

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **See Attachment to Request for Annexation Review**

Phone:

Email:

RECEIVED

October 12, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: **Attorney Michael J. Bauer, Hopp Neumann Humke LLP**

Phone: **920-457-8400**

E-mail: **mike.bauer@hopplaw.com**

1. Town where property is located: **Sheboygan Falls**

2. Petitioned City or Village: **Sheboygan Falls**

3. County where property is located: **Sheboygan**

4. Population of the territory to be annexed: **ZERO (0)**

5. Area (in acres) of the territory to be annexed: **5.465**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
59026-392150, 59026-391750 AND 59026-391760

Include these required items with this form:

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 [see attached annexation guide]
4. ☐ Check or money order covering review fee [see next page for fee calculation]

(2021)

Annexation Review Fee Schedule

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

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$600 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

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: 10-12-22

Payer: City of Sheboygan Falls

Check Number: 44129

Check Date: 10-5-22

Amount: \$950.00

ATTACHMENT TO REQUEST FOR ANNEXATION REVIEW

Tax Parcel Numbers: 59026-392150, 59026-391750 and 59026-391760

Petitioner Information:

Richardson Industries Inc.

Justin Richardson, President

Phone Number: 920-565-3986, Cell Phone Number: 920-918-1525

Email: jrichardson@richcostr.com

David Richardson

Phone Number: 920-946-0679

Email: dave@richardsonbusinesspark.com; daverichardson711@gmail.com

Mark W. and Lynn M. Wilsing

Phone Number: 920-287-1277

Email: thewilsings@yahoo.com

Wisconsin Department of Transportation

Lisa A. Stern, Chief of Railroads & Harbors

Phone Number: 608-266-1010

Email: lisa.stern@dot.wi.gov



HOPP NEUMANN HUMKE^{LLP}

October 5, 2022

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701

Re: Request for Annexation Review
Petitioners: Richardson Industries Inc.
Mark W. and Lynn M. Wilsing
Wisconsin Department of Transportation
Town of Sheboygan Falls, Wisconsin

To Whom It May Concern:

I am the attorney for the City of Sheboygan Falls and our office is assisting the Petitioners, Richardson Industries Inc., Mr. and Mrs. Wilsing and the Wisconsin Department of Transportation, with a petition for annexation. Enclosed please find for review the *Request for Annexation Review* form with scale map and legal description as Exhibit A, the *Petition for Direct Annexation by Unanimous Approval Pursuant to Wisconsin Statute § 66.0217(2)*, and City of Sheboygan Falls check, number 44129, in the amount of \$950.00 for the review and filing fee.

Please do not hesitate to contact me, should you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael J. Bauer'.

Michael J. Bauer

e-mail: mike.bauer@hopplaw.com

MJB/cb
Enclosures

ec: Mr. Randy Meyer, Mayor
Mr. Shad Tenpas, City Administrator/Utility Manager
Mr. Paul Seymour, City Clerk

R:\CLIENT\08281\00067\00199858.DOCX

www.hopplaw.com

Michael J. Bauer • J. Phil Mueller • Herbert C. Humke • Paul A. Dirkse • Crystal H. Fieber • Oliver M. Bauer • Kelly Del Ponte
OF COUNSEL Carl K. Buesing RETIRED Roland M. Neumann • William W. Moir III
Alexander Hopp 1955-1999 • H.C. Humke 1963-2009

2124 Kohler Memorial Drive | Suite 310 | Sheboygan, WI 53081 | PH 920-457-8400 | FX 920-457-8411

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO WISCONSIN STATUTE § 66.0217(2)

The undersigned, constituting all of the owners of the real property in assessed value in the following territory of the Town of Sheboygan Falls, Sheboygan County, Wisconsin, lying contiguous to the City of Sheboygan Falls, petition the Common Council of the City of Sheboygan Falls to annex the territory legally described and as shown by a scale map attached as Exhibit A to the City of Sheboygan Falls, Sheboygan County, Wisconsin:

The above-described territory contains a population of zero (0).


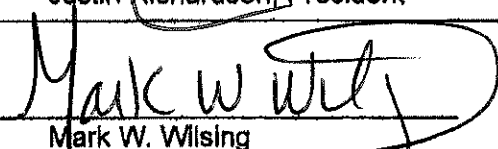

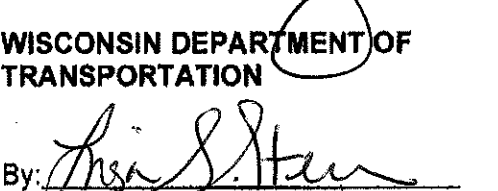
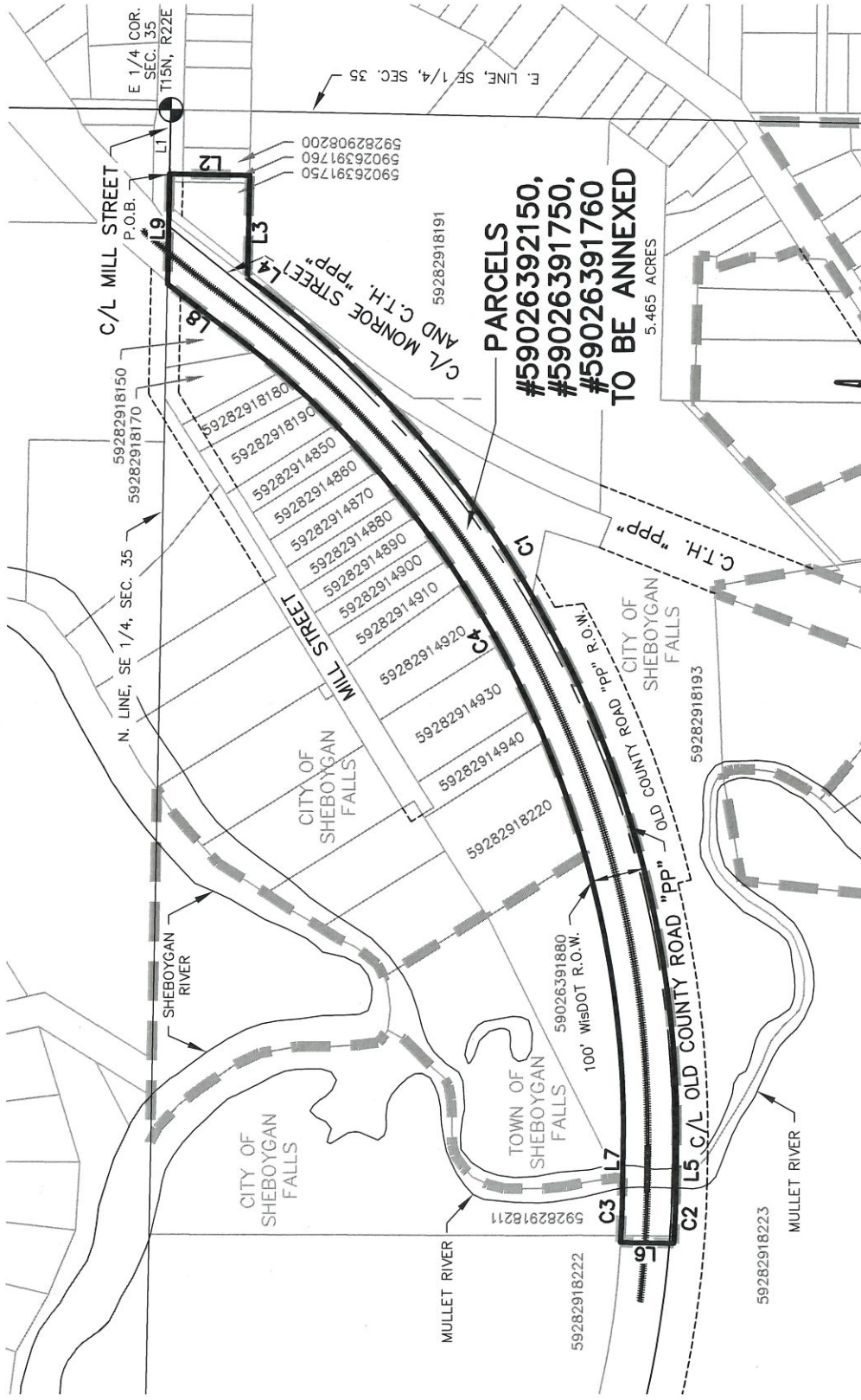
Signature of Petitioner	Date of Signing	Mark an "X" if Owner	Address or Description of Property
RICHARDSON INDUSTRIES INC.  By: <u>Justin Richardson, President</u>	10/4/22	X	Monroe Street (PIN: 59026-391750)
 Mark W. Wilsing	9/30/22	X	Mill Street (PIN: 59026-391760)
 Lynn M. Wilsing	9/30/22	X	
WISCONSIN DEPARTMENT OF TRANSPORTATION  By: <u>Lisa A. Stern, Chief of Railroads & Harbors</u>	7-5-2022	X	Railroad Right-of-Way (PIN: 59026-392150)

EXHIBIT "A"

Part of the North 1/2 of the Southeast 1/4, Section 35, T15N, R22E,
Town of Sheboygan Falls, Sheboygan County, Wisconsin.



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599



CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

This exhibit and description is not a monumented land survey and should not be relied upon as such for the transfer of fee ownership.

EXHIBIT "A"

Part of the North 1/2 of the Southeast 1/4, Section 35, T15N, R22E,
Town of Sheboygan Falls, Sheboygan County, Wisconsin.

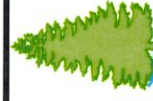
Part of the North 1/2 of the Southeast 1/4 of Section 35, T15N, R22E, Town of Sheboygan Falls, Sheboygan County, Wisconsin, described as follows:

Commencing at the East 1/4 Corner of said Section 35; thence N89°01'16"W 119.98 feet along the North line of the Southeast 1/4 of said Section 35 and the Centerline of Mill Road to the POINT OF BEGINNING of this description; thence S01°08'54"W 150.00 feet along the West line of Lot 1, Block 6 of Assessment Subdivision Number 8; thence N89°01'16"W 192.50 feet; thence S37°26'31"W 26.14 feet along the South line of WisDOT property; thence Southwesterly 1826.67 feet along said South line on a 1978.94 foot radius curve to the right, the chord of which bears S63°22'26"W 1762.51 feet; thence N89°25'10"W 123.41 feet along said South line; thence Westerly 95.41 feet along said South line on a 2344.64 foot radius curve to the right, the chord of which bears N87°43'12"W 95.40 feet; thence N00°58'44"E 100.10 feet; thence Easterly 95.65 feet along the North line of the WisDOT property on a 2244.64 foot radius curve to the left, the chord of which bears S87°39'54"E 95.64 feet; thence S89°25'10"E 121.15 feet along said North line; thence Northeastly 1734.37 feet along said North line and the South line of Richardson Subdivision on a 1878.94 foot radius curve to the left, the chord of which bears N63°22'26"E 1673.45 feet; thence N37°26'31"E 139.65 feet along said North line; thence S89°01'16"E 206.44 feet along the North line of Southeast 1/4 and the Centerline of Mill Street to the point of beginning of this description. This portion of land as described contains 238,041 square feet or 5.465 acres.

NUM	CURVE TABLE			
	DELTA	ARC	RADIUS	BEARING
C1	52°53'14"	1826.67'	1978.94'	S63°22'26"W
C2	219°53"	95.41'	2344.64'	N87°43'12"W
C3	2°26'29"	95.65'	2244.64'	S87°39'54"E
C4	52°53'14"	1734.37'	1878.94'	N63°22'26"E

NUM	LINE TABLE	
	BEARING	DISTANCE
L1	N89°01'16"W	119.98'
L2	S 1°08'54"W	150.00'
L3	N89°01'16"W	192.50'
L4	S37°26'31"W	26.14'
L5	N89°25'10"W	123.41'
L6	N 0°58'44"E	100.10'
L7	S89°25'10"E	121.15'
L8	N37°26'31"E	139.65'
L9	S89°01'16"E	206.44'

This exhibit and description is not a monumented land survey and should not be relied upon as such for the transfer of fee ownership.



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

PETITION # 14537

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: _____ | From Town of: Sheboygan Falls | To City/Village of: Sheboygan Falls
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, $\frac{1}{4}$ - $\frac{1}{4}$ section, section, township, range and county
- Y (2) Contiguous with existing village/city boundaries
- Y (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

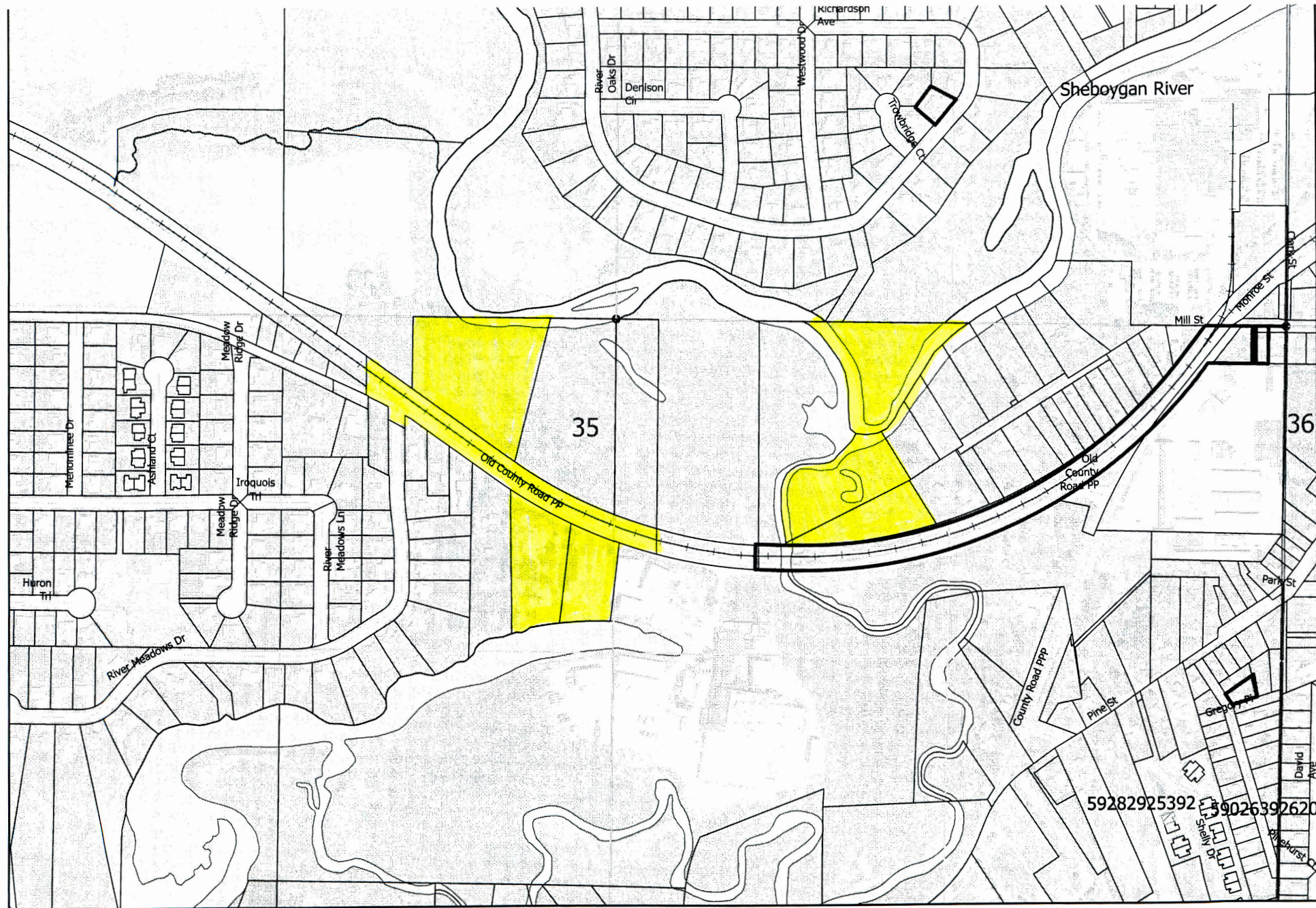
* The documentation does not state a parcel will be split, but the State of WI Transportation parcel identified in the paperwork would be split.
Parcel 59026392150


3. Other relevant information and comments:

I have attached a map showing the Town of Sheboygan Falls islands that would result from this annexation. Additionally, the yellow highlighted part of Old County Road PP is currently the same parcel number as the part of the road included in the annexation (59026392150). This would cause a split parcel.

Prepared by: Martha Marks
Title: _____
Phone: (920) 459-3015
Date: 10/19/22

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701



 Town of Sheboygan Falls islands created by annexation

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: **Richardson Industries et al**

Petition Number: **14537**

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

2. Area (Acres): _____

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 502.14

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$ 2510.70

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ 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: _____%

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?: Surrounded by city currently

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: _____

59026391750

415.78

59026391760

86.36

59026392150

exempt

502.14

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
<u>Sanitary Sewers</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____

<u>Water Supply</u> immediately	<input type="checkbox"/>	<input type="checkbox"/>
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: Jeaneffe M Meyer

Email: clerk@townofsheboyganfalls.wi.gov

Phone: (920) 467-1922

Date: 10/26/2022

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

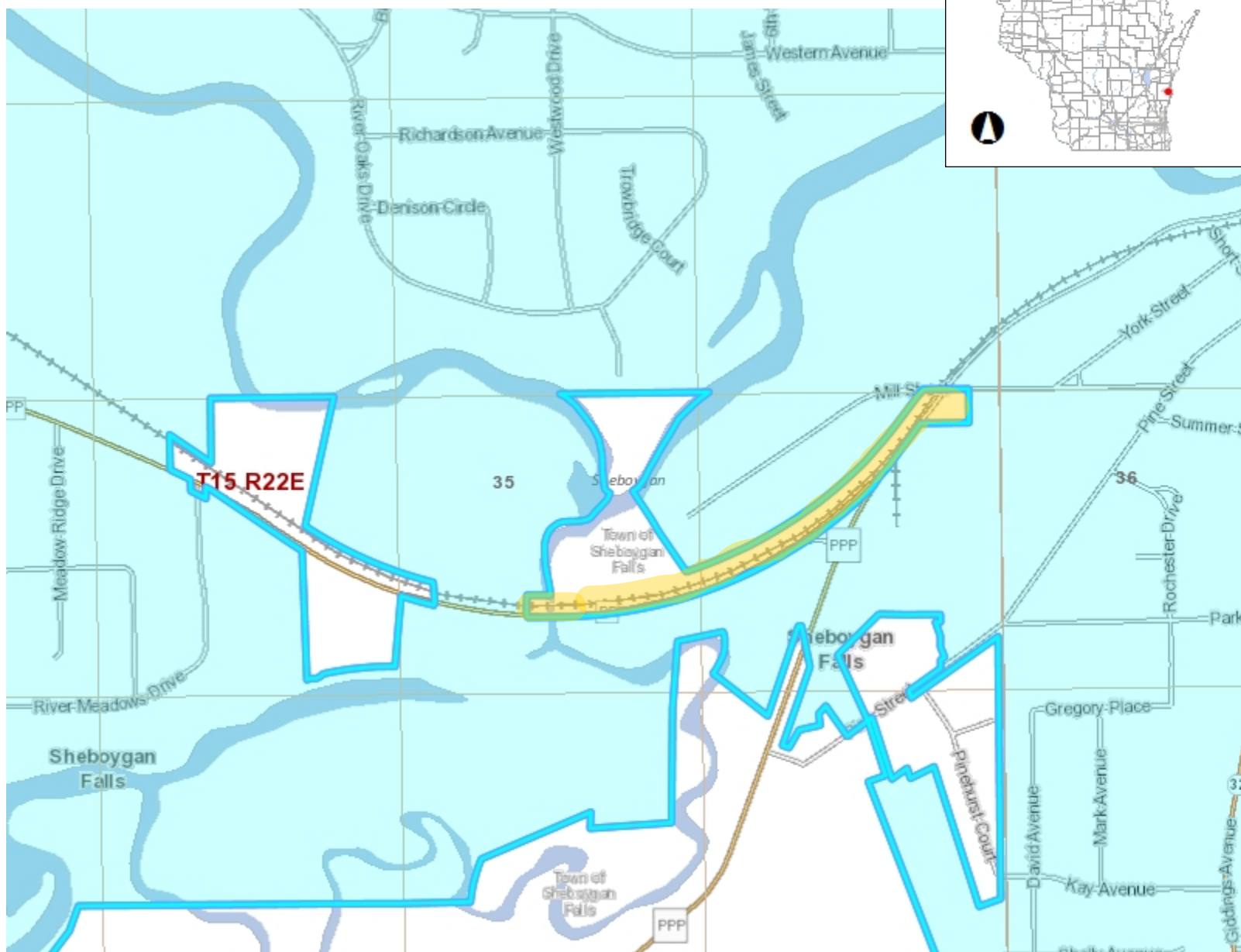
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Surface Water Data Viewer Map



Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

King - 15 - 22
4th Street



The above Map of Township No 15 North, of Range No 22 E of the 4th Principal Meridian (11th) is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.
Cincinnati, Sept. 14, 1835. } Robt. Tayth Sur.^r Genl



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

October 31, 2022

PETITION FILE NO. 14537

ALYSSA WALFORD, CLERK
CITY OF SHEBOYGAN FALLS
PO BOX 186
SHEBOYGAN FALLS, WI 53085-0186

JEANETTE MEYER, CLERK
TOWN OF SHEBOYGAN FALLS
W3860 COUNTY ROAD O
SHEBOYGAN FALLS, WI 53085-0046

Subject: RICHARDSON INDUSTRIES ET AL ANNEXATION

The proposed annexation submitted to our office on October 12, 2022, 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 Falls, 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 14537 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=2611>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner