

**CITY OF SHEBOYGAN
R. O. 48-23-24**

BY CITY CLERK.

OCTOBER 2, 2023.

Submitting a Petition for Direct Annexation by Unanimous Approval regarding certain lands within the Town of Wilson that are to be annexed to the City of Sheboygan (Tax Parcel Nos: 59030454421, 59030454462, 59030454450, and 59030454460).



411 East Wisconsin Avenue
Suite 2400
Milwaukee, Wisconsin 53202-4428
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Denver
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Milwaukee
Minneapolis
Naples
Phoenix
San Diego
Tampa
Tucson
Washington, D.C.

September 19, 2023

VIA UPS OVERNIGHT

City of Sheboygan
City Clerk's Office
City Hall
828 Center Avenue, Suite 103
Sheboygan, WI 53081
Attn: Meredith DeBruin, City Clerk

Re: Annexation Petition

Dear Ms. DeBruin:

Enclosed for filing in the City of Sheboygan is a Petition for Direct Annexation by Unanimous Approval regarding certain lands within the Town of Wilson that are to be annexed to the City of Sheboygan. Please note that, as required by Wisconsin Statutes §66.0217(2), this petition and the accompanying map have also been filed with the Town of Wilson and a copy will be mailed to the Wisconsin Department of Administration within five (5) days of this letter.

Please let me know if you have questions about the enclosed.

Thank you.

Very truly yours,

QUARLES & BRADY LLP

A handwritten signature in black ink, appearing to read "Noelle A. Granitz".

Noelle A. Granitz

Enclosure

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: The Honorable Common Council of the City of Sheboygan

c/o City Clerk
City Hall
828 Center Avenue, Suite 103
Sheboygan, Wisconsin 53081

The Boerke Company, Inc. ("Petitioner") hereby respectfully petitions the Common 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 below in Paragraph 6 (the "Territory").

In support of this petition, the Petitioner alleges and represents the following:

1. The Petitioner is the sole owner of all the land within the Territory.
2. There is one (1) elector residing in the Territory, Gary Rammer. Gary Rammer and his legal guardian, Michael Rammer, also join in the execution of this Petition below.
3. The population of the Territory is one (1).
4. 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 Petitioner's property receive municipal services (e.g. water and sewer) within the same municipality. The Petitioner believes it to be in its own best interests and the best interests of the affected communities to have the Territory annexed to the City.
5. The Territory is contiguous to the City.
6. The legal description of the Territory is set forth on the attached Exhibit A.
7. Attached to this Petition as Exhibit B is a scale map which reasonably shows the boundaries of the Territory.

8. Pursuant to §66.0217(8) of the Wisconsin Statutes, Petitioner hereby requests that the Territory be given a temporary zoning classification of Rural Agricultural (RA-35ac) under the City zoning code until such time as a permanent zoning classification for the Territory can be applied for by Petitioner and approved by the City.

10. The filing of this Petition was duly authorized by the undersigned Petitioner.

[signature pages follow]

IN WITNESS WHEREOF, the undersigned Petitioner hereby executes this
Petition.

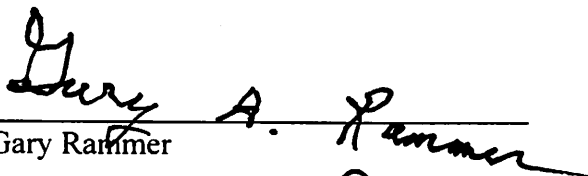
THE BOERKE COMPANY, INC.

By: Kevin T Riordan
Print Name: Kevin T Riordan
Title: Manager Partner



**SIGNATURE PAGE TO PETITION -
PETITIONER**

The below identified elector joins in the execution of this Petition in compliance with the requirements of Wis. Stat. §66.0217(2).



Gary Rammer



Michael Rammer
Guardian for Gary Rammer P.O.A.

**SIGNATURE PAGE TO PETITION -
ELECTOR**

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.

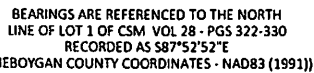
**Tax Parcel Nos.: 59030454421; 59030454462;
 59030454450; and 59030454460**

EXHIBIT B

SCALE MAP OF TERRITORY

(Attached)

FILE NAME :

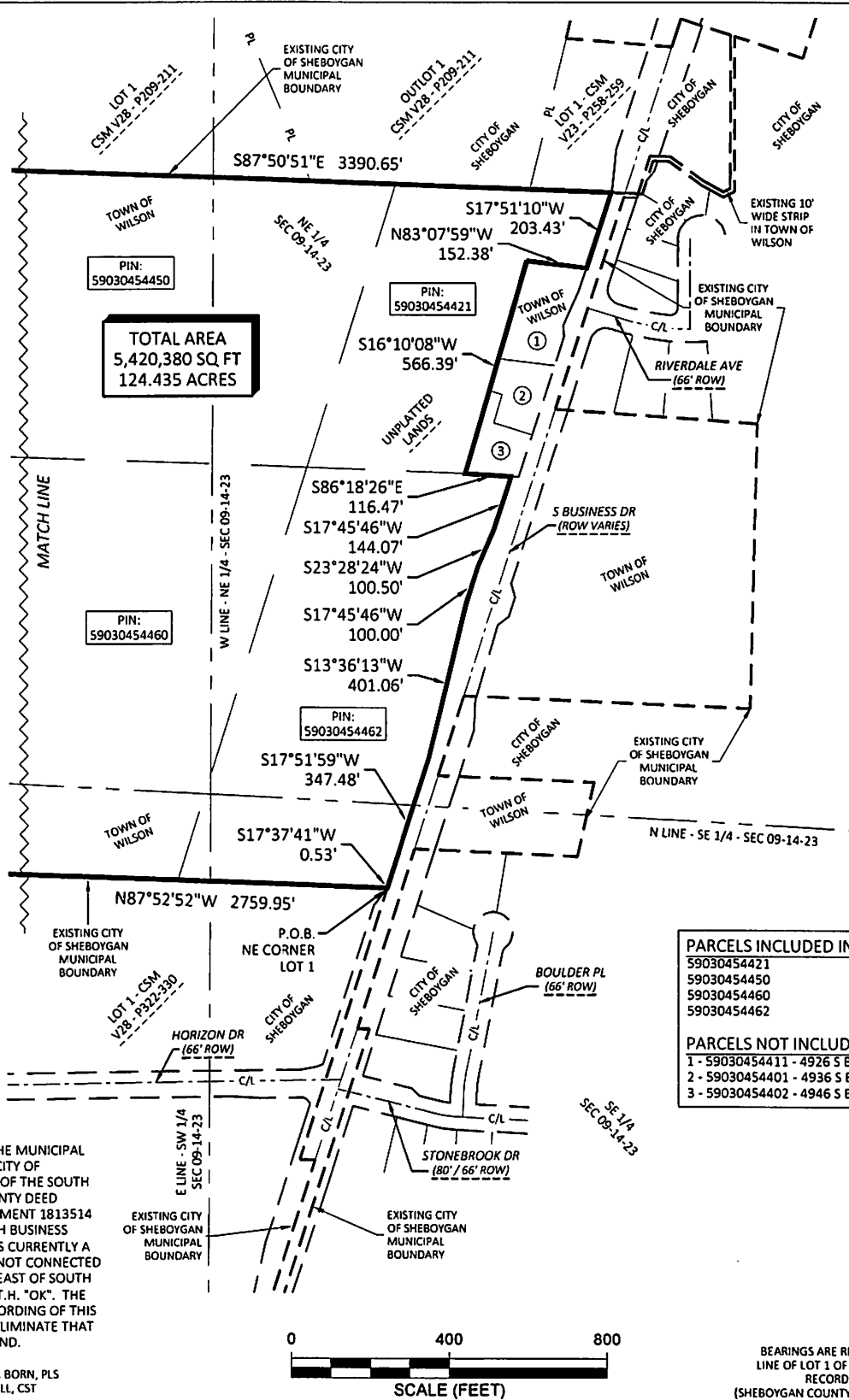


**CITY OF SHEBOYGAN
PUBLIC WORKS**

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



TOTAL AREA
 5,420,380 SQ FT
 124.435 ACRES

- 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

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

**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

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))

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

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:

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

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 New Jersey Avenue
Sheboygan, WI 53081

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

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