

**CITY OF SHEBOYGAN
R. O. 96-23-24**

BY CITY CLERK.

JANUARY 15, 2024.

Submitting a communication from Van Horn Properties of Sheboygan, LLC filing a petition for Direct Annexation by Unanimous Consent for land located in the Town of Sheboygan (1.75 acres – Parcel No. 59024351652).

**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF SHEBOYGAN
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

TO: City of Sheboygan

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Sheboygan, in Sheboygan County, Wisconsin, to the City of Sheboygan, Sheboygan County, Wisconsin.
2. The population of said land is 0. The number of electors that reside on the lands to be annexed is 0.
3. Said land is contiguous to the City of Sheboygan and is presently part of the Town of Sheboygan, in Sheboygan County, Wisconsin.
4. I/We, the undersigned request that upon annexation, the land as described in Exhibit "A" be zoned as Suburban Commercial (SC).
5. Area of lands to be annexed contains 1.75 acres.
6. Tax Parcel number(s) of lands to be annexed: 59024351652

- Attach a copy of a complete legal description of the property.
- Attach a copy of a scale map of the property.
- Attach a copy of the most recent real estate tax bill.

Dated this _____ day of January, 2024

PROPERTY OWNER SIGNATURE(S):

VAN HORN PROPERTIES OF SHEBOYGAN LLC

Jeffrey A. Niesen
By: Jeffrey A. Niesen (Jan 10, 2024 15:43 CST)

Jeffrey A. Niesen

Jan 10, 2024

Annexation Petition for Signature

Final Audit Report

2024-01-10

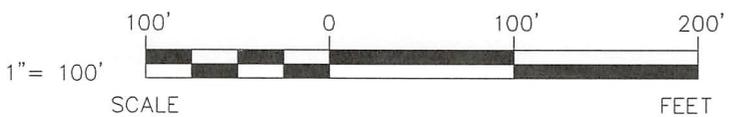
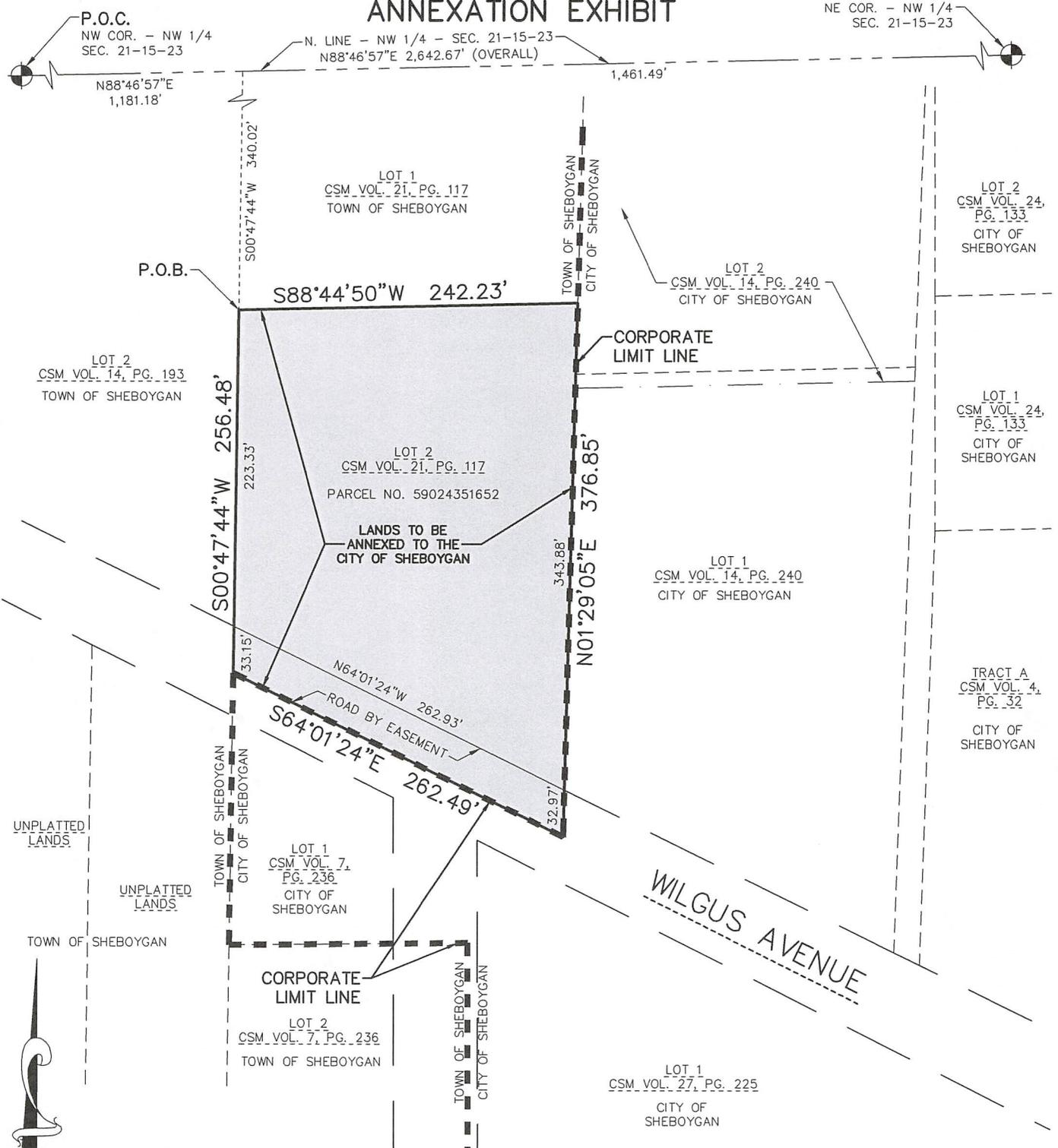
Created:	2024-01-10
By:	Lisa Van Handel (lisa.vanhandel@excelengineer.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtkKkZ7ZNJm1FbGohixt389nTWD_6usy

"Annexation Petition for Signature" History

-  Document created by Lisa Van Handel (lisa.vanhandel@excelengineer.com)
2024-01-10 - 9:38:04 PM GMT
-  Document emailed to jniesen@vhcars.com for signature
2024-01-10 - 9:39:17 PM GMT
-  Email viewed by jniesen@vhcars.com
2024-01-10 - 9:41:42 PM GMT
-  Signer jniesen@vhcars.com entered name at signing as Jeffrey A. Niesen
2024-01-10 - 9:43:10 PM GMT
-  Document e-signed by Jeffrey A. Niesen (jniesen@vhcars.com)
Signature Date: 2024-01-10 - 9:43:12 PM GMT - Time Source: server
-  Agreement completed.
2024-01-10 - 9:43:12 PM GMT



ANNEXATION EXHIBIT





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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>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Van Horn Properties of Sheboygan LLC**

Phone: **920-892-6466**

Email: **jniesen@vhcars.com**

Contact Information if different than petitioner:

Representative's Name: **David Gass**

Phone: **920-458-5501**

E-mail: **dgass@rohdedales.com**

1. Town(s) where property is located: **Town of Sheboygan**

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

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

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

5. Area (in acres) of the territory to be annexed: **1.75**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
59024351652

Include these required items with this form:

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(November 2022)

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

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

\$200 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

\$400 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: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

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.

[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 only 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).