

PETITION FOR DIRECT ANNEXATION

TO: Village of Reeseville
Attn: Margaret Schmidt
Village Clerk
Municipal Building
206 S. Main Street
Reeseville, WI 53579

Town of Lowell
Attn: Matt Yuenger
Town Clerk
W8906 W O'Sixteen Road
Reeseville, WI 53579

The undersigned, constituting 100% of the owners of and electors residing in the following described territory located in the Town of Lowell, Dodge County, Wisconsin, lying contiguous to the Village of Reeseville, petition the Village Board of the Village of Reeseville to annex the territory described below and shown upon the attached map as permitted under Wis. Stat. sec. 66.0217, to the Village of Reeseville, Dodge County, Wisconsin.

The real property of the territory proposed to be annexed is particularly described as provided on the attached **Exhibit A** and as stated below:

A part of the Northwest 1/4 of the Northeast 1/4, Section 28, T. 10 N. – R. 14 E., Town of Lowell, Dodge County, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4, said Section 28; thence South 88°-42'-23" East along the North line of the Northeast 1/4, said Section 28, 1287.40 to the Northeast corner of the West 1/2 of the Northeast 1/4, said Section 28 and to the **point of beginning**; thence South 11°-28'-28" West along the Westerly line of Lot 1, Certified Survey Map No. 7094, recorded in Volume 48, Page 315, Certified Survey Maps, Dodge County Register of Deeds Office as Document No. 1237384, said line being the Westerly line of the plat of Whispering Woods, recorded in Plats, Cabinet "C", Page 2, said Register of Deeds Office as Document No. 1083401, said line further being a Westerly line of Lot 2, Certified Survey Map No. 5390, recorded in Volume 35, Page 185, said Certified Survey Maps as Document No. 1003385, 677.00 feet to a Northerly corner of said Lot 2, Certified Survey Map No. 5390; thence North 89°-02'-11" West along a North line of Lot 1 and Lot 2, said Certified Survey Map No. 5390, 322.80 feet; thence North 15°-54'-19" East, 358.02 feet; thence North 48°-52'-29" East, 477.01 feet to the point of beginning and containing 3.533 acres (153,902 Sq. Ft.) more or less and being subject to all easements and restrictions of record.

SAID PARCEL CONTAINS (+/-) 153,902 SQUARE FEET, OR (+/-) 3.533 ACRES

This petition is executed in duplicate for filing one copy with the Village Clerk of the Village of Reeseville, Dodge County, Wisconsin, and one copy with the Town Clerk of the Town of Lowell, Dodge County, Wisconsin. Attached to each copy as **Exhibit B** is a scale map

showing the boundary of the above-described real property and showing the relationship of such territory to the Village of Reeseville, Dodge County, Wisconsin.

The purpose of the proposed annexation is:

The undersigned has acquired the proposed annexation territory and the purchaser desires to annex the property to the Village of Reeseville and combine the same with adjacent property owned by the undersigned already within the Village of Reeseville. The undersigned will, as necessary connect to municipal services located within and available to properties located within the Village.

There are -0- persons residing in the territory.

Dated this 14th day of February 2025.

PES Real Estate, LLC

By: _____
Paul E. Scharfman



****All owners and residents (if any) of the territory to be annexed must sign. If the owner is a business entity, all appropriate officers or members of the business entity must sign.**

Exhibit A

Legal Description of Land to be Annexed

A part of the Northwest 1/4 of the Northeast 1/4, Section 28, T. 10 N. – R. 14 E., Town of Lowell, Dodge County, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4, said Section 28; thence South 88°-42'-23" East along the North line of the Northeast 1/4, said Section 28, 1287.40 to the Northeast corner of the West 1/2 of the Northeast 1/4, said Section 28 and to the **point of beginning**; thence South 11°-28'-28" West along the Westerly line of Lot 1, Certified Survey Map No. 7094, recorded in Volume 48, Page 315, Certified Survey Maps, Dodge County Register of Deeds Office as Document No. 1237384, said line being the Westerly line of the plat of Whispering Woods, recorded in Plats, Cabinet "C", Page 2, said Register of Deeds Office as Document No. 1083401, said line further being a Westerly line of Lot 2, Certified Survey Map No. 5390, recorded in Volume 35, Page 185, said Certified Survey Maps as Document No. 1003385, 677.00 feet to a Northerly corner of said Lot 2, Certified Survey Map No. 5390; thence North 89°-02'-11" West along a North line of Lot 1 and Lot 2, said Certified Survey Map No. 5390, 322.80 feet; thence North 15°-54'-19" East, 358.02 feet; thence North 48°-52'-29" East, 477.01 feet to the point of beginning and containing 3.533 acres (153,902 Sq. Ft.) more or less and being subject to all easements and restrictions of record.

SAID PARCEL CONTAINS (+/-) 153,902 SQUARE FEET, OR (+/-) 3.533 ACRES.

Exhibit B

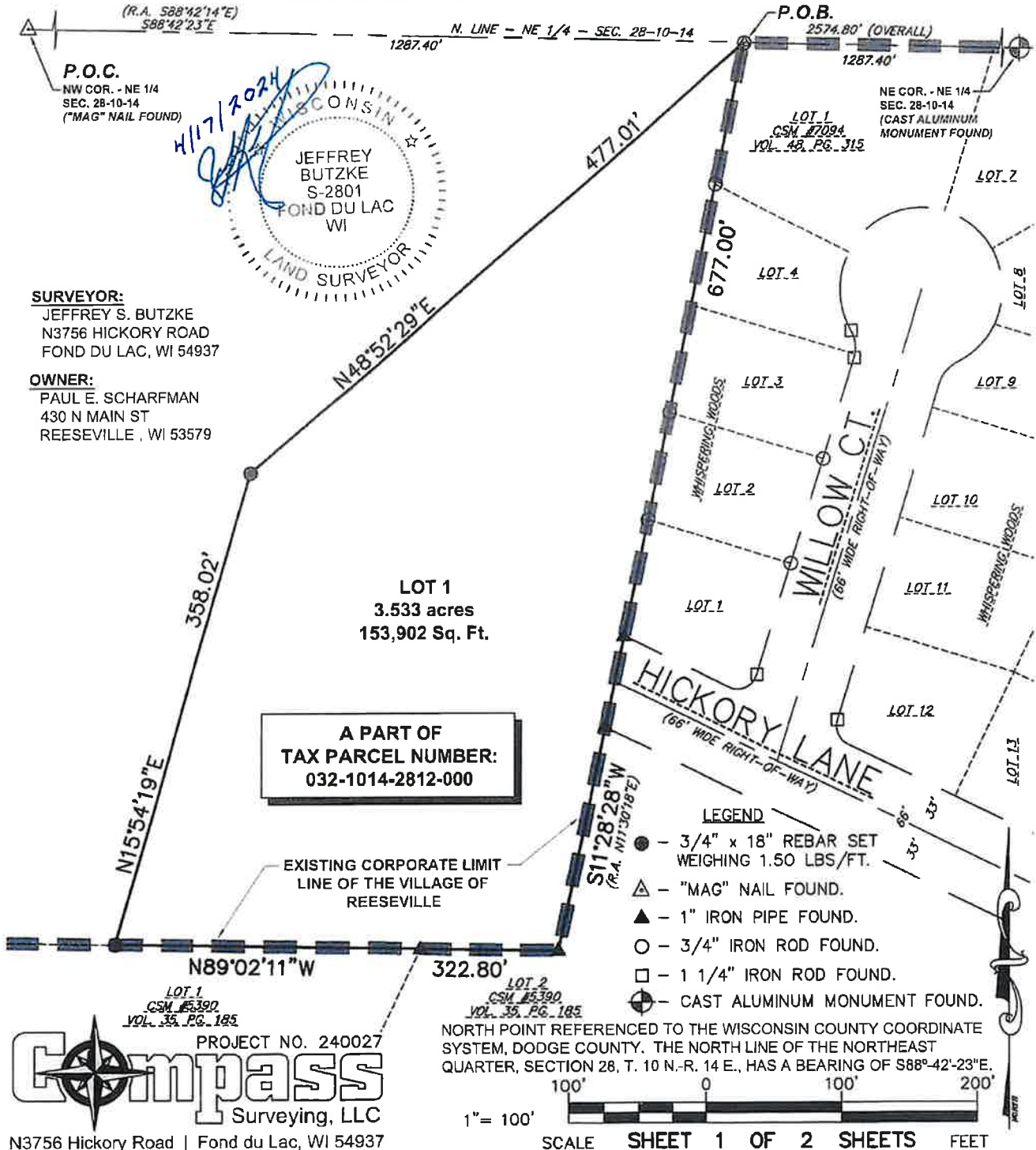
Scale Map Showing Boundaries of Land to be Annexed

ANNEXATION EXHIBIT

FOR

PAUL E. SCHARFMAN

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 28, T. 10 N. - R. 14 E.,
TOWN OF LOWELL, DODGE COUNTY, WISCONSIN.





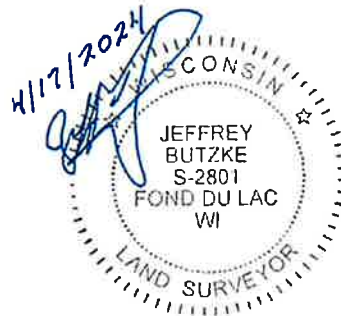
N3756 Hickory Road | Fond du Lac, WI 54937 | (920) 517-1683 | www.compass-surveying.com

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM THE TOWN OF LOWELL TO THE VILLAGE OF REESEVILLE, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 28, T. 10 N. - R. 14 E., TOWN OF LOWELL, DODGE COUNTY, WISCONSIN.

A part of the Northwest 1/4 of the Northeast 1/4, Section 28, T. 10 N. - R. 14 E., Town of Lowell, Dodge County, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4, said Section 28; thence South 88°-42'-23" East along the North line of the Northeast 1/4, said Section 28, 1287.40 to the Northeast corner of the West 1/2 of the Northeast 1/4, said Section 28 and to the **point of beginning**; thence South 11°-28'-28" West along the Westerly line of Lot 1, Certified Survey Map No. 7094, recorded in Volume 48, Page 315, Certified Survey Maps, Dodge County Register of Deeds Office as Document No. 1237384, said line being the Westerly line of the plat of Whispering Woods, recorded in Plats, Cabinet "C", Page 2, said Register of Deeds Office as Document No. 1083401, said line further being a Westerly line of Lot 2, Certified Survey Map No. 5390, recorded in Volume 35, Page 185, said Certified Survey Maps as Document No. 1003385, 677.00 feet to a Northerly corner of said Lot 2, Certified Survey Map No. 5390; thence North 89°-02'-11" West along a North line of Lot 1 and Lot 2, said Certified Survey Map No. 5390, 322.80 feet; thence North 15°-54'-19" East, 358.02 feet; thence North 48°-52'-29" East, 477.01 feet to the point of beginning and containing 3.533 acres (153,902 Sq. Ft.) more or less and being subject to all easements and restrictions of record.



REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: PIN 032-1014-2812-007	From Town of: Lowell (032)	To City/Village of: Village of Reeseville (177)
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2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

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

(2) Contiguous with existing village/city boundaries

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

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

Petition and Map Information

(1) Identify owner(s) of annexed land

(2) Identify parcel ID numbers included in annexation.

(3) Identify parcel ID numbers being split by annexation

(4) North arrow

(5) Graphic Scale

(6) Streets and Highways shown and identified

(7) Legend

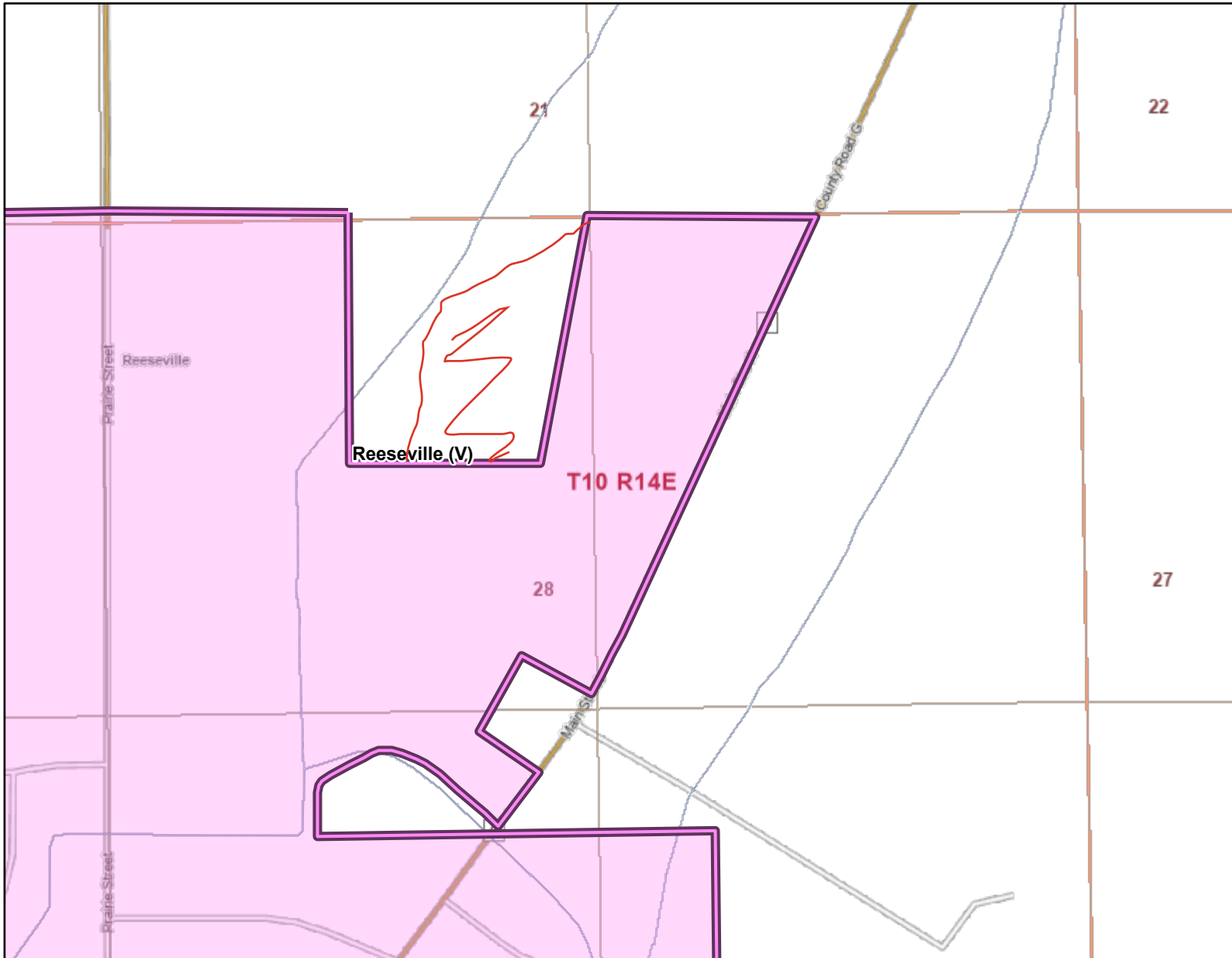
(8) Total area/acreage of annexation

3. Other relevant information and comments:

The deed was recorded for it in June so technically it has been hanging out there as an unapproved land division since then but a new PIN was assigned in the Town of Lowell. The map DOES show the PIN from which it originated from ... just not the recently assigned PIN. I do not view that as a problem and it will be assigned a new PIN or perhaps merged with the owners existing lot already located in the Village of Reeseville.

Prepared by: David Addison _____
 Title: Land Information Office/Manager
 Phone: 920-382-5056 _____
 Date: 3/10/2025 _____

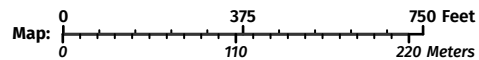
Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 FAX (608) 264-6104
wimunicipalboundaryreview@wi.gov



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- County HWY
- Local Road

Notes:



Service Layer Credits:
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

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

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 3/27/2025 12:41 PM



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

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

Email: wimunicipalboundaryreview@wi.gov

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

March 27, 2025

PETITION FILE NO. 14746

MARGARET SCHMIDT, CLERK
VILLAGE OF REESEVILLE
PO BOX 273
REESEVILLE, WI 53579-0273

KIM M. MANN, CLERK
TOWN OF LOWELL
W8906 W. O'SIXTEEN RD
REESEVILLE, WI 53579-9707

Subject: PES REAL ESTATE LLC ANNEXATION

The proposed annexation submitted to our office on March 07, 2025, 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 Village of Reeseville, 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 14746 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=2820>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner