

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 24-23-24**

BY ALDERPERSON MITCHELL.

OCTOBER 2, 2023.

AN ORDINANCE annexing territory from the Town of Wilson to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: In accordance with § 66.0217 of the Wisconsin Statutes and a petition for direct annexation by unanimous approval filed with the City Clerk on the 23rd day of September, 2023, signed by the owner of all the real property in the territory and all of the electors residing in the territory, together with a legal description (attached hereto as Exhibit A) and a scale map (attached hereto as Exhibit B) of the property to be annexed, said territory in the Town of Wilson, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin.

SECTION 2: From and after the effective date of this ordinance, the territory described in the attached Exhibit A shall be a part of the City of Sheboygan for any and all purposes provided by law, and all persons coming or residing in such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

SECTION 3: In accordance with § 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Wilson, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under § 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

SECTION 4: If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 5: The official zoning map of the City of Sheboygan, as provided for by § 105-35, Sheboygan Municipal Code, and made a part of the Sheboygan Zoning Ordinance (Chapter 105, SMC) is hereby amended to establish the Use District Classification of the lands subject to this ordinance as Rural Agricultural (RA-35ac).

SECTION 6: The territory described in the attached Exhibit A is hereby made a part of the 19th Ward, 10th Aldermanic District, of the City of Sheboygan, pending approval by the Sheboygan County Board as it relates to County Supervisory Districts

SECTION 7: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 8: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

EXHIBIT A

LEGAL DESCRIPTION OF TERRITORY

PART OF NW 1/4 - NW 1/4, NE 1/4 - NW 1/4, SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, NE 1/4 -
SW 1/4,
NW 1/4 - NE 1/4, SW 1/4 - NE 1/4, NW 1/4 - SE 1/4, AND ALL OF SE 1/4 - NW 1/4,
ALL IN SECTION 9, TOWN 14 NORTH, RANGE 23 EAST, TOWN OF WILSON,
SHEBOYGAN COUNTY, WISCONSIN

Unplatted lands being part of the Northwest 1/4 of the Northwest 1/4, Northeast 1/4 of the Northwest 1/4, Southwest 1/4 of the Northwest 1/4, Northwest 1/4 of the Southwest 1/4, Northeast 1/4 of the Southwest 1/4, Northwest 1/4 of the Northeast 1/4, Southwest 1/4 of the Northeast 1/4, Northwest 1/4 of the Southeast 1/4, and all of the Southeast 1/4 of the Northwest 1/4, all in Section 9, Town 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin and being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of a Certified Survey Map recorded in Volume 28 of Certified Survey Maps on Pages 322 to 330 as document 2061658 in the Sheboygan County Register of Deeds Office, the West Right of Way line of South Business Drive / C.T.H. "OK", and the existing municipal boundary for the City of Sheboygan, thence North 87°52'52" West along the North line of said Lot 1, the South line of lands described in a warranty deed recorded as document 1813514 in said Register of Deeds Office, and the North line of lands described in a warranty deed recorded as document 2001715 in said Register of Deeds Office, a distance of 2,759.95 feet to the East line of lands described in an award of damages document recorded in Volume 520 of Records on Pages 399 to 400 as document 894860 in said Register of Deeds Office and the East Right of Way line of Interstate "43";
thence Northerly 358.43 feet along said East line of lands described in Volume 520 on Pages 399 to 400, the East Right of Way line of Interstate "43", and the arc of a curve to the left having a radius of 49,330.69 feet and a chord which bears North 01°43'40" West a distance of 358.43 feet to a point of tangency;
thence North 01°56'09" West along said East line of lands described in Volume 520 on Pages 399 to 400, the East line of lands described in a warranty deed recorded in Volume 513 of Records on Pages 236 to 237 as document 892250 in said Register of Deeds Office, and said East Right of Way line of Interstate "43", a distance of 1440.43 feet to the North line of said lands described in document 1813514, the South line of Lot 1 of a Certified Survey Map recorded in Volume 14 of Certified Survey Maps on Pages 61 to 62 as document 1477612 in said Register of Deeds Office, and said existing municipal boundary;
thence South 87°50'51" East along said North line of lands described in document 1813514, said South line of Lot 1 of a Certified Survey Map recorded in Volume 14 on Pages 61 to 62, the Southerly terminus of the South Taylor Drive Right of Way, the South lines of Lot 1 and Outlot 1 of a Certified Survey Map recorded in Volume 28 of Certified Survey Maps on Pages 209 to 211 as document 2052767 in said Register of Deeds Office, the South line of Lot 1 of Certified Survey Map recorded in Volume 23 of Certified Survey Maps on Pages 258 to 259 as document

1848155 in said Register of Deeds Office, and said existing municipal boundary, a distance of 3,390.65 feet to said West Right of Way line of South Business Drive / C.T.H. "OK";
thence South 17°51'10" West along said West Right of Way line, a distance of 203.43 feet to the South line of said lands described in document 1813514 and the North line of lands described in a warranty deed recorded as document 1343820 in said Register of Deeds Office;
thence North 83°07'59" West along said South line of lands described in document 1813514 and said North line of lands described in document 1343820, a distance of 152.38 feet to the East line of said lands described in document 1813514 and the Northwest corner of said lands described in document 1343820;
thence South 16°10'08" West along said East line of lands described in document 1813514, the West line of said lands described in document 1343820, and the West line of a Certified Survey Map recorded in Volume 20 of Certified Survey Maps on Pages 86 to 87 as document 1714724 in said Register of Deeds Office, a distance of 566.39 feet to the South line of said lands described in document 1813514 and the Southwest corner of Lot 2 of said Certified Survey Map recorded in Volume 20 on Pages 86 to 87;
thence South 86°18'26" East along said South line of lands described in document 1813514 and the South line of said Lot 2, a distance of 116.47 feet to said West Right of Way line;
thence South 17°45'46" West along said West Right of Way line, a distance of 144.07 feet;
thence South 23°28'24" West along said West Right of Way line, a distance of 100.50 feet;
thence South 17°45'46" West along said West Right of Way line, a distance of 100.00 feet;
thence South 13°36'13" West along said West Right of Way line, a distance of 401.06 feet;
thence South 17°51'59" West along said West Right of Way line, a distance of 347.48 feet;
thence South 17°37'41" West along said West Right of Way line, a distance of 0.53 feet to the South line of said lands recorded in document 1813514, the Northeast corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, said existing municipal boundary, and the Point of Beginning.

The land described above contains 124.435 acres (5,420,380 square feet) of land, more or less.

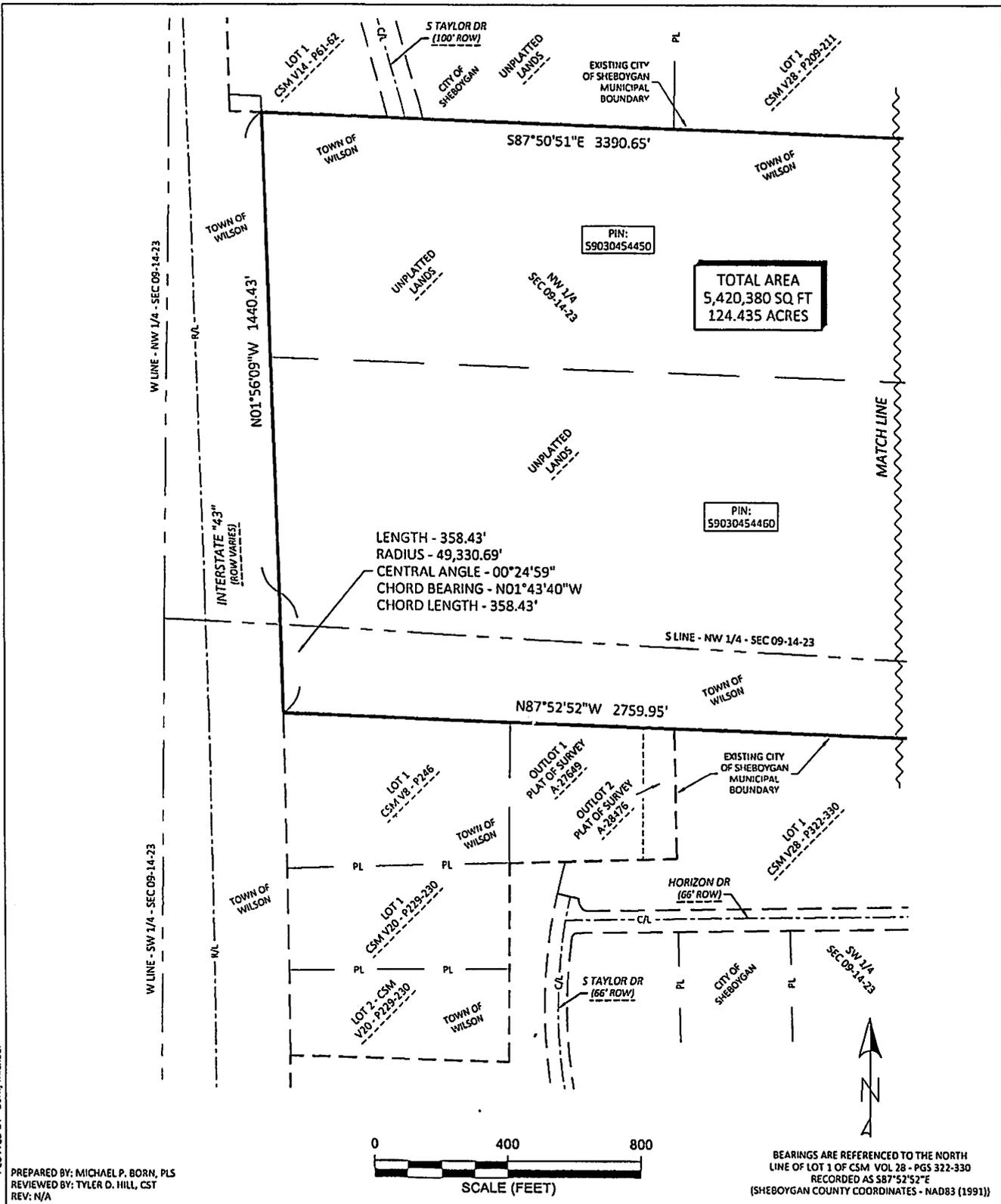
**Tax Parcel Nos.: 59030454421; 59030454462;
59030454450; and 59030454460**

EXHIBIT B

SCALE MAP OF TERRITORY

(Attached)

FILE NAME: P:\ENGINEERING\LAND RECORDS\ANNEXATIONS\2021 - 2040\2023\40X - VACANT LAND - 5030 S BUSINESS DR VACANT LAND - 5030 S BUSINESS DR ANNEXATION.DWG
 PLOTTED BY: Born, Michael
 PREPARED BY: MICHAEL P. BORN, PLS
 REVIEWED BY: TYLER D. HILL, CST
 REV: N/A

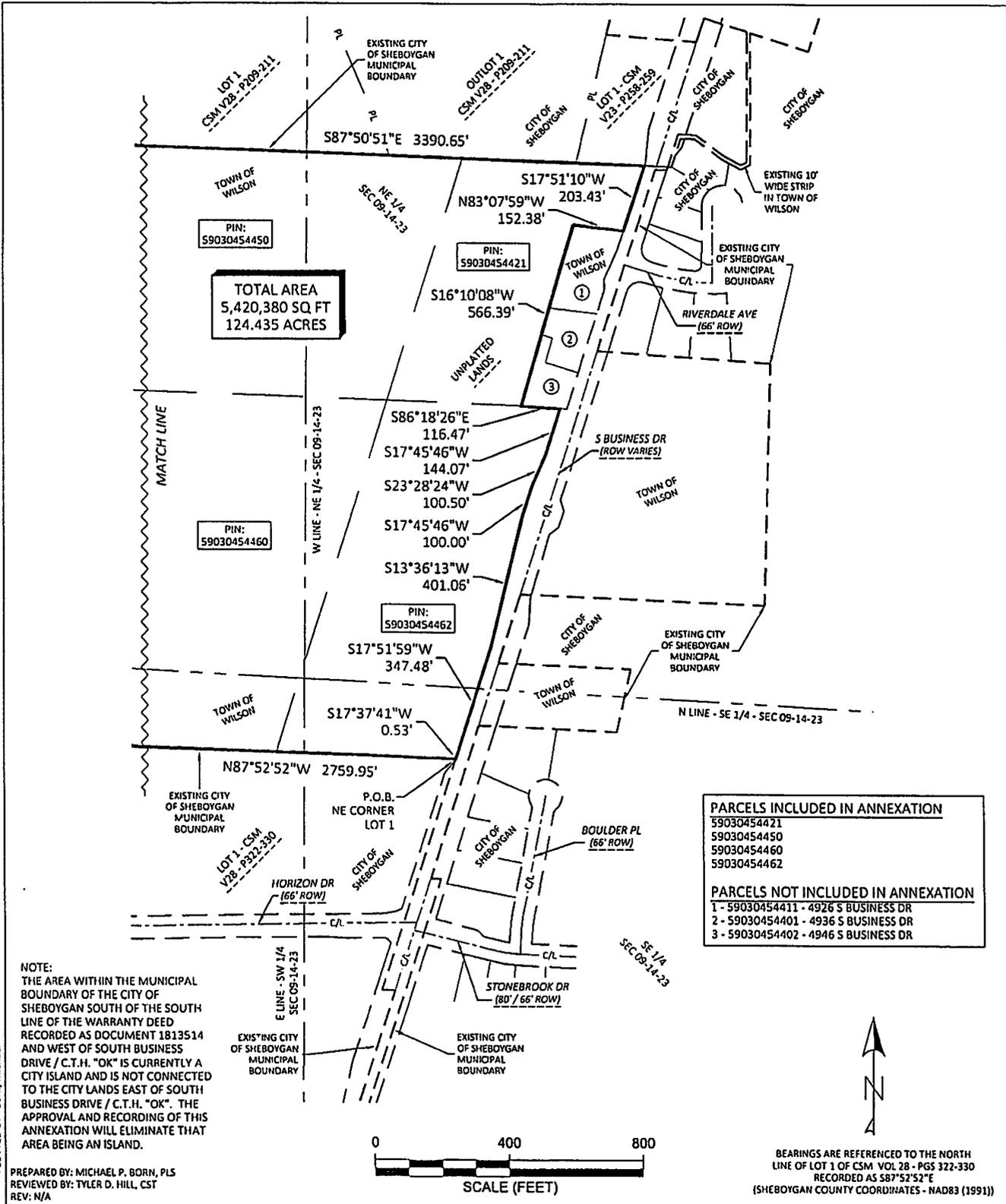


CITY OF SHEBOYGAN PUBLIC WORKS
 City of Sheboygan
 Department of Public Works
 Engineering Division
 2026 New Jersey Avenue
 Sheboygan, WI 53081

EXHIBIT A1 - PROPOSED ANNEXATION
 PART OF NW 1/4 - NW 1/4, NE 1/4 - NW 1/4, SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, NE 1/4 - SW 1/4,
 NW 1/4 - NE 1/4, SW 1/4 - NE 1/4, NW 1/4 - SE 1/4, AND ALL OF SE 1/4 - NW 1/4,
 ALL IN SECTION 9, TOWN 14 NORTH, RANGE 23 EAST, TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN

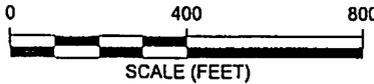
Surveyed By	-
Drawn By	MPB
Checked By	TDH
Plot Date	9/14/2023
Project Date	9/14/2023
Sheet No.	1 OF 3

FILE NAME : P:\ENGINEERING\LAND RECORDS\ANNEXATIONS\2021 - 2040\2023\40K - VACANT LAND - 5030 S BUSINESS DR ANNEXATION.DWG
 PLOTTED BY - Born, Michael
 PLOT DATE - 9/14/2023

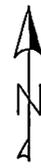


NOTE:
 THE AREA WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF SHEBOYGAN SOUTH OF THE SOUTH LINE OF THE WARRANTY DEED RECORDED AS DOCUMENT 1813514 AND WEST OF SOUTH BUSINESS DRIVE / C.T.H. "OK" IS CURRENTLY A CITY ISLAND AND IS NOT CONNECTED TO THE CITY LANDS EAST OF SOUTH BUSINESS DRIVE / C.T.H. "OK". THE APPROVAL AND RECORDING OF THIS ANNEXATION WILL ELIMINATE THAT AREA BEING AN ISLAND.

PREPARED BY: MICHAEL P. BORN, PLS
 REVIEWED BY: TYLER D. HILL, CST
 REV: N/A



PARCELS INCLUDED IN ANNEXATION	
59030454421	
59030454450	
59030454460	
59030454462	
PARCELS NOT INCLUDED IN ANNEXATION	
1 - 59030454411 - 4926 S BUSINESS DR	
2 - 59030454401 - 4936 S BUSINESS DR	
3 - 59030454402 - 4946 S BUSINESS DR	



BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 1 OF CSM VOL 28 - PGS 322-330 RECORDED AS S87°52'52"E (SHEBOYGAN COUNTY COORDINATES - NAD83 (1991))

CITY OF SHEBOYGAN PUBLIC WORKS
 City of Sheboygan
 Department of Public Works
 Engineering Division
 2026 New Jersey Avenue
 Sheboygan, WI 53081

EXHIBIT A2 - PROPOSED ANNEXATION

PART OF NW 1/4 - NW 1/4, NE 1/4 - NW 1/4, SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, NE 1/4 - SW 1/4, NW 1/4 - NE 1/4, SW 1/4 - NE 1/4, NW 1/4 - SE 1/4, AND ALL OF SE 1/4 - NW 1/4, ALL IN SECTION 9, TOWN 14 NORTH, RANGE 23 EAST, TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN

Surveyed By	-
Drawn By	MPB
Checked By	TDH
Plot Date	9/14/2023
Project Date	9/14/2023
Sheet No.	2 OF 3

PROPOSED ANNEXATION LEGAL DESCRIPTION

PART OF NW 1/4 - NW 1/4, NE 1/4 - NW 1/4, SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, NE 1/4 - SW 1/4,
NW 1/4 - NE 1/4, SW 1/4 - NE 1/4, NW 1/4 - SE 1/4, AND ALL OF SE 1/4 - NW 1/4,
ALL IN SECTION 9, TOWN 14 NORTH, RANGE 23 EAST, TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN

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End of description.

PREPARED BY: MICHAEL P. BORN, PLS REVIEWED BY: TYLER D. HILL, CST

**CITY OF SHEBOYGAN
PUBLIC WORKS**

City of Sheboygan
Department of Public Works
Engineering Division
2026 Hew Jersey Avenue
Sheboygan, WI 53081

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