93.872 acres of land, 87.803 acres of which is
exclusive of road right-of-way.

Description by: Michael J. Gonnering, AECOM
Technical Services, Inc.
November 08, 2017

